



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 August 11, 2022

**SUBJECT:** Unclassified Conditional Use Permit Application No. 3741 and Initial Study No. 8229

Allow the installation of a new 135-foot tall self-support lattice tower with up to twelve (12) panel antennas, (15) remote radio units (RRUs), and (3) surge suppressors on a 4.19-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. As part of this installation there will be a new equipment enclosure that will accommodate the radio cabinets and backup generator adjacent to this tower. Lease area anticipated to be 875 square feet.

**LOCATION:** The subject parcels are located on the east side of N. Biola Ave., 180-feet south of H St., fronting south from the unincorporated community of Biola (APNs: 016-300-03s, 016-300-21s, 016-300-23s) (4500 N. Biola Ave.) (Sup. Dist. 1).

**OWNER:** Fermin M. Campos

**APPLICANT:** Tom Johnson (TSJ Consulting Inc.)

**STAFF CONTACT:** Elliot Racusin, Planner  
(559) 600-4245

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration based on Initial Study (IS) No. 8229; and
- Approve Unclassified Conditional Use Permit No. 3741 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 & Elevations
6. Applicant's Operational Statement/ Alternative Site Analysis
7. Summary of Initial Study Application No. 8229

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agricultural	No Change
Zoning	AE-20	No Change
Parcel Size	4.19-acres	No Change
Project Site	N/A	875 square feet of leased area
Structural Improvements	N/A	135-foot lattice tower and equipment closest
Nearest Residence	420-feet north of proposed tower	No Change
Surrounding Development	Single- Family Residence	N/A
Operational Features	N/A	Unmanned Wireless Telecommunications Facility
Employees	N/A	At least one maintenance visit per month
Customers	N/A	N/A
Traffic Trips	Residential Traffic	Residential Traffic and on maintenance visit per month
Lighting	Residential Lighting	Hooded motion activated lights

Criteria	Existing	Proposed
Hours of Operation	N/A	Unmanned telecommunications facility will be in operation 24 hours per day, seven days per week, year-round

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 8229 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: June 17, 2022.

**PUBLIC NOTICE:**

Notices were sent to 58 property owners within 600 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 Conditional Use Permit No. 3741 Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The applicant requests for the installation of a new 135-foot tall self-support lattice tower with up to twelve (12) panel antennas, (15) remote radio units (RRUs), and (3) surge suppressors on a 4.19-acre parcel According to the Applicants Operational statement, the intent of the project is to expand service coverage and provide enhanced wireless services.

***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	AE-20	AE-20	Y
	Front: 35 feet	Front: + 35 feet	
	Side: 20 feet	Side: +30 feet	

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
	Rear: 20 feet	Rear: +20 feet	
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	No Requirement	No Requirement	Y
Wall Requirements	No Requirement	No Requirement	Y
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage pot: 150 feet	No Change	Y

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

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

**Finding 1 Analysis:**

The proposed telecommunications tower meets all setback requirements of the AE-20 (Exclusive Agricultural) Zone District. The proposed cell tower exceeds required setbacks.

**Recommended Conditions of Approval:**

*None.*

**Finding 1 Conclusion:**

Finding 1 can be made as the proposed use is adequate in size and shape to accommodate the proposed use.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	Biola Avenue is a County maintained road classified as a local road with an existing 80 feet of road right-of-way and	No Change

		Existing Conditions	Proposed Operation
		<p>an ultimate right-of-way of 60 feet per the Fresno County General Plan. Total pavement width is 21.1 feet with dirt shoulders, ADT is 300 VPD, and PCI is 71.4. Roadway is in fair condition.</p> <p>H Avenue is a County maintained road classified as a local road with an existing 70 feet of prescriptive road right-of-way and an ultimate right-of-way of 60 feet per the Fresno County General Plan. Total pavement width is 23.5 feet with dirt shoulders, ADT is 200 VPD, and PCI is 85.6. Roadway is in good condition.</p>	
Traffic Trips		Residential Traffic	Residential traffic and two one-way trips once a month
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase in traffic expected
Road Improvements Required		N/A	None required

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

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

**Finding 2 Analysis:**

One round trip (two one-way trips) per month will occur once the proposed tower is constructed. The tower will be accessed via an existing private driveway. No reviewing County agency expressed concerns regarding impacts on County-maintained roads. Based on the existing nature and similar proposed use, staff believes that the roads to service the operation at the project site will remain adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

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

**Finding 2 Conclusion:**

Finding 2 can be made based on the above information, the existing roadways are adequate to accommodate the proposed use.

***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	1.25-acres	Light Manufacturing	M-1	N/A
South/West	126.16-acres	Orchards	AE-20	N/A
East	2.04-acres	Heavy Industrial	M-3	N/A

**Reviewing Agency/Department Comments:**

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

**Finding 3 Analysis:**

The project site is located on a portion of disturbed land surrounded by agricultural crops and light manufacturing and heavy industrial manufacturing. The nearest residence is approximately 360 feet to the north. With adherence to the Mitigation Measures imposed, staff believes that the tower will have less than significant impact on the aesthetics of the surrounding properties.

All lighting for the project will be hooded and directed downward so as not to shine on public roads or surrounding properties.

**Recommended Conditions of Approval:**

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

**Finding 3 Conclusion:**

Finding 3 can be made based on the above information that the proposal will not have an adverse effect upon surrounding properties.

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

Relevant Policies:	Consistency/Considerations:
<b>Policy PF-J.4:</b> <i>The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.</i>	Staff acknowledges that the applicant has provided satisfactory supplemental project information in accordance with the County’s Wireless Communications Guidelines.

### **Reviewing Agency Comments:**

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

### **Finding 4 Analysis:**

General Plan Policy PF-J.4 requires compliance with the Wireless Communications Guidelines, which address several concerns related to the development of cell towers, including site placement, colocation opportunities, and alternative site locations. The applicant indicates the proposal will expand capacity and coverage for the surrounding area.

County Wireless Communication Guidelines require that the towers should be sited to minimize aesthetic impact to adjacent homesites on surrounding properties. Based on the site plans submitted by the Applicant, the proposed tower is set back approximately over 250 feet from the front property line and approximately 184 feet from the closest side property line.

The proposed unmanned telecommunications tower complies with the Fresno County Wireless Communications Guidelines and will have a less than significant effect on the surrounding environment.

### **Recommended Conditions of Approval:**

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

### **Finding 4 Conclusion:**

Finding 4 can be made based on the above information, and with adherence to the Mitigations Measures, Conditions and Projects Notes. Staff believes that the proposed Unclassified Conditional Use Permit will not have an adverse effect upon surrounding properties and is consistent with the General Plan.

***Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.***

The Conditions of Approval for this project, included as Exhibit 1 are based upon comments and recommendations received from reviewing agencies and departments. Finding 1 addresses the adequacy of the subject parcel and determines whether the parcel is of sufficient size to accommodate the proposed use. Potential impacts to adjacent roadways were analyzed under Finding 2, impacts to surrounding property under Finding 3. Finding 4 addresses the project's consistency with the General Plan, which guides the development of the County through conformance with the applicable goals and policies contained in the individual elements. The recommended Mitigation Measures under CEQA, Conditions of Approval and Project Notes are all considered mandatory conditions of approval upon adoption of the Mitigated Negative Declaration and approval of the Classified Conditional Use Permit for this project.

### **Finding 5 Conclusion:**

Finding 5 can be made based on staff's analysis, the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

**PUBLIC COMMENT:**

*No public comment was received as of the date of preparation of this report.*

**SUMMARY CONCLUSION:**

Staff believes that the proposed unmanned telecommunication tower is consistent with the Fresno County General Plan and will not have any significant impacts on the surrounding properties.

**SUMMARY RECOMMENDATION:**

Based on the factors cited in the analysis, all the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared based on Initial Study Application No. 8229, and approval of Unclassified Conditional Use Permit No. 3741, subject to the recommended mitigation measures and Conditions of Approval.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 8229; and
- Move to determine the required Findings can be made based on the information in the staff report and move to approve Unclassified Conditional Use Permit No. 3741, 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. 3741; 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.

ER:jp  
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EXHIBIT 1

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 8229 and Unclassified Conditional Use Permit Application No. 3741  
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.				
2.	The approval shall expire in the event that use of the tower ceases for a period in excess of two years. At such time the tower and related facilities shall be removed and lease the area shall be restored as nearly as practical to its original conditions. This stipulation shall be recorded as a Covenant running with the land  Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50				
3.	Prior to the issuance of permits, evidence shall be submitted showing that a provision is included in the signed lease agreement that reserves co-location opportunities. The applicant shall all subsequent lease agreements to include this provision indefinitely.				

\*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**

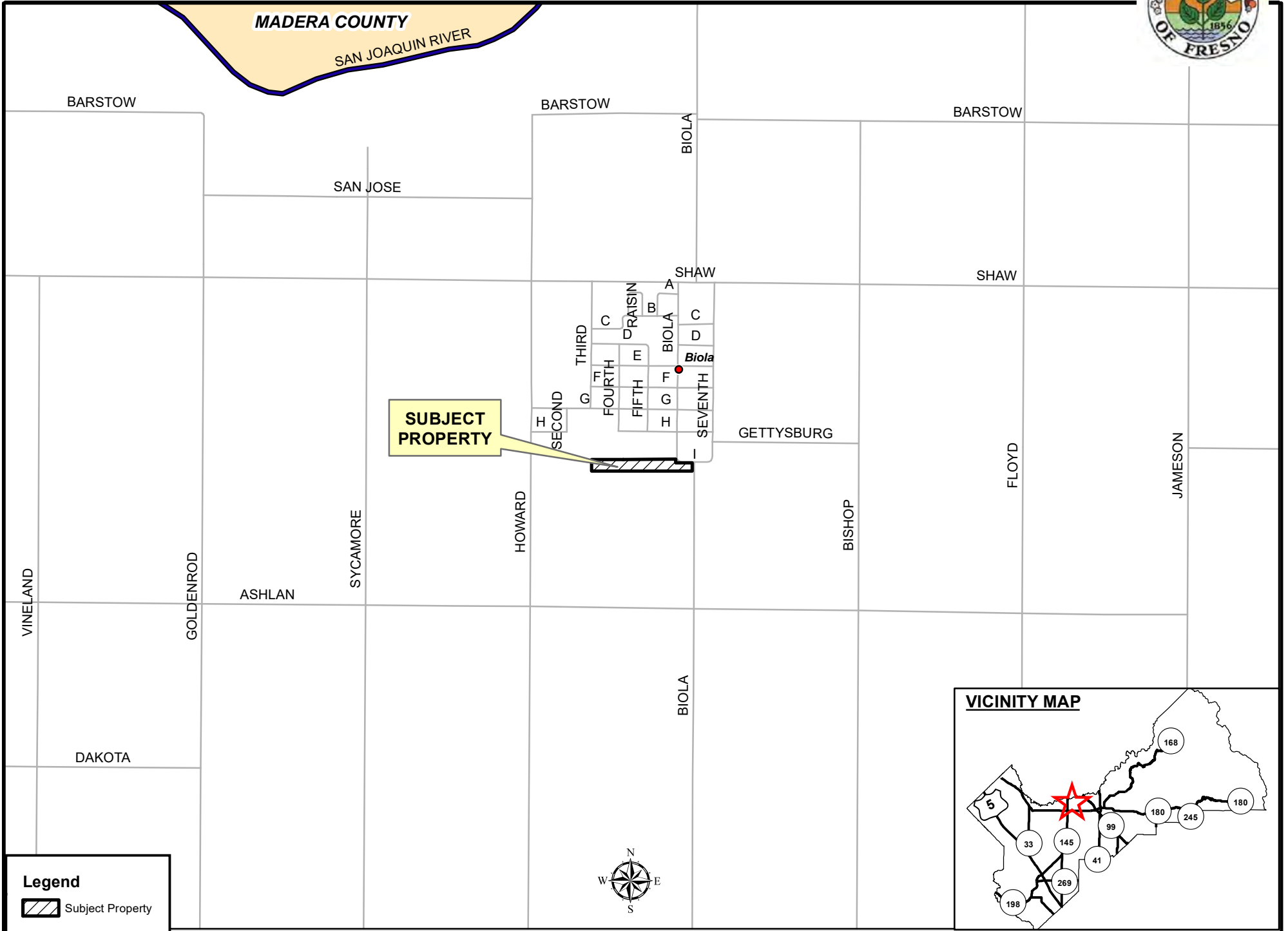
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	Facilities that 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 California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 ( <a href="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a> ). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
2.	Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
3.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
4.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
5.	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.
6.	The proposed construction project has the potential to expose nearby residents to elevated noise levels. The proposed diesel emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to Fresno County Noise Ordinance and the City of Orange Cove municipal code.
7.	All proposed improvements including fences/gates entrances exceeding 7 feet in height will require building permits.
8.	Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

EXHIBIT 1 Page 2

UCUP 3741

# LOCATION MAP



**SUBJECT PROPERTY**

**Legend**

 Subject Property

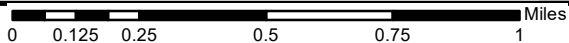
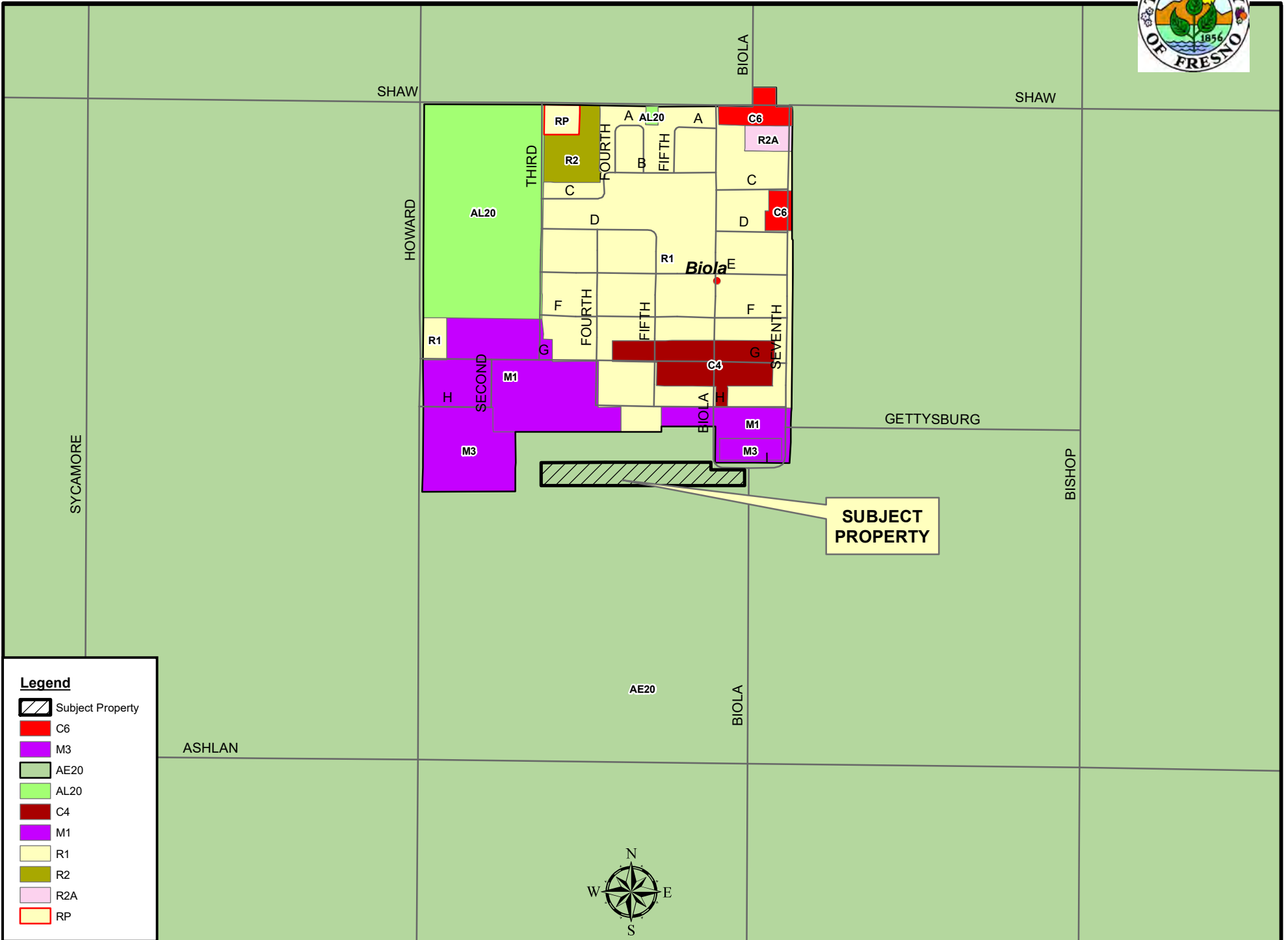




EXHIBIT 3  
**EXISTING ZONING MAP**



**Legend**

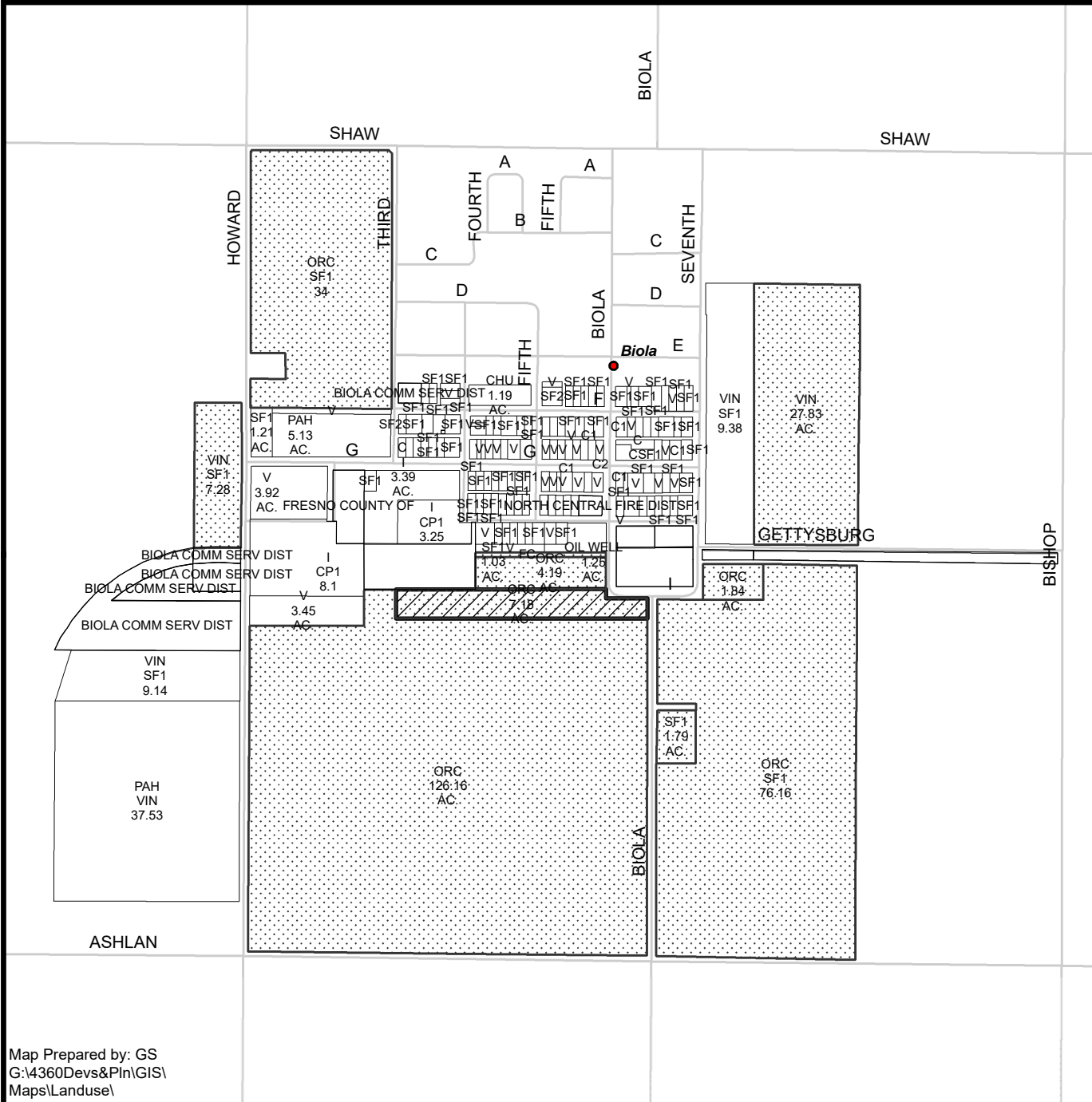
- Subject Property
- C6
- M3
- AE20
- AL20
- C4
- M1
- R1
- R2
- R2A
- RP





# EXISTING LAND USE MAP

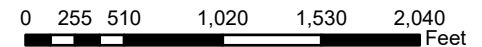
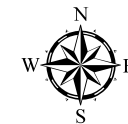
UCUP 3741



LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
C#	- COMMERCIAL
CHU	- CHURCH
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
PAH	- PACKING HOUSE
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

Map Prepared by: GS  
G:\4360Devs&Pln\GIS\  
Maps\Landuse\

EXHIBIT 4





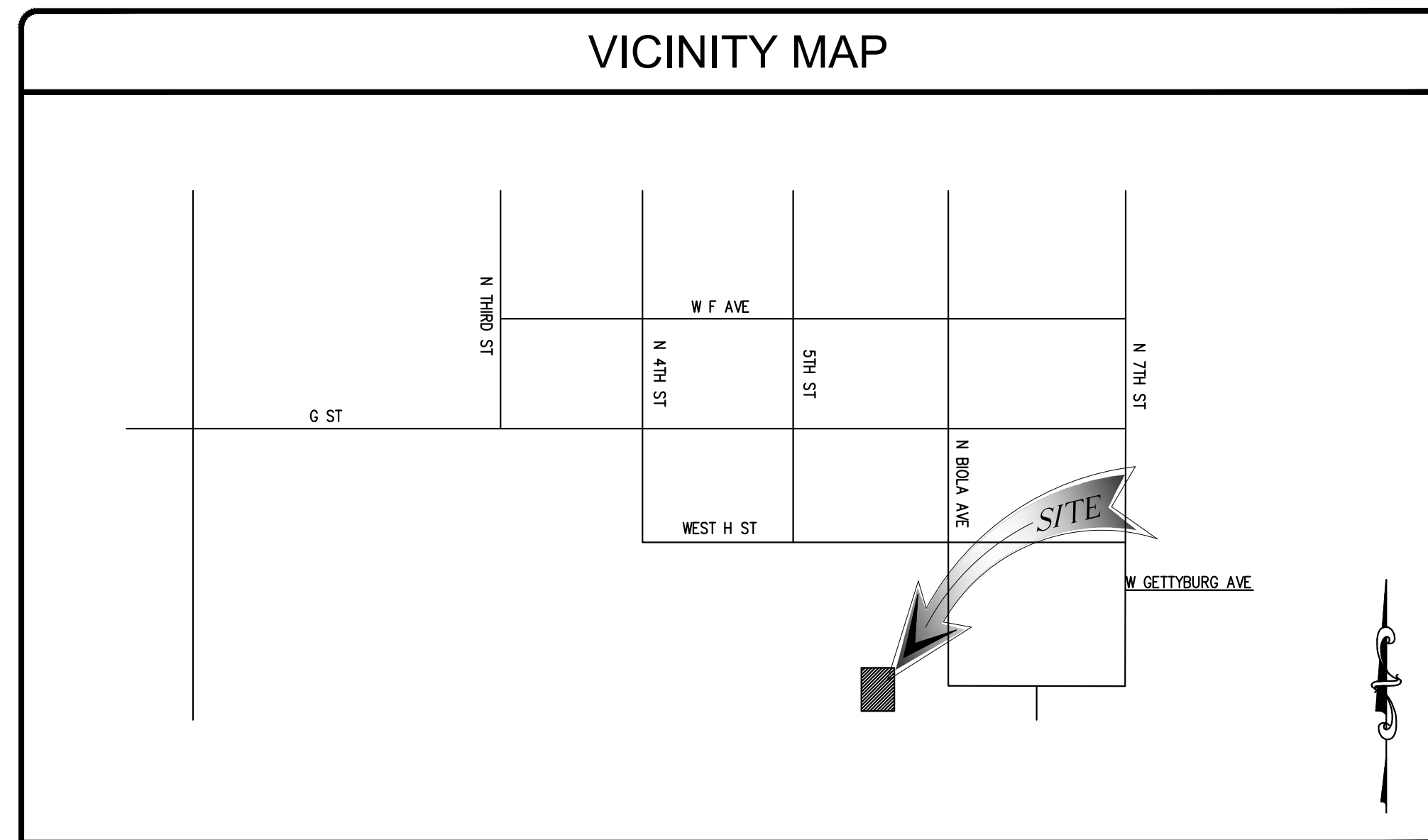
# EXHIBIT 5



## CVL02502 - CAMPOS FAMILY FARMS

4500 NORTH BIOLA AVE.  
FRESNO, CA 93723

SITE INFORMATION	
SITE ADDRESS:	4500 NORTH BIOLA AVE. FRESNO, CA 93723
LATITUDE (NAD 83):	36° 47' 58.96" N 36.799711°
LONGITUDE (NAD 83):	120° 01' 02.54" N -120.017372°
GROUND ELEVATION:	251.0 FEET AMSL
JURISDICTION:	FRESNO COUNTY
PROPERTY OWNER:	CAMPOS FAMILY FARMS LLC. 4726 W. JACQUELYN AVE FRESNO, CA 93722
ZONING:	AE20
PARCEL/MAP NUMBER:	016-300-23S, 016-300-21S, 016-300-03S
STRUCTURE TYPE:	LATTICE TOWER
STRUCTURE HEIGHT:	135'-0" (AGL)
POWER SUPPLIER:	PG&E



DRAWING INDEX	
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE PLAN
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT, ANTENNA LAYOUTS AND ANTENNA SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
E-1	PRELIM ELECTRICAL DESIGN

DRAWING SCALE	
THESE DRAWINGS ARE SCALED TO FULL SIZE AT 24"x36" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.	

SCOPE OF WORK	
THIS PROJECT CONSISTS OF THE INSTALLATION OF A NEW AT&T WIRELESS ANTENNA FACILITY:	
<b>SCOPE OF WORK:</b>	
<b>EQUIPMENT AREA</b>	
<ul style="list-style-type: none"> <li>INSTALL NEW EQUIPMENT SHELTER AND 30KW STANDBY BACK UP GENERATOR</li> <li>INSTALL NEW FIBER AND DC CABLES TO NEW ANTENNAS</li> <li>INSTALL NEW SPD CABINET ON SHELTER</li> <li>INSTALL ASSOCIATED UTILITY CABINETS AND H-FRAME</li> <li>INSTALL (1) NEW GPS ANTENNA</li> <li>INSTALL 28'X35' CHAINLINK EQUIPMENT ENCLOSURE</li> <li>INSTALL 135' NEW TALL LATTICE TOWER</li> </ul>	
<b>ANTENNA AREA</b>	
<ul style="list-style-type: none"> <li>INSTALL (15) NEW PANEL ANTENNAS</li> <li>INSTALL (15) NEW RRUS</li> <li>INSTALL (4) NEW DC-9 SURGE PROTECTORS</li> <li>INSTALL (1) NEW MW DISH</li> <li>INSTALL (1) NEW GPS ANTENNA</li> </ul>	
<b>LEASE AREA:</b>	
EQUIPMENT AND ANTENNA AREA: 980 SF	

PROJECT TEAM	
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
PROJECT MANAGEMENT FIRM:	QUALTEK WIRELESS 575 LENNON LANE, SUITE 125 WALNUT CREEK, CA 94598 CONTACT: BEN FOUST PHONE: (925) 266-1882 EMAIL: bfoust@qualtekwireless.com
RF ENGINEER:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583 CONTACT: JAKE BALUYUT PHONE: (569) 454-5694 EMAIL: jb7714@att.com
CONSTRUCTION MANAGER:	QUALTEK WIRELESS 575 LENNON LANE, SUITE 125 WALNUT CREEK, CA 94598 CONTACT: JOSHUA ROBERSON PHONE: (949) 505-4225 EMAIL: jroberson@qualtekwireless.com
SITE ACQ/ZONING MANAGER:	TSJ CONSULTING INC. 27128 PASEO ESPADA #A-1521 SAN JUAN CAPISTRANO, CA. 92675 CONTACT: TOM JOHNSON PHONE: (925) 785-3727 EMAIL: tom@tsjconsultinginc.com
A/E MANAGER:	TSJ CONSULTING INC. 27128 PASEO ESPADA #A-1521 SAN JUAN CAPISTRANO, CA. 92675 CONTACT: DAN CONNELL PHONE: (949) 306-4644 EMAIL: dan@tsjconsultinginc.com

DIRECTIONS	
DIRECTIONS FROM AT&T SAN RAMON OFFICE:	
<ol style="list-style-type: none"> <li>HEAD SOUTHWEST. TURN RIGHT. TURN LEFT TOWARD EXECUTIVE PKWY.</li> <li>TURN RIGHT TOWARD EXECUTIVE PKWY. TURN RIGHT ONTO EXECUTIVE PKWY.</li> <li>TURN RIGHT ONTO CAMINO RAMON.</li> <li>USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD.</li> <li>USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE</li> <li>MERGE ONTO I-680 S</li> <li>USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON</li> <li>KEEP LEFT TO STAY ON I-580 E</li> <li>KEEP LEFT TO CONTINUE ON I-205 E, FOLLOW SIGNS FOR INTERSTATE 205/TRACY/STOCKTON</li> <li>MERGE ONTO I-5 N</li> <li>USE THE RIGHT 2 LANES TO TAKE EXIT 461 FOR CA-120 TOWARD MANTECA/SONORA</li> <li>CONTINUE ONTO CA-120 E</li> <li>TAKE EXIT 3 FOR AIRPORT WAY TOWARD SHARPE DEPOT</li> <li>TURN RIGHT ONTO AIRPORT WAY</li> <li>DESTINATION WILL BE ON THE RIGHT</li> </ol>	

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.	
<ul style="list-style-type: none"> <li>2019 CALIFORNIA BUILDING CODE</li> <li>2019 CALIFORNIA TITLE 24</li> <li>2019 CALIFORNIA FIRE CODE</li> <li>2019 CALIFORNIA ENERGY CODE</li> <li>2019 CALIFORNIA MECHANICAL CODE</li> <li>TIA/EIA-222-H OR LATEST EDITION</li> </ul>	

CONSULTANT	 TSJ CONSULTING INC. 27128 PASEO ESPADA, #A-1521 SAN JUAN CAPISTRANO, CA 92675																
APPLICANT																	
SITE INFORMATION	CVL02502 CAMPOS FAMILY FARMS 4500 NORTH BIOLA AVE. FRESNO, CA 93723																
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/13/22</td> <td>100% ZD</td> <td>DC</td> </tr> <tr> <td>0</td> <td>10/21/21</td> <td>90% ZD</td> <td>LE</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	1	03/13/22	100% ZD	DC	0	10/21/21	90% ZD	LE
REVISIONS																	
REV	DATE	DESCRIPTION	BY														
1	03/13/22	100% ZD	DC														
0	10/21/21	90% ZD	LE														
PROFESSIONAL STAMP																	
SHEET TITLE	TITLE SHEET																
SHEET	T-1																

EXHIBIT 5

**NOTES**

APN: 016-300-23S, 016-300-21S, 016-300-03S  
 OWNER: CAMPOS FAMILY FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE BY: FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 35954702, DATED NOVEMBER 23, 2021, WITHIN SAID TITLE REPORT THERE ARE TWENTY (20) EXCEPTIONS LISTED, NONE (0) OF WHICH IS AN EASEMENT AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065029, PANEL NO. 1525H, DATED FEBRUARY 18, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X' AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 47' 58.96" N NAD 83 (36.799711°)  
 LONG. 120° 01' 02.54" W NAD 83 (-120.017372°)  
 ELEV. 251.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LEGAL DESCRIPTION:**

BEING FRESNO COUNTY ASSESSOR'S PARCEL NUMBER 016-300-03S, A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF LOT "R" IN BLOCK 52, THE 30 FEET OF ABANDONED ROAD ADJACENT THERETO ON THE WEST, THE NORTH ONE-HALF OF LOT "R" IN BLOCK 53, ALL OF BLOCK 54 AND THAT PORTION OF THIRD STREET ADJACENT TO SAID LOT "R" IN BLOCK 53 AND SAID LOT "R" IN BLOCK 52, ALSO THAT PORTION OF "I" STREET LYING EAST OF THE WEST LINE OF SIXTH STREET AND THAT PORTION OF SIXTH STREET LYING NORTH OF THE NORTH LINE OF "I" STREET, ALL ACCORDING TO THE MAP OF BIOLA AND THE MAP OF BIOLA ACRES, RECORDED IN BOOK 8, PAGES 32 AND 33, RESPECTIVELY, OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF LOT "R" IN SAID BLOCK 52; THENCE SOUTH 0° 01' 00" WEST ALONG THE EAST LINE OF HOWARD ROAD PARALLEL WITH AND 30 FEET EAST OF THE WEST LINE OF SAID SECTION 16, 450.00 FEET; THENCE SOUTH 89° 36' 11" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "R", 750.67 FEET; THENCE NORTH 0° 01' 00" EAST AND PARALLEL WITH THE WEST LINE OF SECTION 16, 450.00 FEET TO THE SOUTH LINE OF LOT "R"; THENCE NORTH 89° 36' 11" WEST ALONG THE SOUTH LINE OF LOT "R" 750.67 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREIN OR THEREUNDER.

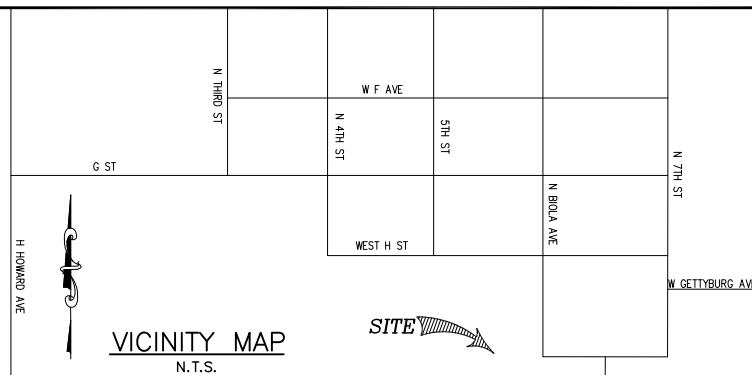
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONDEMNED BY BIOLA COMMUNITY SERVICES DISTRICT, IN THAT CERTAIN AMENDED FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH RECORDED OCTOBER 24, 2003 AS INSTRUMENT NO. 2003-0258342, FRESNO COUNTY OFFICIAL RECORDS.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CAMPOS FAMILY FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FROM GEORGE J. SALWASSER AND CHARLOTTE ELLEN SALWASSER, AS DEBTOR IN POSSESSION IN CHAPTER 11 CASE NO. 15-10705-B-11F OF THE UNITED STATES BANKRUPTCY COURT OF THE EASTERN DISTRICT OF CALIFORNIA, FRESNO DIVISION BY GRANT DEED DATED MAY 26, 2015 AND RECORDED MAY 29, 2015 IN INSTRUMENT NO. 2015-0066992-00.

TAX PARCEL NO. 016-300-03S

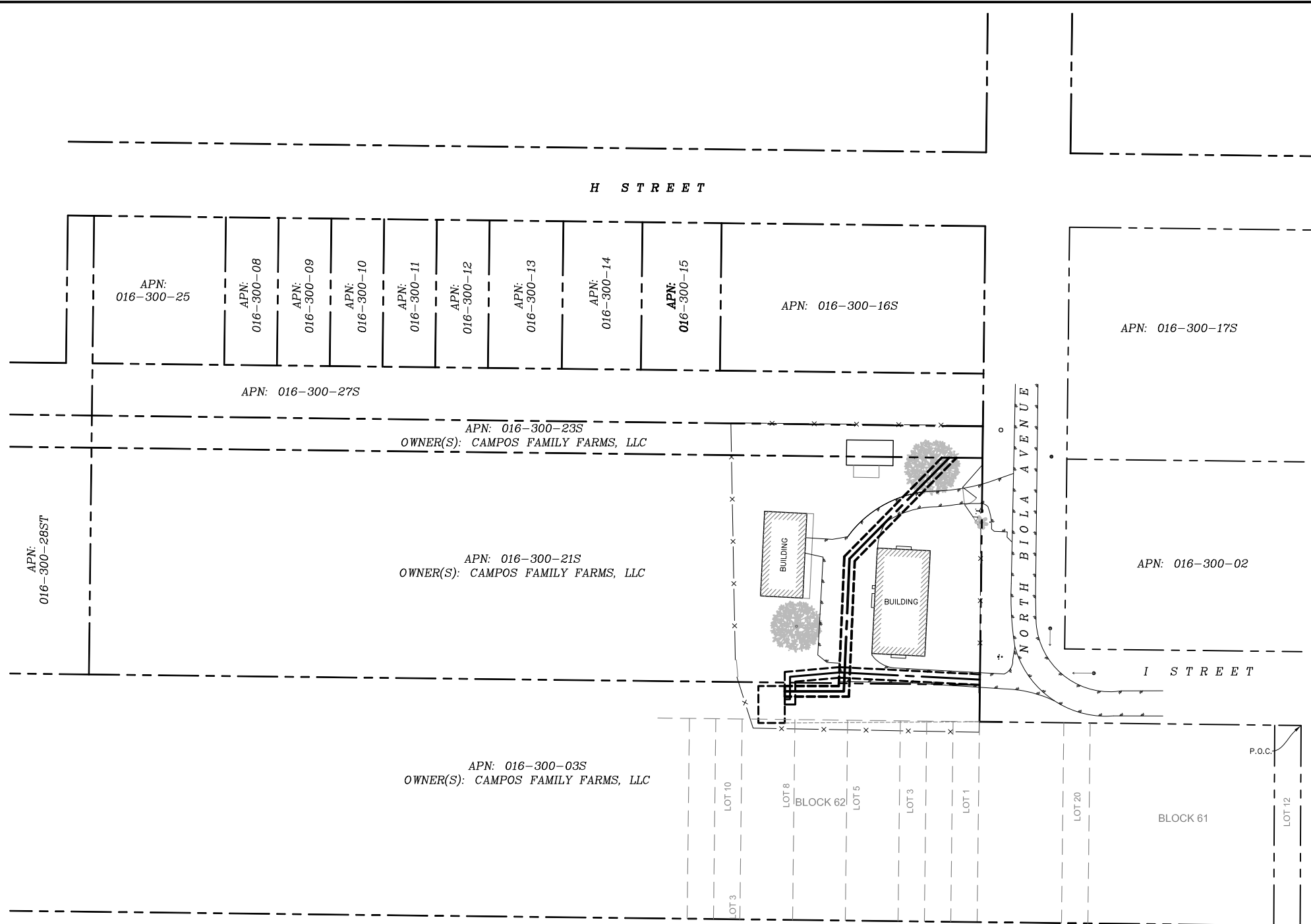
**EASEMENT(S) PER TITLE REPORT:**

NONE



**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD



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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	LA	09/30/21
1	REVISION	EJ	10/23/21
2	TITLE REVIEWED	DL	11/24/21
3	REVISION	CJ	03/09/22
4			
5			
6			
7			

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DRAWN BY: LA  
 CHECKED BY: DA  
 DATE DRAWN: 09/30/21  
 SMITHCO JOB #: 56-1271

**SITE NAME**  
 CVL02502  
 CAMPOS FAMILY FARMS  
 RAW LAND

**SITE ADDRESS**  
 4500 NORTH BIOLA AVE.  
 FRESNO, CA 93723  
 FRESNO COUNTY

**SHEET TITLE**  
 SITE SURVEY

FOR EXAMINATION ONLY  
**SHEET**

C-1

EXHIBIT 5 Page 2



**PROPOSED EQUIPMENT LEASE AREA DESCRIPTION:**

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF LOT 12 OF BLOCK 61 AS SHOWN ON MAP ENTITLED "RECORD OF SURVEY FOR BIOLA COMMUNITY SERVICE DISTRICT", FILED IN RECORD OF SURVEY BOOK 48, PAGE 22, RECORDS OF FRESNO COUNTY RECORDER OFFICE, THENCE ALONG THE NORTH LINE OF SAID LOT, N 89°19'54" W, A DISTANCE OF 305.00 FEET; THENCE LEAVING SAID NORTH LINE, S 89°39'13" W, A DISTANCE OF 184.66 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE S 90°00'00" W, A DISTANCE OF 25.00 FEET;
- COURSE 2) THENCE N 00°00'00" E, A DISTANCE OF 35.00 FEET;
- COURSE 3) THENCE N 90°00'00" E, A DISTANCE OF 25.00 FEET;
- COURSE 4) THENCE S 00°00'00" E, A DISTANCE OF 5.00 FEET TO POINT 'A';
- COURSE 5) THENCE CONTINUING S 00°00'00" E, A DISTANCE OF 7.50 FEET TO POINT 'B';
- COURSE 6) THENCE CONTINUING S 00°00'00" E, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 875 SQUARE FEET, MORE OR LESS.

**PROPOSED ACCESS EASEMENT DESCRIPTION:**

BEING A PORTION THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'B';

- COURSE 1) THENCE N 90°00'00" E, A DISTANCE OF 5.00 FEET;
- COURSE 2) THENCE N 00°00'00" W, A DISTANCE OF 21.28 FEET;
- COURSE 3) THENCE N 84°59'35" E, A DISTANCE OF 47.21 FEET;
- COURSE 4) THENCE S 87°04'54" E, A DISTANCE OF 133.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH BIOLA AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

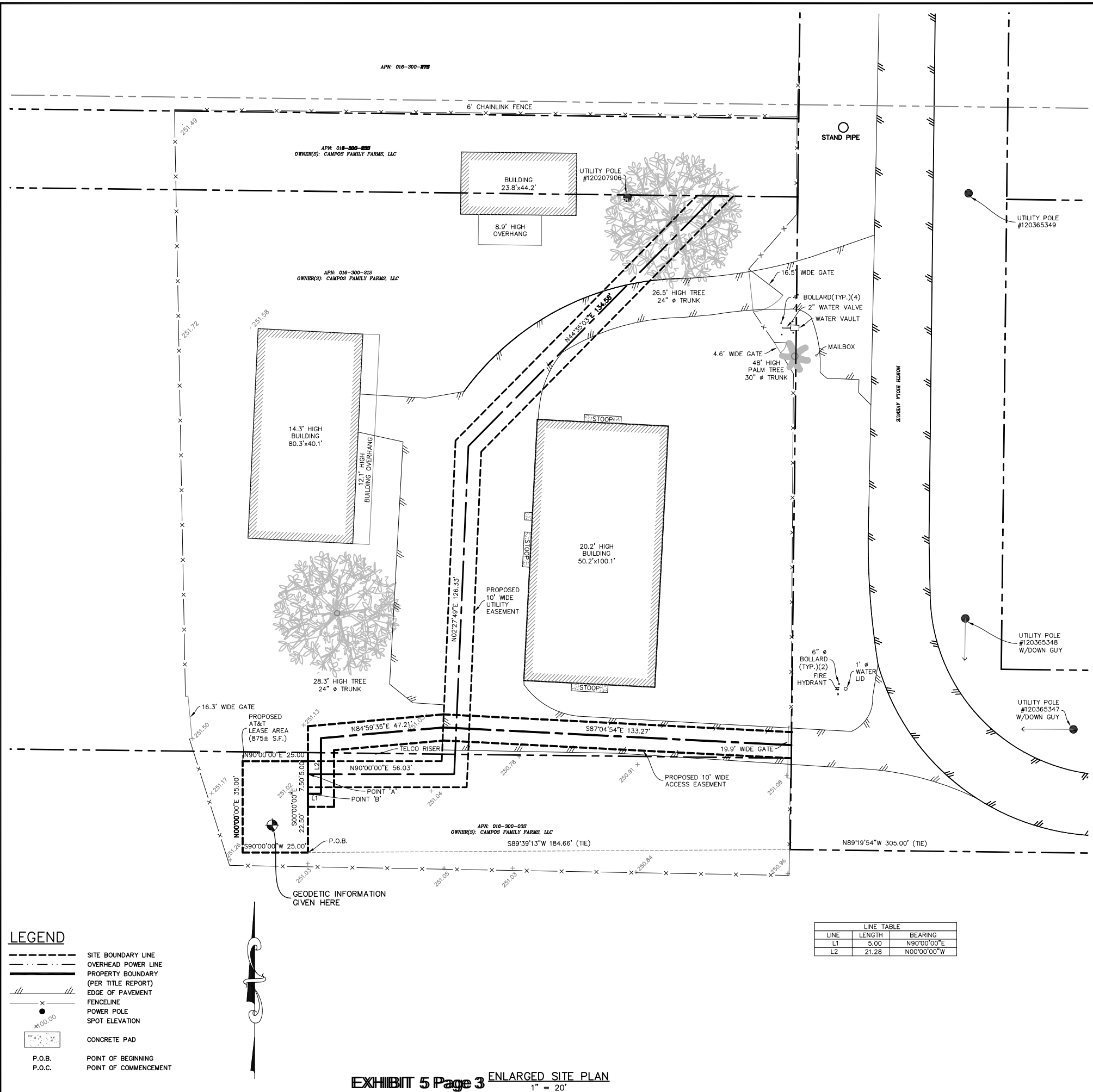
**PROPOSED UTILITY EASEMENT DESCRIPTION:**

BEING A PORTION OF MAP OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

- COURSE 1) THENCE N 90°00'00" E, A DISTANCE OF 56.03 FEET;
- COURSE 2) THENCE N 02°27'49" E, A DISTANCE OF 126.33 FEET;
- COURSE 3) THENCE N 44°35'03" E, A DISTANCE OF 134.58 FEET TO THE TERMINUS OF THIS DESCRIPTION.



**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.00	N90°00'00"E
L2	21.28	N00°00'00"W

**EXHIBIT 5 Page 3 ENLARGED SITE PLAN**  
1" = 20'



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SPACE RESERVED FOR PROFESSIONAL SEAL

**REVISION**

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	LA	09/30/21
2	REVISION	EJ	10/23/21
3	TITLE REVIEWED	DL	11/24/21
4	REVISION	CJ	03/09/22
5			
6			

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DRAWN BY: LA  
CHECKED BY: DA  
DATE DRAWN: 09/30/21  
SMITHCO JOB #: 56-1271

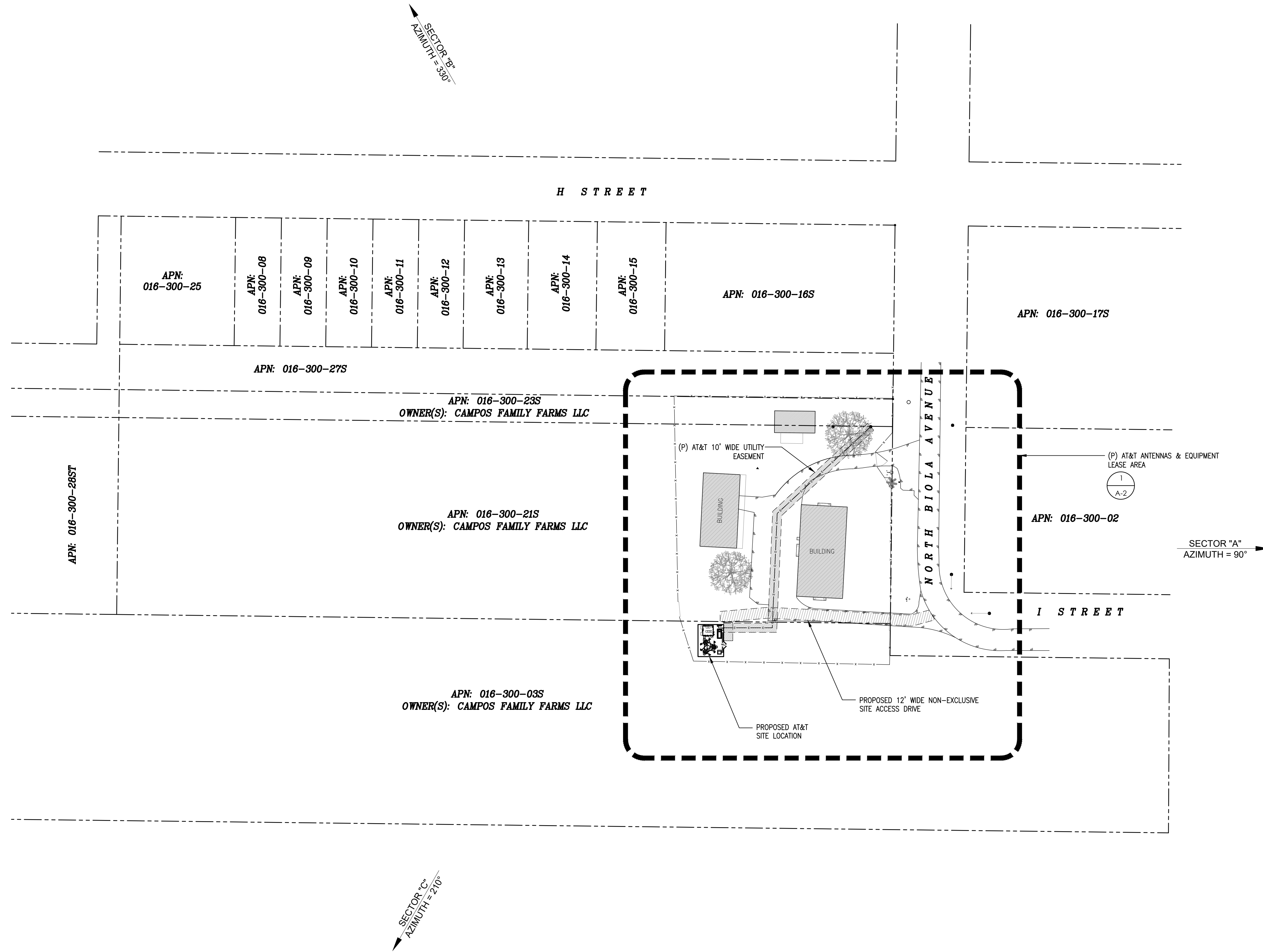
**SITE NAME**  
CVL02502  
CAMPOS FAMILY FARMS  
RAW LAND

**SITE ADDRESS**  
4500 NORTH BIOLA AVE.  
FRESNO, CA 93723  
FRESNO COUNTY

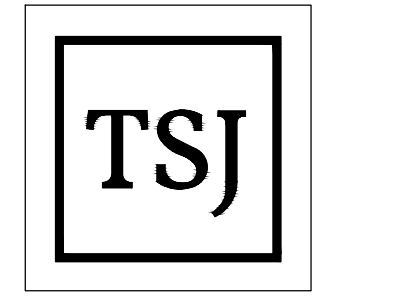
**SHEET TITLE**  
SITE SURVEY

FOR EXAMINATION ONLY  
**SHEET**

EXHIBIT 5 Page 3



CONSULTANT



TSJ CONSULTING INC.  
27128 PASEO ESPADA, #A-1521  
SAN JUAN CAPISTRANO, CA 92675

APPLICANT



SITE INFORMATION

**CVL02502**  
CAMPOS FAMILY FARMS  
4500 NORTH BIOLA AVE.  
FRESNO, CA 93723

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	03/13/22	100% ZD	DC
0	10/21/21	90% ZD	LE

PROFESSIONAL STAMP

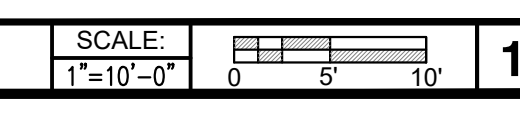
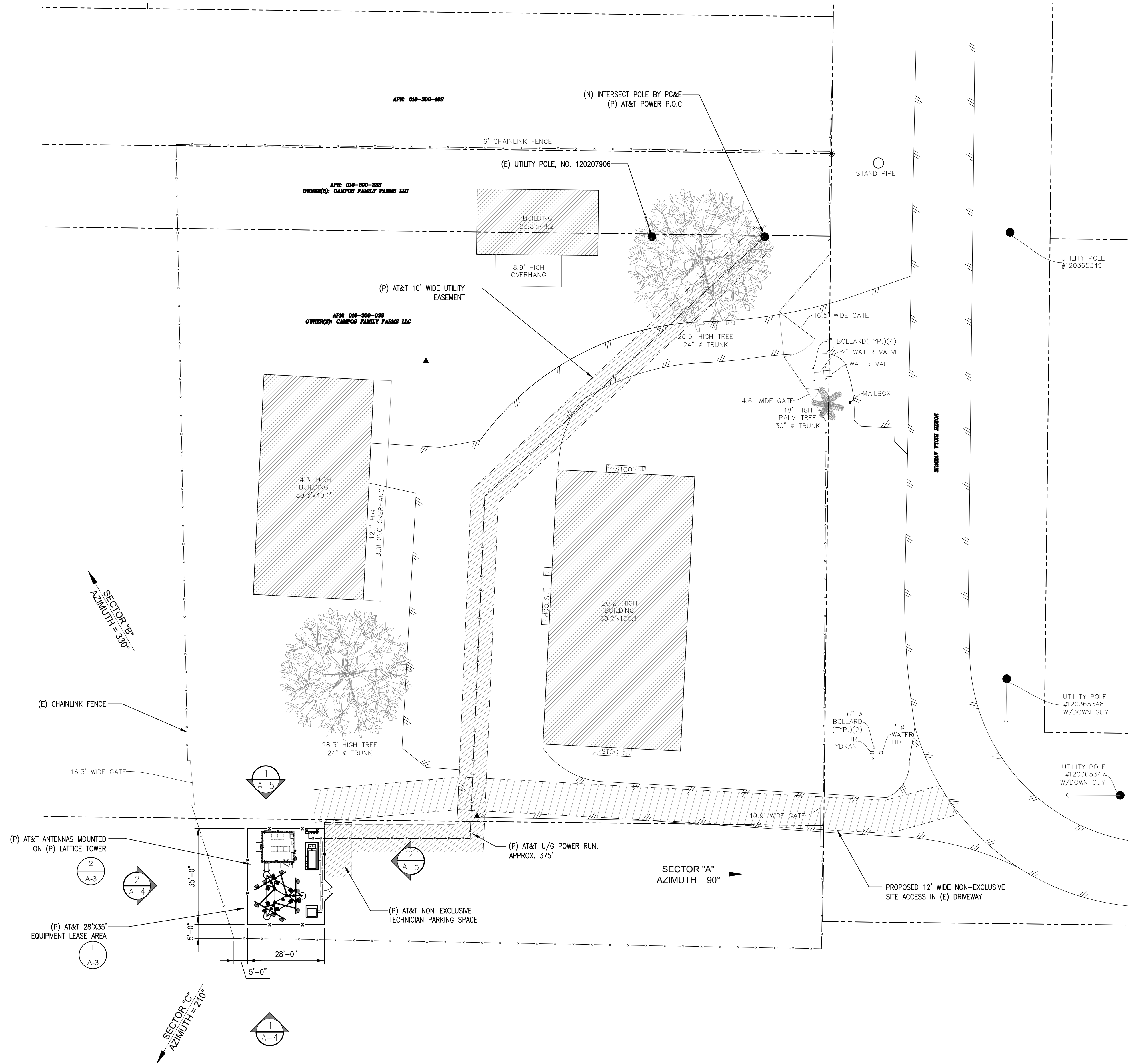
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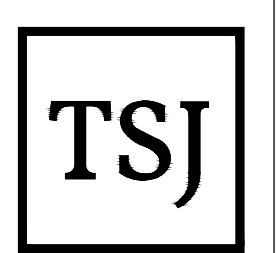

SITE PLAN

SHEET

A-1



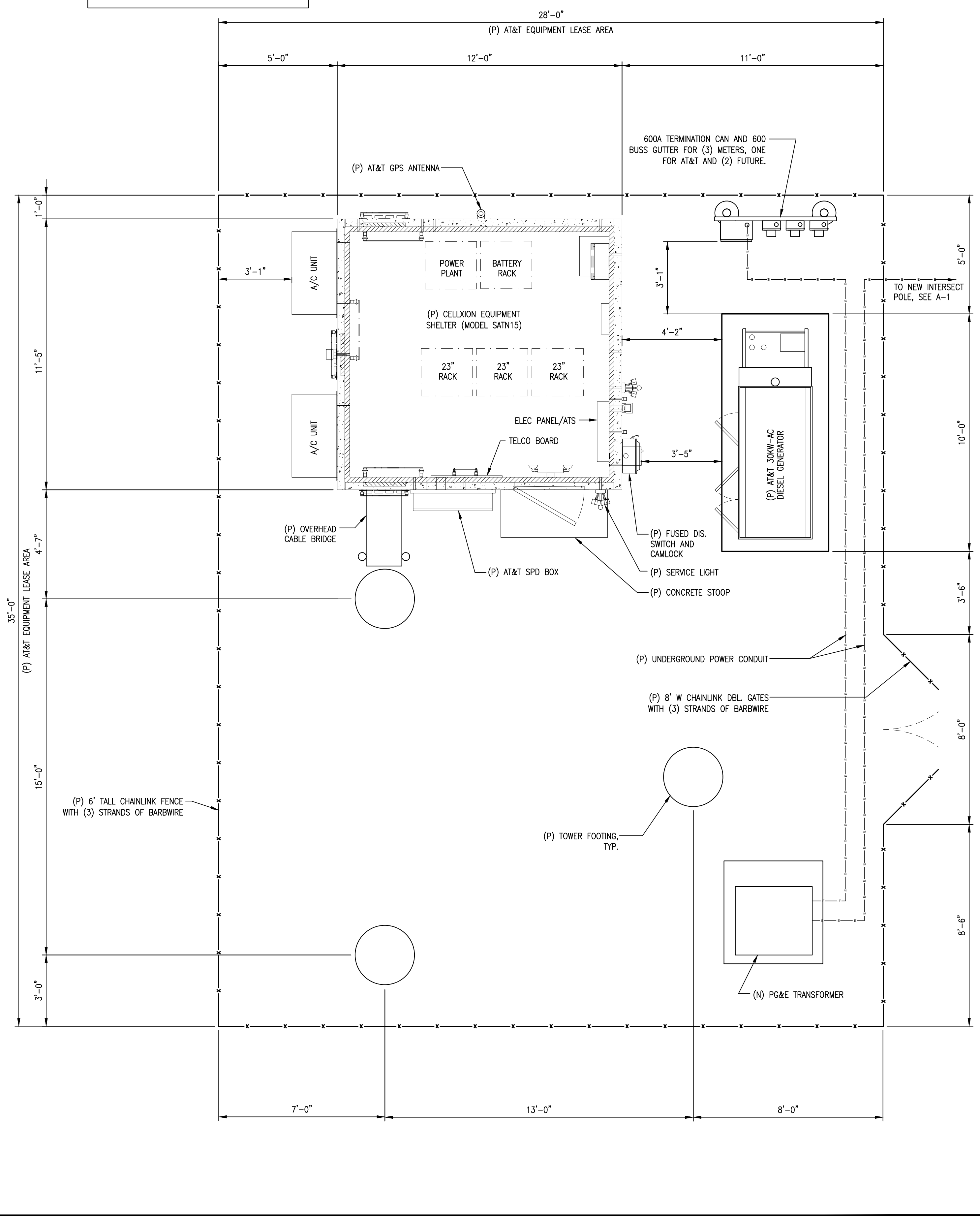


CONSULTANT	 TSJ CONSULTING INC. 27128 PASEO ESPADA, #A-1521 SAN JUAN CAPISTRANO, CA 92675																
APPLICANT																	
SITE INFORMATION	<b>CVL02502</b> CAMPOS FAMILY FARMS 4500 NORTH BIOLA AVE. FRESNO, CA 93723																
DESIGN RECORD	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">REVISIONS</th> </tr> <tr> <th style="width: 5%;">REV</th> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/13/22</td> <td>100% ZD</td> <td>DC</td> </tr> <tr> <td>0</td> <td>10/21/21</td> <td>90% ZD</td> <td>LE</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	1	03/13/22	100% ZD	DC	0	10/21/21	90% ZD	LE
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PROFESSIONAL STAMP	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																
SHEET TITLE	<b>ENLARGED SITE PLAN</b>																
SHEET	<b>A-2</b>																

ENLARGED SITE PLAN

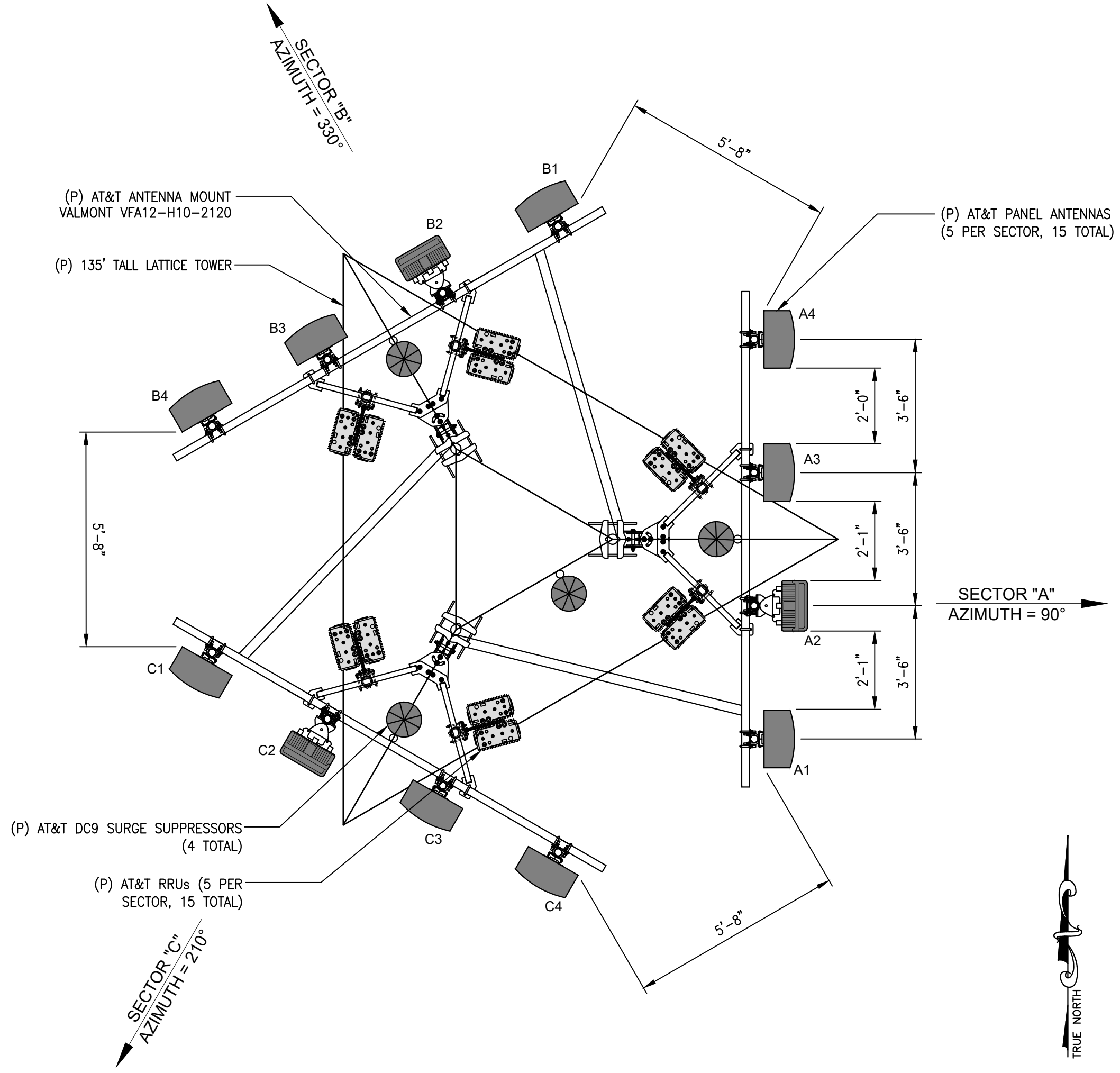
SECTOR	ANTENNA MODEL	AZIMUTH	RAD CENTER (A.G.L.)	RRU MODEL	FIBER/DC LENGTH	COAX JUMPER LENGTH	DC FEEDS
A	A1	90°	131'-0"	(1) 4449 B5/B12 (1) 4415 B25	TRUNK1 75M	±8'-0"	3
	A2	90°	131'-0"	-	TRUNK1 75M	±8'-0"	2
	A3	90°	131'-0"	(1) 4478 B14 (1) 8843 B2/B66A	TRUNK1 75M	±8'-0"	3
	A4	90°	131'-0"	(1) 4415 B30	TRUNK2 75M	±8'-0"	1
B	B1	330°	131'-0"	(1) 4449 B5/B12 (1) 4415 B25	TRUNK3 75M	±8'-0"	3
	B2	330°	131'-0"	-	TRUNK3 75M	±8'-0"	2
	B3	330°	131'-0"	(1) 4478 B14 (1) 8843 B2/B66A	TRUNK3 75M	±8'-0"	3
	B4	330°	131'-0"	(1) 4415 B30	TRUNK2 75M	±8'-0"	1
C	C1	210°	131'-0"	(1) 4449 B5/B12 (1) 4415 B25	TRUNK4 75M	±8'-0"	3
	C2	210°	131'-0"	-	TRUNK4 75M	±8'-0"	2
	C3	210°	131'-0"	(1) 4478 B14 (1) 8843 B2/B66A	TRUNK4 75M	±8'-0"	3
	C4	210°	131'-0"	(1) 4415 B30	TRUNK2 75M	±8'-0"	1
TOTALS	(15) ANTENNAS			(15) RRUS	4 DC TRUNKS		27 DC FEEDS

NOTE:  
PROPOSED ANTENNAS, RRU'S NOT SHOWN FOR CLARITY



**ANTENNA RF SCHEDULE** PER RFDS DATED 11/24/2021  
ALL ANTENNAS AND EQUIPMENT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

3



SCALE: 3/8"=1'-0" 0 1 2 3

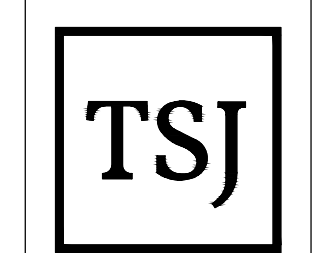
2

**EQUIPMENT LAYOUT**

SCALE: 3/8"=1'-0" 0 1 2 3

1

CONSULTANT  
APPLICANT  
SITE INFORMATION  
DESIGN RECORD  
PROFESSIONAL STAMP  
SHEET TITLE  
SHEET



TSJ CONSULTING INC.  
27128 PASEO ESPADA, #A-1521  
SAN JUAN CAPISTRANO, CA 92675



**CVL02502**  
CAMPOS FAMILY FARMS  
4500 NORTH BIOLA AVE.  
FRESNO, CA 93723

**REVISIONS**

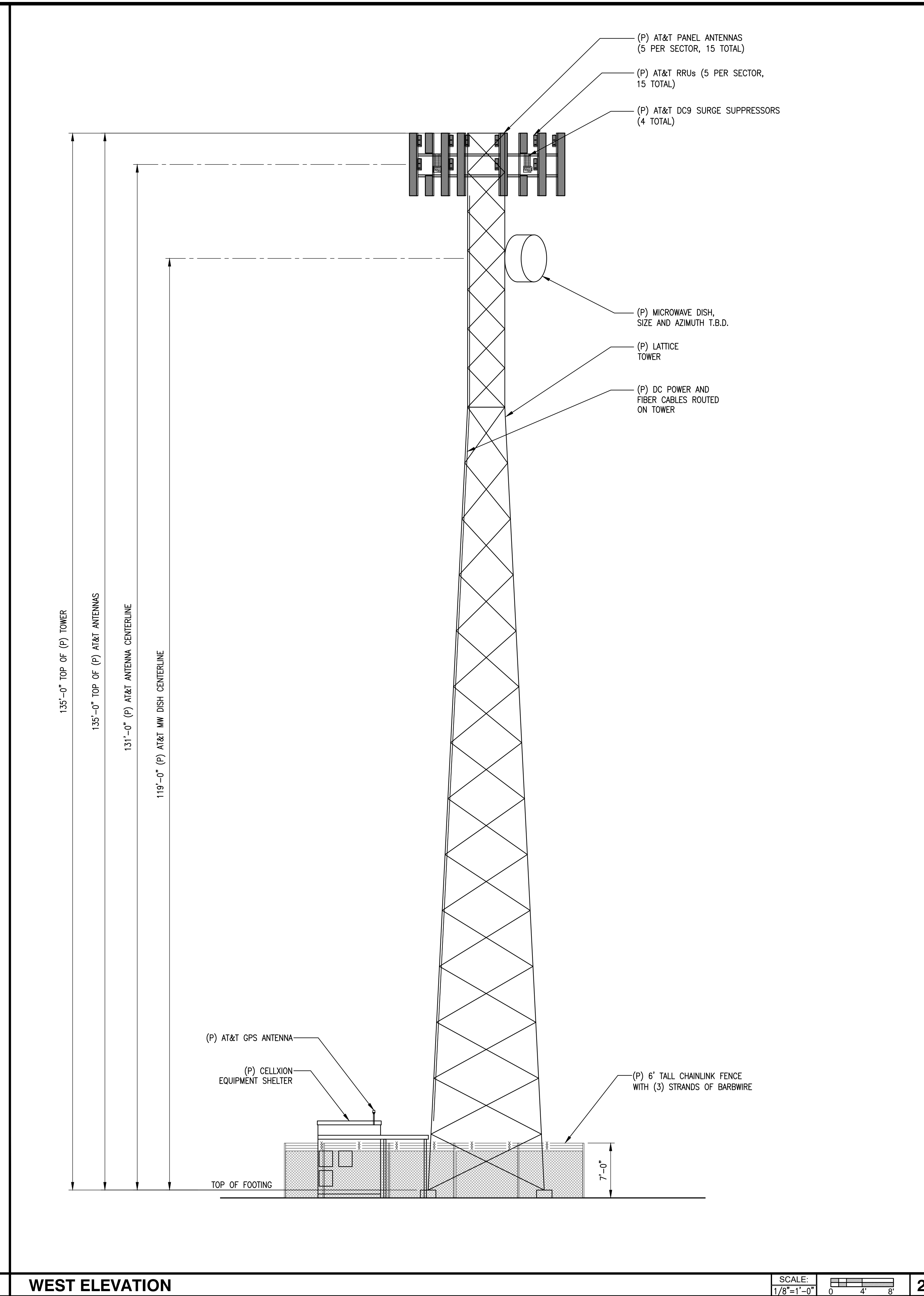
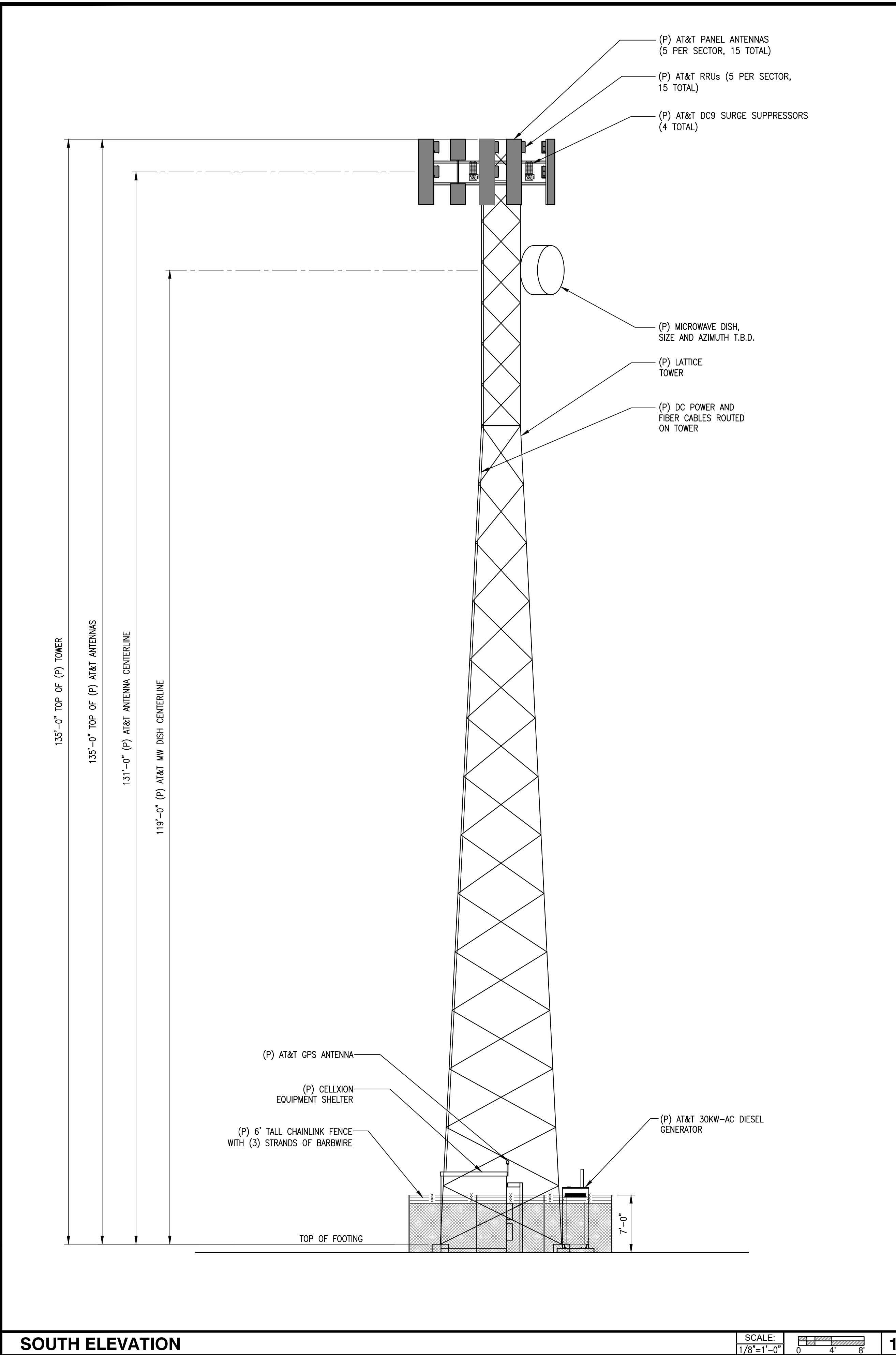
REV	DATE	DESCRIPTION	BY
1	03/13/22	100% ZD	DC
0	10/21/21	90% ZD	LE

PROFESSIONAL STAMP

**EQUIPMENT,  
ANTENNA LAYOUTS  
AND ANTENNA  
SCHEDULE**

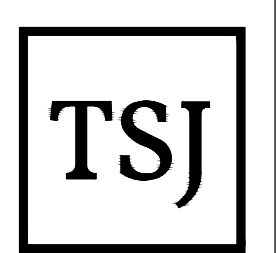

**A-3**

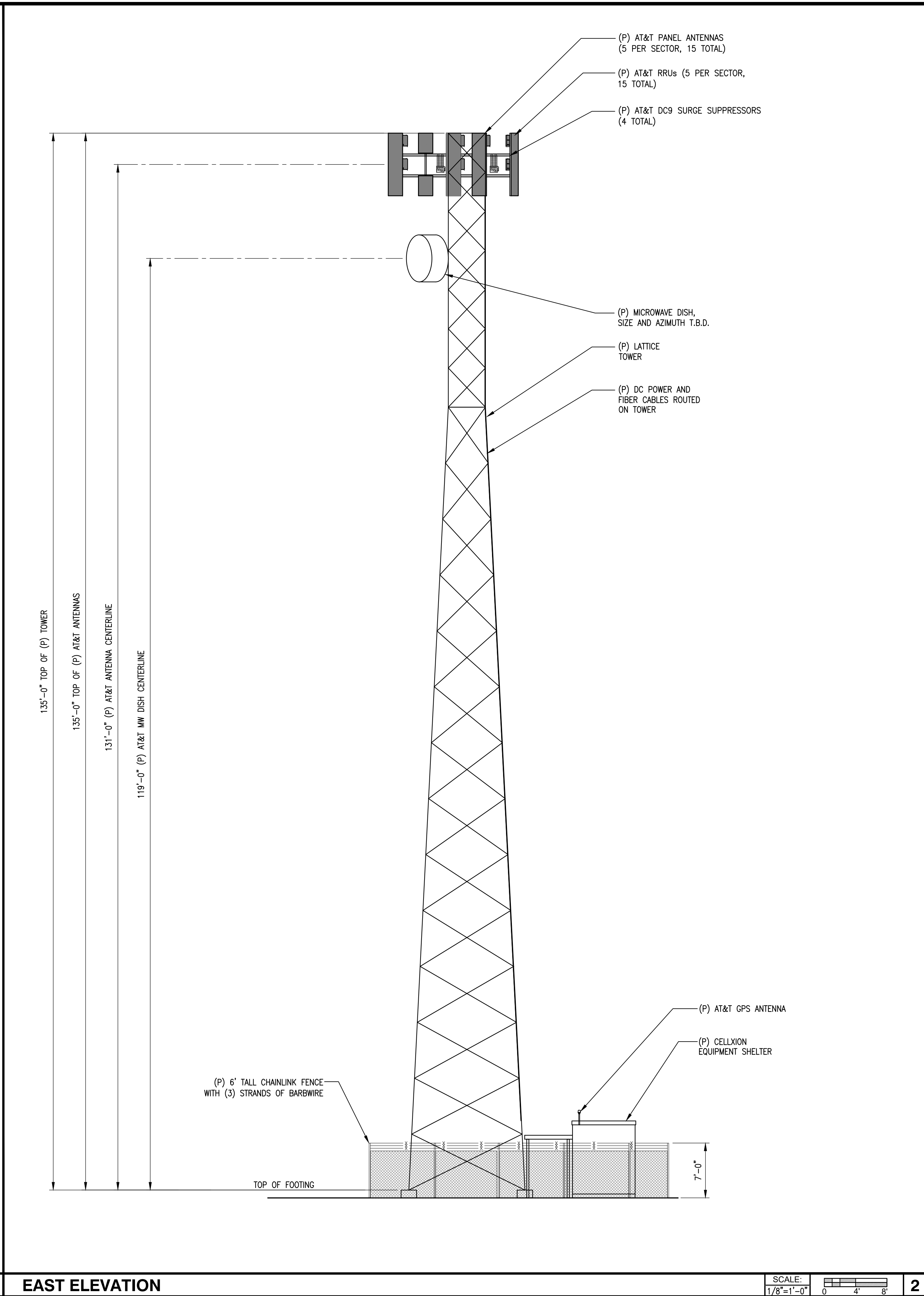
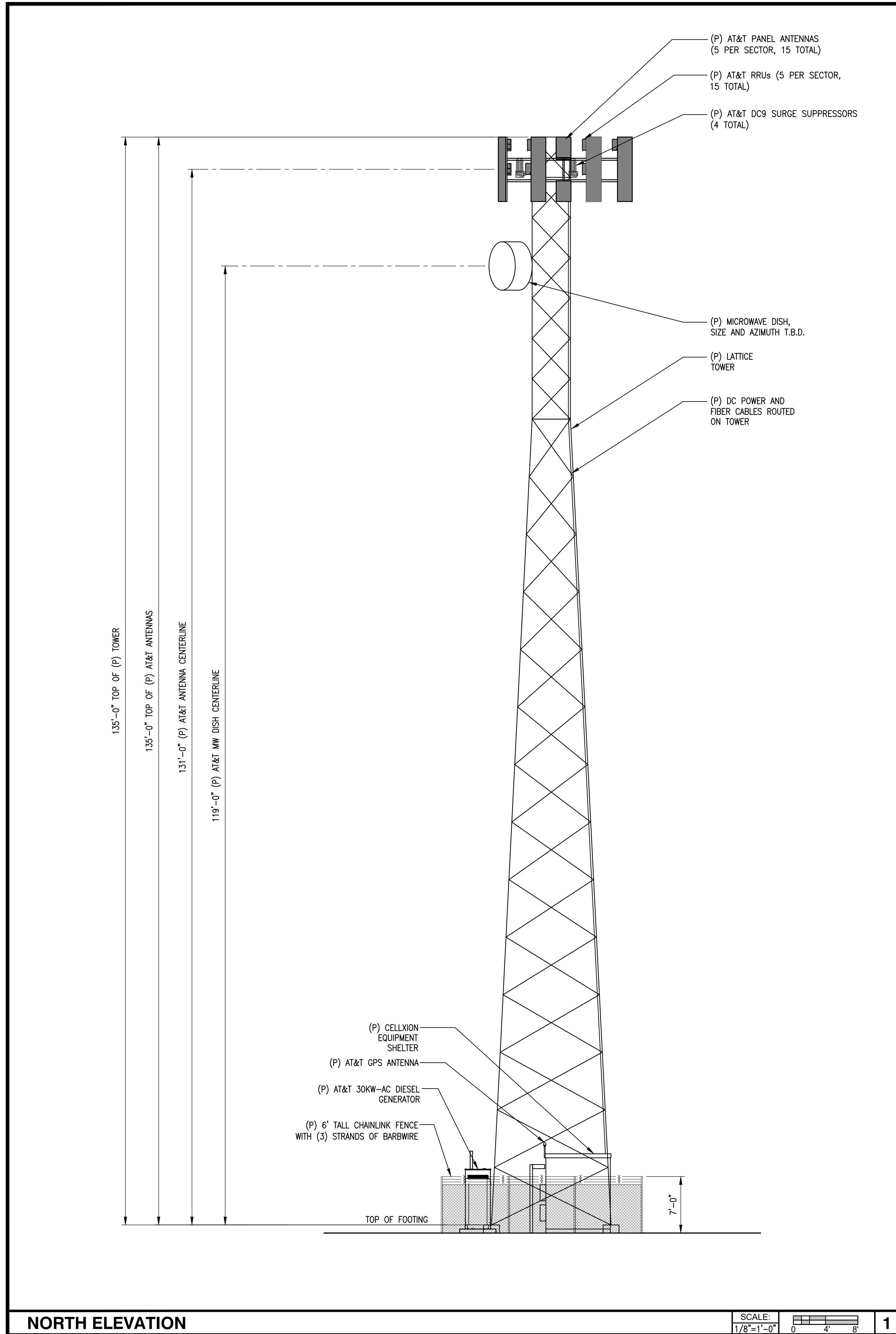




**SOUTH ELEVATION** SCALE: 1/8"=1'-0" 0 4 8 **1**

**WEST ELEVATION** SCALE: 1/8"=1'-0" 0 4 8 **2**

CONSULTANT	 TSJ CONSULTING INC. 27128 PASEO ESPADA, #A-1521 SAN JUAN CAPISTRANO, CA 92675																
APPLICANT																	
SITE INFORMATION	<b>CVL02502</b> CAMPOS FAMILY FARMS 4500 NORTH BIOLA AVE. FRESNO, CA 93723																
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SHEET TITLE	<b>ELEVATIONS</b>																
SHEET	<b>A-4</b>																



NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 1

EAST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 2

CONSULTANT



TSJ CONSULTING INC.  
27128 PASEO ESPADA, #A-1521  
SAN JUAN CAPISTRANO, CA 92675

APPLICANT



SITE INFORMATION

**CVL02502**  
CAMPOS FAMILY FARMS  
4500 NORTH BIOLA AVE.  
FRESNO, CA 93723

DESIGN RECORD

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PROFESSIONAL STAMP

SHEET TITLE

ELEVATIONS

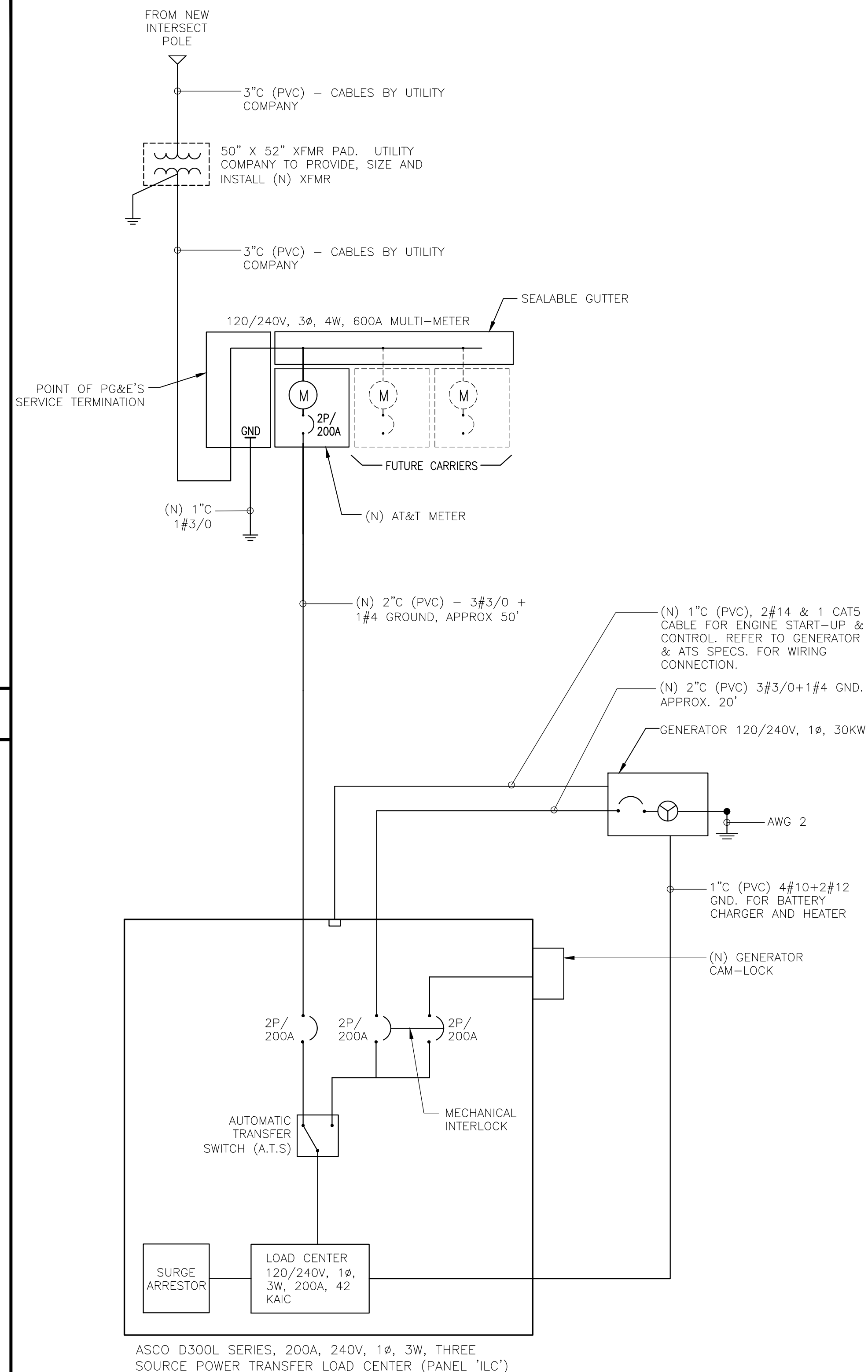
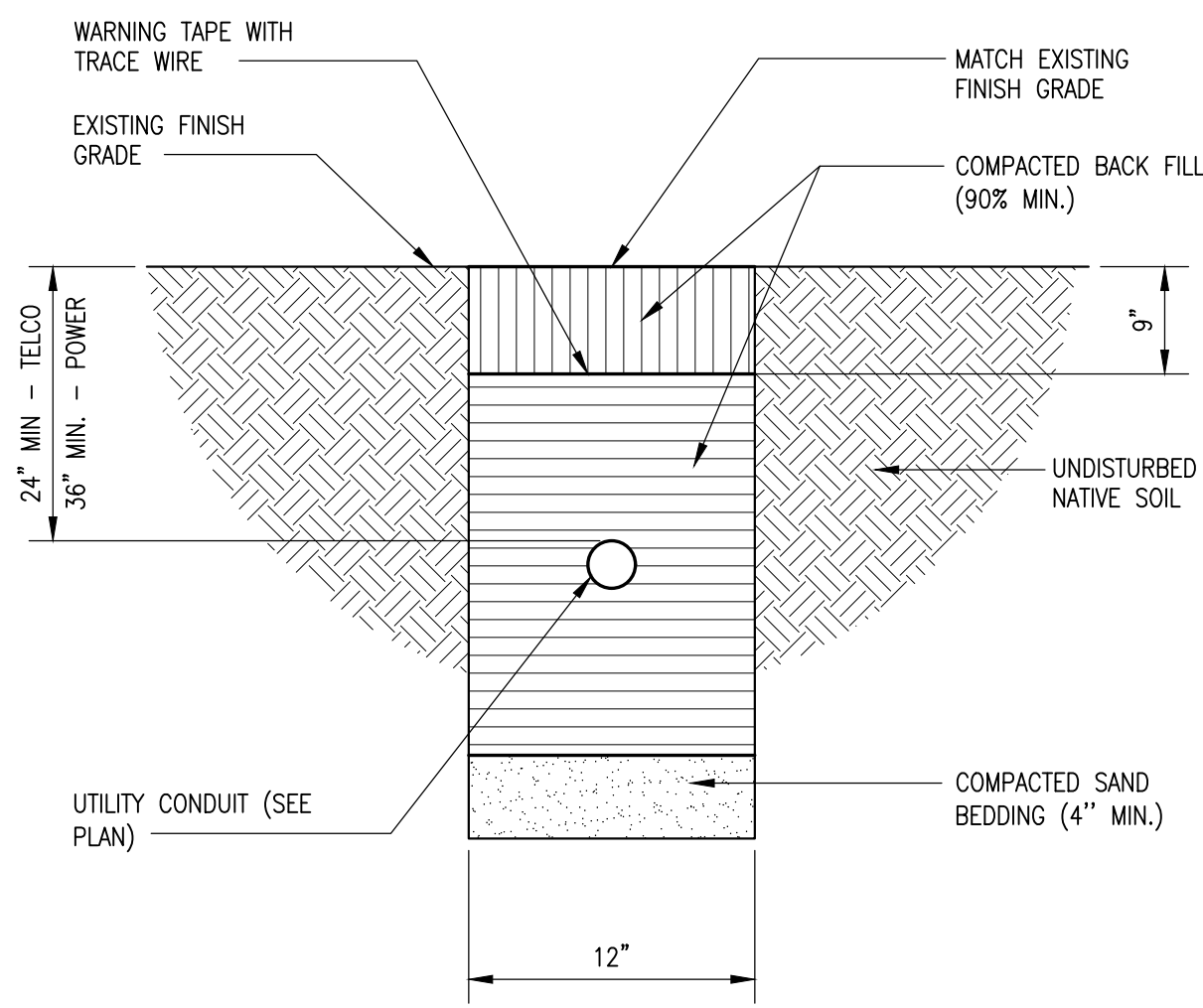
SHEET

A-5



PANEL 'A' SCHEDULE											
120/240V, 1 PHASE, 3W 200A BUS, 42 KAIC					INTERSECT # INTERSECT #PTLC-ATS-3S-12200-CL_ATT 200A MAIN BKR (COMMERCIAL PWR) 42 KAIC SERIES RATED UL LISTED SERVICE ENTRANCE EQUIPMENT						
MAIN BREAKER RATING (A): 200					SYSTEM VOLTAGE (V): 240						
DESCRIPTION	VA	ctnc	BKR	POSN	L1	L2	POSN	BKR	ctnc	VA	DESCRIPTION
RECTIFIER #1/2	2100	NC	30	1	2150	2	15	C	50		SMOKE DETECTOR
	2100	NC		3		2250	4	20	C	150	
RECTIFIER #3/4	2100	NC	30	5	2820	6	20	NC	720		CONV OUTLETS
	2100	NC		7		2250	8	15	NC	150	
RECTIFIER #5/6	2100	NC	30	9	3844	10	40	NC	1744		HVAC #1
	2100	NC		11		3844	12		NC	1744	
RECTIFIER #7/8	2100	NC	30	13	2595	14	15	NC	495		FCU #1
	2100	NC		15		2595	16		NC	495	
SPARE			30	17	-	18	40	NC	0		HVAC #2 (NOTE 2)
				19	-	20		NC	0		
SPARE			30	21	-	22	15	NC	0		FCU #2 (NOTE 2)
				23	-	24		NC	0		
SPARE			30	25	180	26	15	NC	180		G.F.I. (W.P.)
				27		480	28	20	NC	480	
SPACE				29	600	30	20	NC	600		GENERATOR HEATER
PHASE TOTALS (VA):					12,189	11,419					
CURRENT PER PHASE (A):					102	95	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					30256		Legend: c = continuous, nc = non-continuous				
PANEL CAPACITY (KVA):					48.0		CONNECTED LOAD (KVA): 24.6				
PANEL LOADING (100% non-cont. load) (KVA):					23.4						
PANEL LOADING (125% continuous load) (KVA):					0.3						
PANEL LOADING (TOTAL) (KVA):					23.7						
SPARE CAPACITY (KVA):					16.3						

NOTES:  
 1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 65 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.  
 2. REDUNDANT A/Cs INTERLOCKED WITH LEAD-LAG CONTROLLER TO PREVENT SIMULTANEOUS OPERATION OF BOTH SYSTEMS. (OMIT FROM OPERATING LOAD)  
 3. LIGHTING ARE DESIGNED & INSTALLED BY WIC MANUFACTURER  
 4. PROVIDE ARC FLASHING WARNING MARKING PER CEC 110.16

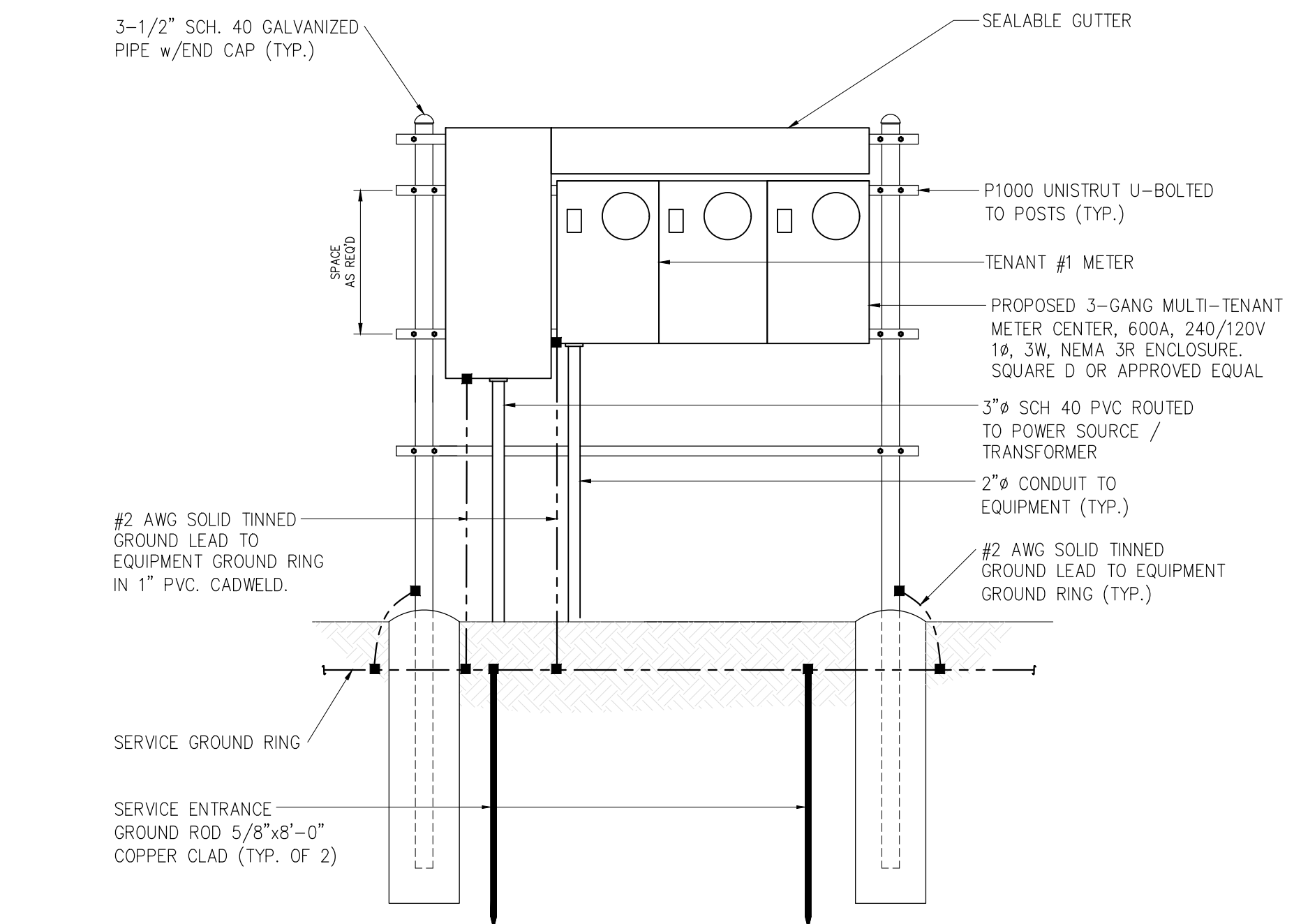


PANEL SCHEDULE

NO SCALE 4

TRENCH DETAIL

NO SCALE 2

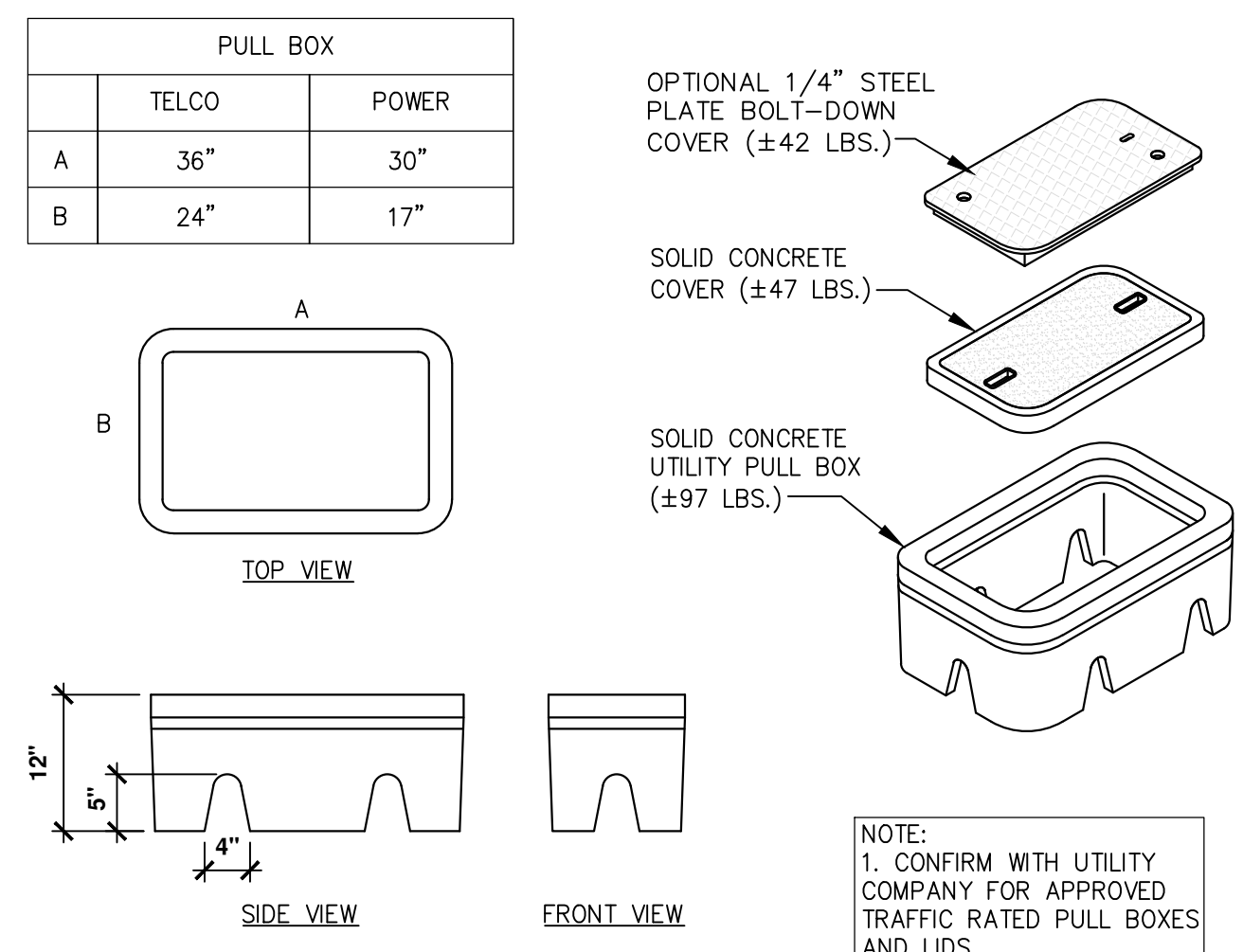


MULTI METER H-FRAME

NO SCALE 5

PULL BOX DETAIL

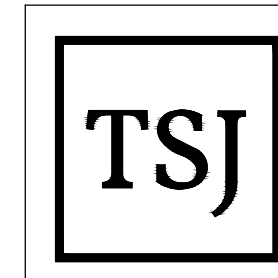
NO SCALE 3



PRELIM SINGLE LINE DIAGRAM

NO SCALE 1

CONSULTANT



TSJ CONSULTING INC.  
 27128 PASEO ESPADA, #A-1521  
 SAN JUAN CAPISTRANO, CA 92675

APPLICANT



SITE INFORMATION

CVL02502  
 CAMPOS FAMILY FARMS  
 4500 NORTH BIOLA AVE.  
 FRESNO, CA 93723

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	03/13/22	100% ZD	DC
0	10/21/21	90% ZD	LE

PROFESSIONAL STAMP

SHEET TITLE

PRELIMINARY ELECTRICAL DESIGN

SHEET

E-1



# Wireless Telecommunication Facility

**SITE:**

**AT&T Site CVL02502  
Campos Family Farms**



**Address:**

**4500 N. Biola Ave  
Fresno, Ca. 93723**

**REPRESENTATIVE:**

*Tom Johnson  
TSJ Consulting Inc.  
27128 Paseo Espada #A-1521  
San Juan Capistrano, CA. 92675  
Phone: 925-785-3727  
tom@tsjconsultinginc.com*

## **Introduction:**

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility (“AT&T”) is a registered public utility, licensed and regulated by the California Public Utilities Commission and the Federal Communications Commission (“FCC”). As a public utility, AT&T Mobility is mandated by the FCC to provide wireless communication services throughout California. AT&T is dedicated to providing customers with wireless technology designed to enrich their lives as their mobility is increasing. AT&T’s vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. AT&T is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks. The network performance goals include providing the best quality, lowest level of blocking, easy access to the network and continuous drop-free connections.

AT&T's wireless network is based on LTE technology. These technologies are wireless communication standards that require reusing specific frequencies across defined frequency bands. Due to the need for frequency reuse, LTE require numerous sites to provide customers with suitable signal strength to deliver services. These sites are typically built on existing buildings, lattice towers and freestanding poles in order to provide a network of sites that provide seamless coverage over an area.

In addition to these 4G wireless service gap issues; AT&T is in the process of deploying its 5G LTE service in the County of Fresno with the goal of providing the most advanced personal wireless experience available to residents of the Cities. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE and 5G technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you’ve sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.

Efforts are currently underway in the County to establish the required infrastructure. AT&T is currently seeking the review and approval of a Conditional Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility in this AE20 zoned property (“Proposed Facility”).

**Background:**

AT&T serves millions of voice and data customers across the United States. Wireless communications continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: smartphones, tablets, e-readers and notebook computers. Wireless communications provide voice, e-mail, texting and high-speed Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by AT&T uses state of the art digital technology. The benefits include call privacy and security, improved voice quality, high-speed data, texting, video conferencing, visual voicemail, and an expanded menu of affordable products and services for personal and professional communications needs.

The Proposed Facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires.

Like other carriers in the industry, AT&T is working diligently to respond to the customer demand for mobile services, by expanding services to its customers from where they have historically used mobile phones, while traveling in the vehicle at their offices to where they are demanding more and more service in the residential communities, in-building coverage in their homes.

AT&T is requesting the review and the approval of a permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility ("WTF"). The project is proposed to close a significant service coverage gap and enhance personal wireless services in the area surrounding the site. AT&T's service coverage area in the city must be improved to handle the growing number of voice calls and wireless data usage. To remain competitive, AT&T must improve services in the areas where consumers are increasingly using their phones and data services.

**The project consists of:**

Installation of up to twelve (12) panel antennas which will be located on a new 135' tall self-support lattice tower. Also proposed are (15) remote radio units (RRUs), and (3) surge suppressors. As part of this installation there will be a new equipment enclosure that will accommodate the radio cabinets and backup generator adjacent to this tower. The subject site is also located in a large agricultural development.

Once constructed and operational, the Proposed Facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will service the facility on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur about once a month during normal working hours. Beyond this intermittent service, AT&T requires 24-hour access

to the Proposed Facility to ensure that technical support is immediately available if and when warranted.

### **Overview of Site Design/Location Criteria**

The network of AT&T cell sites throughout the region is “location dependent,” meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit AT&T from providing uninterrupted or reliable service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a “domino” effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed location, AT&T network deployment personnel have selected the Proposed Facility because it meets the technical objectives of RF engineering and provides the best site option with regard to other key criteria including, but not limited to, accessibility, utility connections, zoning compatibility, minimal or no visual impact, liability and risk assessment, site acquisition, maintenance and construction costs.

### **Description of Coverage Area**

AT&T’s objective in locating a WCF at this site is to provide improved in-building and in-transit wireless coverage. The Proposed Facility is needed to close a significant service coverage gap in personal wireless service and provide improved coverage in this dense business district.

### **Site Development Standards and General Plan**

The location, size, design, and operating characteristics of the Proposed Facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The Proposed Facility will be unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The Proposed Facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of WTFs are based on technical requirements such as

network design criteria, service area, elevations, topography, heights of nearby structures, alignment with neighboring sites and customer demand.

The Proposed Facility will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This Proposed Facility will operate in full compliance with applicable state and federal laws, including the Telecommunications Act of 1996.

### **Regulating Agencies**

AT&T is regulated by the FCC and is authorized to operate in the frequencies established for PCS operators. AT&T's WTFs operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). As explained in the RF engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, submitted with this Application, the Proposed Facility will operate well within all applicable FCC public exposure limits.

### **Alternative Analysis**

- 1) Fire Station #23 located at 4555 N. Biola Road.
  - a. Assessment was that this parcel does not have adequate space to accommodate the footprint needed for AT&T. This is a small community fire station with very limited space on the property the ground space needed.
- 2) Biola Community Service District water facility located off West H Street.
  - a. This property was ruled as not viable due to upcoming development plans for a further water retention basin by the water district.

Operational Statement:

1. **Nature of the operation--what do you propose to do? Describe in detail.**
  - a. Response: This is a new wireless communications facility that will operate to provide enhanced communications for AT&T in the immediate area.
2. **Operational time limits:**
  - a. Response: this facility will operate 24/7
3. **Number of customers or visitors:**
  - a. Response: The facility will have monthly visits by a technician to review the site.
4. **Number of employees:**
  - a. Response: 1 technician will visit the site monthly.
5. **Service and delivery vehicles:**
  - a. Response: Light duty truck will be used.
6. **Access to the site:**
  - a. Response: 24/7 via public road onto private dirt road.
7. **Number of parking spaces for employees, customers, and service/delivery vehicles.**
  - a. Response: N/A
8. **Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.**
  - a. Response: N/A
9. **What equipment is used? If appropriate, provide pictures or brochure.**
  - a. Response: Please see spec sheets for radios and antennas.
10. **What supplies or materials are used and how are they stored?**
  - a. Response: N/A
11. **Does the use cause an unsightly appearance?**
  - a. Response: N/A
12. **List any solid or liquid wastes to be produced.**
  - a. Response: N/A
13. **Estimated volume of water to be used (gallons per day). Source of water?**
  - a. Response: N/A
14. **Describe any proposed advertising including size, appearance, and placement.**
  - a. Response: N/A
15. **Will existing buildings be used or will new buildings be constructed?**
  - a. Response: As part of the communications facility installation, this will involve a new self-support lattice tower with a ground based equipment shelter and back up diesel generator.
16. **Explain which buildings or what portion of buildings will be used in the operation.**
  - a. Response: N/A
17. **Will any outdoor lighting or an outdoor sound amplification system be used?**
  - a. Response: N/A
18. **Landscaping or fencing proposed?**
  - a. Response: There will be a perimeter chain link around the site compound.
19. **Any other information that will provide a clear understanding of the project or operation.**
  - a. Response: N/A



Fresno County Wireless Communication Guidelines:

1. **Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).**
  - a. *Response:* Included in the submittal package.
2. **Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.**
  - a. *Response:* Color copies of service coverage maps and necessary graphics have been included in the submittal package.
3. **Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.**
  - a. *Response:* The only other "future" tower we are aware of is this current application.
4. **Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.**
  - a. *Response:* N/A
5. **Submit detailed information documenting consideration of any alternative sites (other than existing towers).**
  - a. *Response:* This has been provided.
6. **Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.**
  - a. *Response:* The lease has colocation opportunities.
7. **Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.**
  - a. *Response:* The site plan has area agreed to by the landlord and AT&T for future equipment.
8. **Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.**
  - a. *Response:* Residential houses under one-quarter mile.
9. **Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.**
  - a. *Response:* None found in five-mile radius.
10. **Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.**
  - a. *Response:* Tower will not impede farming operations.
11. **Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).**
  - a. *Response:* N/A
12. **Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other aesthetically sensitive areas (e.g. river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g. substantial setback from major road, trees, stealth tower design, slim-line monopole).**
  - a. *Response:* Cell tower is proposed next to a local road in a rural zoning (A20), and setbacks have been met to protect aesthetics.
13. **Identify total number of existing towers in Fresno County.**
  - a. *Response:* N/A
14. **Identify total number of existing tower sites on which co-location has occurred with other communication carriers.**

a. Response: N/A

15. **Indicate total number of tower sites planned for location in Fresno County.**

a. Response: Only one planned at the moment with this current application.

Please feel free to contact me if you have any questions.

Regards,

Tom Johnson  
TSJ Consulting Inc.  
925-785-3727  
tom@tsjconsultinginc.com



# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

**1. Project title:**

Initial Study Application No. 8229, Unclassified Conditional Use Permit Application No. 3741

**2. Lead agency name and address:**

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division]  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104

**3. Contact person and phone number:**

Elliot Racusin, Planner, (559) 600-4245

**4. Project location:**

The subject parcels are located on the east side of N. Biola Ave., 180-feet south of H St., fronting south from the unincorporated community of Biola. (APNs: 016-300-03s, 016-300-21s, 016-300-23s). (4500 N. Biola Ave.) (Sup. Dist. 1)

**5. Project sponsor's name and address:**

Tom Johnson  
27128 Paso Espada #A- 1521  
San Juan Capistrano, CA 92675

**6. General Plan designation:**

Agricultural

**7. Zoning:**

AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District

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

Allow the installation of a new 135' tall self-support lattice tower with up to twelve (12) panel antennas, (15) remote radio units (RRUs), and (3) surge suppressors on a 4.19-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. As part of this installation there will be a new equipment enclosure that will accommodate the radio cabinets and backup generator adjacent to this tower. Lease area anticipated to be 875 square feet.

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

The subject parcel is currently an open field with an agricultural building located northeast of the property. The surrounding land uses consist of rural residential, agricultural land, and light manufacturing.

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

None

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that**

**includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

No correspondence was received from the Tribes prior to IS submittal.

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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


**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

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

**PERFORMED BY:**

**REVIEWED BY:**

  
\_\_\_\_\_  
Elliot Racusin, Planner

  
\_\_\_\_\_  
David Randall, Senior Planner

Date: 6/7/22

Date: 6.7.22

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study Application No. 8229 and  
Classified Conditional Use Permit  
Application No. 3741)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

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

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 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 a 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?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

- 1 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. ENERGY**

Would the project:

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

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

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

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

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 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 i) Result in substantial erosion or siltation on or off site;
  - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - 1 iii) 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
  - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

**XI. LAND USE AND PLANNING**

Would the project:

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

**XII. MINERAL RESOURCES**

Would the project:

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

**XIII. NOISE**

Would the project result in:

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

**XIV. POPULATION AND HOUSING**

Would the project:

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

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

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

#### XV. PUBLIC SERVICES

Would the project:

- 1 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 i) Fire protection?
  - 1 ii) Police protection?
  - 1 iii) Schools?
  - 1 iv) Parks?
  - 1 v) Other public facilities?

#### XVI. RECREATION

Would the project:

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

#### XVII. TRANSPORTATION

Would the project:

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

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 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 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
  - 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

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

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

#### XX. WILDFIRE

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

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 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?
- 1 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?
- 2 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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



**Documents Referenced:**

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

Fresno County General Plan, Policy Document and Final EIR  
Fresno County Zoning Ordinance  
Important Farmland 2010 Map, State Department of Conservation

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