

# STANISLAUS COUNTY PLANNING COMMISSION

March 5, 2015

## STAFF REPORT

USE PERMIT APPLICATION NO. PLN2014-0023  
VERIZON WIRELESS - E. HAWKEYE AVE

**REQUEST: TO INSTALL A NEW WIRELESS COMMUNICATION FACILITY CONSISTING OF A 110 FOOT HIGH STEALTH MONOPOLE WITH A 204 SQUARE FOOT EQUIPMENT SHELTER AT ITS BASE AND NINE (9) MOUNTED ANTENNAS.**

### APPLICATION INFORMATION

Property Owner:	Robert Daniel
Applicant/Agent:	Rich Johnson, Project Manager, Sacramento Valley LP d/b/a Verizon Wireless
Location:	3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, north of East Avenue, west of N. Verduga Road, in the Turlock area.
Section, Township, Range:	18-5-11
Supervisorial District:	Two (Supervisor Chiesa)
Assessor's Parcel:	024-038-001
Referrals:	See Exhibit I Environmental Review Referrals
Area of Parcel(s):	17.13± acres
Water Supply:	Not Applicable
Sewage Disposal:	Not Applicable
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	City of Turlock
Community Plan Designation:	Not Applicable
Williamson Act Contract No.:	Not Applicable
Environmental Review:	Negative Declaration
Present Land Use:	Walnut orchard, agricultural building
Surrounding Land Use:	Agricultural uses and single-family dwellings surround the site with residential development to the northwest in the city limits of Turlock

### RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval, which include use permit findings.

## **PROJECT DESCRIPTION**

This is a request to construct a new wireless communication facility that includes a 110 foot tall stealth monopole (monopine) with nine (9) mounted antennas, a 204 square foot equipment shelter, a standby 30Kw generator with 132 gallon fuel tank, and supporting equipment within a 50'x50' lease area of a 17.13± acre parcel. The leased project site is located at the property's north eastern border. An existing structure currently resides on the site and is used for agricultural operations. The applicant has declared the proposed facility is to be serviced an average of once per month; however, the proposed facility will be unstaffed and will not maintain scheduled hours of operations. The project is intended to improve cellular phone service in an underserved area.

## **SITE DESCRIPTION**

The site is located at 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, north of East Avenue, west of N. Verduga Road, in the Sphere of Influence of the City of Turlock. The project site and surrounding area are zoned A-2-40 (General Agriculture). The City of Turlock is northwest of the site. The site itself is currently a producing walnut orchard. The surrounding agricultural parcels are each improved with a single-family dwelling; however, the monopine site will be at least 400 feet away from the closest single-family dwelling.

## **ISSUES**

In 2006, the State of California passed SB 1627, which made many changes to wireless communication facilities. This law went into effect in 2007 and some of the new rules require wireless communication facilities be designed for co-location (sharing of the tower with other service providers) and go through environmental review. The environmental review process requires the County to process the request as a use permit. Prior to SB 1627, this request would have been processed administratively as a Staff Approval Permit; however, the same issues with respect to general standards must be addressed under either permit type.

Staff has identified the following issues associated with this project and provides the following comments:

### **Service Area Need**

The applicant's statement, as well as the applicant provided coverage map, show the increased coverage the project will provide if approved. The applicant has identified a need for increased communication coverage for the surrounding area. Per the applicant, a search was undertaken for any existing communication facilities in the vicinity with the hope of co-location opportunities; however, the applicant was unable to find a location that would serve the stated coverage region. The increased coverage may have a positive impact on safety. The applicant believes that mobile phone use is an extremely important system for public safety, most effective in regards to motorist accessibility of the coverage network.

### **Safety**

Based on City of Turlock's development standards for communication facilities, any tower at its base shall be at least one (1) foot setback from any street frontage for every foot in height. The tower is 110 feet at its peak. The tower's base is set back from E. Hawkeye Avenue by 126 feet. Staff referred this project to all crop dusting companies known to operate in the area. During the early consultation review period, staff received a comment from Shane Sperry of Hawke Ag Aviation, a

local crop-duster company. Mr. Sperry had concerns about the tower's visibility to local crop dusters, especially during times of low visibility. Staff also received comments from the City of Turlock requesting safety lighting be added to the tower. As part of the conditions of approval, lighting will be required to be installed per Federal Aviation Administration (FAA) standards. (See *Exhibit I - Environmental Review Referrals.*)

### **Aesthetics and Development in the City Sphere**

Installation of a communication facility tower has the potential to be seen unfavorably by neighbors. At this time, staff has received one letter of opposition to the project from a neighboring property. The opposition is made based on the visual impact as well as the communication facility's incompatibility with an agricultural zone. As stated in Section One (Aesthetics) of the Initial Study, the site itself is not considered to be a scenic resource or a unique scenic vista. (See *Exhibit D - Initial Study.*) The project will not have an adverse effect on the visual character of the site and its surroundings as the nearest dwelling is over 400 feet away and the proposed communication tower will be designed to resemble a pine tree. The monopine will be located near existing overhead utility poles and along an existing tree line.

The Stanislaus County Land Use Element's Goal Five, Policy Twenty-Four, Implementation Measure 1, dictates that City development standards shall govern all discretionary development projects within a City's Sphere of Influence if conflict exists between City and County standards. The proposed tower is a camouflaged monopole consistent with the City of Turlock's Development Standards §9-2-609 which states that all wireless communication facilities shall be screened or camouflaged. As discussed previously, the proposed tower will be disguised as a pine tree to minimize its visual impact and painted a flat color to reduce the possibility of glare. The City of Turlock has formally supported the project and provided comments in regards to the project. Staff has added conditions of approval to reflect those comments. (See *Exhibit H – City of Turlock Referral Response.*)

### **CORRESPONDENCE**

As stated previously, staff received one letter of opposition from a neighboring property owner near the project site. (See *Exhibit G - Letter from Neighbor.*) The neighboring property owner's concerns were primarily that of aesthetics and incompatible use in the areas zoned for agriculture. Planning staff's recommendation to approve this project is based on the applicant's ability to comply with all General Plan policies and Zoning Ordinance requirements for communication towers. The *General Plan Consistency and Zoning Consistency* sections of this report provide an overview of all the findings which must be made in order for the Planning Commission to approve this project.

### **GENERAL PLAN CONSISTENCY**

The site is currently designated as "Agriculture" in the Stanislaus County General Plan and this designation is consistent with an A-2 (General Agriculture) zoning district. The Agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas.

Goal Two, Policy Eleven, of the General Plan's Safety Element recognizes communication facilities as appropriate uses in the A-2 zoning district provided safety concerns regarding crop dusting activities are addressed:

*Goal Two - Minimize the effects of hazardous conditions that might cause loss of life and property.*

*Policy Eleven - Restrict large communications antennas within the agricultural area with respect to maximum height, markings (lights), and location to provide maximum safety levels.*

*Implementation Measure 1 - An amendment to the A-2 (General Agriculture) zoning district will be processed by June 30, 1995, to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities. (On September 19, 1995, the Board of Supervisors approved an amendment to the zoning ordinance establishing siting standards for communication towers in all zoning districts.)*

*Implementation Measure 2 - Use permit applications for communication towers in the A-2 (General Agriculture) zoning district shall be referred to the crop dusting companies which typically service the area of the proposed tower for notice and comment.*

Staff has referred this project to all crop dusting companies known to operate in the area. As discussed above, a condition of approval will be added to the project to install lighting to increase visibility of the tower for low flying aircrafts.

The General Plan also has policies in regards to discretionary development within a city's Sphere of Influence. Goal Five, Policy Twenty Four, as well as the General Plan's section on Sphere of Influence, provide direction for most discretionary projects.

*Policy Twenty-Four - Development, other than agricultural uses and churches, which requires discretionary approval and is within the sphere of influence of cities or in areas of specific designation created by agreement (e.g., Sperry Avenue and East Las Palmas Corridors), shall not be approved unless first approved by the city within whose sphere of influence it lies or by the city for which areas of specific designation were agreed. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless the development is consistent with agreements with the cities which are in effect at the time of project consideration. Such development must meet the applicable development standards of the affected city as well as any public facilities fee collection agreement in effect at the time of project consideration. (Comment: This policy refers to those development standards that are transferable, such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)*

*Implementation Measure 1 – All discretionary development proposals within the sphere of influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved and whether it meets their development standards. If development standards of the city and County conflict, the city's standards shall govern.*

*Implementation Measure 2 - The policies described in the section on SPHERES OF INFLUENCE for projects within a city's sphere of influence or areas of specific designation shall be followed.*

*Sphere of Influence - SPHERES OF INFLUENCE: Development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to ensure that development will comply with city development standards. Requested conditions for such things as sewer service in an area where none is available shall not be imposed. Approval from a city does not preclude the County decision-making body from exercising discretion, and it may either approve or deny the project.*

The project was referred to the City of Turlock for review because it is within the City's Sphere of Influence. The City of Turlock has formally supported the project and has asked to include conditions to project approval. Staff has included those requests in the conditions of approval. (See *Exhibit H – City of Turlock Referral Response.*) The City also requested that County staff use an expanded landowner notification radius of at least 500 feet when mailing the public hearing notice. County staff complied. The landowner notice was mailed to properties within a radius of over 1,000 square feet. (See *Exhibit F – Landowner Notification Area Map.*)

As previously stated, the project will be required to comply with City of Turlock's development standards for communications facilities. The applicant met with City of Turlock and County staff to ensure the project's compliance with those standards. At this point, staff believes the project has met all City of Turlock development standards to comply with County policies in regards to Spheres of Influence.

Staff believes this project is consistent with the General Plan. The findings necessary for approval are discussed in the following Zoning Ordinance Consistency section.

### **ZONING CONSISTENCY**

All applications for new communication facilities must be reviewed for compliance with the regulations of the applicable zoning district as well as with Chapter 21.91 - Communication Facilities of the Stanislaus County Zoning Ordinance. Chapter 21.91 lays out the standards for Communication Facilities in four (4) categories: general standards; siting standards for towers; siting standards for antennas; and size limits for equipment shelters. The proposed communications facility complies with these general standards.

The A-2 (General Agriculture) zoning district classifies communication facilities as Tier Three uses subject to approval of a use permit by the Stanislaus County Planning Commission.

Tier Three uses are defined as uses which are not directly related to agriculture but may be necessary to serve the A-2 district or may be difficult to locate in an urban area. The following findings must be made in order to grant approval of a Tier Three use:

1. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; **and**
2. The parcel on which such use is requested is not located in one of the County's "most productive agricultural areas" as that term is used in the Agricultural element of the General Plan; or the character of the use that is requested is such that the land may reasonably be returned to agricultural use in the future.

Additionally, the following finding is required for approval of any use permit:

- The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

Staff believes the necessary findings can be made. With conditions of approval in place, there is no indication that, under the circumstances of this particular case, the proposed project will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use, or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment and no significant issues were raised. (See Exhibit I - *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval prior to action on the map itself as the project will not have a significant effect on the environment. (See Exhibit E - *Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

\*\*\*\*\*

**Note:** Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,267.00** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person:                      Jeremy Ballard, Assistant Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan, Elevations
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Landowner Notification Area Map
- Exhibit G - Letter from Neighbor
- Exhibit H - City of Turlock Referral Response
- Exhibit I - Environmental Review Referrals

**Exhibit A**  
**Findings and Actions Required for Project Approval**

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - (a) The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;
  - (b) The parcel on which such use is requested is not located in one of the County's "most productive agricultural areas" as that term is used in the Agricultural element of the General Plan; **or** the character of the use that is requested is such that the land may reasonably be returned to agricultural use in the future; and
  - (c) The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
4. Approve Use Permit Application No. PLN2014-0023 - Verizon Wireless - E. Hawkeye Ave subject to the attached Conditions of Approval.

**UP PLN2014-0023  
VERIZON WIRELESS –  
E. HAWKEYE AVE  
AREA MAP**

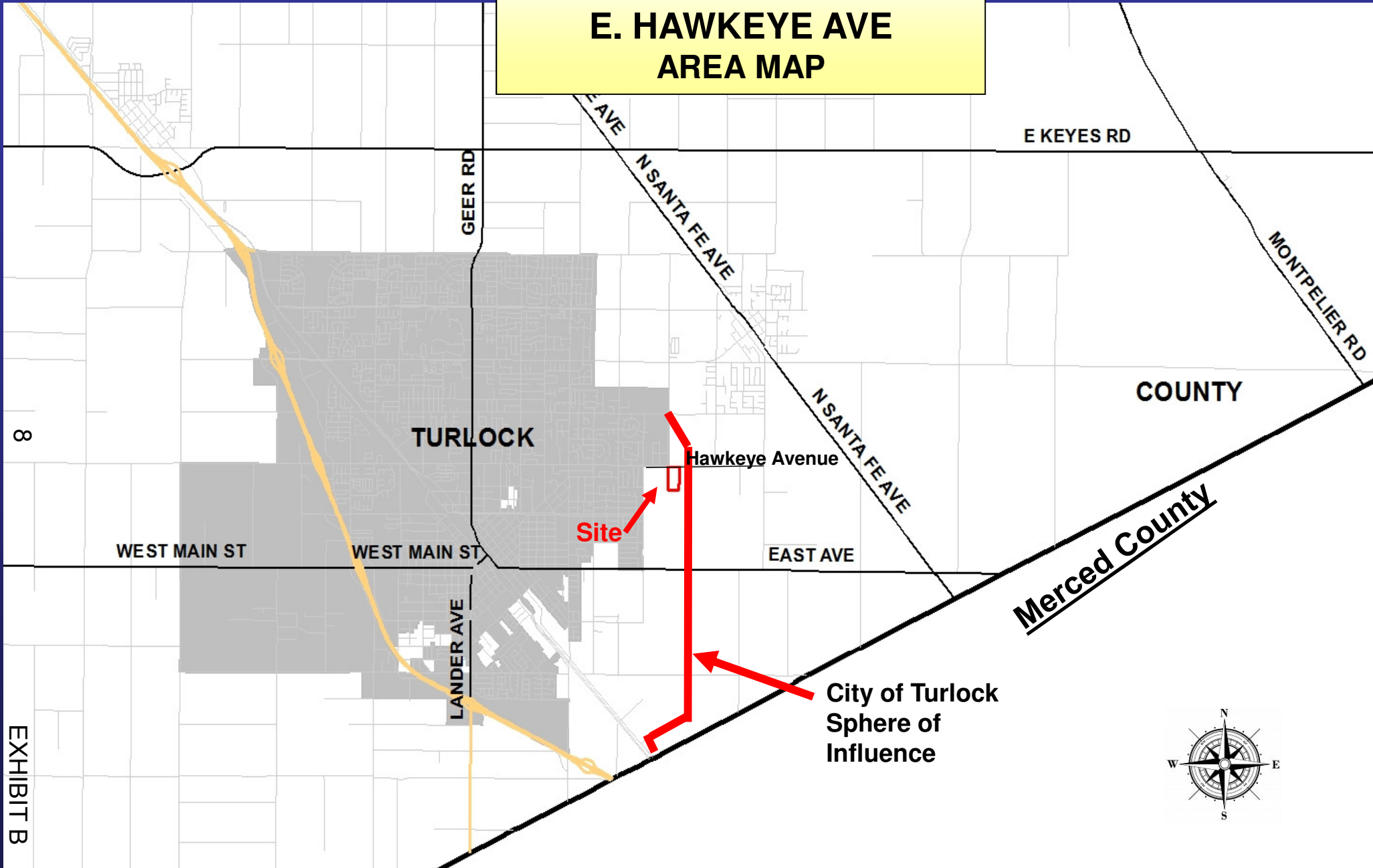


EXHIBIT B



**UP PLN2014-0023  
VERIZON WIRELESS –  
E. HAWKEYE AVE  
GENERAL PLAN MAP**

**CITY OF TURLOCK**

AG

E HAWKEYE AVE

**PROJECT SITE**

AG

AG

AG

N VERDUGA RD

AG

AG



PADDOCK LN

TARTAN RD

WYNDEAIR DR

N WAF

VALLENGVIEW DR

N DAUBENBERGER RD

VOLK AVE

EXHIBIT B-1

**UP PLN2014-0023  
VERIZON WIRELESS –  
E. HAWKEYE AVE  
ZONING DESIGNATION MAP**

**CITY OF TURLOCK**

A-2-40

E HAWKEYE AVE

**PROJECT SITE**

A-2-40

A-2-40

N VERDUGA RD

A-2-40

A-2-40



PADDOCK LN

TARTAN RD

WYNDEFAIR DR

N WAF

VALLEY VIEW DR  
10

N DAUBENBERGER RD

VOLK AVE

EXHIBIT B-2

**UP PLN2014-0023  
VERIZON WIRELESS – E.  
HAWKEYE AVE  
(2013) AERIAL MAP**

**CITY OF TURLOCK**

WYNDFAIR DR

N WARING RD

E HAWKEYE AVE

980 Ft

451 Ft

488 Ft

Leased Area

PROJECT SITE

N VERDUGA RD

11

EXHIBIT B-3



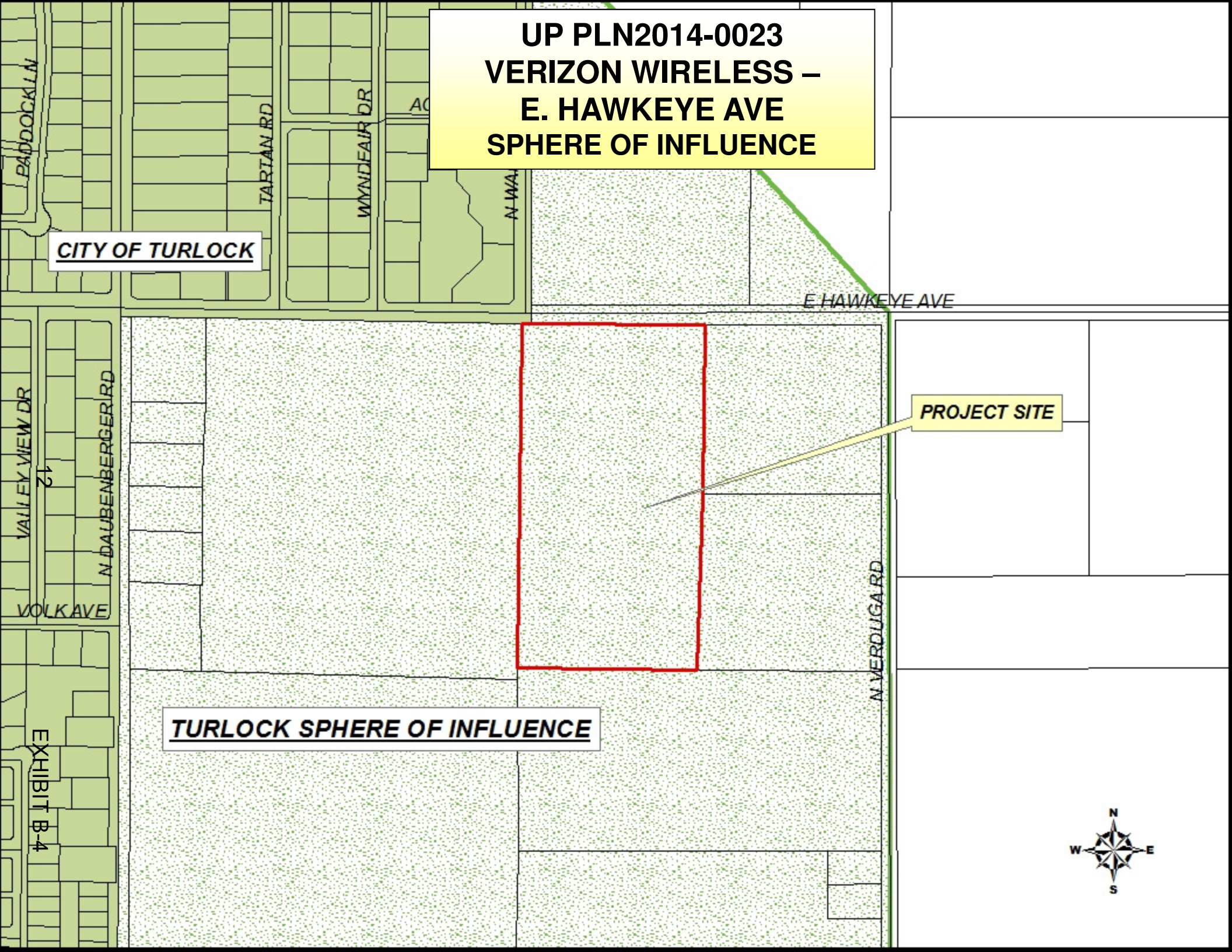
**UP PLN2014-0023  
VERIZON WIRELESS –  
E. HAWKEYE AVE  
SPHERE OF INFLUENCE**

**CITY OF TURLOCK**

E HAWKEYE AVE

**PROJECT SITE**

**TURLOCK SPHERE OF INFLUENCE**



# UP PLN2014-0023 VERIZON WIRELESS – E. HAWKEYE AVE SITE PLAN 1

WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RES. PROVISIONS.

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

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

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

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.30' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

ASSESSOR'S PARCEL NUMBER: 024-038-001

CURRENT ZONING: AGRICULTURE (A-2-40)

LANDLORD(S): ROBERT D. DANIEL  
1539 JOETT DRIVE  
TURLOCK, CA 95380

Project Site Location: 3392 E. Hawkeye Avenue  
Turlock, CA 95380

Date of Observation: 11-25-13

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

NAD 83 Coordinates (Centerline Lease Area):  
Latitude: N 37° 30' 23.92"  
Longitude: W 120° 48' 33.82"

NAD 77 Coordinates (Overlapping Lease Area):  
Latitude: N 37° 30' 23.96"  
Longitude: W 120° 48' 33.82"

ELEVATION of Ground at Structure (NAVD88): 114' AMSL.

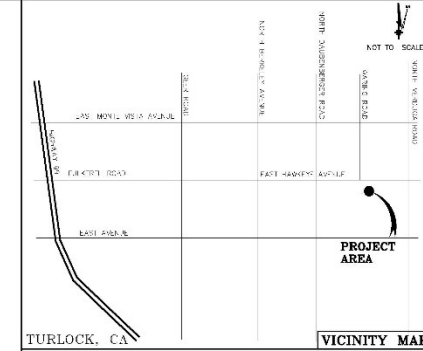
CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed "A" Standards as defined in the FAA ASAC Information Sheet 9/1/03, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Gell California RCE: 14803

AREA BEING A PORTION OF THE WEST HALF OF LOTS 4 AND 5 TRACT MAP RECORDED AT BOOK 2 OF TRACT MAPS AT PAGE 20805, AND BEING LOCATED IN THE CITY OF TURLOCK, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS FOLLOWS:

1/4" IRON PIPE IN MONUMENT WELL SET AT THE CENTERLINE OF THE HAWKEYE AVENUE AND HAWKEYE AVENUE, AS IS SHOWN ON PLAT CERTAIN TO BE MADE AT PAGE 8, FROM WHICH A SIMILAR MONUMENT IN EAST 840.11 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 8°26'22" EAST 683.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 89°54'37" EAST 50.00 FEET; THENCE SOUTH 02°05'23" EAST 50.00 FEET; THENCE SOUTH 02°05'23" WEST 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES FIFTEEN FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE MONUMENT ON THE NORTHERLY BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA AND RUNNING THENCE NORTH 00°05'23" WEST 120 FEET MORE OR LESS THE PUBLIC RIGHT OF WAY.

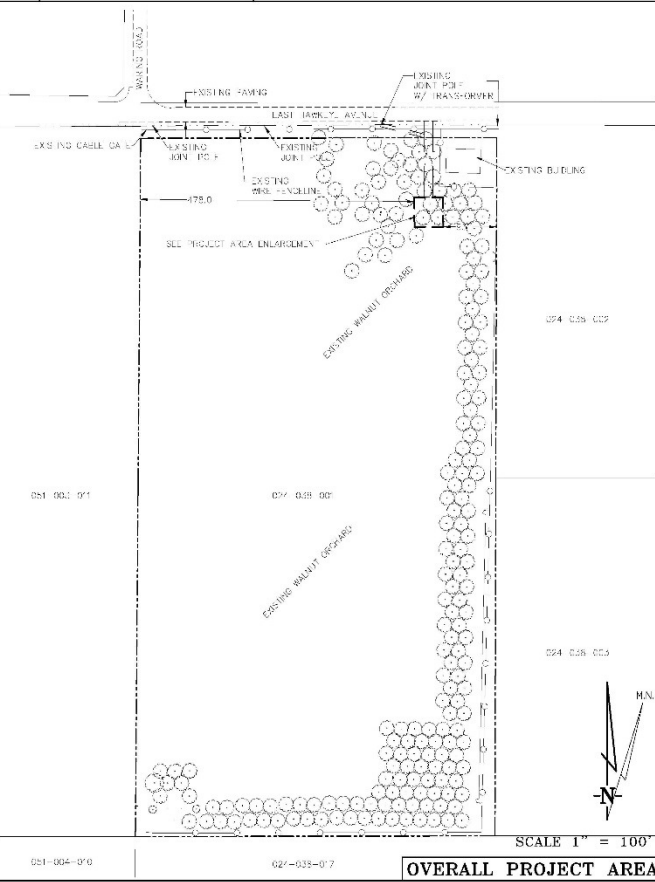
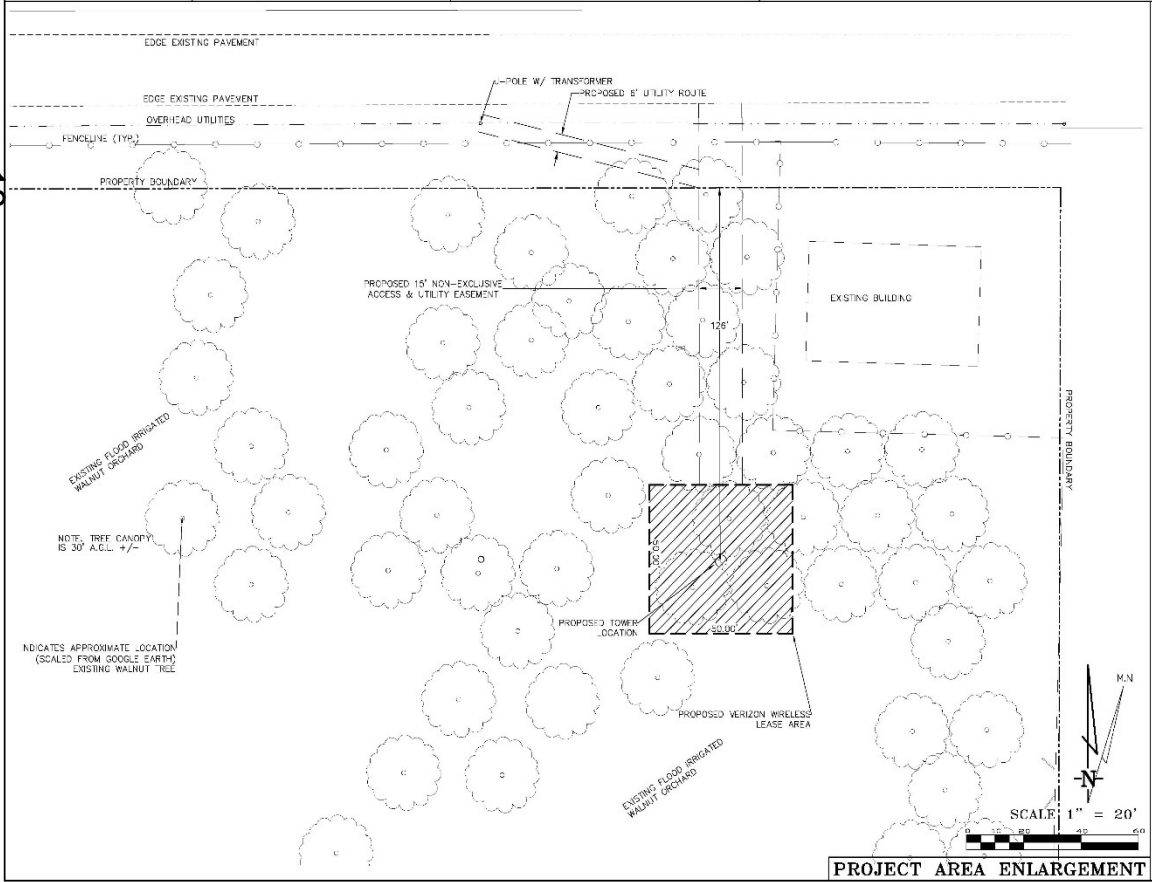


DEPT	APPROVED	DATE
ASC		
RF		
RE		
PLAN		
CONS		
SCALE		

Surveyor: GEL ENGINEERING  
REGISTERED PROFESSIONAL ENGINEER  
AUTHORITY: CALIFORNIA BOARD OF PROFESSIONAL ENGINEERS  
Plate No. 0023-001-000000

13

EXHIBIT B-5



TURLOCK HS  
3392 E. HAWKEYE AVENUE  
TURLOCK, CA 95380

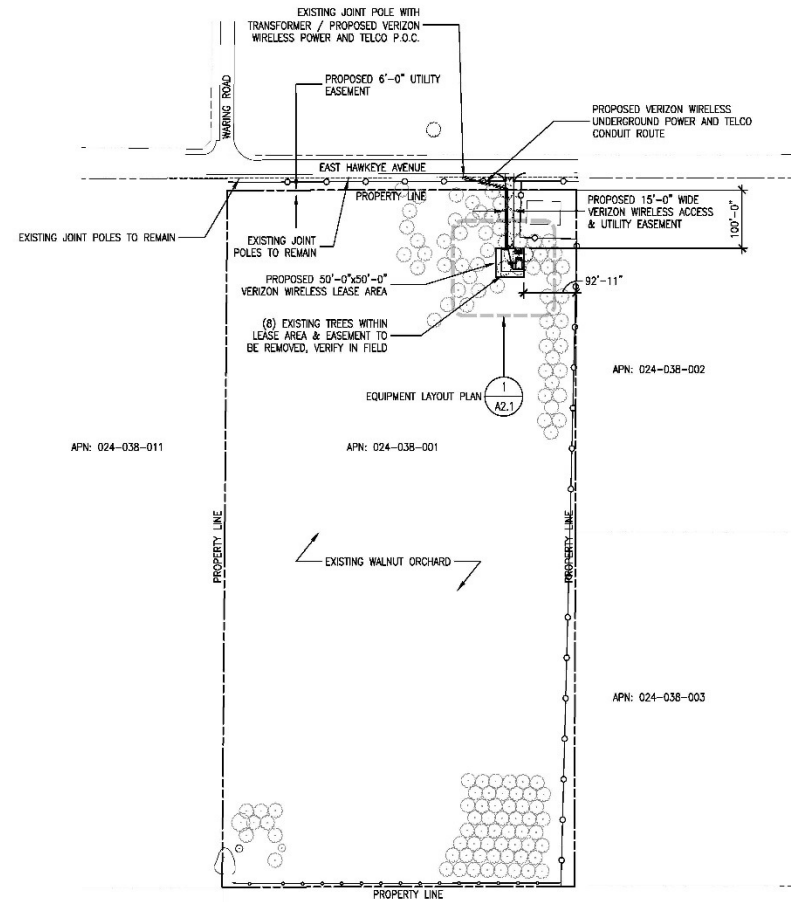
PLOT PLAN AND  
SITE TOPOGRAPHY

REVISIONS	NO.	DATE	DESCRIPTION
01	01	07-22-14	New Lease Area
02	02	08-13-14	Tree Added
03	03	08-26-14	Tree Added
04	04	08-26-14	Tree Added
05	05	08-26-14	Tree Added
06	06	08-26-14	Tree Added
07	07	08-26-14	Tree Added
08	08	08-26-14	Tree Added
09	09	08-26-14	Tree Added
10	10	08-26-14	Tree Added
11	11	08-26-14	Tree Added
12	12	08-26-14	Tree Added
13	13	08-26-14	Tree Added
14	14	08-26-14	Tree Added
15	15	08-26-14	Tree Added
16	16	08-26-14	Tree Added
17	17	08-26-14	Tree Added
18	18	08-26-14	Tree Added
19	19	08-26-14	Tree Added
20	20	08-26-14	Tree Added

REVISIONS	NO.	DATE	DESCRIPTION
01	01	07-22-14	Preliminary Drawing
02	02	08-13-14	New Lease Area
03	03	08-26-14	Tree Added
04	04	08-26-14	Tree Added
05	05	08-26-14	Tree Added
06	06	08-26-14	Tree Added
07	07	08-26-14	Tree Added
08	08	08-26-14	Tree Added
09	09	08-26-14	Tree Added
10	10	08-26-14	Tree Added
11	11	08-26-14	Tree Added
12	12	08-26-14	Tree Added
13	13	08-26-14	Tree Added
14	14	08-26-14	Tree Added
15	15	08-26-14	Tree Added
16	16	08-26-14	Tree Added
17	17	08-26-14	Tree Added
18	18	08-26-14	Tree Added
19	19	08-26-14	Tree Added
20	20	08-26-14	Tree Added

C-1

# UP PLN2014-0023 VERIZON WIRELESS – E. HAWKEYE AVE SITE PLAN 2



0' 20' 100' 200'  
1" = 100.0'

1 OVERALL SITE PLAN  
A1.1 SCALE: 1" = 100.0'

14

EXHIBIT B-6

**MST ARCHITECTS**  
MST ARCHITECTS, INC. 10000 S. DEER CREEK RD. SUITE 100  
DANFORTH, CA 94526  
www.mstarchitects.com

**COMPLETE**  
Wireless Consulting, Inc.

TURLOCK HS  
3332 E. HAWKEYE AVENUE  
TURLOCK, CA 95380

**verizon WIRELESS**

SHEET TITLE: OVERALL SITE PLAN, ENLARGED SITE PLAN

Not valid unless signed in ink by Designer

Revisions:

△ --	
△ --	
△ --	
△ --	
△ --	

File: 162.088\_A1.1.dwg  
Drawn By: az  
Checked By: MST  
Scale: AS NOTED  
Date: 09/23/2014

Job No. 162.088

**A1.1**

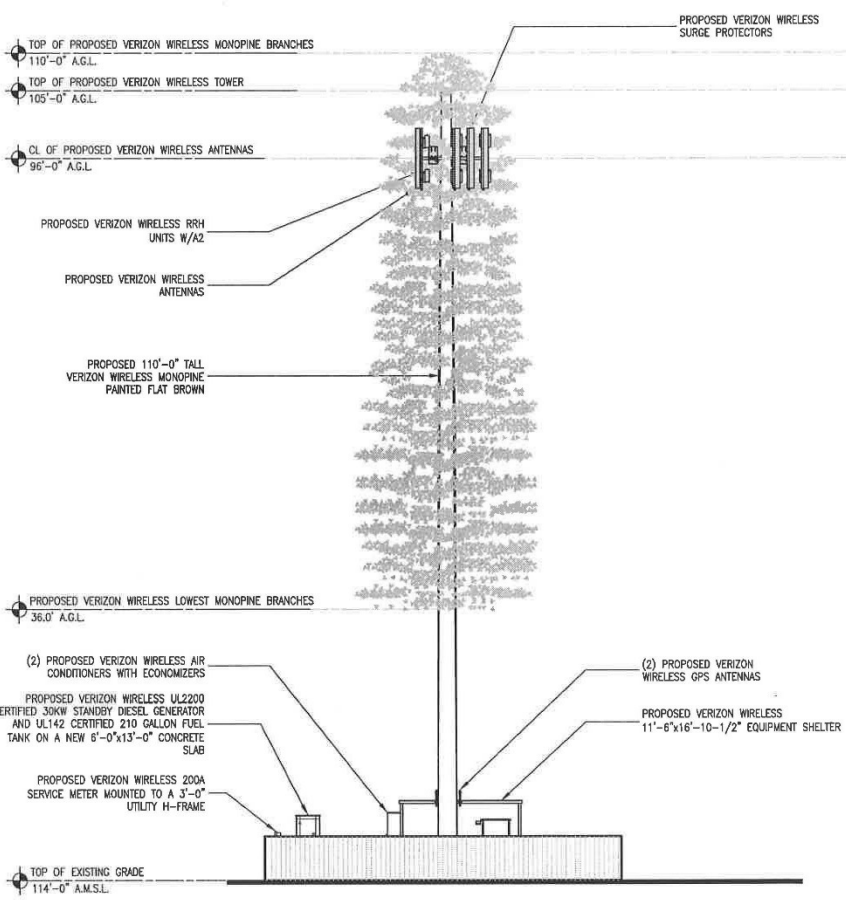
# UP PLN2014-0023

## VERIZON WIRELESS – E.

### HAWKEYE AVE

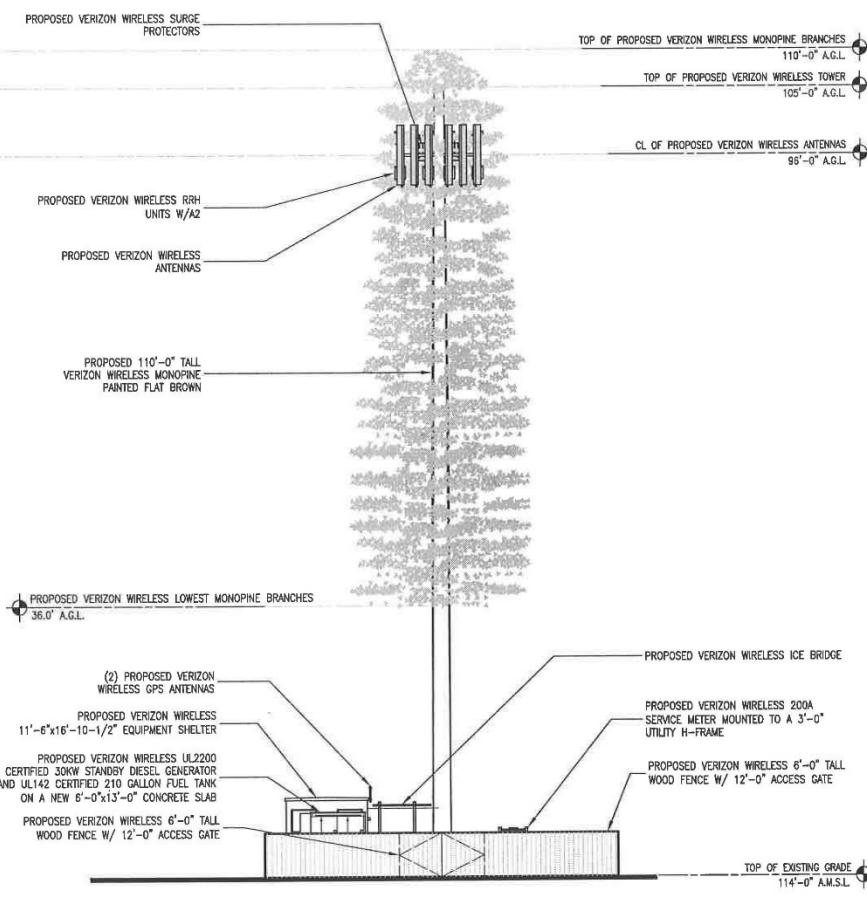
### ELEVATIONS

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN



2 WEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN



1 NORTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

15

EXHIBIT B-7

**MST ARCHITECTS**  
1525 W. 10th Street, Suite 100, Sacramento, CA 95811  
916-427-7830  
www.mstarchitects.com

**COMPLETE**  
Wireless Consulting, Inc.

TURLOCK HS  
3332 E. HAWKEYE AVENUE  
TURLOCK, CA 95380

PROJECT ELEVATIONS

SHEET TITLE:

Not valid unless signed in ink by licensee

Revisions:

△	—
△	—
△	—
△	—
△	—

File: 101.888\_A31.dwg  
Drawn By: AZE  
Checked By: MJK  
Scale: AS NOTED  
Date: 06/03/2014

Job No. 102.888

**A3.1**

**UP PLN2014-0023  
VERIZON WIRELESS – E.  
HAWKEYE AVE  
PHOTO SIMULATION 1**

Version 100% Date: September 4 2014



**Existing**

Photosimulation of the view looking south - southeast along Waring Road.

**Turlock HS**

3332 E. Hawkeye Avenue  
Turlock CA 95380



16

*Proposed 110 ft monopine*



**Proposed**

EXHIBIT B-8



# UP PLN2014-0023 VERIZON WIRELESS – E. HAWKEYE AVE PHOTO SIMULATION 2

Version 100% Date: September 4 2014



Existing

Photosimulation of the view looking east from the intersection of Waring and Hawkeye.

**Turlock HS**  
3332 E. Hawkeye Avenue  
Turlock CA 95380



Proposed 110 ft monopine

EXHIBIT B-9

Proposed

**UP PLN2014-0023  
VERIZON WIRELESS – E.  
HAWKEYE AVE  
PHOTO SIMULATION 3**

Version 100% Date: September 4 2014



**Existing**

Photosimulation of the view looking west along Hawkeye Avenue.

**Turlock HS**  
3332 E. Hawkeye Avenue  
Turlock CA 95380



Proposed 110 ft monopine

**Proposed**

18  
EXHIBIT B.40

---

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

---

## **CONDITIONS OF APPROVAL**

### **USE PERMIT APPLICATION NO. PLN2014-0023 VERIZON WIRELESS - E. HAWKEYE AVE**

#### **Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with all applicable laws and ordinances.
2. Identification signs, including emergency phone numbers of the service provider, shall be posted at all tower and equipment sites and designed to City of Turlock standards. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the Planning Director prior to installation.
3. All unused or obsolete towers and equipment shall be removed from their respective sites within six months after their operation has ceased, at the property owner's or applicant's expense.
4. The overall height of the tower, including antenna, mounting hardware, and base, shall not exceed 110 feet.
5. The wireless communication facility is subject to all other applicable regulations and permits, including those of the Public Utilities Commission (PUC) of the State of California and the Federal Communication Commission (FCC).
6. The project shall not create odors, dust, or noise levels which would constitute a public nuisance. All parking and driveways shall be dust-proofed to the satisfaction of the Planning Director and the San Joaquin Valley Air Pollution Control District.
7. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2015), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination". Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,267.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

8. The hours for construction shall be 7:00 a.m. to 6:00 p.m., Monday through Friday.
9. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
10. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
11. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).
12. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
13. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
14. Pursuant to Sections 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and shall be responsible for obtaining all appropriate streambed alteration agreements, permits, or authorizations, if necessary.
15. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
16. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Wildlife (formerly the Department of Fish and Game) to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
17. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water

Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.

18. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

### **Department of Public Works**

19. The applicant shall obtain an encroachment permit prior to any work being done in the Stanislaus County road right-of-way.
20. Public Works shall approve the location and width of any new driveway approaches on any County maintained roadway.
21. No parking, loading, or unloading of vehicles shall be permitted within the county road right-of-way of Hawkeye Avenue.

### **Department of Environmental Resources**

22. The applicant shall contact the Department of Environmental Resources regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the Department of Environmental Resources relative to the following: (Calif. H&S, Division 20)
  - A. Permits for the underground storage of hazardous substances at a new facility or the modification of existing tank facilities.
  - B. Requirements for registering as a handler of hazardous materials in the County.
  - C. Submittal of hazardous materials Business Plans by handlers of materials in excess of 55 gallons or 500 pounds of a hazardous material or of 200 cubic feet of compressed gas.
  - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section 302.
  - E. Generators of hazardous waste must notify the Department relative to the; (1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices.
  - F. Permits for the treatment of hazardous waste on-site will be required from the hazardous materials division.

**Building Permits Division**

23. Building permits are required and the project shall conform to the California Code of Regulations, Title 24.

**Stanislaus County Environmental Review Committee**

24. The applicant shall perform and submit to the Department of Environmental Resources HAZMAT Division a Phase I and Phase II site assessment prior to the issuance of the final building permit.

**Turlock Irrigation District**

25. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at the developer's expense.

**Hawke Ag Aviation - Local Crop Dusters**

26. The applicant shall install two L-810 top mounted obstruction lights at the top of the tower per Federal Aviation Guideline AC70/7460-1k Chapter 5 Section 53(a).

**City of Turlock**

27. All antennas on the monopine shall be stealthed, utilizing the same "pine tree" type coverings.
28. The 50' x 50' ground lease area shall be enclosed by use of an opaque fence to screen equipment from view. The fence shall not include barbed, razor, or electric wire.
29. The existing tress around the perimeter of the leased area (minimum of one tree per side), shall be maintained in a healthy state and new redwood trees shall be planted in their place if these trees are removed in the future.

\*\*\*\*\*

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*



# Stanislaus County Planning and Community Development

1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

Phone: (209) 525-6330  
Fax: (209) 525-5911

## CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Use Permit Application No. PLN2014-0023 - Verizon Wireless - E. Hawkeye Ave
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Assistant Planner  
(209) 525-6330
4. **Project location:** 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, north of East Avenue, west of N. Verduga Road, in the Sphere of Influence of the City of Turlock. APN: 024-038-001
5. **Project sponsor's name and address:** Rich Johnson, Project Manager  
Sacramento Valley L.P. DBA Verizon Wireless  
2009 V Street  
Sacramento, CA 95818
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**  

This is a request to construct a new, non-staffed, wireless communication facility that includes a 110 foot tall stealth monopole (monopine) with nine (9) mounted antennas, a 204 square foot equipment shelter, a standby 30Kw generator with 132 gallon fuel tank, and supporting equipment within a 50'x50' lease area of a 17.13± acre parcel. An existing structure currently resides on the site and is used for agricultural operations.
9. **Surrounding land uses and setting:** Agricultural uses and single-family dwellings surround the site with residential development to the northwest in the city limits of Turlock.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works  
Department of Environmental Resources  
Hazardous Materials Division  
City of Turlock

**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.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology /Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

**DETERMINATION: (To be completed by the Lead Agency)**  
On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and 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 revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeremy Ballard, Assistant Planner  
Prepared By \_\_\_\_\_

November 7, 2014  
Date \_\_\_\_\_



**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significant criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

**ISSUES**

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
<p><b>Discussion:</b> The site itself is not considered to be a scenic resource or a unique scenic vista. The surrounding area consists of agricultural uses with single-family dwellings in all directions. To the northwest, there is residential development within the City of Turlock. The project site lies within the City of Turlock’s Sphere of Influence and, based on Policy 2(b) of the Sphere of Influence subsection of the General Plan, the project will need to meet the City of Turlock’s development standards. The tower will be designed to mimic a pine tree. The monopine design will conform to the City of Turlock’s stealth design standards for communication facilities. The communication facility will be located along an existing tree line and near existing utility poles to minimize the visual impact. The monopine pole will be painted with a flat color to minimize the possibility of glare. An early consultation referral response received from Hawke Ag Aviation, a local crop duster, requested that lighting be installed on the communication tower to allow for visibility by local plane traffic. Lighting will be required to be installed per Federal Aviation Administration (FAA) standards as a condition of approval for the project. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from Hawke Ag Aviation dated October 13, 2014; City of Turlock Municipal Code §9-2-609; project design plans; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
II. AGRICULTURE AND FOREST 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 provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?			X	

**Discussion:** In accordance with Section 21.20.030(j) of the County Code, uses that are “not directly related to agriculture but may be necessary to serve the A-2 District or may be difficult to locate in an urban area”, may be allowed within an A-2 zoning district provided the following findings can be made: (1) the use, as proposed, will not be substantially detrimental to, or in conflict with, agricultural use of other property in the vicinity; and (2) the parcel on which such use is requested is not located in one of the County's "most productive agricultural areas".

In determining "most productive agricultural areas", factors to be considered include, but are not limited to: soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; and existing uses and their contributions to the agricultural sector of the economy.

The project site is not currently enrolled in a Williamson Act contract. The surrounding land uses consist of agriculture with single-family dwellings in each direction. To the northwest of the property, lies residential development within the City of Turlock. The site is currently a producing walnut orchard and will continue as such if approved. The proposed lease area consists of 2,500 square feet within a 17.13± acre parcel. The project site contains four different soils: Dinuba sandy loam, 0 to 1 percent slopes, Storie index of 77, Grade 2; Greenfield Sandy Loam deep over hardpan, 0 to 3 percent slopes, Storie index of 68, Grade 2; Handford Sandy Loam, 0 to 3 percent slopes, Storie index of 95, Grade 1; and Madera Sandy Loam, 0 to 2 percent slopes, Storie index of 30, Grade 4. General Plan support documentation of the Conservation Element defines Prime Agricultural Land as having Class I or Class II soils and Storie Index Ratings between 80 and 100. According to the California Department of Conservation's Important Farmland Maps, the project site consists of mostly 2012 Stanislaus Prime Farmland and a smaller portion of 2012 Stanislaus Unique Farmland.

Buffer guidelines require any new or expanding Tier 3 uses approved by a discretionary permit in the A-2 zoning district to incorporate a buffer to minimize conflicts between agricultural and nonagricultural uses; however, because this project is proposing an unmanned communications facility, the buffer standard is not being applied. Technicians rarely come to the site, usually once a month, to check the tower and associated equipment.

This project was circulated to the Stanislaus County Farm Bureau and Ag Commissioner during the early consultation period and no comments were received.

Considering the information above and the fact that the proposed project will only utilize 2,500 square feet of a 17.13± acre parcel, no negative impacts to agricultural resources are anticipated as the site will continue to produce agriculture. No forest resources exist in the area.

**Mitigation:** None.

**References:** East Stanislaus Soil Survey 1964; Stanislaus County Zoning Ordinance; USDA Web Soil Survey; California Department of Conservation Important Farmland Maps; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X
<p><b>Discussion:</b> The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.</p> <p>The project will not conflict with, or obstruct implementation of, any applicable air quality plan. Traffic increase will be minimal due to the un-staffed nature of the proposed use. The equipment proposed for this project, which includes a back-up generator with a 132-gallon diesel fuel tank, does not generate criteria pollutants. The construction phase of this project will be required to follow SJVAPCD's standards and to obtain all applicable permits. This project has been referred to the District, but no comments have been received to date. Based on the project details stated above, no significant impacts to air quality are anticipated.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?			X	
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 Game or US Fish and Wildlife Service?			X	

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

**Discussion:** The proposed project will be un-staffed and will occupy only 2,500 square feet of a 17.13± acre site which has already been disturbed by row crop production. It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. The project is also not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This project was referred to the State and Federal Departments of Fish and Wildlife through an early consultation and no responses have been received.

**Mitigation:** None.

**References:** California Department of Fish and Wildlife (formerly the Department of Fish and Game) California Natural Diversity Database and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** It does not appear this project will result in significant impacts to any archaeological or cultural resources. A condition of approval will be added to this project to address any discovery of cultural resources during the construction phases.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
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?				X
<p><b>Discussion:</b> As contained in Chapter Five of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources through the building permit process, which also takes soil type into consideration within the specific design requirements.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> California Building Code and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.</p>				
VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

<p><b>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</b></p>				<p><b>X</b></p>
<p><b>Discussion:</b> Minimal greenhouse gas emissions will occur during construction, from energy use, and from vehicle trips to maintain the equipment, which is anticipated to occur once monthly. These emissions are considered to be less than significant.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<p><b>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p><b>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</b></p>			<p><b>X</b></p>	
<p><b>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?</b></p>			<p><b>X</b></p>	
<p><b>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</b></p>				<p><b>X</b></p>
<p><b>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?</b></p>				<p><b>X</b></p>
<p><b>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 for people residing or working in the project area?</b></p>				<p><b>X</b></p>
<p><b>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</b></p>				<p><b>X</b></p>
<p><b>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</b></p>				<p><b>X</b></p>
<p><b>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</b></p>			<p><b>X</b></p>	
<p><b>Discussion:</b> Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The operator of the facility will only visit the site on a once a month basis for routine maintenance, thereby limiting potential exposure to pesticides. An Early Consultation</p>				

referral response from the Department of Environmental Resources (DER) Hazardous Materials Division (HazMat) stated that a Hazardous Materials Business Plan and/or a Risk Management Prevention Program may be required to be submitted to and approved by DER. The project's use of a 132 gallon fuel tank exceeds the hazardous materials threshold; therefore, DER HazMat comments are applicable. A condition of approval will be added to the project requiring the applicant to coordinate with DER to determine what permits/plans are required.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site, and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is not located within a



recognized flood zone and, as such, flooding is not an issue with respect to this project. An early consultation referral response from the Central Valley Regional Water Quality Control Board (RWQCB) requested the applicant coordinate with their agency to determine if any permits or Water Board requirements must be obtained/met prior to operation. A condition of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

**Mitigation:** None.

**References:** Referral response from the Central Valley Regional Water Quality Control Board dated October 30, 2014, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

**Discussion:** Wireless Communication Facilities are Tier Three permissible uses in the agricultural zoning district subject to finding that the project does not conflict with agricultural use of other property in the vicinity and is not located in one of the county's most productive agricultural areas. While the project is located on productive agricultural land, the 2,500 square feet lease area is not anticipated to negatively impact surrounding agricultural operations. The proposed project also lies within the City of Turlock's Sphere of Influence and will be required to meet all of Turlock's development standards. The proposed cell tower will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project.

**Mitigation:** None.

**References:** City of Turlock Municipal Code §9-2-609; project design plans; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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?				X
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?				X

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The construction phases of this project will temporarily increase the area's ambient noise level and, as such, will be conditioned to abide by County regulations related to hours and days of construction in the A-2-40 zone. The approximate construction period is estimated at two months. The standby generator will be operated for approximately 10-15 minutes per week for maintenance purposes. The project is not located near any public airport or private airstrip.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial 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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p><b>Discussion:</b> This project does not propose any significant type of growth inducing features; therefore, adverse effects created by population growth should not occur.</p>				

<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>XIV. PUBLIC SERVICES --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	
<p><b>Discussion:</b> The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of approval will be added to this project to insure the proposed use complies with all applicable fire department standards with respect to access and water for fire protection.</p> <p>This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services.</p>				
<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>XV. RECREATION --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project 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?				
				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
				X
<p><b>Discussion:</b> This project will not increase demands for recreational facilities as such impacts typically are associated with residential development.</p>				
<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> .				

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p><b>Discussion:</b> This project will not significantly increase traffic for this area. The applicant proposes an average of one vehicle trip per month for routine maintenance of the facility. The project was referred to Stanislaus County's Department of Public Works. Public Works requires that no parking, loading, or unloading of vehicles be permitted within the right-of-way of Hawkeye Avenue. Public Works shall approve the location and design of the driveway prior to installation and any encroachment permits shall be taken out prior to any work being done in the County road right-of-way. Conditions of approval shall be applied to this project to ensure compliance with Public Works comments.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Stanislaus County Department of Public Works dated April 2, 2014, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** Installation and operation of a wireless communication facility will not require any water or wastewater services, solid waste services, or create runoff in excess of that already existing on the subject site. No issues are noted.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project 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)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion:** Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

I:\Planning\Staff Reports\UP\2014\UP PLN2014-0023 - Verizon Wireless - E. Hawkeye Ave\CEQA-30-Day-Referral\Initial Study.wpd

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** Use Permit Application No. PLN2014-0023 - Verizon Wireless - E. Hawkeye Ave

**LOCATION OF PROJECT:** 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, north of East Avenue, west of N. Verduga Road, in the Sphere of Influence of the City of Turlock. APN: 024-038-001

**PROJECT DEVELOPERS:** Rich Johnson, Project Manager  
Sacramento Valley L.P. DBA Verizon Wireless  
2009 V Street  
Sacramento, CA 95818

**DESCRIPTION OF PROJECT:** This is a request to construct a new, non-staffed, wireless communication facility that includes a 110 foot tall stealth monopole (monopine) with nine (9) mounted antennas, a 204 square foot equipment shelter, a standby 30Kw generator with 132 gallon fuel tank, and supporting equipment within a 50'x50' lease area of a 17.13± acre parcel. An existing structure currently resides on the site and is used for agricultural operations.

Based upon the Initial Study, dated November 7, 2014, the Environmental Coordinator finds as follows:

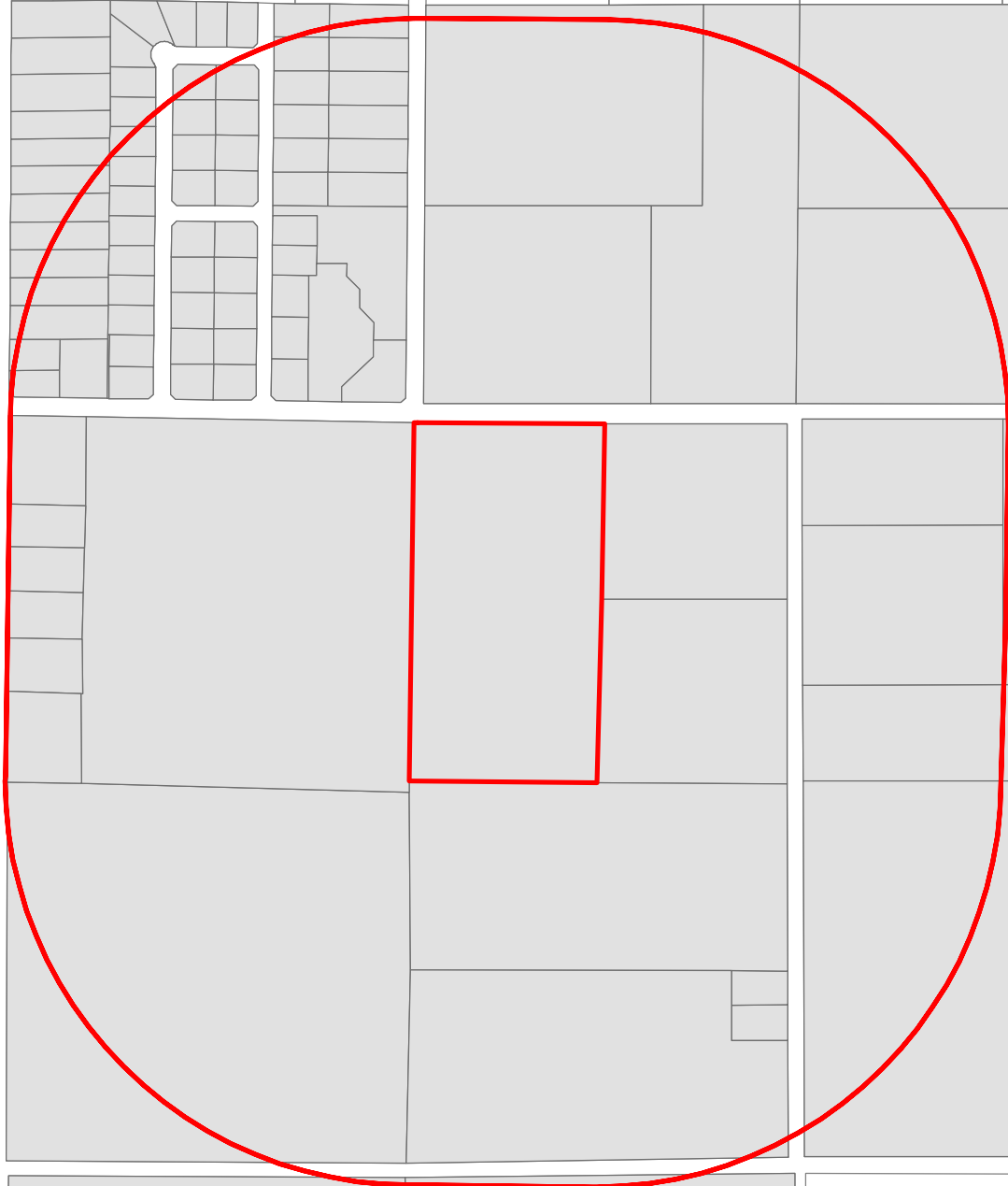
1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Jeremy Ballard, Assistant Planner

Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354

**VERIZON WIRELESS - E HAWKEYE AVE**  
**PLN2014-0023**  
**APN: 024-038-001**



**City of Turlock request of  
over 500 Square Feet  
Notification sent over 1,000  
Square Feet**



**LAND OWNER NOTIFICATION AREA**

**NOVEMBER 21, 2014**

0 500 1,000 Feet



Dept. Plan. + Com. Dev. mt  
1010 10<sup>th</sup> St. Suite 3400  
Modesto, Ca. 95354



1-2-2015

Dear Sirs;

My name is John Perry. I live at  
1006 N. Verduga Road, Turlock, Ca  
95380. Parcels # 02403815 and # 02403816.  
I have lived here since 1932.

In regards to your use permit application  
# PLN 2014-0023 Verizon wireless located  
at 3332 East Hawkeye. Subject to its  
location in this neighborhood. We  
are Ag Zoned. I feel it goes against  
our Ag Zoning and no matter how  
you dress it up it's still an eye-sore  
and a potential hazard to air craft  
spraying in the neighborhood.

Sincerely  
JOHN J. PERRY  
John Perry





ROSE STILLO  
SENIOR PLANNER  
[rstillo@turlock.ca.us](mailto:rstillo@turlock.ca.us)

DEVELOPMENT SERVICES  
PLANNING DIVISION

---

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5542 EXT 2205 | FAX 209-668-5107 | TDD 1-800-735-2929

February 10, 2015

Miguel A. Galvez  
Senior Planner/Manager III  
Stanislaus County Planning  
1010 10th St., Suite 3400  
Modesto, CA 95354

Re: Proposed Wireless Communication Facility at 3332 E. Hawkeye Avenue, Turlock, CA

Dear Mr. Galvez,

Thank you for the opportunity to review the above referenced application, which is within the City of Turlock Sphere of Influence. The City of Turlock Planning Commission has reviewed the proposal and decided that it can support this development, provided the following conditions are included in the Stanislaus County Conditional Use Permit.

1. The cell tower for the wireless facility shall consist of a "monopine" tower, no taller than 110 feet in height and located as shown on the attached site plan and tower elevation.
2. The antennas on the monopine shall be stealthed, utilizing the same "pine tree" type coverings.
3. The 50 ft. by 50 ft. ground lease area shall be enclosed by use of an opaque fence to screen equipment from view. The fence shall not include barbed, razor, or electric wire.
4. The existing trees around the perimeter of the leased area (minimum of one tree per side), shall be maintained in a healthy state and new redwood trees shall be planted in their place if these trees are removed in the future.

Please contact me at your convenience if you have any questions regarding the City's position on this matter.

Sincerely,

Rose Stillo, Senior Planner

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: USE PERMIT APPLICATION NO. PLN2014-0023 - VERIZON WIRELESS - E. HAWKEYE AVE**

REFERRED TO:	PUBLIC HEARING NOTICE			RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY		YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CA STATE LANDS COMMISSION	X	X	X		X							
CITY OF: TURLOCK	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X			X							
CROP DUSTERS	X	X	X	X				X		X	X	
FIRE PROTECTION DIST: DENAIR	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
MUNICIPAL ADVISORY COUNCIL: DENAIR	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: BNSF	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: TURLOCK	X	X	X		X							
STAN CO AG COMMISSIONER	X	X			X							
STAN CO ALUC	X	X			X							
STAN CO BUILDING PERMITS DIVISION	X	X		X		X				X	X	
STAN CO CEO	X	X			X							
STAN CO DER	X	X			X							
STAN CO ERC	X	X		X				X		X	X	
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X		X		X						
STAN CO PUBLIC WORKS	X	X		X				X		X	X	
STAN CO SHERIFF	X	X			X							
STAN CO SUPERVISOR DIST 2: CHIESA	X	X			X							
STAN COUNTY COUNSEL	X	X			X							
STANISLAUS FIRE PREVENTION BUREAU	X	X			X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							