



PLANNING COMMISSION AGENDA

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

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

AGENDA August 29, 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. 7577 and UNCLASSIFIED CONDITIONAL USE PERMIT (CUP) APPLICATION NO. 3635** filed by **AT&T MOBILITY**, proposing to allow an unmanned telecommunications tower consisting of a 61-foot monopole, with an artificial broadleaf tree design, within a 25-foot by 25-foot lease area on a 431.60- acre parcel; and allow the related ground equipment, cabinet, and diesel generator on a separate 20-foot by 23-foot lease area, located on an adjacent 2.00-acre parcel. The proposed tower and ground equipment lease areas will be located approximately 450 feet apart and connected by a proposed 20-foot-wide access and utility easement in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the south side of Millerton Road, between Rusty Spur Lane and State Route 168 (Morgan Canyon Road), approximately 4.5 miles southwest of the unincorporated community of Prather (SUP. DIST. 5) (APNs 138-070-66 and 138-070-69).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7561** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3629** filed by the **COUNTY OF FRESNO**, proposing to allow a County of Fresno-operated Regional Environmental Compliance Center with office, classroom, sanitary facilities, warehouse, collection structure, and hazardous materials storage containers on 2.67 acres of County-owned property in the City of Fresno's IL (Light Industrial) Zone District. The project site is located on the southwest corner of Don Ronquillo Drive and S. West Avenue, within the city limits of the City of Fresno (310 S. West Avenue, Fresno) (SUP. DIST. 4) (APN 458-060-72). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7561, and take action on Unclassified Conditional Use Permit Application No. 3629 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **ADOPTION OF THE YEAR 2020 PLANNING COMMISSION HEARING CALENDAR**

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocounty.ca.gov

-Staff Report Included

5. **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

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at knovak@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

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County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 August 29, 2019

SUBJECT: Initial Study Application No. 7577 and Unclassified Conditional Use Permit Application No. 3635

Allow an unmanned telecommunications tower consisting of a 61-foot monopole, with an artificial broadleaf tree design, within a 25-foot by 25-foot lease area on a 431.60-acre parcel; and allow the related ground equipment, cabinet, and diesel generator on a separate 20-foot by 23-foot lease area, located on an adjacent 2.00-acre parcel. The proposed tower and ground equipment lease areas will be located approximately 450 feet apart and connected by a proposed 20-foot-wide access and utility easement in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the south side of Millerton Road, between Rusty Spur Lane and State Route 168 (Morgan Canyon Road), approximately 4.5 miles southwest of the unincorporated community of Prather (SUP. DIST. 5) (APNs 138-070-66 and 138-070-69).

OWNER: Smith Foothill Ranch LLC
APPLICANT: AT&T Mobility

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

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7577; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3635 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans, Detail Drawings and Elevations
6. Applicant's Operational Statement and Project Support Statement
7. Summary of Initial Study Application No. 7577
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	East side Rangeland in the County-Adopted Sierra-North Regional Plan	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	Parcel 1 - 431.60 acres Parcel 2 - 2.00 acres	No change
Project Site	The project site consists of a 431.60-acre parcel and an adjacent 2.00-acre parcel, which are both currently vacant open rangeland utilized for grazing	Addition of a 625 square-foot fenced lease area (Parcel 1) for the proposed tower and a 460 square-foot equipment lease area on the adjacent 2.00 acres (Parcel 2)
Structural Improvements	There is a cattle loading/unloading facility located adjacent to Millerton Road on the 2.00-acre parcel	Addition of 61-foot-tall tower with a broadleaf tree design within a 25-foot by 25-foot lease area on APN 138-070-66, and a 460-square foot ground equipment lease area on APN 138-070-69
Nearest Residence	Approximately 720 feet north of the proposed equipment lease area	No change

Criteria	Existing	Proposed
Surrounding Development	Surrounding development consists of large areas of undeveloped rangeland on the south side of Millerton Road, and sparse residential development along the north side of Millerton Road	No change
Operational Features	Vacant grazing land with a cattle loading/unloading facility located on APN 138-070-69, adjacent to Millerton Road	Addition of a 61-foot-tall tower with a broadleaf tree design within a 25-foot by 25-foot lease area on APN 138-070-66, and a 460 square-foot ground equipment lease area on APN 138-070-69
Employees	None	One or two site visits per month by a maintenance technician
Customers	N/A	N/A
Traffic Trips	N/A	Once construction is complete, there will be up to two 2-way maintenance trips per month
Lighting	None	Motion-activated lights on the front and rear of the equipment cabinet. No lighting is proposed for the tower
Hours of Operation	N/A	24 hours per day/7 days per week

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

ENVIRONMENTAL ANALYSIS:

An Initial Study was prepared for this 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 7.

Notice of Intent of Mitigated Negative Declaration publication date: July 19, 2019.

PUBLIC NOTICE:

Notices were sent to 26 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.

Staff notes that the Telecommunications Act of 1996 prohibits jurisdictions from "regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions" [47 U.S.C. §332(c)(7)(B)(iv)]. As such, staff's analysis of the subject request, determination of project findings, conclusions, and recommended actions to the decision-making body correspond with federal law.

BACKGROUND INFORMATION:

The project entails the installation and operation of an unmanned telecommunication facility consisting of the following improvements: a 61-foot-tall tower employing a stealth, faux broadleaf tree design with 6 antennas, within a 25-foot by 25-foot lease area surrounded by a six-foot-tall chain-link fence topped with barbed wire; and related ground equipment, including a 30-kilowatt diesel backup generator with a 190-gallon fuel tank mounted on a 50 square-foot concrete pad, and an 8-foot by 8-foot by 9-foot-tall prefabricated concrete equipment shelter located within a 20-foot by 23-foot lease area surrounded by a six-foot-tall chain-link fence topped with barbed wire.

Access to the facility will be via a proposed 20-foot-wide access and utility easement with a 12-foot-wide gate connecting to Millerton Road. The utility easement will accommodate the installation of underground power and fiber trunk cables, and will extend approximately 450 feet to the proposed tower lease area. The two lease areas are necessary due to the steep incline of the terrain at the proposed tower location.

The determination to employ the separate tower lease area design followed preliminary discussions between AT&T and the Fresno County Fire Protection District. The Fire District had expressed concern that access to the equipment in the event of a fire would be difficult for Fire District trucks and equipment, given the steep terrain. However, with the current design placing the equipment lease area which contains the diesel backup generator and fuel tank closer to the road, access would be suitable. The Fire District also recommended that the Applicant provide a Vegetation Management Plan to demonstrate how flammable vegetation in and around the lease areas will be handled to minimize the spread of fire from or into the lease area. The Fire District had no further concerns with the project.

The proposed facility is designed to add capacity to the existing AT&T wireless network and provide high-speed broadband internet service to an underserved area of the County through the Connect America Fund.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Rear: 20 feet Side: 20 feet	<u>Tower lease area:</u> Front (east): 232+/- feet to boundary of APN 138-070-69 Rear (west): One mile+/- Side (north): 500+/- feet Side(south): 143+/- feet <u>Equipment lease area:</u> Front (east): 25+/- feet Rear (west): One mile+/- Side (north): 100+/- feet Side(south): 45+/- feet	Yes
Parking	N/A	N/A	N/A
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	No requirement	N/A	N/A
Wall Requirements	No requirement	N/A	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	100 feet	No change	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning and Permit Section of the Fresno County Department of Public Works and Planning: For all proposed improvements, separate plans and permits will be required for the work at each lease area that is located on a separate parcel. The proposed 8-foot by 8-foot walk-in equipment cabinet, and other appurtenant equipment to be located within the proposed 20-foot by 23-foot lease area, are not classified as structures and are therefore not subject to the setback requirements of the AE-40 Zone District. However, all proposed equipment must be located outside of the right-of-way of Millerton Road and outside of any existing or proposed easements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 1060H, the project site is not in an area subject to flooding from the 100-year (one percent chance) storm event. Based on U.S.G.S. Quad Maps, intermittent streams may be present within the subject property. Any development within or near a stream will require clearance from the California Department of Fish and Wildlife.

Typically, if the subject property is located within a State Responsibility Area (SRA) boundary, any future development shall be in accordance with the applicable SRA Fire Safe Regulations, as they apply to driveway construction and access.

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

Analysis:

The project site is located along the south side of Millerton Road, between Auberry Road and State Route 168/Morgan Canyon Road on two adjacent parcels totaling approximately 433 acres. Based on analysis of the Applicant’s site plan and review of aerial and site images, staff believes there is adequate area available on the subject parcels to accommodate the proposed facilities and related easements.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	No change
Public Road Frontage	Yes	The subject property has frontage along the south side of Millerton Road.	The proposed facility will take access from Millerton Road via a proposed access and utility easement
Direct Access to Public Road	Yes	Millerton Road	No change
Road ADT		400	Addition of up to two two-way trips per month for maintenance

		Existing Conditions	Proposed Operation
Road Classification		Arterial	No change
Road Width		Average of 15.6 feet of paved width between SR 168 and Little Dry Creek C-210, with an apparent right-of-way of 40 feet	No change
Road Surface		Paved	No change
Traffic Trips		Residential	Up to two two-way maintenance trips per month
Traffic Impact Study (TIS) Prepared	No	Not recommended	No substantial increase in traffic is anticipated with this project
Road Improvements Required		Not required	No road improvements or additional right-of-way was recommended for this project

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: Millerton Road is classified as an Arterial, with an unknown right-of-way south of the centerline along the parcel frontage, per Plat Book. The minimum width for an Arterial road right-of-way south of the centerline is 53 feet.

Millerton Road is a County-maintained road, and records indicate that the section of Millerton Road from State Route 168 to Little Dry Creek Road (C-210) has an average daily traffic (ADT) count of 400, a paved width of 15.6 feet, a structural section of 0.36 feet Road Mix Surface (RMS), and is in poor condition.

Any access driveway shall be set back a minimum of 10 feet from the property line.

Any work done within the County right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.

In an Arterial classification, if not already present, on-site turnarounds are required for vehicles leaving the site to enter the Arterial road in a forward motion so that vehicles do not back onto the roadway.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Millerton Road is classified as an Arterial in the Fresno County General Plan, requiring an ultimate right-of-way of 106 feet. Currently, Millerton Road has an apparent right-of-

way width of less than 40 feet. Additional right-of-way will ultimately be required from the property in order to meet General Plan requirements; however, ultimate widening is not anticipated to occur within the next twenty years.

Any work proposed within the road right-of-way will require that an encroachment permit be obtained from the Road Maintenance and Operations Division prior any work being done.

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

California Department of Transportation (Caltrans): No comment.

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

Analysis:

The project proposes the installation of two separate lease areas due to the steepness of the terrain. The equipment lease area will be located approximately 40 feet from the nearest right-of-way of Millerton Road, and adjacent to the proposed access and utility easement which will connect with Millerton Road and provide access to the proposed facility.

Based on the above information, the streets and highways serving the subject parcels are adequate in width and pavement type to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	80 acres	Grazing	AE-40	Approximately 720 feet
South	360 acres 160 acres	Grazing	AE-40	None
East	10.00 acres	Single-Family Residential	AL-40	Approximately 270 feet
	10.00 acres	Single-Family Residential		Approximately 480 feet
	20.00 acres	Single-Family Residential/Grazing		Approximately 320 feet
	1.45 acres	Grazing		None

Surrounding Parcels				
	8.40 acres	Grazing		None
	20.00 acres	Single-Family Residential		Approximately 330 feet
	21.72 acres	Vacant		None
West	160 acres 360 acres	Grazing	AE-20	None

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: 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.

Building and Safety/Plan Check Section of the Fresno County Department of Public Works and Planning: If this application is approved, plans, permits and inspections will be required for all on-site improvements.

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 (<http://cers.calepa.ca.gov>). For more information, please contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

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.

Southern San Joaquin Valley Information Center (SSJVIC): Based upon the archaeological sensitivity of the region, prehistoric or historic cultural resources may be present within the project site. Current surface conditions appear to allow for adequate survey of potential surface or subsurface cultural resources. Five cultural resources are known to exist in the area of the project. Additional unidentified cultural resources may be present. SSJVIC recommends that a new archaeological survey be done by a professional archaeologist prior to project approval.

The Applicant submitted a Cultural Resources Inventory, dated February 28, 2019. The Cultural Resources Inventory consisted of record searches by SSJVIC of the California Historical Resources Information System, as well as other historical data bases; a site visit; pedestrian reconnaissance survey; photographs; and review of topographic maps. The results of the survey were that no historical or cultural resources were found within the boundaries of the subject parcels; however, it was noted that one known historical resource was located approximately one half-mile from the project area.

One local Native American Tribe, culturally or historically affiliated with the area, initially requested to consult with the County on this project. In response to an invitation to consult, the Tribe requested additional information about the project, including any cultural resources studies that were available. County staff provided the Tribe with the requested information, and after review, the Tribe indicated that no further consultation was desired. However, the Tribe did request that the Applicant allow a Tribal representative to be present on the project site during any ground-disturbing activities. To accommodate the Tribe's request, a Mitigation Measure has been included, requiring that the Applicant notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor present during all ground-disturbing activities. Additionally, to address the possibility that cultural or historical resources are discovered during project construction, a Mitigation Measure has been included, requiring that in the event of such a discovery, all work is to be halted until the nature of the discovery can be ascertained by appropriately-qualified persons.

United States Fish and Wildlife Service (USFWS): A review of aerial imagery shows the majority of the proposed project and surrounding area is open undeveloped rangeland. According to the California Natural Diversity Database (CNDDDB), the proposed project is within 4.5 miles of recorded occurrences of the federally-threatened California Tiger Salamander (CTS). Although no site-specific data was available, wetlands and ponds may provide breeding habitat for the salamander, and upland habitats may support salamander dispersal and aestivation. USFWS recommends a search of the Service's Information Planning and Consultation system to obtain a full list of federally-listed species that may occur. In addition, USFWS recommends that a qualified biologist conduct a habitat assessment of the site to determine whether suitable habitat occurs for these or any other listed species. If any listed species occur on or near the project site, the Service recommends that the project proponent contact USFWS to determine if further coordination is needed.

Fresno County Fire Protection District (FCFPD) (CALFIRE): 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.

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

Analysis:

The proposed tower is designed as a broadleaf tree to minimize its visual impact on the surrounding area. The proposed tower is 61 feet in total height, and photo simulations submitted by the Applicant show that the tower would still be visible from surrounding properties and the adjacent roadway; however, the stealth design of the tower, its distance from the road (approximately 450 feet; elevation approximately 90 feet above the roadway), and the requirement that the fencing surrounding the tower be painted earth-tone brown would minimize its visual impact. The proposed equipment lease area, located much closer to the road, will have the same fencing requirement to minimize visual impacts. Additionally, to reduce any impacts to the site from construction and grading activities, a Mitigation Measure has been included, requiring that any trees that are removed during such activities be replaced at a one to one ratio.

To address potential impacts to biological resources, the Applicant submitted a Biological Reconnaissance Habit Assessment, dated May 20, 2019, by Alphabiota Biological Consulting, LLC on behalf of Geist Engineering and Environmental Group, Inc. for the project. The

biological assessment found no incidence of California Tiger Salamander or any other federally-listed species. A Great Horned Owl nest was observed with adult and young owls present in the nest. As a result, a Mitigation Measure has been included specifically to require that the site be monitored by a qualified biologist, and that no construction take place until the Owl chicks have fledged. The biological assessment also determined that potential impacts to wildlife or plants could be avoided with the implementation of standard construction conditions and best management practices; however, in order to address the potential for other special-status species to occur on the site, Mitigation Measures have been included requiring that the site also be monitored for California Tiger Salamander, Spadefoot toad, and any birds protected by the Migratory Bird Treaty Act.

Based on the above information, and with implementation of the included Mitigation Measures and compliance with the Conditions of Approval and Mandatory 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*

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy PF-J.4: The County shall require compliance with the Wireless Communication Guidelines.</p>	<p>The County acknowledges that the Applicant has provided supplemental project information in accordance with this policy.</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 listed in Table LU-3. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria:</p> <ul style="list-style-type: none"> 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 operational characteristics. b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity. 	<p>The Applicant’s coverage maps indicate that the proposed tower would substantially increase the available wireless coverage in the area. The proposed facility lease areas are relatively small, totaling approximately 1,100 square feet, with the access and utility easement occupying approximately 9,000 square feet, so the proposed facility will occupy approximately 10,000 square feet (one quarter-acre) of the 433 acres contained in the subject parcels. The project will not remove any productive agricultural lands from service, as the property is undeveloped grazing land and the proposed facility would not interfere with such use.</p> <p>No additional water usage is proposed with this project; accordingly, there will be no impacts to local water resources.</p>

Relevant Policies:	Consistency/Considerations:
<p>c. 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 a one quarter-mile radius.</p> <p>d. A probable workforce should be located nearby or be readily available.</p>	<p>The Applicant's project support statement indicates that construction of the project will take approximately two to three months and the construction crew will involve from two to ten individuals.</p>

Reviewing Agency Comments:

General Plan Policy PF-J.4 requires compliance with the Fresno County Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County. The Guidelines address several concerns with regard to wireless communication facilities, including justification or need for the tower, co-location opportunities, site selection, and provisions for removal. The Guidelines support the proposed placement of the tower relatively near the edge of the parcel. Additionally, the Applicant's submitted coverage maps indicate that existing in-building, in-transit and outdoor wireless service in the area will be substantially increased by the addition of the proposed facility. The nearest existing tower to the proposed site is more than five miles away, and therefore would not meet the Applicant's coverage objectives.

Policy Planning Section of the Fresno County Department of Public Works and Planning: Both of the subject parcels, APN's 138-070-66 and 138-070-69, are designated Eastside Rangeland in the County-Adopted Sierra North Regional Plan, and located in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The 431.60-acre parcel identified as APN 138-070-66 is enrolled in the Williamson Act Program under Contract No.109. The adjacent 2.00-acre parcel identified as APN 138-070-69 is not. Telecommunication Towers are an allowed use on Williamson Act contracted land, dependent on the area that would be removed from farming because of the project. Therefore, a typed Statement of Intended Use is required to be submitted to the Policy Planning Unit of the Development Services and Capital Projects Division. As required, a Statement of Intended Use was submitted for review to the Policy Planning Unit, Development Services and Capital Projects Division, on May 23, 2019. On May 24, 2019, review by the Policy Planning Unit indicated that the Statement of Intended Use satisfied the requirements of the Williamson Act.

Fresno County Department of Agriculture: No comment.

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

Analysis:

General Plan Policy PF-J.4 requires compliance with the Fresno County Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County. The Guidelines address several concerns with regard to wireless communication facilities, including justification or need for the tower, co-location opportunities, site selection, and provisions for removal. Additionally, the Applicant's submitted coverage maps indicate that existing in-building, in-transit and outdoor wireless service in the area will be substantially increased by the addition of the proposed facility. The nearest existing tower to the proposed

site is more than five miles away, and therefore would not meet the Applicant's coverage objectives.

Based on these factors, the proposal to install and operate the unmanned telecommunication facility is consistent with the General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

One call was received in general opposition to the project, although no specific issues were identified. The caller provided no identification, and staff made one attempt to return the call; however, to date, no further correspondence was received.

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. 3635, 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. 7577; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3635, 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. 3635; 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.

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7577/Unclassified Conditional Use Permit Application No. 3635
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Both of the proposed lease areas shall be screened behind slatted, chain-link fencing provided in an earth-tone (brown) color. The slatted fencing color shall be maintained for the duration of operation of the facility.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing/ Duration of the project
2.	Biological	Oak trees which measure a minimum of 5 inches in diameter at breast height (dbh), defined as four and one-half feet on the uphill side of the tree, on the project site that are removed as a result of the project shall be replaced at a ratio of 1:1 (one tree planted to every one tree removed) with a five-gallon tree of the same species. All replacement trees shall be maintained until established.	Applicant	Applicant/PW&P	Ongoing/ Duration of the project
3.	Biological	Due to the potential for Special-Status Species, including California Tiger Salamander (CTS) and/or Spadefoot toad, to occur or move through or into the project site, an on-site biological monitor (qualified biologist) shall be present during any ground disturbance, to include excavation, backfill and/or grading activities. If CTS or Spadefoot toad are found to be present, all work shall stop and the Applicant's qualified biologist shall consult with the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine if a take permit or other course of action to protect CTS and/or Spadefoot toad is necessary. Additional Surveys may be necessary.	Applicant	Applicant/PW&P	Ongoing/ Duration of the project
4.	Biological	If construction activities start during the breeding or nesting season for Migratory Bird Treaty Act (MBTA) protected breeds, a preconstruction survey for nesting birds shall be implemented. Surveys shall be conducted in accordance with U.S. Fish and Wildlife Service guidance for minimizing impacts to migratory birds (breeding season is generally defined as between February 1 and mid-September, and nesting season between March 1 and mid-September).	Applicant	Applicant/PW&P	Ongoing/ Duration of the project
5.	Biological	Prior to any construction or ground disturbance (to include	Applicant	Applicant/PW&P	Ongoing/

EXHIBIT 1

		excavation, backfill and/or grading), and prior to any delay in work lasting more than seven (7) days, a qualified biologist shall survey the site to determine if the Great Horned Owl's nest identified by the submitted Habitat Assessment dated May 20, 2019 contains any adult Great Horned Owls, chicks or any other nesting birds, or if other nests are present. If adult Owls or chicks are present, all project-related construction, ground disturbance, excavation or backfill activities shall be postponed until all chicks have fledged and adults have ceased using the nest, and it is determined by the qualified biologist that no Great Horned Owls or chicks are present in the nest.			Duration of the project
6.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activity, no further disturbance is to occur until the Fresno County 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
7.	Tribal Cultural Resources	Two (2) weeks 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 inspect the site prior to and be present during all ground-disturbing activities both during construction and decommissioning. The notification shall be by email to the following person: Robert Pennell at rpennell@tmr.org. The tribal monitors shall be independently insured in order to enter the construction zone.	Applicant	Applicant/PW&P	Ongoing
Conditions of Approval					
1.	Development and operation shall be in substantial conformance with the approved Site Plans, Floor Plans, Elevation Drawings and Operational Statement, except as modified by the Conditions of Approval.				
2.	Prior to the issuance of permits, the Applicant/lease holder identified as AT&T shall enter an agreement with the County of Fresno, requiring that should use of the tower cease for a period in excess of two years, CUP No. 3635 shall expire, the lease holder shall remove the tower and related facilities, and the lease areas and easements shall be restored as nearly as practical to their original pre-project condition. Said removal and restoration must be completed within 120 days after written notice of expiration of the use permit from the County.				

3.	All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.
4.	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.
5.	Prior to the issuance of permits, the Applicant shall submit a Vegetation Management Plan to the Fresno County Fire Protection District for approval, and verification of approval shall be provided to the Fresno County Department of Public Works and Planning.
6.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate co-location, such as provision for co-location in a signed lease agreement, and additional area within the lease area for co-location of equipment, or other information that demonstrates the facility shall make itself available for co-location.

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

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Unclassified Conditional Use Permit (CUP) No. 3635 shall become void unless there has been substantial development within two years of the effective date of approval (see Condition No. 2).
2.	The project shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fire District prior to issuance of Building Permits by the County.
3.	The subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.
4.	All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.
5.	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 (http://cers.calepa.ca.gov/ or https://www.fresnocupa.com/). For more information, please contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271. The default State reporting thresholds that apply are >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
6.	Plans, permits and inspections are required, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
7.	Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.
8.	A grading permit or voucher is required for any grading proposed with this application.

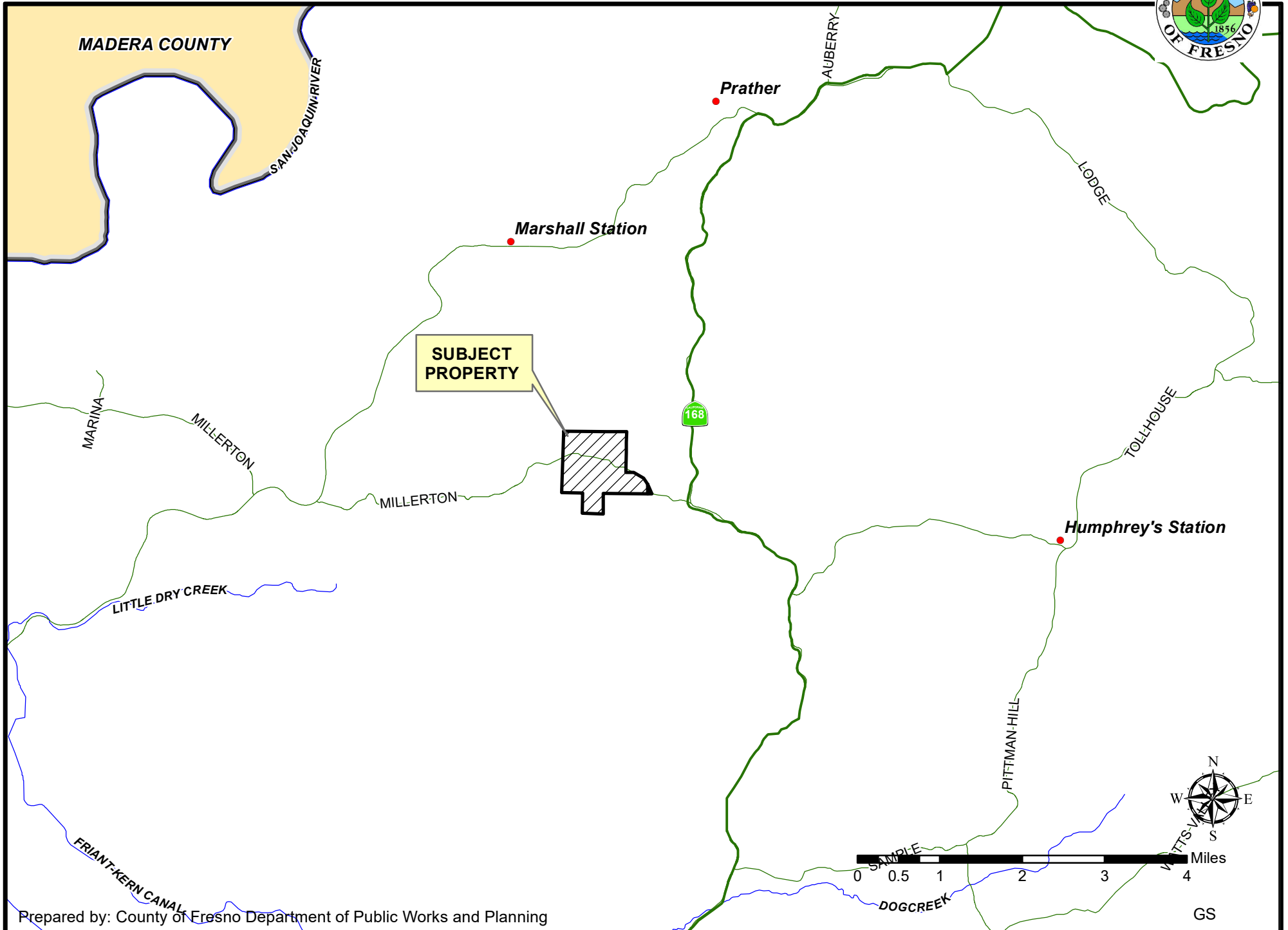
Notes

9.	Any work done within the County road right-of-way will require that an encroachment permit be obtained from the Road Maintenance and Operations Division.
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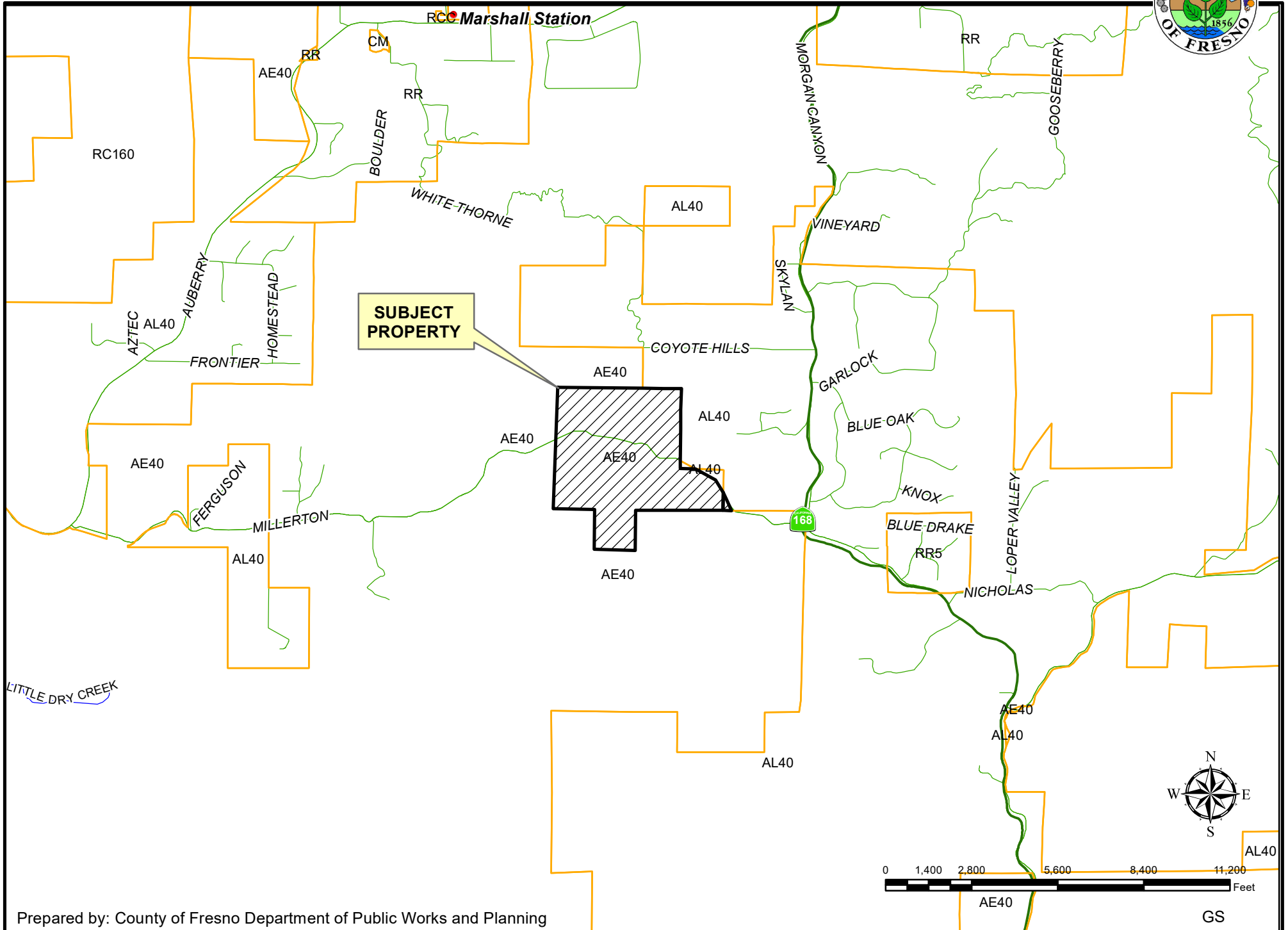
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G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3635\SR\CUP 3635 MMRP (Ex 1).docx

LOCATION MAP



EXISTING ZONING MAP



DATE OF SURVEY: 09-28-18

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803

LOCATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.69' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBERS: 138-070-66 (TOWER), 138-070-69 (EQUIPMENT)

LAND OWNER(S): SMITH FOOTHILL RANCH LLC, 8703 N DEL MAR AVE, FRESNO, CA 93711

Project Name: CVL03147 Marshall Junction

Project Site Location: Millerton Road, Prather, CA 93656, Fresno County

Date of Observation: 09-29-18

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Tree Pole Coordinates

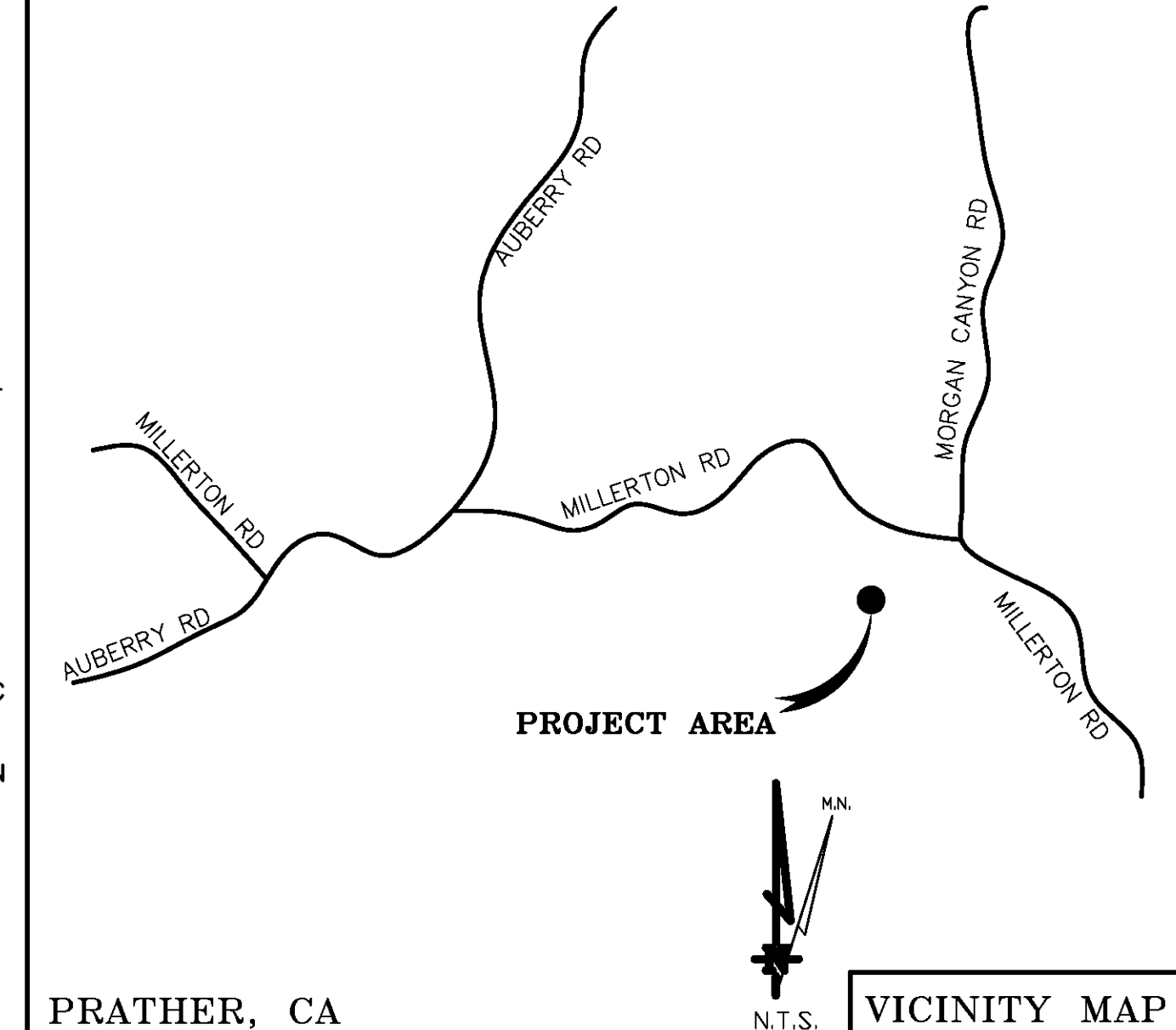
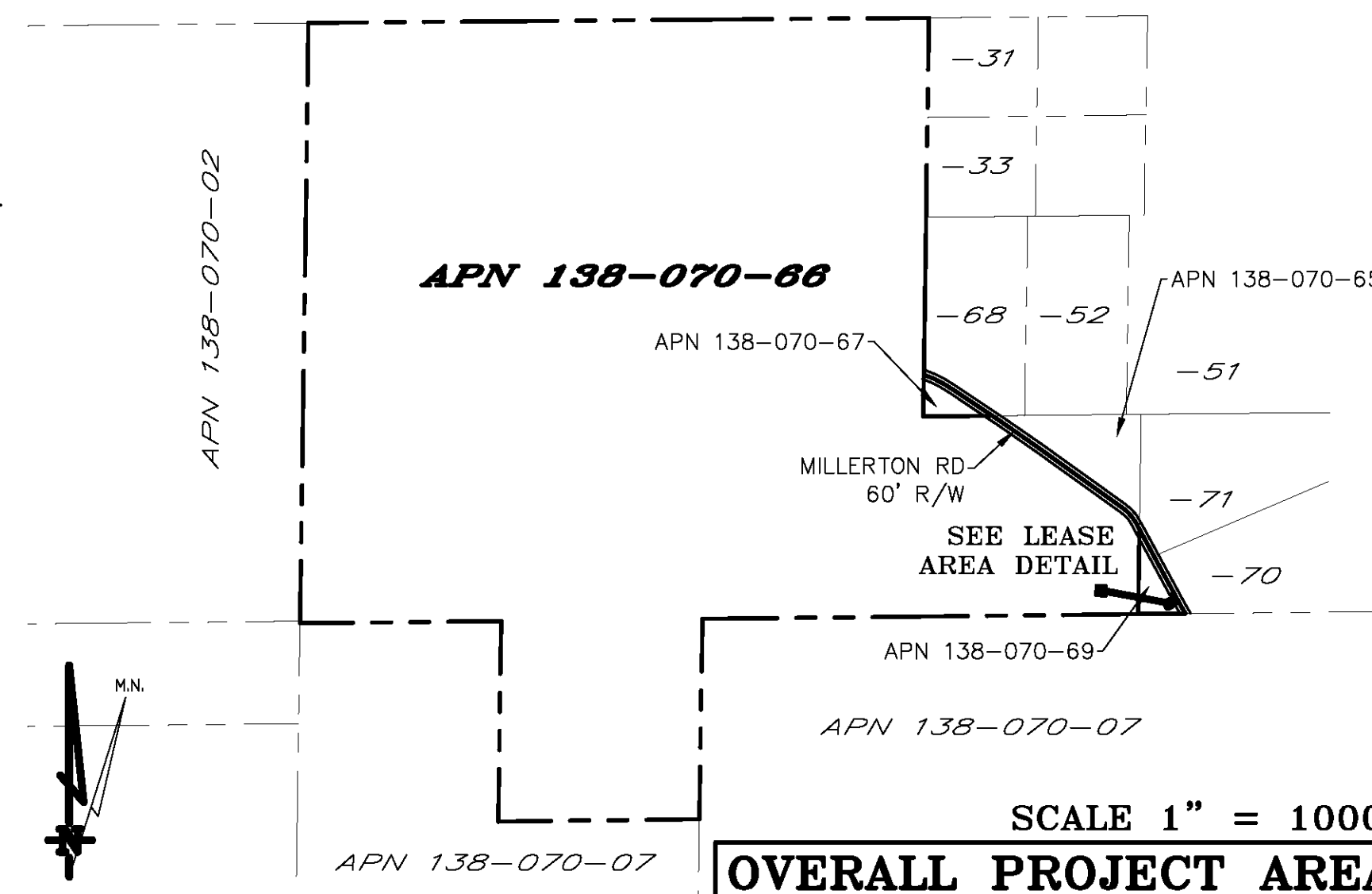
Latitude: N 36°58'16.08" (NAD83) N 36°58'16.26" (NAD27) N 36.971133" N 36.971183"

Longitude: W 119°32'20.15" (NAD83) W 119°32'16.66" (NAD27) W 119.538931" W 119.537961"

ELEVATION of Ground at Structure (NAVD88) 916' AMSL

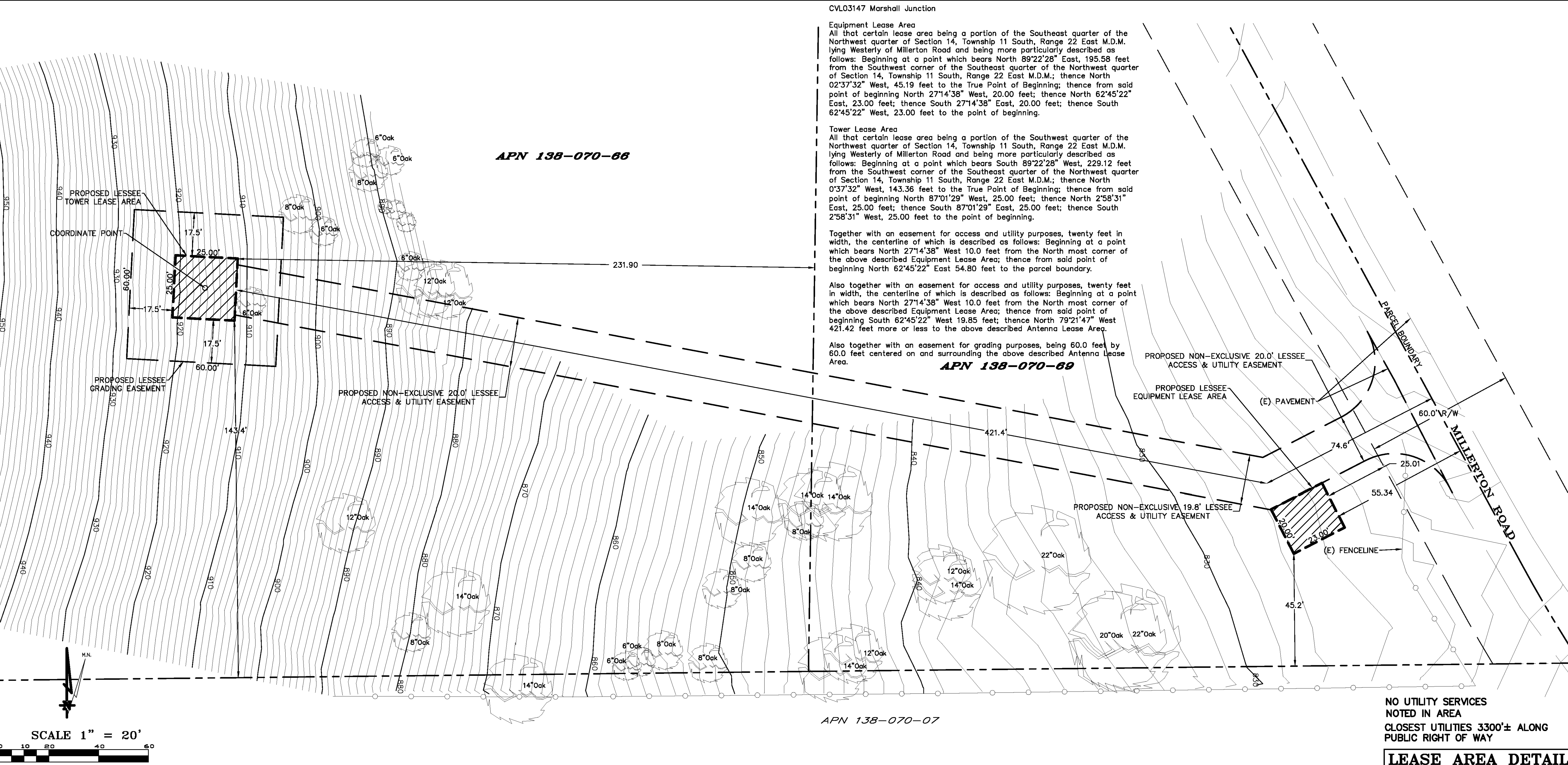
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1526 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0406
 Fax: (530) 885-0406



CVL03147 Marshall Junction

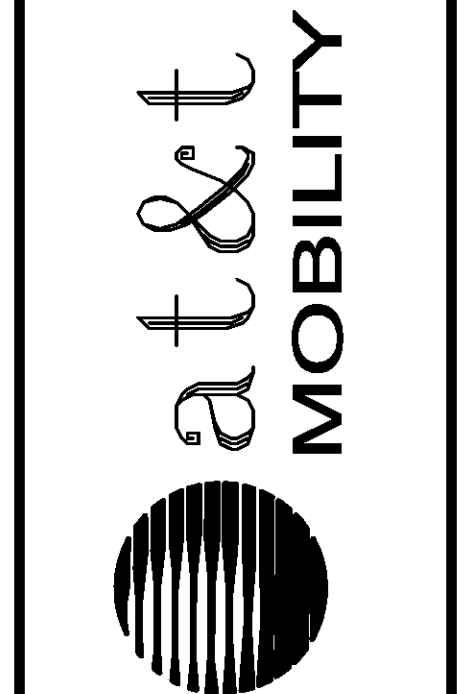
Equipment Lease Area
 All that certain lease area being a portion of the Southeast quarter of the Northwest quarter of Section 14, Township 11 South, Range 22 East M.D.M. lying Westerly of Millerton Road and being more particularly described as follows: Beginning at a point which bears North 89°22'28" East, 195.58 feet from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 14, Township 11 South, Range 22 East M.D.M.; thence North 02°37'32" West, 45.19 feet to the True Point of Beginning; thence from said point of beginning North 27°14'38" West, 20.00 feet; thence North 62°45'22" East, 23.00 feet; thence South 27°14'38" East, 20.00 feet; thence South 62°45'22" West, 23.00 feet to the point of beginning.

Tower Lease Area
 All that certain lease area being a portion of the Southwest quarter of the Northwest quarter of Section 14, Township 11 South, Range 22 East M.D.M. lying Westerly of Millerton Road and being more particularly described as follows: Beginning at a point which bears South 89°22'28" West, 229.12 feet from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 14, Township 11 South, Range 22 East M.D.M.; thence North 0°37'32" West, 143.36 feet to the True Point of Beginning; thence from said point of beginning North 87°01'29" West, 25.00 feet; thence North 2°58'31" East, 25.00 feet; thence South 87°01'29" East, 25.00 feet; thence South 2°58'31" West, 25.00 feet to the point of beginning.

Together with an easement for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point which bears North 27°14'38" West 10.0 feet from the North most corner of the above described Equipment Lease Area; thence from said point of beginning North 62°45'22" East 54.80 feet to the parcel boundary.

Also together with an easement for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point which bears North 27°14'38" West 10.0 feet from the North most corner of the above described Equipment Lease Area; thence from said point of beginning South 62°45'22" West 19.85 feet; thence North 79°21'47" West 421.42 feet more or less to the above described Antenna Lease Area.

Also together with an easement for grading purposes, being 60.0 feet by 60.0 feet centered on and surrounding the above described Antenna Lease Area.

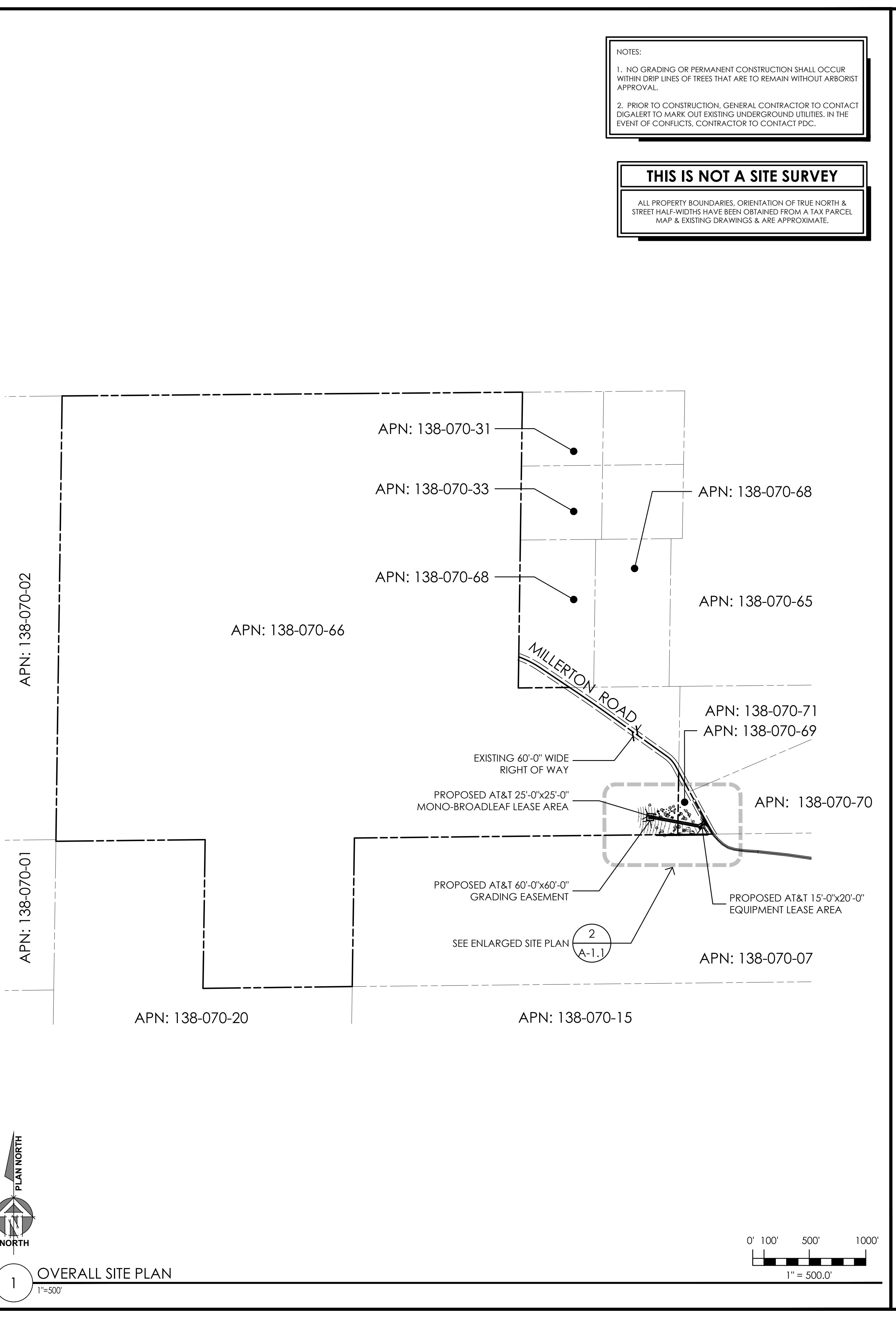
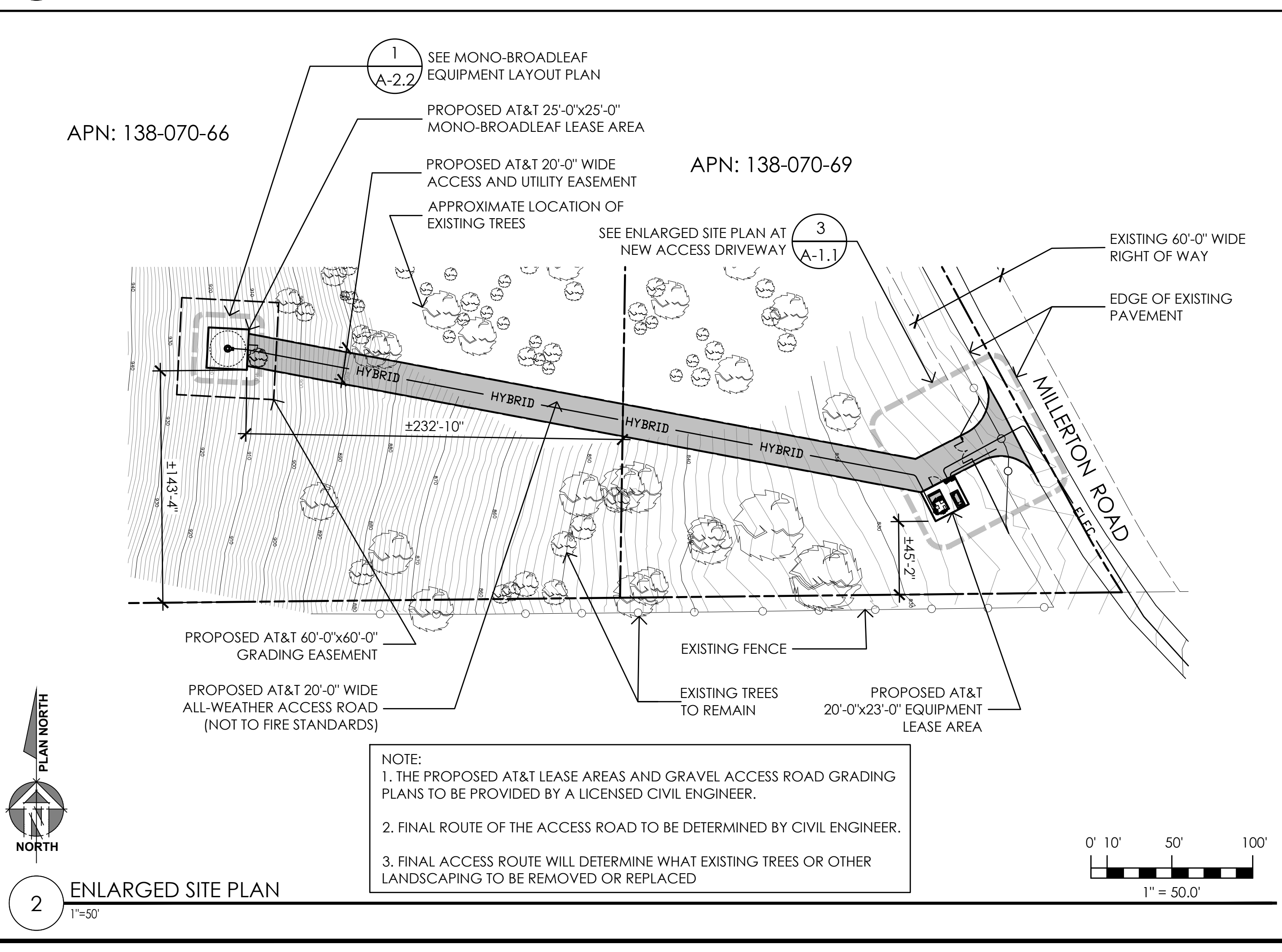
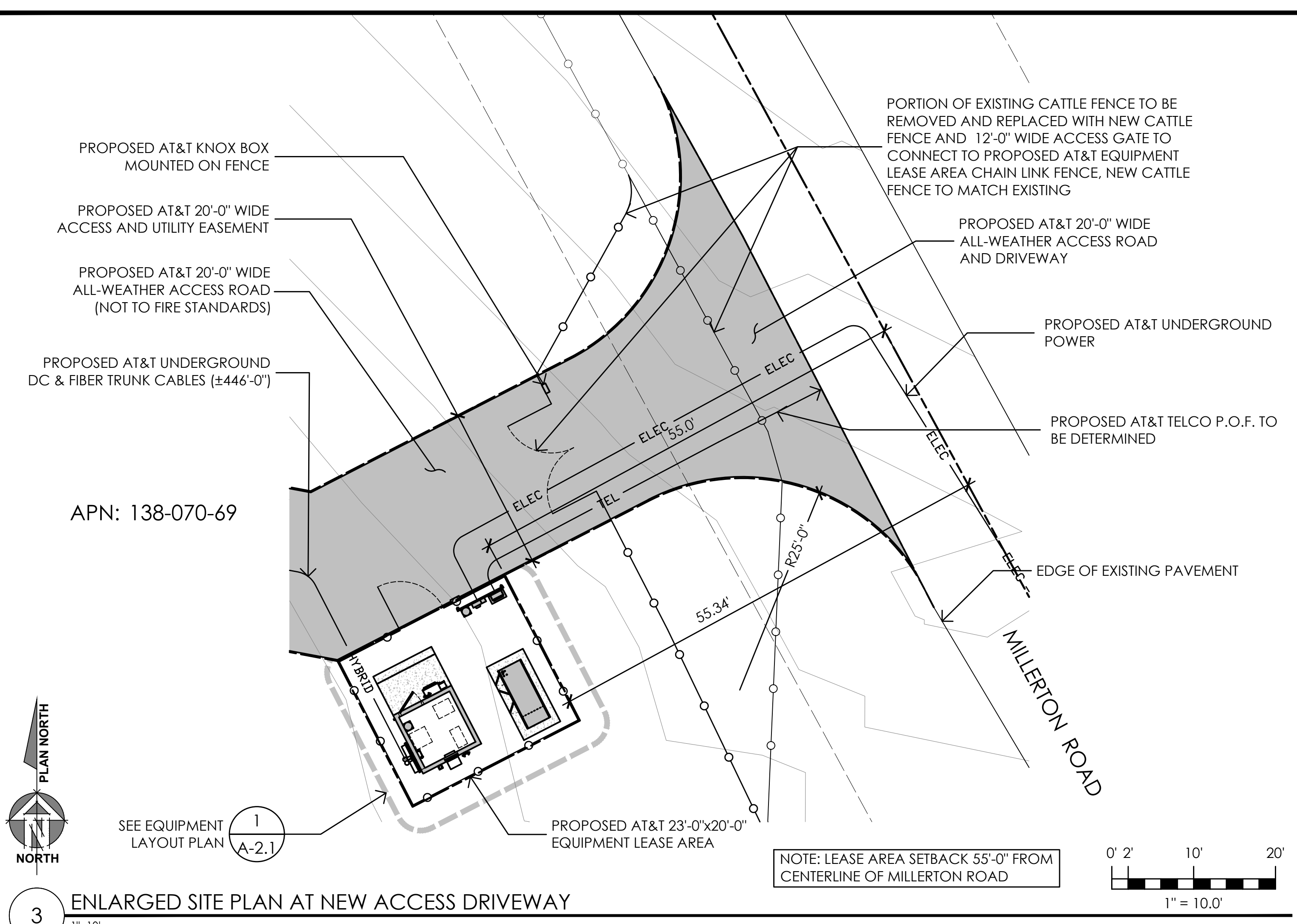


CVL03147 Marshall Junction
 Millerton Road
 Prather, CA 93656
PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
10-01-18	10-01-18	Preliminary Drawing
10-03-18	10-03-18	rev. esmt.
12-06-18	12-06-18	rev. lease area
01-08-19	01-08-19	rev. lease area
01-08-19	01-08-19	rev. lease area
06-17-19	06-17-19	rev. lease area

Sheet
C-1

NO UTILITY SERVICES NOTED IN AREA
 CLOSEST UTILITIES 3300'± ALONG PUBLIC RIGHT OF WAY
LEASE AREA DETAIL



NOTES:

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH & STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP & EXISTING DRAWINGS & ARE APPROXIMATE.

Issued For:

**CVL03147
MARSHALL
JUNCTION**

MILLERTON ROAD
PRATHER, CA 93656

PREPARED FOR

2600 Camino Ramon
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVL03147

PROJECT NO: 162.2380

DRAWN BY: MWS

CHECKED BY: TST

REV	DATE	DESCRIPTION
06/25/19	100% ZD REV 1	
01/08/19	100% ZD	
12/07/18	90% ZD	

Licensee:

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Architect:

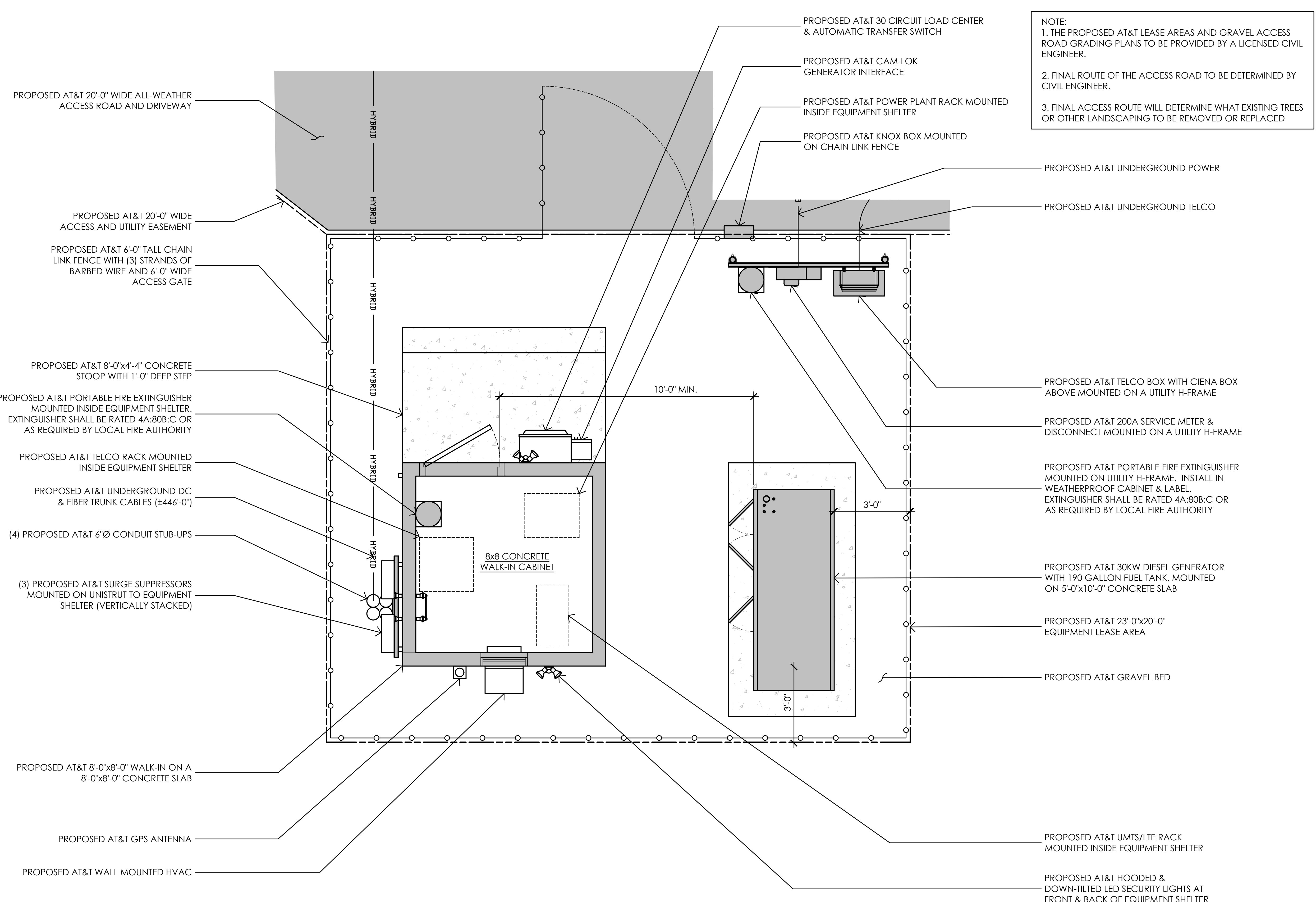
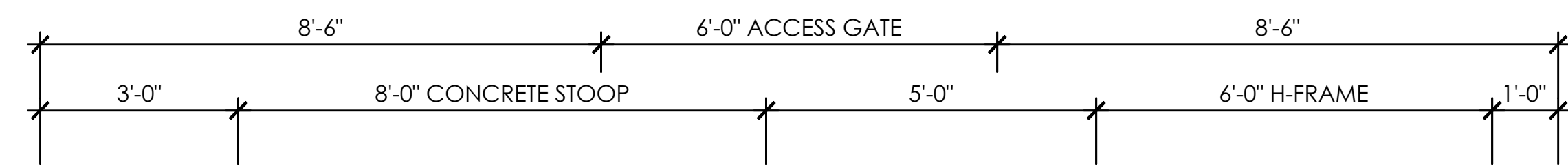
MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:

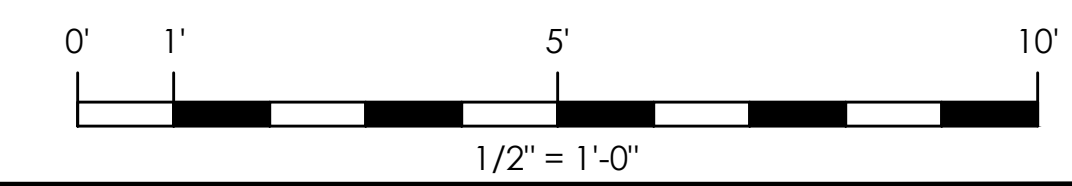
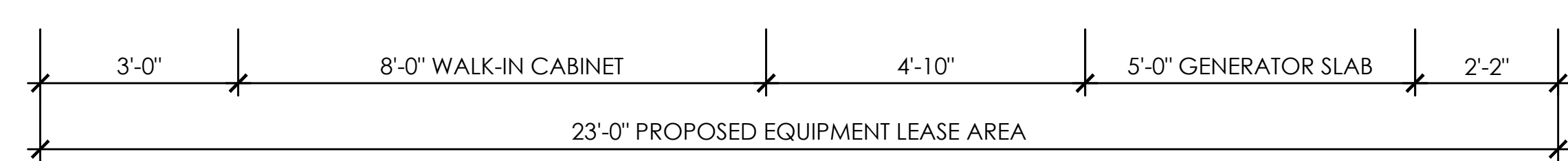
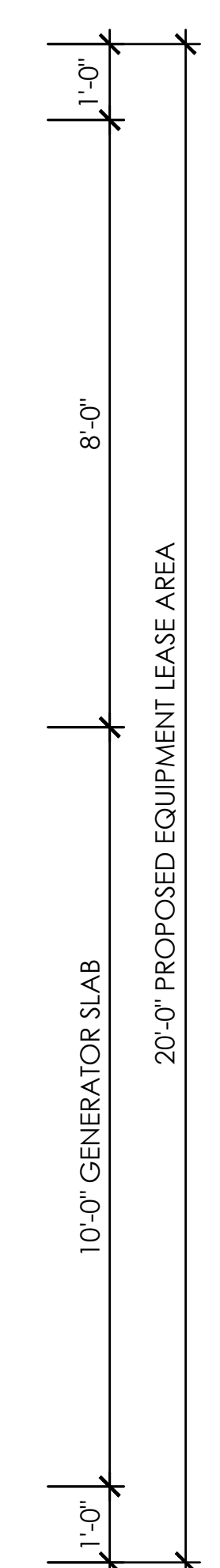
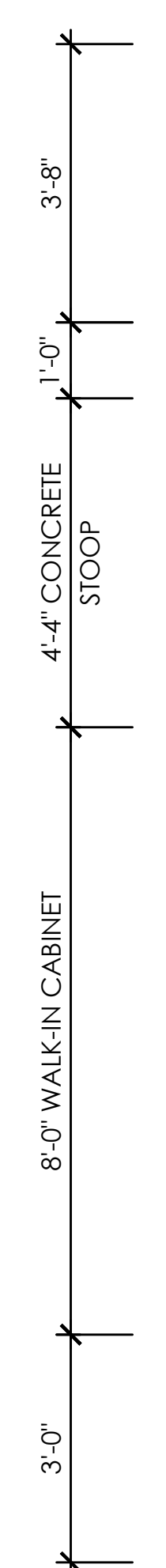
**OVERALL AND
ENLARGED SITE
PLANS**

SHEET NUMBER:

A-1.1



NOTE:
 1. THE PROPOSED AT&T LEASE AREAS AND GRAVEL ACCESS ROAD GRADING PLANS TO BE PROVIDED BY A LICENSED CIVIL ENGINEER.
 2. FINAL ROUTE OF THE ACCESS ROAD TO BE DETERMINED BY CIVIL ENGINEER.
 3. FINAL ACCESS ROUTE WILL DETERMINE WHAT EXISTING TREES OR OTHER LANDSCAPING TO BE REMOVED OR REPLACED



Issued For:
**CVL03147
 MARSHALL
 JUNCTION**
 MILLERTON ROAD
 PRATHER, CA 93656

PREPARED FOR

 2600 Camino Ramon
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CVL03147
 PROJECT NO: 162.2380
 DRAWN BY: MWS
 CHECKED BY: TST

REV	DATE	DESCRIPTION
	06/25/19	100% ZD REV 1
	01/08/19	100% ZD
	12/07/18	90% ZD

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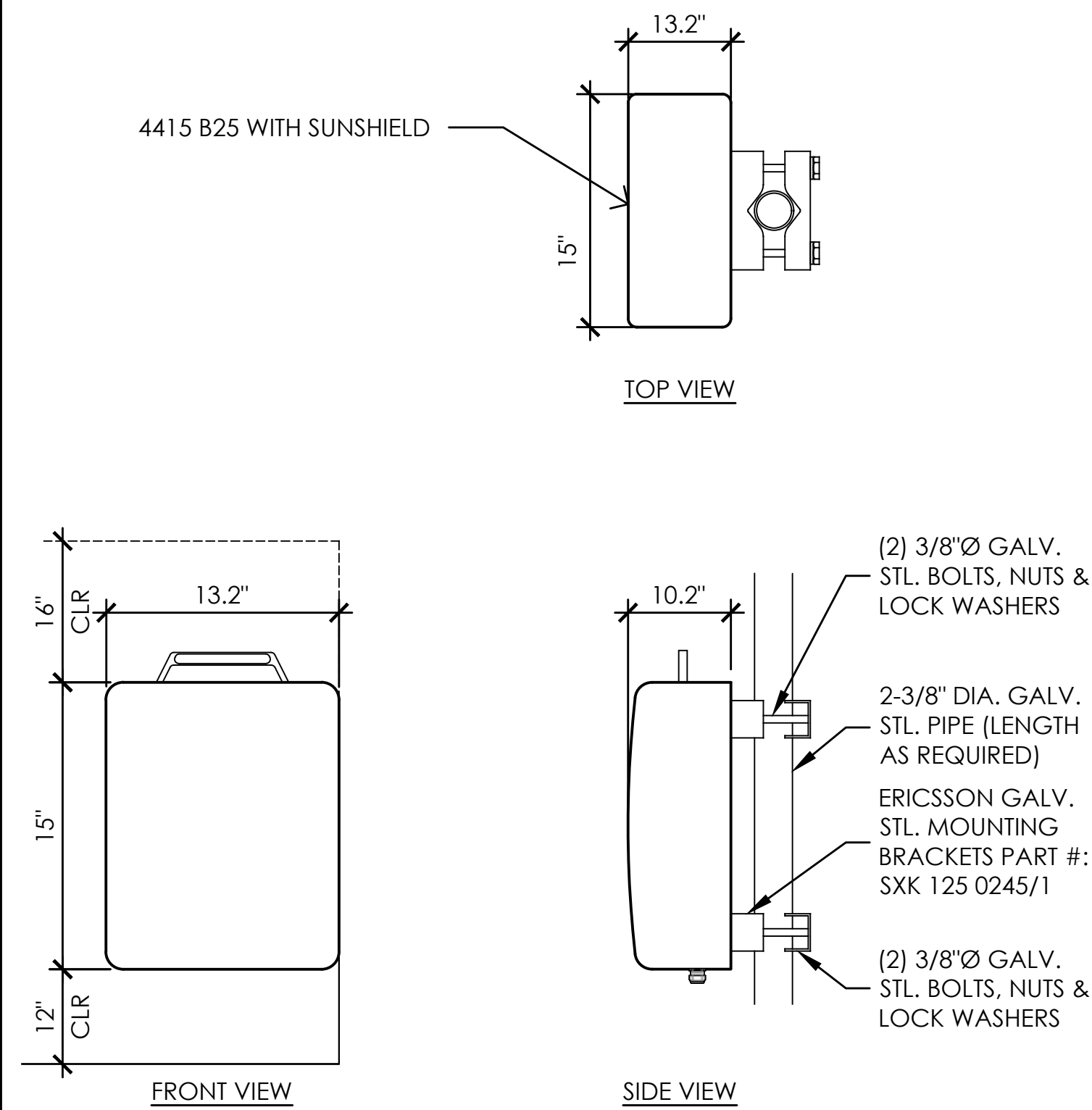
Architect:

MST ARCHITECTS
 1520 River Park Drive
 Sacramento, California 95815

SHEET TITLE:
**EQUIPMENT
 LAYOUT PLAN**

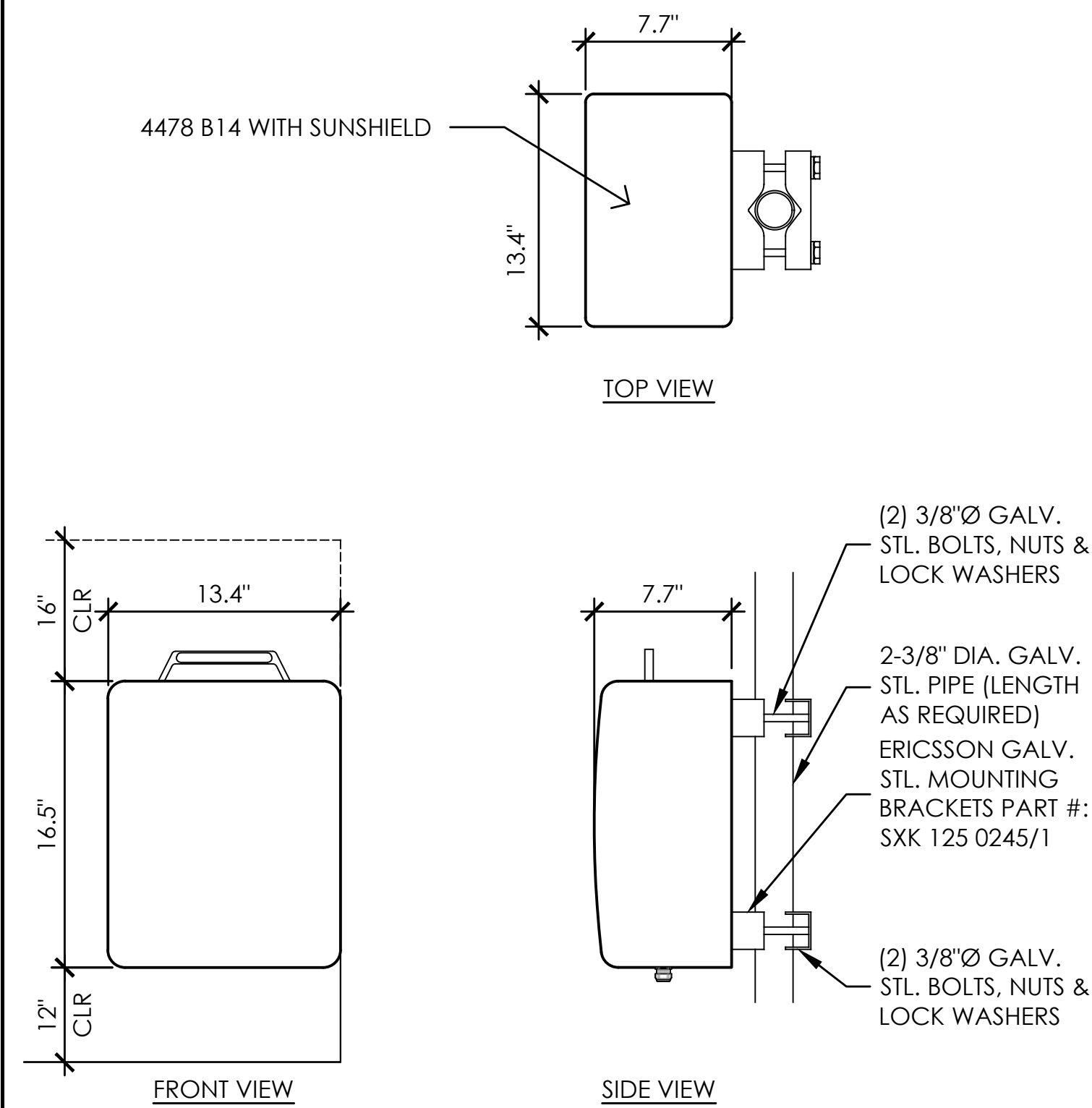
SHEET NUMBER:
A-2.1

ERICSSON 8843 B2/B66A REMOTE RADIO UNIT
 COLOR: WHITE
 DIMENSIONS: 15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 75 LBS. (INCLUDING MOUNTING HARDWARE)



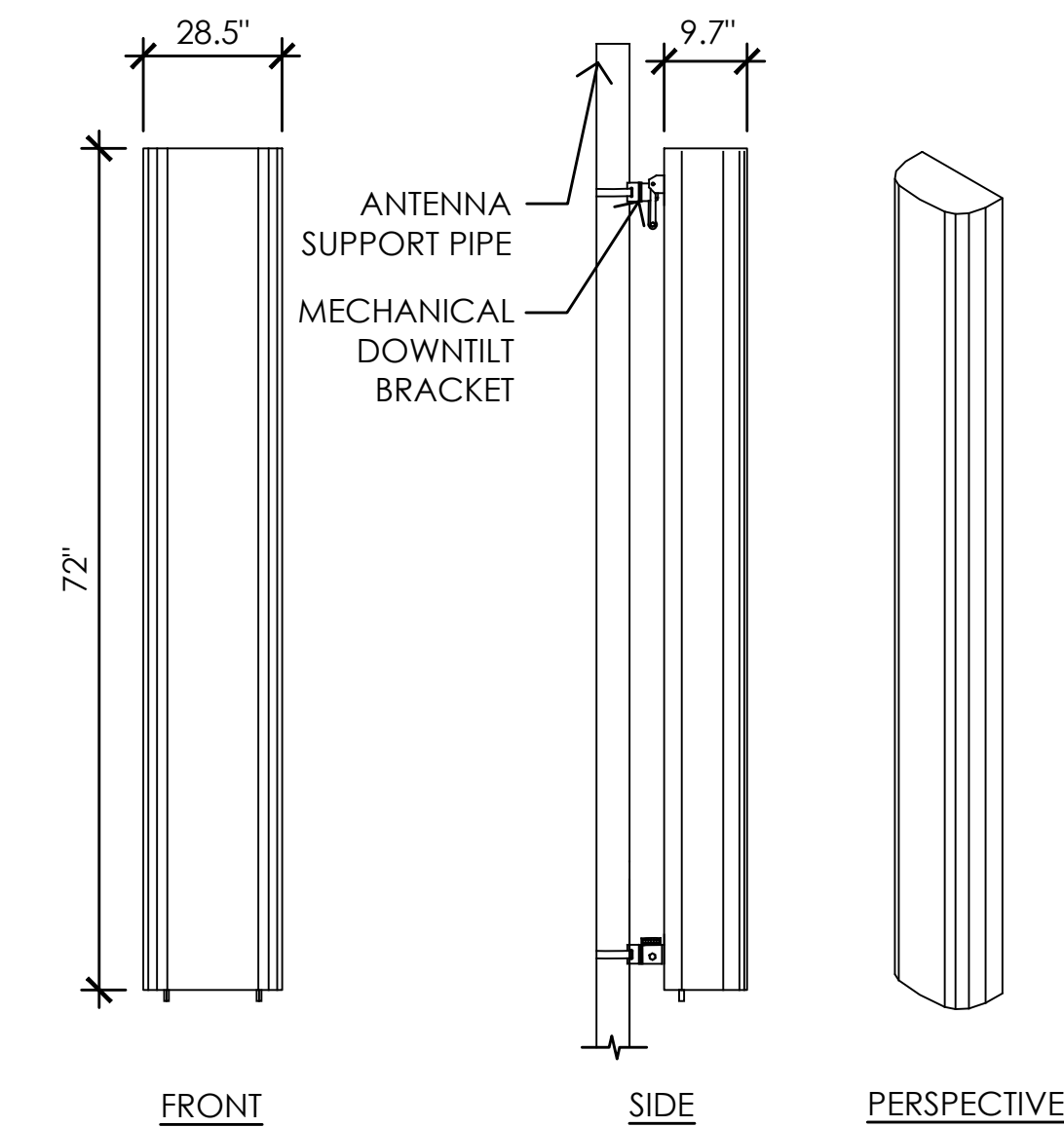
6 ERICSSON 8843 B2/B66A REMOTE RADIO UNIT
 1-1/2" = 1'-0"

ERICSSON RRH 4478 B14 REMOTE RADIO UNIT
 COLOR: WHITE
 DIMENSIONS: 16.5" TALL X 17" WIDE X 7.7" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 59.9 LBS. (INCLUDING MOUNTING HARDWARE)



4 ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT
 1-1/2" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE

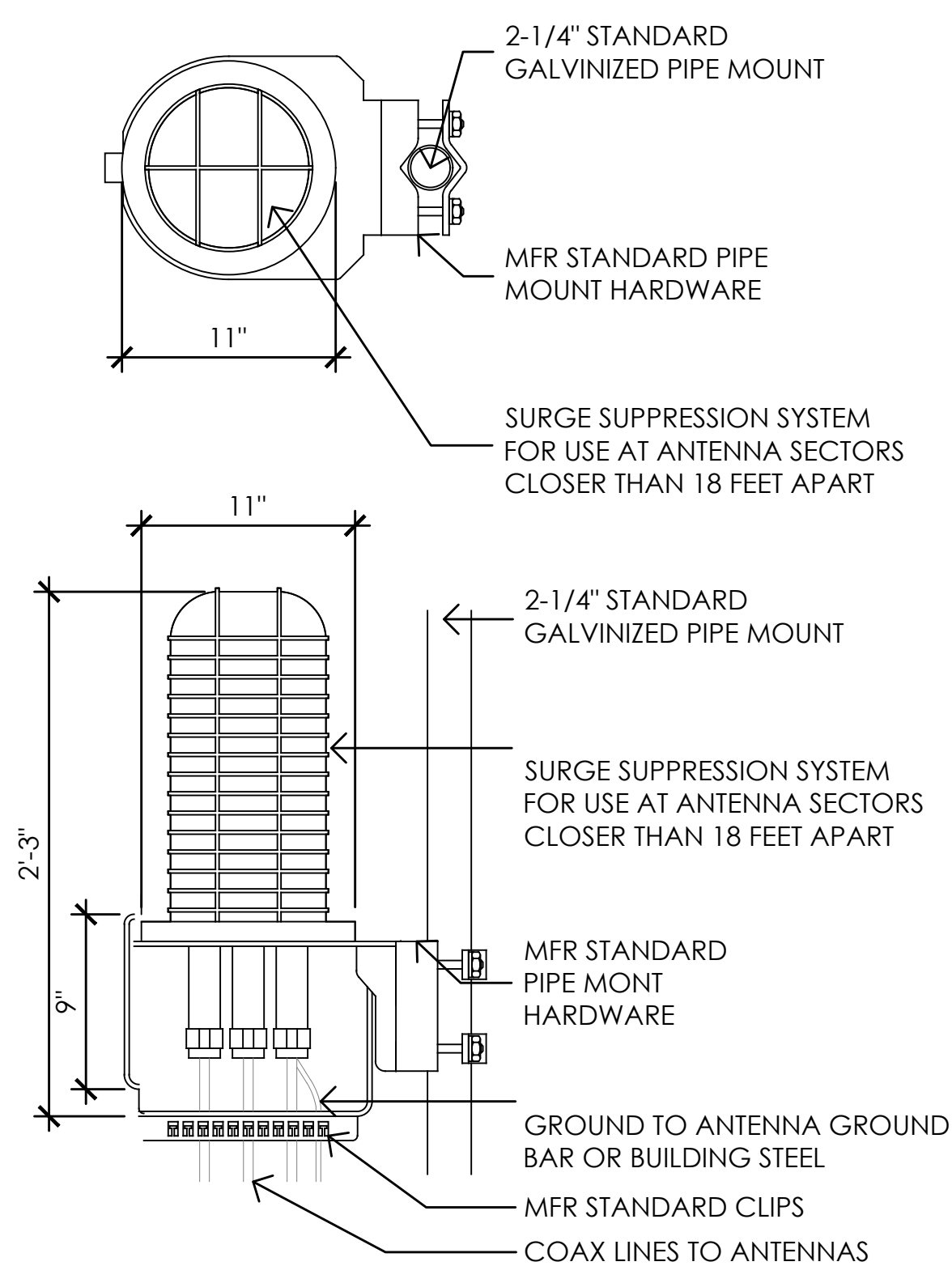


ANTENNA = CCI BSA-M65R-BUU-H6-K
 WEIGHT = 101 LBS
 DIMENSIONS = 72" (H) x 28.5" (W) x 9.7" (D)

2 PROPOSED ANTENNA SPEC
 3/4" = 1'-0"

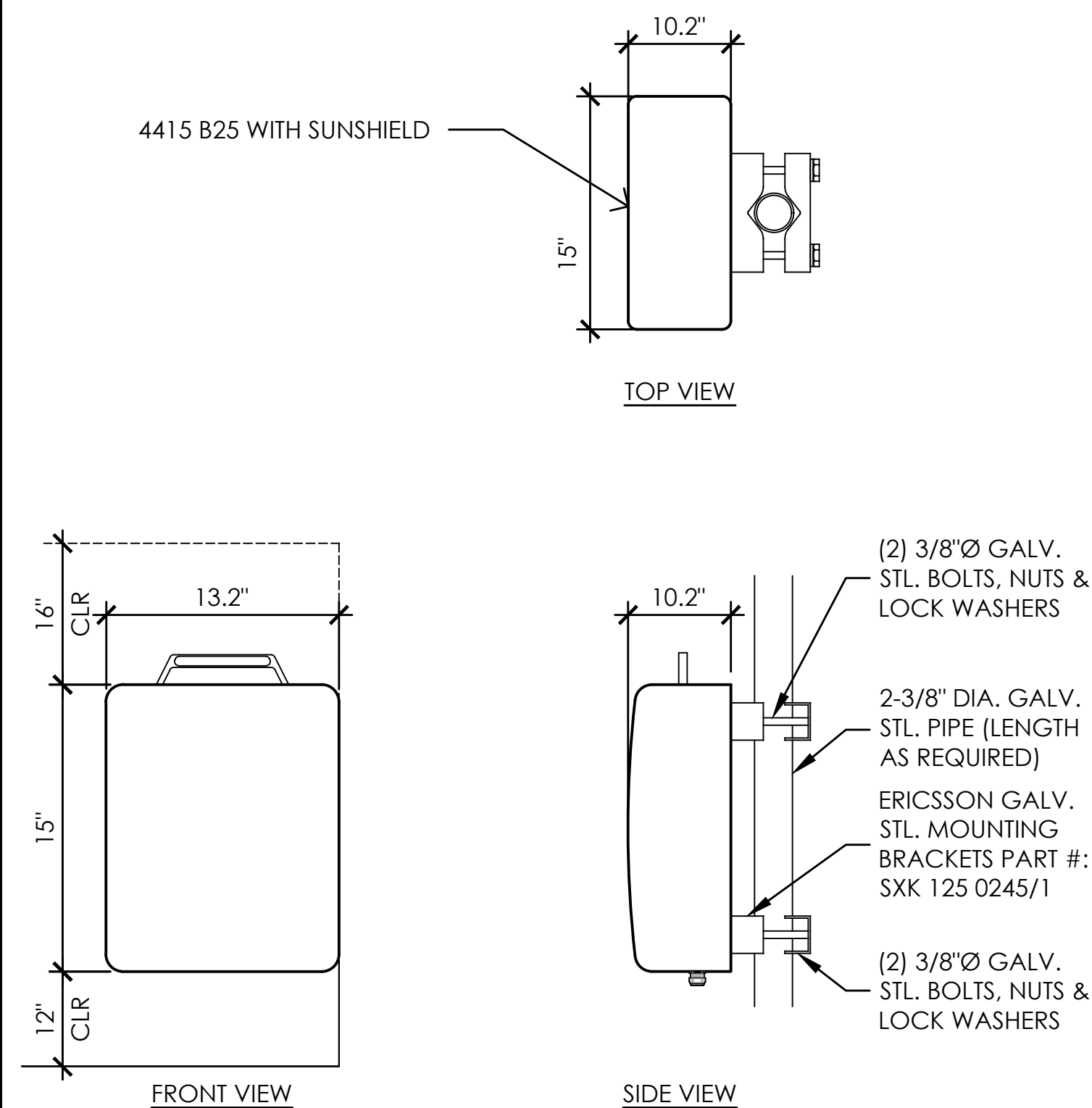
RAYCAP DC6-48-60-18-8F & DC6-48-60-0-8F SURGE SUPPRESSION SOLUTION

COLOR: BLACK/SILVER
 DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



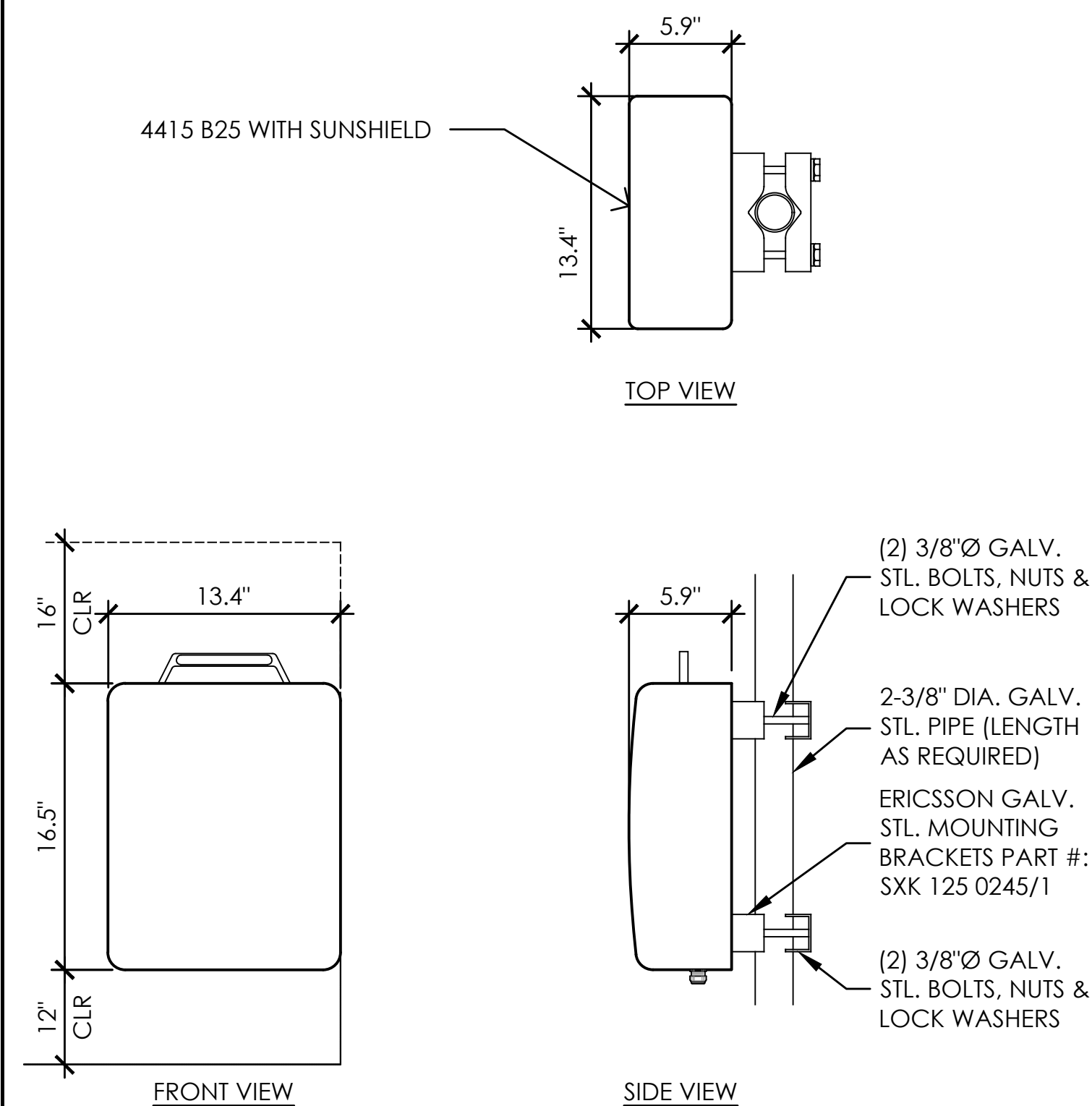
7 DC SURGE SUPPRESSION (SQUID)
 1-1/2" = 1'-0"

ERICSSON 4449 B5/B12 REMOTE RADIO UNIT
 COLOR: WHITE
 DIMENSIONS: 15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 75 LBS. (INCLUDING MOUNTING HARDWARE)



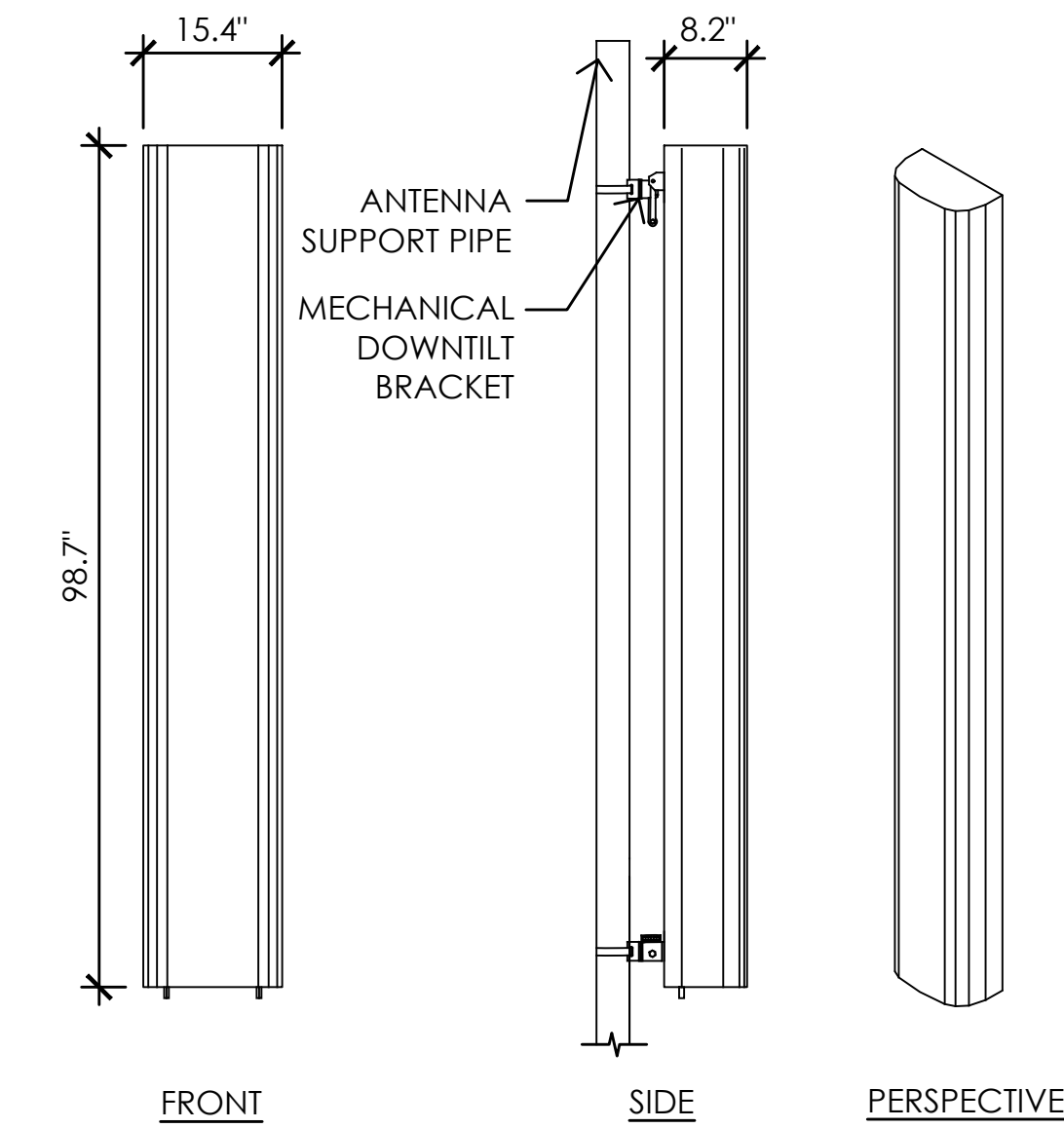
5 ERICSSON 4449 B5/B12 REMOTE RADIO UNIT
 1-1/2" = 1'-0"

ERICSSON 4415 B25 REMOTE RADIO UNIT
 COLOR: WHITE
 DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.9" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



3 ERICSSON 4415 B25 REMOTE RADIO UNIT
 1-1/2" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE



ANTENNA = CCI TPA-45R-KU8AA-K
 WEIGHT = 79.4 LBS
 DIMENSIONS = 98.7" (H) x 15.4" (W) x 8.2" (D)

1 PROPOSED ANTENNA SPEC
 3/4" = 1'-0"

Issued For:
CVL03147
MARSHALL JUNCTION
 MILLERTON ROAD
 PRATHER, CA 93656

PREPARED FOR

 2600 Camino Ramon
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CVL03147
 PROJECT NO: 162.2380
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REV	DATE	DESCRIPTION
06/25/19	100% ZD	REV 1
01/08/19	100% ZD	
12/07/18	90% ZD	

Licensee:
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Architect:

MST ARCHITECTS
 1520 River Park Drive
 Sacramento, California 95815

SHEET TITLE:
ANTENNA DETAILS

SHEET NUMBER:
A-3.2

OPERATIONAL STATEMENT

AT&T MOBILITY SITE CVL03147 MARSHALL JUNCTION

MILLERTON ROAD, PRATHER, CA 93656

APN: 138-070-66 (TOWER) & 138-070-69 (GROUND EQUIPMENT)

Response to Operational Statement Checklist

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

AT&T is proposing communications facility for this location. This is an unmanned, remotely monitored facility that operates 24 hours per day, 7 days per week, 365 days per year, to provide high speed broadband and cellular coverage to this underserved area of Fresno County.

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

Two (2) lease areas:

1. 25'x 25' Fenced, secured lease area including:
 - 61' monopole with (2) Antenna sectors with (3) antennas per sector
2. 20' x 23' Fenced, secured lease area including:
 - Walk-in cabinet

Operational time limits:

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

Number of customers or visitors:

The facility will not be open for visitors or customers.

Number of employees:

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

Service and delivery vehicles:

This site will have a technician visit an average of once a month for a short visit.

Access to the site:

The proposed facility will be accessed from Millerton Road.

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

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

Are any goods to be sold on-site?

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

No. Not applicable.

OPERATIONAL STATEMENT – AT&T MOBILITY SITE CVL03147 MARSHALL JUNCTION

What equipment is used?

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

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

Please see above.

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

None. Please review the site plans and photo simulations regarding project appearance.

The only two sources of sound associated with the proposed facility will be 1) air conditioners that cool the walk-in cabinet, and 2) the standby generator, which will be operated for an average of 30 minutes per month for maintenance purposes. The generator will be utilized during power outages. Neither of these sources of sound will exceed the acceptable noise levels for the zoning designation.

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

List any solid or liquid wastes to be produced.

Not applicable.

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

Not applicable.

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

Not applicable.

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

A new 61' monopole will be constructed at the location. As well as a prefabricated equipment shelter will be installed inside the lease area.

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

An equipment shelter will be used to house technology equipment at this location.

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

No outdoor lighting or sound amplification will be used.

Landscaping or fencing proposed?

A 6' security fence will surround the two proposed lease areas.

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

Please review project drawings, project support statement, photo-simulations, and coverage maps.

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

PROJECT SUPPORT STATEMENT AT&T MOBILITY

Site Name: CVL03147 Marshall Junction
Site Address: No Site Address, Prather, CA 93656
APN: 138-070-66 & 138-070-69

INTRODUCTION

AT&T is seeking to improve communication services in Fresno County by providing high-speed internet service to the underserved communities, identified by the Federal Communications Commission (FCC). The facility has been designed and sited to provide services to rural residences up to about a 1.5 miles from the proposed tower location.

HISTORY

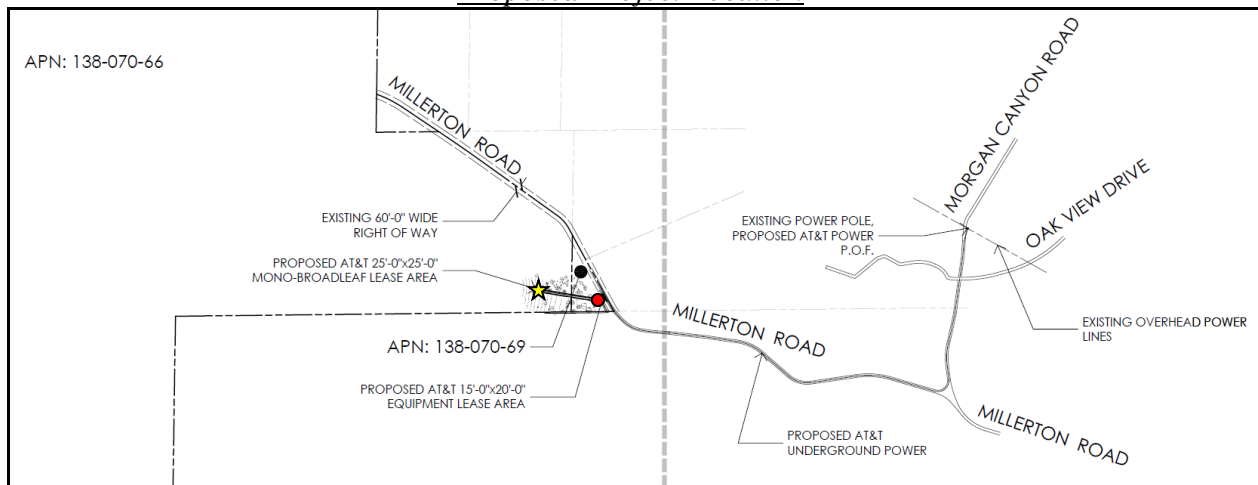
AT&T's current application seeks to provide broadband internet and wireless service to the same target area as depicted in a previous Fresno County Planning application, CUP3572, Initial Study No. 7275. The project, proposed on a previous location at 15899 Garlock Lane (APN: 138-371-45), was denied by the Planning Commission on December 14, 2017 and AT&T chose not to pursue an appeal of that denial. Instead, AT&T sought to find an alternative location that may provide the same service objectives targeted by the first location on Garlock Lane.

AT&T has proposed a shorter tower on the hillside of an undeveloped parcel, located just south of Millerton Road. AT&T now returns to the Fresno County Planning Commission with the revised location to provide services needed to the surrounding rural community. Due to the rural nature of the project, there is no site address and one is requested from Fresno County in order to help identify the site.

PROJECT LOCATION

This project is located on two (2) parcels, both owned by the Smith Foothill Ranch LLC, and both zoned AE-40 (Exclusive Agriculture). The contiguous properties are undeveloped and are currently used for cattle grazing.

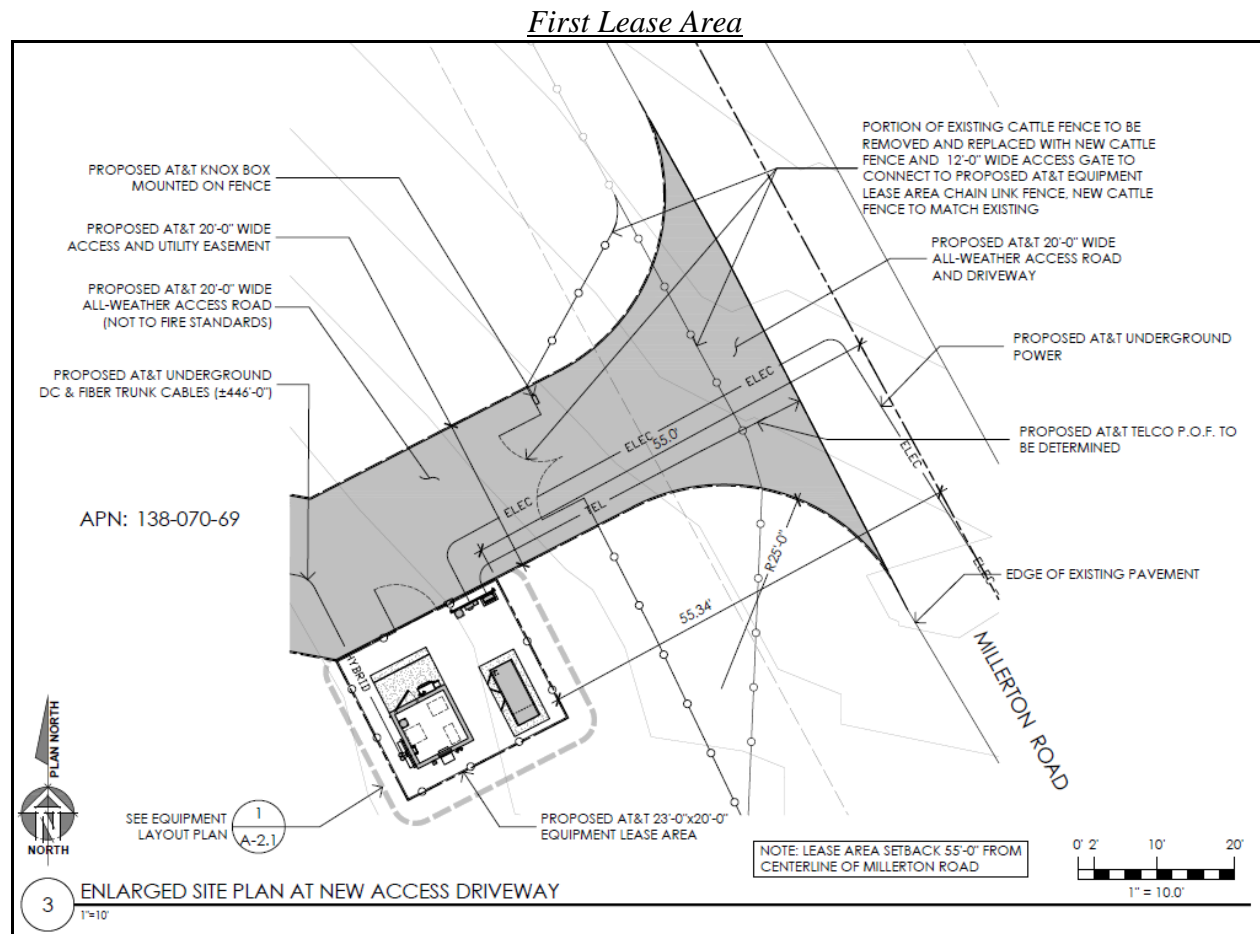
Proposed Project Location



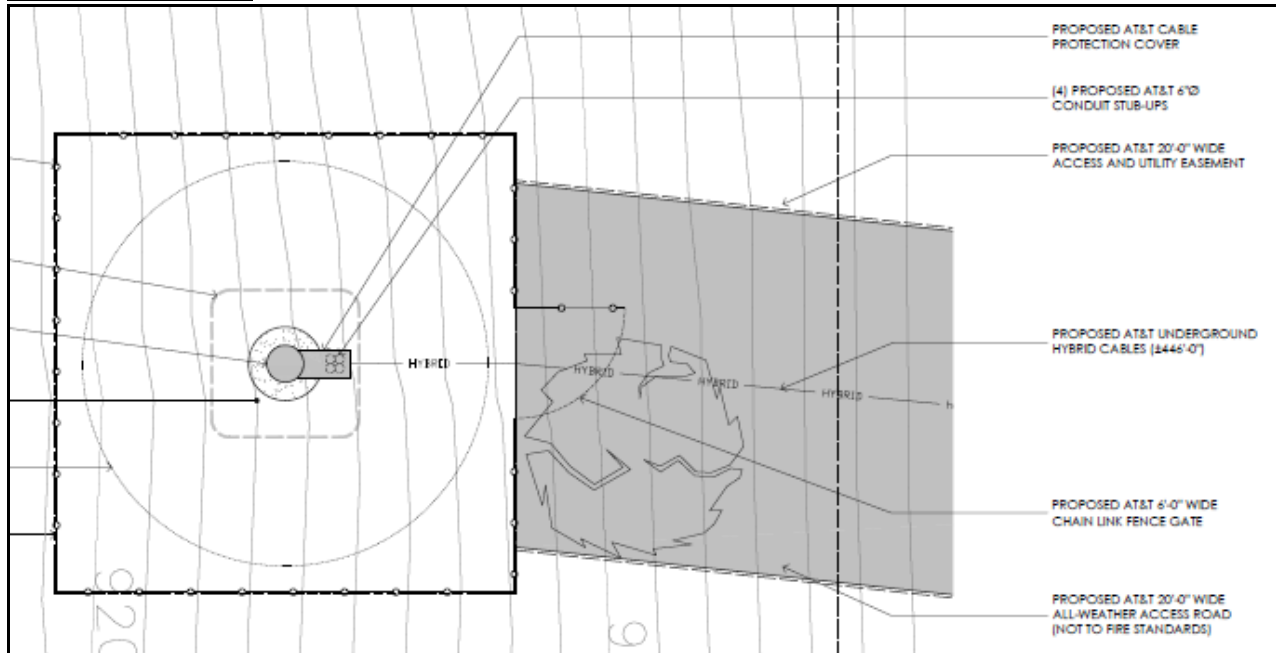
Two Lease Areas Required

Due to the extreme grade of the proposed location, the placement of both tower and associated equipment on the hill required preliminary review by the Fresno County Fire Prevention Department. Based on the improvement required to provide a Fire Prevention compliant access road, the access road would require major switchbacks, the removal of all trees on the face of the hill, the construction of no less than three (3) retaining walls, fire turnarounds, and the placement of at least 8,000 cubic ft. of fill. Due to the disruption to the hill's landscape and the property owner's dismay, AT&T contacted Battalion Chief Christopher Christopherson for preliminary review. Based on his input, the placement of the cabinets and generator at the base of the hill, just south of Millerton Road, would eliminate the need for the above fire prevention requirements. Therefore, in order to preserve the integrity of the hillside, AT&T chose to split the lease areas into two (2) locations—equipment at the base of the hill for easy access by public agencies and tower at the top of the hill in order to offer AT&T's radio access network (RAN) engineer the height and elevation needed to provide coverage to the target area.

The proposed facility is comprised of two (2) lease areas. The first area will be enclosed by a chain link fence just off of Millerton Road, abiding by the setbacks of 35' (front), 20' (sides), and 20' (rear) in the zone. This first lease area is setback in excess of 55' from the centerline of Millerton Road. The first area will be 23' x 20' to house AT&T's outdoor equipment cabinets and generator. All equipment will be enclosed by a 6'-tall chain link fence.



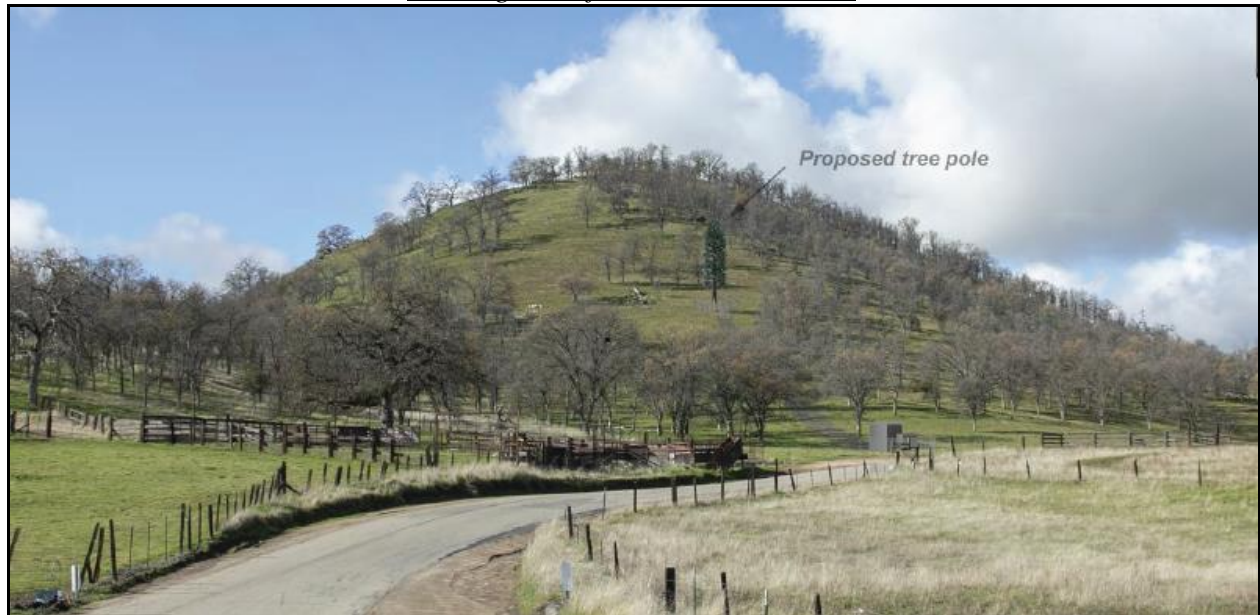
Second Lease Area



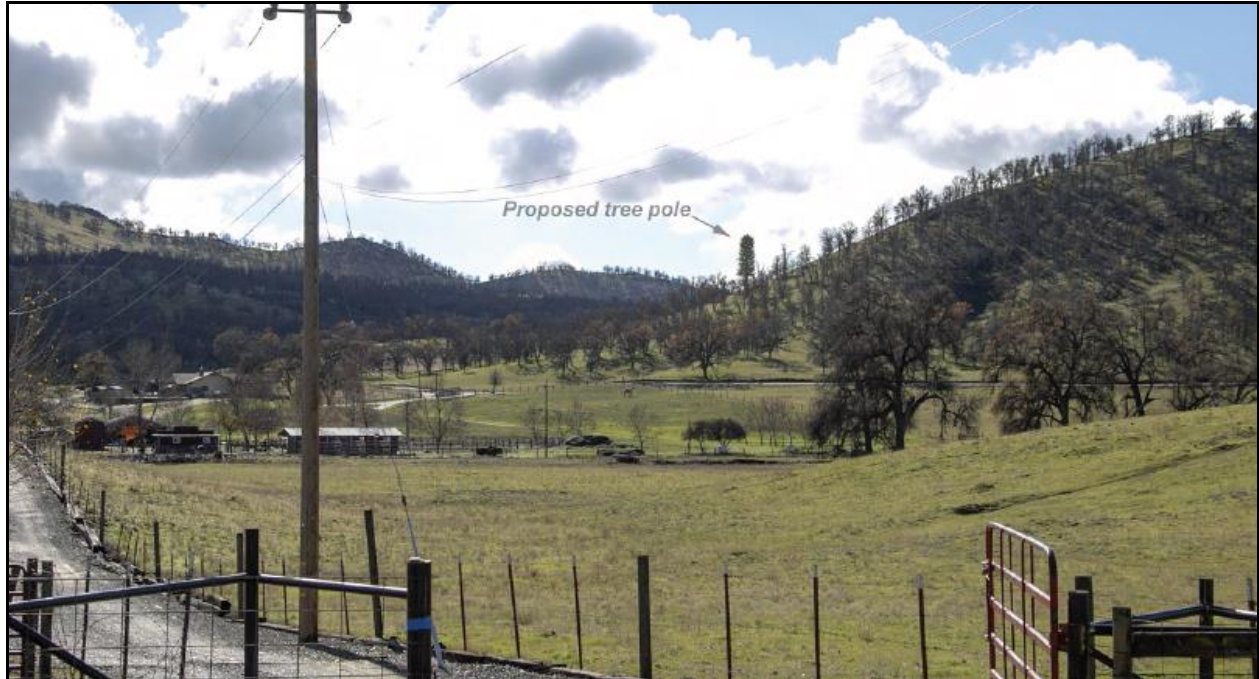
PROJECT DESIGN

The proposed unmanned telecommunications facility will have a 61'-tall faux-broadleaf tree on the hillside. The height of the monopole itself will be 57' to the top of the steel with the antennas placed at a centerline of 50'. The additional height is required in order to provide a natural taper to the top of the tree. Associated equipment includes six (6) panel antennas, two (2) antenna sectors with three (3) antennas per sector, with AT&T's walk-in cabinet and generator. The facility will be enclosed by a 6' tall chain link fence. Power and telecommunications cables will be installed underground within the lease area. The unmanned facility will provide high-speed internet access and wireless services 24 hours a day, 7 days a week.

Looking West from Millerton Road



Looking South from Oak Creek Road



This parcel and lease area location were chosen in compliance with Fresno County’s Wireless Communication Guidelines, item no. 7, regarding the siting of towers in rural agricultural areas. The proposed facility height complies with the County’s development standards for wireless facilities in the Exclusive Agricultural zoning designation. Because of the surrounding topography and breadth of the coverage area, the proposed facility needs to have the antennas placed at a centerline of 50’ for the signal to reach the intended service area. The proposed facility has been designed at its minimum functional height and the suggestions of the neighbors and Planning Commissioners for previous CUP3572 / IS7275 were taken into account when locating, designing, and siting this proposed facility.

Please see Photo Simulations for additional details.

SITE SELECTION CRITERIA & NEED FOR FACILITY

The FCC’s Connect America Fund (CAF II) created census data maps identifying underserved areas without high-speed internet services. AT&T’s engineers then generate search rings based on locations that maximizes the number of living units served by the new facility. Maximizing service of living units is a condition of the FCC’s CAF II grant, giving AT&T less flexibility in selecting a tower location than AT&T would otherwise have in building out their cellular network.

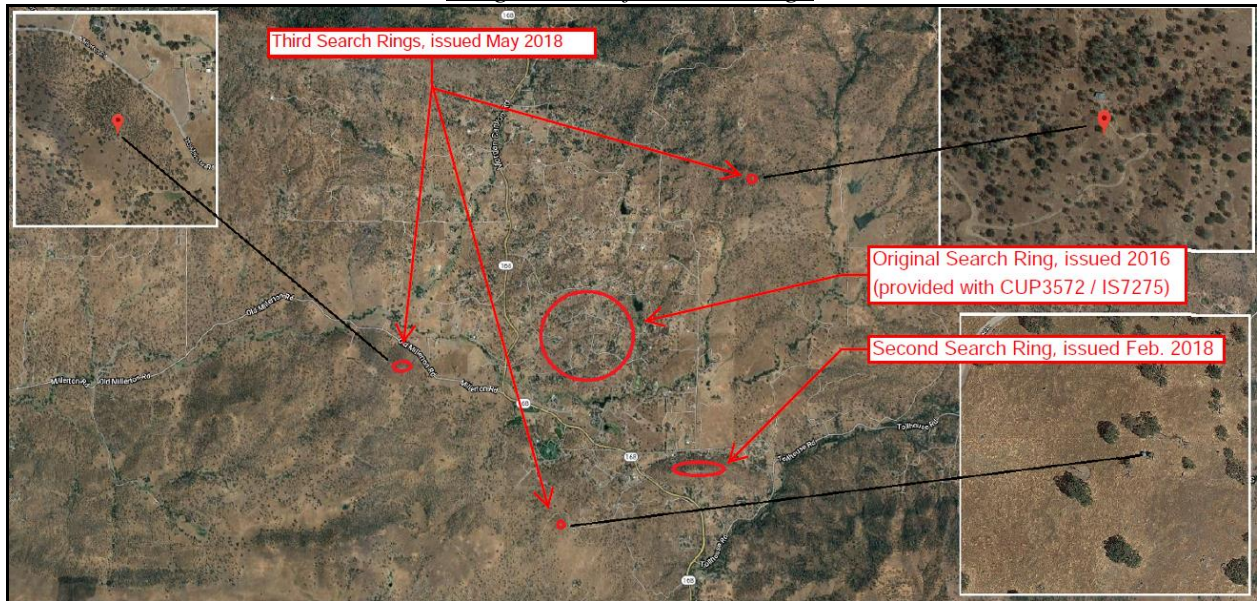
AT&T’s engineer began the site selection process by identifying a search area, called a “Search Ring.” For this particular ring, the original search ring centered on residential homes in unincorporated Prather. The Fresno County Planning Commission denied the facility within that original search ring.

AT&T has issued three (3) different targeted search areas to try and cover the underserved community of rural residences north of Millerton Road. The first search ring was issued in 2016 and was submitted as part of CUP3572 / IS7275. That project, proposed on a previous location at 15899 Garlock Lane (APN: 138-371-45), was denied by the Planning Commission on December 14, 2017 and AT&T chose not to pursue an appeal of that denial.

AT&T instead sought to find an alternative location that may provide the same service objectives targeted by the first location on Garlock Lane. In order to move away from the existing rural residences in the first search ring, AT&T looked to properties on higher elevations to try achieve the height. The second search ring was centered around a very steep hill, triangulated by Tollhouse Road, Millerton Road, and Nicholas Road. However, upon on-site visits to the properties, the grade of the hill is in excess of 20% and AT&T's construction teams determined that construction of an access road would not be possible. Additionally, Fresno County also discourages develop on slopes in excess of 20% grade.

The third and final search ring was issued in May 2018 and three (3) very small hilltops were identified as possible feasible locations. There were only six (6) parcels and four (4) property owners in the identified areas. The most optimal location was the proposed hill south of Millerton Road, which was pursued as the only candidate.

Progression of Search Rings

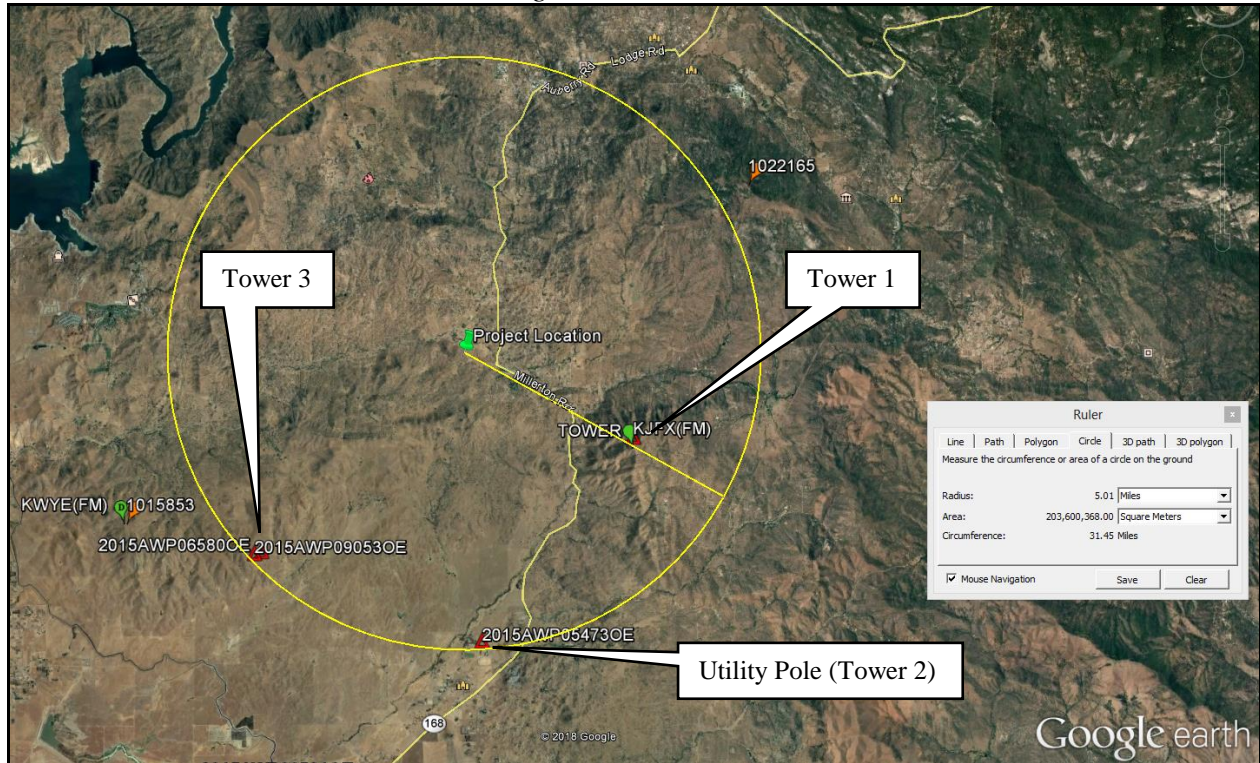


The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 50' (with a total faux-tree height of 61') represents the required height of the antennas to produce the desired coverage objective. After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. In this case, AT&T determined that there are no existing structures within a 4-mile area which could meet its coverage needs.

NEARBY TOWERS AND WIRELESS FACILITIES

There are 3 wireless towers within a 5-mile vicinity of the proposed facility; however, none would be able to provide the broadband internet and wireless service required.

Google Earth Overview



Tower 1

The KFPX FM radio station tower is over 100' tall and is located over 3 miles away. It is too far from the target service area. It would not be able to provide the objectives needed by AT&T's RAN engineer.

Tower 2

There is a telecommunications antenna(s) on a utility pole, less than 40' in height, over 5 miles from the facility. That candidate is too short and too far away. It would not be able to provide the objectives needed by AT&T's RAN engineer.

Tower 3

There is a 160' tall tower located over 5 miles from the proposed facility. The facility is too far away and would not be able to provide the objectives needed by AT&T's RAN engineer.

Due to the above reasons, there are no collocation opportunities in this area.

COMPLIANCE WITH FRESNO COUNTY WIRELESS COMMUNICATION GUIDELINES

Fresno County has specific telecommunications guidelines for rural agricultural areas and AT&T's facilities complies with all requirements.

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

Due to the difficulties at the previous location (CUP3572 / IS7275), AT&T narrowed down 3 key areas of higher elevation in sparsely populated areas to try and provide internet and wireless services to the living units identified by the FCC. That Search Ring is provided above.

Furthermore, the facility was proposed in an area, sparsely populated, and without agricultural aircraft operations.

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

The proposed facility is sited in an area without agricultural aircraft operations.

The nearest airport to the proposed facility is the Topham Ranch-Auberry Airport, which is approximately 8.5 miles north. Additionally, the Kindsvater Ranch Airport is located approximately 9 miles to the southeast

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

N/A.

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

Utilizing natural elevation, the chosen parcel is a tall hillside with existing trees and has been reduced in overall height to 61'. Additionally, the facility has been stealthed as a faux-broadleaf tree. Lastly, the land is undeveloped and used for cattle grazing. There will be no interference to operations in the vicinity.

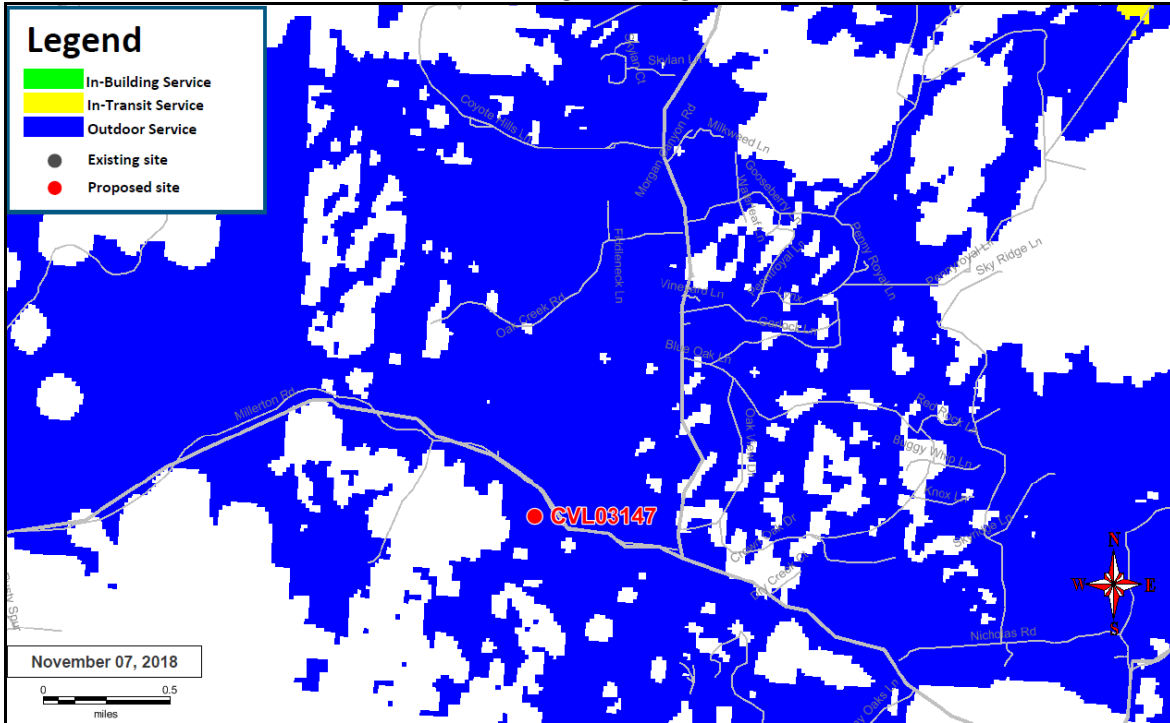
- e. *Towers should be sited to minimize impacts to adjacent farming operations on surrounding properties.*

The proposed facility is sited in an area without adjacent farming operations. The properties are zoned agricultural, but are used for single-family residences on large lots or are undeveloped/vacant.

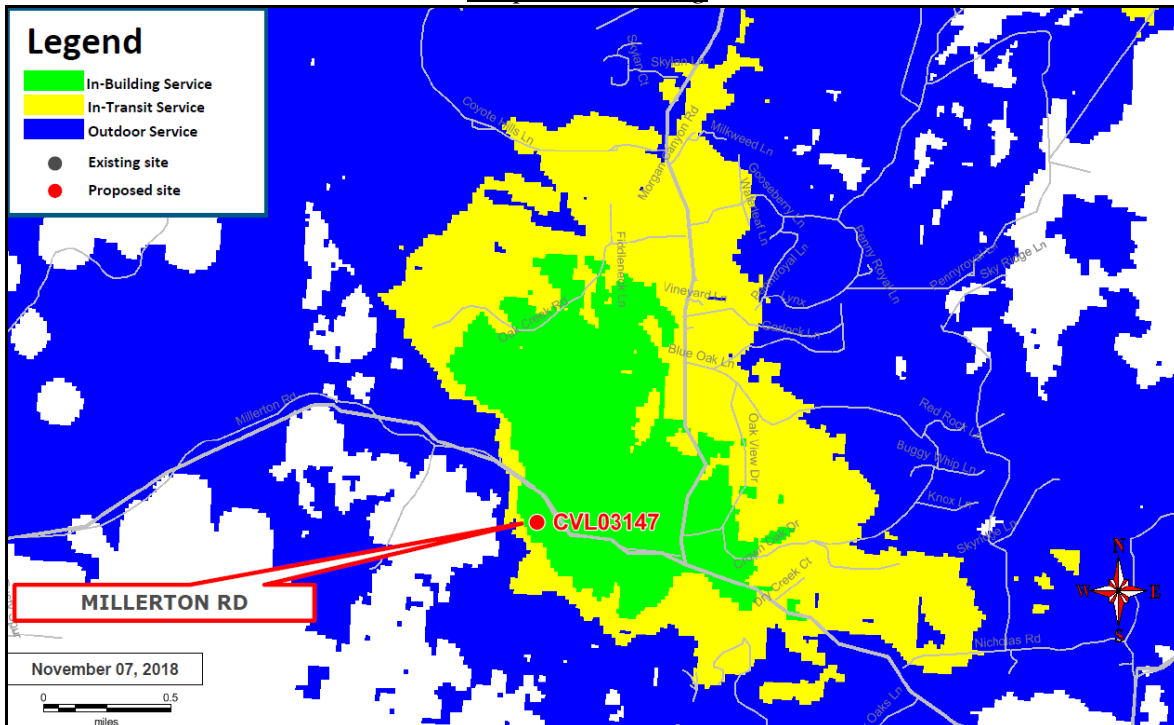
COVERAGE AREA

The proposed facility, located on the Smith Foothill Ranch property, was chosen by AT&T's engineer as the best candidate in the search ring for achieving AT&T's coverage objectives.

Existing Coverage



Proposed Coverage



SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

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

TECHNOLOGY & CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

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

LIGHTING

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

NOISE

The standby generator will be operated for approximately 15-30 minutes per week for maintenance purposes, and during power outages and disasters. Testing and maintenance will take place weekdays between 8:00 a.m. and 7:00 p.m. During construction of the facility, which typically lasts around two to three months, acceptable noise levels will not be exceeded.

HAZARDOUS MATERIALS

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

SITE MAINTENANCE

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

STATEMENT OF COMMITMENT TO ALLOW COLLOCATION

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future collocation. AT&T welcomes other carriers to collocate on their facilities whenever possible.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation AT&T's FCC License.

CONSTRUCTION SCHEDULE

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

NOTICE OF ACTIONS AFFECTING THIS DEVELOPMENT PERMIT

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



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: AT&T Mobility
- APPLICATION NOS.: Initial Study Application No. 7577 and Unclassified Conditional Use Permit Application No. 3635
- DESCRIPTION: Allow an unmanned telecommunications tower consisting of a 61-foot monopole, with an artificial broadleaf tree design, within a 25-foot by 25-foot lease area, on a 431.60 acre parcel; and allow the related ground equipment, cabinet, and diesel generator on a separate 20-foot by 23-foot lease area, located on an adjacent 2.00 acre parcel. The proposed tower and ground equipment lease areas will be located approximately 450 feet apart and connected by a proposed 20-foot wide access and utility easement, in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the south side of Millerton Road, between Rusty Spur Lane and State Route 168 (Morgan Canyon Road), approximately 4.5 miles southwest of the unincorporated community of Prather, (SUP. DIST. 5) (APNs 138-070-66 and 138-070-69)

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 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 WITH MITIGATION INCORPORATED:

The subject parcel is located in a foothill area characterized by open space and low density single-family residential development. No scenic vistas, other scenic resources, or

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
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historic buildings were identified during analysis of this proposal, nor is the project site located near a scenic highway. This project proposes the installation of a 61 foot monopole telecommunications tower, employing an artificial tree design, within a 625 square-foot fenced lease area, located approximately 450 feet from the nearest right-of-way of Millerton Road, additionally, there will be a 460 square-foot fenced lease area containing auxiliary equipment to support the tower, located approximately 25 feet from the nearest right-of-way of Millerton Road. The artificial tree design will minimize the visual impact of the tower, however, because both fenced lease areas will be visible from Millerton Road, the following mitigation measure has been included to minimize aesthetic impacts.

* **Mitigation Measure(s)**

1. *Both of the proposed lease areas shall be screened behind slatted chain-link fencing, provided in an earth tone color. The slatted fencing color shall be maintained for the duration of operation of the facility.*

- 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:

According to the applicant's submitted plans, the only lighting proposed with this project are motion activated security lights, located at the front and back of the walk-in equipment cabinet. The lights will be required to be hooded and directed downward, so as not to shine on neighboring properties or the adjacent roadway. Additionally, the proposed tower will have no lighting.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcels are designated as Eastside Rangeland in the County Adopted Sierra North Regional Plan, which allows for grazing and other agricultural operations, and limited non-agricultural uses, and are also classified as Grazing land per the 2014 Fresno County Important Farmlands Map. The subject parcels contain approximately 434 acres combined, adjacent parcels to the northeast range in size from approximately 10 to 40 acres and contain some sparse residential development. There are larger parcels located to the west, southwest, south and southeast which range in size from 160 to 640 acres.

There is no forestland in the vicinity, that would be impacted by this proposal. The project was reviewed by the Fresno County Agricultural Commissioner's Office, which did not express any concerns related to the project resulting in the conversion of Farmland to non-agricultural uses. The project will utilize a small portion, approximately one quarter-acre, of the two adjacent parcels and will not impact current or future grazing activity. The project proposes an unmanned wireless communication tower within a 625 square-foot lease area, along with a supporting ground equipment including a 64 square-foot prefabricated walk-in equipment cabinet within a separate 460 square-foot lease area, as noted previously, and an approximately 450 foot long by 20-foot wide access and utility easement connecting the two lease areas and providing access to the site from Millerton Road. Because the subject parcels are designated as grazing land in the 2014 Fresno County Important Farmlands Map, the project would not convert any Prime, Unique or Farmland of Statewide Importance to non-agricultural uses, nor interfere with any existing agricultural operations in the vicinity.

B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 431.60-acre parcel (APN 138-070-66), on which the proposed tower will be located, is enrolled in the Williamson Act Program under Contract No. 109. According to comments from the Fresno County Department of Public Works and Planning, Policy Planning Unit, telecommunication towers could be allowed on contracted land depending upon the specific area that would be removed from agricultural use as a result of a project. Accordingly, the submission of a Statement of Intended Use was required for this proposal, in order to determine its consistency with the provisions of the Williamson Act. The applicant's submitted Statement of Intended Use was evaluated by the Policy Planning Unit, which made the determination that the proposed use would not conflict with the provisions of the Williamson Act.

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: NO IMPACT:

The subject parcels are not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation, including the possible removal of some trees where necessary, and grading of the proposed 625 square-foot lease area, 460 square-foot lease area and 450 foot by 20-foot wide access and utility easement to serve the proposed tower and related ground equipment. While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease areas and access easement.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan, or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under any ambient air-quality standard. The proposal will be subject to General Plan Policy OS-G.14, which requires that all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of the use. The proposed 20-foot wide access and utility easement will utilize gravel for the access driveway and turnaround areas.

- 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: LESS THAN SIGNIFICANT IMPACT:

It is anticipated that there will be dust and therefore particulate matter created by construction activities released into the air, which may affect sensitive receptors in nearby

residences. However, as the area has sparse residential development (the nearest residence is approximately 700 feet north of the site), and with the construction phase of the project expected to take approximately 2-3 months, as indicated by the applicant, any impacts would be temporary, and the project is therefore unlikely to either generate substantial pollutant concentrations, other emissions or orders, that would adversely affect a substantial number of people, and would be a less than significant impact.

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 WITH MITIGATION INCORPORATED:

This project proposal was reviewed by the United States Fish and Wildlife Service (FWS). Comments from FWS indicate that based on information obtained from the California Natural Diversity Database (CNDDDB), the project is within 4.5 miles of a recorded occurrence of the federally threatened California Tiger Salamander (CTS), and that wetlands and ponds in the vicinity may provide suitable breeding habitat for the CTS.

A search of the Information Planning and Consultation system (IPaC) resource list by County staff produced a list of threatened or endangered species that may be affected by development activities in the area. Of those species listed, none were associated with critical habitat located on or near the project site, however, the list indicated the project site is within the range of the endangered Blunt Nosed Leopard Lizard and endangered Vernal Pool Tadpole Shrimp, however no occurrences have been recorded in proximity to the project site. With regard to migratory birds, the IPaC list indicated no particular species in the area that may be affected by the project, but indicated that several breeds of migratory birds have a probability of being present during certain times of the year.

Based on the FWS's recommendation, the County required that the applicant submit a habitat assessment of the project site to determine if any impacts to biological resources may result from the project and what if any mitigation or minimization and avoidance measures could be implemented or determine if permits are necessary. The habitat assessment was completed by Alphabiota Biological Consulting in conjunction with Geist Engineering and Environmental Group, Inc. dated May 19, 2019, was completed for the project.

A summary of the habitat assessment indicated the presence of several bird species in the vicinity of the project and that surrounding properties have natural features capable of impounding water and thereby provide suitable breeding habitat to support the California Tiger Salamander, and upland habitat for Fairy Shrimp, Spadefoot toad, as well as vernal pool plants, and vernal pool habitat were found to exist in proximity to the project site.

None of the special status species documented to have occurred within five miles of the project site, by the CNDDDB were observed during this survey.

The pedestrian site survey conducted as part of the Habitat Assessment, noted the presence of several bird species, including the following: Ravens, House Finches, Scrub Jays, Mockingbirds, Mourning Doves, Bewick's Wren, Oak Titmouse, Bullocks Oriole, Starlings, Mountain Bluebird, Acorn Woodpeckers, and a nesting pair of Great Horned Owls with chicks. The Owl, its nest and chicks as well as most other native bird species are protected by the MBTA, and California Fish and Game Code (FCG); therefore, activities that result in removal or destruction of an active nest, with eggs or young present, would violate the MBTA. Accordingly, construction activities should be delayed until it is determined that the chicks have fledged and that the adults have left the nest and are no longer using the nest for another clutch (group of offspring).

The results of the habitat assessment found that potential impacts to wildlife or plant species could be avoided with implementation of standard construction conditions, and that the project would have a less than significant impact on federal and California Endangered, threatened, proposed or candidate species, not result in destruction of or adverse modification of, critical habitat for said species, and also not result in "take" of migratory birds protected under the Migratory Bird Treaty Act and other state, local or federal laws. However, to minimize potential impacts from the project on protected, or endangered species, the following Mitigation Measures shall be included:

* **Mitigation Measure(s)**

- 1. Due to the potential for special status species, including California Tiger Salamander (CTS) and/or Spadefoot toad, to occur, move through or into the project site; an on site biological monitor (qualified biologist) shall be present during any ground disturbance, to include excavation, backfill and or grading activities. If California Tiger Salamander or Spadefoot toad are found to be present, all work shall stop and the applicant's qualified biologist shall consult with the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine if a take permit, or other course of action to protect CTS and/or Spadefoot toad is necessary. Additional surveys may be necessary.*
- 2. If construction activities start during the breeding or nesting season for Migratory Bird Treaty Act (MBTA) protected breeds, a preconstruction survey for nesting birds shall be implemented. Surveys shall be conducted in accordance with U.S. Fish and Wildlife, guidance for minimizing impacts to migratory birds (breeding season is generally defined as between February 1 and mid-September and nesting season between March 1 and mid-September).*
- 3. Prior to any construction, ground disturbance, to include excavation, backfill and or grading, and prior to any delay in work lasting more than seven (7) days, a qualified biologist shall survey the site to determine if the Great Horned Owls nest identified by the submitted Habitat Assessment, dated May 20, 2019, contains any adult Great Horned Owls or chicks or any other nesting birds, or nests are present. If adult Owls or chicks are present, all project related construction, ground*

disturbance, excavation or backfill activities shall be postponed until such time as all chicks have fledged and adults have ceased using the nest, and it is determined by the qualified biologist, that no Great Horned Owls or chicks are present in the nest.

- 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:

No riparian habitat or state or federally-protected wetlands were identified in the analysis. The habitat assessment did note that one linear water feature was identified off site, and as such, water quality may be affected by construction work occurring during precipitation events, and that measures be taken to protect against silt runoff from the site in the event of rain.

- 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion and Mitigation Measures under Section IV.A above.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Fresno County General Plan contains several policies related to the protection of biological resources, and natural vegetation: Policy OS-F.10 requires that new development preserve natural woodlands to the maximum extent possible and the County promote the preservation and Policy OS-F.11. Requires that the County promote the preservation and management of oak woodlands by encouraging landowners to follow the Fresno County Oak Management Guidelines, and the County adopted Oak Woodlands Management Plan. Policy OS-E.9 requires that prior to the approval of discretionary development permits, the County shall require, as part of any required environmental review process, a biological resources evaluation of the project site by a qualified biologist, such evaluation will consider the potential for significant impact on these resources and will either identify feasible mitigation measures or indicate why mitigation is not feasible.

To address impacts to Oak Woodlands, the following mitigation measure shall be instituted.

* **Mitigation Measure(s)**

1. *Oak trees on the project site that are removed as a result of the project shall be replaced at a ratio of two trees to every one tree removed.*

- 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:

No conflicts with any existing local policies or ordinances protecting biological resources were identified, nor were any conflicts with any adopted Habitat Conservation, Natural Community Conservation, or other approved plans identified, in the analysis of this proposal.

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 portion of the subject parcel is located in an area of moderate sensitivity for the existence of cultural resources. This project proposal was routed to the Southern San Joaquin Valley Information Center at California State University Bakersfield for review. The Information Center recommended that a Cultural Resources Inventory be undertaken. The applicant submitted a Cultural Resources Investigation, dated February 28, 2019, prepared by Archaeological Resources Technology, a Registered Professional Archaeologist on behalf of Geist Engineering and Environmental Group, Inc. The Cultural Resources Investigation included a records search of the California Historical Resources Information Service, the State of California Office of Historic Preservation Historic Properties Directory, which included the National Register of Historic Places, California Historical Landmarks, California Points of Historical Interest, and the California Register of Historical Resources, and a review of all previously recorded cultural resources within a one half-mile radius of the project boundaries. Results of the Cultural Resources Inventory were negative for the project area. However, to address the possibility that cultural resources could be discovered on the project site during ground-disturbing activity, the following Mitigation Measure has been included.

* **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 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.*

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:

The project proposes the installation of an unmanned telecommunications tower with related ground equipment. According to information provided by the applicant, the project construction phase will take approximately two to three months depending on site specific conditions. No specific information was provided regarding the fuel efficiency of the off road construction equipment utilized with this project, however, given the brief construction time frame, and the fact that the facility will be unmanned, the project is not anticipated to have a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation.

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: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County General Plan Background Report (FCGPBR), Figure 9-4 and discussion in Chapter 9, the project site is located in area of the County designated as Seismic Zone 3 of the California Uniform Building Code (UBC). Most areas of Fresno County, have a relatively low probability of seismic activity. However, fault systems along the eastern and western boundaries of the County, can potentially cause high magnitude earthquakes affecting other parts of the County. The subject property is not located in an area of a know fault as identified on the web based California Department of Conservation, Fault Activity Map of California (2010). The nearest identified fault trace is the Clovis Fault which trends northwest, and is located approximately 9.5 miles southwest of the project site at its nearest point.

Figure 9-5 of the (FCGPBR) indicates that, given a ten percent probability of earthquake occurrence in 50 years, the project site is located in an area with a 10 percent probability of exceeding 0-20 percent of peak horizontal ground acceleration or a maximum of .20 g (percent of the force of gravity) during an earthquake. The project will be required to comply with applicable Seismic Design Standards. The project site is not in an area prone to liquefaction or seismic related ground failure; however it is located in an area of steep slopes per Figure 7-2 of the Fresno County General Plan Background Report (FCGPBR), and moderate landslide hazard according to Figure 9-6 of the FCGPBR.

As such, the possibility for landslide does exist, however, the area of ground disturbance from grading will be limited to less than one quarter-acre in area, and will require a grading permit from Development Engineering Section of the Fresno County Department of Public Works and Planning. No reviewing agencies or County departments expressed concerns related to the potential for the project resulting in adverse effects due to landslide.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in the foothills of the Sierra Nevada, and in an area of relatively steep slopes as identified in Figure 7-2 of the Fresno County General Plan Background Report (FCGPBR) and in an area of Generalized Erosion Hazard, per Figure 7-3 of the (FCGPBR). The proposed tower lease area is located on a hillside with a moderately steep slope, where the possible removal mature oak trees and existing natural vegetation will be required during the construction process. Policy OS-F.6 states that, the County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grassland, and to control erosion. Policy OS-F.7 states that, the County shall require developers to take into account a site's natural topography with respect to the design and siting of all physical improvements in order to minimize grading.

The proposed 20-foot wide access and utility easement entails the grading of approximately 9,000 square feet of soil, and the proposed lease areas account for an

additional 1,085 square feet of ground disturbance on the site. Both the lease areas and proposed access easement will utilize gravel surfacing, which would reduce the potential for erosion of the site. None of the reviewing agencies or departments expressed concerns related to the potential for erosion or landslide as a result of the proposed project. A grading permit is required for this project.

- 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: NO IMPACT:

The project site is not located in an area of lateral spreading, subsidence, liquefaction or collapse as identified in the Fresno County General Plan Background Report (FCGPBR).

- 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:

The subject property is not located in an area of expansive soils, as identified by Figure 7-1 of the Fresno County General Plan Background Report.

- 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 proposed with this application.

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

FINDING: NO IMPACT:

No paleontological resources were identified by any reviewing agencies.

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:

Construction of the project is anticipated to take approximately two to three months, and upon completion will be unmanned. After construction, there will be one to two maintenance trips per month to service the tower and related facilities. Any greenhouse gas emissions generated from the operation of construction equipment and vehicles would be temporary and not anticipated to result in significant impacts on the environment. Additionally, the project would not conflict with any plans, policies or regulations adopted for the reduction of greenhouse gas emissions.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will utilize a 30 kilowatt, diesel powered standby generator with a 190-gallon fuel storage tank, mounted on an 8-foot by 14-foot concrete slab. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

- C. 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:

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

- 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; or
- 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:

Per review of the project area using the United States Environmental Protection Agency's NEPAssist, no hazardous materials sites are located within the boundaries of the subject parcel. The project site is not located within an Airport Land Use Plan nor in the vicinity of a private airstrip.

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

FINDING: NO IMPACT:

No adopted emergency response plans, in the area of the project site, were identified in the analysis. The project would not impair implementation of or physically interfere with an adopted emergency response plan.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was reviewed by the Fresno County Fire Protection District/CALFIRE and will be required to comply with all applicable Fire Code and County Ordinance pertaining to State Responsibility Area Fire Safe Regulations.

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; 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 proposed wireless communication facility will be unmanned, will not require any water usage other than during construction, nor will it generate any waste discharge that would otherwise degrade surface water quality or violate water quality standards or waste discharge requirements. The project will not affect groundwater supplies or recharge as no use of groundwater is proposed.

- 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?
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
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:

The project will not substantially alter drainage patterns or alter any existing watercourse. The primary area of ground disturbance with this proposal involves the grading of an approximately 9,925 square-foot area for the two fenced lease areas and the access and utility easement to serve them. Both the lease areas and the access will require surfacing such as gravel, or other suitable cover. No additional storm water runoff will be allowed to drain across property lines, and will be required to be stored on site or disposed of per County standards.

Therefore, the proposed project will not substantially increase the impervious surface area or result in erosion, on or off site, or increased rate of surface runoff, impede or redirect flood flows. The subject property is not located in an area subject to flooding from the 100 year (one percent chance) storm event per FEMA, FIRM Panel 1060H. The project may also be required to submit an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by 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:

The project site is not located in an area subject to flood hazard, tsunami, or in seiche zone, and therefore there would not be a risk of release of pollutants due to inundation.

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

FINDING: NO IMPACT:

The project, once constructed, does not propose any water use. No conflicts with the implementation of a water quality control plan or sustainable groundwater management plan were identified in the analysis.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- 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: NO IMPACT:

The project will not divide an established community and no conflicts with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect, were identified in the analysis.

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 impacts to known mineral resources were identified in the analysis, the project does not propose to utilize or disturb any known mineral resources, and will not result in the loss of availability of a locally-important mineral resource recovery site.

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:

Temporary ambient noise level increases may occur during construction, however no concerns regarding excess noise or ground-borne vibration were identified by any reviewing agencies. Once the proposed tower and ground equipment are installed, there will be approximately one to two maintenance visits per month. The diesel powered back up generator will operate for short periods of time, 15-30 minutes per week, during routine maintenance visits and during a power outages and other emergencies. According to the applicant's operational statement, there will also be either a door-mounted heat

exchanger or air conditioning unit located within the walk-in equipment cabinet for cooling the electronic equipment. Additionally, the project will be subject to the provisions of the Fresno County Ordinance Code, Title 8, Chapter 8.40 – Noise Control.

- 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; or

FINDING: NO IMPACT:

The project site is not located within the vicinity of a private air strip or within an airport land use plan, or within two miles of a public airport, and would not expose people living or working in the project area to excessive noise levels. According to the applicant's project support statement, the nearest airport is located approximately 8.5 miles north of the project site.

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:

No housing is proposed to be added or displaced with this application.

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;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

No new or physically altered governmental facilities are proposed with this application.

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 any existing parks or other recreational facilities, or involve the construction or expansion of such facilities.

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; or

FINDING: NO IMPACT:

The project will not conflict with programs or plans addressing transit facilities.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Once constructed, the operation of the project will require approximately one service trip per month, which will not result in a significant impact to vehicle miles traveled.

- 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

FINDING: NO IMPACT:

The project will not change the existing road geometry.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Because Millerton Road is Classified as an Arterial Road in the Fresno County General Plan, requiring an ultimate right-of-way of 106 feet, the proposed equipment lease area, which is nearest the road, will be required to be setback a minimum of 53 feet from the center line of Millerton Road, placing it approximately 25 feet from the road right of way. The project will not conflict with any program, plan, ordinance or policy the pertains to the circulation system, or be inconsistent with provisions of CEQA regarding significance of transportation impacts. The project will not create any hazards to traffic due to design features.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Under the provisions of Assembly Bill (AB) 52, the County was required to provide notice of preparation of this Initial Study to Native American tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on January 29, 2019 to the appropriate Tribal government representatives. One of the tribes, Table Mountain Rancheria, indicated interest in the project via a letter dated February 13, 2019, and made a request to coordinate a meeting and discussion about the project, and for additional information pertaining to related cultural resource studies and cultural record searches. In response to the Tribe's request, staff provided a letter of invitation to consult on this project, dated February 22, 2019. On March 1, 2019, County staff provided the tribe with copies of a Sacred Lands File search, a Cultural Resources Report dated February 28, 2019, and the results of a California Historical Resources Information System (CHRIS) search, provided by the Southern San Joaquin Valley Information Center, at California State University Bakersfield. No consultation was established, and Table Mountain Rancheria expressed no further interest in this project. *See discussion and Mitigation Measure under Section V Cultural Resources*

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; or
- 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; or
- 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 will not require wastewater treatment, utilize any local water source, generate any solid waste, except that which would be incidental to construction, and would be required to be removed and disposed of at an appropriate landfill, or other facility authorized to handle such construction waste. Additionally, the project will be required to comply with all applicable regulations pertaining to the reduction of 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; 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:

The project site is located in a State Responsibility Area (SRA), and given the topography and seasonally dry conditions, is also prone to wildfire risk. Accordingly, the applicant had preliminary discussions with the Fresno County Fire Protection District (CALFIRE) prior to submitting this application. The Fire District identified concerns with the proposed location of the lease area being on a steep slope in excess of 20 percent in grade, which could impede emergency vehicle and equipment access.

As a solution the applicant proposed two lease areas, one containing the tower to be placed on the steeper portion of the site, upslope, and the other containing the ground equipment including the diesel backup generator, to be placed downslope closer to the road. With this change, the installation and maintenance of fire extinguishers within the equipment lease area, and with the inclusion of year round vegetation management, requiring the removal, and maintenance of flammable vegetation from in and around the lease area to the property line adjacent to Millerton Road for duration of the operation of the facility, the Fire District did not express any additional concerns with the proposal. The project will be subject to the requirements of the current California Fire Code including all applicable State Responsibility Area - Fire Safe Regulations, per Fresno County Ordinance Code Title 15.

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 proposed 61-foot tall tower will employ a stealth design and no lighting, however the ground equipment area will have motion activated security lighting on the walk-in equipment cabinet. As such Mitigation has been included requiring all outdoor lighting be hooded and directed so as not to affect adjacent property or the roadway. The potential exists for great horned owls and their nests, which were observed on the project site, to be adversely affected by project construction. To minimize potential effects on the Great Horned Owl and other birds protected under the Migratory Bird Treaty Act (MBTA), Mitigation has been included requiring that pre-construction surveys be undertaken, and that work be halted if such species are observed. Additionally, to address the possibility that previously undiscovered subsurface paleontological, cultural/historical or tribal resources are present within the project area, Mitigation has been included under Section

V, which implements avoidance and reporting measures, and reduces impacts to a less significant level.

* **Mitigation Measure(s)**

1. See Section I
2. See Section IV.
3. See Section V.

- 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: NO IMPACT:

No cumulatively considerable impacts were identified, which would result from the project.

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

FINDING: NO IMPACT:

No environmental effects resulting in any adverse effects on human beings were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3635, 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 Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems.

Potential impacts related to Agriculture, Air Quality, Energy, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Noise, Greenhouse Gas Emissions, Transportation, and Wildfire, have been determined to be less than significant.

Potential impacts relating to Aesthetics, Biological Resources, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with noted Mitigation Measures.

A Mitigated Negative Declaration/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.

JS

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only.	
Agency File No: IS 7577		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner		Area Code: 559	Telephone Number: 600-4207
Project Applicant/Sponsor (Name): Complete Wireless Consulting c/o AT&T Mobility		Project Title: Initial Study Application No. 7577/Unclassified Conditional Use Permit No. 3635	
Project Description: Allow an unmanned telecommunications tower consisting of a 61-foot monopole, with an artificial broadleaf tree design, within a 25-foot by 25-foot lease area, on a 431.60 acre parcel; and allow the related ground equipment, cabinet, and diesel generator on a separate 20-foot by 23-foot lease area, located on an adjacent 2.00 acre parcel. The proposed tower and ground equipment lease areas will be located approximately 450 feet apart and connected by a proposed 20-foot wide access and utility easement, in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the south side of Millerton Road, between Rusty Spur Lane and State Route 168 (Morgan Canyon Road), approximately 4.5 miles southwest of the unincorporated community of Prather, (SUP. DIST. 5) (APNs 138-070-66 and 138-070-69)			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3635, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems. Potential impacts related to Agriculture, Air Quality, Energy, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Noise, Greenhouse Gas Emissions, Transportation, and Wildfire, have been determined to be less than significant. Potential impacts relating to Aesthetics, Biological Resources, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with noted Mitigation Measures. A Mitigated Negative Declaration/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 – July 19, 2019		Review Date Deadline: Planning Commission – August 29, 2019	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 August 29, 2019

SUBJECT: Initial Study Application No. 7561 and Unclassified Conditional Use Permit (CUP) Application No. 3629

Allow a County of Fresno-operated Regional Environmental Compliance Center, with office, classroom, sanitary facilities, warehouse, collection structure, and hazardous materials storage containers on 2.67 acres of County-owned property in the City of Fresno's IL (Light Industrial) Zone District.

LOCATION: The project site is located on the southwest corner of Dan Ronquillo Drive and S. West Avenue, within the city limits of the City of Fresno (310 S. West Avenue, Fresno) (SUP. DIST. 1) (APN 458-060-72).

OWNER/APPLICANT: County of Fresno

STAFF CONTACT: Marianne Mollring, Senior Planner
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Chris Motta, Principal Planner
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RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7561; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3629 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Elevations
6. Applicant's Operational Statement
7. Summary of Initial Study Application No. 7561
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	City of Fresno Light Industrial	No change
Zoning	City of Fresno IL (Light Industrial)	No change
Parcel Size	2.67 acres	No change
Project Site	Vacant	A 2.67-acre Regional Environmental Compliance Center (Solid Waste Transfer Station) for Household Hazardous Waste collection, including an education center
Structural Improvements	None	One (1) 20' x 34' Modular office with restroom facilities Up to four (4) 8' x 40' Hazardous Materials storage containers (two units initially) equipped with explosion relief panels, dry chemical fire suppression system, interior lighting and secondary containment system Up to two Hazardous Materials storage tanks

Criteria	Existing	Proposed
		<p>(one unit initially) for collection and storage of used automotive oil (500-gallon capacity)</p> <p>Up to two (2) mobile modular 12' x 20' Hazardous Materials containers (one initially), with explosion relief panels and fire suppression systems</p> <p>Up to two (2) Hazardous Materials storage tanks (one unit initially) for collection and storage of antifreeze (300-gallon capacity)</p> <p>One (1) 45' x 50' permanent metal roof structure (drive-through) equipped with skylights, fluorescent task lighting, photovoltaic panels, and a fire suppression system serving the unloading and collection area</p> <p>Up to four (4) 8' x 40' storage units (Seatrain) (two units initially) to store E-waste and Universal waste</p> <p>Up to four (4) 6' x 4' automobile battery storage units (one unit initially)</p> <p>One (1) 60' x 40' Warehouse facility</p> <p>One (1) 60' x 40' Education center</p>
Nearest Residence	Approximately one half-mile east of the proposed facility	No change
Surrounding Development	Industrial development and vacant industrial land	No change

Criteria	Existing	Proposed
Operational Features	None	Regional Environmental Compliance Center (Solid Waste Transfer Station) for Household Hazardous Waste collection
Employees	None	10 maximum (full- and part-time)
Customers	None	Approximately 170 per week
Traffic Trips	None	<ul style="list-style-type: none"> • Customer trips – 170 (round trips per week) by 2025 • Large hauler – 1 to 3 per month • Maintenance vehicles – 1 to 3 per month • Employee trips – 10 (round trips) per week
Lighting	Street lights	Street lights and interior security lights
Hours of Operation	N/A	Monday – Saturday from 7:30 a.m. to 5:00 p.m.

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

ENVIRONMENTAL ANALYSIS:

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

Notice of Intent of Mitigated Negative Declaration publication date: May 22, 2019.

PUBLIC NOTICE:

Notices were sent to 33 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 (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 regarding an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

As the property is located within the city limits of the City of Fresno, but under ownership of the County, land use permit processing has occurred per Section 865 of the Fresno County Zoning Ordinance (Compliance) which in part states: "The provisions of this Division shall apply to all buildings, improvements, lots and premises owned, leased, operated or controlled by the County or any department thereof, or by any other government agency excepting the Federal or State Governments." Therefore, the County has processed this project through an Unclassified Conditional Use Permit Application. The Fresno County Zoning Ordinance (Section 853.B.7, 14) provides for Government Buildings through an Unclassified Conditional Use Permit process, while Section 853.B.14 of the Ordinance permits public utilities, public services, structures, uses and buildings through an Unclassified Conditional Use Permit. The parcel is located in the City of Fresno's IL (Light Industrial) Zone District, which is similar to the County of Fresno's M-1 (Light Manufacturing) Zone District.

BACKGROUND INFORMATION:

The current County of Fresno Environmental Compliance Center/Household Hazardous Waste Collection Facility is located within the existing American Avenue Landfill and must be relocated to provide more capacity at the Landfill. The proposed new facility will be located on a 2.67-acre parcel in the City of Fresno at the southwest corner of Dan Ronquillo Drive and S. West Avenue, in the Dan Ronquillo Industrial Park.

The County of Fresno proposes to site, construct and operate a 2.67-acre permanent Regional Environmental Compliance Center (to be permitted as a solid waste transfer station) to provide a safe and convenient means for Fresno County residents and small quantity business generators to dispose of household hazardous waste items not allowed for regular disposal at a sanitary landfill. These household hazardous waste items consist of small quantities of a variety of materials that are the by-products of the operation and maintenance of a place of residence (or small business) and which exhibit one or more of the following characteristics: toxicity, ignitability, reactivity and corrosivity.

In addition to accepting and managing household hazardous waste items brought to the facility by residential and business participants, the facility will:

- Operate a Reuse Center (for the distribution of useable household products brought to the facility);
- Be a certified used oil and automotive fluids collection center;
- Be a designated sharps collection point;
- Be a battery collection point; and
- Have a Paint Care Program for the recycling of acceptable paints.

Additionally, a variety of off-site programs will be operated out of the facility, allowing household waste items to be collected and brought back to the facility for consolidation and management. Off-site programs may include, but are not limited to:

- A Door-to-Door Program, to serve the homebound and the infirm;
- A Mobile Program, to provide periodic temporary collection events, primarily at locations outside of the Fresno-Clovis Metropolitan Area; and

- A Drop-off Program, utilizing local businesses within Fresno County to collect various types of Universal Waste (UW).

Recyclable solid wastes will be sent to an appropriate recycling facility and non-recyclable solid wastes will be shipped off site for disposal at an approved landfill.

Approval of this application will require a Site Plan Review (Section 874 of the Fresno County Zoning Ordinance). Through the Site Plan Review process, the staff will make certain that prior to occupancy being granted for the proposed use, on-site and off-site improvements have been constructed according to the property development standards of the 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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front yard – 15 feet Side yard – none Rear yard - none (City of Fresno - Front – 15 feet from rear edge of sidewalk; side, street-side, and rear – no requirement)	Dan Ronquillo Drive – 15 feet (frontage) to fence, 80 feet to structures S. West Avenue – 18 feet to fence, 23 feet to structures (east street-side) Rear and west side – five feet to fence, greater than 40 feet to structures	Yes
Parking	One parking stall per two employees	12 stalls (2 ADA)	Yes
Lot Coverage	No requirement (City of Fresno - Floor Area Ratio 1.5)	Less than 0.5	Yes
Height	75 feet (City of Fresno - 60 feet)	Less than 25 feet	Yes
Space Between Buildings	No requirement	N/A	N/A
Wall Requirements	No requirement	N/A	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Septic Replacement Area	Municipal sewer service	Municipal sewer service	Yes
Water Well Separation	Municipal water service	Municipal water service	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: The parcel is located in the City of Fresno and is in the "IL" (Light Industrial) Zone District, which is similar to the County of Fresno "M-1" (Light Manufacturing) Zone District.

Site Plan Review Unit of the Fresno County Department of Public Works and Planning:

- Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt.
- 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.
- The operational statement indicates the facility will employ up to ten (10) employees; a minimum of five (5) parking stalls shall be required.

City of Fresno Fire Department: The Fresno Fire Department requires the following:

- All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet.
- Access shall be maintained with a minimum clear drive width of at least 20 feet. Additional clear widths may be required and shall be approved by the Fire Marshal (or designee). (FFD Development Policy 403.002)
- Turns in private drives for fire apparatus access shall have minimum 44-foot centerline turn radius.
- Gates for fire access are required to have a minimum clear opening width of 20 feet.
- Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch-wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)
- Provide approved police/fire bypass lock ("Best" padlock model 21 B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall

be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21 B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

- Provide sign(s) (17" x 22" minimum) at all public entrance drives to the property which state "Warning - Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense - 22658(a) California Vehicle Code - Fresno Police Department 621-2300."
- The proposed on-site hydrant shall be equipped with an 8-inch main and a fire flow of 1500 GPM.
- Fire hydrants and access roads shall be installed, tested and approved, and shall be maintained serviceable prior to and during all phases of development. The 4½-inch outlet shall face the access lane

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 development exceeds the minimum building setback requirements of the City of Fresno IL Zone District and the County's M-1 Zone District. A site plan review application and approval will be required as a Condition of Approval. The proposed facility fence will be set back approximately 15 feet from the northern property line and the structures approximately 80 feet (15 feet required) along Dan Ronquillo Drive; street side, side, and rear, no requirements.

Ample area is available on the property for traffic circulation, and site access will be from Dan Ronquillo Drive. The facility is designed for public traffic flow, allowing the queuing of 10 to 20 vehicles (depending on size) on site, with the collection area able to serve a minimum of two vehicles at one time. The site plan shows 12 parking spaces, of which two are ADA accessible, and a bus stop. Wrought iron fencing is proposed for the street frontages with slatted chain-link fencing on the other lot side and rear of site for security. Landscaping will be similar to adjacent industrial uses and will be drought tolerant to meet Model Water Efficiency Landscape Ordinance (MWELo) standards. The site design incorporates Low Impact Development (LID) and Leadership in Energy and Environmental Design (LEED) "green" design standards. As a Mitigation Measure, all outdoor lighting will be required to be hooded and directed so as not to shine toward adjacent properties and public streets.

Staff finds that the site is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See Mitigation Measures, recommended Conditions of Approval, and Project Notes attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Dan Ronquillo Drive S. West Avenue	No change
Direct Access to Public Road	Yes	Dan Ronquillo Drive S. West Avenue	Dan Ronquillo Drive
Road ADT		Approximately 600 ADT	At full buildout, the project will add approximately 185 round trips per week
Road Classification		Dan Ronquillo Drive – Local S. West Avenue – Local	No change
Road Width		Dan Ronquillo Drive – 42 feet curb-to-curb S. West Avenue – 42 feet curb-to-curb	No change
Road Surface		Asphalt concrete paving in good condition	No change
Traffic Trips			<ul style="list-style-type: none"> • Customer trips - 170 (round trips per week) by 2025 • Large hauler – 1 - 3 per month • Maintenance vehicles – 1 - 3 per month • Employees – 10 per week (round trips)
Traffic Impact Study (TIS) Prepared	No	Local traffic	No TIS required by the County Design Division
Road Improvements Required		No	No change

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: Dan Ronquillo Drive is not a County-maintained road. West Avenue is not a County-maintained road. Any work done within the City of Fresno right-of-way to construct a new driveway will require an encroachment permit from the City.

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

City of Fresno Traffic Operations: No concerns with the proposal.

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

Analysis:

The project will utilize Dan Ronquillo Drive to access the property. The County Design Division and City of Fresno Traffic Operations review of the project did not require a Traffic Impact Study (TIS). Given the project will generate limited traffic, no additional road right-of-way or off-site street improvements are required for this proposal.

Based on the above information, staff believes that Dan Ronquillo Drive will be 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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	2.84 acres 1.38 acres 1.53 acres	Vacant Vacant Industrial	IL (City of Fresno Light Industrial Zone District)	N/A
South	0.43 acres 4.18 acres	Municipal Well/Pump Vacant	IL (City of Fresno Light Industrial Zone District)	N/A
East	5.4 acres	Industrial	IL (City of Fresno Light Industrial Zone District)	N/A
West	1.3 acres 6.22 acres	Vacant Vacant	IL (City of Fresno Light Industrial Zone District)	N/A

Reviewing Agency/Department Comments:

California Central Valley Regional Water Quality Control Board: The County of Fresno waste collection facility's (Facility) industrial activity appears to require coverage under the NPDES General Permit for Storm Water Discharges Associated with Industrial Activities, NPDES NO CAS000001, (2014-0057-DWQ) (Storm Water General Permit). Review of their Conditional Use Permit application indicates they are assembling, sorting, and distributing waste materials. The Facility's industrial activity is best described by Standard Industrial Classification (SIC) code 5093 (Scrap and Waste Materials), which requires coverage under the Storm Water General Permit.

The Facility may enroll into the Storm Water General Permit, or if applicable, submit a No Discharge Technical Report (signed by a California licensed professional engineer) with a Notice of Non-Applicability from coverage under the Storm Water General Permit.

Fresno Irrigation District (FID): FID does not own, operate or maintain any facilities located on the subject property. FID's Houghton No. 78 runs westerly along the north side of Nielsen Avenue, crosses Teilman Avenue approximately 1,700 feet northeast of the subject property, and crosses Nielsen Avenue approximately 1,300 feet northwest of the subject property. FID's Lower Dry Creek No. 77 runs southwesterly, crosses Nielsen Avenue approximately 2,300 feet northeast of the subject property, crosses Teilman Avenue approximately 1,500 feet southeast of the subject property, and crosses Whitesbridge Avenue approximately 1,300 feet south of the subject property.

Pacific Gas and Electric Company (PG&E): PG&E is the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities. Any proposed uses within the PG&E fee strip and/or easement may include a California Public Utility Commission (CPUC) Section 851 filing. This requires CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement.

Fresno County Department of Public Health, Environmental Health Division: The potential adverse impacts caused by this project could include (but are not limited to) storage of hazardous materials and/or wastes, water quality degradation, odors and vectors. The operator of a Regional Environmental Compliance Center shall submit, in person or by certified mail with return receipt requested, a Permanent Household Hazardous Waste Collection Facility Permit by Rule Notification (DTSC Form 1094B) (11/08) to the County of Fresno Department of Public Health, Environmental Health Division, CUPA Program. The notification shall be submitted a minimum of 45 days in advance of the planned commencement of operation.

Prior to occupancy, 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 Electronically pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). For more information, please contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

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.

Site Plan Review Unit (Development Services Division) of the Fresno County Department of Public Works and Planning:

- The operational statement indicates the facility will employ up to ten (10) employees; a minimum of five (5) parking stalls shall be required.
- Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt.
- 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.
- A dust palliative should be required on all parking and circulation areas.
- Outdoor lighting should be hooded and directed away from adjoining streets and properties.
- All proposed signs require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.
- A Site Plan Review (SPR) should be required to ensure the proposed development's conditions of approval for CUP No. 3629 are satisfied, in addition to Zoning standards, traffic circulation, parking, ADA requirements, public safety, and lighting

Development Engineering Section of the Fresno County Department of Public Works and Planning: All survey monumentation – Property Corners, Section Corners, County benchmarks, Federal benchmarks and triangulation stations, etc. - within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.

Building and Safety/Plan Check Unit of the Fresno County Department of Public Works and Planning: Plans, permits and inspections will be required for all on-site construction improvements.

Grading and Mapping Unit of the Fresno County Department of Public Works and Planning: This project is located in Flood Zone X “shaded, 0.2% chance of an annual flood event”, per FEMA FIRM Panel 2105H. Finished floor grades should be a minimum of 12 inches above the crown of the road or top of curb, whichever is highest. 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.

Fresno Metropolitan Flood Control District (FMFCD): The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of building permits. The fee is estimated to be \$19,614.00.

- No on-site retention of storm water runoff is required, provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlets. The drainage and grading plan should be reviewed and approved by FMFCD, prior to approval by the County.
- In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.
- The District encourages, but does not require, that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.
- Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements.

Council of Fresno County Governments, Airport Land Use Commission (ALUC): The project shall comply with the Fresno County Airport Land Use Consistency Plan Section 3.2.4, or page 3-9, regarding hazardous uses.

Fresno Mosquito Control District; U.S. Environmental Protection Agency; California Department of Toxic Substance Control; California Department of Resources Recycling and Recovery; and Fresno Unified School District: No comments.

No other comments specific to land use compatibility were expressed by reviewing agencies or departments.

Analysis:

The project is located in an industrial area. Surrounding parcels are developed with light industrial uses or are vacant. The nearest single-family residence is approximately one half-mile east of the proposed facility. The existing site is vacant.

The proposed Regional Environmental Compliance Center (Solid Waste Transfer Station) will occupy the entire 2.67-acre parcel. The recyclable household hazardous waste (HHW) collected at the site from County residents and small businesses will be reused or packaged and shipped to an off-site recycling facility; non-recyclable solid wastes will be transported to an off-site disposal facility. Equipment used during the facility operation includes: hazardous materials storage containers; recyclables storage trailer; used oil storage tank; antifreeze storage tank; roll-off bins; battery storage unit; emergency eyewash/shower station; and several storage modules for loading, sorting, and consolidation of HHWs.

The Applicant held a neighborhood meeting on May 14, 2019, at The Nielsen Conference Center, 3110 E. Nielson Avenue, Fresno. Notices were delivered to residents and businesses in the surrounding area and only one resident attended. The meeting was also attended by a representative from the City of Fresno, two representatives from Fresno EOC Recycling who helped with the door-to-door campaign, an employee of Mid Valley Waste, and County staff, who gave a presentation.

The Initial Study prepared for this project identified potential impacts related to aesthetics and cultural resources. Mitigation Measures are recommended to mitigate these impacts to less than significant levels, and have been accepted by the Applicant. The Mitigation Measure for aesthetics (lighting) requires that all lighting be hooded and directed in such a manner as not to produce glare upon adjacent roads and properties. The Mitigation Measure for cultural resources requires that 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 shall 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.

Potential impacts related to Air Quality, Energy, Geology and Soils, Hydrology and Water Quality, Greenhouse Gas Emissions, Land Use and Planning, Hazards and Hazardous Materials, Noise, Public Services, Utilities and Service Systems, and Transportation have been determined to be less than significant.

An outdoor public address (sound amplification) system will be installed at the site and used intermittently to address customers, however, most direction will be by unamplified voice. The amplified system shall be used in conformance with County of Fresno and City of Fresno noise ordinances.

Based on the above information and with adherence to Mitigation Measures, Conditions of Approval, including the recommended Site Plan Review, and Project Notes as described above, staff believes this proposal will have no adverse effect on abutting properties and surrounding land uses.

Recommended Conditions of Approval:

See recommended Mitigation Measures and 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*

Relevant Policies:	Consistency/Considerations:
General Plan Policy HS-B.1: Fire hazards should be identified to reduce the risk to life and property.	The project will adhere to fire protection requirements from the Fresno Fire Department, Building Code, and Fire Code which have

Relevant Policies:	Consistency/Considerations:
	been included as Project Notes. The project will incorporate fire suppression systems and alarms into its design.
General Plan Policy HS-B.10: The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce potential loss of life and property in accordance with State and local codes and ordinances.	The facility will be designed and constructed to meet the current Fire and Building Codes. Plan examination, permits, and inspections are required for the development of this project. The project will incorporate fire suppression systems and alarms into its design.
General Plan Policy HS-F.1: Facilities handling hazardous materials or wastes shall be designed, constructed and operated in accordance with applicable hazardous materials and waste management laws and regulation.	The project is consistent with this policy in that it would adhere to all the federal, state, and local laws for construction and operation of the facility. The project will comply with Hazardous Waste permitting, handling, and reporting requirements.
<p>General Plan Policy PF-F.2: All new solid waste disposal sites and related facilities shall be located in areas where potential environmental impacts can be mitigated and the facilities are compatible with surrounding land uses subject to criteria a. b. c. and d.</p> <p>Criteria PF-F.2 a. states that the solid waste facility shall not be located within the conical surface area as defined by the Federal Aviation Regulations.</p> <p>Criteria PF-F.2 b. states that the facility shall not be sited on productive agricultural land if less productive lands are available.</p> <p>Criteria PF-F.2 c. states that the facility shall be located in areas of low concentrations of people and dwellings.</p> <p>Criteria PF-F.2 d. states that the facility shall be located along or close to a major road system.</p>	<p>With regard to Criteria “a”, the proposal is not located within the conical surface area of an airport.</p> <p>With regard to Criteria “b”, the proposal is not located on farmland, but in an existing industrial park.</p> <p>With regard to Criteria “c”, the project site is located in an industrial park. The nearest residence is one half-mile to the east .</p> <p>With regard to Criteria “d”, the project site is approximately 1,000 feet south of Nielson Avenue and 1,500 feet east of Roeding Drive, which are Collector streets. Access to SR 99 and SR 180 is approximately one half-mile to the northeast.</p>
General Plan Policy PF-F.3: The County shall protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations.	The project is within an industrial area, which is compatible with its use as a Household Hazardous Waste Collection Facility. Incompatible uses would not be able to develop in

Relevant Policies:	Consistency/Considerations:
	the City of Fresno Light Industrial Zone District.
<p>General Plan Policy PF-F.6: County shall impose site development and operational conditions on new solid waste facilities in order to mitigate potential environmental impacts on existing and planned land uses in the area.</p>	<p>The proposed facility will be located within an industrial area. Through Mitigation Measures included in the Initial Study prepared for the project, included in Exhibit 1 of this report, and Conditions of Approval, potential environmental impacts on existing land uses in the area will be reduced to a less than significant level.</p>
<p>General Plan Policy PF-F.9: The County shall support the development of accessible waste transfer stations for County residents, and require the following siting criteria for transfer/processing stations:</p> <ul style="list-style-type: none"> a. Sites shall be of adequate size to accommodate proposed transfer/processing station operations and vehicle storage and should be of adequate size to provide for expansion to accommodate future shifts in resource recovery technology; b. Transfer stations shall be located within designated commercial or industrial areas except where commercial and industrial lands are only limitedly available within the Sierra-North and Sierra-South Regional Plans. Landfills closed under appropriate closure regulations may be considered for transfer station sites; and c. Transfer station sites with direct access to or in transportation corridors are preferable. 	<p>The project will be an accessible Regional Environmental Compliance Center for receipt of Household Hazardous Waste, and is intended to serve the Fresno/Clovis Metropolitan Area and surrounding County of Fresno residents. The proposed site is located in an industrial area and has direct access to transportation corridors through the hierarchy of street networks.</p>
<p>General Plan Policy LU-F.29: The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:</p> <ul style="list-style-type: none"> a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, 	<p>The project will comply with all laws and regulations required by the County of Fresno and Permitting Agencies. Off-street parking will be incorporated into the design consistent with approved parking standards. The operation will be limited by site size and will operate during daylight hours.</p>

Relevant Policies:	Consistency/Considerations:
<p>combustibles, and other pollutants on abutting properties.</p> <p>b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.</p> <p>c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.</p> <p>d. Limitations on the industry's size, time of operation, or length of permit.</p>	
<p>General Plan Policy LU-F.30: The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</p>	<p>The project will connect to the City of Fresno municipal water and sanitary sewer system.</p>
<p>General Plan Policy LU-F.31: To the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant nonindustrial traffic be designed with landscaping and setbacks comparable to the nonindustrial area.</p>	<p>The project is entirely within an industrial area, served by adequate local roads, and has been designed with compatible landscaping and setbacks to adjacent industrial uses and zoning requirements.</p>
<p>General Plan Policy LU-F.32: Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate, the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.</p>	<p>At the project site, Collector roads surround the industrial park and Local roads serve the interior circulation. The project has been designed to circulate traffic efficiently through the site.</p>
<p>General Plan Policy LU-F.33: The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns.</p>	<p>The project has incorporated adequate parking into the site design in accordance with approved parking standards.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is located within the incorporated city limits of the City of Fresno, has Light Industrial City zoning, and is designated as Light Industrial in the City's General Plan. The subject parcel is not enrolled in the Williamson Act Program.

See the table above for a discussion of relevant General Plan policies.

No other comments specific to General Plan Policy were expressed by reviewing agencies or departments.

Analysis:

The site is located in the City of Fresno in an area designated by the City of Fresno General Plan for light industrial uses. The zoning is consistent with the General Plan designation and the use is allowed with a conditional use permit. The project will have a less than significant impact on land use as it has been designed in accordance with General Plan policies and City of Fresno zone district standards for Light Industrial uses.

Based on these factors, staff believes that the proposal is consistent with the General Plan.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting an Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3629, subject to the Mitigation Measures, recommended Conditions of Approval, and Project Notes attached as Exhibit 1.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7561; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3629, 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. 3629; 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.

MM:ksn

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Mitigation Monitoring and Reporting Program
Initial Study application No. 7561/Unclassified Conditional Use Permit (CUP) Application No. 3629
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/County of Fresno Public Works and Planning (PW&P)	During construction and operation
2.	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 shall 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 and construction
Conditions of Approval					
1.	Prior to permits, a Site Plan Review application shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage, and lighting.				
2.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations, and Operational Statement approved by the Commission.				

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

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The project is a County-owned/operated facility within the City of Fresno. Per Section 865 of the County Zoning Ordinance, the facility is processed per County standards. The property is zoned IL (Light Industrial) in the City of Fresno, which is comparable to the M-1 (Light Manufacturing) Zone District in the County. The County's M-1 development standards will apply to this project.

EXHIBIT 1

Notes	
2.	The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Drainage Boundary RR. Runoff generated by the development cannot be drained across property lines. 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.
3.	<p>The Fresno County Department of Health, Environmental Health Division notes:</p> <ul style="list-style-type: none"> • The operator of the Regional Environmental Compliance Center shall submit, in person or by certified mail with return receipt requested, a Permanent Household Hazardous Waste Collection Facility Permit by Rule Notification (DTSC Form 1094B) (11/08) to the County of Fresno Department of Public Health, Environmental Health Division, CUPA Program. The notification shall be submitted a minimum of 45 days in advance of the planned commencement of operation. For additional information, the Applicant should contact Vincent Mendes, Supervising Environmental Health Specialist at (559) 600-3271. • Prior to occupancy, 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 Electronically pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/ or https://www.fresnocupa.com/). For more information, please contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances. • 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.
4.	The California Central Valley Regional Water Quality Control Board notes that the project will require coverage under the NPDES General Permit for Storm Water Discharges Associated with Industrial Activities, NPDES NO CAS000001 (2014-0057-DWQ) (Storm Water General Permit). Review of the Conditional Use Permit application indicates they are assembling, sorting, and distributing waste materials. The Facility's industrial activity is best described by Standard Industrial Classification (SIC) code 5093 (Scrap and Waste Materials), which requires coverage under the Storm Water General Permit.
5.	<p>The Fresno Metropolitan Flood Control District requires the following:</p> <ul style="list-style-type: none"> • In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system. • The District encourages, but does not require, that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff. • Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. • The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System

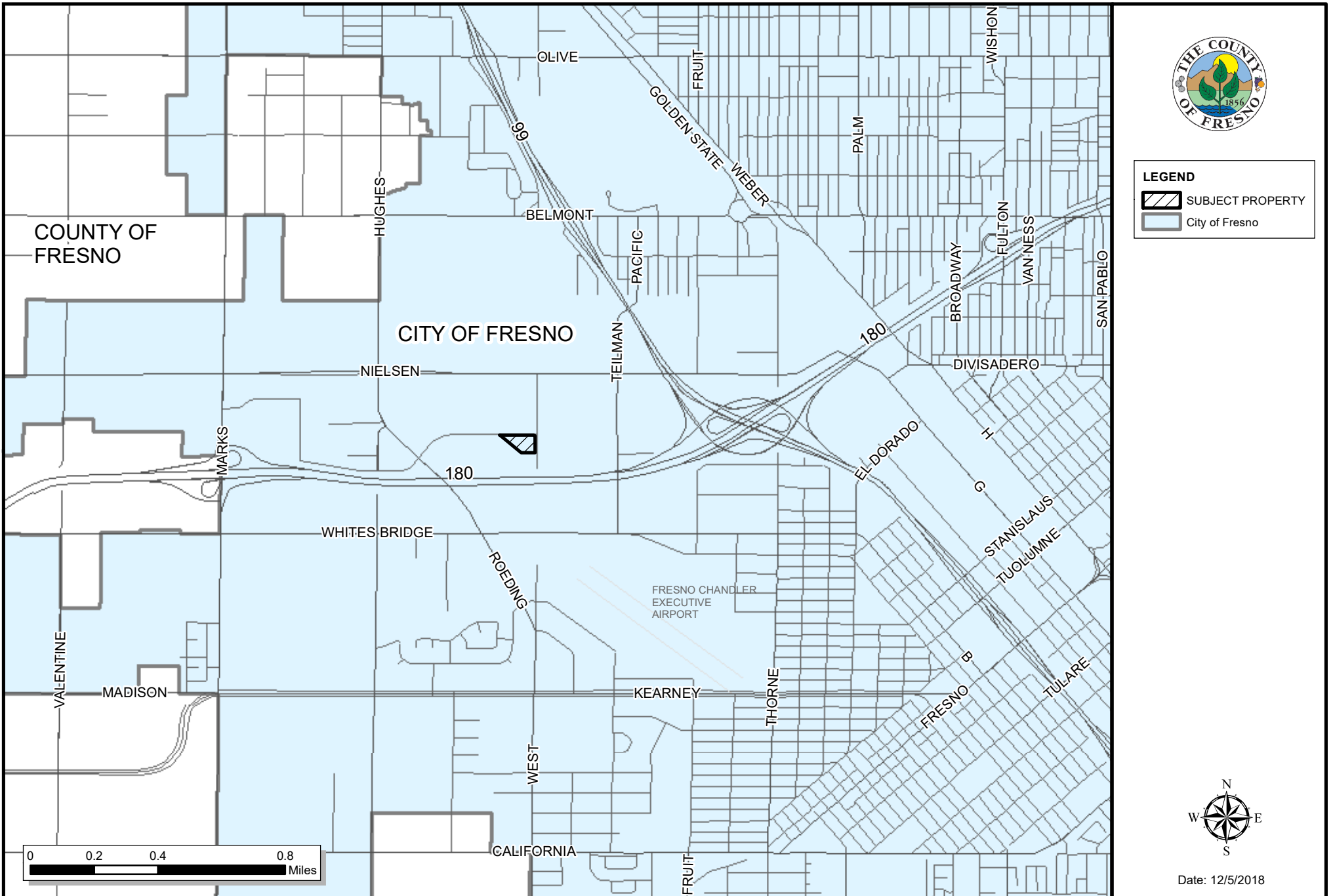
Notes

	<p>(NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.</p> <ul style="list-style-type: none"> Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by the Developer before the Notice of Requirement will be submitted to the County. The Grading Plan fee shall be paid upon first submittal. The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee was estimated to be \$19,614.00 at the time of FMFCD review.
6.	The project shall comply with the Fresno County Airport Land Use Consistency Plan Section 3.2.4, or page 3-9, regarding hazardous uses.
7.	Plans, permits, and inspections will be required for all on-site construction improvements.
8.	<p>The Fresno County Department of Public Works and Planning, Development Engineering Section notes the following:</p> <ul style="list-style-type: none"> Any work done within the City of Fresno right-of-way to construct a new driveway will require an encroachment permit from the City. The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Drainage Boundary RR. FMFCD should be consulted for their requirements, and any additional runoff generated by the development cannot be drained across property lines. 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 project is located in Flood Zone X "shaded, 0.2% chance of an annual flood event," per FEMA FIRM Panel 2105H. Finished floor grades should be a minimum of 12 inches above the crown of the road or top of curb, whichever is highest.
9.	<p>Fresno Irrigation District (FID) does not own, operate, or maintain any facilities located on the subject property.</p> <ul style="list-style-type: none"> FID's Houghton No. 78 runs westerly along the north side of Nielsen Avenue, crosses Teilman Avenue approximately 1,700 feet northeast of the subject property, and crosses Nielsen Avenue approximately 1,300 feet northwest of the subject property. FID's Lower Dry Creek No. 77 runs southwesterly, crosses Nielsen Avenue approximately 2,300 feet northeast of the subject property, crosses Teilman Avenue approximately 1,500 feet southeast of the subject property, and crosses Whitesbridge Avenue approximately 1,300 feet south of the subject property.
10.	<p>Fresno Fire Department has the following requirements:</p> <ul style="list-style-type: none"> All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. Access shall be maintained with a minimum clear drive width of at least 20 feet. Additional clear widths may be required and shall be approved by the Fire Marshal (or designee). (FFD Development Policy 403.002) Turns in private drives for fire apparatus access shall have minimum 44-foot centerline turn radius. Gates for fire access are required to have a minimum clear opening width of 20 feet.



Notes	
	<ul style="list-style-type: none"> • Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch-wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005) • Provide approved police/fire bypass lock ("Best" padlock model 21 B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21 B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. • Provide sign(s) (17" x 22" minimum) at all public entrance drives to the property which state "Warning - Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense - 22658(a) California Vehicle Code - Fresno Police Department 621-2300." • The proposed on-site hydrant shall be equipped with an 8-inch main and a fire flow of 1500 GPM. • Fire hydrants and access roads shall be installed, tested and approved, and shall be maintained serviceable prior to and during all phases of development. The 4½-inch outlet shall face the access lane.
11.	Any proposed uses within the Pacific Gas and Electric (PG&E) fee strip and/or easement may include a California Public Utility Commission (CPUC) Section 851 filing.
12.	<p>The Fresno County Department of Public Works and Planning, Site Plan Review Unit has the following comments:</p> <ul style="list-style-type: none"> • The operational statement indicates the facility will employ up to ten (10) employees; a minimum of five (5) parking stalls shall be required. • Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. • 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. • A dust palliative should be required on all parking and circulation areas. • Outdoor lighting should be hooded and directed away from adjoining streets and properties. • All proposed signs require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. • Site Plan Review (SPR) should be required to ensure the proposed development's Conditions of Approval for CUP No. 3629 are satisfied, in addition to Zoning standards, traffic circulation, parking, ADA requirements, public safety, and lighting.
13.	All survey monumentation – Property Corners, Section Corners, County benchmarks, Federal benchmarks and triangulation stations, etc. within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.
14.	Use of the sound amplification system shall comply with County of Fresno and City of Fresno noise ordinances.

LOCATION MAP

CUP 3629



LEGEND

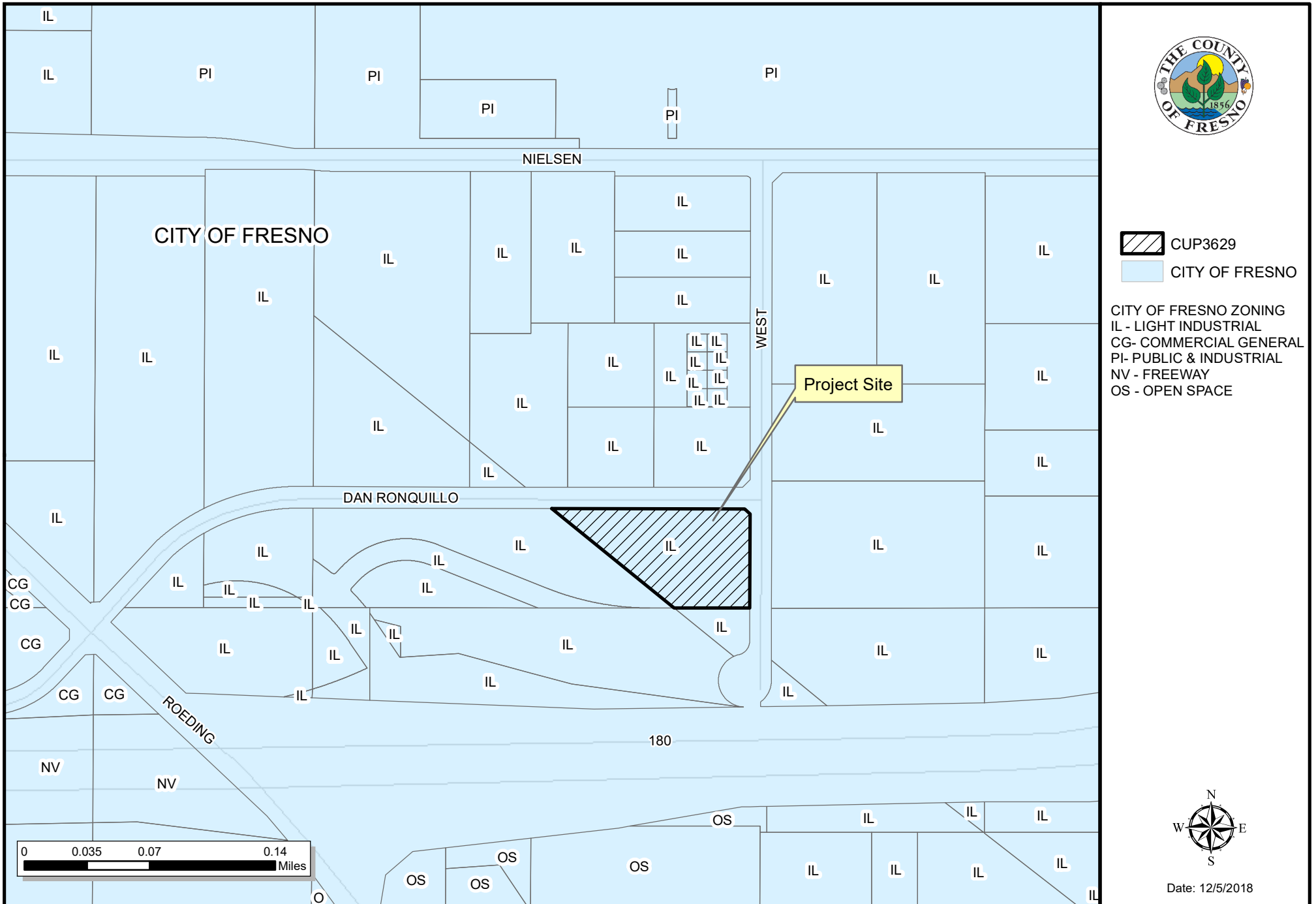
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-  City of Fresno



Date: 12/5/2018

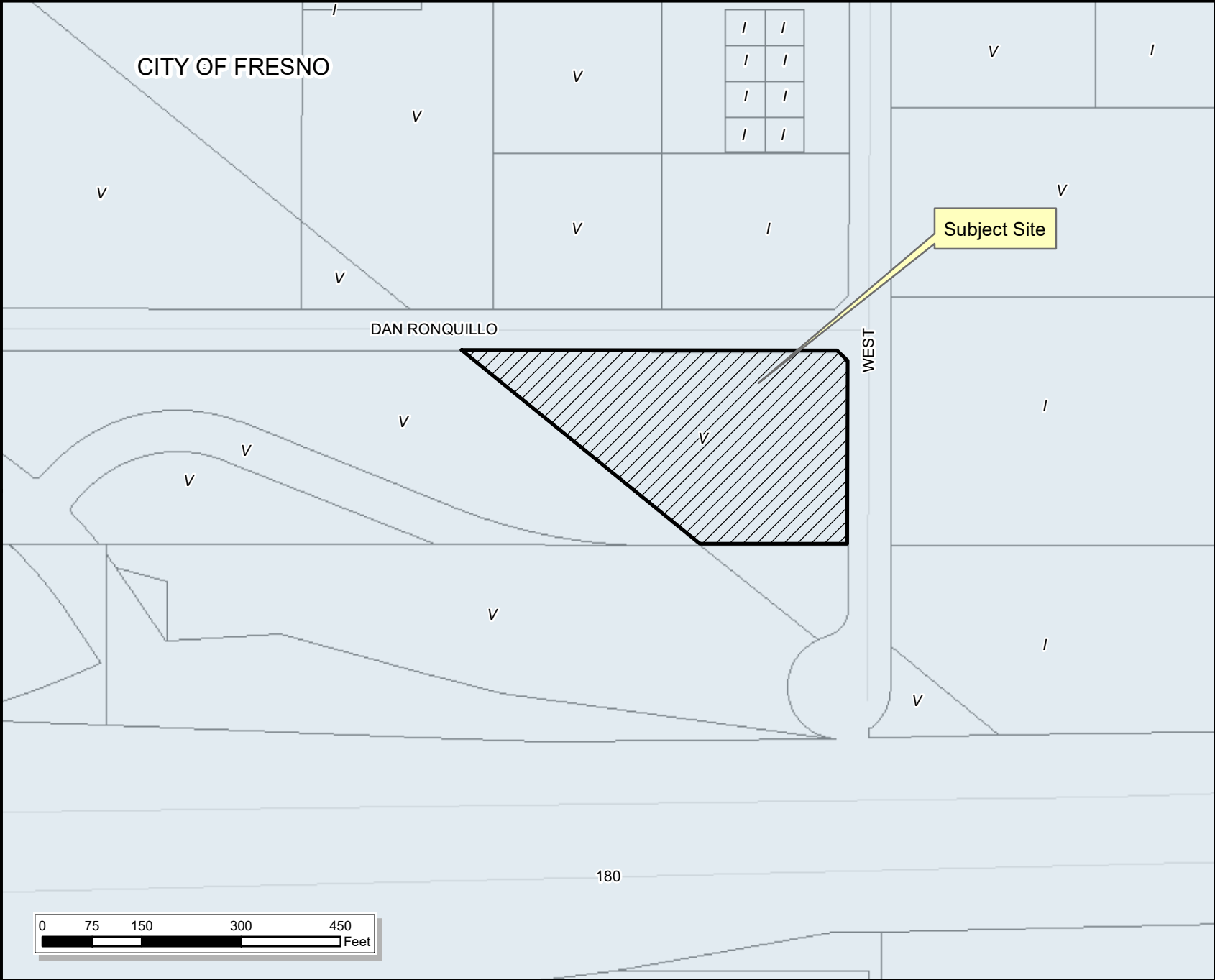
EXISTING ZONING



CUP 3629



EXISTING LAND USE MAP

CUP 3629



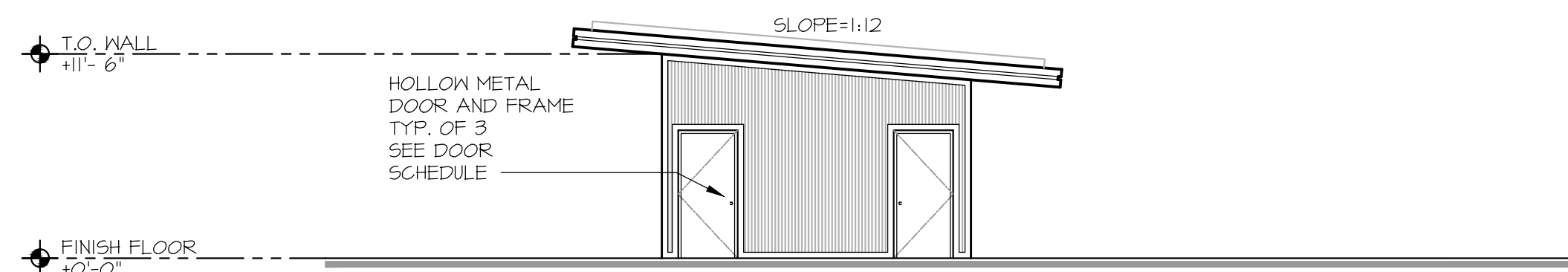
 SUBJECT PROPERTY
 Fresno

V - VACANT
I - INDUSTRIAL

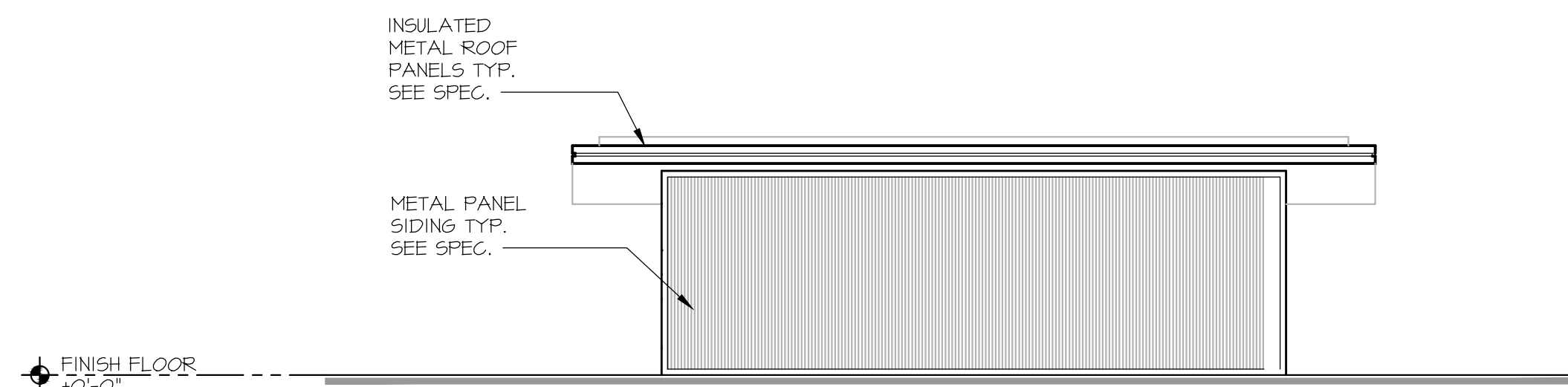


Date: 12/5/2018

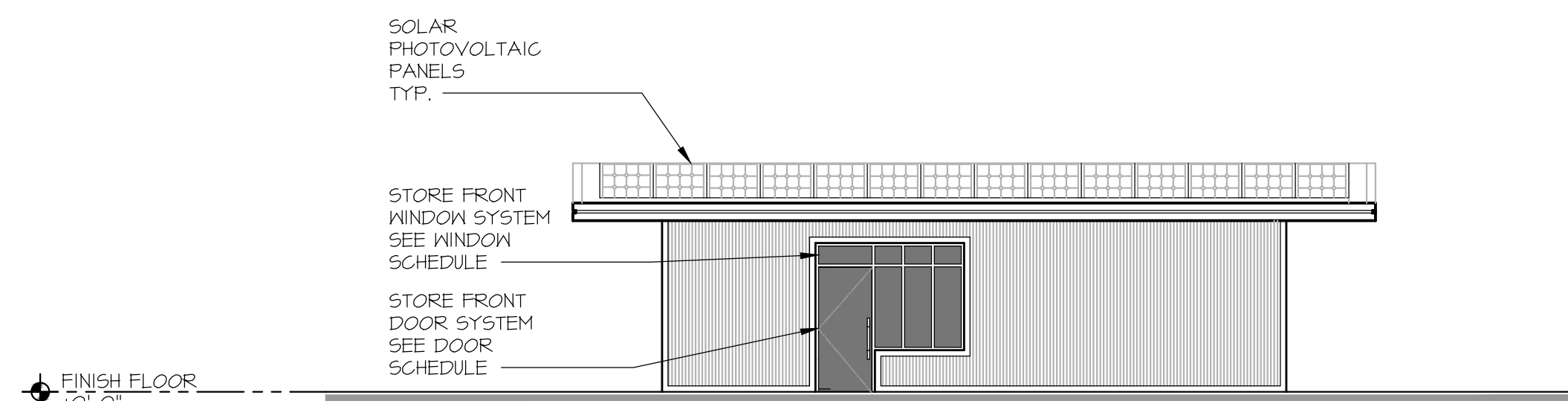
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F1 East Elevation
Scale: 1/8" = 1'-0"

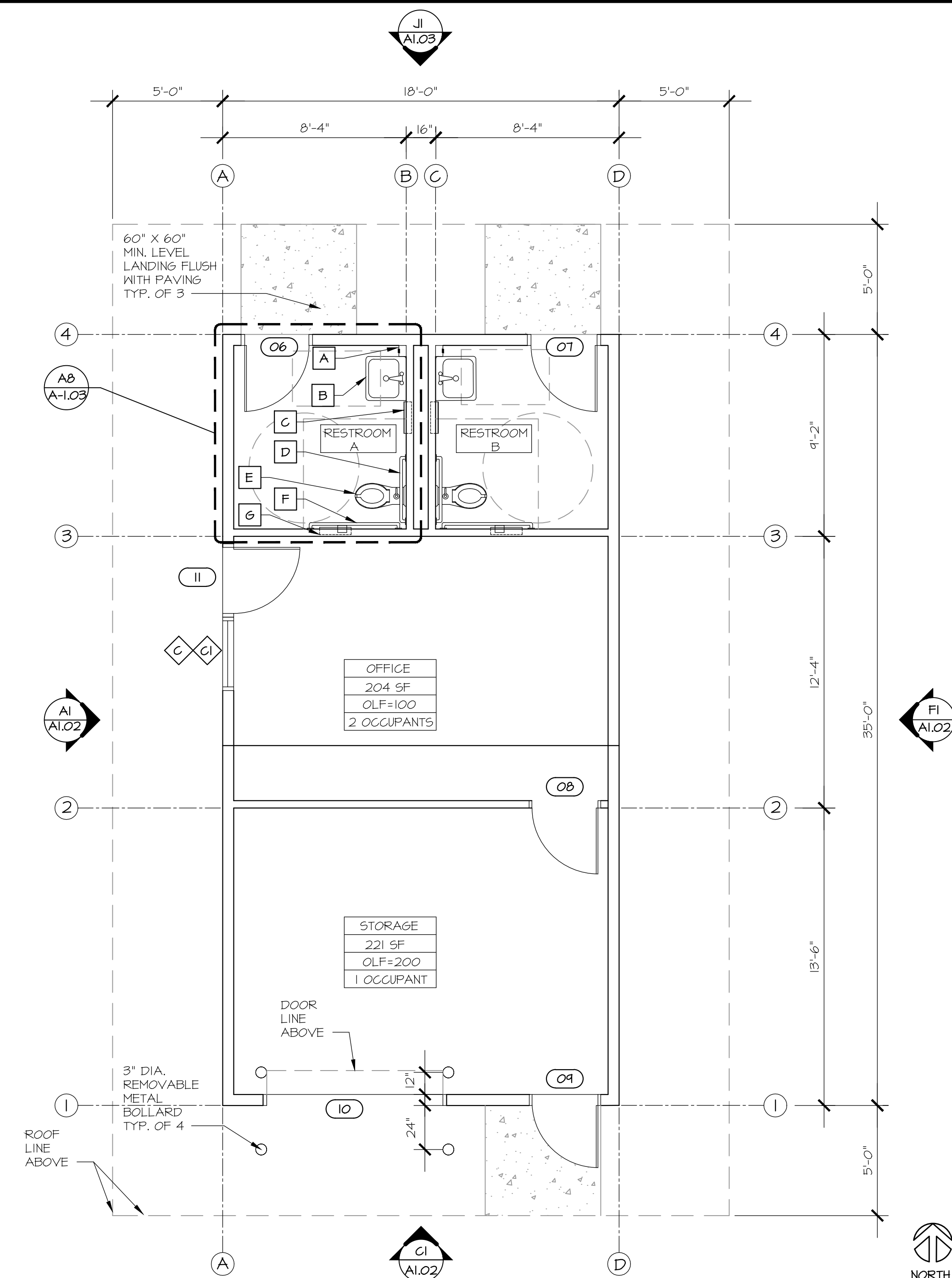


C1 South Elevation
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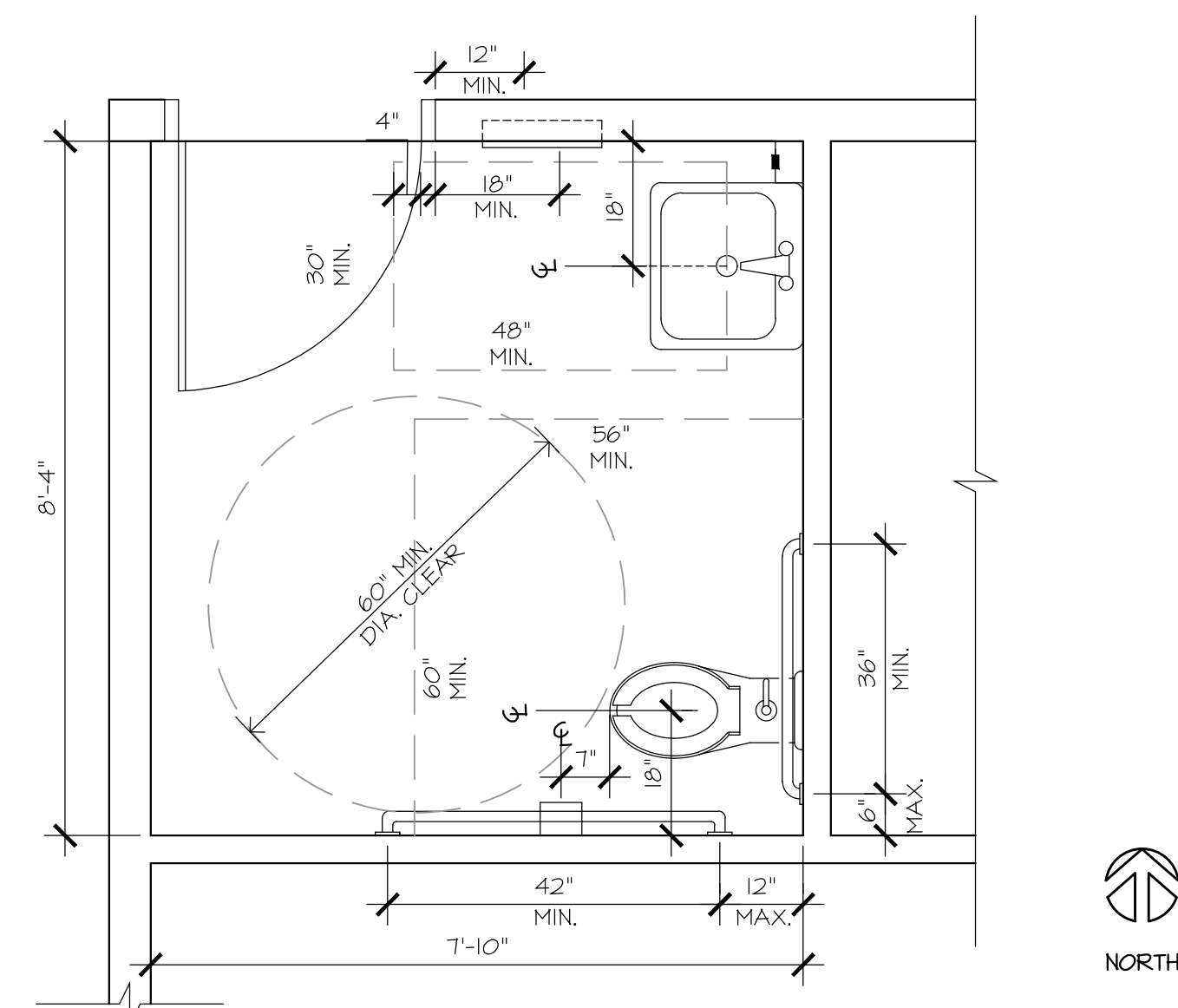


A1 West Elevation
Scale: 1/8" = 1'-0"

D8 Facility Office Building - Floor Plan
Scale: 1/4" = 1'-0"



A8 Typical Floor Plan of Restroom A and B
Scale: 1/2" = 1'-0"



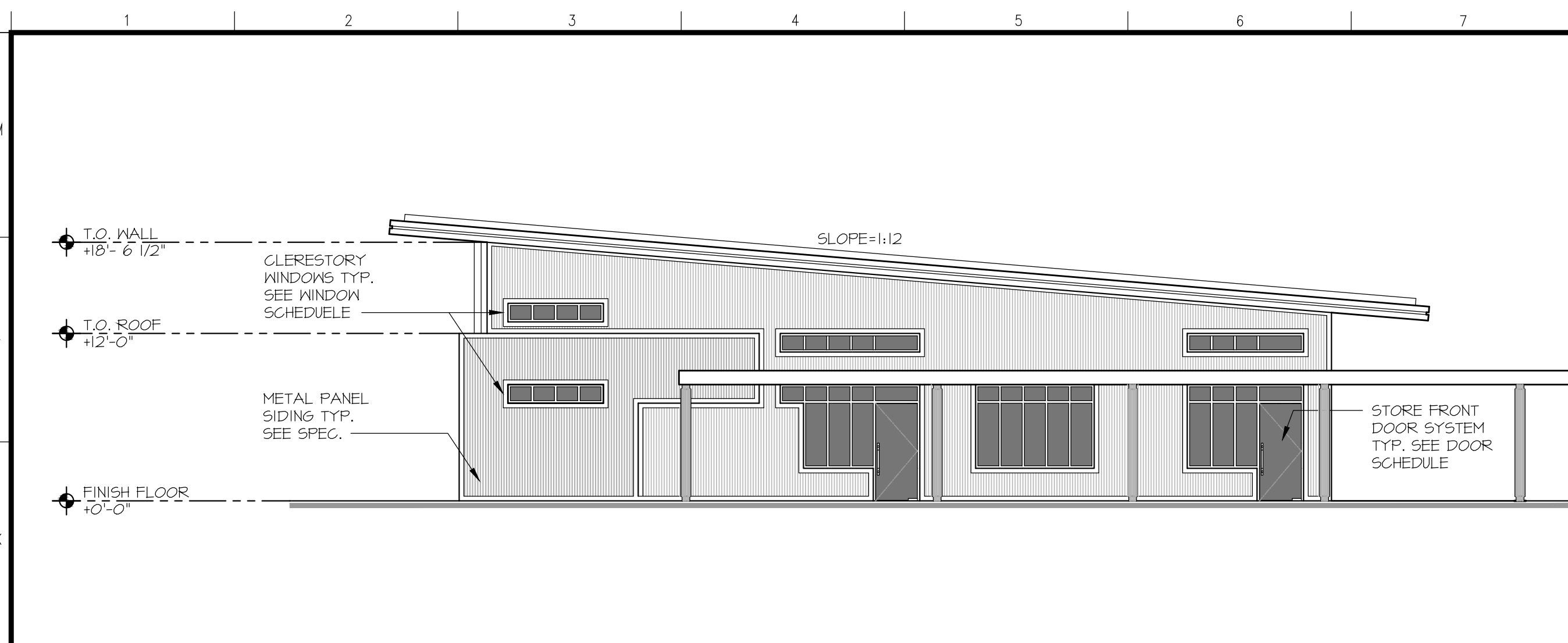
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Project Address: 310 S. West Avenue, Fresno CA 93706
APN: 458-060-72
Issue Date:
Project No. T90203
File Path: G:\Capital \ Projects \ Building Numbers \ American Ave Landfill \ T90203 Environmental Compliance Center\ 00 2018 ECC

Sheet Content:
Office/ Storage Building - Floor plan, Elevations

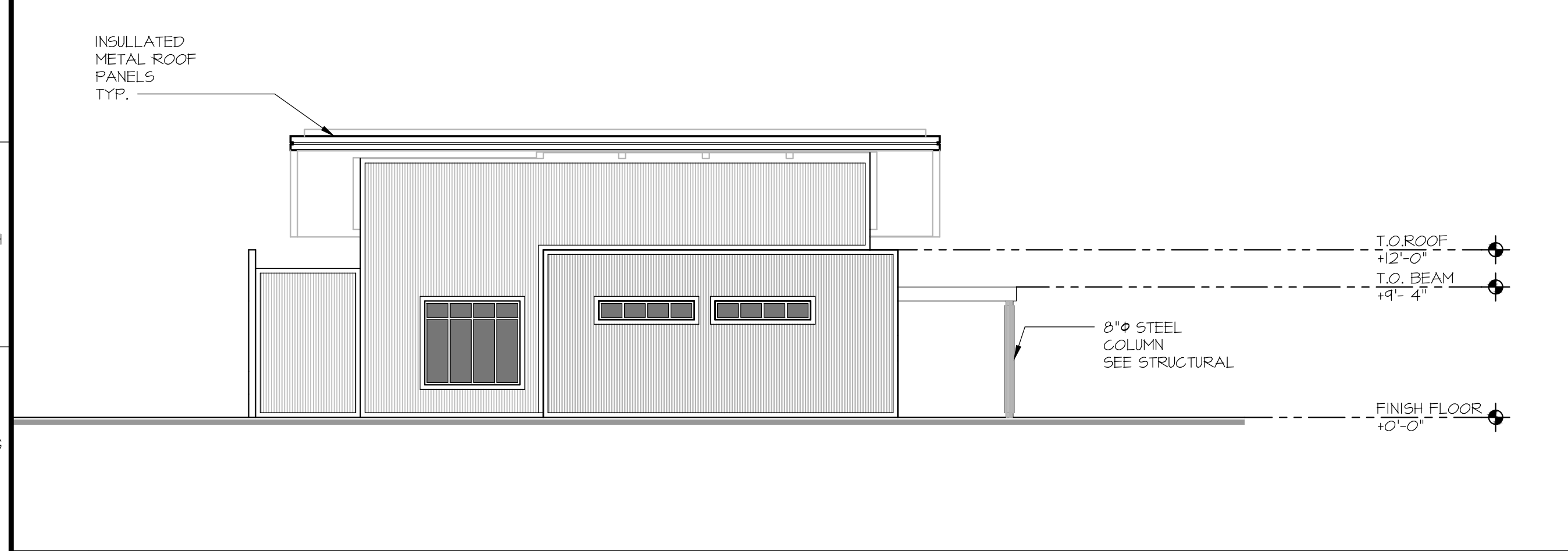
Fresno County Department of Public Works and Planning
Capital Projects
2220 Tulare Street, 8th Floor
Fresno, California 93721



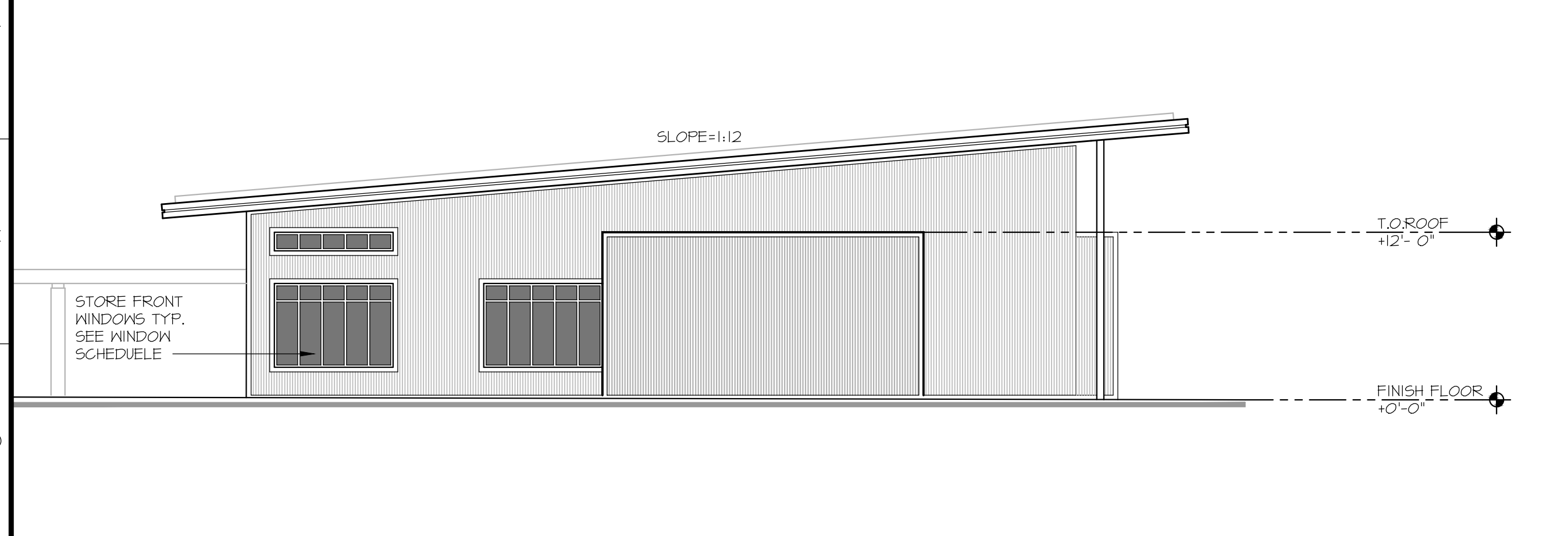
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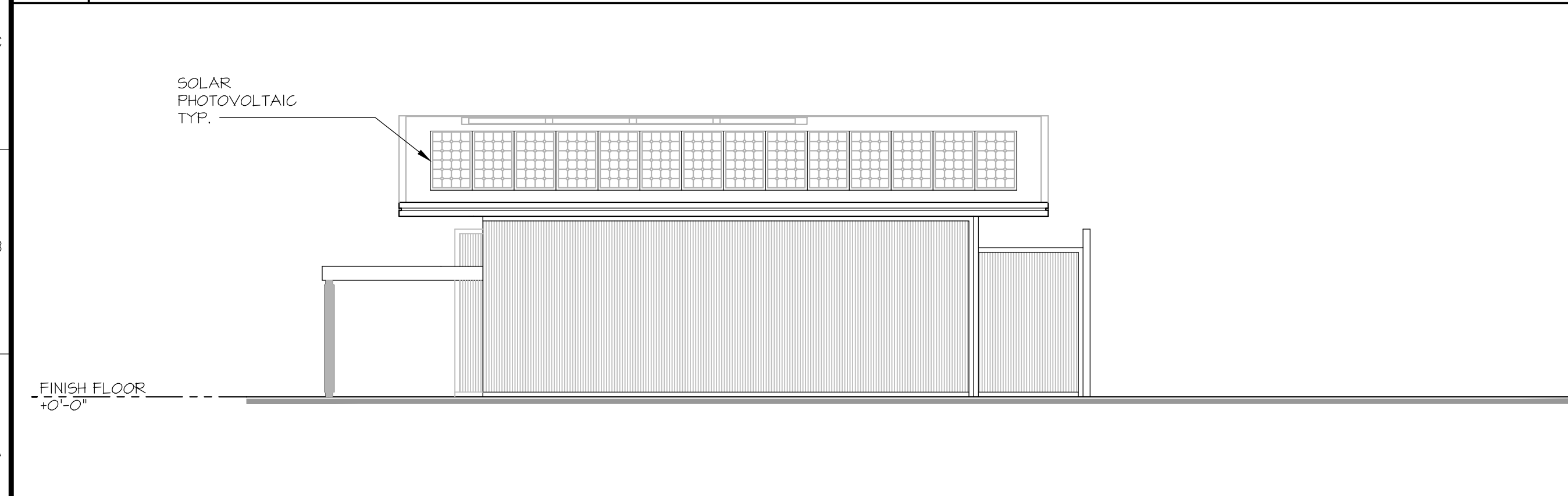
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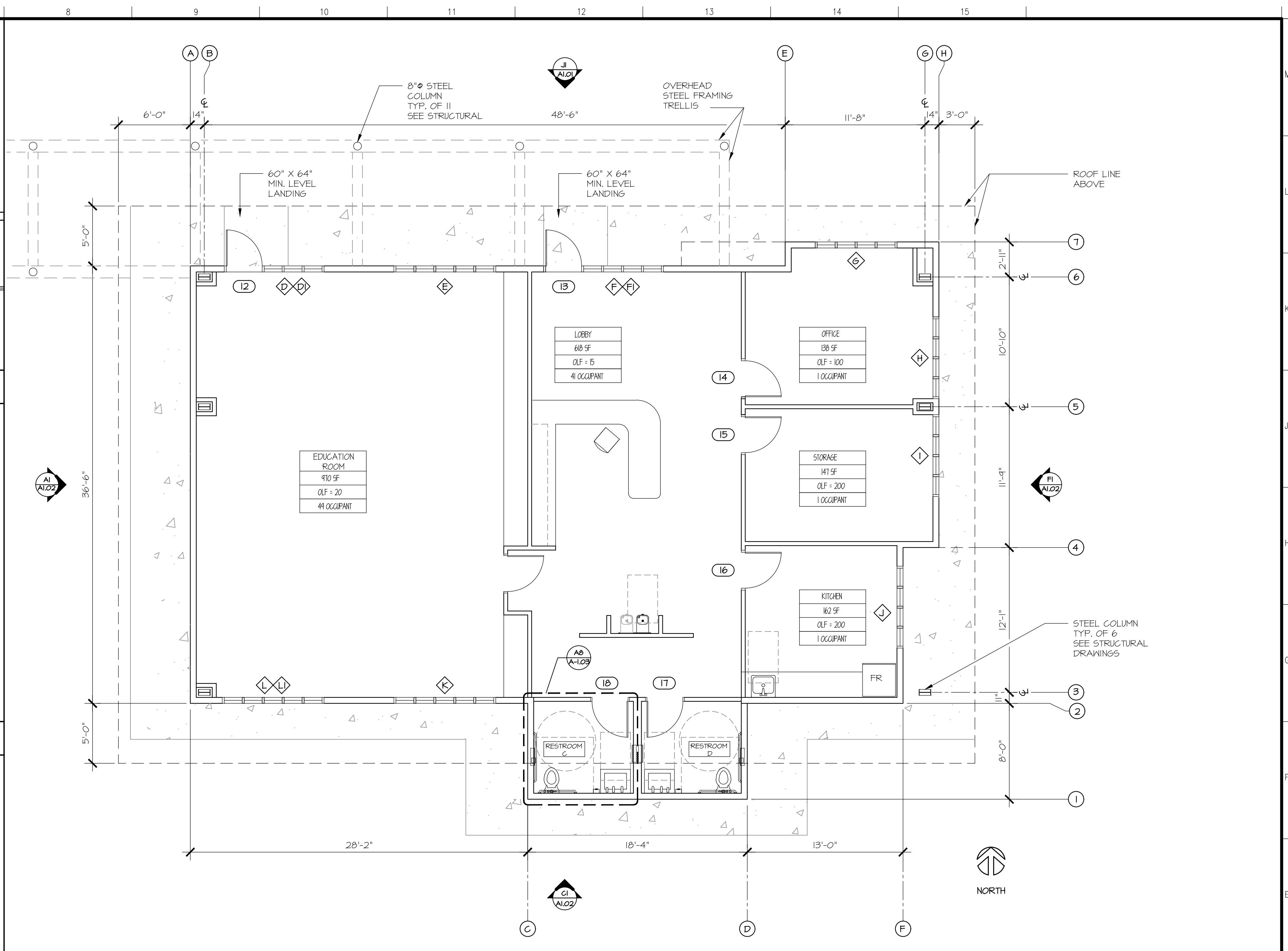
F1 East Elevation
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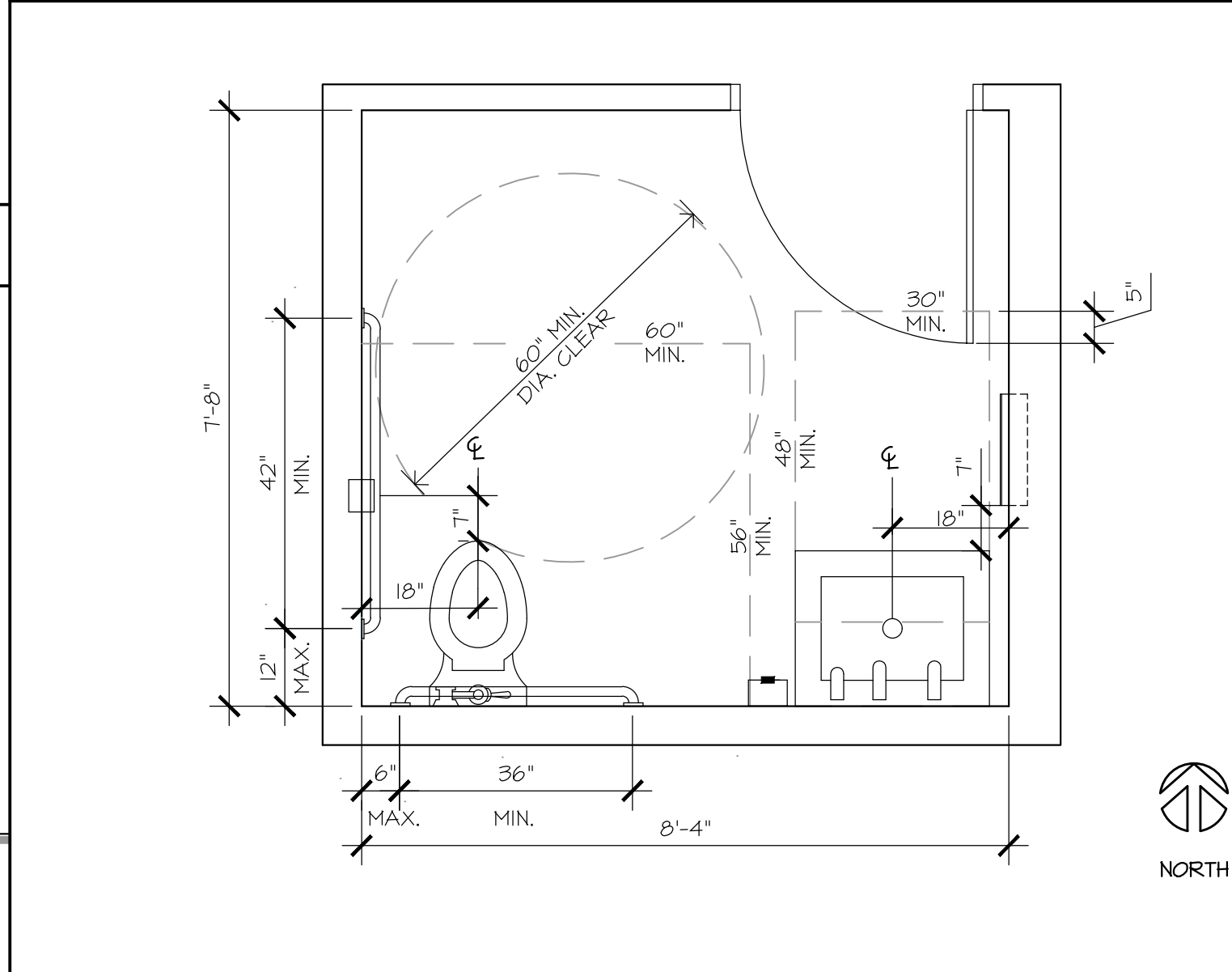
C1 South Elevation
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A1 West Elevation
Scale: 1/8" = 1'-0"



A7 Education Center - Floor Plan
Scale: 3/16" = 1'-0"



A8 Typical Floor Plan of Restroom C and D
Scale: 1/2" = 1'-0"

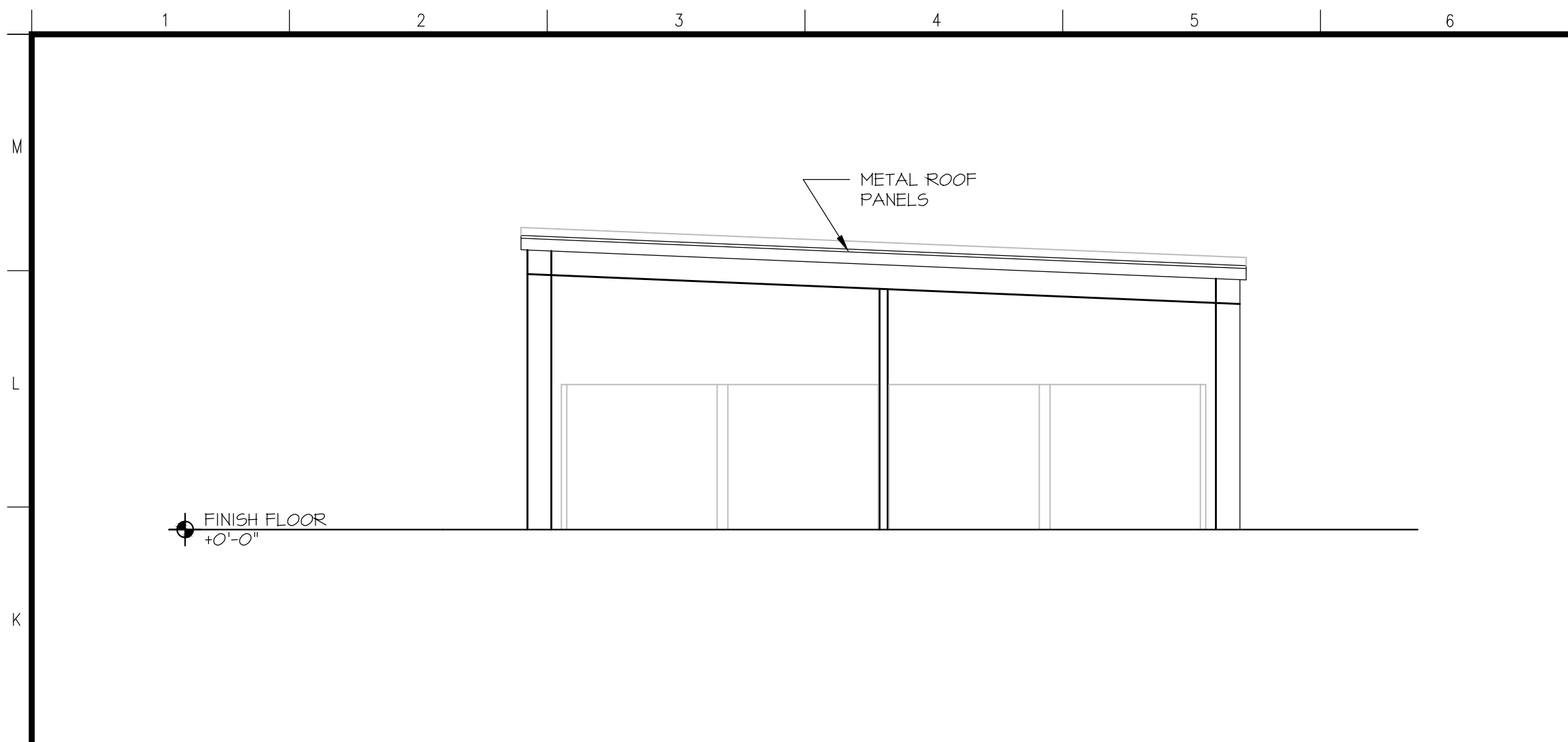
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APN: 458-060-72
Issue Date:
Project No. T90203
File Path: G:\Capital \ Projects \ Building Numbers \ American Ave Landfill \ T90203 Environmental Compliance Center \ 00 2018 ECC

Sheet Content:
Education Center - Floor Plan, Elevations

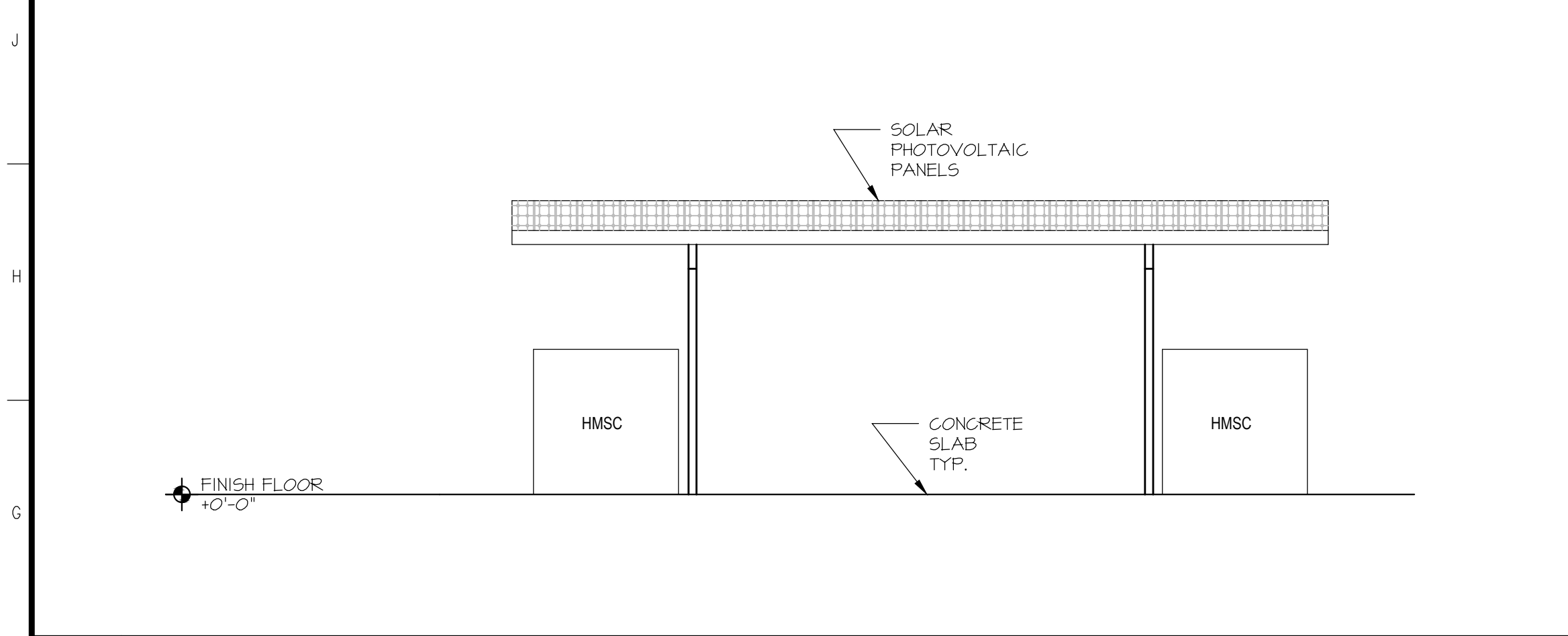
Fresno County Department of Public Works and Planning
Capital Projects
2220 Tulare Street, 8th Floor
Fresno, California 93721



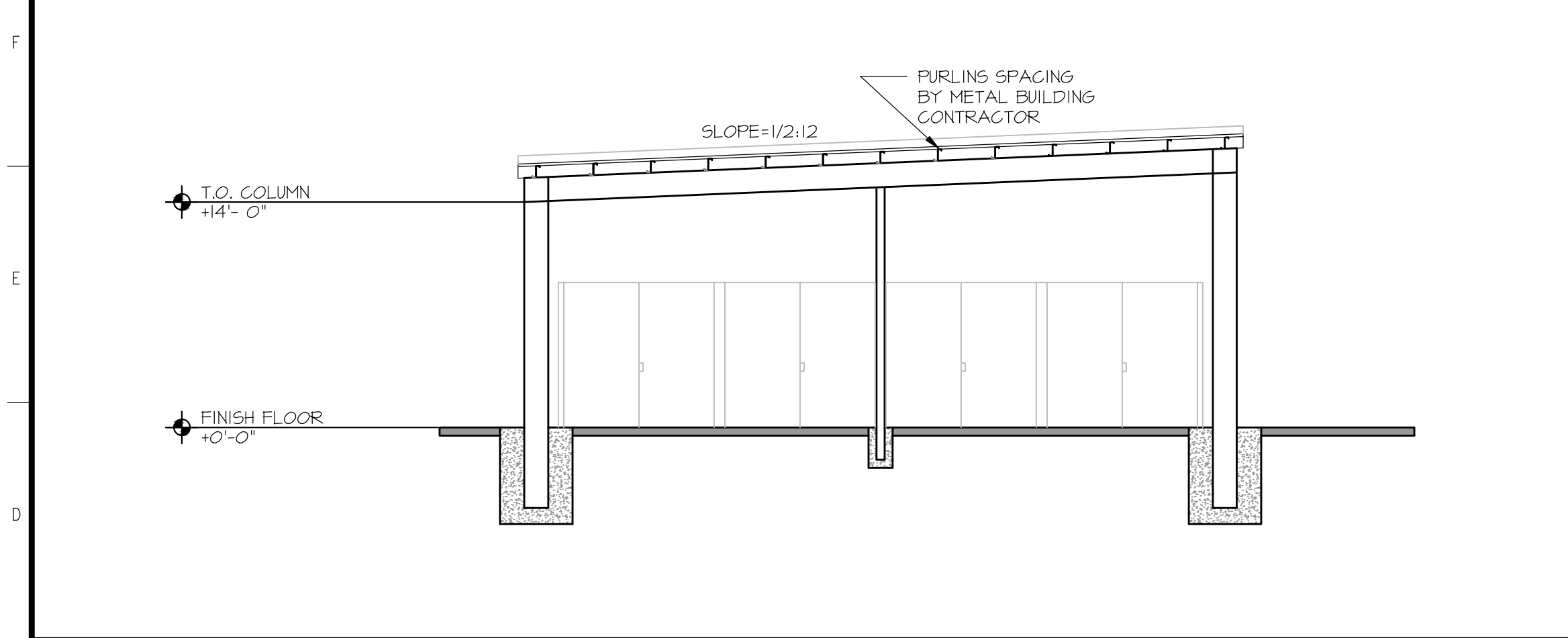
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A-1.01



J1 Elevation
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F1 Elevation
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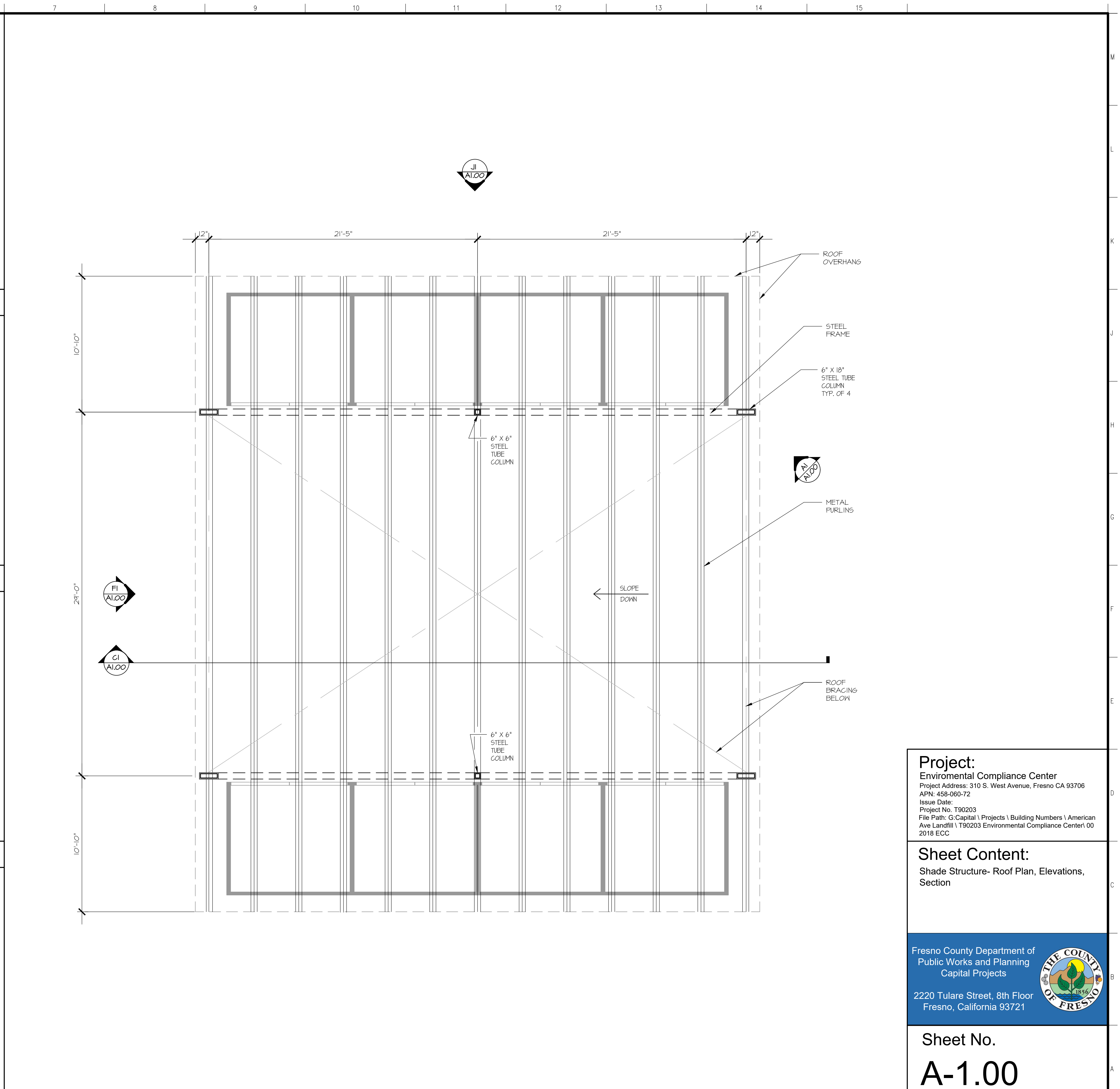


C1 Section
Scale: 1/8" = 1'-0"

Supplier: ECP Environmental Compliance Products
The storage buildings are explosion proof and have been designed to provide a safe and secure storage area with secondary containment for chemicals and hazardous materials.



A1 Hazardous Materials Storage Container (HMSC) Typ. - Relocated
No Scale



A7 Shade Structure Roof Plan
Scale: 1/4" = 1'-0"

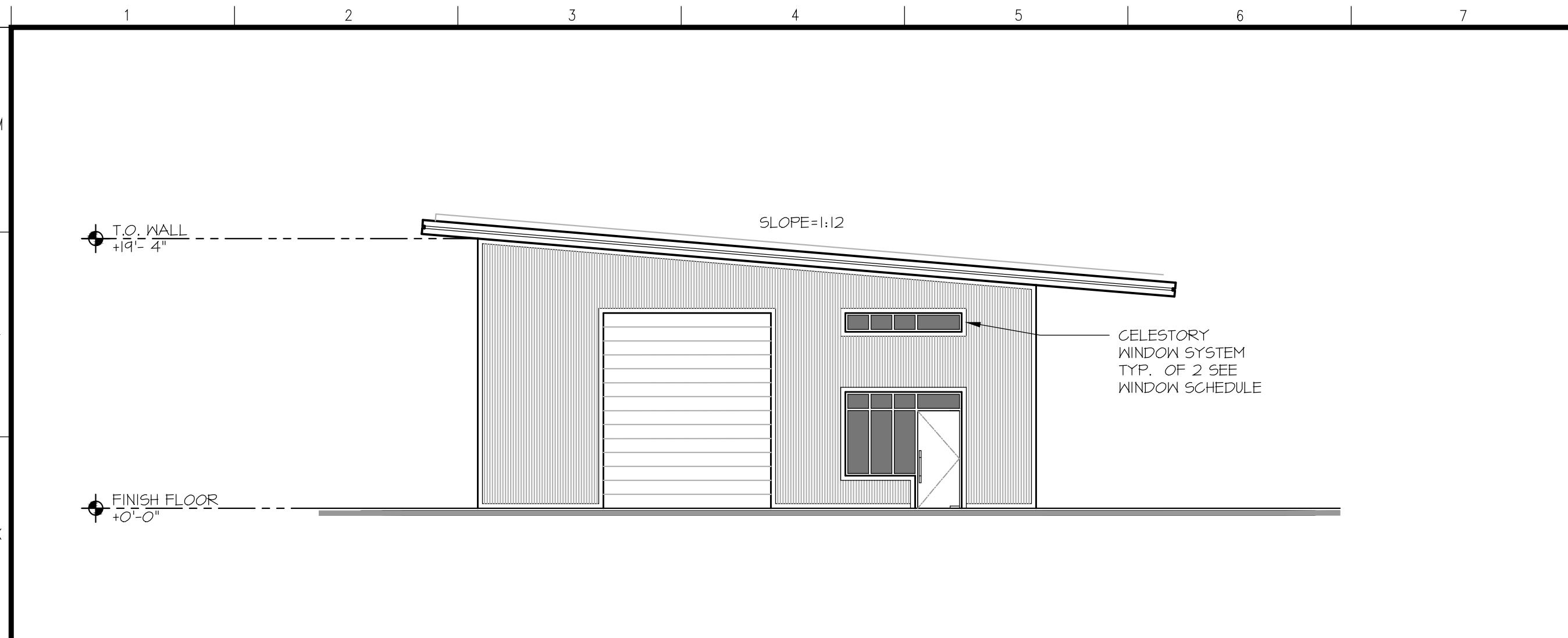
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Environmental Compliance Center
Project Address: 310 S. West Avenue, Fresno CA 93706
APN: 458-060-72
Issue Date:
Project No. T90203
File Path: G:\Capital \ Projects \ Building Numbers \ American Ave Landfill \ T90203 Environmental Compliance Center\ 00 2018 ECC

Sheet Content:
Shade Structure- Roof Plan, Elevations, Section

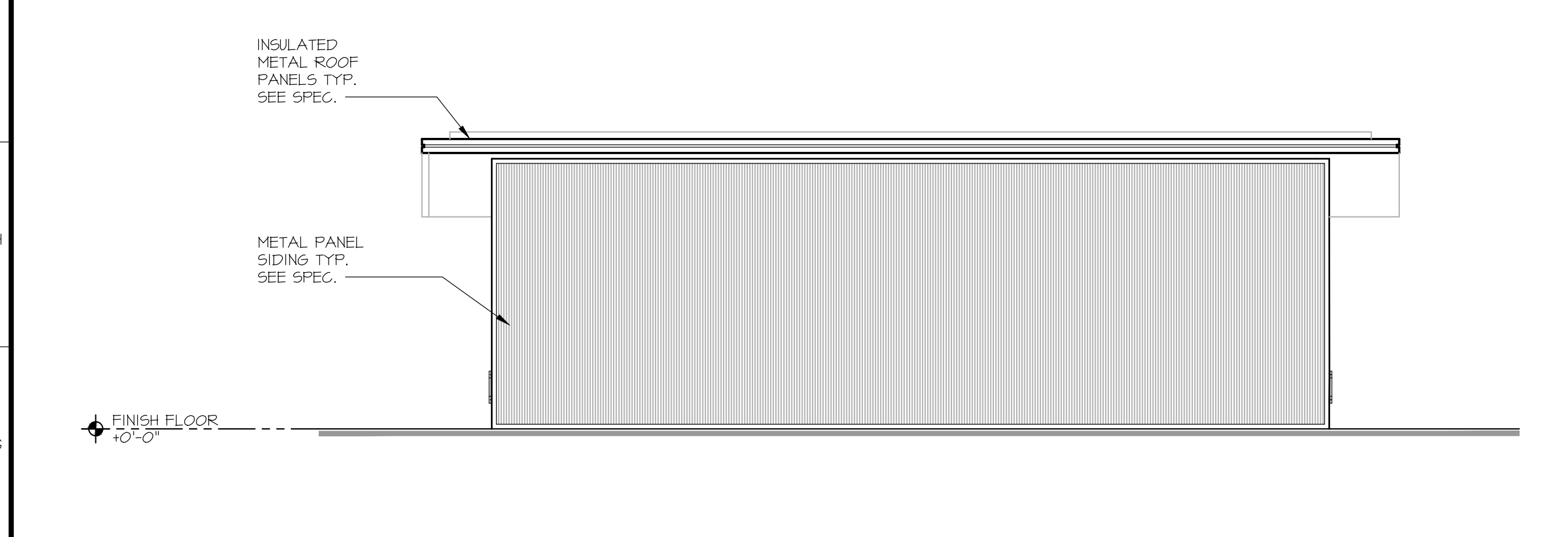
Fresno County Department of Public Works and Planning
Capital Projects
2220 Tulare Street, 8th Floor
Fresno, California 93721



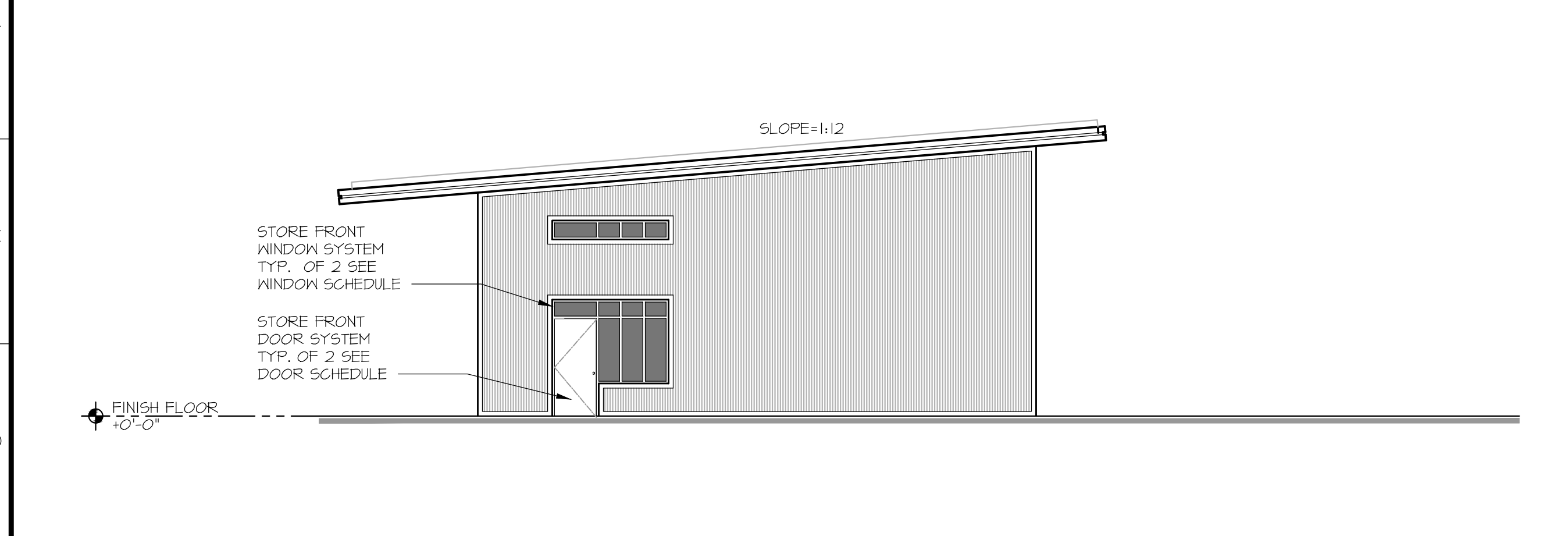
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A-1.00



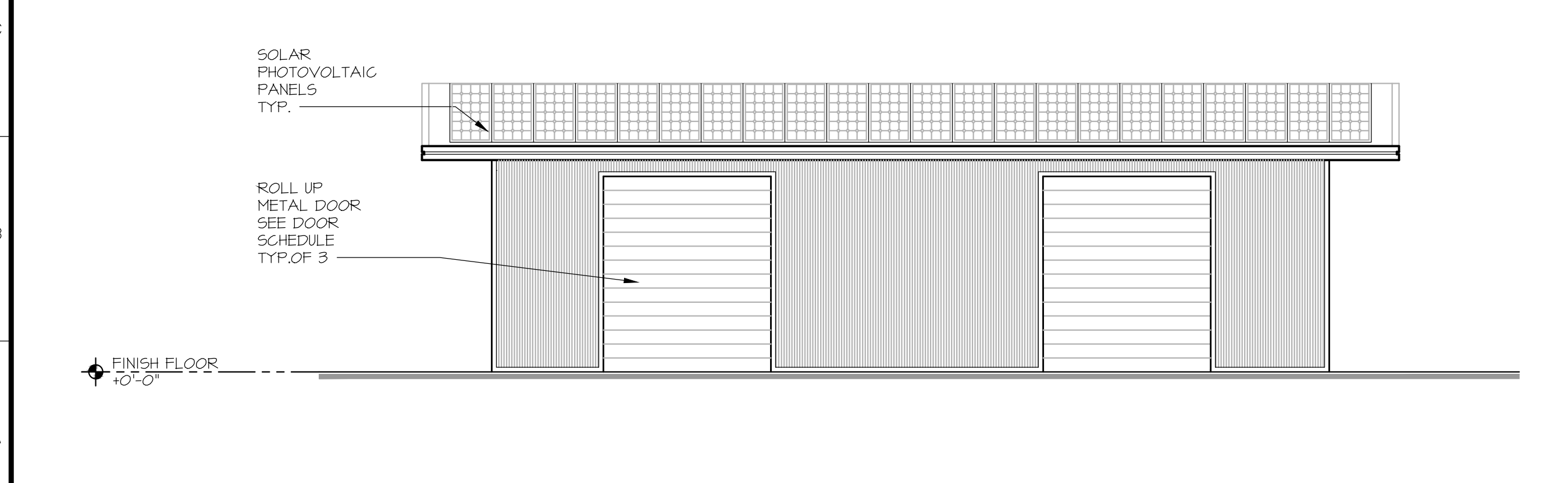
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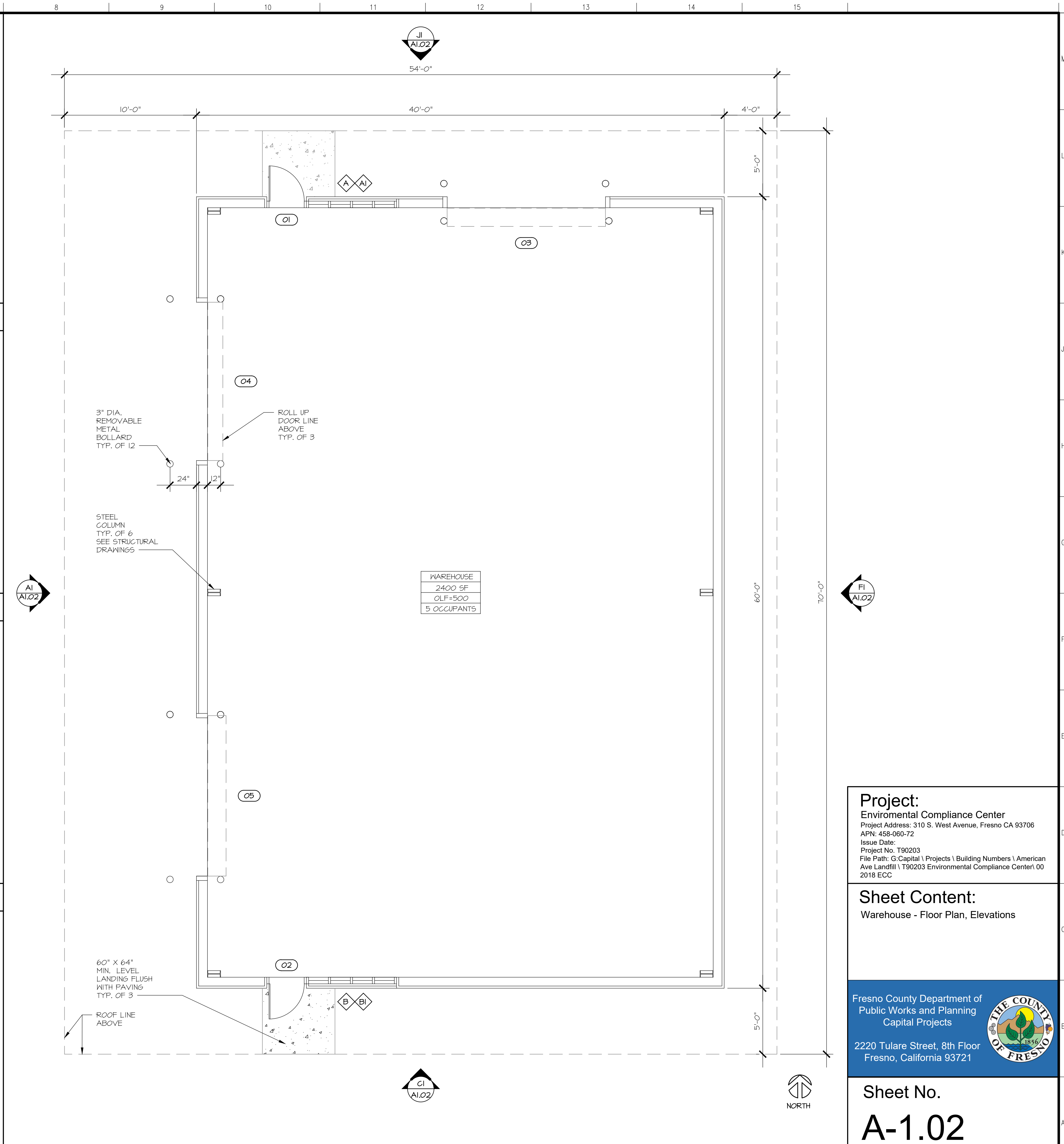
F1 East Elevation
Scale: 1/8" = 1'-0"



C1 South Elevation
Scale: 1/8" = 1'-0"



A1 West Elevation
Scale: 1/8" = 1'-0"



A7 Warehouse- Floor Plan
Scale: 1/4" = 1'-0"

Project:
 Environmental Compliance Center
 Project Address: 310 S. West Avenue, Fresno CA 93706
 APN: 458-060-72
 Issue Date:
 Project No. T90203
 File Path: G:\Capital \ Projects \ Building Numbers \ American Ave Landfill \ T90203 Environmental Compliance Center\ 00 2018 ECC

Sheet Content:
 Warehouse - Floor Plan, Elevations

Fresno County Department of
 Public Works and Planning
 Capital Projects



2220 Tulare Street, 8th Floor
 Fresno, California 93721

Sheet No.
A-1.02

**PROJECT DESCRIPTION/OPERATIONAL STATEMENT:
SITING, CONSTRUCTION AND OPERATION OF THE PERMANENT
REGIONAL ENVIRONMENTAL COMPLIANCE CENTER
TO SERVE RESIDENTS OF FRESNO COUNTY**

Nature of Proposal/Operation (to be completed by June 2021)

The County of Fresno, proposes to site, construct and operate an approximately 20,000 square foot permanent regional Environmental Compliance Center (Center) within the metropolitan Fresno/Clovis area. The purpose of the Center is to provide a safe and convenient means for Fresno County residents (Residential Participants) and small quantity business generators (Business Participants) to dispose of household waste items not allowed for regular disposal.

These household waste items consist of:

"...small quantities of a variety of materials that are the by-products of the operation and maintenance of a place of residence and which exhibit one or more of the following characteristics: toxicity, ignitability, reactivity and corrosivity." (Health and Safety Code, section 25218)

With few exceptions, the majority of these household waste items accepted at the Center can be found in the average garage, under the kitchen sink, or for sale at a local "home store." The applicable State regulations also allow a business that generates small quantities of these items to utilize this center and participate in some of its programs, if that business is able to qualify as a Conditionally Exempt Small Quantity Generator (limited to generation of 27 gallons or 220 pounds of these materials monthly). For illustrative purposes only, a generic list of some of the most common items managed at the environmental compliance center appears in Table 1.

Table 1

Household Waste Items		Universal Wastes (UW)	
Cleaners & Polishes	Pool chemicals	VCR/DVD players	Printers
Automotive products (including batteries)	Hobby supplies (art supplies, photographic chemicals, etc.)	Household batteries (alkaline & rechargeable)	Compact fluorescent lamps (CFLs)
Paints & related materials	Medical sharps (needles & lancets)	Small electronic appliances	Cell phones & telephones
Thinners & solvents	Aerosol Cans	Fluorescent tubes	Radios
Adhesives	Treated Wood	Fax machines	Televisions
Aerosol products	Waste oil & oil filters	Copy machines	Computer monitors
Pesticides and fertilizers	Small tanks (BBQ gas, extinguishers)	Hair dryers, curling irons	Cordless battery-operated tools

In addition to accepting and managing household waste items brought to the Center by Residential and Business Participants, the Facility will:

- Operate a Reuse Center (for the distribution of useable household products brought to the Center);
- Serve as:
 - A Certified Used Oil & Automotive Fluids Collection Center
 - A Designated Sharps Collection Point
 - A battery collection point; and
- Participate in the PaintCare Program for the recycling of acceptable paints.

Additionally, a variety of off-site programs will be operated out of the Center, allowing household waste items to be collected and brought back to the Center for consolidation and management. Off-site programs may include, but are not limited to:

- A Door-To-Door (DTD) Program, to serve the homebound and the infirm;
- A Mobile Program, to provide periodic temporary collection events, primarily at locations outside of the Fresno-Clovis Metropolitan Area; and
- A Drop-off Program, utilizing local businesses within Fresno County to collect various types of Universal Waste (UW).

As specified in the applicable regulations, some of the programs described above will be “Full-Service,” dealing with all types of household waste items, and some programs will provide “Limited Service,” dealing only with UW and/or specific waste streams such as sharps. Additional programs (such as that being developed for recycling solar panels, with an anticipated minimum amount of one pallet of approximately ten (10) panels per pallet accepted per month) may be added as applicable state regulatory requirements change and the county complies accordingly.

No household waste items will be buried at the proposed site; no household waste items will remain on the site when the Center is no longer operational. All household waste items that are brought to the Center will be sorted, consolidated, and shipped out to appropriate management/recycling facilities on a regular basis by properly licensed haulers throughout the life of the Center, in accordance with Title 22, Division 4.5, Chapter 22. The County has budgeted sufficient funds in Org. 9015 to meet State Closure/Financial Assurance Plan (Plan) requirements. The Plan for the Center will regulate and ensure that adequate funding is available for the removal of all household waste items from the Facility at closure.

Proposed Operational Time Limits

The Center is anticipated to operate within the following Hours/Days of Operation:

- Center open 12 months per year; operating Monday – Saturday from 7:30 am to 5:00 pm
- Initially open to Residents Saturday from 9 am to 1 pm (except Holiday weekends), however, the days available for residential use will be amended as the participation level increases; open for Small Businesses on Friday and Saturday by scheduled appointment only, as with the residential program, as participation increases, the days available for use by Business Participants will be amended.

Number of Customers/Participants

At the current Center, the majority of program participants (Off-Site Participants) rarely visit the Center because of the large distance from the Fresno/Clovis Metropolitan Area. Their household waste items - mostly UW is collected at off-site locations throughout the County and transported to the Center by staff (Local Network Sites). Several factors unique to this Center are reflected in the Participant Count projections provided in Table 2. These factors include:

Table 2

Participant Counts								
Participant Type	Mon	Tues	Wed	Thurs	Fri	Sat	Annual Total	Weekly Average
Currently								
Residential	0	0	0	0	0	30-40	1,732	~35
Business	0	0	0	0	0-1	0	26	~0.5
<i>Total Customers</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>26</i>	<i>1732</i>	<i>1,758</i>	<i>~35.5</i>
Projected By 2025								
Residential	~10	~20	~20	~30	~30	~50	~8,000	~160
Business	~2	~2	~2	~2	~2	0	~500	~10
<i>Total Customers</i>	<i>600</i>	<i>~1,100</i>	<i>~1,100</i>	<i>~1,600</i>	<i>~1600</i>	<i>~2,500</i>	<i>~8,500</i>	<i>~170</i>

Visitors

From time to time individuals and small groups of people (Visitors) may be granted access to participate in a variety of outreach, educational and/or training programs, including an occasional Center tour or committee meeting, by appointment only, during normal operating hours. The number of visitors is anticipated to average no more than 25 individual guests on any day of the week. One or two groups of 10 to 25 visitors each could be accommodated by appointment.

It is anticipated these visitors will utilize passenger vehicles (cars and small trucks) to access the site. A school group may utilize the Conference Education Center and travel via school bus. Personnel from fire, health and police departments may occasionally access the site at any time for inspections or enforcement-related reasons, and/or to dispose of household waste items collected in the line of duty.

Number of Employees

The current Center contracts approximately four personnel (Facility Staff) to manage and staff the Facility (including the Reuse Center) and to collect from the Local Network (e.g., DTD, Mobile Event, Drop-off Programs and Sharps Collection). Center Staff will be scheduled to work within the proposed operational time limits described in Section 2. Subject to changes in customer demand, it is anticipated that initially, there will be one “full-time” (eight hours a day) employee, working five days per week, throughout the year and three part-time employees, working hours and days as needed. At full capacity, there may be as many as ten (10) employees, some working full-time and others part-time weekly throughout the year. There will be no on-site live-in caretaker.

Service and Delivery Vehicles

It is anticipated that the Primary Hauler will come to the Center in a large tractor-trailer an estimated twelve times per year (e.g., one truck pick-up per month) during the first year the Center is fully operational. The number of visits required could increase to two to three times that amount over the next five years in order to remove the material from the site as required. Certain service and maintenance vehicles will make periodic site visits, anticipated to be less than 2 to 3 vehicles monthly.

Site Access

The Center will be designed for public traffic flow, allowing queuing of approximately 10 to 20 vehicles on-site, with the collection area able to service two or more vehicles at a time. In addition, the bulk of the Facility's traffic will initially be confined to Saturdays, which is a relatively slow day for most industrial businesses. Participants will take a paved drive with signage, drive through the open Entrance Gate that will take them directly to the Center. Upon reaching the Center, Participants will pull up onto the concrete pad to the designated Unloading and Collection area where staff will unload their household waste items. Participants must remain in their vehicles when dropping off their household waste items. After staff remove the materials, vehicles will proceed past the Reuse Center and exit out from the Center on the paved Exit Drive and through the Exit Gate. Participants visiting the Reuse Center shall be required to park in the designated parking spaces provided, then exit via the drive to the Exit Gate.

Visitors to the Conference/Education Center will access that building using the bypass lane that does not enter the Environmental Compliance Center's household waste handling area. Visits will be limited to Monday through Saturday by appointment only,

Parking

Approximately nine (9) standard and one (1) handicap accessible parking space(s) are anticipated to be provided in the Environmental Compliance Center household waste handling facility. During Center Hours, parking will be used by Center Staff and by Participants wishing to visit the Reuse Center. Service providers, vendors and Haulers will load and unload their vehicles in the covered Unloading and Collection area during normal operating hours.

Visitors to the Conference/Education Center will park in the parking area in front of the Conference Center or on the street. The parking area for the Conference Center will consist of approximately five (5) standard and one (1) handicap accessible parking space. Students arriving by school bus will disembark from the bus and get back on the bus at the bus loading/unloading area of the bypass drive, after which the bus driver will park the bus on the street adjacent to the Conference/Education Center, or depart from the area.

No Products Produced or Sold

The primary function of the Center is to collect and properly manage household waste items generated by residents of Fresno County for shipping and proper recycling/disposal at an off-site approved facility. No products will be produced or sold at the site. No processing will be undertaken, although materials collected (and/or their containers) will be separated, consolidated, packaged, and/or similarly handled to make them more manageable, reusable or recyclable. Whenever practical, items including, but not limited to, packaging, cardboard boxes,

empty containers, and office paper that may be generated at the site will be consolidated and sent to a recycling facility/program.

Residential household waste items shall be collected from Residential Participants at no charge. Conditionally Exempt Small Quantity Generator (CESQG) Waste will be collected from Business Participants (appointment required) during normal operating hours. Business Participants shall be required to reimburse the Center Operator for the cost of recycling/disposal at the rates specified in the Consultant Agreement. The Primary Subcontractor shall provide free cost estimates to Business Participants.

Major Equipment, Materials and Supplies

Minor equipment at the Center shall include, but not be limited to a forklift and pallet jacks, collection carts, small power tools, shop vacuum, and a small commercial scale. Appropriate storage units will be provided for items such as hand tools, solid waste, UW, recyclables and supplies, including but not limited to personal protective gear, cleaning equipment, packaging materials, storage boxes/drums, wiping cloths, brooms and absorbent. Paper goods and hand soap serving the toilet and hand wash sink shall be scheduled for restocking weekly or sooner as needed.

Specific major on-site equipment is anticipated to include, but not be limited to (sizing and number of units are anticipated at initial opening of the Center):

- Two (2) 8'-0" x 40'-0" ISO (Seatrail) storage units to store E-Waste and Universal waste, not to exceed four (4) units at full capacity
- One (1) 500 gallon used oil storage tank with secondary containment (Not to exceed 2 at full capacity)
- One (1) 300 gallon antifreeze storage tank with secondary containment (Not to exceed 2 at full capacity)
- Several transportable items such as two (2) roll-off bins for trash and recycling, and multiple pallets or crates for packaged e-waste (these will be placed inside the ISO containers for storage until pick up by the authorized hauler)
- One (1) 6' x 4' Automobile Battery storage unit, not to exceed four(4) at full capacity
- One (1) emergency eye wash/shower station, not to exceed two (2) at full capacity
- One Oil Filter Crusher, not to exceed two (2) at full capacity

Noise, Glare, Dust and Odors

Given the size and nature of the Center, it is unlikely that the small increase in noise, glare, dust and odors due to Center operations will reach detectable levels beyond the perimeter of the Center.

Noise - The primary activities to take place at the Center (collection, consolidation and storage) are not inherently noisy. Some of the noise will be attributable to the use of hand tools (e.g., impact wrenches, rubber hammers) and the forklift. However, this noise is anticipated to be intermittent and of relatively short duration. Traffic noise associated with the arrival and departure of the estimated Participant vehicles during Business Hours should not be significant. Periodically, service providers, regulatory agencies and/or Visitors vehicles may enter the Center. Congestion, emissions, noise and odors should not be an issue given the small number

of such vehicles.

Dust - None of the proposed activities associated with the Center are anticipated to increase the generation of dust. Household waste items handling protocols to be used at the Center are designed to prevent the disbursement of friable materials. Absorbents used are designed to be as dust-free as possible. Given that most of the Center's area is paved and covered, this project should result in an overall reduction rather than any increase in the potential for dust creation.

Landscaped areas will be covered with mulch made from recycled materials to allow water penetration and dust control to unpaved areas.

Glare - Center pole mounted security and fluorescent or LED task lighting shall be hooded and directed toward the interior of the Center to shield light from neighboring properties and roads.

Odor - Center operating procedures require most packages to not be opened. Oil-based and latex paint, as well as other materials, will not be opened or consolidated on site. No organic material other than small amounts of treated wood will be collected. Therefore air and odor emissions associated with this project should be well below regulatory limits, as well as undetectable by neighbors and any sensitive receptors in the area.

Generation of Liquid and Solid Wastes

Liquid Wastes - All liquid waste generated at this Center shall be collected and contained within underground containment tanks and vaults. The toilet will be connected to the sanitary sewer system. Discharged emergency eye wash/shower liquid shall be diverted to the onsite underground tank. A licensed contractor, under contract with the County of Fresno, shall conduct pumping of all underground tanks and vaults. Water shall not be used for managing the household waste items. All program-related clean up is conducted with absorbents and wiping cloths, which are then placed in a container and sealed, then incorporated with the household waste items and transported to appropriate off-site management facilities or programs.

Precipitation - All waste handling activities shall occur either within a storage module equipped with secondary containment devices or beneath the Center roof. The storage units and the roof protect the household waste items from exposure to the elements, as it is unloaded and sorted, as well as for all stored materials and equipment. With potential contaminants protected and all spills quickly contained and remediated, rainwater will not "take-on" contaminants from the Center. Rain gutters on buildings will redirect rainwater away from structures and toward the bioswale and other rain catchment features. The site will be graded to allow for any remaining rainwater to run off toward the storm drain located on West Avenue. Landscaping will include a bioswale to collect and remediate rainwater runoff.

Solid Waste - Solid waste may be generated while collecting household waste items from the public, including empty boxes, buckets, containers and bags. In addition, empty oil and antifreeze containers will be added to the solid waste as Center staff will be bulking these items directly into above-ground storage tanks. Solid waste designated for disposal will be placed into one or two small debris boxes on site for subsequent periodic disposal by the private solid waste hauler that serves the Center. Empty boxes along with small quantities of office paper, plastic bottles and cans, deemed recyclable, will be collected in a separate debris box for recycling.

Water

Water for the Center shall be supplied to the site from the City's existing water service. Approximate water usage is estimated to be 100 gallons per week initially, increasing to up to 400 gallons per week at full capacity.

Advertising and Signage

Signage identifying the Center, along with directional and informational signage as required by law and as needed to ensure that Participants have a safe, and productive experience will be posted. The placement of directional signage is anticipated to be at the main entrance, and adjacent access roads. Additional needed signs will be placed within the site to meet various regulatory and logistic requirements (e.g., "No Smoking", "Stay in your vehicle", "Keep Right"). All signage shall be designed and placed in such a manner as to comply with all applicable regulatory and development standards. Pavement marking signs will assist in Participant traffic control

Building signage will indicate individual buildings such as the Conference & Education Center, the Environmental Compliance Center (Household Hazardous Waste Collection Area), etc.

Existing Structures

Currently, there are no structures on the site. The site consists of ungraded, unimproved land.

Proposed Structures

All new structures within the Facility are planned to be permanent modular structures except as noted below. Temporary structures will be removed at the time of Center Closure. New structures within the Center are anticipated as follows (sizing and number of units are estimated for time of opening):

- One (1) 20' x 34' permanent modular office equipped with electrical power, lighting and electrical heating/cooling air conditioner unit and 2 ADA unisex restrooms and a storage room. Photovoltaic modules will be located on the roof to generate electricity for the facility during daylight hours.
- Two (2) 8'-0" x 40'-0" Hazardous Materials storage containers equipped with explosion relief panels, dry chemical fire suppression system, interior lighting and secondary containment system. An approved Alarm Company under contract with the County of Fresno shall monitor the dry chemical fire suppression system. These two Storage Units will be transferred from the American Avenue Household Hazardous Waste Collection Facility. Additional future units will be new at time of purchase as needed. Not to exceed 4 at full capacity.
- One new (1) 13'-6" x 10'-0" Hazardous Materials storage unit for collection and storage of used automotive oil (to hold 500 gallon used oil tank listed in Equipment section on page 5) and one (1) 8' x 20' Hazardous Materials storage unit to hold a 300-gallon antifreeze tank as listed in the Equipment section on Page 5. The anti-freeze storage unit will be transferred from the American Avenue HHW Collection facility. Any additional storage units will be purchased new as needed. These storage units are considered temporary mobile modular units. Not to exceed 2 of each at full capacity.
- One (1) new temporary mobile modular 12'-0" x 20'-0" Reuse Center hazardous materials container equipped with explosion relief panels, dry chemical fire suppression system, interior lighting and secondary containment system. An

approved Alarm Company under contract with the County of Fresno shall monitor the dry chemical fire suppression system. Not to exceed 2 containers at full capacity.

- One new (1) 45'-0" x 50'-0" permanent metal roof equipped with skylights, fluorescent task lighting, and a fire suppression system serving the Unloading and Collection area. Photovoltaic modules will be located on the roof to generate electricity for the facility during daylight hours.

Modular Conference/Education Center

A permanent modular building of approximately 36' x 60' will be added to the site and placed on an appropriately sized concrete pad, and utilities routed to this structure. This building will serve as a Conference and Education Center for meetings and Group Education such as high school field trips, etc. Additional parking and driveway access will be included in the site plan. Photovoltaic modules will be located on the roof to generate electricity for the facility during daylight hours.

Visitors to the Conference/Education Center will park in the parking area in front of the Conference Center or on the street. The parking area for the Conference Center will consist of approximately five (5) standard and one (1) handicap accessible parking space. Students arriving by school bus will disembark from the bus and get back on at the bus at the loading/unloading area of the bypass drive, after which the bus driver will park the bus on the street adjacent to the Conference/Education Center, or depart from the area.

The Conference/Education Center will be designed to seat up to 48 visitors, for educational presentations and Environmental Compliance –related conference meetings and events. Most educational presentations and events will be directed to local students and school groups.

Conference/Education Center will be limited to days and times outside of normal HHW drop-off hours.

Storage Warehouse Building

After the Modular Conference/Education Center has been completed, a permanent modular metal storage warehouse building of approximately 40' x 60' will be added to the site with an appropriately sized concrete pad with grading and drainage to an underground 1,500 gallon sump tank. The Storage Warehouse will include two man doors and three roll-up doors to accommodate loading and unloading of hauler/supplier trucks, and access by employees and forklift. It will also include a fire suppression system, alarm system and surveillance cameras. Photovoltaic modules will be located on the roof to generate electricity for the facility during daylight hours.

Outdoor Lighting and Sound Amplification

Lighting - The Center is anticipated to have approximately ten - 20-foot high pole-mounted photocell-controlled 2-stage LED security lights spaced evenly around the Center perimeter. Photocell activated fluorescent or LED lighting fixtures are anticipated to be provided below the roofed area. Fluorescent task lighting is anticipated to be located above the emergency eye wash/shower. All lighting is anticipated to be hooded to direct the light down and away from

adjacent properties and roadways. All lighting shall conform to California Energy Efficiency Standards for outdoor lighting.

Sound Amplification - An outdoor public address sound amplification system shall be installed at the Center to address Participants and Visitors when needed. In most cases, Participants will be addressed individually by staff members without the use of the amplification system. Staff members will communicate with each other and outside the Center via cell phones or handheld radios.

Landscaping and Fencing

Landscaping will be designed to integrate with neighborhood landscape standards and will be water efficient. Landscaping will include a bioswale to collect and remediate rainwater runoff. The perimeter of the entire property, minus twenty-foot setbacks from the streets, will be fenced and have two (2) slide gates, one for the entrance from the street and one for the exit. The perimeter of the Environmental Compliance Center household waste handling area is anticipated to be enclosed with a galvanized, 8-foot high chain-link fence equipped with three strands of barbed wire (total approximately 10 feet high). The fence is also anticipated to have a pair of 8-foot chain link rolling gates at the Customer Entrance and a pair of 8-foot chain link rolling gates at the Customer Exit to the Center. The exit gate will serve as a delivery/transport truck entrance/exit on non-customer use days. All gates shall be wide enough to accommodate a 22-foot wide opening when fully opened.

At Center Closure, all temporary structures, underground tanks and utilities shall be dismantled and removed from the site. Abandoned paved roads, onsite paved areas and demolished concrete slabs shall be hauled away and recycled. Testing of the abandoned site for soil contamination will be conducted to confirm the abandoned site area is free of Center-generated contaminants.

Additional Information

The definitions, regulations and detection thresholds pertaining to hazardous household waste items are constantly being revised by a variety of regulatory agencies. The Center does not intend to be limited to managing only those items in Table 1. Nor does the Center have any obligation to accept every item as defined. For example, the Center will not accept radioactive or explosive material. Only small cylinders of compressed gases, such as those used for barbecues or camp stoves, and fire extinguishers, will be accepted. Items such as ammunition and fireworks are directed to law enforcement for management elsewhere. Small quantities of treated wood waste (e.g., railroad ties, utility poles) may be accepted from Participants who abide by all current regulations applicable to this waste stream. The Center will ONLY accept household waste items that are manageable by the Center staff. The required Operations/Emergency Plan will provide detailed information on how the Center will manage both acceptable and unacceptable waste streams, including but not limited to procedures for initiating tracking of any items turned away.

Household waste items brought to the Center by each Participant will be limited to household quantities. Health and Safety Codes limit County Residential Participants from transporting more than 15 gallons or 125 pounds of these materials to the Center from their place of residence. Business Participants, also known as Conditional Exempt Small Quantity Generators or CESQGs, are limited to bringing 27 gallons or 220 pounds of these materials

from their place of business on a monthly basis. Large commercial or industrial generators of these materials are prohibited from using this Center. The Center will accept small quantities of abandoned household waste items brought for management by "first responders," such as the County Public Health Department, as well as fire and police personnel.

Residents dropping off household waste items at the Center are required to remain in their vehicles. Acceptable materials are removed from vehicles by Center staff within the roof-covered Staging Area, transferred to the sorting area within the material storage units, sorted, and then appropriately packaged into Department of Transportation (DOT) approved shipping containers.

Most of the household waste items collected will be stored in the original containers unless the container is found to be unsound or leaking. This method allows for tertiary storage of the container contents within the packing drum and modular unit providing additional levels of security.

Waste oil and used antifreeze will be directly bulked appropriately into large capacity containers located inside a regulated materials container, equipped with secondary containment. These bulk wastes will be stored until the volume approaches maximum capacity, at which time transportation to the appropriate reclamation collection facility will be arranged using a licensed hauler.

Home-generated sharps will also be accepted in approved containers. Staff will subsequently place the sharps containers inside a medical waste container. When full, they will be transported by a Medical Waste Transporter to an appropriate certified management facility.

A key element to operating a cost-effective collection program is maximizing the reuse of these household waste items. Materials eligible for reuse by the public includes, but is not limited to paint, fertilizer, household cleaners, stain, varnish, automotive products, garden products and aerosol products at least half full with an operating nozzle. Reusability of a product will be determined by the Center staff and will depend upon factors such as age, amount of product remaining, potential hazard and demand. Items selected will be in the original container with readable labels and judged by the staff to be uncontaminated. All participants electing to take reuse materials will be required to sign a waiver of liability. Items brought to the Center, which are suitable for reuse, will be placed in the prefabricated modular material storage unit designated as the Reuse Center. Under the direct supervision of staff, Participants will be allowed to select items to take home from the Reuse Center during Business Hours.

The Center will store household waste items on site until enough is collected to warrant pick-up by the certified hauler. As soon as enough household waste items have been accumulated to warrant a pick-up, it will be removed from the Facility by an appropriate Hauler. Most waste streams will be removed once a month. However, no specific unit of these materials is allowed to remain on site more than one year (without special dispensation from the local enforcement agency).

It is anticipated that On-site Participants will bring the bulk of the household waste items directly to the Center. In addition, household waste items managed at off-site locations, which are brought to the Local Network Sites by the public, will be transported to the Center by staff for consolidation, storage and management.

Security of the Center is addressed in multiple ways. When closed, the Center will be monitored by an alarm/surveillance system. An eight-foot high chain link fence, topped with

barbwire will surround the Center itself. There will be perimeter lighting to facilitate surveillance after hours. The storage units on-site are constructed of reinforced steel and are secured at all times with an appropriate security-locking device when Center staff is not present.

Day-to-day operations of the Center will be subcontracted (Primary Subcontractor). Besides collecting, identifying, sorting, consolidating, packing, tracking and reporting the household waste items, the Primary Subcontractor will be responsible for maintaining a contract with a licensed management company (Hauler) to collect the household waste items from the Center and take it to approved/permitted facilities for management. The Hauler is anticipated to provide service at least once a month. Frequency of service will increase as needed. (Please note that the Primary Subcontractor must have the ability to request service from the Hauler as frequently as needed, in order to remove the manifested material from the Facility as required by law.) The initial Primary Subcontractor shall be Stericycle, Inc., who currently operates the American Avenue Permanent Regional Facility, its associated off-site programs, and the Local Network Program, as well as similar programs for various jurisdictions throughout California. Stericycle currently utilizes its own vehicles to remove the household waste items to approved/permitted recycling and appropriate management facilities.

The County of Fresno has operated the Permanent Regional HHW Facility at the American Avenue landfill for 4 years without any accidents or incidents to date. The distance from county residents, approximately 25 miles west of the Fresno County population center, has been prohibitive to resident participation. That site will no longer be available for use by this facility (the landfill needs the site for solid waste disposal). For these reasons, the County of Fresno and the 15 incorporated cities within the county are looking to site, build and operate an Environmental Compliance Center within the Fresno area, where the majority of the County population resides. This will provide a safe and convenient place for residents and small businesses to bring their Household Waste items for proper handling, storage, and shipping out for proper disposal.

Our statistics for 2017 were as follows:

Annual Participants:	1,732 residents	26 businesses
Annual Facility weight collected:	164,005 lbs.	
Annual Event weight collected:	93,753 lbs.	
Total Annual weight collected:	257,758 lbs.	

The statistics for the future at the new site are anticipated to increase over time, doubling within the first one to three years of operation.

Anticipated participation by 2025:

Annual Participants:	5,000 residents	75 businesses
Annual Center weight collected:	500,000 lbs.	
Annual Event weight collected:	100,000 lbs.	
Total Annual weight collected:	600,000 lbs.	



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: County of Fresno
- APPLICATION NOS.: Initial Study Application No. 7561 and Unclassified Condition Use Permit Application No. 3629
- DESCRIPTION: Allow a County of Fresno operated Regional Environmental Compliance Center (Solid Waste Transfer Station), with modular office, sanitary facilities, collection structure, and hazardous materials storage containers on 2.67 acres of County-owned property in the City of Fresno's IL (Light Industrial) Zone District.
- LOCATION: The project site is located on the southwest corner of Dan Ronquillo Drive and S. West Avenue, within the city limits of the City of Fresno (310 S. West Avenue, Fresno) (SUP. DIST. 1) (APN 458-060-72).

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 project site is located in an industrial area which is urbanizing with industrial uses, but still has several vacant parcels. The site is not located in an area that has been designated as a scenic vista. Dan Ronquillo Drive, which provides access to the site is not a scenic drive. Roads with a potential to view the site include S. West Avenue and SR 180, which are not designated scenic drives or highways. There are no scenic resources in the area.

- 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 in an industrial area which is urbanizing with industrial uses, but still has several vacant parcels. Parcels surrounding the site are zoned Light Industrial. There is a mattress factory directly to the east, a rubber company to the north, and a municipal well site to the south. The parcel directly to the west is vacant. Review of the project elevations show that the design of the facility will be compatible with adjacent structures. Therefore, there is a less than significant impact to the visual character of this industrial area and the proposed project will not conflict with zoning or other regulations governing scenic quality.

- 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:

The installation of site security lighting and streetlights may increase the amount of glare in the area, but this will have a reduced impact because the site is not near a residential area and already has streetlights installed. However, in order to reduce any lighting and glare impact resulting from this proposal, a Mitigation Measure would require that all outdoor lighting shall be hooded and directed to not shine toward adjacent properties and public streets. With implementation of this measure, impact associated with new sources of light would be less than significant.

* **Mitigation Measure(s)**

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

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; or

- 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: NO IMPACT:

The project site is located in an industrial park in the City of Fresno and the land is vacant. The subject parcel is not restricted under a Williamson Act Contract. The California Important Farmlands Map (2016) designates land on the subject parcel as farmland of local importance; however, the site is located in an industrial park, which is being developed with light industrial uses and the surrounding land is designated developed.

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. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Expose sensitive receptors to substantial pollutant concentrations; or
- E. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The County of Fresno is considered a non-attainment region for the following pollutants: one-hour ozone (state standard); eight-hour ozone (state and federal); Particulate Matter (PM) 10 (state); and PM2.5 (state and federal). The San Joaquin Valley Air Pollution Control District (District) has developed rules and regulations which ensure that projects which release criteria pollutants are operated in a manner that does not interfere with attainment or maintenance of Air Quality Standards.

This project was routed to the District, for review and comments. The District did not comment on the project, but the applicant will be required to follow District rules and regulations concerning the construction and operation of the proposed facility, which may include: District Rule 2201 (New and Modified Stationary Source Review Rule); Rule 2010 (Permits required) pursuant to District Rule 9510, Section 4.4.3; Regulation VIII – (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4002 (National Emission Standards for Hazardous Air Pollutants). A project note would require the applicant to contact the District's Small Business Assistance Office for compliance to these rules.

Therefore, with compliance to these existing regulations, this project will have a less than significant impact on incremental, cumulative contributions towards the exceedance of Federal or State ambient air quality standards.

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; or
- 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 proposed project is within an industrial area in the City of Fresno and is subject to street traffic, weed abatement, and human contact, making the site inhospitable for

wildlife. As such, the site does not provide habitat for protected species, is not riparian in nature, contains no wetlands, and is not on a wildlife corridor. This project was routed to the US Department of Fish and Wildlife and the California Department of Fish and Wildlife for review and comments. Neither agency commented on the project.

Therefore, no impacts were identified in regards to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Dept. of Fish and Game or U.S Fish and Wildlife Service; 3) federally protected wetlands as defined by Section 404 of the Clean Water Act; and 4) the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project will not conflict with any local policies or ordinances protecting biological resources.

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:

The subject parcel is not located in an area which has been designated as moderately or highly sensitive to archaeological finds. On April 30, 2019, the applicant provided a Cultural Resource Inventory, prepared by Applied EarthWorks, Inc. of the project area, which concluded that even though cultural resources have not been located on the site, there is still a potential for such resources to be discovered during construction. Therefore, the following mitigation measure is proposed to ensure that impacts to previously unknown cultural resources can be reduced to less than significant.

* **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 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 shall be followed by photos, reports, video, and 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

By nature, the project operation will predominantly consist of Fresno County residents, driving passenger vehicles and light trucks, arriving at the site to drop-off Household Hazardous Waste and weekly removal of collected waste to other waste handlers/recyclers by truck. While at the site, customer vehicles will wait in line to drop off waste material and then drive into the drop-off area and park while facility staff unload the waste material from their vehicles. It is expected that these site visits will be short in duration and not result in significant energy waste.

The project will be built to current California Green Building Code standards, which promote energy efficiency, to reduce energy waste and meet federal and state energy efficiency requirements. The construction process will be approximately 6-months in duration and place pre-manufactured structures on the site, which will mitigate energy consumption during construction, resulting in a less than significant impact to energy resources.

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

FINDING: NO IMPACT:

The site is not subject to a state or local plan for renewable energy or energy efficiency. The project will be constructed to California Green Building Code standards.

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:

According to the Fault Activity Map of California (2010), the subject parcel is not located near a known fault line. Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR) indicates that the project site is located in an area with a zero to twenty percent peak horizontal ground acceleration. Figure 9-6 (FCGPBR) indicates that the project site is not in an area of landslide hazards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This site is generally flat in topography, however, changes in topography and erosion could result from grading activities associated with this proposal. According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, an Engineered Grading and Drainage Plan demonstrating how additional storm water runoff generated by the project will be handled without adversely impacting adjacent properties shall be provided to that Section for review and approval. With adherence to this requirement, which will be included as a project note, potential erosion impacts are reduced to a less than significant level.

- 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:

The project is not located in an area at risk of landslide, subsidence or lateral spreading. Topography at the project site is generally flat. Soil at the site is classified as Greenfield coarse sandy loam, 0 to 3 percent slope. The Greenfield soil consists of deep, well drained soils that formed in moderately coarse and coarse textured alluvium derived from granitic and mixed rock sources. Figure 7-1 (FCGPBR) indicates that the project site is not in an area with 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?

FINDING: NO IMPACT:

There are no septic systems associated with this proposal as the proposed use does not entail utilization of on-site sewage treatment/disposal systems. The project will connect to the City of Fresno municipal sewer system for on-site sanitary facilities.

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

FINDING: NO IMPACT:

The subject parcel is not located in an area which has been designated as moderately or highly sensitive to archaeological or paleontological finds and there are no known paleontological resources in the area. On April 30, 2019, the applicant provided a Cultural Resource Inventory, prepared by Applied EarthWorks, Inc. and no evidence of unique paleontological resources was noted in the report.

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 applicant provided a greenhouse gas study prepared by LSA on April 5, 2019, which was prepared using methods and assumptions recommended by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD prepared the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) to assist lead agencies and project applicants in evaluating the potential air quality impacts of projects in the SJVAB. The GAMAQI provides SJVAPCD-recommended procedures for evaluating potential air quality impacts during the CEQA environmental review process. The GAMAQI provides guidance on evaluating short-term (construction) and long-term (operational) air emissions. The most recent version of the GAMAQI, adopted March 19, 2015, was used in this evaluation

The SJVAPCD's Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA3 presents a tiered approach to analyzing project significance with respect to GHG emissions. Project GHG emissions are considered less than significant if they can meet any of the following conditions, evaluated in the order presented:

- Project is exempt from CEQA requirements;
- Project complies with an approved GHG emission reduction plan or GHG mitigation program;
- Project implements Best Performance Standards (BPS); or
- Project demonstrates that specific GHG emissions would be reduced or mitigated by at least 29 percent compared to Business-as-Usual (BAU),

including GHG emission reductions achieved since the 2002-2004 baseline period.

Construction of the Center is scheduled to begin November 4, 2019 and end by March 31, 2020. All new structures proposed at the Center are planned to be temporary, easily relocated structures to be removed at the time of Center closure. Construction activities, such as site preparation, site grading, on-site heavy-duty construction vehicles, equipment hauling materials to and from the project site, and motor vehicles transporting the construction crew would produce combustion emissions from various sources. During construction of the proposed project, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate.

Long-term operation of the project would generate GHG emissions from mobile, area, stationary, waste, and water sources as well as indirect emissions from sources associated with energy consumption. Mobile source GHG emissions would include project-generated vehicle trips to and from the project site. Area source emissions would be associated with activities such as landscaping and maintenance on the project site.

Consistent with SJVAPCD guidance, GHG emissions were estimated for the project using CalEEMod. Absent any other local or regional Climate Action Plan, the proposed project was analyzed for consistency with the goals of AB 32 and the AB 32 Scoping Plan. The project's estimated annual GHG emissions are approximately 277.2 metric tons of CO₂e under Business as Usual (BAU) Conditions (2005) and 149.3 metric tons of CO₂e in 2020 for project operations. This represents a 46 percent decrease in emissions, which meets the SJVAPCD reduction criteria of 29 percent reduction from BAU. Therefore, the project would not result in emissions exceeding the SJVAPCD criteria for GHG emissions.

Based on this analysis, it was determined the project would not result in the emission of substantial GHG emissions during construction or operation of the project. Additionally, the project would not conflict with the goals and objectives of the SJVAPCD's Climate Change Action Plan, with the provisions of the California Scoping Plan, or any other State or regional plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. Therefore, the proposed project's incremental contribution to cumulative GHG emissions would not be cumulatively considerable.

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 proposed solid waste transfer station will collect, store, and transport material classified as Household Hazardous Waste (HHW) and universal waste. The Household Hazardous Waste to be collected at the site includes: cleaners and polishes, automotive products, paints & related materials, thinners & solvents, adhesives, aerosol products, pesticides and fertilizers, hobby supplies, medical sharps, pharmaceuticals, treated wood, aerosol cans, waste oil & oil filters, and small tanks. Other wastes include: household batteries, electronic items, fluorescent tubes and lamps, electronic items (computers, cell phones, televisions, etc.), communication items, appliances and such.

The facility will be required to obtain a Permanent Household Hazardous Waste Collection Facility Permit by Rule Notification (DTSC Form 1094B) (11/08) from the County of Fresno Department of Public Health, Environmental Health Division, Certified Unified Program Agency (CUPA) Program.

Prior to occupancy, 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. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances. 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.

Other agency permitting requires a Permanent Household Hazardous Waste Collection Facility Permit by Rule from the California Department of Toxic Substances Control.

With adherence to permit requirements, the facility will have a less than significant impact on the environment.

- 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 project site is located approximately 1,430 feet west of Pathway Community Day School and Pershing Continuation High School, which is slightly more than one quarter-mile away. The proposed facility will accept/collect, store, and transport Household Hazardous Waste under permit from the Fresno County Department of Health, which is the area CUPA. Operation of the facility in compliance with the Hazardous Waste Collection Facility Permit and Hazardous Materials Business Plan will reduce the chance of hazardous emissions to less than significant.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project is not located on a hazardous materials site. Pleasant Mattress, located directly east of the site is a regulated chemical storage facility. City of Fresno Well 313, located directly south of the site is a regulated chemical storage facility. Right Now Couriers, north of the site is a chemical storage facility and hazardous waste generator. Central Sanitary Supply, northeast of the site is a chemical storage facility. The adjacent regulated facilities are permitted by the Fresno County Health Department and monitored for permit compliance. The Fresno County Health Department requires this use to obtain a Permanent Household Hazardous Waste Collection Facility Permit from the CUPA program and 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. Adherence to these permit requirements will result in a less than significant impact to the environment.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project site is within the Airport Influence Area (AIA) and Inner Turning Safety Zone 3 of the Fresno Chandler Executive Airport, but is approximately 750 feet outside of the 60 CNEL (Community Noise Exposure Level) noise contour for that airport, according to the Fresno County Airport Land Use Compatibility Plan. Fresno-Chandler Executive Airport is owned and operated by the City of Fresno and is located approximately two miles west of downtown Fresno. The Airport covers 200 acres at an elevation of 280 feet above mean sea level. It is a public use facility, classified in the 2017 – 2021 National Plan of Integrated Airport Systems (NPIAS) as a regional reliever airport and as a regional airport in the California Aviation System Plan (CASP). The airport traffic is typically composed of light private and commercial aircraft.

Prohibited land uses in the Inner Turning Safety Zone 3 include most residential uses, schools, hospitals, churches, landfills, and structures over three stories. Industrial uses, such as the proposed solid waste transfer station are allowed.

The project was reviewed by the Fresno Airport Land Use Commission on February 4, 2019. The Commission approved a Conditional Finding of Consistency with the Fresno County Airport Land Use Compatibility Plan provided the project is constructed and operated per Section 3.2.4 of the Plan.

Section 3.2.4 of the Plan discusses hazardous uses in proximity to airports:

Hazardous uses, including facilities involving the manufacture, processing, or storage of hazardous materials, can pose serious risks to the public in case of aircraft accidents. Hazardous materials of particular concern in this compatibility plan, and which are covered by the safety compatibility criteria in Table 3B, are the following:

- A. Aboveground fuel storage: This includes aboveground storage tanks with capacities greater than 10,000 gallons of any substance containing at least five percent petroleum per State of California, California Health and Safety Code, Section 25270. Project sponsors must provide evidence of compliance with all applicable regulations prior to the issuance of development permits.
- B. Facilities where toxic substances are manufactured, processed, or stored: Proposed land use projects involving the manufacture or storage of toxic substances may be allowed if the amounts of the substances do not exceed the threshold planning quantities for hazardous and extremely hazardous substances specified by the EPA in Title 40, Code of Federal Regulations, Part 355, Subpart D, Appendices A & B.
- C. Explosives and fireworks manufacturing and storage: Proposed land use projects involving the manufacture or storage of explosive materials may be allowed in safety zones only in compliance with the applicable regulations of the California Division of Occupational Safety and Health (Section 5252, Table EX-1). Project sponsors must provide evidence of compliance with applicable state regulations prior to the issuance of any development permits.
- D. Medical and biological research facilities handling highly toxic or infectious agents: These facilities are classified in biosafety levels. Biosafety Level 1 does not involve hazardous materials and is not subject to the restrictions on hazardous uses in Table 3A. Definitions of the other three biosafety levels are quoted from Biosafety in Microbiological and Biomedical Laboratories, 5th Edition, 2009, below.
 - a. Biosafety Level 2 practices, equipment, and facility design and construction are applicable to clinical, diagnostic, teaching, and other laboratories in which work is done with the broad spectrum of indigenous moderate-risk agents that are present in the community and associated with human disease of varying severity.
 - b. Biosafety Level 3 practices, safety equipment, and facility design and construction are applicable to clinical, diagnostic, teaching, research, or production facilities in which work is done with indigenous or exotic agents with a potential for respiratory transmission, and which may cause serious and potentially lethal infection.
 - c. Biosafety Level 4 practices, safety equipment, and facility design and construction are applicable for work with dangerous and exotic agents that pose a high individual risk of life-threatening disease, which may be transmitted via the aerosol route and for which there is no available vaccine or therapy.

- E. Other High-Risk Uses: Uses that involve the storage of hazardous materials (e.g., gas stations) should be avoided in locations where aircraft may be operating at low altitudes, or where data has shown the risk of accidents to be greater.

With adherence to the construction and operational limits described, the proposed facility will have a less than significant impact to safety hazards.

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

FINDING: NO IMPACT:

The project site is located in an industrial area and will not impair the implementation of or physically interfere with an adopted Emergency Response or Evacuation Plan.

- 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 proposed project site is within the incorporated boundaries of the City of Fresno in an area designated for industrial uses and is not in a wildland or fire-hazard area.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was reviewed by the California Central Valley Regional Water Quality Control Board and will require coverage under the NPDES General Permit for Storm Water Discharges Associated with Industrial Activities, NPDES NO CAS000001, (2014-0057-DWQ) (Storm Water General Permit). Their review of the Conditional Use Permit application indicates that the operation involves assembling, sorting, and distributing waste materials. The Facility's industrial activity is best described by Standard Industrial Classification (SIC) code 5093 (Scrap and Waste Materials), which requires coverage under the Storm Water General Permit. With adherence to NPDES permit requirements, the project will have a less than significant impact on surface and groundwater quality.

- 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, as proposed, will require very little water with expected use being for sanitary purposes and minimal landscape irrigation, which is estimated to be 400 gallons per week at full build-out. The facility will be required to connect to the City of Fresno municipal water system, which has production and service capacity for this use.

- 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:

The project site is not near a stream or river and will be served by the Fresno Metropolitan Flood Control District (FMFCD) for drainage. The following FMFCD requirements will apply to this project, thus reducing its impact on erosion and runoff to less than significant.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements.

The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

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

FINDING: NO IMPACT:

The project is located on generally flat terrain and within the City of Fresno. The site is not subject to inundation by flood, seiche, or tsunami.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be served by the City of Fresno water system, which has capacity to serve the project. The volume of water used at the site will be very low (estimated at 400 gallons per week) and will consist of water use for sanitary purposes and irrigation of minimal landscape, in accordance with the County of Fresno Model Water Efficient Landscape Ordinance. The City of Fresno receives a surface water allocation for the provision of treated potable water in order to provide a sustainable source of water and reduce the reliance on groundwater. The project will not obstruct a sustainable groundwater management plan.

The Fresno Metropolitan Flood Control District reviewed the project and recommended conditions of approval to address storm runoff quality through site design. These requirements will be incorporated into the conditions of approval and project design documents to ensure that the project has a less than significant impact on water quality. See the analysis and proposed conditions of approval in Section X.-C. above.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will be located on a 2.67 acre site in a developing industrial area, just north of SR 180, and 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 site is located in the City of Fresno in an area designated by the City of Fresno General Plan for light industrial uses. The zoning is consistent with the General Plan designation and the use is allowed with a conditional use permit. The project will have a less than significant impact on land use as it has been designed in accordance with General Plan policies and City of Fresno zone district standards for Light Industrial uses.

With regard to the Fresno County General Plan, the following policies apply to this project:

Policy HS-B.1: The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventive measures to reduce the risk to life and property. The project will incorporate fire suppression systems and alarms into its design.

Policy HS-B.10: The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce potential loss of life and property in accordance with State and local codes and ordinances. The project will incorporate fire suppression systems and alarms into its design and be constructed to current Building Codes.

Policy HS-F. 1: The County shall require that facilities that handle hazardous materials or hazardous wastes be designed, constructed, and operated in accordance with applicable hazardous materials and waste management laws and regulations. The project will comply with Hazardous Waste permitting, handling, and reporting requirements.

Policy HS-F.2: The County shall require that applications for discretionary development projects that will use hazardous materials or generate hazardous waste in large quantities include detailed information concerning hazardous waste reduction, recycling, and storage. The project is the collection, appropriate disposal, and recycling of Household Hazardous Waste, which will divert Household Hazardous Waste from the waste stream.

Policy LU-F.29: The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:

- a. *Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor,*

- vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.*
- b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.*
- c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.*
- d. Limitations on the industry's size, time of operation, or length of permit.*

The project will comply with all laws and regulations required by the County of Fresno and Permitting Agencies. Off-street parking will be incorporated into the design consistent with approved parking standards. The operation will be limited by site size and will operate during daylight hours.

Policy LU-F.30: The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board. The project will connect to the City of Fresno municipal water and sanitary sewer system.

Policy LU-F.31: To the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant nonindustrial traffic be designed with landscaping and setbacks comparable to the nonindustrial area. The project is entirely within an industrial area, served by adequate local roads, and has been designed with compatible landscaping and setbacks to adjacent industrial uses and zoning requirements.

Policy LU-F.32: Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate; the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem. At the project site, collector roads surround the industrial development and local roads serve the interior circulation. The project has been designed to circulate traffic efficiently through the site.

Policy LU-F.33: The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns. The project has incorporated adequate parking into the site design in accordance with approved parking standards..

Policy PF-F.2: The County shall locate all new solid waste facilities including disposal sites, resource recovery facilities, transfer facilities, processing facilities, composting facilities, and other similar facilities in areas where potential environmental impacts can be mitigated and the facilities are compatible with surrounding land uses. Site selection for solid waste facilities shall be guided by the following criteria:

- a. Solid waste facility sites shall not be located within the conical surface, as defined by Federal Aviation Regulations, Part 77, of a public use airport, except for enclosed facilities;*
- b. Solid waste facilities shall not be sited on productive agricultural land if less productive lands are available;*

- c. *Solid waste facilities shall be located in areas of low concentrations of people and dwellings; and*
- d. *Solid waste facilities shall be located along or close to major road systems. Facility traffic through residential neighborhoods should not be permitted. It is preferable that the roadways used for solid waste transfer conform to approved truck routes.*
- e. *Solid waste facilities shall not be located adjacent to rivers, reservoirs, canals, lakes, or other waterways.*

The project site is located within the interior of a developing industrial area, and is not adjacent to residences, agricultural land, or waterways. The project was reviewed by the Fresno Airport Land Use Commission on February 4, 2019. The Commission approved a Conditional Finding of Consistency with the Fresno County Airport Land Use Compatibility Plan provided the project is constructed and operated per Section 3.2.4 of the Plan.

Policy PF-F.3: The County shall protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations. The project is within an industrial area, which is compatible with its use as a Household Hazardous Waste Collection Facility. Incompatible uses would not be able to develop in the City of Fresno Light Industrial zone district.

Policy PF-F.6: The County shall impose site development and operational conditions on new solid waste facilities in order to mitigate potential environmental impacts on existing and planned land uses in the area. The project will be subject to appropriate mitigation measures, conditions of approval, project notes, and permitting requirements.

Policy PF-F.9: The County shall support the development of accessible waste transfer stations for county residents, and require the following siting criteria for transfer/processing stations:

- a. *Sites shall be of adequate size to accommodate proposed transfer/processing station operations and vehicle storage and should be of adequate size to provide for expansion to accommodate future shifts in resource recovery technology;*
- b. *Transfer stations shall be located within designated commercial or industrial areas except where commercial and industrial lands are only limitedly available within the Sierra-North and Sierra-South Regional Plans. Landfills closed under appropriate closure regulations may be considered for transfer station sites; and*
- c. *Transfer station sites with direct access to or in transportation corridors are preferable.*

The project will be an accessible waste transfer station for receipt of Household Hazardous Waste intended to serve the Fresno/Clovis Metropolitan Area and surrounding County of Fresno residents. The proposed site is located in an industrial area and has direct access to transportation corridors through the hierarchy of street networks.

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. According to Figure 7-7(FCGPBR), the project is not in an oil development zone or mineral resource area.

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:

The project is the construction and operation of a Regional Environmental Compliance Center (solid waste transfer station), which will accept Household Hazardous Waste products from residential and business customers. The noise generated by this facility will be typical light construction noise (during construction) and noise from motor vehicles and trucks, dropping off or picking up waste (during operation). The project will not expose people to excessive ground-borne vibration or noise. As such, the project will have a less than significant impact on ambient noise levels.

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and did not identify any potential noise-related impacts. However, the project will be subject to conformance with the Fresno County Noise Ordinance related to construction noise 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.

- 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 proposed project site is within the Airport Influence Area (AIA) and Inner Turning Safety Zone 3 of the Fresno Chandler Executive Airport. Fresno-Chandler Executive Airport is owned and operated by the City of Fresno. It is approximately two miles west of downtown Fresno. The Airport covers 200 acres at an elevation of 280 feet above mean sea level. It is a public use facility, classified in the 2017 – 2021 National Plan of Integrated Airport Systems (NPIAS) as a regional reliever airport and as a regional airport in the California Aviation System Plan (CASP). The airport traffic is typically composed of light private and commercial aircraft.

Prohibited land uses in the Inner Turning Safety Zone 3 include most residential uses, schools, hospitals, churches, landfills, and structures over three stories. Industrial uses, such as the proposed solid waste transfer station are allowed.

The proposed project site is approximately 750 feet outside of the 60 CNEL (Community Noise Exposure Level) noise contour for the airport, and as such, would not expose persons working at or visiting the proposed facility to excessive noise levels.

The project was reviewed by the Fresno Airport Land Use Commission on February 4, 2019. The Commission approved a Conditional Finding of Consistency with the Fresno County Airport Land Use Compatibility Plan provided the project is constructed and operated per Section 3.2.4 of the Plan. See the discussion in Section VIII. E. Hazards and Hazardous Materials above.

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 site is currently vacant and the project will construct and operate a solid waste transfer station for Household Hazardous Waste in an industrial area, which will not induce population growth nor displace housing and people.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The facility will have integrated security and fire suppression systems and will be served by the City of Fresno Police and Fire Departments. This facility is not expected to generate a significant number of calls for service to public safety agencies. Additionally, as an industrial use, the facility will not will not generate the need for additional schools, public facilities, or parks.

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 is industrial in nature and will not increase the use of existing parks or cause physical deterioration of recreational facilities. Nor will the project require the construction of expansion of recreational facilities.

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?
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project was reviewed by the Fresno County Department of Public Works and Planning Design Division and the City of Fresno Traffic Operations and Planning Division. Neither agency had comments on the project nor requested a Traffic Impact Study.

The current Fresno County Household Hazardous Waste facility is located approximately 17 miles west of the Fresno/Clovis Metropolitan Area. The proposed Solid Waste Transfer Facility (Household Hazardous Waste) will be located 17 miles northeast of the existing County of Fresno Household Hazardous Waste Facility, currently located at the American Avenue Landfill. The facility is being relocated to provide additional space at the Landfill and to make the facility closer to the Fresno/Clovis Metropolitan Area user base, estimated to be 652,213 persons (California Department of Finance, 2018), which is approximately 65% of the County's estimated population of 1,007,229).

The current Household Hazardous Waste facility serves approximately 35 customers per week, which is a very low user rate for the over one million citizens of Fresno County. It is believed that the distance to the facility, from the major Fresno County metropolitan area (Fresno/Clovis), discourages users from participating in the Household Hazardous Waste diversion program. By relocating the facility closer to the metropolitan area, Vehicle Miles Traveled will be reduced by 34 miles per visit (round-trip) for the majority of the metropolitan users, haulers (3), and facility employees (10), thus creating a positive impact on transportation and Vehicle Miles Traveled.

Bicycle lanes are available on Dan Ronquillo Drive (adjacent to the site), Nielsen Avenue (approximately 0.20 miles to the north), and Hughes Avenue (0.30 miles west of the site). Additionally, Fresno Area Transportation (FAX) bus service is available within one mile of the proposed site, providing opportunities for users without traditional automotive transportation options.

The relocation of the facility is anticipated to increase program participation to 170 users per week by 2025, due to the proximity to the metropolitan area, thus diverting a greater percentage of Household Hazardous Waste from the landfill, than the existing site.

- 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

FINDING: NO IMPACT:

The existing roads in the vicinity of the project site are generally arranged in a rectilinear pattern, do not have sharp curves, and serve local businesses and industries. Local and collector road intersections, near the project site, are controlled with stop signs. No new roads will be constructed with this project and the addition of minimal traffic from this use will have no impact on road hazards or design.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will be constructed on a parcel within an industrial area already served by an adequate street network for the proposed use. The site will be designed to accommodate emergency vehicles, such as fire apparatus, hence there will be no impact to emergency access.

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:

Under the provisions of Assembly Bill 52, the County of Fresno was required to provide notice that this Initial Study was being prepared to Native American Tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on December 10, 2018 to Robert Ledger of the Dumna Wo Wah, Robert Pennell of Table Mountain Rancheria, Ruben Barrios of Santa Rosa Rancheria, and Tara Estes-Harter of the Picayune Rancheria of Chukchansi Indians. None of these tribes requested consultation.

A records search from the Native American Heritage Commission was negative for records of cultural resources in the area of potential project effect and no records of sacred lands were found. The subject parcel is not located in an area which has been designated as moderately or highly sensitive to archaeological finds. On April 30, 2019, the applicant provided a Cultural Resource Inventory, prepared by Applied EarthWorks, Inc. of the project area, which concluded that even though tribal cultural resources have not been located on the site, there is still a potential for such resources to be discovered during construction. Therefore, application of the mitigation measure for Section V.-C.

Cultural Resources should be followed to reduce any potential impact to Tribal Cultural Resources to less than significant.

* **Mitigation Measure(s)**

1. See Mitigation Measure 1, Section V.-C

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 would be served by the existing City of Fresno municipal water and sewer systems, and the Fresno Metropolitan Flood Control District stormwater drainage system. There is capacity in each of these systems to serve the project.

Electrical power, natural gas, and telecommunications facilities will not require additional capacity or need to be relocated due to this project.

- 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:

The project would be served by the City of Fresno municipal water system, which has capacity for this use, and would not require new water entitlements or wells. The project will use approximately 400 gallons of potable water per week. The City of Fresno water system is metered to identify overuse of water resources.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project will be served by the City of Fresno sanitary sewer system. There is existing sewage capacity at the regional wastewater treatment plant and in the trunk lines that serve the project area (City of Fresno Wastewater Collection System Master Plan, 2006).

- 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: LESS THAN SIGNIFICANT IMPACT:

The project will comply with federal, state, and local statutes and regulations related to handling and disposal of solid wastes and will be served by the County of Fresno American Avenue Landfill, which has sufficient permitted capacity to serve this use. The proposed solid waste transfer station will be operated to divert Household Hazardous Waste from the landfill, which is in compliance with waste stream reduction regulations. The Fresno County Health Department requires this use to obtain a Permanent Household Hazardous Waste Collection Facility Permit from the CUPA program and 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. Adherence to these permit requirements will result in a less than significant impact to the environment.

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: NO IMPACT:

The project site is not in or near a state responsibility area or land classified as a very high fire hazard severity zone. The terrain is flat and located in an urban area. Fire suppression equipment will be integrated into the design of the project per the California Fire and Building Codes.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No potential impacts to fish, wildlife species, plant, or animal communities were identified. Potential impacts to cultural and tribal cultural resources were identified. However, incorporation of the Mitigation Measures indicated in Section IV will ensure that these impacts are not significant.

- 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); or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Project was evaluated to assess potential cumulative impacts by Fresno County and public agencies. All appropriate project specific mitigation measures were developed to reduce the project’s impacts and potential cumulative impacts to less than significant levels. Potential cumulative impacts include, but are not limited to impacts to aesthetics. Cumulative impacts on aesthetics are considered to be less than significant with all lighting required to be hooded and directed downward. The project will not impact groundwater quality or quantity as determined by the county staff. The project will comply with all applicable County policies and ordinances. Given these considerations, the project will not have cumulative considerable impacts on the environment.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3629, 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 Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Recreation, nor Wildfire.

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

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7561	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Marianne Mollring Senior Planner	Area Code: 559	Telephone Number: 600-4569	Extension: N/A
Project Applicant/Sponsor (Name): County of Fresno	Project Title: CUP 7561 Regional Environmental Compliance Center (Solid Waste Transfer Station)		
Project Description: Allow a County of Fresno operated Regional Environmental Compliance Center (Solid Waste Transfer Station), with modular office, sanitary facilities, collection structure, and hazardous materials storage containers on 2.67 acres of County-owned property in the City of Fresno's IL (Light Industrial) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3629, 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 Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Recreation, nor Wildfire. Potential impacts related to Air Quality, Energy, Geology and Soils, Hydrology and Water Quality, Greenhouse Gas Emissions, Land Use and Planning, Hazards and Hazardous Materials, Noise, Public Services, Utilities and Service Systems, and Transportation have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with the 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 22, 2019		Review Date Deadline: Planning Commission – August 29, 2019	
Date:	Type or Print Signature: Chris Motta Principal Planner	Submitted by (Signature): Marianne Mollring Senior Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

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EXHIBIT 8



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 August 29, 2019

SUBJECT: Adoption of the 2020 Planning Commission Hearing Calendar

STAFF CONTACT: Marianne Mollring, Senior Planner
(559) 600-4569

Chris Motta, Principal Planner
(559) 600-4569

RECOMMENDATION:

Consider and adopt the 2020 Planning Commission Hearing Calendar.

EXHIBITS:

1. 2020 (Draft) Planning Commission Hearing Calendar

ANALYSIS/DISCUSSION:

The 2020 Planning Commission Hearing Calendar provides for 18 hearing dates. Six months (January, March, April, June, August, and October) have been provided with two hearings for purposes of agenda flexibility. The Calendar, as proposed, has a similar number of hearing dates as the 2019 calendar. Hearing dates may be cancelled, as necessary, for purposes of item consolidation.

Any potential Joint Hearing dates with the Board of Supervisors will be scheduled as needed, pending coordination with the Clerk of the Board, and have not been included on this Calendar. The Commission will be advised of any upcoming or pending Joint Hearings if and when those dates become available. The Board of Supervisors typically approves their calendar later in the year, often in November. After adoption of the Board's 2020 Hearing Calendar, a final Planning Commission Calendar, with the Board Hearing dates included, will be made available to Commission members. Also, should the Department determine that a special hearing is necessary and should be scheduled, staff will solicit the Commission in advance to determine availability prior to scheduling.

Attached as Exhibit 1 is a Draft Calendar with the proposed Planning Commission Hearing dates noted. Staff has already coordinated with the Clerk of the Board's Office to ensure that

the dates provided will not conflict with use of the Board Chambers. Thus, it will be unnecessary to schedule any meetings off site if the Draft Calendar remains unmodified.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the 2020 Draft Planning Commission Calendar as proposed; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to reject the 2020 Draft Planning Commission Calendar as proposed; or
- Move to modify the 2020 Draft Planning Commission Calendar (specify changes); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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FRESNO COUNTY PUBLIC WORKS AND PLANNING 2020 PLANNING COMMISSION HEARING CALENDAR

BOS Board of Supervisors ● Holiday
PC Planning Commission Hearing
*PC PC Morning Only Hearing

JANUARY						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 ●	2	3	4
5	6	7	8 ●	9 PC	10	11
12	13	14	15	16 PC	17	18
19	20 ●	21	22	23 PC	24	25
26	27	28	29	30	31	

FEBRUARY						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12	13 PC	14	15
16	17 ●	18	19	20 PC	21	22
23	24	25	26	27	28	29

MARCH						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12 PC	13	14
15	16	17	18	19	20	21
22	23	24	25	26 PC	27	28
29	30	31 ●				

APRIL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9 PC	10	11
12	13	14	15	16 PC	17	18
19	20	21	22	23 PC	24	25
26	27	28	29	30		

MAY						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14 PC	15	16
17	18	19	20	21 PC	22	23
24 31	25 ●	26	27	28	29	30

JUNE						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11 PC	12	13
14	15	16	17	18	19	20
21	22	23	24	25 PC	26	27
28	29	30				

JULY						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 ●	4
5	6	7	8	9	10	11
12	13	14	15	16 PC	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12	13 PC	14	15
16	17	18	19	20 PC	21	22
23 30	24 31	25	26	27 PC	28	29

SEPTEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 ●	8	9	10 PC	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8 PC	9	10
11	12	13	14	15	16	17
18	19	20	21	22 PC	23	24
25	26	27	28	29	30	31

NOVEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11 ●	12	13	14
15	16	17	18	19 PC	20	21
22	23	24	25	26 ●	27 ●	28
29	30					

DECEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10 PC	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25 ●	26
27	28	29	30	31		