



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
2281 Tulare Street  
Northwest Corner of Tulare & M  
Fresno, CA 93721-2198

Contact: Planning Commission Clerk  
Phone: (559) 600-4497  
Email: [knovak@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 04497

Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

## AGENDA June 6, 2019

### 8:45 a.m. - CALL TO ORDER

#### INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

#### REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
2. **INITIAL STUDY APPLICATION NO. 7584** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3638** filed by **CALCOM ENERGY**, proposing to allow a 2,218 kW ground-mount solar system to be developed in two phases on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District, approximately 10 miles northwest of the City of Huron (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S). Adopt the Negative Declaration prepared for Initial Study Application No. 7584, and take action on Unclassified Conditional Use Permit Application No. 3638 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

3. **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.

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4570** filed by **GLENN T. BAILES**, proposing to allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with a 1,248 square-foot conventional dwelling to remain as a primary residence on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the west side of North Locan Avenue, approximately 150 feet north of its intersection with East Escalon Avenue, and easterly and southerly adjacent to the nearest city limits and within the Sphere of Influence of the City of Clovis (6297 North Locan Avenue) (Sup. Dist. 5) (APN 553-100-27).

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **NORTH KINGS GROUNDWATER SUSTAINABILITY AGENCY** - Presentation on the Implementation of the Sustainable Groundwater Management Act within the North Kings Groundwater Basin

-Contact person, Roy Jimenez (559) 600-4251, [rjimenez@fresnocountyca.gov](mailto:rjimenez@fresnocountyca.gov)

-Contact person, Glenn Allen (559) 600-9672, [gallen@fresnocountyca.gov](mailto:gallen@fresnocountyca.gov)

-Staff Report Included

6. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@fresnocountyca.gov](mailto:mmollring@fresnocountyca.gov)

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Suzie Novak, Planning Commission Clerk, by calling (559) 600-4497 or email [knovak@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov), no later than the Monday preceding the meeting by 9:00 a.m.



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 June 6, 2019

**SUBJECT:** Initial Study Application No. 7584 and Unclassified Conditional Use Permit Application No. 3638

Allow a 2,218 kW ground-mount photovoltaic solar system to be developed in two phases on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities.

**LOCATION:** The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues approximately 10 miles northwest of the City of Huron (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S).

**OWNER:** Pappas Ranch, LLC; Friendship LLC; and California Trade LLC  
**APPLICANT:** CalCom Energy

**STAFF CONTACT:** Ejaz Ahmad, Planner  
(559) 600-4204

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Negative Declaration prepared for Initial Study (IS) Application No. 7584; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3638 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Elevations
6. Applicant’s Submitted Operational Statement
7. Summary of Initial Study Application No. 7584
8. Draft Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	55 acres and 116.6 acres	No change
Project Site	Orchard, water well with water system, basin	Install a 2,218 kW ground-mount photovoltaic solar system on a 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on a 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electric lines to connect the system to the facilities.
Structural Improvements	None	<ul style="list-style-type: none"> <li>• Single-axis photovoltaic ground-mount tracking structures</li> <li>• 3456 modules to produce 1,210 kW (Phase I)</li> <li>• 2880 modules to produce 1,008 kW (Phase II)</li> <li>• Inverters, transformers, electrical vaults, utility poles</li> <li>• Six-foot-tall chain-link fence around the array site</li> </ul>



<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Nearest Residence	None	No change
Surrounding Development	Orchard; ground crops	No change
Operational Features	N/A	See above "Project Site".  One service truck per month will visit the site to maintain the facility
Employees	N/A	None
Customers	N/A	N/A
Traffic Trips	N/A	Traffic trips generated by the project during mobilization, underground work, system installation, and site cleanup and restoration work include: <ul style="list-style-type: none"> <li>• 32 daily one-way trips (16 round trips) by workers</li> <li>• 16 daily one-way trips (8 round trips) by vendor trucks</li> <li>• 50 one-way trips (25 round trips) by haul trucks during the entire three months construction period</li> <li>• Two one-way trips (one round trip) per month by a maintenance crew</li> </ul>
Lighting	N/A	None
Hours of Operation	N/A	24 hours per day, 365 days a year

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

**ENVIRONMENTAL ANALYSIS:**

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 7.

Notice of Intent to Adopt a Negative Declaration publication date: May 6, 2019

**PUBLIC NOTICE:**

Notices were sent to 11 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

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

The decision of the Planning Commission on an unclassified CUP application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The proposed 2,218 kW ground-mount photovoltaic solar power generation facility will occupy an approximately 11.8-acre portion (array site) of a 55-acre parcel (APN 060-140-81S) with orchard. The proposed improvements include solar array with related apparatus, access road and a gated chain-link fencing around the array. All electricity to be produced will be used to support farming operations (orchard, ground crops) on the 55-acre parcel and the adjacent 116.6-acre parcel (APN 065-020-37S). This project will not sell excess energy produced at this site.

The project will be constructed in two phases. Phase I, composed of 3456 modules, will produce 1,210 kW\_DC while Phase II, composed of 2880 modules, will produce 1,008 kW\_DC. Phase I will be entirely contained on a 55-acre parcel. For Phase II, approximately 1.5 miles of overhead electric lines will be installed on a 116.6-acre parcel. Originating from an 11.8-acre array site, the electric lines will run southward on the east side of the 116.6-acre parcel and then westward on the south side of the parcel to connect to electrical facilities for an Ag well pump in the southwest corner of the parcel. This application proposes no other improvements, and areas of the subject parcels not affected by this proposal will remain in farming operations.

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (south property line): 108 feet; Side (east property line): 22 feet; Side (west property line): 316.8 feet; Rear (north property line): over 20 feet	Yes
Parking	One space per residence	No change	Yes
Lot Coverage	No requirement	No change	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Separation Between Buildings	Six feet	No change	Yes
Wall Requirements	No requirement	Six-foot-tall chain-link fence topped with barbed wire around solar site	N/A
Septic Replacement Area	100 percent for existing system	No septic proposed	Yes
Water Well Separation	Building sewer/ septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	No well proposed	Yes

**Reviewing Agency/Department Comments:**

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements meet the setback requirements of the AE-20 Zone District.

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

**Analysis:**

Staff review of the Site Plan demonstrates that the proposed improvements (solar array) located on a 55-acre parcel satisfy the minimum building setback requirements of the AE-20 Zone District. The proposed improvements will be set back approximately 108 feet from the south property line (35 feet required), 22 feet from the east property line (20 feet required), 316.8 feet from west property line (20 feet required) and over 20 feet from north property line (20 feet required). The adjacent 116.6-acre parcel is adequate in size to accommodate overhead electrical lines, which will connect the existing electrical facilities for an Ag well pump on that parcel. The project requires no onsite parking or landscaping and none are proposed by this application.

Based on the above information, staff finds that the subject parcels are adequate in size and shape to accommodate the proposed use.

**Recommended Conditions of Approval:**

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

**Conclusion:**

Finding 1 can be made.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	Yes	Undedicated, non-County road	No change
Public Road Frontage	Yes	Fresno-Coalinga Road (State Route 145)	No change
Direct Access to Public Road	No	N/A	The project site will gain indirect access off Fresno-Coalinga Road (State Route 145)
Road Average Daily Traffic (ADT)		Unknown (State Route 145)	No change
Road Classification		State Route 145	No change
Road Width		Unknown	No change
Road Surface		Asphalt concrete	No change
Traffic Trips		N/A	<p>Traffic trips generated by the project during mobilization, underground work, system installation, and site cleanup and restoration work include:</p> <ul style="list-style-type: none"> <li>• 32 daily one-way trips (16 round trips) by workers</li> <li>• 16 daily one-way trips (8 round trips) by vendor trucks</li> <li>• 50 one-way trips (25 round trips) by haul trucks during the entire three months construction period</li> <li>• Two one-way trips (one round trip) per month by maintenance/repair worker</li> </ul>
Traffic Impact Study (TIS) Prepared	No	N/A	No TIS required by the California Department of Transportation, Design Division, or Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		State Route 145; good condition	No improvements required

**Reviewing Agency/Department Comments:**

California Department of Transportation (Caltrans): If the site takes access to Fresno-Coalinga Road (State Route 145), a 20-foot by 20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering SR 145. This has been included as a Condition of Approval.

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

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

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

**Analysis:**

There are no County-maintained roads adjacent to the project site (subject parcels). The Fresno-Coalinga Road (State Route 145), which is a paved public road maintained by California Department of Transportation (Caltrans), runs along the westerly side of the parcels. Per the Caltrans review of the proposal, a Condition of Approval would require that any access to SR 145 shall require a 20-foot by 20-foot asphalt pavement or shakedown to minimize debris from entering the state roadway.

There will be a small increase to the area's vehicular traffic during construction of the project. However, this increase will be temporary, ending with the completion of the construction. During construction, it is anticipated that the project will generate approximately 32 daily one-way trips by workers, 16 daily one-way trips by vendor trucks and 50 one-way trips by haul trucks. These trips relate to mobilization, underground work, system installation, and site cleanup and restoration work. Following construction, one employee will perform regular security and maintenance operation generating two daily round trips. The project review by Caltrans, including Road Maintenance and Operations and Design Divisions of the Fresno County Department of Public Works and Planning, has determined that any traffic increase resulting from this proposal during construction would be insignificant and not warrant a Traffic Impact Study (TIS). No Traffic Management Plan was required in lieu of the TIS.

Based on the above information, staff believes that roadways within the vicinity of the project will remain adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	85.1 acres 44.4 acres	Vacant; California Aquatic	AE-20	None
South	160 acres	Orchard	AE-20	None
East	169 acres 82 acres 80 acres	Orchard	AE-20	None
West	53 acres	Orchard	AE-20	None

**Reviewing Agency/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The project site restricted by Williamson Act Land Conservation Contract (AP-2200 & AP-4272) will require non-renewal of the Contract. This has been included as a Condition of Approval.

Fresno County Ag Commissioner’s Office: Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniencies and discomfort associated with normal farm activities surrounding the proposed development. This requirement has been included as a Condition of Approval.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: All parking and circulation areas that are not concrete or asphalt concrete paved shall be treated with a dust palliative to prevent the creation of dust. Internal roads shall be sufficient in width, satisfying fire district requirements, for emergency vehicle access. Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standard. A grading permit or voucher shall be required for any grading that has been done without a permit and any grading proposed with this application.

Westlands Water District (WWD): WWD has underground facilities located on and/or near the subject parcels, which shall not be disturbed. Prior to construction, the Underground Service Alert shall be contacted.

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that

handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.

Fresno County Fire Protection District: The project shall comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations, Title 14 Natural Resources 1272.00. County-approved site plans shall be approved by the Fire District prior to issuance of building permits by the County, and the project shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all onsite improvements.

The aforementioned requirements have been included as Project Notes.

San Joaquin Valley Air Pollution Control District; U.S. Fish and Wildlife Service; California Fish and Wildlife Service; Central Valley Regional Water Quality Control Board; Design and Water and Natural Resources Divisions of the Fresno County Department of Public Works and Planning; Santa Rosa Rancheria Tachi Yokut Tribe; Picayune Rancheria of the Chukchansi Indians; Table Mountain Rancheria; and Dumna Wo Wah Tribal Government: No concerns with the proposal.

#### **Analysis:**

The project site is located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues. The surrounding land uses include orchard to the north, east and west and a cold storage facility/office to the west. The City of Huron is approximately 10 miles southeast of the project site. There is no residential development within the immediate vicinity of the project site.

The proposed 2,218 kW ground-mount solar power generation facility will occupy an approximately 11.8-acre portion (array site) of a 55-acre parcel currently planted in orchard. Overhead electric lines will be installed on the adjacent 116.6-acre parcel to connect the facility with an Ag well pump on that parcel. The electricity produced will offset electric usage for the existing farming operations on the subject parcels.

The Initial Study prepared for this project identified less than significant impacts related to aesthetics, agricultural and forestry resources, geology and soils, hydrology and water quality, greenhouse gas emission, hazards and hazardous materials, land use and planning, public services, noise, utilities and service systems. The project will comply with the right-to-farm notice regarding the inconveniences and discomfort associated with normal farm activities surrounding the proposed development; require a grading permit/voucher and any additional runoff generated by the proposed development not to drain across property lines; handle hazardous materials/wastes according to the requirements of the California Health and Safety Code (HSC), and California Code of Regulations (CCR), Title 22, Division 4.5; comply with the Fire Code and Building Codes and annex to the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District; and comply with the County noise ordinance.

The project site is not in an area designated to be highly or moderately sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, County staff routed the project to

the Dumna Wo Wah Tribe, Picayune Rancheria of the Chukchansi Indians, Santa Rosa Rancheria Tachi Yokut Tribe, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

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

**Recommended Conditions of Approval:**

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

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>Policy LU-A.3 states that electrical power generation facilities may be allowed by discretionary permit subject to a number of specific criteria. Criteria LU-A.3.a states that the use shall provide a needed service to the surrounding area which requires location in a non-urban area because of unusual site requirements or operational characteristics. Criteria LU-A.3.b states that the use shall not be sited on productive agricultural land if less productive land is available in the vicinity. Criteria LU-A.3.c states that the use shall not have a detrimental impact on water resources. Criteria LU-A.3.d states that a probable workforce should be located nearby or readily available.</p>	<p>With regard to Criteria “a”, the proposed solar facility will produce limited power (2,218 kW) to meet the energy needs of the existing agricultural operations on the project site. With regard to Criteria “b”, the facility will be located on prime farmlands, as no other undeveloped land exists in the vicinity which is not so designated. With regard to Criteria “c”, the project will utilize limited groundwater (9,000 gallons) during construction for dust suppression and earthwork. The project review by the Water and Natural Resources Division identified no water concerns. With regard to Criteria “d”, the nearest communities of Huron and Helm have the ability to provide an adequate workforce during and after construction of the project. The proposal is consistent with this policy.</p>
<p>Policy LU-A.12 requires that agricultural activities be protected from encroachment of incompatible uses.</p>	<p>The proposed facility is an allowed use on land designated for agriculture and is consistent with Policy LU-A.3 as discussed above.</p>
<p>Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations.</p>	<p>The proposed six-foot-tall chain-link fence around the 11.8-acre array site will provide buffer from surrounding orchard. The proposal is consistent with this policy.</p>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply</p>	<p>The project will use limited groundwater (9,000 gallons) during construction of the facility. During operation, an offsite source will supply water (4,000 gallons every three months) for panel washing.</p>



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
adequacy, impact on other water users in the County, and water sustainability.	The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns regarding availability of water for the project.

Policy Planning Section of the Fresno County Department of Public Works and Planning: The property is designated Agriculture in the County General Plan. Policy LU-A.3 states that non-agricultural uses such as electrical power generation facilities may be allowed by means of a discretionary use permit. Policy LU-A.12 requires that agricultural activities be protected from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; and Policy PF-C.17 requires sustainable water supply for the project.

**Analysis:**

The project meets the intent of Policy LU-A.3 as discussed above in General Plan Consistency/ Consideration. Concerning consistency with Policy LU-A.12, the project is an allowed use on land designated for Agriculture. Concerning consistency with Policy LU-A.13, the array site will be secured by fencing to separate the site from surrounding orchard. Concerning consistency with Policy PF-C.17, the project will be using limited groundwater during construction, and an outside water provider will supply water for panel washing.

The project site is classified as Prime Farmland on the 2014 Fresno County Important Farmland Map. The County Agricultural Commissioner’s Office expressed no concerns with the proposal except that the Applicant shall sign a Right-to-Farm notice, which has been included as a Condition of Approval for the project.

The project site is restricted by Williamson Act Land Conservation Contract AP-2200 and AP-4272 and will require non-renewal of the Contract prior to the issuance of permits for grading or construction of the proposed facility.

Based on the above information, staff has determined that the proposal is consistent with the Fresno County General Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends adoption of the Negative Declaration prepared for the project and approval of Unclassified Conditional Use Permit No. 3638, subject to the recommended Conditions.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Negative Declaration prepared for Initial Study Application No. 7584; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3638, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3638; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

EA:ksn  
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3638\SR\CUP 3638 SR.docx

**Conditions of Approval and Project Notes  
Initial Study Application No. 7584 and  
Unclassified Conditional Use Permit Application No. 3638**

<b>Conditions of Approval</b>	
1.	Development of the property shall be in accordance with the Site Plans, Elevations and Operational Statement approved by the Planning Commission.
2.	A Site Plan Review (SPR) Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance prior to the issuance of Building Permits. The SPR shall be applicable to those portions of the project site to be improved with substations, inverters, perimeter access roads, parking, and driveway access, excluding the solar panel fields. Items to be addressed under the SPR may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection and lighting.
3.	As part of the SPR submittal process, an agreement incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) shall be entered into with Fresno County, acknowledging the presence of surrounding agricultural operations and their related activities.
4.	If the site takes access to Fresno-Coalinga Road (State Route 145), a 20-foot by 20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering the SR 145.
5.	The Notice of Non-Renewal on the 11.8-acre portion of the 55-acre subject parcel shall be recorded prior to issuance of any permits for grading or construction of the proposed ground-mount solar system.
6.	The Applicant shall prepare an Over and Across Agreement to permit access, equipment, conduit, etc. crossing from one parcel to another from APN 060-140-81S to 065-020-37S. The Agreement shall be reviewed and approved by the Development Services and Capital Projects Division prior to the issuance of building permits.

Conditions of Approval reference recommended Conditions for the project.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits, and inspections will be required for all onsite improvements, including solar array installation and fences over six feet in height. Contact the Building and Safety Section of the Department of Public Works and Planning at (559) 600-4540 for more information.
3.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> <li>• Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.</li> </ul>

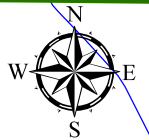
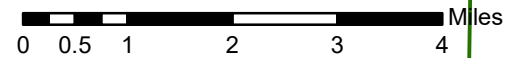
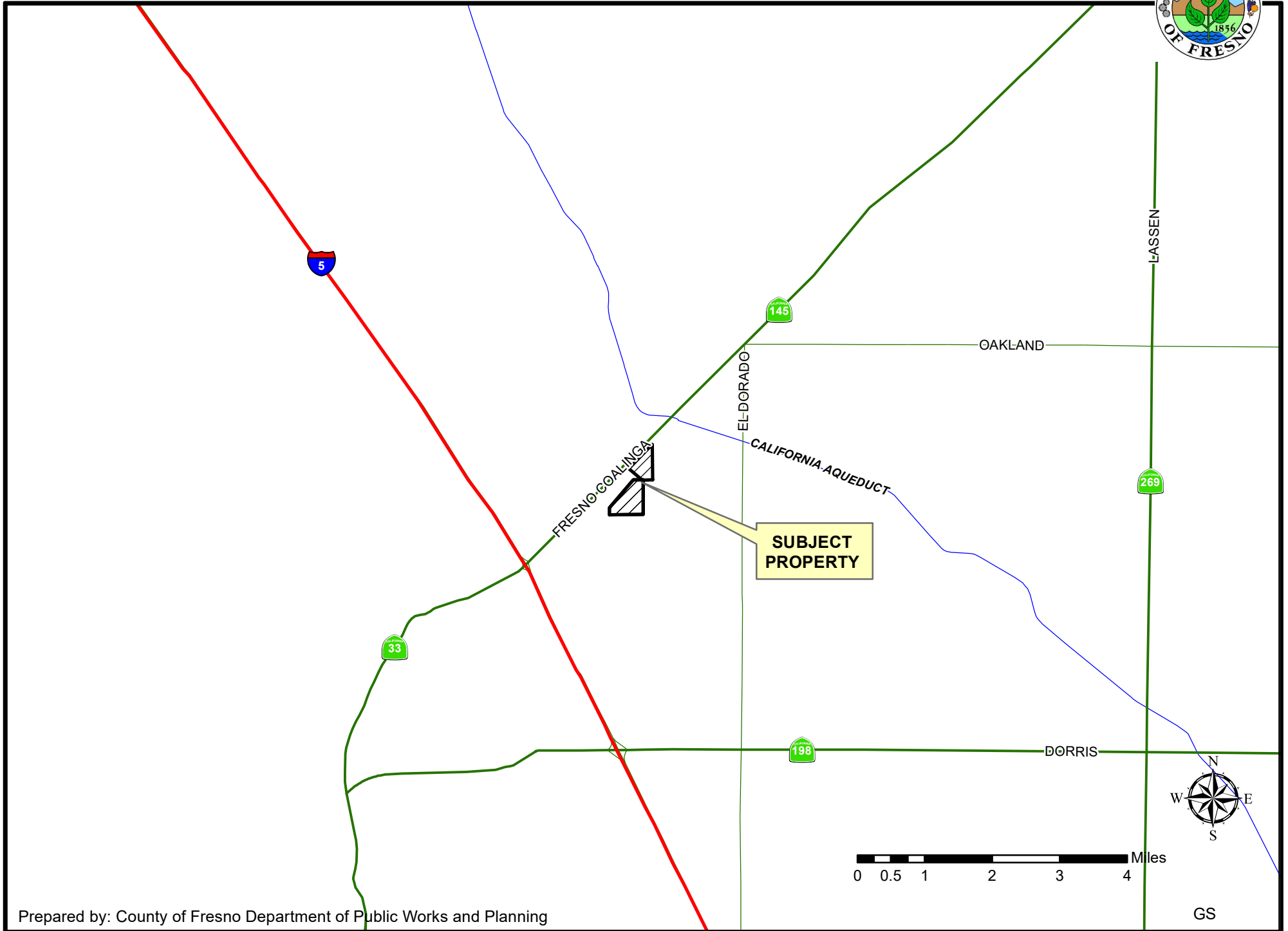
**EXHIBIT 1**

Notes	
	<ul style="list-style-type: none"> <li>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.</li> <li>All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.</li> </ul>
4.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none"> <li>A grading permit or voucher shall be required for any grading that has been done without a permit and any grading proposed with this application.</li> <li>Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standard.</li> </ul>
5.	<p>To address site development impacts resulting from the project, the Site Plan Review Section of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> <li>All parking and circulation areas that are not concrete or asphalt concrete paved shall be treated with a dust palliative to prevent the creation of dust.</li> <li>Internal roads shall be sufficient in width, satisfying fire district requirements, for emergency vehicle access.</li> <li>Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.</li> <li>All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.</li> </ul> <p>Note: These requirements will be addressed through Site Plan Review.</p>
6.	<p>The project shall comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations, Title 14 Natural Resources 1272.00. County-approved site plans shall be approved by the Fire District prior to issuance of building permits by the County, and the project shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.</p>
7.	<p>Westlands Water District (WWD) has underground facilities located on and/or near the subject parcels, which shall not be disturbed. Prior to construction, the Underground Service Alert shall be contacted.</p>

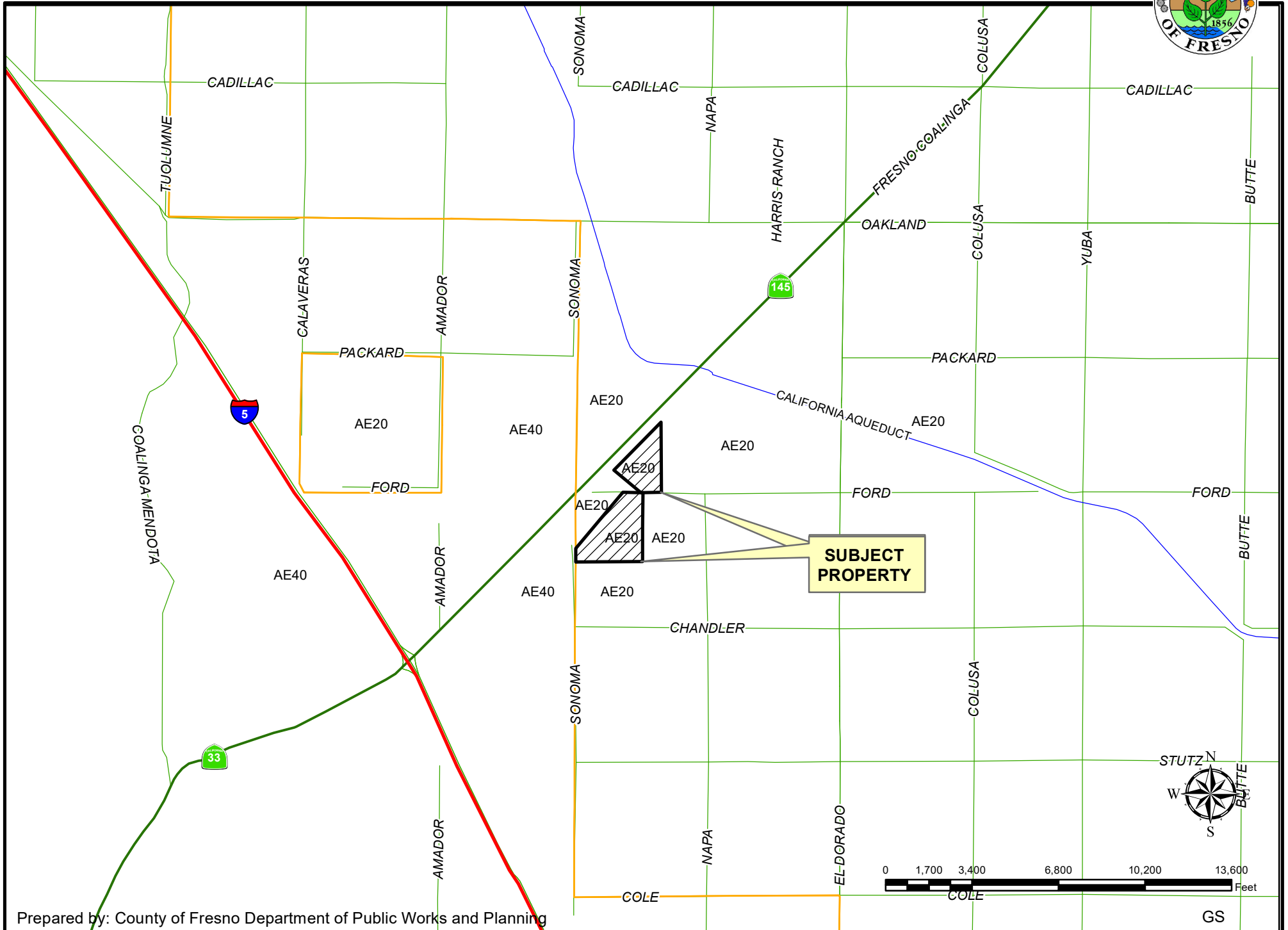
EA:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3638\SR\CUP 3638 Conditions & PN (Ex 1).docx

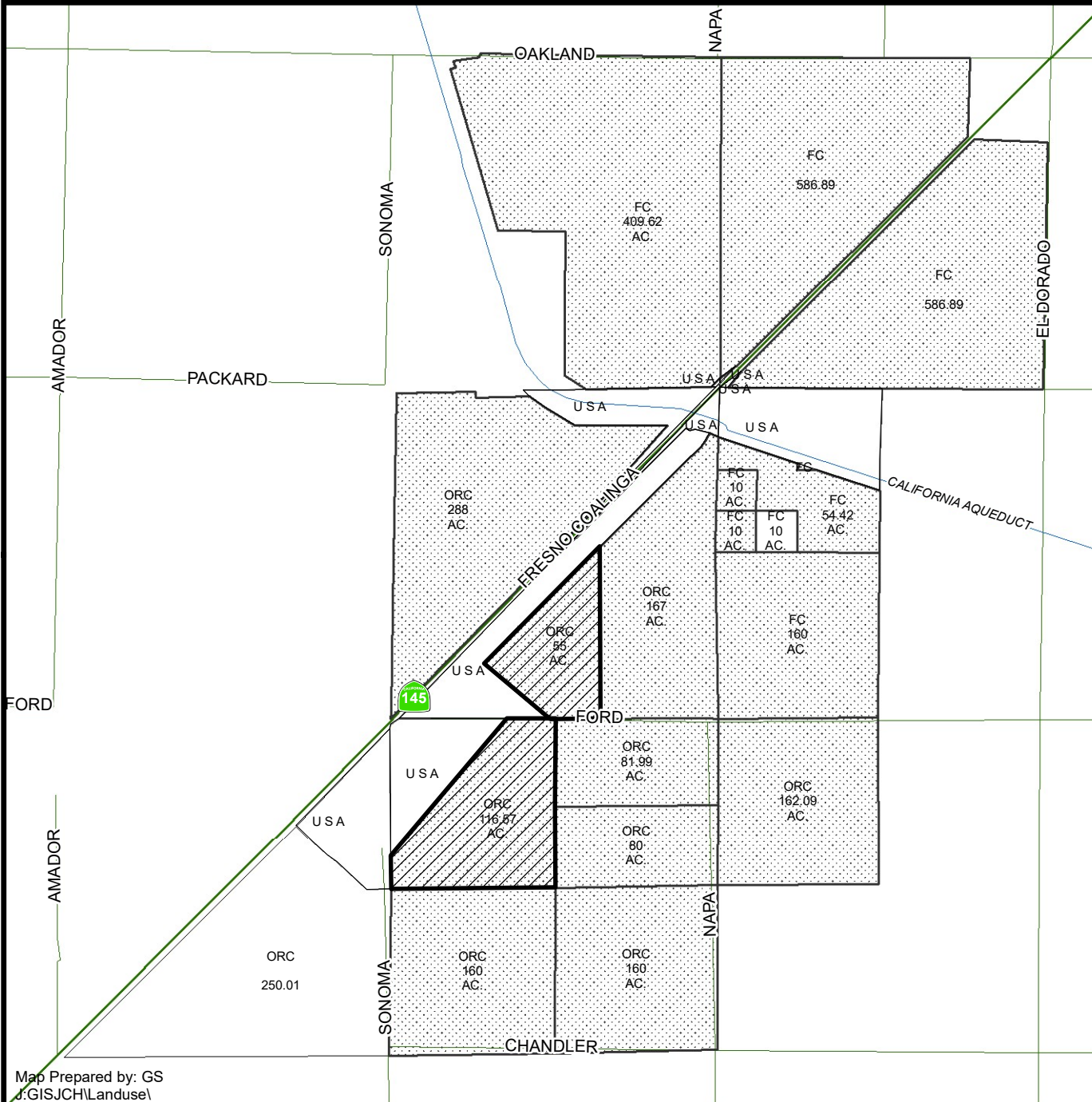
# LOCATION MAP



# EXISTING ZONING MAP



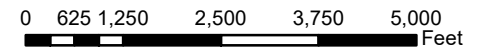
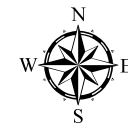
# EXISTING LAND USE MAP



LEGEND	
V - VACANT	
FC - FIELD CROP	
ORC - ORCHARD	

**LEGEND:**

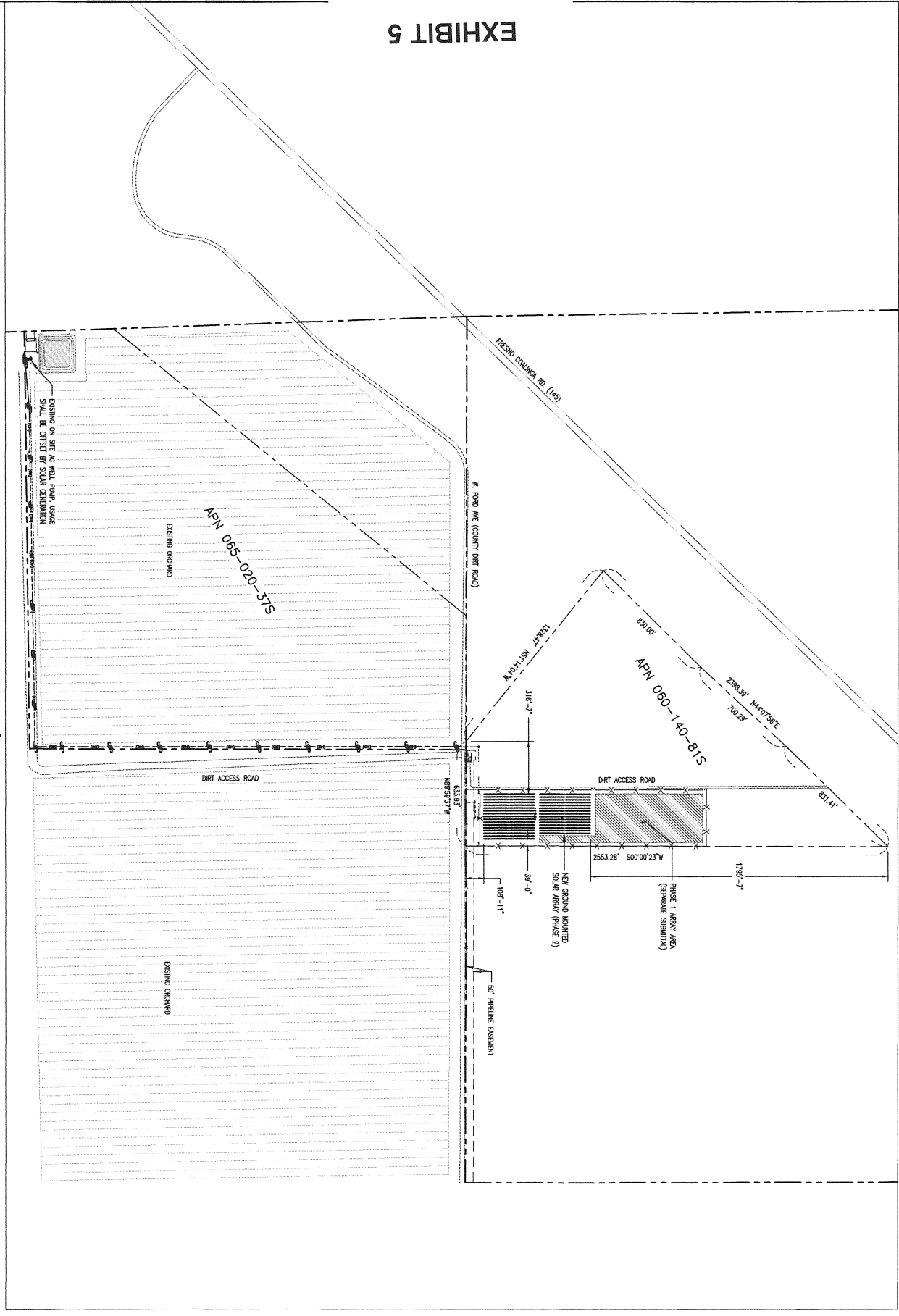
- Subject Property
- Ag Contract Land



Department of Public Works and Planning  
Development Services Division

Map Prepared by: GS  
J:GISJCH\Landuse1

# EXHIBIT 5



# EXHIBIT 5

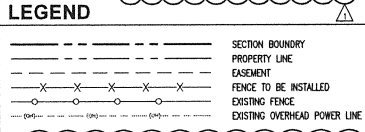
REVISION: DATE: DESCRIPTION: SHEETS: <b>G-1.0</b>	ENGINEER OF RECORD:  DANIEL T. MC DUFFIE CALIFORNIA PE REG.#212 ELECTRICAL ELEMENTS ONLY	PROJECT: 720 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 2 PV ARRAY  SHEET TITLE: SITE PLAN	OWNER CONTACT: ARIEL NAMVAR 12121 WILSHIRE BLVD. LOS ANGELES CA, 90025  SITE ADDRESS: NW, NW, SW, 4, 19, 16 COALINGA, CA, 93210	PRIME CONTRACTOR: CSLB #986500  CalCom Energy PH: 559-667-9200 635 S. ATWOOD ST, VISALIA, CA. 93277	SUB CONTRACTOR:
---	--	---	--	--	-----------------



# PAPPAS RANCH PHASE 1 PHOTOVOLTAIC ARRAY

FRESNO COUNTY APN 060-140-81S  
892 kW-AC STC RATED SOLAR ELECTRIC SYSTEM

SYSTEM DESCRIPTION		PROJECT INFORMATION		GEO TECH	
SYSTEM SIZE (DC STC)	1209.6kW-DC	SYSTEM SIZE (AC)	892kW-AC	APN	060-140-81S
MODULES	3456 - BOWET #BVM6612M-350	CEC-AC RATING	1094.1kW-AC	ZONING	A
MODULES PER STRING	18	# OF STRINGS	192	FLOOD ZONE	LOW RISK - ZONE X
RACKING	NEXTRACKER INC.	ARRAY CENTER	36.313481, -120.237624	ARRAY CENTER	36.313481, -120.237624
INVERTER(S)	(12) HUAWEI SOLAR (7) HUAWEI AKW	CEC EFFICIENCY	98.5 %	FOOT PRINT	45.9 ACRES
AZIMUTH	180° (SOUTH = 180°) SINGLE AXIS TRACKER (E-W)	LEGAL DESCRIPTION	PORTION SEC 33, T19S R16E, S.D.B.M.		



### DESIGN NOTES

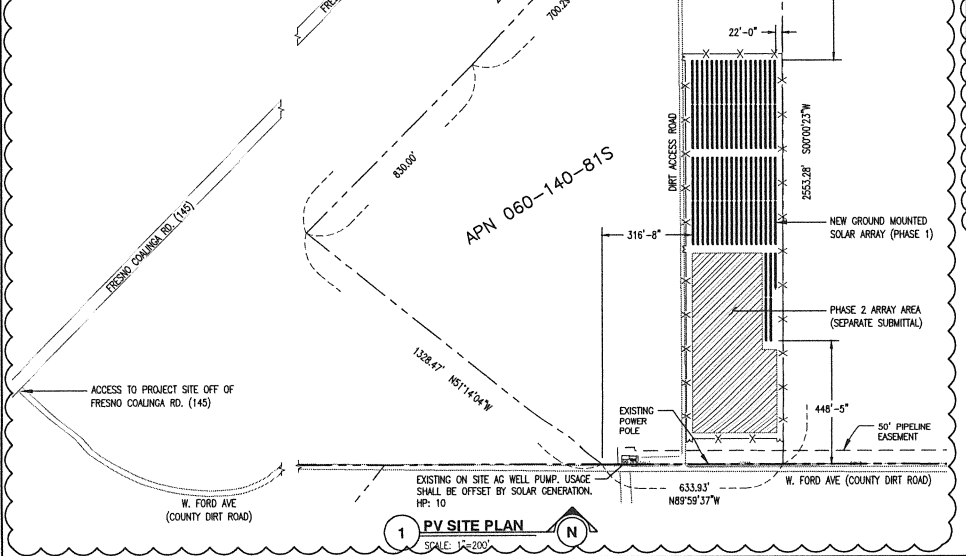
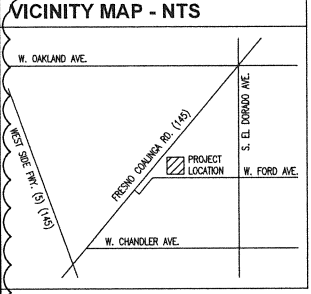
- 2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, GREEN BUILDING STANDARDS, AND ENERGY CODES REFERENCED FOR DESIGN, WHERE APPLICABLE.
- SEE STRUCTURAL DRAWINGS/CALCULATIONS FOR ALL STRUCTURAL DESIGN CRITERIA.
- SEE ELECTRICAL DRAWINGS/CALCULATIONS FOR ALL ELECTRICAL DESIGN CRITERIA.

### GENERAL NOTES (FRESNO COUNTY)

- THIS PV SYSTEM WILL OFFSET ENERGY USED AT THE SITE FOR AGRICULTURAL FACILITIES. NO ADDITIONAL POWER WILL BE GENERATED.
- A CHEMICAL TOILET IS REQUIRED ON-SITE DURING ALL STAGES OF CONSTRUCTION.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL (CBC 107).
- CLEARING FOR AGRICULTURAL PURPOSES IS NOT CONSIDERED AN INDUSTRIAL ACTIVITY UNDER THE STORM WATER REGULATIONS. SECTION 402(L)(1) OF THE 1987 WATER QUALITY ACT EXEMPTS AGRICULTURAL STORM WATER DISCHARGES FROM NPDES PERMITTING REQUIREMENTS INCLUDING STORM WATER FERTILIZING.
- A 6" TALL CHAIN LINK FENCE WITH 3-STRAIN BARBED WIRE TO BE CONSTRUCTED AROUND THE PERIMETER OF THE SITE. A FENCE DETAIL CAN BE SUBMITTED UPON REQUEST.
- NO GRADING OR MATERIAL MOVEMENT IN EXCESS OF 50 CUBIC YARDS WILL BE REQUIRED TO CONSTRUCT THE ARRAY. THERE WILL BE NO ENGINEERED FILL, NOR WILL THE EXISTING STORM WATER DRAINAGE BE IMPACTED BY THE CONSTRUCTION OF THE ARRAY.
- PRIOR TO THE START OF ANY EXCAVATION, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY USA NORTH/DIG ALERT, AND BE PROVIDED WITH A TICKET NUMBER INDICATING ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED. 800-227-2600.
- ALL VEHICLES AND EQUIPMENT SHALL BE IN PROPER WORKING ORDER AND FREE OF LEAKS. NO VEHICLE OR EQUIPMENT MAINTENANCE SHALL BE PERFORMED ON SITE.
- AS THERE IS NO GRADING BEING PERFORMED TO CONSTRUCT THIS PROJECT, SOIL SHALL REMAIN UNDISTURBED AND STABILIZED.
- THERE WILL BE NO MATERIAL STORAGE NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- NO CONCRETE WASH OUT IS ALLOWED ON SITE.
- SPECIAL INSPECTION IS REQUIRED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY OF FRESNO BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
- SHOULD A CONSTRUCTION WASTE MANAGEMENT PLAN BE REQUIRED, IT WILL BE FINALIZED PRIOR TO OCCUPANCY.
- SUPPLY LINE SIDE VOLTAGE UTILITY TAP INTERCONNECTION MUST BE COMPLETED, INSPECTED AND APPROVED ON OR BEFORE FINAL INSPECTION. CONTRACTOR MUST COORDINATE UTILITY DISCONNECT / RECONNECT WITH COUNTY OF FRESNO INSPECTION SCHEDULE.
- FRESNO COUNTY INSPECTIONS ARE LIMITED TO SYSTEMS OPERATING AT 1000 VOLTS OR LESS. SPECIAL INSPECTIONS ARE REQUIRED ON ALL EQUIPMENT OPERATING ABOVE 1000 VOLTS. THESE INSPECTION MUST BE PROVIDED BY AN APPROVED THIRD PARTY INSPECTION AGENCY. A WRITTEN RECORD OF ALL INSPECTIONS MUST BE SUBMITTED TO FRESNO COUNTY OFFICE FOR APPROVAL PRIOR TO THE EQUIPMENT BEING ENERGIZED.
- GROUND FAULT PROTECTION MUST BE PROVIDED WHEN SERVICE DISCONNECT IS RATED 1000 AMPS OR MORE. PERFORMANCE TESTING RESULTS BY AN APPROVED TESTING AGENCY MUST BE SUBMITTED TO THE COUNTY OF FRESNO OFFICE PRIOR TO THE SERVICE BEING ENERGIZED BY THE SERVING UTILITY.
- SUBMIT UL CERTIFICATION REPORT FOR THE LINE SIDE TAP CONNECTION IN EXISTING LISTED MAIN SERVICE PANEL.
- ALL THIRD PARTY SPECIAL INSPECTION REPORTS MUST BE SUBMITTED TO THE COUNTY OF FRESNO FOR REVIEW AND ACCEPTANCE, PRIOR TO ENERGIZATION OF EQUIPMENT AND / OR PROJECT FINAL INSPECTION.
- UTILITY RELEASE PRIOR TO FINAL INSPECTION APPROVALS WILL REQUIRE THE OWNER OR PERMITTEE TO POST A BOND AND SIGN AN AGREEMENT IN ACCORDANCE WITH SECTION 15.04.090.C IF COUNTY OF FRESNO TITLE 15 ORDINANCE CODE.

### SHEET INDEX TABLE

SHEET NUMBER	COMPANY	SHEET TITLE
ARCHITECTURAL		
G-1.0	CALCOM ENERGY	TITLE SHEET
G-1.1	CALCOM ENERGY	PV SITE PLAN
ELECTRICAL		
E-1.0	CALCOM ENERGY	ELECTRICAL SITE PLAN - AC
E-1.1	CALCOM ENERGY	ELECTRICAL SITE PLAN - DC / DAS
E-2.0	CALCOM ENERGY	AC SINGLE LINE DIAGRAM
E-2.1	CALCOM ENERGY	DC SINGLE LINE DIAGRAM
E-3.0	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.1	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.2	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.3	CALCOM ENERGY	ELECTRICAL DETAILS
E-4.0	CALCOM ENERGY	DATA SPECIFICATIONS
E-5.0	CALCOM ENERGY	PLACARDS AND DECALS
E-5.1	CALCOM ENERGY	PLACARDS AND DECALS
E-6.0	CALCOM ENERGY	ELECTRICAL SPECIFICATIONS
MECHANICAL		
S-001	NEXTRACKER	TITLE SHEET
S-101	NEXTRACKER	SITE PLAN
S-102	NEXTRACKER	GENERAL STRUCTURAL NOTES
S-103	NEXTRACKER	TRACKER CALCULATION DATA
S-201	NEXTRACKER	PIER PLAN
S-301	NEXTRACKER	TYPICAL 90 MODULE TRACKER - EXT
S-302	NEXTRACKER	TYPICAL 90 MODULE TRACKER - EDGE
S-303	NEXTRACKER	TYPICAL 36 MODULE TRACKER - EXT
S-401	NEXTRACKER	PIER TOLERANCES
S-501	NEXTRACKER	BHA AND DAMPER DETAILS
S-601	NEXTRACKER	WEATHER STATION DETAILS
S-701	NEXTRACKER	NOI PLAN
S-801	NEXTRACKER	CONNECTION DETAILS
S-802	NEXTRACKER	CONNECTION DETAILS
S-803	NEXTRACKER	CONNECTION DETAILS
STRUCTURAL		
SS1	C.T.S.	GENERAL STRUCTURAL NOTE & FOUNDATION DETAILS



### FRESNO COUNTY FIRE - PV NOTES

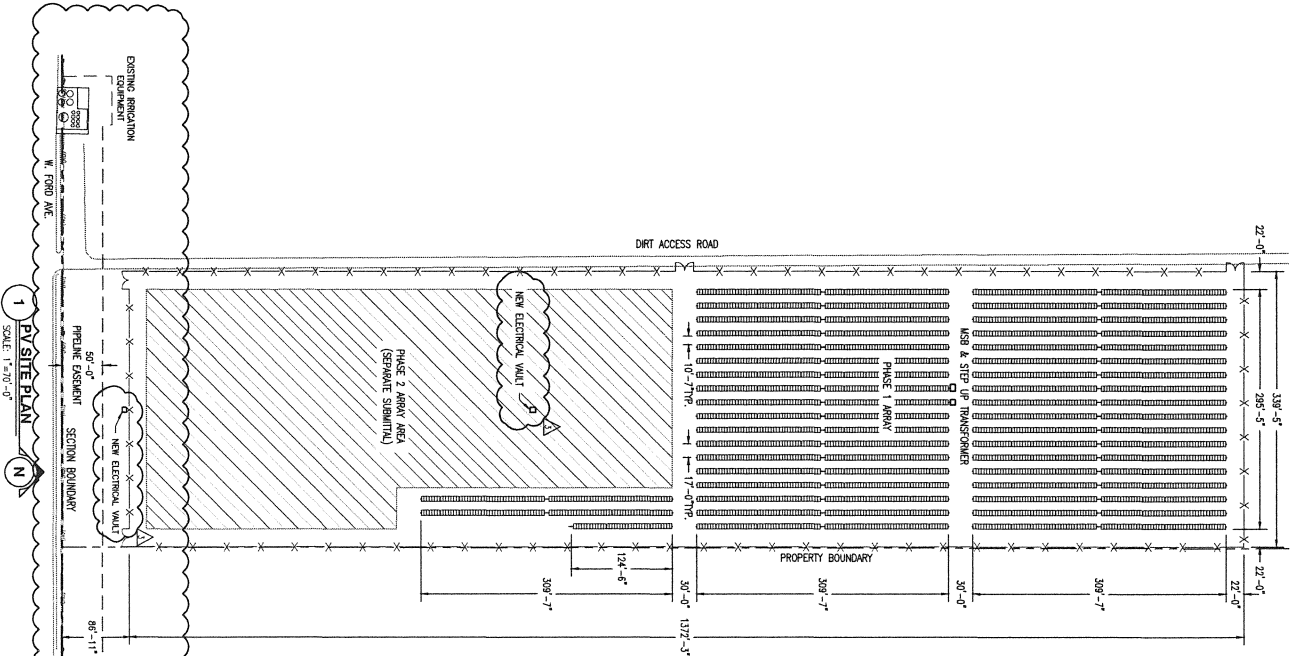
- ACCESS ROADS SHALL NOT BE LESS THAN 20 FEET IN WIDTH, DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF A FIRE APPARATUS VEHICLE AND TO PROVIDE AN "ALL-WEATHER" SURFACE. A 20 FOOT ACCESS WILL BE PROVIDED DOWN THE CENTER OF THE ARRAY.
- WHERE GATES ARE PROVIDED, A MEANS OF FIRE DEPARTMENT ENTRY SHALL BE PROVIDED. MANUAL GATES SHALL HAVE A FIRE DEPARTMENT KNOX KEY LOCK PROVIDED. GATE ENTRANCES SHALL BE 2 FEET WIDER THAN THE LANE SERVING THE GATE AND BE LOCATED A MINIMUM OF 30 FEET FROM THE ROADWAY.
- THERE SHALL BE UNOBSTRUCTED VERTICAL CLEARANCE OF 15 FEET.
- THERE WILL BE A MINIMUM RATED 2A10BC FIRE EXTINGUISHER LOCATED AT 100' INTERVALS DOWN THE CENTER ROADWAY WHERE THE STRING INVERTERS ARE LOCATED. FIRE EXTINGUISHERS WILL BE MOUNTED UNDER PANELS FOR SHADING AND PROTECTION FROM WEATHER.
- A KNOX PAD LOCK WILL BE PLACED ON CHAINED GATES OR A KNOX BOX WITH GATE ACCESS KEYS WILL BE MOUNTED AT THE MAIN ENTRANCE FOR FIRE DEPARTMENT ACCESS.
- 6 INCH ADDRESS NUMBERS AT MAIN STREET SIDE ENTRANCE.
- WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING ENTITLED AND ENDANGERING PROPERTY SHALL BE CUT DOWN, MAINTAINED OR REMOVED BY THE OWNER OR OCCUPANT OF PREMISES.
- THE FIRE ACCESS ROADWAY SHALL BE ALL-WEATHER AND CAPABLE OF SUPPORTING THE LOADS IMPOSED BY FIRE APPARATUS.

### PROJECT DIRECTORY

<b>PROJECT MANAGER</b> JASON CORE CALIFORNIA COMMERCIAL SOLAR 559-618-9321	<b>ELECTRICAL ENGINEER</b> DANIEL T. McDUFFIE, PE CALIFORNIA COMMERCIAL ENERGY CA LIC# E20792 813-244-9184
<b>OWNER CONTACT</b> ARIEL MANWAR 12121 WILSHIRE BLVD. LOS ANGELES CA. 90025	<b>GENERAL SUPERINTENDENT</b> DANIEL ARREOLA CALIFORNIA COMMERCIAL SOLAR 661-699-3216
<b>STRUCTURAL ENGINEER</b> CARISO TURLEY SCOTT 1215 W RIO SALADO PKWY. SUITE 200 CA LIC# 85281 CA LIC# 54055	<b>SPECIAL INSPECTORS (GEOTECH)</b> SALIM ENGINEERING GROUP INC. 4723 W JACQUELYN AVE. FRESNO CA, 93722 559-271-9700
<b>SOLAR ENGINEER</b> SHYAM KURAPATI CALIFORNIA COMMERCIAL SOLAR 321-505-8342	<b>SPECIAL INSPECTORS (STRUCTURAL)</b> KRAZAN AND ASSOCIATES INC. 2255 EOI LANE BAKERSFIELD CA 93307 861-837-9200
<b>PRELIMINARY DESIGNER</b> MARK BOURDON CALIFORNIA COMMERCIAL SOLAR 970-903-2538	<b>SPECIAL INSPECTOR (12KV ELECTRICAL)</b> (RECLOSEL / TRANSFORMER / HIGH POT. TESTING) BY POWER ENGINEERING RAMAN KUMAR RAMAN.KUMAR@POWERENGINEERING.COM 661-412-1638


**1 PV SITE PLAN**  
SCALE: 1/4"=200'

SUB CONTRACTOR: CSLSB #868500  
 FIRE CONTRACTOR: CSLSB #868500  
 OWNER CONTACT: ARIEL MANWAR, 12121 WILSHIRE BLVD., LOS ANGELES CA. 90025, PHONE: 559-667-5000, FAX: 559-667-5000, ADDRESS: 635 S. ATWOOD ST., VISALIA, CA. 93277  
 PROJECT: 892 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 1 PV ARRAY  
 SHEET TITLE: G-1.0  
 DATE: 01/24/19



**LINE TYPE LEGEND**

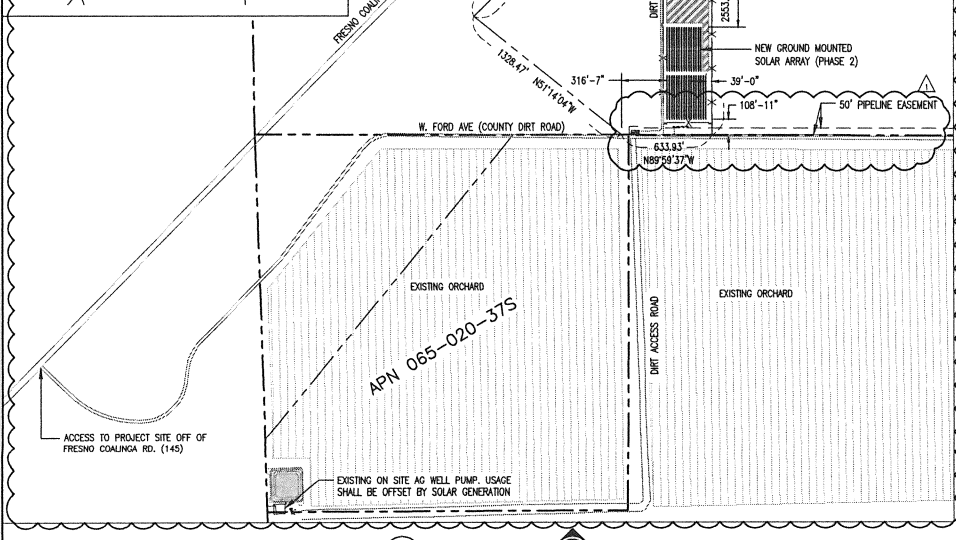
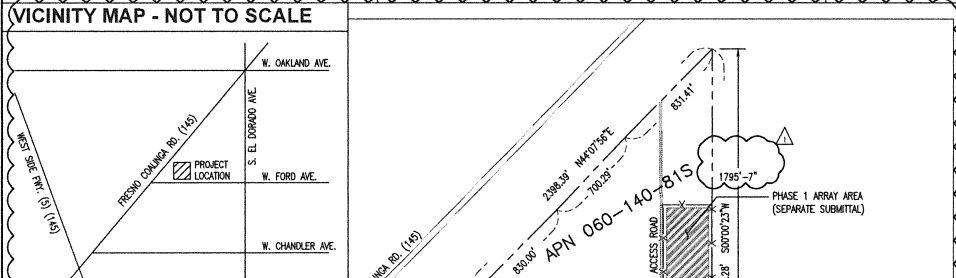
---	SECTION BOUNDARY
---	PROPERTY BOUNDARY
---	EQUIPMENT
---	EXISTING OVER HEAD WIRE
---	EXISTING FENCE
---	EXISTING EQUIPMENT
---	NEW EQUIPMENT
---	NEW FENCE TO BE INSTALLED
---	22 SWINGING ACCESS GATES
---	EXISTING POWER POLE

REVISION NO. DATE 1 02/21/19	REVISION DESCRIPTION DATE 1 02/21/19	ENGINEER OF RECORD DANIEL T. MC DUFFIE CALIFORNIA PE #20792 ELECTRICAL ELEMENTS ONLY	PROJECT 892 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 1 PV ARRAY	OWNER CONTACT ARIEL NAMVAR 12121 WILSHIRE BLVD. LOS ANGELES CA, 90025	PRIME CONTRACTOR CSLB #986500  PH: 559-867-9200 835 S. ATWOOD ST. VISALIA, CA. 93277	SUB CONTRACTOR
	SHEET G-1.1		SHEET TITLE PV SITE PLAN	SITE ADDRESS SW, SW, SE, 33,16,16		

# PAPPAS RANCH PHASE 2 PHOTOVOLTAIC ARRAY

FRESNO COUNTY APN 060-140-81S & 065-202-37S  
720 KW-AC STC RATED SOLAR ELECTRIC SYSTEM

SYSTEM DESCRIPTION		PROJECT INFORMATION		GEO TECH	
SYSTEM SIZE (DC STC)	1008KW-DC	SYSTEM SIZE (AC)	720KW-AC	APN	060-140-81S & 065-202-37S
MODULES	2880 - BOVET #BVM612M-350	DEC-AC RATING	882.907KW-AC	ZONING	A
MODULES PER STRING	18	# OF STRINGS	160	FLOOD ZONE	LOW RISK - ZONE X
RACKING	NEXTRACKER INC.	ARRAY CENTER	36.315481, -120.237624	SOIL SITE CLASS	D
INVERTER(S)	(2) BLAUER 18KW	DEC EFFICIENCY	98.5 %	OCCUPANCY GROUP	U
AZIMUTH	181° (SOUTH = 180°) SINGLE AXIS TRACKER (E-W)	FOOT PRINT	45.9 ACRES	S <sub>1</sub>	1.698
		LEGAL DESCRIPTION	PORTION SEC 33, T19S R16E, S.D.B.A.M.	S <sub>2</sub>	0.562
				S <sub>3</sub>	1.132
				S <sub>4</sub>	0.562
				F <sub>1</sub>	1.000
				F <sub>2</sub>	1.500



1 PV SITE PLAN  
SCALE: 1"=400'

- ### GENERAL NOTES (FRESNO COUNTY)
- THIS PV SYSTEM WILL OFFSET ENERGY USED AT THE SITE FOR AGRICULTURAL FACILITIES. NO ADDITIONAL POWER WILL BE GENERATED.
  - A CHEMICAL TOILET IS REQUIRED ON-SITE DURING ALL STAGES OF CONSTRUCTION.
  - CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL [CBC 107].
  - CLEARING FOR AGRICULTURAL PURPOSES IS NOT CONSIDERED AN INDUSTRIAL ACTIVITY UNDER THE STORM WATER REGULATIONS, SECTION 402(L)(1) OF THE 1987 WATER QUALITY ACT EXEMPTS AGRICULTURAL STORM WATER DISCHARGES FROM NPDES PERMITTING REQUIREMENTS INCLUDING STORM WATER PERMITTING.
  - A 6' TALL CHAIN LINK FENCE WITH 3-STAND BARBED WIRE TO BE CONSTRUCTED AROUND THE PERIMETER OF THE SITE. A FENCE DETAIL CAN BE SUBMITTED UPON REQUEST.
  - NO GRADING OR MATERIAL MOVEMENT IN EXCESS OF 50 CUBIC YARDS WILL BE REQUIRED TO CONSTRUCT THE ARRAY. THERE WILL BE NO ENGINEERED FILL, NOR WILL THE EXISTING STORM WATER DRAINAGE BE IMPACTED BY THE CONSTRUCTION OF THE ARRAY.
  - PRIOR TO THE START OF ANY EXCAVATION, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY USA NORTHWOOD ALERT, AND BE PROVIDED WITH A TICKET NUMBER INDICATING ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED, 800-227-2800.
  - ALL VEHICLES AND EQUIPMENT SHALL BE IN PROPER WORKING ORDER AND FREE OF LEAKS. NO VEHICLE OR EQUIPMENT MAINTENANCE SHALL BE PERFORMED ON SITE.
  - AS THERE IS NO GRADING BEING PERFORMED TO CONSTRUCT THIS PROJECT, SOIL SHALL REMAIN UNDISTURBED AND STABILIZED.
  - THERE WILL BE NO MATERIAL STORAGE NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
  - NO CONCRETE WASH OUT IS ALLOWED ON SITE.
  - SPECIAL INSPECTION IS REQUIRED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY OF FRESNO BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
  - SHOULD A CONSTRUCTION WASTE MANAGEMENT PLAN BE REQUIRED, IT WILL BE FINALIZED PRIOR TO OCCUPANCY.
  - SUPPLY LINE SIDE VOLTAGE UTILITY TAP INTERCONNECTION MUST BE COMPLETED, INSPECTED AND APPROVED OR BEFORE FINAL INSPECTION. CONTRACTOR MUST COORDINATE UTILITY DISCONNECT / RECONNECT WITH COUNTY OF FRESNO INSPECTION SCHEDULE.
  - FRESNO COUNTY INSPECTIONS ARE LIMITED TO SYSTEMS OPERATING AT 1000 VOLTS OR LESS. SPECIAL INSPECTIONS ARE REQUIRED ON ALL EQUIPMENT OPERATING ABOVE 1000 VOLTS. THESE INSPECTION MUST BE PROVIDED BY AN APPROVED THIRD PARTY INSPECTION AGENCY. A WRITTEN RECORD OF ALL INSPECTIONS MUST BE SUBMITTED TO FRESNO COUNTY OFFICE FOR APPROVAL PRIOR TO THE EQUIPMENT BEING ENERGIZED.
  - GROUND FAULT PROTECTION MUST BE PROVIDED WHEN SERVICE DISCONNECT IS RATED 1000 AMPS OR MORE. PERFORMANCE TESTING RESULTS BY AN APPROVED TESTING AGENCY MUST BE SUBMITTED TO THE COUNTY OF FRESNO OFFICE PRIOR TO THE SERVICE BEING ENERGIZED BY THE SERVING UTILITY.
  - SUBMIT UL CERTIFICATION REPORT FOR THE LINE SIDE TAP CONNECTION IN EXISTING LISTED MAIN SERVICE PANEL.
  - ALL THIRD PARTY SPECIAL INSPECTION REPORTS MUST BE SUBMITTED TO THE COUNTY OF FRESNO FOR REVIEW AND ACCEPTANCE, PRIOR TO ENERGIZATION OF EQUIPMENT AND / OR PROJECT FINAL INSPECTION.
  - UTILITY RELEASE PRIOR TO FINAL INSPECTION APPROVALS WILL REQUIRE THE OWNER OR PERMITTEE TO POST A BOND AND SIGN AN AGREEMENT IN ACCORDANCE WITH SECTION 15.04.090.C IF COUNTY OF FRESNO TITLE 15 ORDINANCE CODE.

- ### FRESNO COUNTY FIRE - PV NOTES
- ACCESS ROADS SHALL NOT BE LESS THAN 20 FEET IN WIDTH, DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF A FIRE APPARATUS VEHICLE AND TO PROVIDE AN "ALL-WEATHER" SURFACE. A 20 FOOT ACCESS WILL BE PROVIDED DOWN THE CENTER OF THE ARRAY.
  - WHERE GATES ARE PROVIDED, A MEANS OF FIRE DEPARTMENT ENTRY SHALL BE PROVIDED. MANUAL GATES SHALL HAVE A FIRE DEPARTMENT KNOX KEY LOCK PROVIDED. GATE ENTRANCES SHALL BE 2 FEET WIDER THAN THE LANE SERVING THE GATE AND BE LOCATED A MINIMUM OF 30 FEET FROM THE ROADWAY.
  - THERE SHALL BE UNOBSTRUCTED VERTICAL CLEARANCE OF 15 FEET.
  - THERE WILL BE A MINIMUM RATED 2A10BC FIRE EXTINGUISHER LOCATED AT 100' INTERVALS DOWN THE CENTER ROADWAY WHERE THE STRING INVERTERS ARE LOCATED. FIRE EXTINGUISHERS WILL BE MOUNTED UNDER PANELS FOR SHADING AND PROTECTION FROM WEATHER.
  - A KNOX PAD LOCK WILL BE PLACED ON CHAINED GATES OR A KNOX BOX WITH GATE ACCESS KEYS WILL BE MOUNTED AT THE MAIN ENTRANCE FOR FIRE DEPARTMENT ACCESS.
  - 6 INCH ADDRESS NUMBERS AT MAIN STREET SIDE ENTRANCE.
  - WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY SHALL BE CUT DOWN, MAINTAINED OR REMOVED BY THE OWNER OR OCCUPANT OF PREMISES.
  - THE FIRE ACCESS ROADWAY SHALL BE ALL-WEATHER AND CAPABLE OF SUPPORTING THE LOADS IMPOSED BY FIRE APPARATUS.

### SHEET INDEX TABLE

SHEET NUMBER	COMPANY	SHEET TITLE
ARCHITECTURAL		
G-1.0	CALCOM ENERGY	TITLE SHEET
G-1.1	CALCOM ENERGY	PV SITE PLAN
ELECTRICAL		
E-1.0	CALCOM ENERGY	ELECTRICAL SITE PLAN
E-1.1	CALCOM ENERGY	ELECTRICAL SITE PLAN - AC
E-1.2	CALCOM ENERGY	ELECTRICAL SITE PLAN - DC / DAS
E-2.0	CALCOM ENERGY	AC SINGLE LINE DIAGRAM
E-2.1	CALCOM ENERGY	DC SINGLE LINE DIAGRAM
E-3.0	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.1	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.2	CALCOM ENERGY	ELECTRICAL DETAILS
E-3.3	CALCOM ENERGY	ELECTRICAL DETAILS
E-4.0	CALCOM ENERGY	DATA SPECIFICATIONS
E-5.0	CALCOM ENERGY	PLACARDS AND DECALS
E-5.1	CALCOM ENERGY	PLACARDS AND DECALS
E-6.0	CALCOM ENERGY	ELECTRICAL SPECIFICATIONS
MECHANICAL		
M-001	NEXTRACKER	TITLE SHEET
M-101	NEXTRACKER	SITE PLAN
M-102	NEXTRACKER	GENERAL STRUCTURAL NOTES
M-103	NEXTRACKER	TRACKER CALCULATION DATA
M-201	NEXTRACKER	PIER PLAN
M-301	NEXTRACKER	TYPICAL 90-MODULE TRACKER EXT
M-302	NEXTRACKER	TYPICAL 90-MODULE TRACKER EDGE
M-401	NEXTRACKER	PIER TOLERANCES
M-501	NEXTRACKER	BHA & DAMPER DETAILS
M-601	NEXTRACKER	WEATHER STATION DETAILS
M-701	NEXTRACKER	NDU PLAN
M-801	NEXTRACKER	CONNECTION DETAILS
M-802	NEXTRACKER	CONNECTION DETAILS
M-803	NEXTRACKER	CONNECTION DETAILS
STRUCTURAL		
S-1	C.T.S.	GENERAL STRUCTURAL NOTE & FOUNDATION DETAILS

### PROJECT DIRECTORY

<b>PROJECT MANAGER</b> JASON CORE CALIFORNIA COMMERCIAL SOLAR 559-618-9321	<b>ELECTRICAL ENGINEER</b> DANIEL T. MCUFFEE, PE CALIFORNIA COMMERCIAL ENERGY CA LIC# E20792 813-244-9184
<b>OWNER CONTACT</b> AREEL NAWAR 12121 WILSHIRE BLVD. LOS ANGELES CA 90025	<b>GENERAL SUPERINTENDENT</b> DANIEL ARREOLA CALIFORNIA COMMERCIAL SOLAR 661-699-3216
<b>STRUCTURAL ENGINEER</b> CARUSO TURLEY SCOTT 1215 W RIO SALADO PKWY. SUITE 200 TEMPE AZ 85281 CA LIC# 94055	<b>SPECIAL INSPECTORS (GEOTECH)</b> SALEM ENGINEERING GROUP INC. 4729 W. JACQUELYN AVE. FRESNO CA 93722 559-271-9700
<b>SOLAR ENGINEER</b> SHYAM KURAPATI, EIT CALIFORNIA COMMERCIAL SOLAR 321-505-8342	<b>SPECIAL INSPECTORS (STRUCTURAL)</b> KRAZAN AND ASSOCIATES INC. 2205 COY LN. BAKERSFIELD CA 93307 661-837-9200
<b>PRELIMINARY DESIGNER</b> MARC BOURDON CALIFORNIA COMMERCIAL SOLAR 970-903-2539	<b>SPECIAL INSPECTOR (12KV ELECTRICAL)</b> RK POWER ENGINEERING RAMAN KUMAR RAMAN.KUMAR@RKPOWERENGINEERING.COM 661-472-1838

635 S. ATWOOD ST., VISALIA, CA 93277  
PH: 559-667-6200

SUB CONTRACTOR: CSLE #086500

DRAWN: AREEL NAWAR

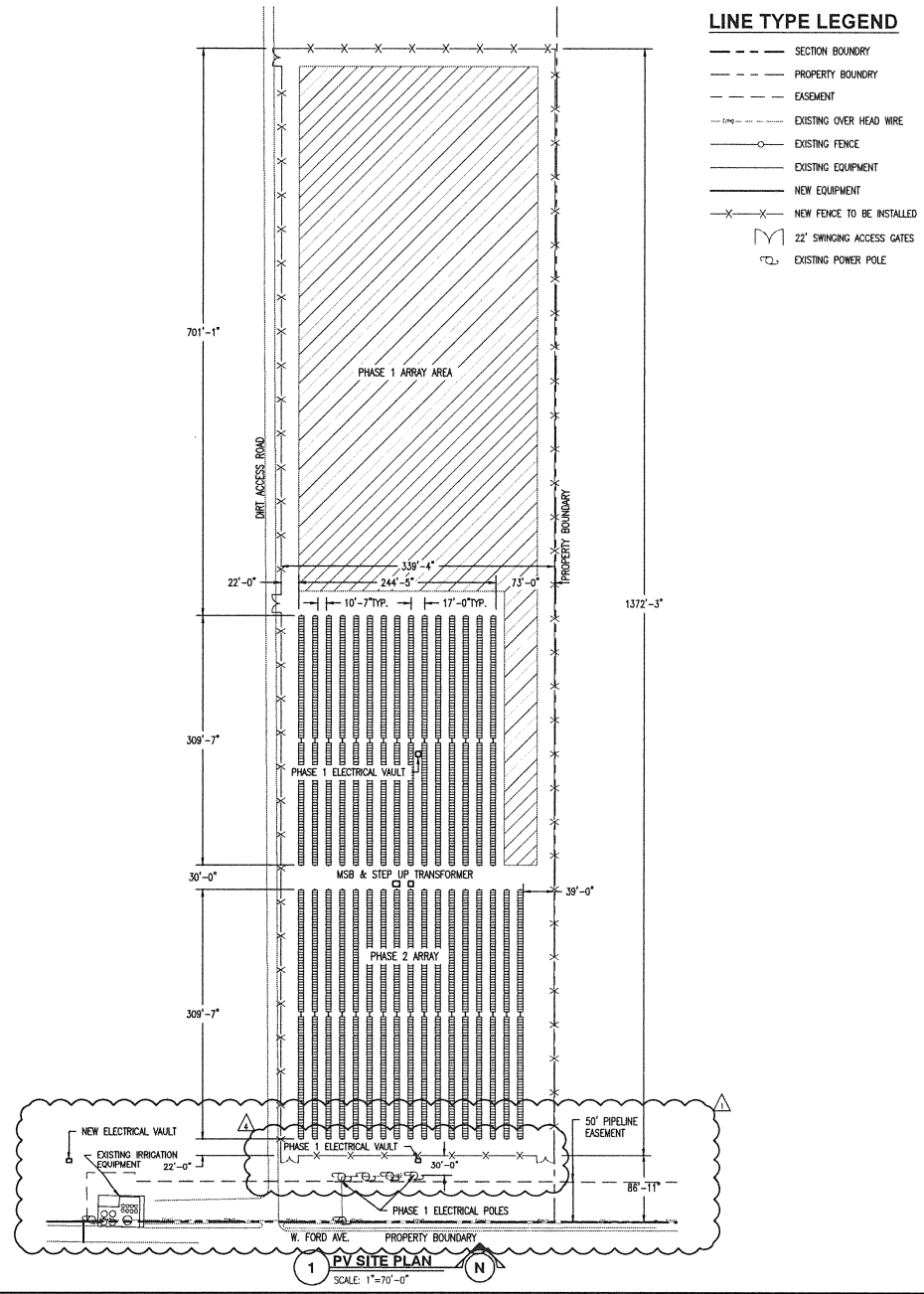
CHECKED: DANIEL ARREOLA

DATE: 02/05/19

PROJECT: 720 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 2 PV ARRAY

SHEET TITLE: PV SITE PLAN

SHEET NO: G-1.0



SUB CONTRACTOR		 635 S. ATWOOD ST., VISALIA, CA. 93277 PH: 855.657.5095	
PROJECT:		730 KW/AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM PAPPAS RANCH PHASE 2 PV ARRAY	
OWNER CONTACT:		ANSEL WALKER 1212 WILSHIRE BLVD. LOS ANGELES CA. 90025	
DRAWN:		MICHAEL J. DUFFE ENGINEER IN CHARGE ELECTRICAL ENGINEER ONLY	
DATE:		02-15-18	
LOCATION CHANGE:		R1: 01	
REASON:		R1: 01	
SHEET TITLE:		PV SITE PLAN	
SHEET NO.:		G-1.1	



1 PIER PLAN  
SCALE: N.T.S.

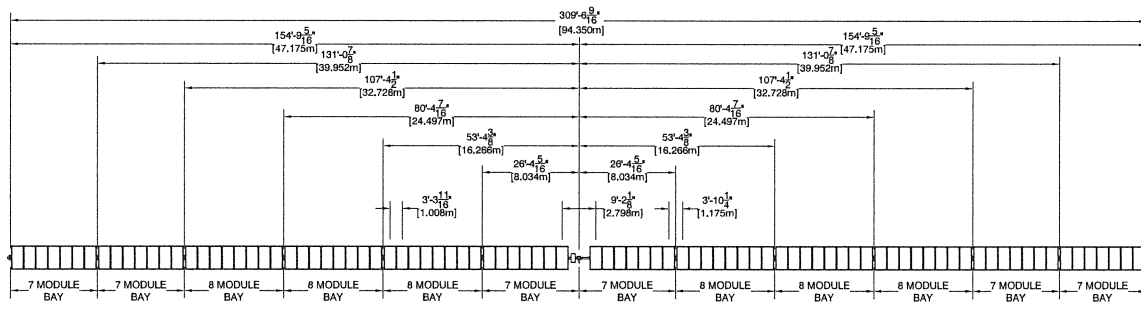


2 TORQUE TUBE AND DAMPER PLAN  
SCALE: N.T.S.

PIER LEGEND	
SYMBOL	PIER TYPE
⊙	HEAVY ARRAY PIER
○	STANDARD ARRAY PIER
⊕	HEAVY MOTOR PIER
◇	STANDARD MOTOR PIER

TORQUE TUBE LEGEND			
HATCH	PART #	COLOR	TORQUE TUBE TYPE
[Hatched]	42654	RED	EDGE 8.73m 3mm 50ksi
[Hatched]	42652		EDGE 7.73m 3mm 50ksi
[Hatched]	42049	GREEN	EXTERIOR 8.73m 4mm 60ksi
[Hatched]	42051		EXTERIOR 7.73m 4mm 60ksi

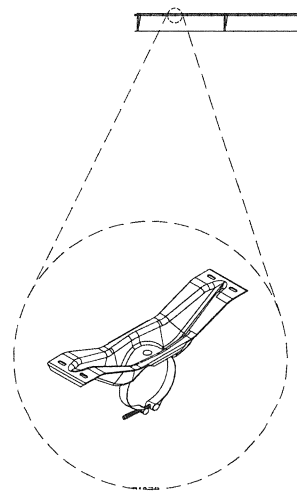
DAMPER LEGEND		
SYMBOL	DAMPER TYPE	SEE SHEET
⊗	DOUBLE DAMPER	DETAIL 8



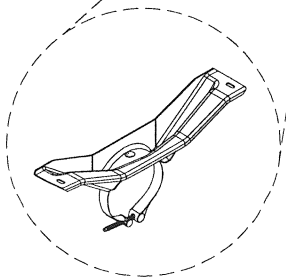
3 PIER SPACING  
SCALE: N.T.S.

NOTES:

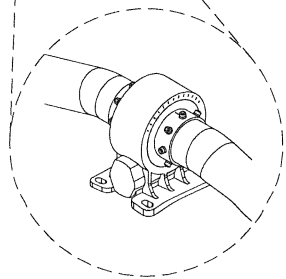
- 1) DETAILS ON THIS SHEET APPLY TO TRACKERS INDICATED ON THE SHEET TITLE ONLY. PIER PLAN INDICATES TRACKER LOCATIONS.
- 2) DETAILS 5-7 ARE TYPICAL AND APPLY TO ALL APPLICABLE LOCATIONS ON TRACKER.
- 3) PIER DISTANCES APPLY TO CENTER OF WEB, SEE DETAIL 8 FOR CENTER OF WEB LOCATION.



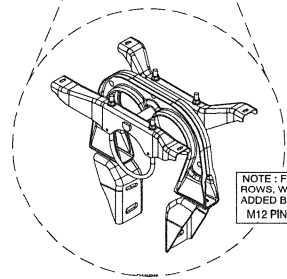
5 MODULE RAIL, TYP.  
SCALE: N.T.S.



6 FIRST RAIL, TYP.  
SCALE: N.T.S.



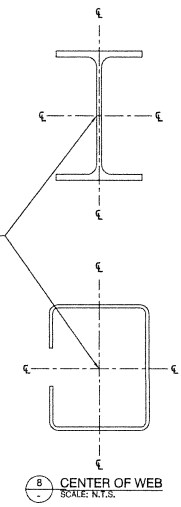
7 EXTERIOR SLEW DRIVE, TYP.  
SCALE: N.T.S.



8 BHA, TYP.  
SCALE: N.T.S.

NOTE: FOR ALL EXTERIOR ROWS, WASHERS MUST BE ADDED BETWEEN HEAD OF M12 PIN AND BHA HOOP.

S-30X, DETAIL 3 DIMENSIONS FOR BAY AND TRACKER LENGTHS ARE TAKEN FROM CENTER OF BEAMS. SEE FOUNDATION DRAWING FOR IDENTIFICATION OF PIER TYPES.



a flex company

**CalCom Energy NEXTracker**

PRIME CONTRACTOR: CalCom Energy  
SUB CONTRACTOR: CS&E - ANAHEIM

OWNER CONTACT: ARIEL NAMVAR  
12121 WILSHIRE BLVD.  
LOS ANGELES CA 90025

PROJECT: CALCOM-PAPPA PAPER PHASE 1  
1612 KW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM  
PAPPAS RANCH PV ARRAY

ENGINEER OF RECORD: T2  
CONSTRUCTABILITY  
07/17/19  
NOT FOR CONSTRUCTION

REVISION: 0  
DATE: 01-17-19  
ISSUE FOR PERM: 01-17-19

DRAWN: TJ  
CHECKED: LS  
DATE: 01/17/19

SHEET: 3-501

90 MODULE EXTERIOR TRACKER

CONSTRUCTION: NEMA VALLEY  
CALIFORNIA #22081  
ELECTRICAL, URBANA, ILL.

CUP Pre App: 39613

Contractor: California Commercial Solar, Inc. DBA CalCom Energy  
9497 N. Fort Washington Rd, Suite 105  
Fresno, CA 93730  
Jim Lawson, 559-909-8271

Owner: Pappas Ranch LLC  
12121 Wilshire Blvd.  
Los Angeles, CA 90025  
Ariel Namvar

CUP 3638

RECEIVED  
COUNTY OF FRESNO

MAY 22 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

(REVISED)

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

Proposed project: A 1210kW\_DC (Phase I) and a 1008 kW\_DC (Phase II) project totaling 2,218 kW\_DC of ground mount solar systems to be used for agricultural operations support. Project composed of 3456 modules (Phase I) and 2880 modules (Phase II) totaling 6,336 modules on a single axis tracking structure. Those 6,336 modules will comprise of the main structure which will be constructed on APN 060-140-81S.

Phase I of the project will be entirely contained on APN 060-140-81S. For phase II, approximately 1.5 miles of overhead electric lines will be installed to connect the system to a nearby existing facility on APN 065-020-37S. The overhead electric lines will start on APN 060-140-81S and end on APN 065-020-37S. The overhead electric lines will run southward on the East side of APN 065-020-37S and then westward on the South side of APN 065-020-37S.

2. Operational time limits:

The solar system will be tied in and serving a well on APN 065-020-37S. The solar system will be generating power year-round, 7 days a week and from approximately 5am to 9pm. No special activities will be performed.

3. Number of customers or visitors:

The system will average 1 visit per month for maintenance and repair purposes. The maximum visitor or technicians on the site at one time will be 3.

4. Number of employees:

The system will not house or require any employees. A service truck will be present about once a month for operation maintenance purposes.

5. Service and delivery vehicles:

A service truck will be present about once a month for operation maintenance purposes.

6. Access to the site:

The system will be accessible via both public and private road.

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

There will be no dedicated parking spaces.

8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?

No goods will be sold on this site. The system will generate power via solar modules.

9. What equipment is used?

The equipment being used on site will be small tools, services trucks and cleaning equipment.

10. What supplies or materials are used and how are they stored?

There will be no supplies or materials stored on site.

11. Does the use cause an unsightly appearance?

The system will not cause any unsightly appearance or noise.

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

The system will not produce any solid or liquid wastes

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

About 4000 gallons of water will be used once every three months for cleaning purposes (44 gallons per day). The source of water will be via a water truck.

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

A contractor logo, approximately 4'x3', will be hung on a fence.

15. Will existing buildings be used or will new buildings be constructed?

This system does not utilize any existing buildings and no new buildings will be constructed.

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

The solar system is self-performing with no other buildings involved.

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

There will be no lighting or sound amplification system of any type.

18. Landscaping or fencing proposed?

There will be a permanent fence erected around the proposed solar system with four access gates.

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

20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

See page 1.



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: CalCom Energy on behalf of Pappas Ranch LLC, Friendship LLC, and California Trade LLC
- APPLICATION NOS.: Initial Study Application No. 7584; Unclassified Conditional Use Permit Application No. 3638
- DESCRIPTION: Allow a 2,218 kW groundmount solar system to be developed in two phases, on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities.
- LOCATION: The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-60S 81S, 065-020-37S)

### 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?

FINDING: NO IMPACT:

The subject parcels are not located in an area that has been identified as a scenic vista. There is no rock outcropping or historic buildings on or near the site. The Fresno-Coalinga Road (State Route 145) that runs along the westerly side of the parcels is not a scenic highway per the County General Plan and no scenic vistas or scenic resources exist on or near the site that may be impacted by the project.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized



area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcels are currently planted in orchard. The surrounding agricultural fields are also planted in orchard and related crops.

An approximately 11.8-acre portion of the project site (northerly 55-acre parcel) will be cleared from orchard to accommodate a 1,210 kW (Phase 1) and a 1,008 kW (Phase II) of ground-mount photovoltaic solar system. The project is composed of ~~2,880~~ **3456** modules (Phase I) and ~~3,456~~ **2880** modules (Phase II) totaling 6336 modules on a single-axis tracking structure. The power generated by the facility will energize existing electrical facilities on the adjacent 116.6-acre parcel via 1.5 miles of overhead electrical lines starting from the 55-acre parcel and ending on the 116.6-acre parcel.

Review of the elevations show that the proposed solar array will maintain low height (approximately ~~6 to 8~~ **7** feet). This low height will allow the surrounding orchard to screen the view of the solar array from the surrounding parcels. Due to low visibility, the proposed fencing around the solar site and no residential development located in the immediate vicinity of the project, the project will have less than significant impact on the surrounding area.

- 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:

Per the Applicant's Operational Statement, the solar site will require no outdoor lighting and be located approximately 930 feet east of Fresno-Coalinga Road (State Route 145). While the installation of solar panels may increase the amount of glare in the area, the existing onsite orchard around the solar site will provide some screening of glare. Due to screening, the glare impact on SR 145 or other nearby street would be less than significant.

## II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The Fresno County Important Farmlands 2014 map designates the project site (comprised of two parcels) as Prime Farmland. The site is restricted by Williamson Act Land Conservation Contract AP-2200 & AP-4272 and a Condition of Approval would require non-renewal of the Contract. Of the 55-acre parcel, approximately 11.8 acres will be removed from farmland production for the solar facility while the remainder of the parcel will remain agricultural. This loss of farmland is not permanent in that at the end of project’s useful life, the property may return back to farming operations.

The Fresno County Agricultural Commissioner’s Office reviewed the project and requires that the Applicant acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniencies and discomfort associated with normal farm activities surrounding the proposed development. This requirement will be included as a Condition of Approval.

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

The project site is an active farmland and is not located on forest land or timberland. The project will not result in the permanent conversion of farmland to non-agricultural uses. At the end of the project’s useful life, the land may be reverted to agricultural uses. The project will not bring any significant changes to the existing environment dominated by agricultural uses. The proposed solar array will be obscured from view from adjacent parcels due to surrounding orchards.

### III. AIR QUALITY

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

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

FINDING: NO IMPACT:

The San Joaquin Valley Unified Air Pollution Control District reviewed the proposal and expressed no concerns with the project's operational air 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; or
- 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: NO IMPACT:

The project site has been cultivated over the years and is located in a predominantly agricultural area. The proposed solar arrays will be located on the property currently occupied by orchard. Further, the site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

An irrigation ditch runs along the northern boundary of the 55-acre parcel with the proposed solar array. This canal is not a protected wetland and does not provide habitat for sensitive species.

This project was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. Neither of the agencies expressed any concerns relating to project impact on biological resources.

- 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?

FINDING: NO IMPACT:

The project area cannot be characterized as an area for migratory wildlife species or suitable for migratory wildlife corridors. As stated earlier, the project site is an active farmland has been in farming operations for a number of years. The surrounding lands have also been in farming operations and disturbed by farming activities.

- 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 will not conflict with any biological resources related to tree preservation policy or any adopted Conservation Plans.

## 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: NO IMPACT:

The project site is not in an area designated to be highly or moderately sensitive for archeological resources. The site has undergone previous land disturbance during plantation of orchard. The project will have no impact on historical, archeological, or paleontological resources.

## 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?

FINDING: NO IMPACT:

The project involves production of renewable energy. Being a relatively passive use, the project implementation will provide a relatively emission-free mechanism for generating electricity to help support energy needs of the Applicant's farming operations. The project construction will not result in unnecessary consumption of energy resources. All the energy produced will be utilized for the benefit of the Applicant's onsite and offsite farming operations.

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

FINDING: NO IMPACT:

The project will not obstruct a state or local plan for renewable energy.

## VII. GEOLOGY AND SOILS

Would the project:

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

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

The project site is flat, and is not located near a fault line or an area of known landslides. The project will not adversely affect any earthquake fault and will not cause seismic ground shaking, ground failure due to liquefaction, or landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No significant grading activities are expected of this project to result in substantial loss of topsoil. The PV module array requires a moderately flat surface for installation. Some earthwork, including grading, fill, compaction, and erosion control cultivation may be required to accommodate the placement of PV arrays, foundations or footings, access roads and drainage features. As noted by the Development Engineering Section of the Development Services and Capital Projects Division, a Project Note will

require that a grading permit or voucher shall be obtained for any grading proposed with this application.

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

As discussed earlier, the project site's liquefaction and landslide potential is low. The development of the project would implement all applicable requirements of the most recent California Building Standards Code and as such would not create substantial direct or indirect risks to life or property.

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

FINDING: NO IMPACT:

There are no septic systems associated with this proposal, as the proposed use does not entail utilization of onsite sewage disposal systems. The facility will be unmanned.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

See discussion above in Section V. CULTURAL RESOURCES.

## 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:

The project is expected to reduce greenhouse gas emissions. Temporary impacts related to greenhouse gas emission may occur during the construction of the project when workers and construction vehicles will be mobilized to and from the project site. However, negligible greenhouse gas emission would occur during operation of the

facility. Due to being an unmanned facility, there will be no traffic trips to the site during its operations except for one truck per month visiting the site for maintenance purposes. It is expected that any greenhouse gas emission generated during construction will be offset during the facility operations.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and requires that facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Additionally, 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. Further, all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes.

- 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?

FINDING: NO IMPACT:

The project site is an active farmland and not a hazardous material site. No agency expressed any concerns regarding site's suitability for the project.

- 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, 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 an Airport Land Use Plan area, two miles of a public use airport, or near a private airstrip. The proposed facility will be unmanned, and will not generate noise to the level where it may affect people residing or working within the project area.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is not located in an area of wildfire hazards. Approval of the project will not impair implementation of an adopted Emergency Response or Evacuation Plan.

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and expressed no concerns with the project concerning soils or wastewater disposal. Wastewater generated during construction of this project will be contained within portable restroom facilities and will be disposed of at an approved site. Once operational, the proposed facility will be unmanned. As such, no permanent on-site restroom facilities are required for the use, nor proposed with this project. No impact will occur.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in a water-short area. According to the Applicant's Operational Statement, water needed during construction will be provided via an onsite well and is estimated to be 9,000 gallons for dust suppression and earthwork over a 3-month period. During operation of the facility, approximately 4,000 gallons of water will be used every three months for panel washing. The source of water will be via a water truck.



The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns with the project as it relates to water quantity.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the United States Geological Survey Quad Maps, there are no natural drainage channels adjacent to or running through the subject parcels.

Installation of solar arrays on the property will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. Site drainage requirements appropriate to the proposed uses will be addressed through mandatory Site Plan Review. According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, any additional runoff generated by the proposed development shall be retained or disposed of per county standards, and Grading Permit or Voucher shall be required for any grading proposed by this application. These requirements will be included as Project Notes.

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

FINDING: NO IMPACT:

The project site does not contain nor is close to water features that could create seiche, tsunami, or mudflow conditions. It is unlikely that an irrigation ditch that runs along the northerly boundaries of the subject parcels would create seiche, tsunami, or mudflow conditions.

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

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or 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. The nearest community (Huron) is approximately 10 miles southeast of the subject parcel.

### 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 subject parcel is designated Agriculture in the Fresno County General Plan and is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) in the County Zoning Ordinance. Provisions for non-agricultural uses such as the proposed use have been provided in the Fresno County Zoning Ordinance and General Plan.

Plan Policy LU-A.3 of the General Plan provides that electrical power generating facilities may be allowed by discretionary permit subject to a number of specific criteria. Criteria LU-A. 3.a. states that the use shall provide a needed service to the surrounding agricultural area which cannot be provided within urban areas. Criteria 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. Criteria LU-A. 3.c. states that the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within one quarter-mile radius. Criteria LU-A. 3.d. states that a probable workforce should be located nearby or be readily available.

With regard to Criteria “a” and Criteria “b”, the proposed solar facility will produce limited 2,218 kW power to meet the energy needs of the Applicant’s onsite and offsite agricultural operations. The facility will be located on prime farmlands, as no less productive land is available near the proposal. With regard to Criteria “c”, the project will utilize limited groundwater during construction of the facility. With regard to Criteria “d”, the nearest communities of Huron and Helm have the ability to provide an adequate workforce.

Policy LU-A.12 of the General Plan requires that agricultural activities be protected from encroachment of incompatible uses, and Policy LU-A.13 of the General Plan requires buffers between proposed non-agricultural uses and adjacent agricultural operations.

The subject proposal is consistent Policy LU-A.3 as discussed above and the proposed solar arrays will be fenced off to be separated from the surrounding farming operations.

Plan Policy PF-C.17 of the General Plan requires that the County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability. The project will utilize limited groundwater during construction and water needed for panel washing will be trucked in. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns related to water availability for the project.

## XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area as identified in Policy OS-C.2 of the General Plan.

## XIII. NOISE

Would the project result in:

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

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and did not identify any impact related to noise. However, the project will be subject to conformance with the Fresno County Noise Ordinance related to limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday. This requirement will be included as a Project Note.

#### 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 construct or displace housing and will not otherwise induce population growth.

#### XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the subject proposal and expressed no concerns with the project. The project will require compliance with the California Code of Regulations Title 24 – Fire Code and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District and compliance with the California Code of Regulations, Title 14 Natural Resources. These requirements will be included as Project Notes.

- 2. Police protection; or
- 3. Schools; or
- 4. Parks; or
- 5. Other public facilities?

FINDING: NO IMPACT:

Development of the project will not result in the need for schools, parks, policing or other public services.

#### XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

No such impacts were identified as part of the analysis.

#### XVII. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

The project will have no impacts on the performance of the traffic circulation system, congestion management programs, or traffic hazards.

The project will generate approximately 32 daily one-way trips (16 round trips) by workers, 16 daily one-way trips (8 round trips) by vendor trucks and a total of 50 one-way (25 round trips) by haul trucks during the construction of the project. These trips are related to mobilization, underground work, system installation, and site cleanup and restoration work. Outside of the initial trips required for construction there will be one visit per month for maintenance and repair purposes.

The Design Division of the Fresno County Department of Public Works and Planning reviewed this proposal and expressed no impact on County roadways and required no Traffic Impact Study.

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

FINDING: NO IMPACT:

The project entails an unmanned solar facility, which requires no regular daily traffic trips during operation. With no concerns expressed by the Design Division of the Fresno County Department of Public Works and Planning or the California Department of Transportation, the project will not be in conflict with or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There is no county-maintained roads adjacent to the subject parcel. The project would not increase traffic hazards due to design features, as it does not propose to alter existing roadway designs within the project area. According to the California Department of Transportation review of the proposal, a Project Note would require that if the site takes access to SR 145, a 20-foot-by-20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering the State facility.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning and California Department of Transportation (Caltrans) reviewed the project and did not identify any concerns with respect to emergency access.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project will have no impact on Tribal Cultural Resources (TCRs) as defined in Public Resources Code Section 21074. The project was routed to the Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of Chukchansi Indians, and Dumna Wo Wah Tribal Governments. None of the tribes expressed any concerns with the project.

## 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: NO IMPACT:

See discussion above in Section VII.E. GEOLOGY AND SOILS. Construction of the project will have less than significant impact on the environment.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section X. B. HYDROLOGY AND WATER QUALITY.

- 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:

See discussion above in Section VII.E. GEOLOGY AND SOILS.

- 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 operations will not generate any solid waste. Any solid waste generated during construction will be minimal and will go to a local landfill.

## XX. WILDFIRE

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section XV. A. 1. PUBLIC SERVICES.

## 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: NO IMPACT:

The project will have no impact on biological or cultural resources.

- 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:



The project has been analyzed for potential impacts, and appropriate project-specific Conditions have been developed to reduce project impacts to less than significant. The project is required to comply with applicable County policies and ordinances. The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. The incremental contribution by the proposed project to overall development in the area is less than significant.

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

FINDING: NO IMPACT:

No cumulative impacts were identified in this analysis. No substantial adverse effects on human beings were identified.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3638, 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 Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, and Tribal Cultural Resources.

Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Noise, Utilities and Service Systems, and Wildfire have been determined to be less than significant.

A 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.

EA:ksn  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3638\IS-CEQA\CUP 3638 IS wu.docx

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7584	<b>LOCAL AGENCY PROPOSED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): CalCom Energy on behalf of Pappas Ranch LLC, Friendship LLC, and California Trade LLC	Project Title: Unclassified Conditional Use Permit Application No. 3638		
Project Description: Allow a 2,218 kW groundmount solar system to be developed in two phases, on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District approximately 10 miles northwest of the City of Huron. (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S.			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7584) prepared for Unclassified Conditional Use Permit Application No. 3638, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, and Tribal Cultural Resources.  Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Noise, Utilities and Service Systems, and Wildfire have been determined to be less than significant.  The Initial Study and Negative Declaration (ND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast 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 6, 2019		Review Date Deadline: Planning Commission – June 6, 2019	
Date: May 6, 2019	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

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

**LOCAL AGENCY  
NEGATIVE DECLARATION**

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3638\IS-CEQA\CUP3638 ND Draft.docx

**EXHIBIT 8**



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 3 June 6, 2019

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

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 Avenue 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).

**OWNER:** Wind Fall Farms 1  
**APPLICANT:** Verizon Wireless

**STAFF CONTACT:** Thomas Kobayashi, Planner  
(559) 600-4224

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7576; and
- Approve Unclassified Conditional Use Permit Application No. 3634 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. 5-Mile Cell Tower Radius Map
6. Site Plans, Detail Drawings, and Elevations
7. Applicant's Operational Statement
8. Project Description and Response to Wireless Communication Guidelines
9. Service Coverage Maps (with and without project)
10. Summary of Initial Study Application No. 7576
11. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)	No change
Parcel Size	613.32 acres	No change
Project Site	N/A	1,360 square-foot lease area
Structural Improvements	Agricultural Pump	150-foot lattice tower, antennas, and associated ground equipment
Nearest Residence	Approximately 1.08 miles north of project site	No change
Surrounding Development	Agriculture	No change
Operational Features	N/A	One maintenance visit per month
Employees	N/A	One maintenance visit per month

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Customers	N/A	None
Traffic Trips	N/A	One trip per month
Lighting	N/A	If required, an FAA approved obstruction light
Hours of Operation	N/A	24 hours, 7 days per week

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 7576 was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 10.

Notice of Intent of Mitigated Negative Declaration publication date: May 3, 2019

**PUBLIC NOTICE:**

Notices were sent to 15 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

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

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

**BACKGROUND INFORMATION:**

The proposal entails the construction of a 150-foot-high wireless communications tower and related facilities on an approximately 1,360 square-foot lease area from the existing 613.32-acre parcel. The lease area will be located in the northwest corner of the subject parcel. Access will occur from the Dinuba Avenue alignment, approximately 63 feet east of its intersection with the Hudson Avenue alignment. The access point will be a private 15-foot-wide gravel utility road, approximately 80 feet in length. The Applicant has indicated that the intent of the proposal is to eliminate or substantially reduce significant gaps in coverage.

The Applicant has submitted a map showing two known cell towers located outside the boundaries of the 5-mile radius. County records as shown in Exhibit 5 show that there have been four applications for cell towers within a 5-mile radius of this site. Based on aerials of the known locations and building permit records, there are three towers that currently house wireless telecommunications equipment. One tower is located northeast of the project site, another located northwest, and another located southeast. The northeast and southeast towers

are existing PG&E towers that have telecommunication equipment installed as a colocation. The northwest tower was built to accommodate telecommunication equipment. Based on the Alternative Site Analysis provided by the Applicant, colocation on the existing towers would not provide the service coverage desired by the Applicant.

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 91 feet Side: 71.5 feet Rear: 3,800 feet	Y
Parking	No requirement	No requirement	Y
Lot Coverage	No requirement	No requirement	Y
Space Between Buildings	No requirement	No requirement	Y
Wall Requirements	No requirement	No requirement	Y
Septic Replacement Area	100 percent	No change	Y
Water Well Separation	Septic Tank: 100 feet; Disposal Field: 100 feet; Seepage Pit: 100 feet	No change	Y

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

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed improvements including fences and gate entrances exceeding 7 feet in height within the lease area will require building plans, permits, and inspections. **This shall be included as a Project Note.**

Westlands Water District: Westlands Water District has underground facilities located on and/or near the subject parcels. Prior to construction, contact Underground Service Alert. **This shall be included as a Project Note.**

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 2475H, this 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.

A grading permit is required. **This shall be included as a Project Note.**

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

**Analysis:**

Staff review of the submitted site plan shows that the proposed lease area of 1,360 square feet will be located on the northwest corner of the 613.32-acre parcel. The proposed cell tower and associated ground equipment are located in excess of required setbacks established by the AE (Exclusive Agricultural) Zone District. Based on the above analysis, staff believes that the project site is adequate in shape and size to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 can be made.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	Yes	Private Dirt Road	Access point from the private road will be a 15-foot-wide gravel access road
Public Road Frontage	No	N/A	N/A
Direct Access to Public Road	No	N/A	N/A
Road ADT		N/A	N/A
Road Classification		N/A	N/A
Road Width		N/A	N/A
Road Surface		Dirt	Dirt
Traffic Trips		N/A	One maintenance visit per month
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	None required

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: Dinuba Avenue between Hudson and Inness is not a County-maintained road along the parcel frontage, per Plat Book.

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

**Analysis:**

The nearest public road is Manning Avenue located approximately 1 mile north of the project site. The Applicant has indicated that the private dirt roads along the Hudson Avenue and Dinuba Avenue alignments will be utilized to access the project site. Outside of construction traffic, there will be approximately one round trip maintenance visit per month. Based on information and existing road conditions, staff believes that the roads are adequate in width and pavement to carry the expected one maintenance trip per month.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	160 acres	Orchard	AE-20	None
	40 acres	Field Crops	AE-20	
	40 acres	Field Crops	AE-20	
	40 acres	Field Crops	AE-20	
	40 acres	Field Crops	AE-20	
South	147.64 acres	Field Crops	AE-40	None
	264.79 acres	Field Crops	AE-40	
East	156.61 acres	Field Crops	AE-40	None
West	160 acres	Field Crops	AE-20	None
	40 acres	Orchard	AE-20	



Surrounding Parcels				
	40 acres	Orchard	AE-20	

**Reviewing Agency/Department Comments:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: If moving more than 1,000 cubic yards of dirt or making significant changes in a State Responsibility Area, an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. **This shall be included as a Project Note.**

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

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 waste. **This shall be included as a Project Note.**

Fresno County Fire Protection District: The project proposal shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (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 FCFPD. Projects/Developments 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 Community Facilities District No. 2010-01 of FCFPD. **This shall be included as a Project Note.**

Projects/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. **This shall be included as a Project Note.**

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

**Analysis:**

Aerial photographs of the area show that the project site is located within a predominantly agricultural area. Staff does not believe that issues relating to aesthetics of the cell tower will be relevant, as no residential use is located in the vicinity of the project site, and the aesthetics of the tower will be similar to existing PG&E high-voltage towers located east of the project site. The subject parcel is located adjacent to Interstate 5, which is categorized as a Scenic Highway. Although the subject parcel is located adjacent to a Scenic Highway, the project site is located on the eastern side of Interstate 5 among agricultural land. Scenic views along Interstate 5 to the west will be unaffected by the project proposal.

Mitigation Measures discussed in the Initial Study prepared for the project proposal address the potential of the installation of outdoor lighting. In the event that outdoor lighting is installed, a Mitigation Measure has been implemented that all outdoor lighting shall be hooded and directed downward so as not to shine on public roads or surrounding properties.

Additional requirements provided by the Fresno County Department of Public Health and the Fresno County Fire Protection District will be implemented to further reduce potential adverse effects that the project could have on abutting properties and the surrounding agricultural area.

Based on the above information, staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p><b>Policy LU-A.1</b> The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated, and other areas planned for such development where public facilities and infrastructure are available.</p>	<p>The proposed cellular tower will bring improved cellular coverage to a rural underserved area in Fresno County. The project proposal is consistent with the Fresno County Wireless Communication Guidelines.</p>
<p><b>Policy LU-A. 2</b> The County shall allow by right in areas designated Agriculture activities related to the production of food and fiber and support uses incidental and secondary to the on-site agricultural operation.</p>	<p>The footprint of the facility is small (1,360 square feet) and is located at the edge of the parcel to avoid disruption to agricultural operations; and the Fresno County Department of Agriculture had no comment on the proposal.</p>
<p>General Plan Policy LU-A.3: 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:</p>	<p>With regard to Policy LU-A.3, the project proposal is allowed in Agricultural designated areas subject to an Unclassified Conditional Use Permit.</p> <p>With regard to Criteria “a”, wireless telecommunications coverage is based on the location of the towers and the range of the installed equipment. As such, the use cannot be provided more efficiently in urban areas.</p> <p>With regard to Criteria “b”, although the project site is located on Williamson Act contracted lands and</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<ul style="list-style-type: none"> <li>a. 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 operations characteristics.</li> <li>b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.</li> <li>c. The operations 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.</li> <li>d. A probable workforce should be located nearby or be readily available.</li> </ul>	<p>is being actively farmed, the project site will be located in a small lease area relative to the portion of the parcel actively being farmed. The Alternative Site Analysis produced by the Applicant concludes that no other site in the vicinity of the project area can accommodate their coverage needs and other land was unavailable for lease.</p> <p>With regard to Criteria “c”, operation of the facility will not require water, nor will the project require daily employees to be present to operate the facility. The project will only require a once-per-month maintenance visit. As such, the operational characteristics of the proposal will not have a detrimental impact on water resources.</p> <p>With regard to Criteria “d”, the project is not located near a probable workforce. The nearest workforce would be the City of Mendota, located approximately 10.56 miles northeast of the project site. Although there is no probable workforce located in the vicinity of the project site, the operational characteristics of the facility do not require a substantial workforce to be present. As the project does not require a substantial workforce, staff believes that the proposal does not conflict with Criteria “d”.</p>
<p>General Plan Policy PF-J.4: The County shall require compliance with the Wireless Communications Guidelines for siting of communications towers in unincorporated areas of the County.</p>	<p>With regard to Policy PF-J.4, 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. Wireless Communications Guidelines also state that Applicants for new tower sites should include provisions in their land lease agreements that reserve colocation opportunities. An Alternative Site Analysis was produced by the Applicant to show the Applicant’s attempts to colocate or build towers in different sites in the general vicinity. Additionally, the Applicant has submitted the lease agreement for the project site showing that colocation on the tower is available.</p>

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: APN 027-180-46S is enrolled in the Williamson Act Program (Contract No. 5580). Therefore, to determine consistency of the proposed project with the provisions of the program, the Applicant

must submit a typed Statement of Intended Use that provides information pertaining to the proposed use and to ensure compliance with provisions of the State Land Conservation Act and Fresno County's Interim Guidelines for Implementation of the Act.

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

**Analysis:**

Based on comments provided by the Policy Planning Section of the Fresno County Department of Public Works and Planning, the Applicant has provided to staff a Statement of Intended Use for review. Review conducted by the Policy Planning Section concluded that the Statement of Intended Use adequately addresses concerns related to the agricultural operation and proposed non-agricultural use.

Based on these factors, the proposed unmanned wireless telecommunications facility is consistent with the General Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

*None.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3634, subject to the recommended Conditions.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7576; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3634, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3634; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3634\SR\CUP 3634 SR.docx

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7576  
Unclassified Conditional Use Permit Application No. 3634  
(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources/ Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities
3.	Energy	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.	Applicant	Applicant/PW&P	During construction
4.	Tribal Cultural Resources	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 <a href="mailto:spowers@tachi-yoku-nsn.gov">spowers@tachi-yoku-nsn.gov</a> .	Applicant	Applicant/PW&P	During construction and decommissioning

**EXHIBIT 1**

<b>Conditions of Approval</b>	
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Commission.
2.	The approval shall expire in the event that use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land.  Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
3.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
Conditions of Approval reference recommended Conditions for the project.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	All proposed improvements including fences/gate entrances exceeding 7 feet in height within the lease area will require building plans, permits, and inspections.
2.	Westlands Water District has underground facilities located on and/or near the subject parcels. Prior to construction, contact Underground Service Alert.
3.	A grading permit is required.
4.	If moving more than 1,000 cubic yards of dirt or making significant changes in a State Responsibility Area, an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
5.	Facilities proposing to use and/or store hazardous materials and/or hazardous waste shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to HSC, Division 20, Chapter 6.95.
6.	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 waste.
7.	The project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. Projects/Developments 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 Community Facilities District No. 2010-01 of FCFPD.

**Notes**

8.

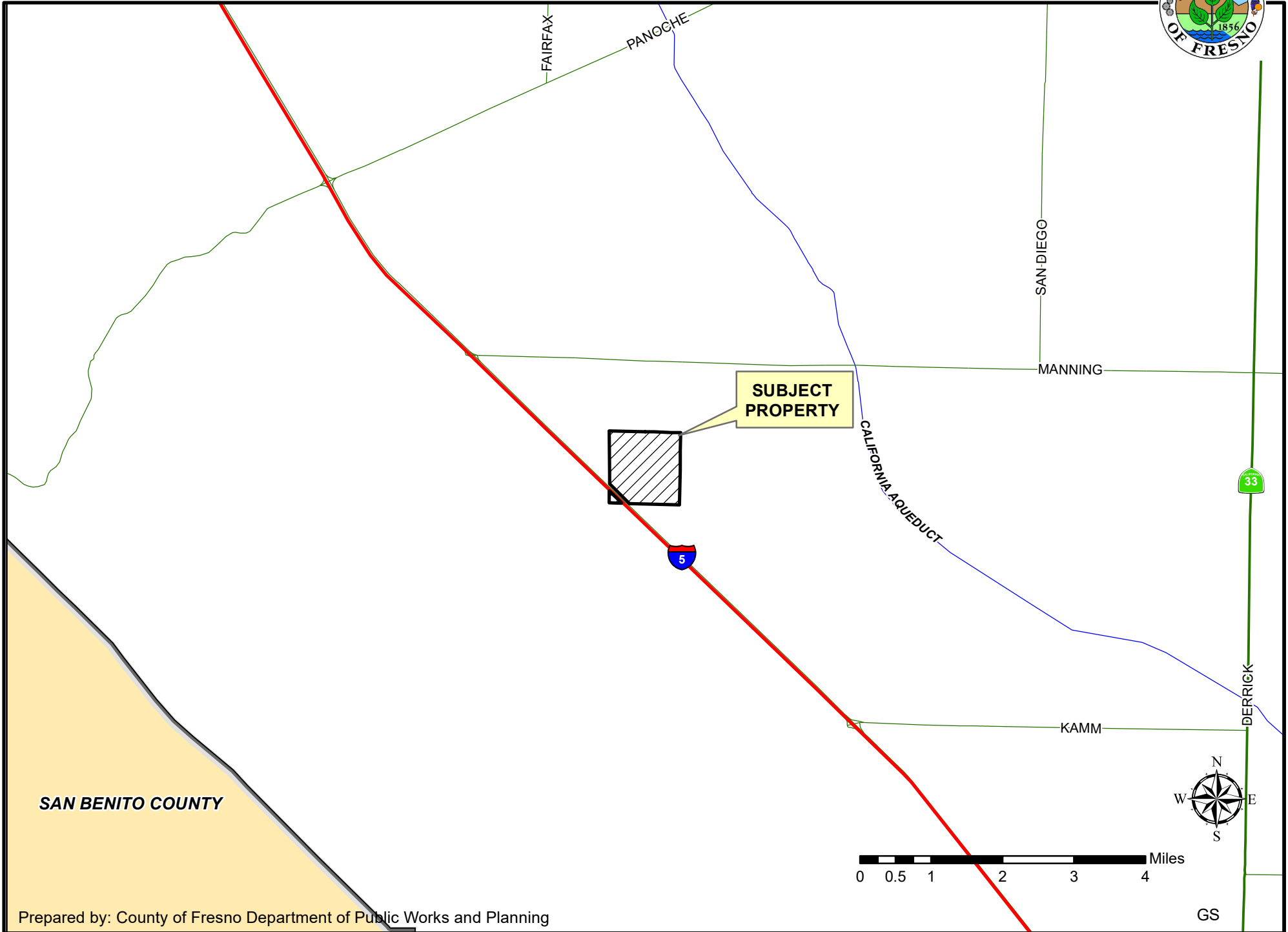
Projects/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

TK:ksn

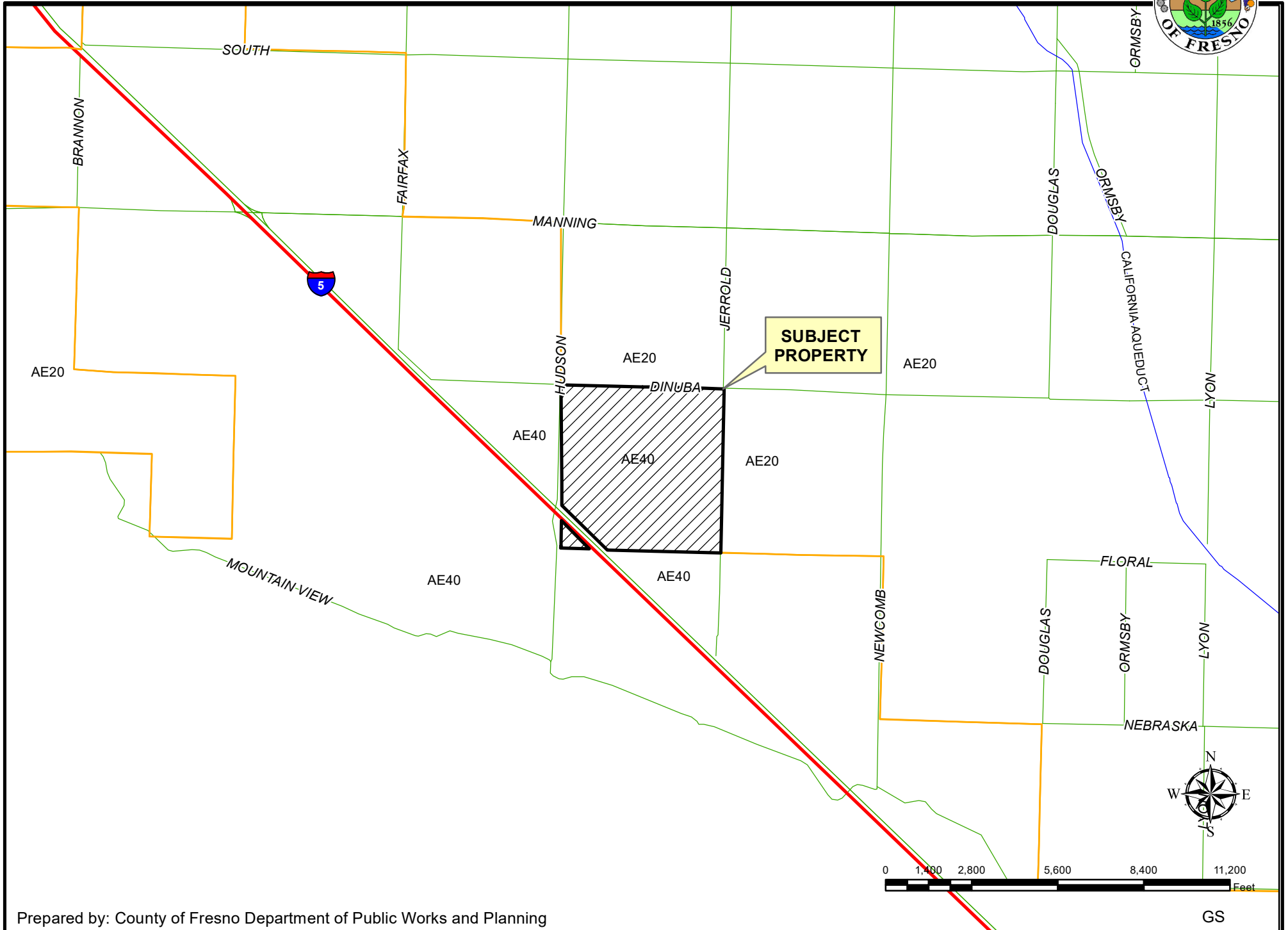
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3634\SR\CUP 3634 MMRP (Ex 1).docx



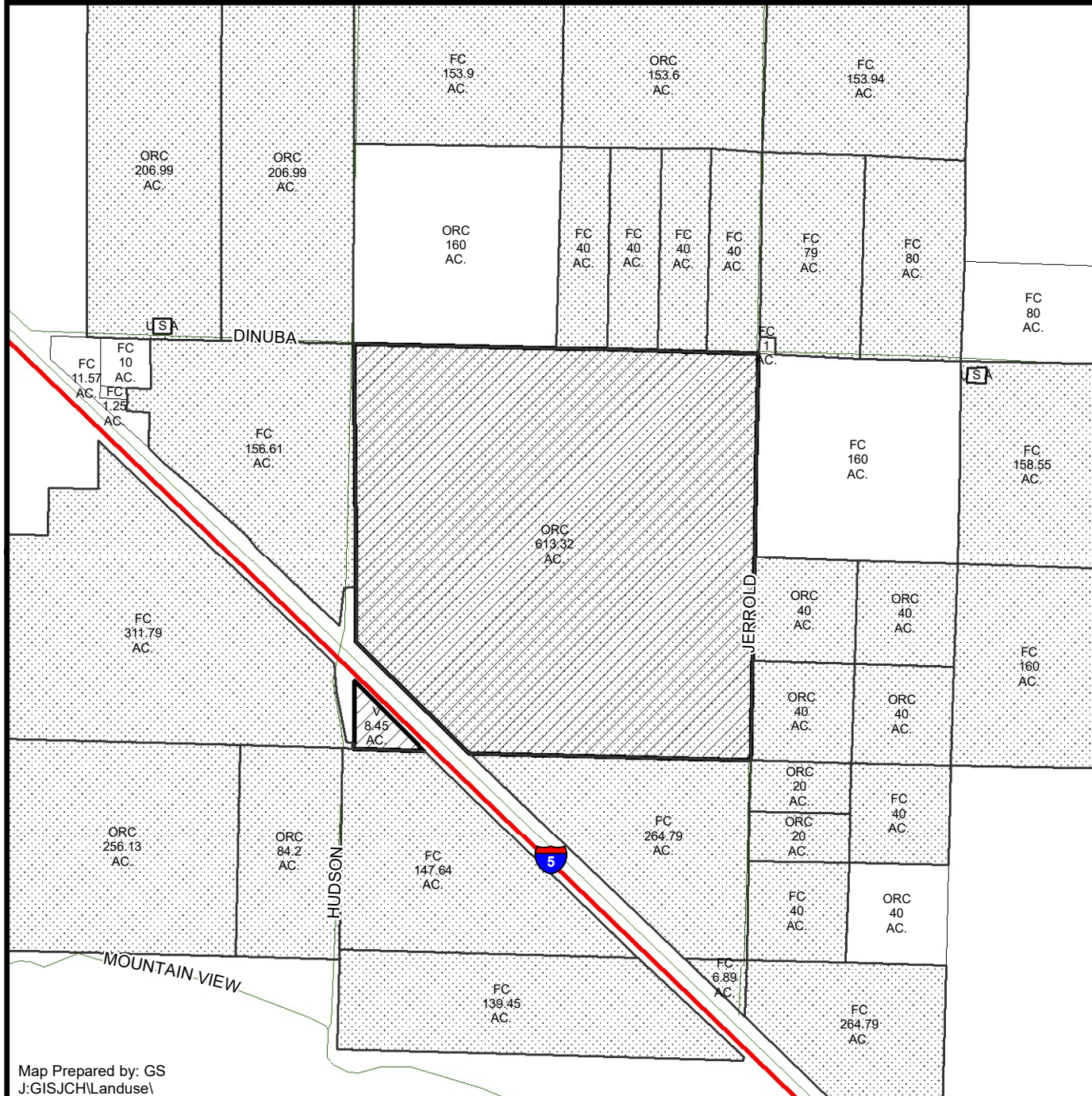
# LOCATION MAP



# EXISTING ZONING MAP





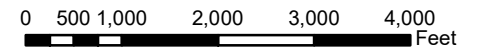
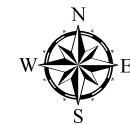
# EXISTING LAND USE MAP



LEGEND	
FC	FIELD CROP
ORC	ORCHARD
V	VACANT

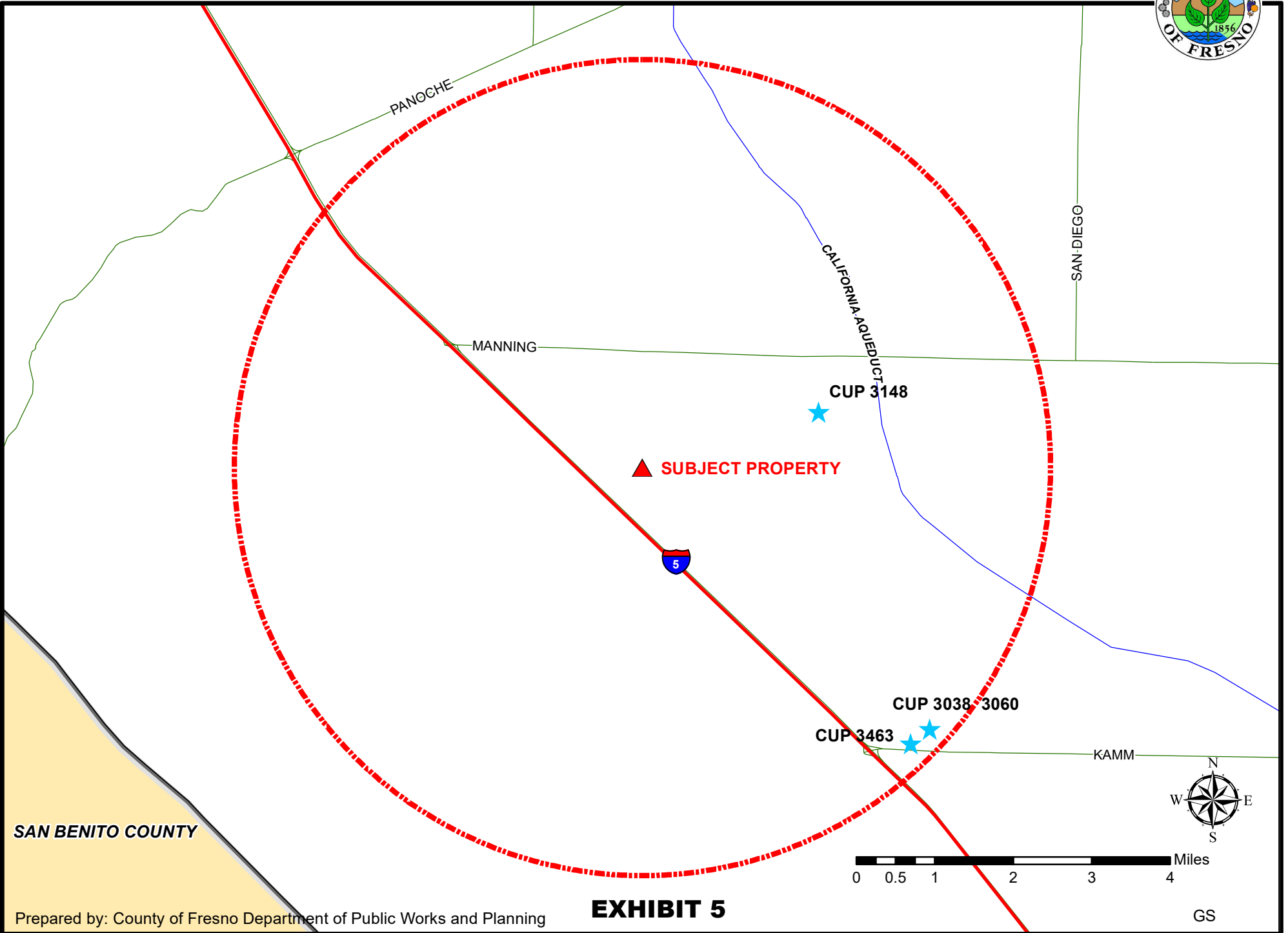
LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

# CELL TOWERS WITHIN A 5-MILE RADIUS



SAN BENITO COUNTY





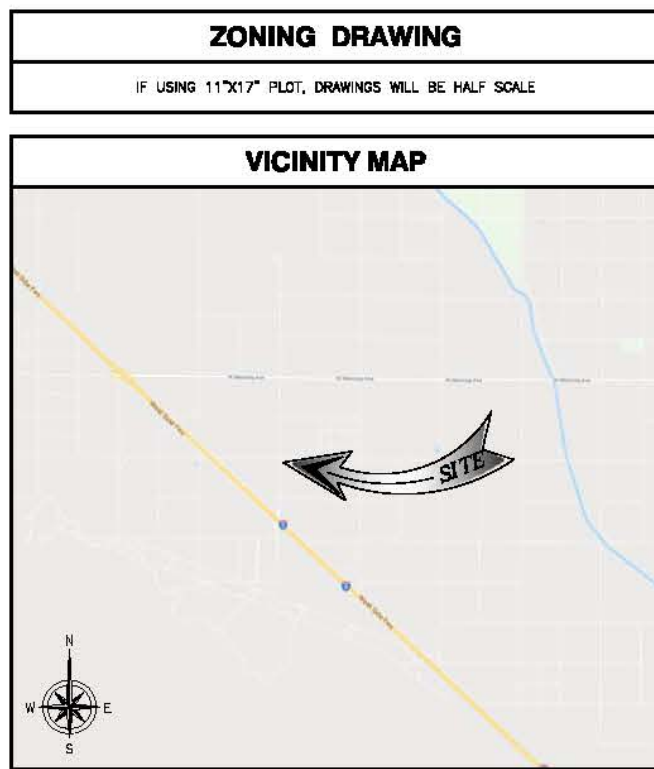
# I-5 & DINUBA

S. HUDSON  
MENDOTA, CA 93640

LOCATION CODE: 312101  
PROJECT TYPE: NEW SITE BUILD



SITE INFORMATION	
PROPERTY OWNER: ADDRESS:	WINDFALL FARMS PO BOX 278 FIREBAUGH, CA 93622 CONTACT: MARK FICKETT PH: (558) 908-1220
SITE ADDRESS:	S. HUDSON MENDOTA, CA 93640
APPLICANT: ADDRESS:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
LATITUDE (NAD 83):	36°35'21.70" N
LONGITUDE (NAD 83):	120°33'1.84" W
ASSESSOR'S PARCEL NO.:	027-180-46S
ZONING JURISDICTION:	FRESNO COUNTY
ZONING CLASSIFICATION:	AE-40 (EXCLUSIVE AGRICULTURE)
OCCUPANCY GROUP:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	1,360 SQFT.



PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A LATTICE TOWER FOR VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT.
<ul style="list-style-type: none"> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS 150'-0" HIGH LATTICE TOWER</li> <li>• INSTALL (9) PROPOSED VERIZON WIRELESS 8'-0" HIGH PANEL ANTENNAS</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS PLATFORM-MOUNTED 20KW AC GENERATOR</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS PLATFORM-MOUNTED EQUIPMENT CABINET</li> <li>• INSTALL (9) PROPOSED VERIZON WIRELESS RRUS (REMOTE RADIO UNITS)</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA</li> <li>• INSTALL (2) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12)</li> <li>• INSTALL (4) PROPOSED VERIZON WIRELESS DC SURGES</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS 8'-0" HIGH CHAINLINK FENCE ENCLOSURE</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS COAXIAL CABLE ICE BRIDGE</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS UTILITY AND EQUIPMENT RACKS</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS UNISTRUT FRAME-MOUNTED TELCO CABINET</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED ELECTRIC METER</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS UNISTRUT FRAME-MOUNTED ILC CABINET</li> <li>• INSTALL (1) PROPOSED VERIZON WIRELESS PREFABRICATED RAISED STEEL PLATFORM WITH GUARD RAIL</li> </ul>

DRAWING INDEX	
SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

ACCESSIBILITY NOTE
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 11058.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
<ul style="list-style-type: none"> <li>• CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 &amp; 25)</li> <li>• 2016 CALIFORNIA BUILDING CODE</li> <li>• CITY/COUNTY ORDINANCES</li> <li>• BUILDING OFFICIALS &amp; CODE ADMINISTRATORS (BOCA)</li> <li>• 2016 CALIFORNIA MECHANICAL CODE</li> <li>• ANSI/ISA-99.02-01 LIFE SAFETY CODE NFPA-101</li> <li>• 2016 CALIFORNIA PLUMBING CODE</li> <li>• 2016 CALIFORNIA ELECTRICAL CODE</li> <li>• 2016 LOCAL BUILDING CODE</li> </ul>

PROJECT TEAM	
<b>APPLICANT:</b> VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: BRADFORD KORTICK PHONE: (916) 798-0079 EMAIL: bradford.kortick@verizonwireless.com	<b>CONSTRUCTION:</b> SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: ESI LIEGE PHONE: (714) 697-6600 EMAIL: esiliege@sequoia-ds.com
<b>RF ENGINEER:</b> VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: WALT KOHLIS PHONE: (558) 974-7012 EMAIL: walt.kohlis@verizonwireless.com	<b>SITE ACQUISITION:</b> SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: ROBERT BALLMAIER PHONE: (949) 278-7747 EMAIL: bob.ballmaier@sequoia-ds.com
<b>ARCHITECT/ENGINEERING:</b> CELLSITE CONCEPTS 10650 SCRIPPS RANCH BLVD., SUITE 224 SAN DIEGO, CA 92131 CONTACT: REGGIE GABRIEL PHONE: (619) 200-7190 EMAIL: reggie.gabriel@cellsite.net	<b>ZONING:</b> SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: KYLIE DENARDO PHONE: 951-768-5947 EMAIL: kylie.denardo@sequoia-ds.com

DRIVING DIRECTIONS
DIRECTIONS FROM 2785 MITCHELL DRIVE WALNUT CREEK:
<ol style="list-style-type: none"> <li>1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WGET LN.</li> <li>2. TURN LEFT ONTO N WGET LN.</li> <li>3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD.</li> <li>4. YGNACIO VALLEY RD BECOMES HILLSIDE AVE.</li> <li>5. MERGE ONTO I-680 S VIA THE RAMP ON THE LEFT TOWARD SAN JOSE.</li> <li>6. MERGE ONTO I-580 E VIA EXIT 30A.</li> <li>7. I-580 E BECOMES I-5 S/WESTSIDE FWY S.</li> <li>8. TAKE THE MANNING AVE EXIT, EXIT 365.</li> <li>9. TURN LEFT ONTO W MANNING AVE.</li> <li>10. TURN RIGHT ONTO S HUDSON AVE (PORTIONS UNPAVED).</li> <li>11. S HUDSON AVE.</li> </ol>

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS EQUIPMENT ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

REV	DATE	DESCRIPTION
3	09/13/2018	100% ZD
2	06/06/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE:  
**SEPTEMBER 13, 2018**

ISSUED FOR:  
**100% ZD SET**

LICENSE:

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

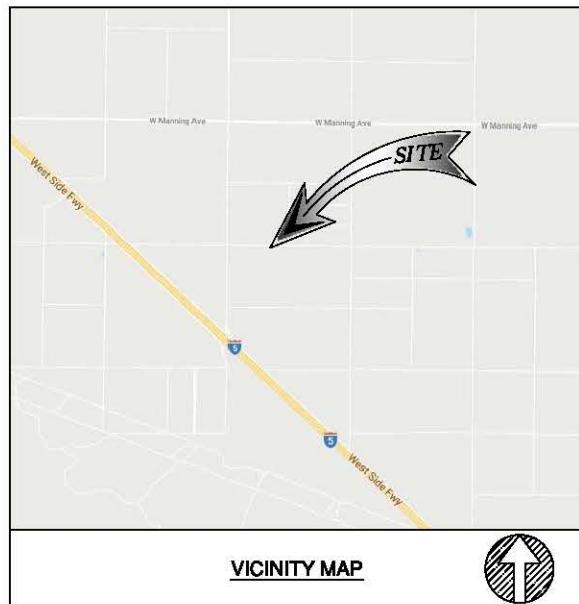
DRAWN BY: SAM

CHECKED BY: RGG

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**





**APN**  
027-180-455 AND 027-180-465

**SITE ADDRESS**  
S. HUDSON, MENDOTA, CA 93640

**TITLE REPORT**  
TITLE REPORT WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 5026900-5710848 DATED MAY 17, 2018.

**BASIS OF BEARING**  
THE CENTERLINE OF DINUBA AVE BEARING S89°30'26"E WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

**BENCH MARK**  
ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

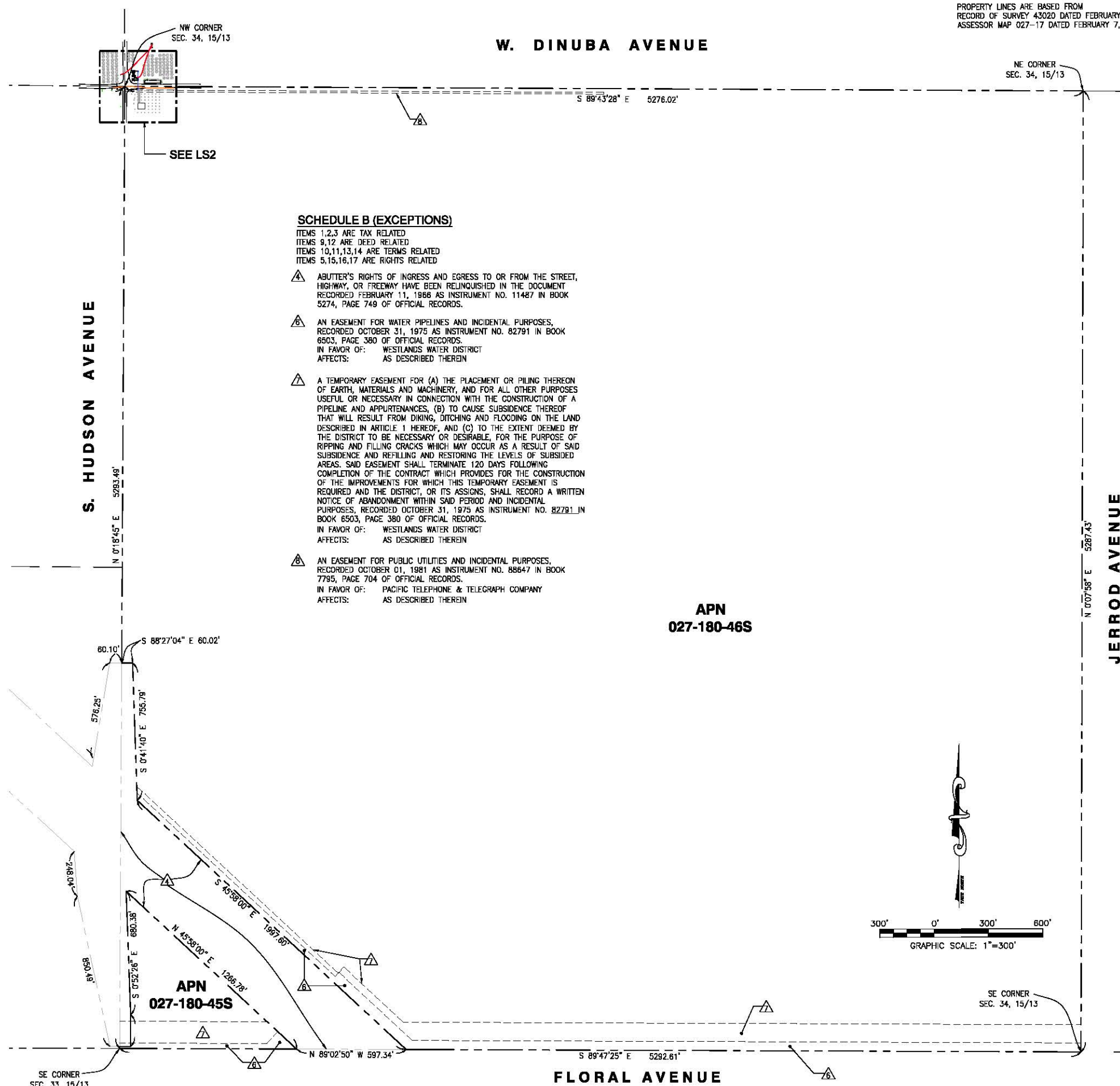
**FLOODZONE**  
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06019C2475H EFFECTIVE DATE 02/18/2009.

**LEGAL DESCRIPTION**  
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-B (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.

ALSO EXCEPTING THEREFROM ALL RIGHTS TO OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND GEOTHERMAL RIGHTS LYING IN AND UNDER SAID LAND.



**SCHEDULE B (EXCEPTIONS)**

ITEMS 1,2,3 ARE TAX RELATED  
ITEMS 9,12 ARE DEED RELATED  
ITEMS 10,11,13,14 ARE TERMS RELATED  
ITEMS 5,15,16,17 ARE RIGHTS RELATED

- ⚠️ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 11, 1988 AS INSTRUMENT NO. 11487 IN BOOK 5274, PAGE 749 OF OFFICIAL RECORDS.
- ⚠️ AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1975 AS INSTRUMENT NO. 82791 IN BOOK 6503, PAGE 380 OF OFFICIAL RECORDS.  
IN FAVOR OF: WESTLANDS WATER DISTRICT  
AFFECTS: AS DESCRIBED THEREIN
- ⚠️ A TEMPORARY EASEMENT FOR (A) THE PLACEMENT OR PILING THEREON OF EARTH, MATERIALS AND MACHINERY, AND FOR ALL OTHER PURPOSES USEFUL OR NECESSARY IN CONNECTION WITH THE CONSTRUCTION OF A PIPELINE AND APPURTENANCES, (B) TO CAUSE SUBSIDENCE THEREOF THAT WILL RESULT FROM DIKING, DITCHING AND FLOODING ON THE LAND DESCRIBED IN ARTICLE 1 HEREOF, AND (C) TO THE EXTENT DEEMED BY THE DISTRICT TO BE NECESSARY OR DESIRABLE, FOR THE PURPOSE OF RIPPING AND FILLING CRACKS WHICH MAY OCCUR AS A RESULT OF SAID SUBSIDENCE AND REFILLING AND RESTORING THE LEVELS OF SUBSIDED AREAS. SAID EASEMENT SHALL TERMINATE 120 DAYS FOLLOWING COMPLETION OF THE CONTRACT WHICH PROVIDES FOR THE CONSTRUCTION OF THE IMPROVEMENTS FOR WHICH THIS TEMPORARY EASEMENT IS REQUIRED AND THE DISTRICT, OR ITS ASSIGNS, SHALL RECORD A WRITTEN NOTICE OF ABANDONMENT WITHIN SAID PERIOD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1975 AS INSTRUMENT NO. 82791 IN BOOK 6503, PAGE 380 OF OFFICIAL RECORDS.  
IN FAVOR OF: WESTLANDS WATER DISTRICT  
AFFECTS: AS DESCRIBED THEREIN
- ⚠️ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 01, 1981 AS INSTRUMENT NO. 88647 IN BOOK 7795, PAGE 704 OF OFFICIAL RECORDS.  
IN FAVOR OF: PACIFIC TELEPHONE & TELEGRAPH COMPANY  
AFFECTS: AS DESCRIBED THEREIN

**APN**  
**027-180-465**

PROPERTY LINES ARE BASED FROM RECORD OF SURVEY 43020 DATED FEBRUARY 01, 1999 ASSESSOR MAP 027-17 DATED FEBRUARY 7, 2013



REV	DATE	DESCRIPTION
1	06/29/2018	FINAL SURVEY
0	05/23/2018	PRELIMINARY SURVEY

ISSUED DATE:  
**JUNE 29, 2018**

ISSUED FOR:  
**FINAL SURVEY**

LICENSURE:

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

DRAWN BY: ABR  
CHECKED BY: MP

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

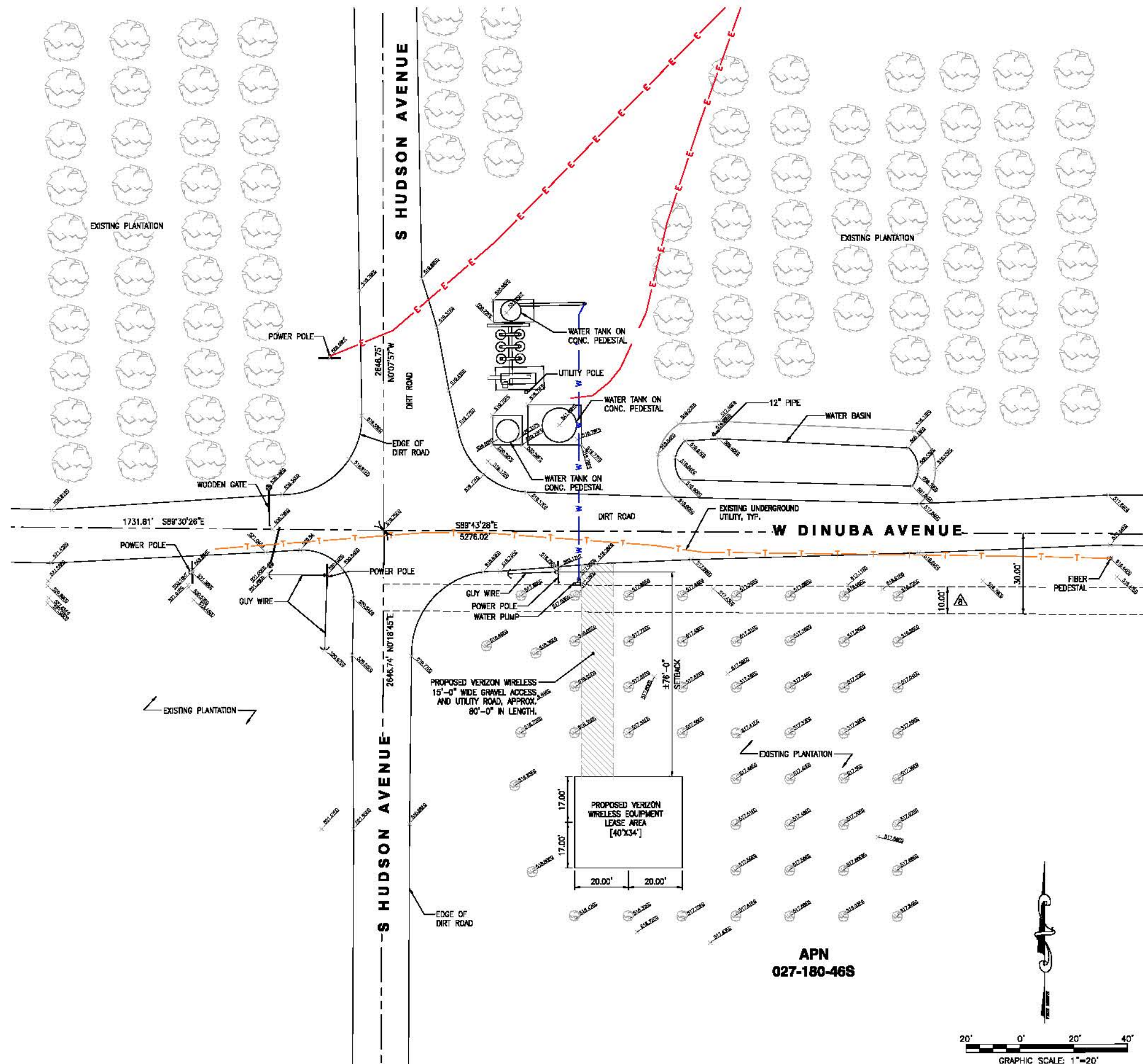
SHEET NUMBER:  
**LS-1**



- NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
  2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
  3. RIGHT-OF-WAY WAS ESTABLISHED BY LOCATING FOUND CENTERLINE CITY OR COUNTY MONUMENTS. IF CENTERLINE MONUMENTS WERE NOT LOCATABLE, THE CENTERLINE OFFSET TIES WERE USED TO ESTABLISH THE INTERSECTIONS. IF NEITHER CENTERLINE TIES OR CENTERLINE INTERSECTION MONUMENTS WERE LOCATABLE, EXISTING IMPROVEMENTS WERE USED TO ESTABLISH RIGHT-OF-WAY.
  4. ALL SHOWN RIGHT-OF-WAY WERE BASED UPON RESEARCH AT COUNTY OR CITY FILES AND REFLECT THE LATEST RECORDED MAPS, RECORDS OF SURVEY, PARCEL MAPS OR OTHER RECORDS. RIGHT-OF-WAY WILL NOT REFLECT ANY DEDICATION, TAKEN OR OFFERED AFTER THE RECORD MAP USED. ALL SURVEYS WERE COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ADDITIONAL DEDICATIONS NOT SHOWN ON THE RECORD MAPS USED.
  5. FIELD SURVEY COMPLETED ON MAY 22, 2018

**LEGEND**

- CENTER LINE
  - - - PROPERTY LINE
  - x x CHAIN-LINK FENCE
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - - - EASEMENT LINE
  - RETAINING WALL
  - TC TOP OF CURB
  - FL FLOW LINE
  - FS FINISH SURFACE
  - EG EXISTING GRADE
  - HT HEIGHT
  - EP EDGE OF PAVEMENT
  - BW BACK OF WALK
  - EXISTING STREET LIGHT
  - EXISTING TRAFFIC SIGNAL
  - EXISTING SIGN
  - GUY WIRE
  - CATCH BASIN
  - POWER POLE
  - FIRE HYDRANT
  - PINE TREE
  - PALM TREE
  - TREE
  - BUSH
  - EXISTING CONCRETE
  - EXISTING GRASS/TURF
  - MONUMENT FD.
- COORDINATES**
- LATITUDE: 36°35'21.70" N  
 LONGITUDE: 120°33'1.84" W



REV	DATE	DESCRIPTION
1	05/29/2018	FINAL SURVEY
0	05/23/2018	PRELIMINARY SURVEY

ISSUED DATE:  
**JUNE 29, 2018**

ISSUED FOR:  
**FINAL SURVEY**

LICENSURE:

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

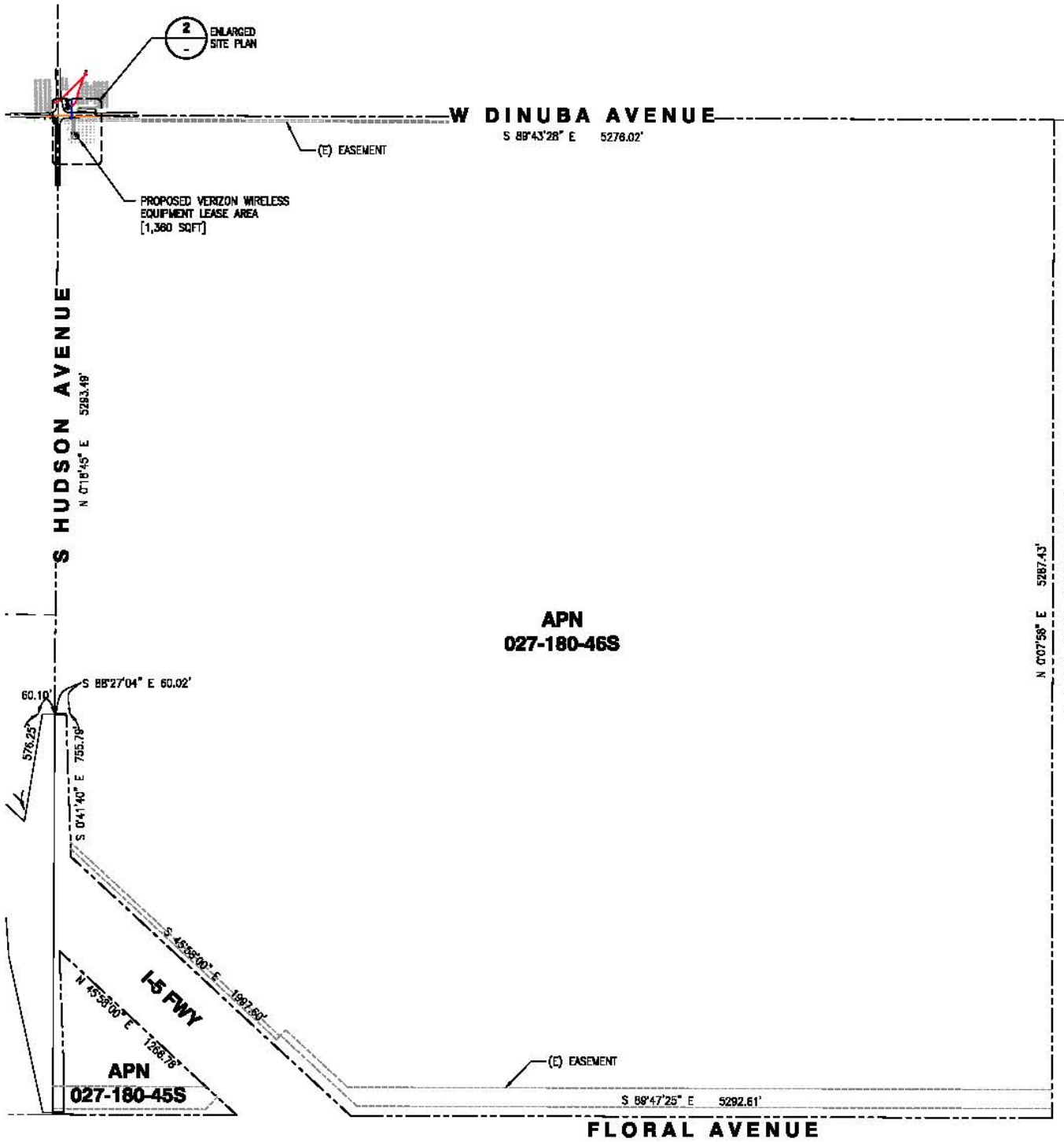
DRAWN BY: ABR  
 CHECKED BY: MP

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

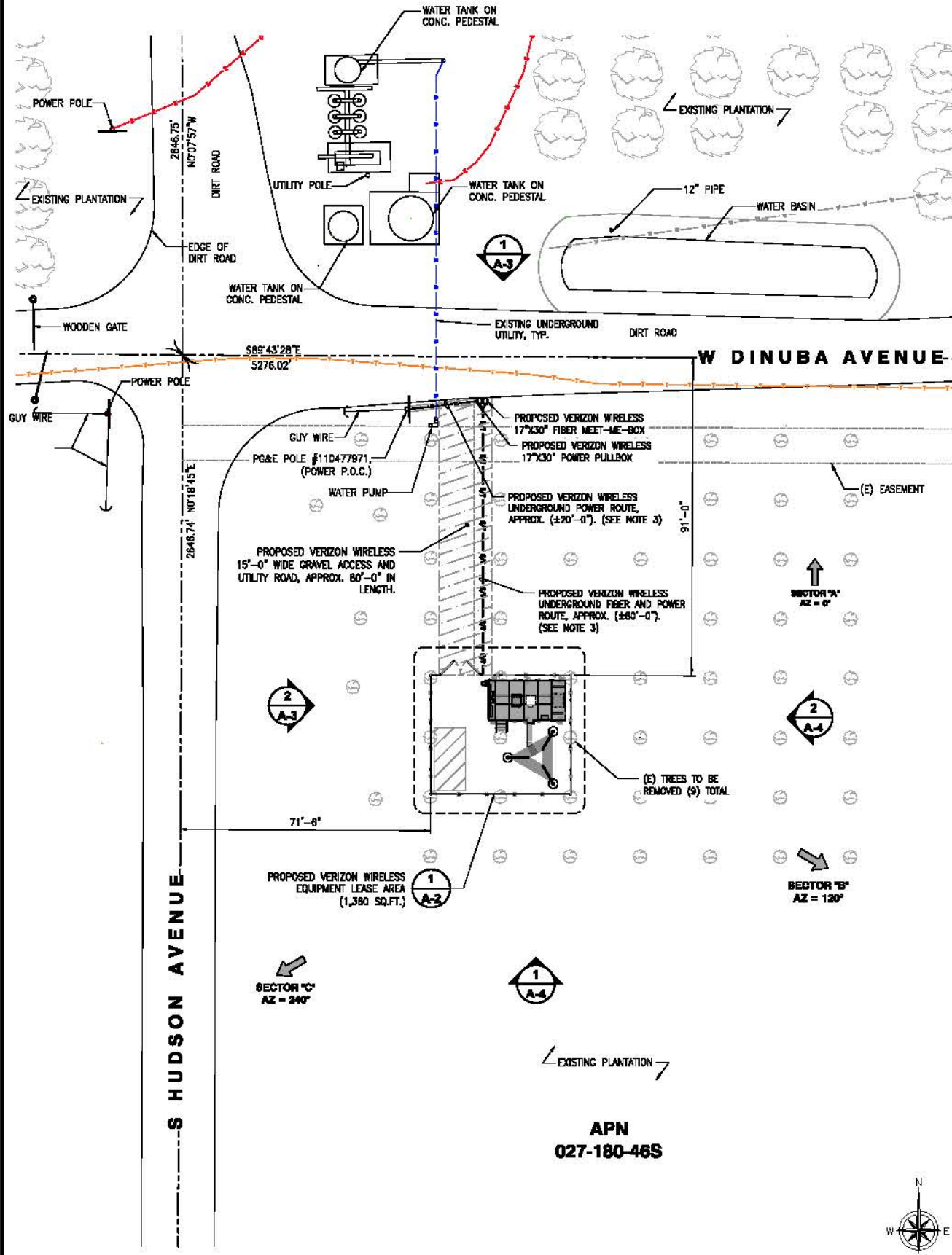
SHEET NUMBER:  
**LS-2**



- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.
  3. ALL CONDUITS OUTSIDE LEASE AREA SHALL BE PLACED AT A DEPTH OF 5 FEET TO BOTTOM OF CONDUIT.



- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.
  3. ALL CONDUITS OUTSIDE LEASE AREA SHALL BE PLACED AT A DEPTH OF 5 FEET TO BOTTOM OF CONDUIT.



REV	DATE	DESCRIPTION
3	09/13/2018	100% ZD
2	06/06/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE: **SEPTEMBER 13, 2018**

ISSUED FOR: **100% ZD SET**

LICENSURE:

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

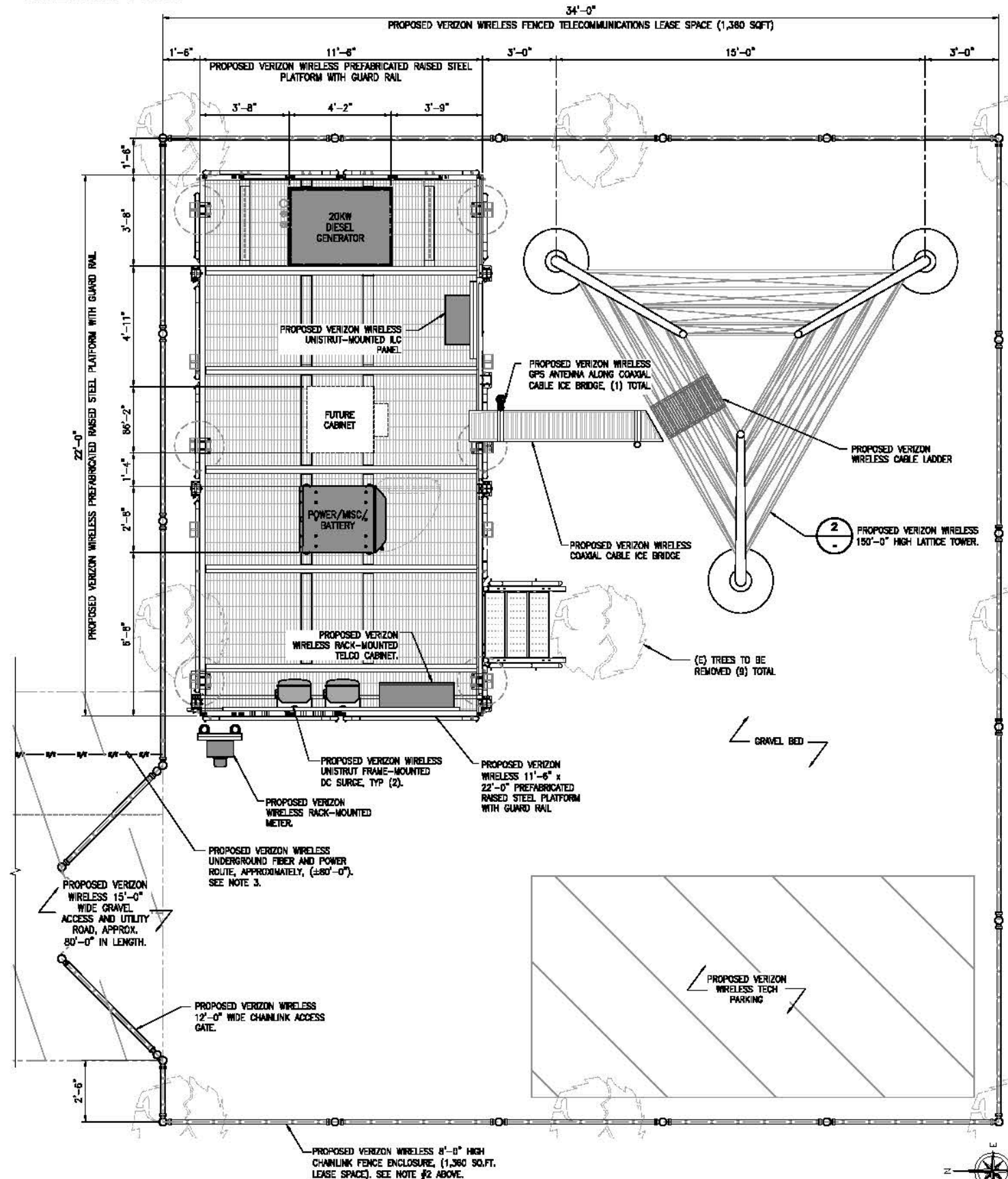
DRAWN BY: SAM  
CHECKED BY: RGG

SHEET TITLE: **SITE PLAN AND ENLARGED SITE PLAN**

SHEET NUMBER: **A-1**



- NOTES:**
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.
  3. ALL CONDUITS OUTSIDE LEASE AREA SHALL BE PLACED AT A DEPTH OF 5 FEET TO BOTTOM OF CONDUIT.

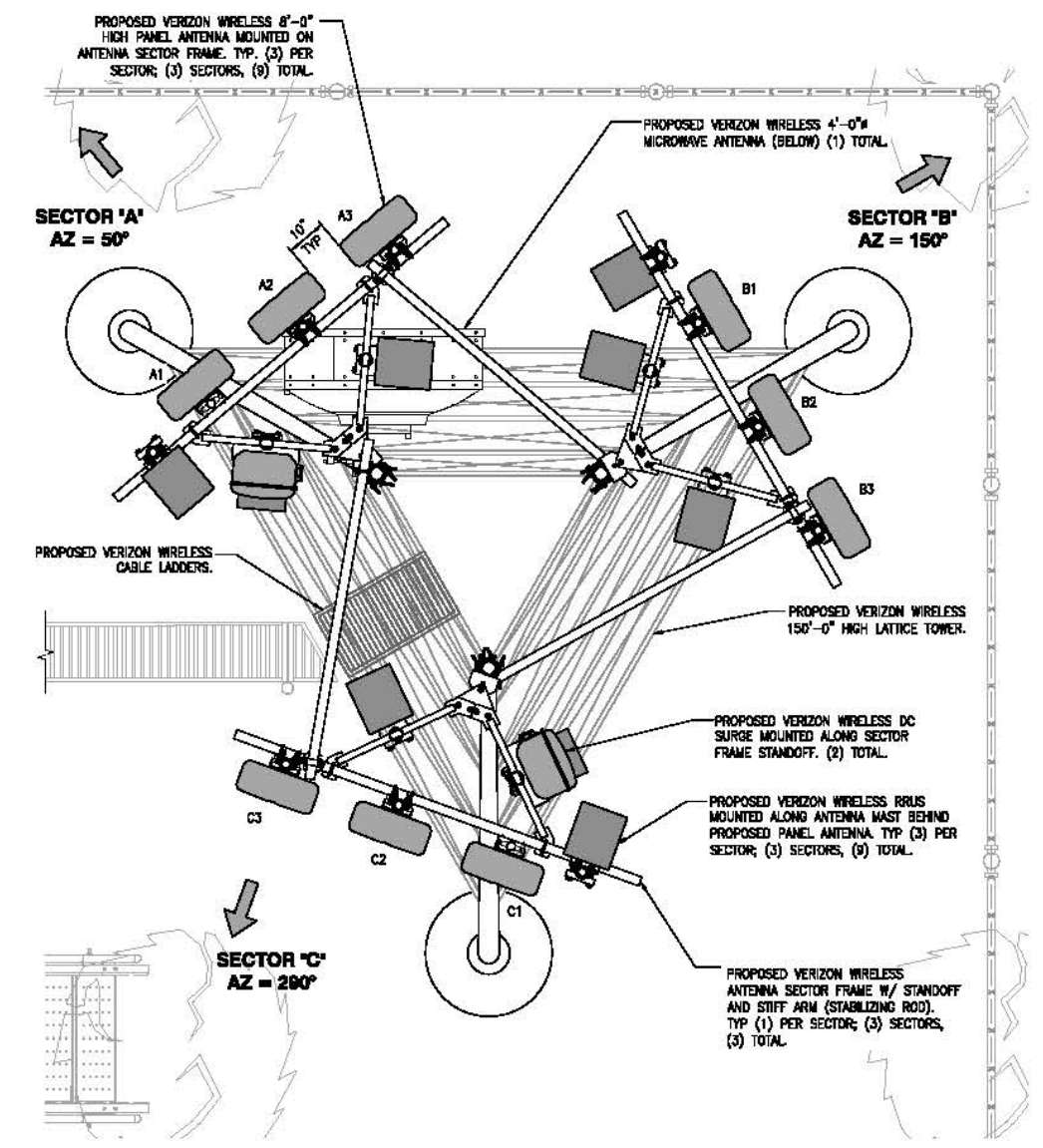


**EQUIPMENT LAYOUT (ROTATED 90° COUNTER CLOCKWISE)**

24"x36" SCALE: 3/8" = 1'-0"  
 11"x17" SCALE: 3/16" = 1'-0"  
 2" 1" 0" 2" **1**

**PROPOSED ANTENNA SCHEDULE**

ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR											
A1	PROPOSED	145°-0"	GENERIC 8' ANTENNA	50°	1	0	0	±170'-0"	(2) 8x12 HYBRID TRUNKS	ERICSSON RRUS	1
A2	PROPOSED	145°-0"	GENERIC 8' ANTENNA	50°	1	0	0	±170'-0"		ERICSSON RRUS	1
A3	PROPOSED	145°-0"	GENERIC 8' ANTENNA	50°	1	0	0	±170'-0"		ERICSSON RRUS	1
BETA SECTOR											
B1	PROPOSED	145°-0"	GENERIC 8' ANTENNA	150°	1	0	0	±170'-0"		ERICSSON RRUS	1
B2	PROPOSED	145°-0"	GENERIC 8' ANTENNA	150°	1	0	0	±170'-0"		ERICSSON RRUS	1
B3	PROPOSED	145°-0"	GENERIC 8' ANTENNA	150°	1	0	0	±170'-0"		ERICSSON RRUS	1
GAMMA SECTOR											
C1	PROPOSED	145°-0"	GENERIC 8' ANTENNA	290°	1	0	0	±170'-0"		ERICSSON RRUS	1
C2	PROPOSED	145°-0"	GENERIC 8' ANTENNA	290°	1	0	0	±170'-0"	ERICSSON RRUS	1	
C3	PROPOSED	145°-0"	GENERIC 8' ANTENNA	290°	1	0	0	±170'-0"	ERICSSON RRUS	1	



**ANTENNA LAYOUT (ROTATED 90° COUNTER CLOCKWISE)**

24"x36" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"  
 2" 1" 0" 2" **2**



REV	DATE	DESCRIPTION
3	09/13/2018	100% ZD
2	06/06/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE: **SEPTEMBER 13, 2018**

ISSUED FOR: **100% ZD SET**

LICENSE:

PROJECT INFORMATION:

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

DRAWN BY: SAM  
 CHECKED BY: RGG

SHEET TITLE: **EQUIPMENT AND ANTENNA LAYOUTS**

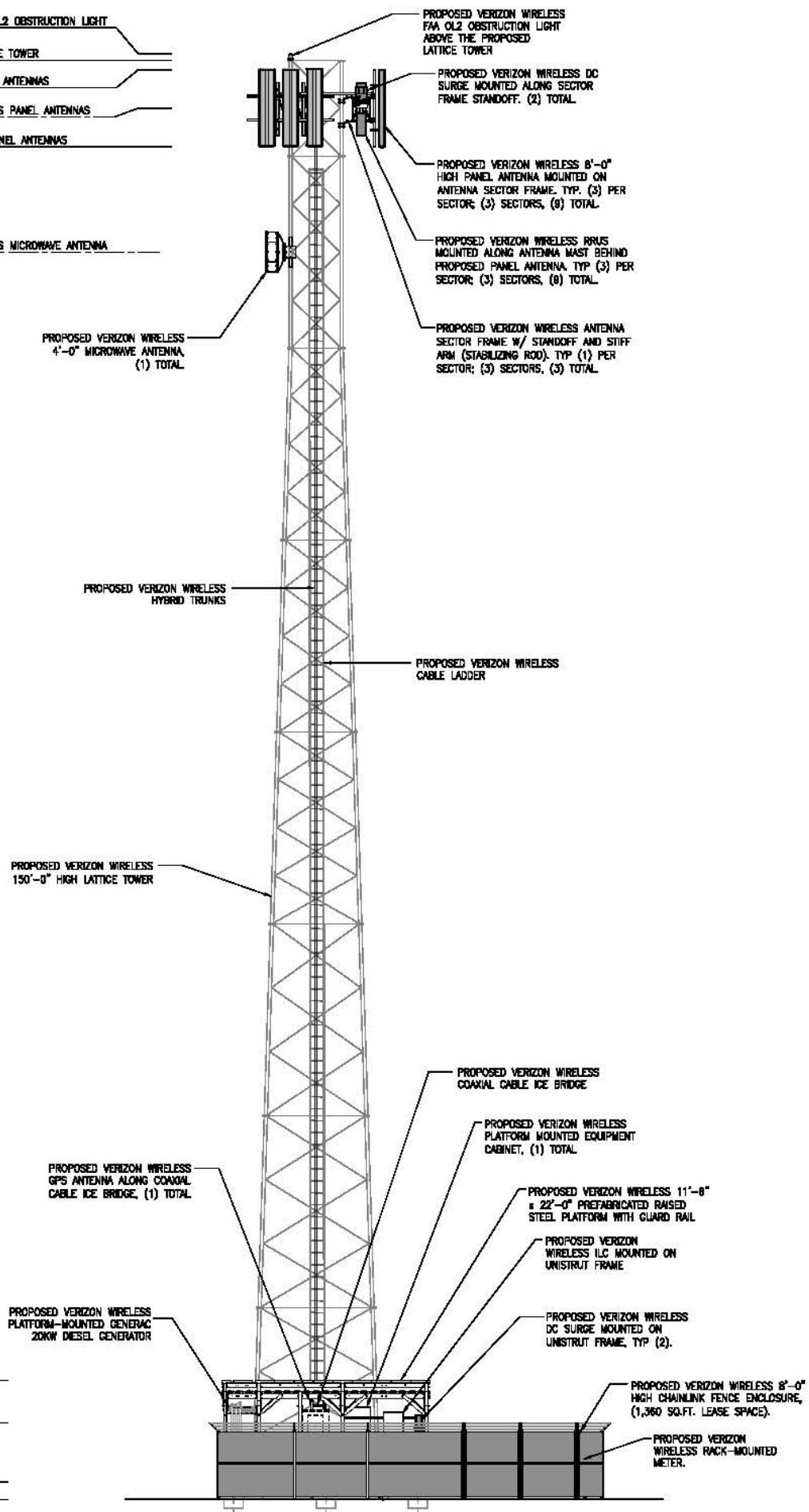
SHEET NUMBER: **A-2**



- TOP OF PROPOSED VERIZON WIRELESS FAA DL2 OBSTRUCTION LIGHT  
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS LATTICE TOWER  
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = ±148'-0" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = ±145'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = ±141'-0" A.G.L.

- RAD CENTER OF PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA  
ELEV. = ±130'-0" A.G.L.

NOTE:  
THE PROPOSED LAYOUT IS PRELIMINARY  
AND SUBJECT TO CHANGE PENDING FULL  
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



- TOP OF PROPOSED STEEL PLATFORM ROOF  
ELEV. = ±11'-0" A.G.L.
- TOP OF PROPOSED FENCE  
ELEV. = ±8'-0" A.G.L.
- BOTTOM OF PROPOSED PLATFORM  
ELEV. = 2'-0" A.G.L.
- GRADE LEVEL  
ELEV. = 0'-0" A.G.L.

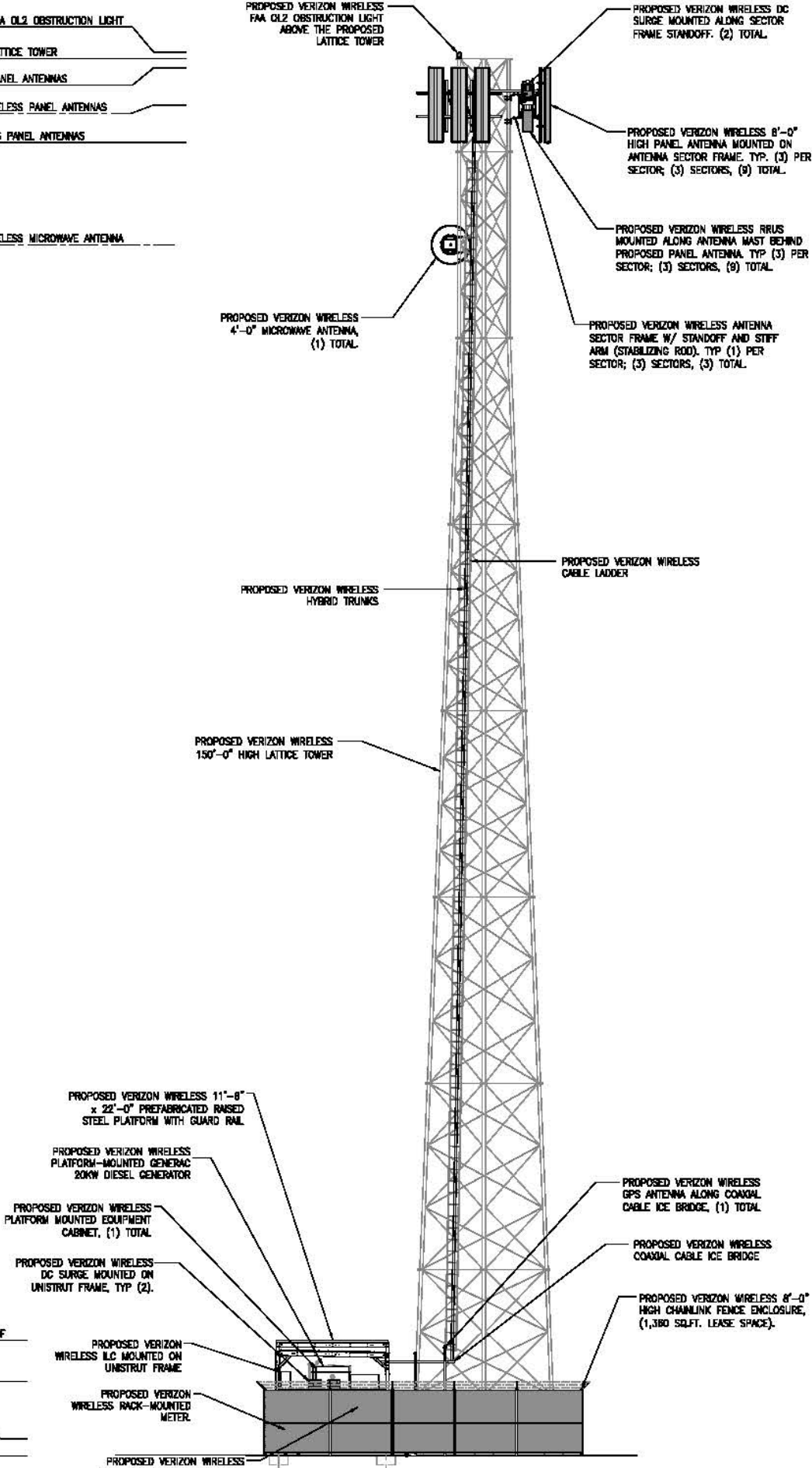
**NORTH ELEVATION**

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

- TOP OF PROPOSED VERIZON WIRELESS FAA DL2 OBSTRUCTION LIGHT  
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS LATTICE TOWER  
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = ±148'-0" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = ±145'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = ±141'-0" A.G.L.

- RAD CENTER OF PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA  
ELEV. = ±130'-0" A.G.L.

NOTE:  
THE PROPOSED LAYOUT IS PRELIMINARY  
AND SUBJECT TO CHANGE PENDING FULL  
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



- TOP OF PROPOSED STEEL PLATFORM ROOF  
ELEV. = ±11'-0" A.G.L.
- TOP OF PROPOSED FENCE  
ELEV. = ±8'-0" A.G.L.
- BOTTOM OF PROPOSED PLATFORM  
ELEV. = 2'-0" A.G.L.
- GRADE LEVEL  
ELEV. = 0'-0" A.G.L.

**WEST ELEVATION**

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



REV	DATE	DESCRIPTION
3	09/13/2018	100% ZD
2	06/06/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE:  
**SEPTEMBER 13, 2018**

ISSUED FOR:  
**100% ZD SET**

LICENSURE:

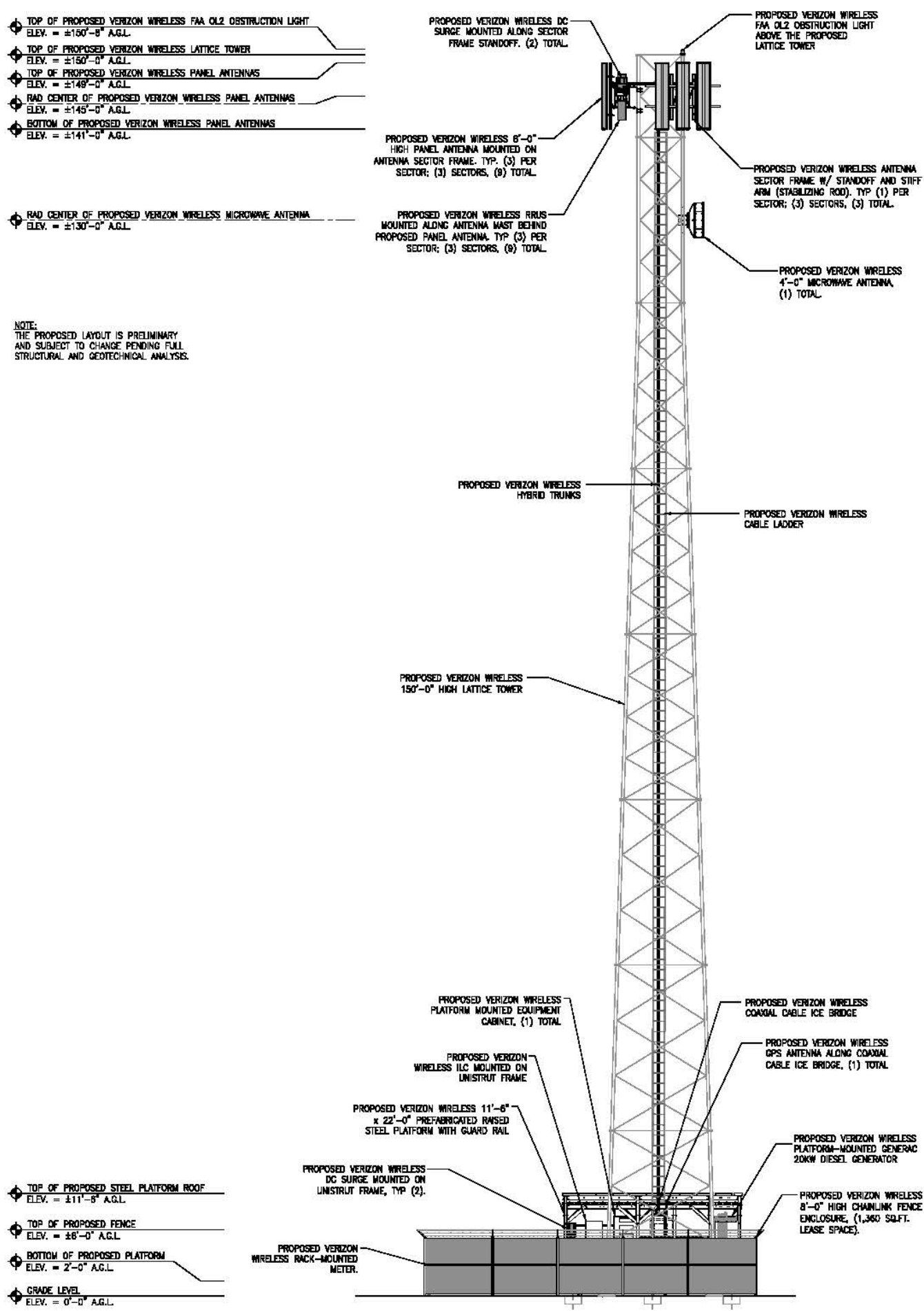
PROJECT INFORMATION:  
**I-5 & DINUBA**  
LOCATION CODE: 312101  
S. HUDSON  
MENDOTA, CA 93640

DRAWN BY: SAM  
CHECKED BY: RGG

SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

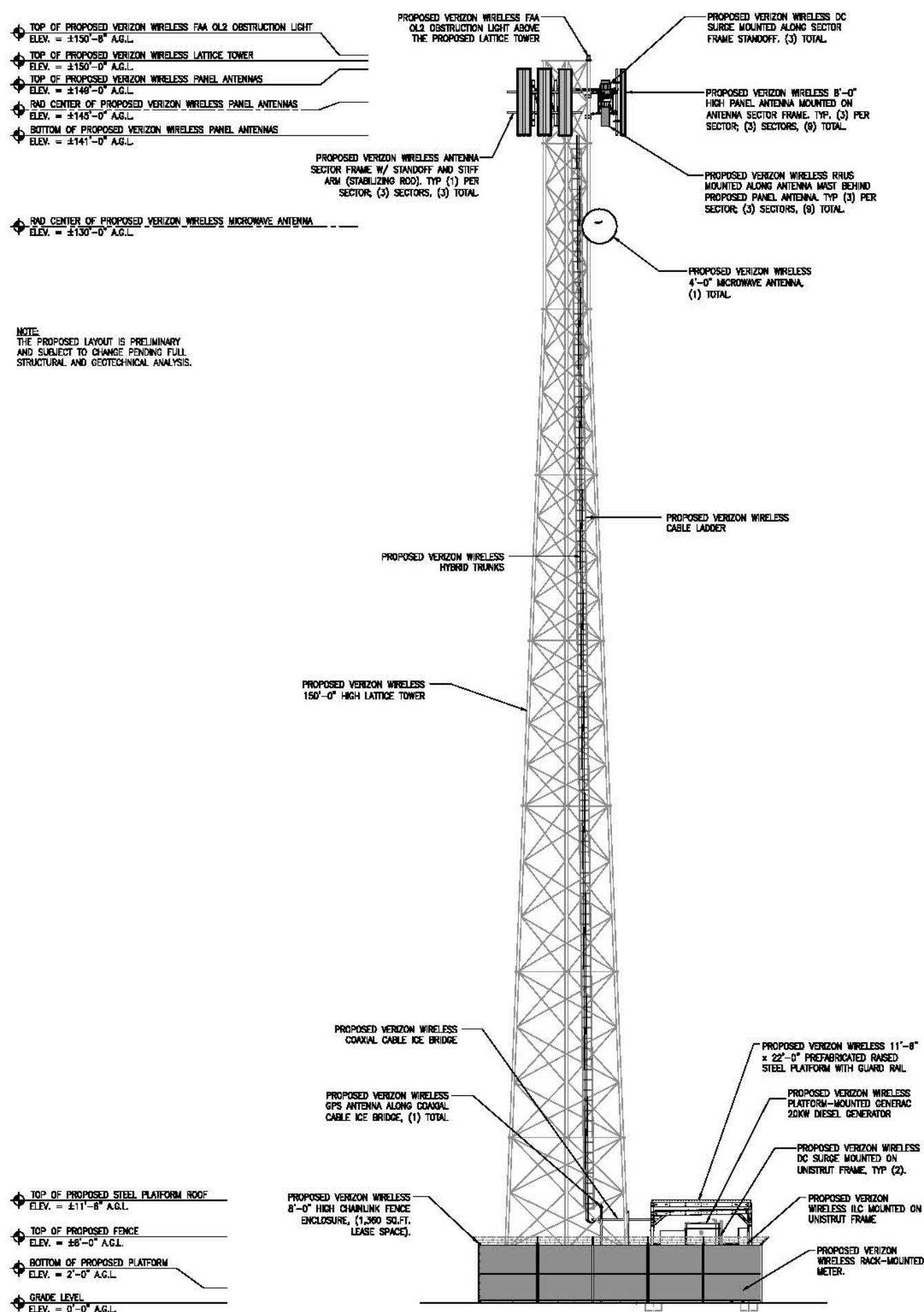
SHEET NUMBER:  
**A-3**





**SOUTH ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0'



**EAST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0'



REV	DATE	DESCRIPTION
3	08/13/2018	100% ZD
2	08/08/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE:  
**SEPTEMBER 13, 2018**

ISSUED FOR:  
**100% ZD SET**

LICENSURE:

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

DRAWN BY: SAM  
CHECKED BY: RGC

SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-4**



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



## 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.

22471 ASPAN STREET, SUITE 290, LAKE FOREST, CA 92630  
TELEPHONE: 949.753.7200 FACSIMILE: 949.753.7203

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: 027-180-45S & 46S

### 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' 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 DIVISION

#### APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

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

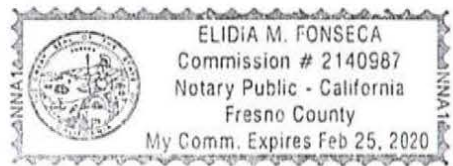
On Nov. 15<sup>th</sup> 2018 before me, Elidia M. Fonseca, Notary Public, personally appeared

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: [Signature]





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



# 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 wooley-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](mailto: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

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7576</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E-</b>	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Ben Hackstedde, 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**

G:\4360Devs&amp;PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 MND DRAFT.docx



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 4 June 6, 2019

**SUBJECT:** Director Review and Approval Application No. 4570

Allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with a 1,248 square-foot conventional dwelling to remain as a primary residence, on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the west side of North Locan Avenue, approximately 150 feet north of its intersection with East Escalon Avenue, and easterly and southerly adjacent to the nearest city limits and within the Sphere of Influence of the City of Clovis (6297 North Locan Avenue) (Sup. Dist. 5) (APN 553-100-27).

**OWNER/  
APPLICANT:** Glenn T. Bailes

**STAFF CONTACT:** Jeremy Shaw, Planner  
(559) 600-4207

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Approve Director Review and Approval Application No. 4570 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Elevations/Floor Plans

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Reserve Low-Density Residential	No change
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	3.24 acres	No change
Project Site	N/A	N/A
Structural Improvements	An approximately 1,248 square-foot conventional, single-family dwelling, several detached metal storage buildings, and a barn	Addition of a 1,027 square-foot mobile home as a permanent second residence
Nearest Residence	Approximately 130 feet south of the primary residence	Approximately 330 feet south of the proposed secondary residence
Surrounding Development	Surrounding parcels are developed with single-family residences	No change
Traffic Trips	Residential (one dwelling)	Residential (two dwelling units)
Lighting	Residential	No change

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

It has been determined pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 101 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Director Review and Approval Application (DRA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 872.C are made by the Planning Commission.

Section 872.E.3 of the Zoning Ordinance requires that DRA Applications for projects located on properties within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and within the sphere of influence of a city be appealable to the Board of Supervisors. This Section is interpreted to require that the application be referred directly to the Planning Commission for consideration. The decision of the Planning Commission on a DRA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

This application is requesting to allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with an existing 1,248 square-foot conventional dwelling to remain as a primary residence, on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35-feet;  Rear: 20 feet;  Side: 20 feet	Front: Existing Primary; 151 feet Proposed Secondary: 165 feet  Rear: Existing Primary; 265 feet Proposed Secondary: 103 feet  Side (north): Existing Primary; 160 feet Proposed Secondary: 23 feet  Side (south): Primary; 80 feet Proposed Secondary: 275 feet	Front: Yes  Rear: Yes  Side: Yes
Parking	Two parking spaces, ether covered or uncovered shall be provided for each dwelling unit	Two additional parking spaces for the proposed second residence	Yes
Lot Coverage	N/A	N/A	N/A
Space Between Buildings	N/A	N/A	N/A
Wall Requirements	N/A	N/A	N/A



	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Septic Replacement Area	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	No change (Nitrogen Loading Analysis required). Proposed second septic system to located 50 feet from the north (side) property boundary	Yes
Water Well Separation	100 feet	No change	Yes

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

Fresno County Department of Public Health, Environmental Health Division: In the case of this application, it appears the parcel can accommodate the sewage disposal systems and expansion areas, meeting the mandatory setback and policy requirements established in the Tier 2 Local Area Management Program (LAMP), Onsite Wastewater Treatment System (OWTS) policy and California Plumbing Code.

The project is located in the Sphere of Influence of the City of Clovis, and any new construction shall be required to connect to municipal facilities for the provision of water and sewer services at such time as water and sewer services become available.

It is recommended that the Applicant consider having the existing septic tanks pumped, and have the tank and leach fields evaluated by an appropriately-licensed contractor. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.

The sewage disposal system for the proposed permanent secondary residence shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel No. 1585H, the subject parcel is not subject to flooding from the 100-year storm event.

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

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

**Analysis:**

Review of the site plan shows that the 3.24-acre parcel is large enough to accommodate the addition of a second residence, and Health Department review of this application finds that the subject parcel is adequate in size to accommodate the addition of a second septic system to serve the proposed second residence (mobile home), while meeting the setback requirements established in the California Plumbing Code, Well Standards Ordinance and Fresno County, Tier 2 Local Area Management Program (LAMP) guidelines, which restrict septic Onsite Wastewater Treatment (septic) System density to one system per two acres.

Because the subject parcel contains less than four acres, the property was required to undergo a nitrogen loading analysis to demonstrate that the regional characteristics are such that an exception can be made to the septic density restriction. In the case of this application, the nitrogen loading analysis was completed and approved by the Department of Public Works and Planning on April 18, 2019, which will allow the additional septic system, subject to all applicable permits and inspections.

Based on the above information, staff finds that the subject parcel is adequate in size and shape to accommodate the addition of a mobile home as a second residence.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 can be made.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	330 feet along North Locan Avenue	No change
Direct Access to Public Road	Yes	Two existing driveways	No additional driveways are proposed
Road ADT		900 along North Locan Avenue	No change
Road Classification		Collector	No change
Road Width		23.40 feet	No change
Road Surface		RMS (Road Mix Surfacing)	No change
Traffic Trips		Residential – one dwelling	Residential – two dwellings
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	N/A

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

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Locan Avenue is classified as a Collector road in the County's General Plan, requiring an ultimate right-of-way of 84 feet, 42 feet on either side of the centerline. Locan Avenue currently has a 60-foot right-of-way across the subject parcel frontage. An additional 12 feet of right-of-way may ultimately be required from the subject property. Setbacks to new structures shall be based upon the ultimate right-of-way of 84 feet.

The subject property currently is accessed from North Locan Avenue via two existing unimproved drive approaches. Any improvement on these two drive approaches within the road right-of-way will require that an encroachment permit be obtained from the Road Maintenance and Operations Division.

Development Engineering Section of the Fresno County Department of Public Works and Planning: North Locan Avenue is a Collector road with an existing right-of-way of 30 feet west of the centerline; the minimum width for a Collector road right-of-way is 42 feet west of the centerline. North Locan Avenue is a County-maintained road, and records indicate that this section of North Locan, between East Escalon and East Paul Avenues, has an Average Daily Traffic Count (ADT) of 900, a paved width of 23.4 feet, a structural section of 0.33 feet RMS, and is in good condition.

Typically, with access for any development along Collector roads, turnaround facilities shall be provided on parcels having direct access so that vehicles do not back out onto the roadway.

The subject parcel is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zones District 7H. FMFCD shall be consulted for their requirements, and any additional runoff generated by development cannot be drained across property lines and must be retained on site or disposed of per County standards.

If not already present, ten-foot by ten-foot corner cutoffs shall be improved for sight distance purposes at the exiting driveway onto Locan Avenue.

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

## **Analysis:**

North Locan Avenue, which provides access to the subject property, is classified as a Collector road in the County General Plan, with an existing right-of-way of 60 feet, and is in good condition. The ultimate right-of-way for a Collector road is 84 feet. An additional 12 feet of right-of-way may ultimately be required, however, no dedication of additional right-of-way will be required at this time. The additional residential traffic resulting from the proposed installation of the mobile home as a second residence does not warrant that improvements to North Locan Avenue be made at this time. The portion of North Locan across the parcel frontage is located within the City of Clovis Sphere of Influence; accordingly, the County would defer to City standards at such time as road improvements were needed. The existing 23-foot paved width is sufficient to carry the increased traffic from this proposal.

Based on the above information, staff believes that the section of North Locan Avenue along the property frontage is adequate to accommodate the proposed addition of a mobile home as a permanent second residence.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	4.60 acres	Flood control basin	City of Clovis PF (Public Facilities)	N/A
South	1.79 acres	Single-Family Residential	Limited Agricultural	Primary: 130 feet Secondary: 340 feet
East	19.72 acres 2.00 acres	Field Crops Single-Family Residential	Rural Residential	Primary: 350 feet Secondary: 430 feet
West	6.40 acres	Flood control basin	City of Clovis PF(Public Facilities)	N/A

**Reviewing Agency/Department Comments:**

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: Plans, permits, and inspections are required for all proposed improvements. If this application is approved, the address for the proposed mobile home will be 6307 North Locan Avenue.

Building and Safety Plan Check Section of the Fresno County Department of Public Works and Planning: Plans, permits, and inspections will be required for all onsite improvements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: The subject property is located within the Fresno Metropolitan Flood Control Boundary and Drainage Zone District 7H. FMFCD shall be consulted for their requirements, and any additional runoff generated by development cannot be drained across property lines and must be disposed of or retained on site per County standards.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or traversing the subject property.

A grading permit or grading voucher will be required for any grading that has been done without a permit and any grading proposed with this application.

Fresno Metropolitan Flood Control District (FMFCD): No surface runoff shall be directed toward the adjacent District basin. The District recommends that the County require a temporary on-site storm water storage facility for any additional development or street improvements. It is the District's understanding that there will be no grading of the subject property within 20 feet of the District's drainage basin.

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

**Analysis:**

The subject parcel is located adjacent to a Fresno Metropolitan Flood Control District (FMFCD) basin; as such, there are no privacy or visibility concerns to the north or to the west of the property, as the proposed mobile home would be located on the north side of the property, placing it more than 600 feet from the nearest residence to the north, and more than one quarter-mile from the nearest residence to the west.

The proposed second residence will be located approximately 165 feet west of the nearest right-of-way of North Locan Avenue, and as such, it will be visible from the roadway and adjacent properties to the east and northeast. Accordingly, a Condition of Approval has been included requiring that landscaping be provided on all sides of the proposed second residence (mobile home), and that the landscaping be completed prior to occupancy.

Based on the above information, and with adherence to the included Condition of Approval, staff believes the proposal to install a mobile home as a permanent second residence will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval.*

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<b>Policy LU-G.1</b> The County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.	This project was routed to the City of Clovis, which did not offer any comment. This property shall be required to connect to public water and sewer at such time as such services become available.

<p><b>Policy LU-H.4</b> The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for low-, medium- and medium-high-density residential use, rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.</p>	<p>The subject parcel is designated Reserve Low-Density Residential in the County-adopted Clovis Community Plan, which allows by discretionary review the possibility of a permanent second residence. The proposed second residence (mobile home) will be approximately 221 square feet smaller than the existing primary, which is consistent with this policy.</p>
<p><b>Policy PF-D.6</b> The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.</p>	<p>Due to septic system density restrictions, a nitrogen loading analysis was required, in accordance with the Fresno County Tier 2 Local Area Management Program (LAMP) guidelines. A nitrogen loading analysis was completed and approved by the County on April 18, 2019, which determined that the installation of a second septic system to serve the proposed mobile home would be allowed.</p>

**Reviewing Agency Comments:**

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The subject parcel is not located in an area designated as water short; as such, no well yield certification is required at this time.

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Reserve Low-Density Residential in the County-adopted Clovis Community Plan, which allows a second dwelling unit, subject to discretionary approval.

City of Clovis: No comments.

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

**Analysis:**

Based on the factors cited above, the proposed installation of a mobile home as a permanent second residence is consistent with the General Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

Three telephone inquiries from property owners in the vicinity were received by staff pertaining this application. The concerns raised were that the proposed second residence is a mobile home and not in keeping with the character of the neighborhood, and that the subject property having an existing second driveway with access to North Locan Avenue may have traffic impacts.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Director Review and Approval Application can be made. Staff therefore recommends approval of Director Review and Approval Application No. 4570, subject to the recommended Conditions of Approval and Project Notes.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Director Review and Approval Application No. 4570, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Director Review and Approval Application No. 4570; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

JS:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\DRA\4500-4599\4570\SR\PC\DRA 4570 SR.docx



**Director Review and Approval Application No. 4570  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development shall be in substantial compliance with the approved site plan, floor plans, and elevations.
2.	The proposed residence shall be landscaped in such a manner as to enhance the appearance of the residence and to ensure compatibility with surrounding properties. The landscaping shall be completed prior to occupancy. The required landscaping, including trees and shrubs, shall be provided on all sides of the mobile home to enhance its appearance from the adjacent properties and from North Locan Avenue. A landscape plan shall be submitted to the Department of Public Works and Planning for approval prior to issuance of building permits. If the proposed landscape area exceeds 500 square feet in area, the landscape plan will be subject to the Model Water Efficient Landscape Ordinance (MWELo) requirements currently in effect.

Conditions of Approval reference recommended Conditions for the project.

In addition to the above-cited conditions, this application is subject to the following mandatory standards of the Fresno County Zoning Ordinance, Section 855-N-28:

<b>Special Standards</b>	
1.	Two parking spaces, either covered or uncovered, shall be provided for each dwelling unit, as shown on the approved site plan. Each parking space shall be a minimum size of 8-1/2 feet by 20 feet. The parking spaces and the driveway providing access to said parking spaces shall be improved.
2.	Prior to issuance of building permits, a covenant running with the land between the County and the owner shall be recorded with the County Recorder requiring that one of the dwelling units shall be occupied by an owner of record.  Note: The Department of Public Works and Planning will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.

The following Notes reference mandatory requirements of Fresno County of other agencies and are provided as information to the project Applicant:

<b>Notes</b>	
1.	This permit shall become void if there has not been substantial development within two years of the effective date of this approval.
2.	The sewage and disposal system for the proposed permanent second residence shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.
3.	Any runoff generated by the proposed development of this site cannot be drained across property lines, and must be retained on site or disposed of per County Standards.
4.	The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

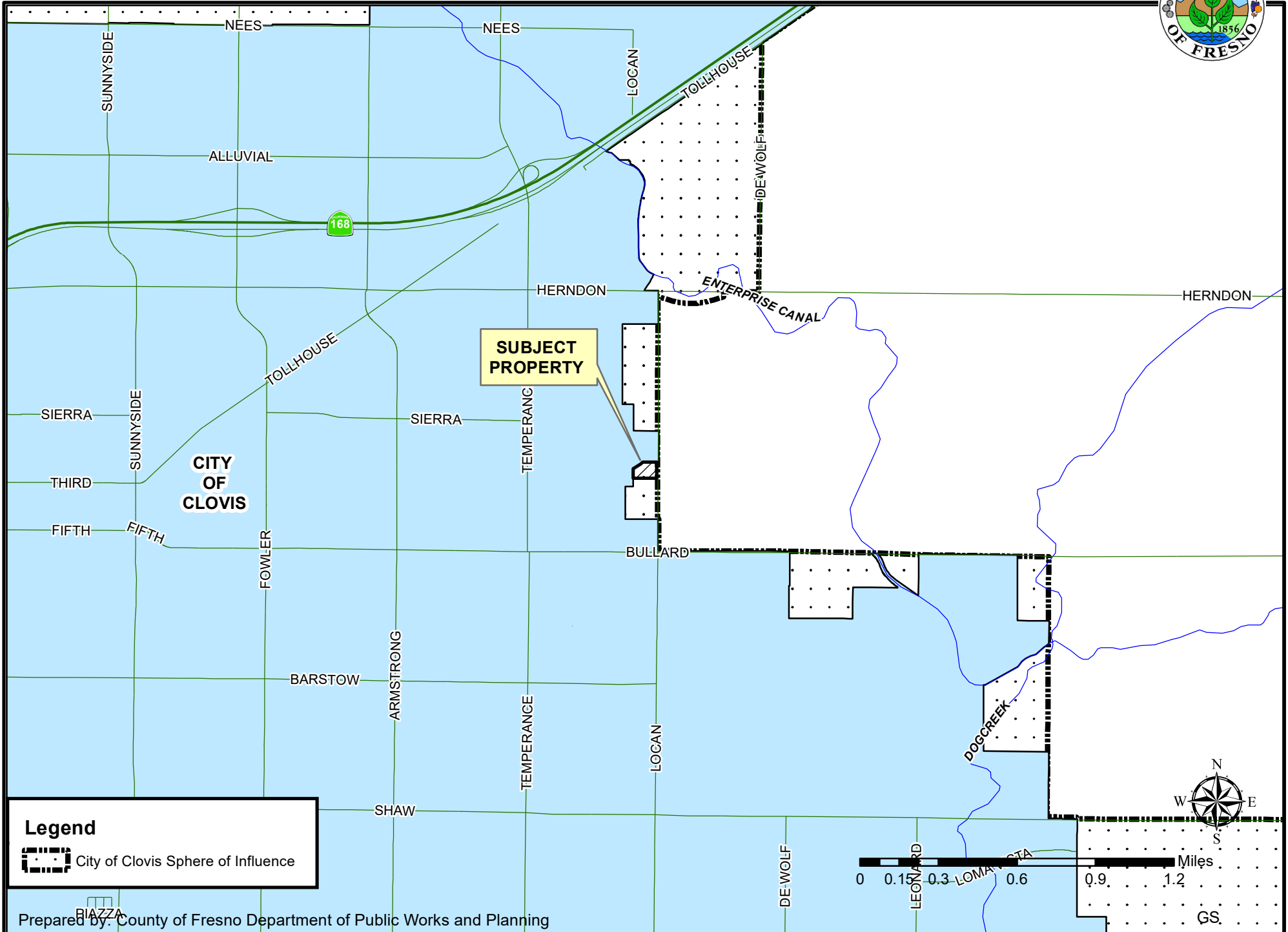
**EXHIBIT 1**

<b>Notes</b>	
5.	The subject parcel is located within the Sphere of Influence of the City of Clovis. Accordingly, any new development shall be required to connect to public water and sewer service at such time as water and sewer services become available.
6.	The Clovis Unified School District, in which the subject property is located, is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services and Capital Projects Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when an application is made for a building permit.
7.	A grading permit or voucher may be required for any grading that has been done without a permit and any grading proposed with this application.
8.	Plans, permits, and inspections will be required for all on-site improvements.

JS:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4500-4599\4570\SR\PC\DRA 4570 Conditions & PN (Ex 1).docx

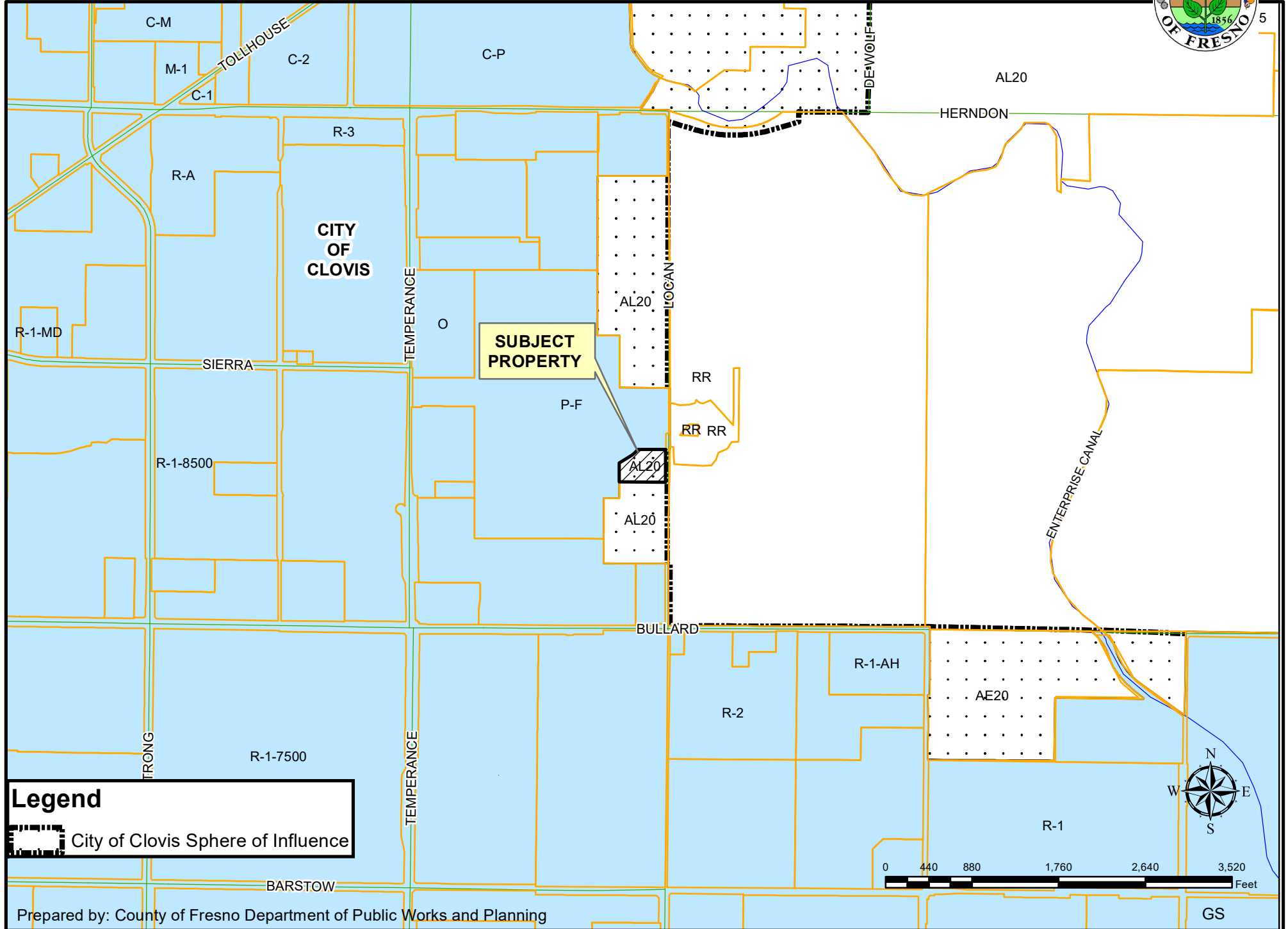
# LOCATION MAP



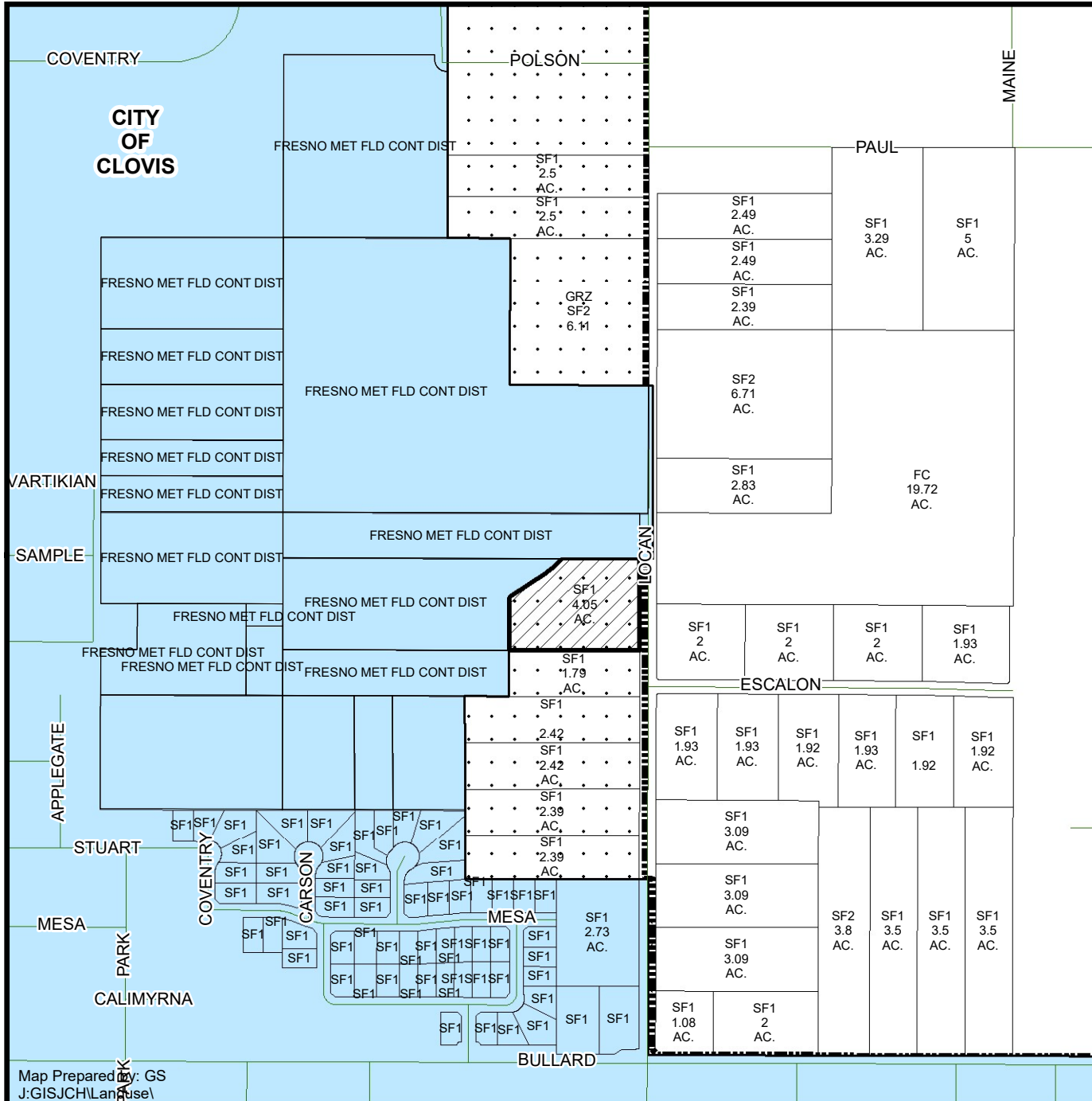
**Legend**

City of Clovis Sphere of Influence

# EXISTING ZONING MAP





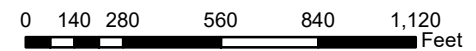
# EXISTING LAND USE MAP



LEGEND	
V - VACANT	
FC - FIELD CROP	
GRZ - GRAZING	
SF#- SINGLE FAMILY RESIDENCE	

## Legend

-  Subject Property
-  City of Clovis Shere of Influence



Department of Public Works and Planning  
Development Services Division

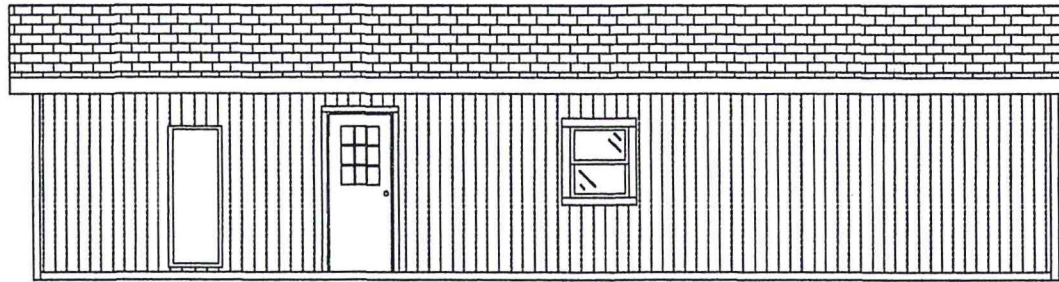
Map Prepared by: GS  
J:GISJCHLanuse



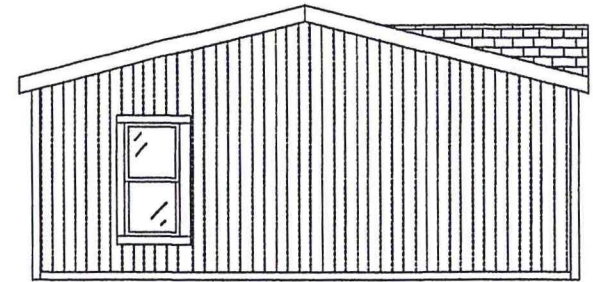


DRAFT # 1

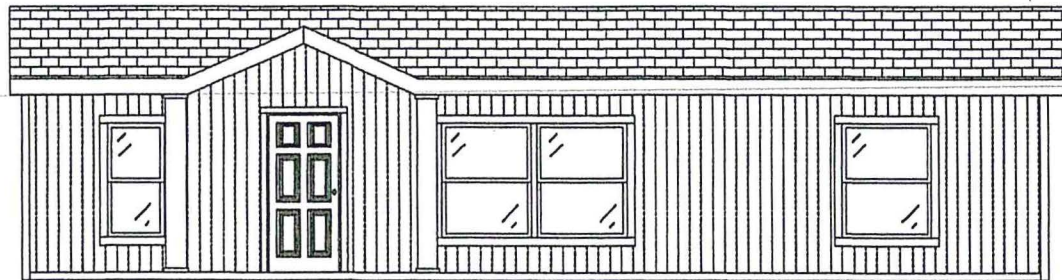
QT# 19387



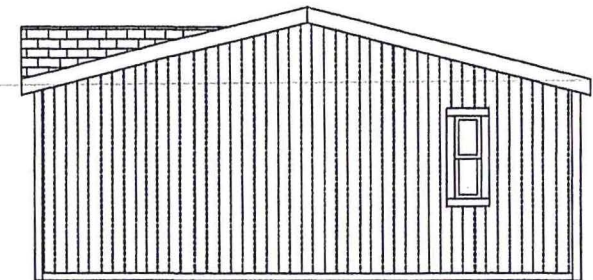
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

REDMAN HOMES.  
CHAMPION  
840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

PROPRIETARY AND CONFIDENTIAL  
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL,  
PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.  
COPYRIGHT © 1976-2008 BY CHAMPION

MODEL: 09-CM-3443R  
CEI-TYPICAL

TITLE: ELEVATION PLAN

DRAWN BY: A. Hernandez DATE: 8-18-17

SCALE: 1/8" = 1'-0"

SHEET:

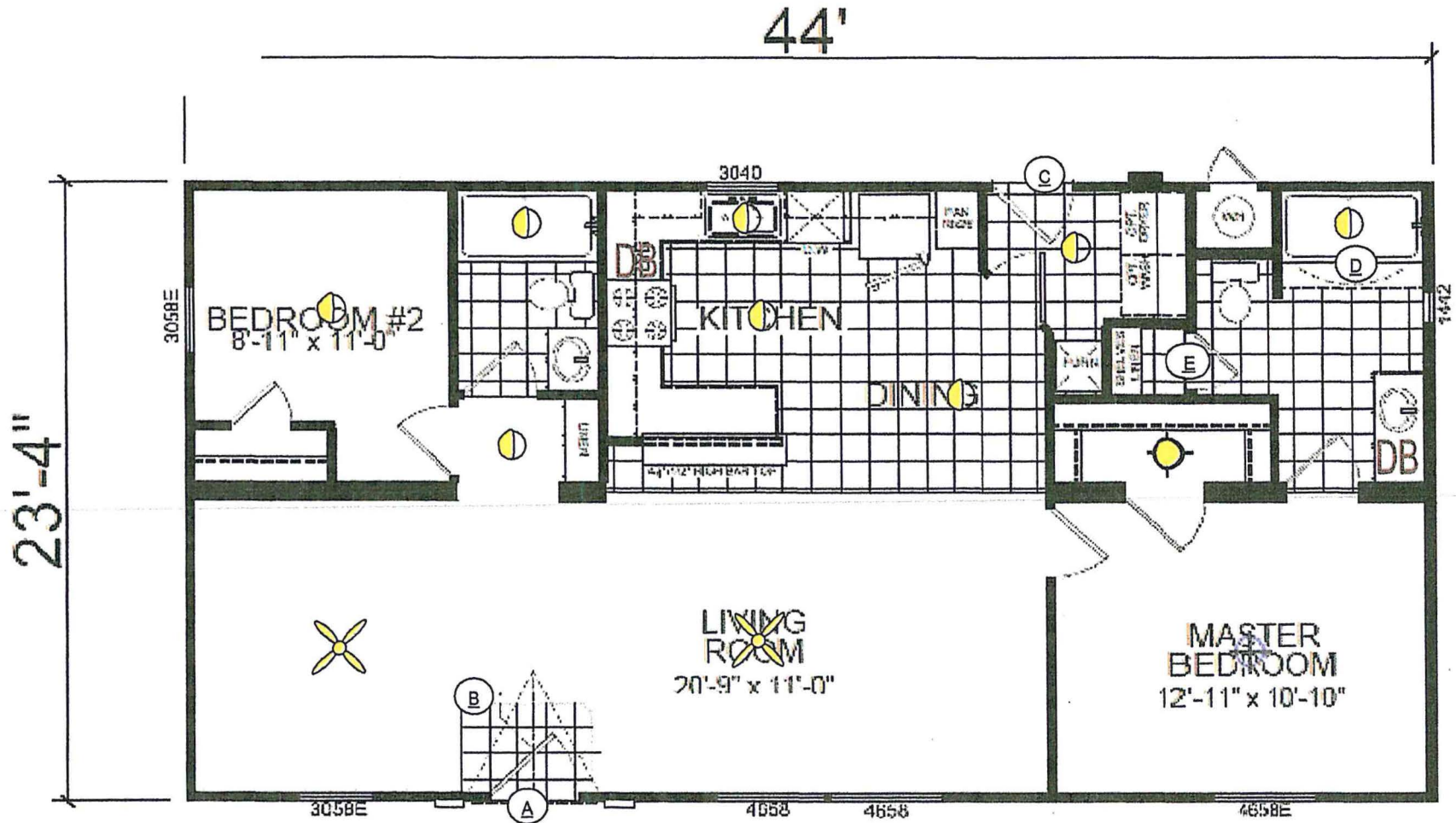
EV-101



Light	Can Light	USB recept	<b>DB</b> Drawers
Switch	Ceiling Fan	Solar Tube	<b>RR</b> Rollout Shelves
Recept	TV Jack	Pendant Light	<b>HB</b> Hose Bib
GFCI	Phone Jack	J-Box	Paddle fan prep

Quote#	Customer	ZM	REV
22916	KERMAN-BAILES	RS	

- (A)
- (B)
- (C)
- (D)
- (E)
- (F)
- (G)
- (H)
- (I)
- (J)
- (K)
- (L)
- (M)
- (N)
- (O)
- (P)
- (Q)
- (R)
- (S)
- (T)
- (U)
- (V)
- (W)
- (X)
- (Y)
- (Z)



- A MINI DORMER W/ 2 COLUMNS
- B ENTRY LINO
- C 32" x 9" LITE REAR DOOR
- D ONE PIECE OVAL T/S
- E LINEN CLOSET

# 2201



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 5 June 6, 2019

**SUBJECT:** Presentation on the Implementation of the Sustainable Groundwater Management Act within the North Kings Groundwater Basin

**STAFF CONTACT:** Roy Jimenez, Jr., Planner  
Water and Natural Resources Division  
(559) 600-4251

Glenn Allen, Manager  
Water and Natural Resources Division  
(559) 600-9672

### BACKGROUND:

The Sustainable Groundwater Management Act (SGMA), signed into law in September of 2014, established for the first time in California history a framework for managing California's groundwater resources at the local level by local agencies. SGMA allows local public agencies to form Groundwater Sustainability Agencies (GSAs) in the State's higher-priority and critically over-drafted groundwater basins. Local public agencies that qualify to form GSAs are defined by SGMA as those agencies with water supply, water management, or land use responsibilities within the groundwater basin. Per SGMA, lands that are located within a groundwater basin subject to SGMA that are outside of the service area of a local public agency are considered "unmanaged areas" whereby which the County is presumed to be the GSA. The County may undertake that management by service as a separate GSA, or by joining with other agencies to form a GSA. Each GSA is required to develop and implement a Groundwater Sustainability Plan (GSP) by 2040 to meet the sustainability goal of the basin to ensure operation within its sustainable yield, without causing undesirable results identified by SGMA. Each subbasin must be completely covered by either a single GSP, or a collection of GSPs tied together by a formal coordination agreement. Failure to either form a GSA, prepare a GSP, or implement a GSP could result in the California Water Resources Control Board asserting its power to manage local groundwater resources.

On January 27, 2015, the Board of Supervisors participated in a joint meeting with Madera County and considered a presentation from each County's staff regarding SGMA. Staff for each County were directed to return to their respective Boards with further information relating to groundwater management items of common interest.

On March 10, 2015, the Board received recommendations relating to the implementation of SGMA. By consensus, the Board endorsed guiding principles (maintenance of local control, preservation of existing surface and groundwater rights, preservation of existing water management practices, maintenance of the economic vitality of Fresno County, decision making based on good science, public outreach, and commitment to collaboration) intended to guide future governance agreements during the formation of GSAs. Also approved was the formation of the Fresno County SGMA Working Group, a collection of representatives from local counties, cities, water and irrigation districts, as well as other agencies who the Board thought would provide insight and status as to the administration of SGMA. The primary purpose of the Working Group was to advise the Board regarding items relating to SGMA, conduct research pertaining to implementation of SGMA by other local agencies, develop recommendations for GSA governance structure, monitor legislation, conduct meetings, and monitor potential funding opportunities. The Board appointed Supervisors Mendes and Pacheco as co-chairs of the Working Group. In addition to the appointment to the Working Group, Supervisors Mendes and Pacheco were appointed to represent the Board through the GSA formation and GSP development and implementation process representing the County for the various GSAs within which the County has membership.

Fresno County currently overlies all or portions of four groundwater subbasins: the Kings, Westside, Delta-Mendota, and Pleasant Valley. As a result of ongoing collaborative efforts, the County has undertaken multiple roles participating in each of the four groundwater subbasins, with the County serving as either the exclusive GSA, a member agency of a GSA through participation in a Joint Powers Authority, Memorandum of Agreement, or Special Act District (JPA, MOA, SAD), or a party to a GSA via a Memorandum of Understanding.

The North Kings GSA is located within the Kings Subbasin. The County is a member agency of the North Kings GSA. All GSA's are at varying stages of completeness of their drafts. The deadline for completion and submittal of a coordinated GSP to the California Department of Water Resources (DWR) is January 31, 2020.