

STANISLAUS COUNTY PLANNING COMMISSION

June 4, 2015

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD

REQUEST: TO INSTALL A NEW WIRELESS COMMUNICATION FACILITY CONSISTING OF A 100' MONOPOLE WITH NINE (9) MOUNTED ANTENNAS, TWO (2) GPS MICROWAVE ANTENNAS, EQUIPMENT SHELTER AND SUPPORT EQUIPMENT.

APPLICATION INFORMATION

Property Owner:	Clifford and Virginia Barth Trust
Applicant/Agent:	Mark Lobaugh, c/o Epic Wireless c/o Verizon Wireless
Location:	4343 Griffin Road, on the west side of Griffin Road, between E. Service and E. Grayson Roads, south of the City of Hughson.
Section, Township, Range:	22-4-10
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	045-007-010
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	19.7± acres
Water Supply:	Private well
Sewage Disposal:	Septic system
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	N/A
Community Plan Designation:	N/A
Williamson Act Contract No.:	72-1171
Environmental Review:	Negative Declaration
Present Land Use:	Almond orchard, agricultural buildings and one single family dwelling
Surrounding Land Use:	Orchards, single-family dwellings, and agricultural buildings to the north, east, west and south, and two chicken ranches to the southeast.

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 project is a request to construct a new communication facility with a 100-foot monopole, nine (9) wireless antennas, two (2) GPS microwave antennas, equipment shelter, standby generator with fuel tank, and supporting equipment within a 1,200 square foot lease area on a 19.7± acre parcel. Antennas will be mounted at 96-foot centerline. A 6-foot high chain link fence will surround the 40 foot by 30 foot lease area, which will have access to Griffin Road via an existing private dirt road. The applicant has declared the proposed facility is to be serviced on 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 wireless communications service in an underserved area.

SITE DESCRIPTION

The site is located at 4343 Griffin Road on the west side of Griffin Road, between E. Service and E. Grayson Roads, south of the City of Hughson. The project site and surrounding area are zoned A-2-40 (General Agriculture). The site itself is a producing almond orchard and has been improved with a single family dwelling and accessory structures in support of the agricultural operation. The surrounding land uses consist of orchards, single-family dwellings, agricultural buildings, and two chicken ranches southeast of the project site. The nearest off-site single-family dwelling is 302± feet northeast of the proposed monopole location. (See Exhibit B – *Maps*).

ISSUES

In 2006, the State of California passed SB 1627, which made many changes to development standards that regulate 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 through the use permit entitlement process. 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

As discussed within the Safety Element of the General Plan large communication facilities are required to satisfy the maximum safety precautions within the agricultural area. Those precautions include but are not limited to height, lighting, and location of the communications facility. During the

environmental review of similar projects for the placement of communication facilities, local crop dusters have expressed the need for safety lighting on communication facilities within the agricultural area, especially during times of low light and hazy conditions. Staff believes that implementation of the policies and goals found in the Safety Element of the General Plan requires safety lighting be installed at the top of the communication facility. Federal Aviation Administration guidelines dictate two or more steady burning lights to be installed on towers measuring 150 feet or less. The installation of the FAA approved safety lighting will be added to the projects conditions of approval. For a more detailed discussion of General Plan Safety Plan and the project consistency please see the section below.

GENERAL PLAN CONSISTENCY

The site is currently designated as "Agriculture" in the Stanislaus County General Plan and this designation is consistent with the 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.

ZONING ORDINANCE 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.

The project site is currently enrolled in the Williamson Act Contract No. 72-1171. Uses requiring a use permit to be approved on contracted land must be found consistent with specific Williamson Act Principles of Compatibility. Section 21.20.045(b)(1) of the A-2 zoning district identifies communication facilities as a use determined to be consistent with the Principles of Compatibility unless the Planning Commission makes a finding to the contrary. The following are the required Principles of Compatibility:

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district;
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping; and
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

An Early Consultation referral and a 30-day Initial Study referral were sent to the Department of Conservation (DOC) for review regarding the Williamson Act. No comments have been received to date. The proposed project will not hinder the current on-site producing almond orchard. Therefore, staff believes the proposed project is consistent with the Principles of Compatibility.

Finally, 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 F- *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval prior to action on the Use Permit 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
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referral

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;
 - (d) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district;
 - (e) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping;
 - (f) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.
4. Approve Use Permit Application No. PLN2015-0003 - Verizon Wireless – Griffin Road subject to the attached Conditions of Approval.

**UP PLN2015-0003
VERIZON WIRELESS –
GRIFFIN ROAD
AREA MAP**

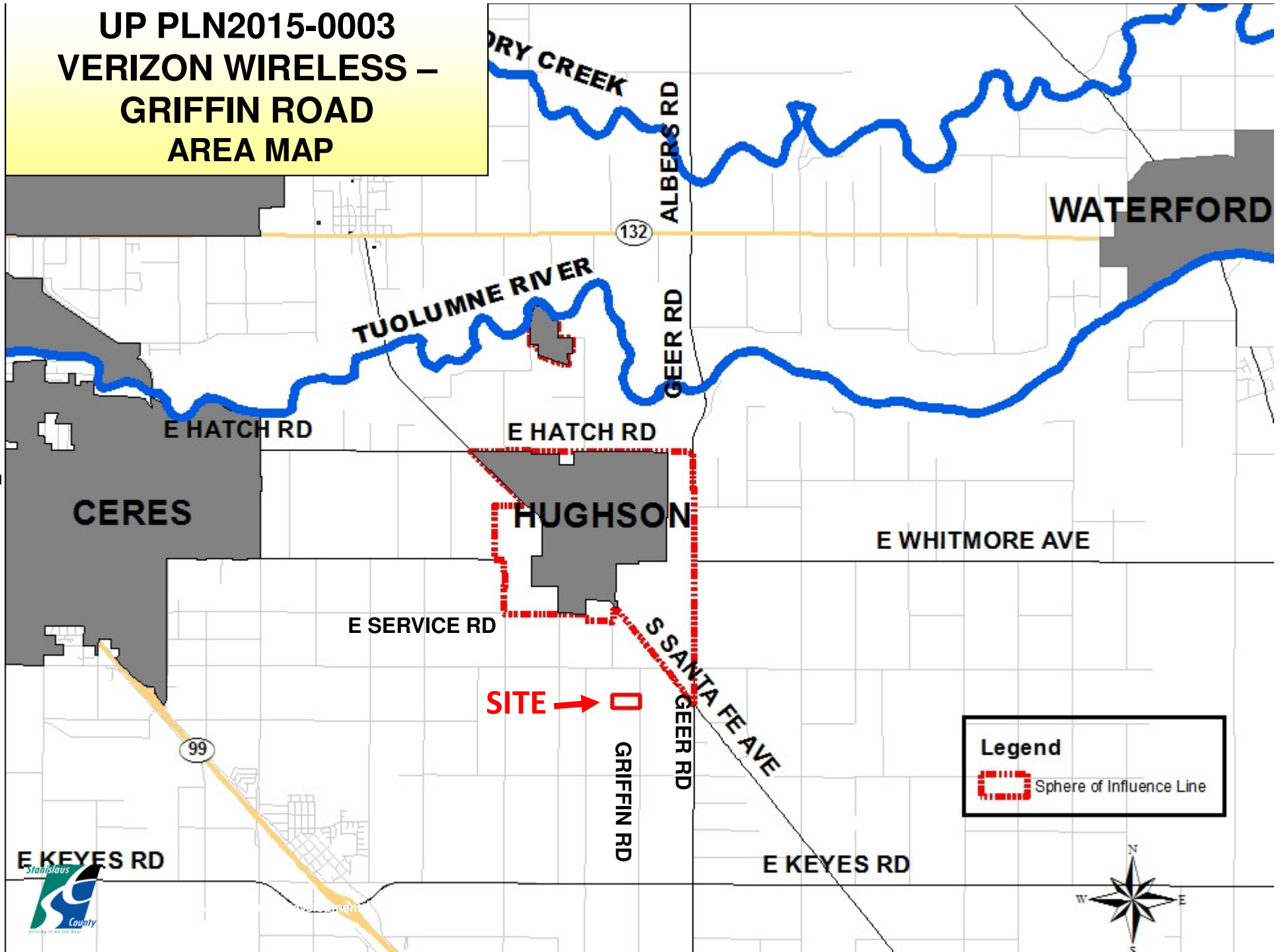


EXHIBIT B

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**UP PLN2015-0003
VERIZON WIRELESS –
GRIFFIN ROAD
GENERAL PLAN MAP**

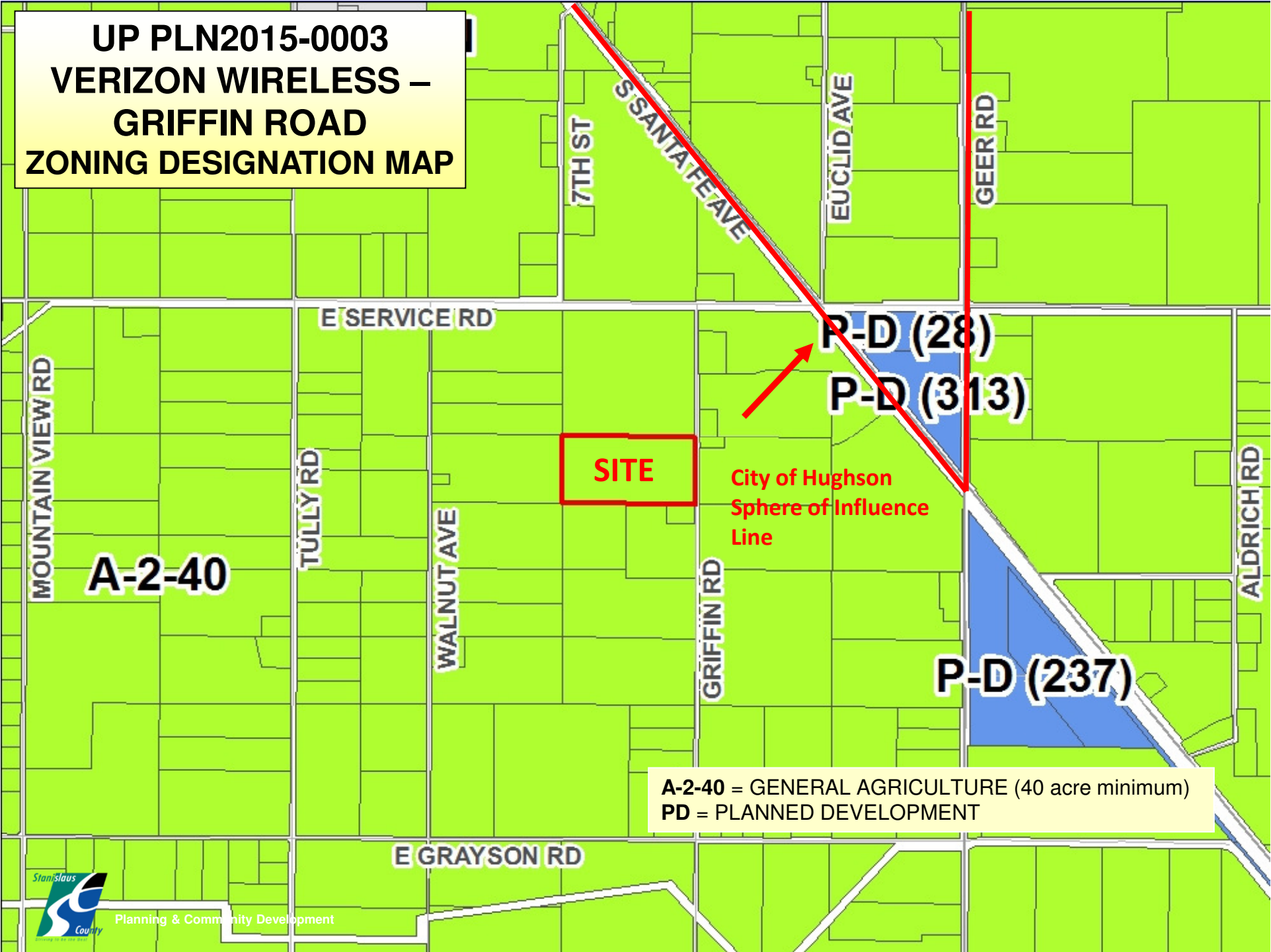
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**AG = AGRICULTURE
PD = PLANNED DEVELOPMENT**



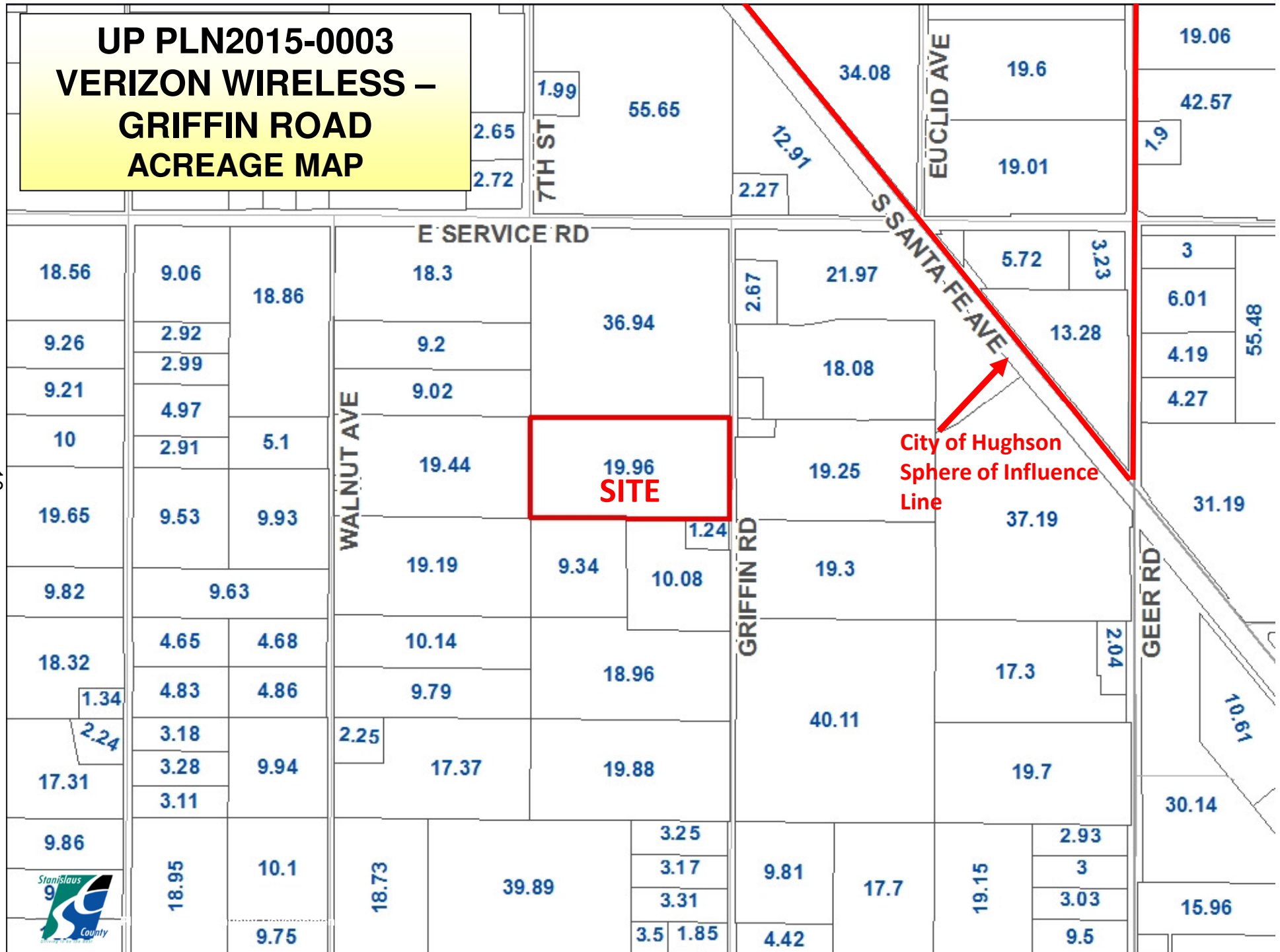
**UP PLN2015-0003
VERIZON WIRELESS –
GRIFFIN ROAD
ZONING DESIGNATION MAP**



**A-2-40 = GENERAL AGRICULTURE (40 acre minimum)
PD = PLANNED DEVELOPMENT**

**UP PLN2015-0003
VERIZON WIRELESS –
GRIFFIN ROAD
ACREAGE MAP**

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**UP PLN2015-0003
VERIZON WIRELESS –
GRIFFIN ROAD
2013 AERIAL MAP**

SITE

Leased Area

GRIFFIN RD

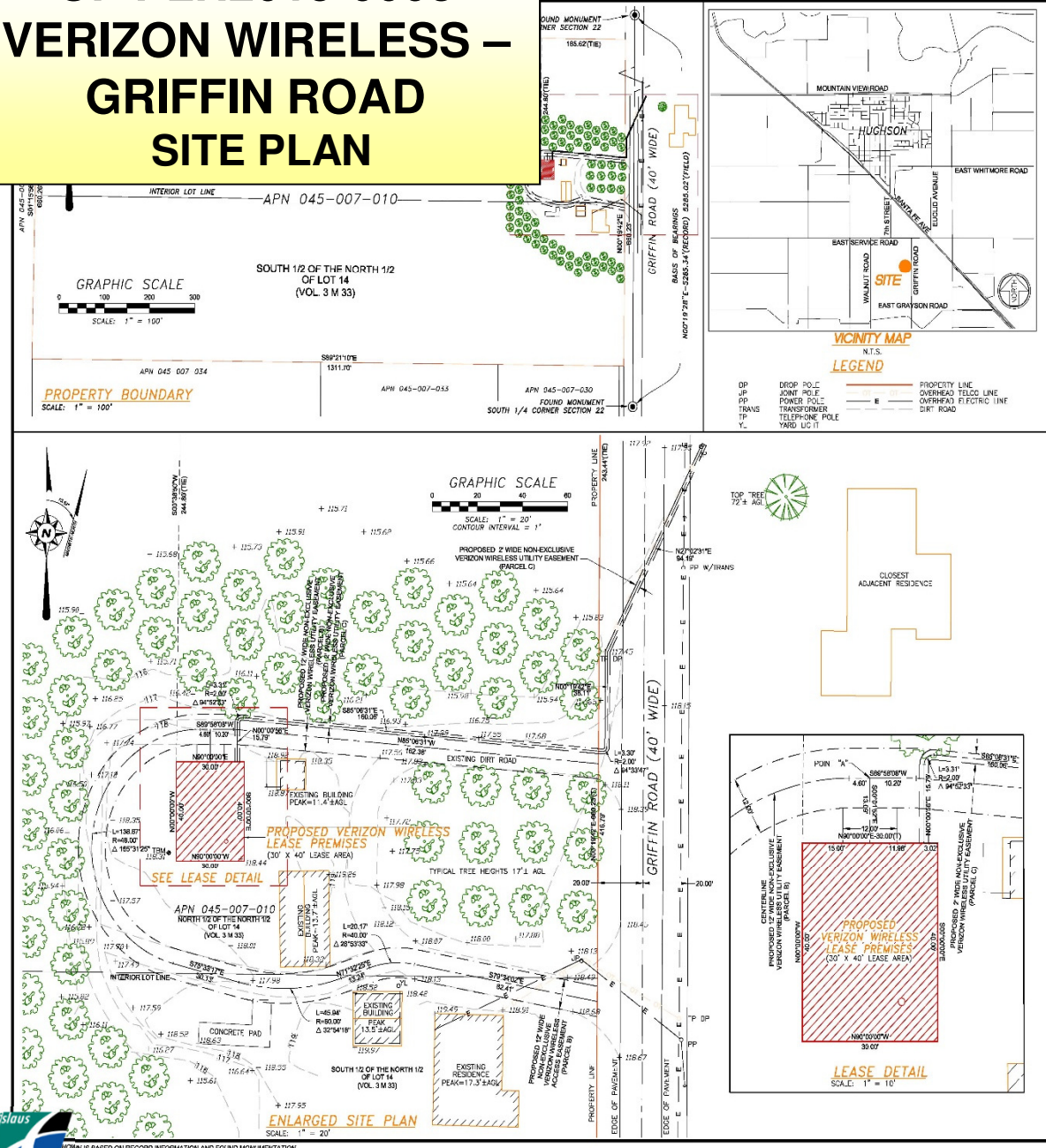
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EXHIBIT B-4



Planning & Community Development

UP PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD SITE PLAN



GENERAL NOTES

DATE OF SURVEY: AUGUST 19, 2014
 SURVEYED BY OR UNDER THE DIRECTION OF: GLEN K. LEWIS
 REG. NO. 33248

TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THE FIELD SURVEY. BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS SHOWN. A DETAILED EASEMENT BASIS ON INFORMATION OBTAINED FROM PUBLIC SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED EXCEPT AS SHOWN ON THIS PLAN. PROPERTY LINES AND LOSS OF TITLE WILL NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

DESCRIPTION OF PARCEL:
 THAT REAL PROPERTY SITUATE THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEING THE NORTH HALF OF THE NORTH HALF OF LOT 14 OF THE TULLY TRACT, AS PER MAP FILED MARCH 14, 1908 IN VOL. 3 OF MAPS, PAGE 33, STANISLAUS COUNTY RECORDS. ALSO BEING THE SOUTH HALF OF THE NORTH HALF OF LOT 14 OF THE TULLY TRACT, AS PER MAP FILED MARCH 14, 1908 IN VOL. 3 OF MAPS, PAGE 33, STANISLAUS COUNTY RECORDS.

DESCRIPTION OF PROJECT AREA (PARCEL A): BEING A PORTION OF THE HEREMBOBIO DESCRIBED PARCEL OF LAND SITUATE IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREMBOBIO DESCRIBED PARCEL, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 82°17'00" WEST A DISTANCE OF 185.52 FEET; THENCE LEAVING SAID NORTH LINE AT A RIGHT ANGLE SOUTH 02°38'50" WEST A DISTANCE OF 244.80 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 90°00'00" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 02°00'00" EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 02°00'00" WEST A DISTANCE OF 40.00 FEET AT THE POINT OF BEGINNING, CONTAINING AN AREA OF 1200 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM THE SUBJECT AREA TO THE PUBLIC ROAD (PARCEL B); BEING A 12 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREMBOBIO DESCRIBED PARCEL, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE, SOUTH 02°18'42" WEST, A DISTANCE OF 243.44 TO THE TRUE POINT OF BEGINNING, THENCE NORTH 80°28'31" WEST, A DISTANCE OF 162.38 FEET; THENCE SOUTH 88°58'09" WEST, A DISTANCE OF 10.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A"; THENCE SOUTH 87°58'09" WEST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, THENCE ALONG THE ARC OF SAID CURVE 138.67 FEET THROUGH A CENTRAL ANGLE OF 150°31'25"; THENCE SOUTH 75°13'17" EAST, A DISTANCE OF 30.13 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, THENCE ALONG THE ARC OF SAID CURVE 45.94 FEET THROUGH A CENTRAL ANGLE OF 32°54'18"; THENCE NORTH 71°32'25" EAST, A DISTANCE OF 13.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THENCE ALONG THE ARC OF SAID CURVE 20.17 FEET THROUGH A CENTRAL ANGLE OF 28°33'31"; THENCE SOUTH 79°24'02" EAST, A DISTANCE OF 82.41 FEET TO THE POINT OF TERMINATION. SUNDRIES TO BE SHORTENED OR LENGTHENED AS TO TERMINATE ON THE EASTERLY LINE OF SAID PARCEL, CONTAINING AN AREA OF 890.86 SQUARE FEET, MORE OR LESS.

ADDING THERETO A STRIP OF LAND 12 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT HEREMBOBIO DESCRIBED AS POINT "A", THENCE SOUTH 00°01'50" EAST, A DISTANCE OF 13.09 FEET TO THE POINT ON THE NORTHERLY LINE OF HEREMBOBIO DESCRIBED PARCEL, AND THE POINT OF TERMINATION. EXCEPTING THEREFROM THAT CERTAIN PORTION THAT LIES WITHIN THE PREVIOUSLY DESCRIBED 12 FOOT WIDE STRIP OF LAND, CONTAINING AN AREA OF 85.10 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE UTILITY EASEMENT NECESSARY TO CROSS THE SUBJECT (PARCEL C); BEING A STRIP OF LAND 2 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HEREMBOBIO DESCRIBED PARCEL; A, THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL NORTH 80°00'00" WEST, A DISTANCE OF 3.02 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 02°00'00" EAST, A DISTANCE OF 15.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2.02 FEET, THENCE ALONG THE ARC OF SAID CURVE 3.31 FEET THROUGH A CENTRAL ANGLE OF 84°52'33"; THENCE SOUTH 85°06'31" EAST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2.00 FEET, THENCE ALONG THE ARC OF SAID CURVE 3.30 FEET THROUGH A CENTRAL ANGLE OF 84°23'47"; THENCE NORTH 02°18'42" EAST, A DISTANCE OF 38.11 FEET; THENCE NORTH 27°02'31" EAST, A DISTANCE OF 24.19 FEET TO THE POINT OF BEGINNING. SUNDRIES TO BE SHORTENED OR LENGTHENED AS TO TERMINATE AT THE NORTH LINE OF SAID PARCEL "A" CONTAINING AN AREA OF 829.51 SQUARE FEET, MORE OR LESS.

SITE NAME & NUMBER: "SANTA FE" #295115
 SITE ADDRESS: 4343 GRIFFIN ROAD
 HUGHSON, CA 95326
 STANISLAUS COUNTY

ASSESSOR'S PARCEL NUMBER: 045-007-010

APPLICANT: EPIC WIRELESS
 8700 ALBUQU FOLSOM ROAD STE 400
 GRANITE BAY, CA 95946
 (916) 781-5821

OWNER: CLIFFORD AND VIRGINIA BARTH FAMILY TRUST

ELEVATIONS SHOWN ARE BASED ON STATIC GPS SURVEY. STATIC DATA PROCESSED THROUGH NGS DPUS SYSTEM (NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE) ELEVATION AT BENCHMARK TAKEN AS 118.51 FEET, NAVD 88.

BEARINGS SHOWN ARE BASED ON THE FOUND NORTH 1/4 CORNER OF SECTION 22 AND THE SOUTH 1/4 CORNER OF SECTION 22. TENSIVE 4° SOUTH, RANGE 16° EAST. MONUMENT DATED ON THIS PLAN ARE ACCURATE TO WITHIN +/- 1/8" TO FEET HORIZONTALLY, AND THE SITE DRAINAGE ELEVATION MEASUREMENTS AT PRECISE LOCATIONS ARE ACCURATE TO WITHIN +/- 1/8" TO FEET VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DECIMALS, MINUTES AND SECONDS TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. JES ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE OMISSION OR SUCH UNRESEARCHED UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

EQUIP. ENGINEER:	SIGNATURE:
LEASING:	SIGNATURE:
ZONING:	SIGNATURE:
CONSTRUCTION:	SIGNATURE:
RF ENGINEER:	SIGNATURE:
OWNER:	SIGNATURE:
AGENT:	SIGNATURE:
AGENT:	SIGNATURE:

DRAWN BY:	CHECKED BY:
RBP	JG

NO.	DATE	ISSUE
A	08/27/11	PRELIMINARY
	09/14/14	ADD LEASE

SHEET TITLE: **SITE SURVEY**

SHEET NUMBER: **C-1**

JES JOB # 14125 EPC

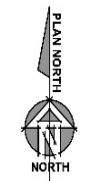
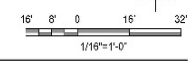
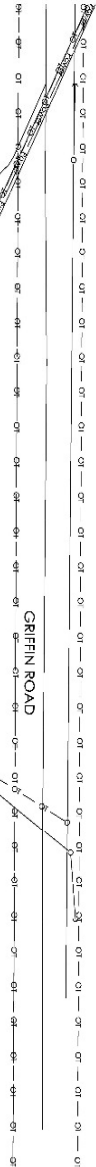
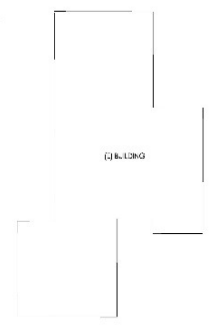
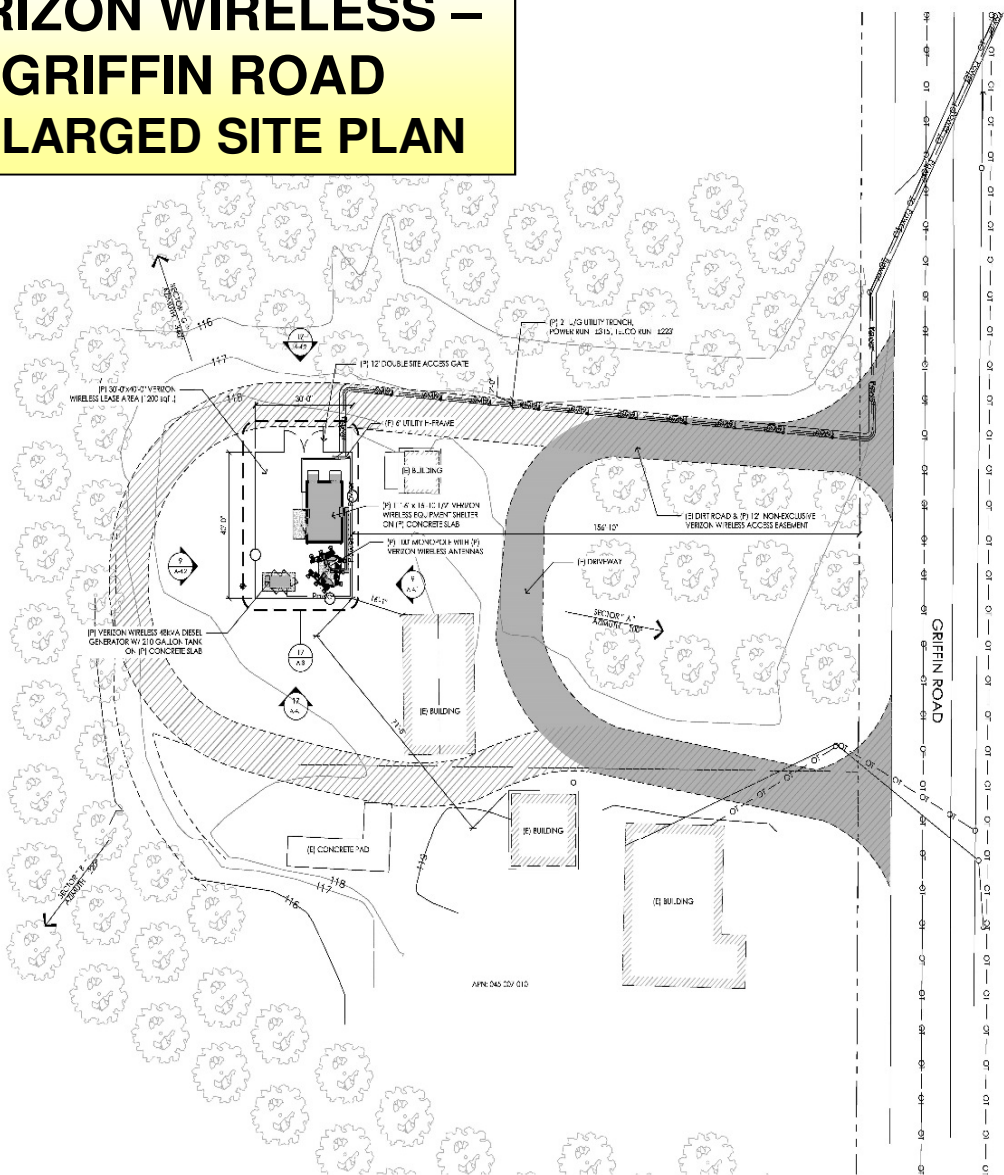


2785 MITCHELL DRIVE
 WILMUT CREEK, CA 94598
 OFFICE: 925-275-6000

PS. NO. 296115
 "SANTA FE"
 4343 GRIFFIN ROAD
 HUGHSON, CA 95326
 STANISLAUS COUNTY

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 EXHIBIT B-5

UP PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD ENLARGED SITE PLAN



PROJECT NO: 20-41069231
 LOCATION: 256115
 DRAWN BY: J.L.H.
 CHECKED BY: B.K.W.

DATE	DESCRIPTION
11/12/14	100% ZD SUBMITTAL
11/12/14	ENLARGED SITE PLAN
11/12/14	A-2

Scale: 1/16" = 1'-0"

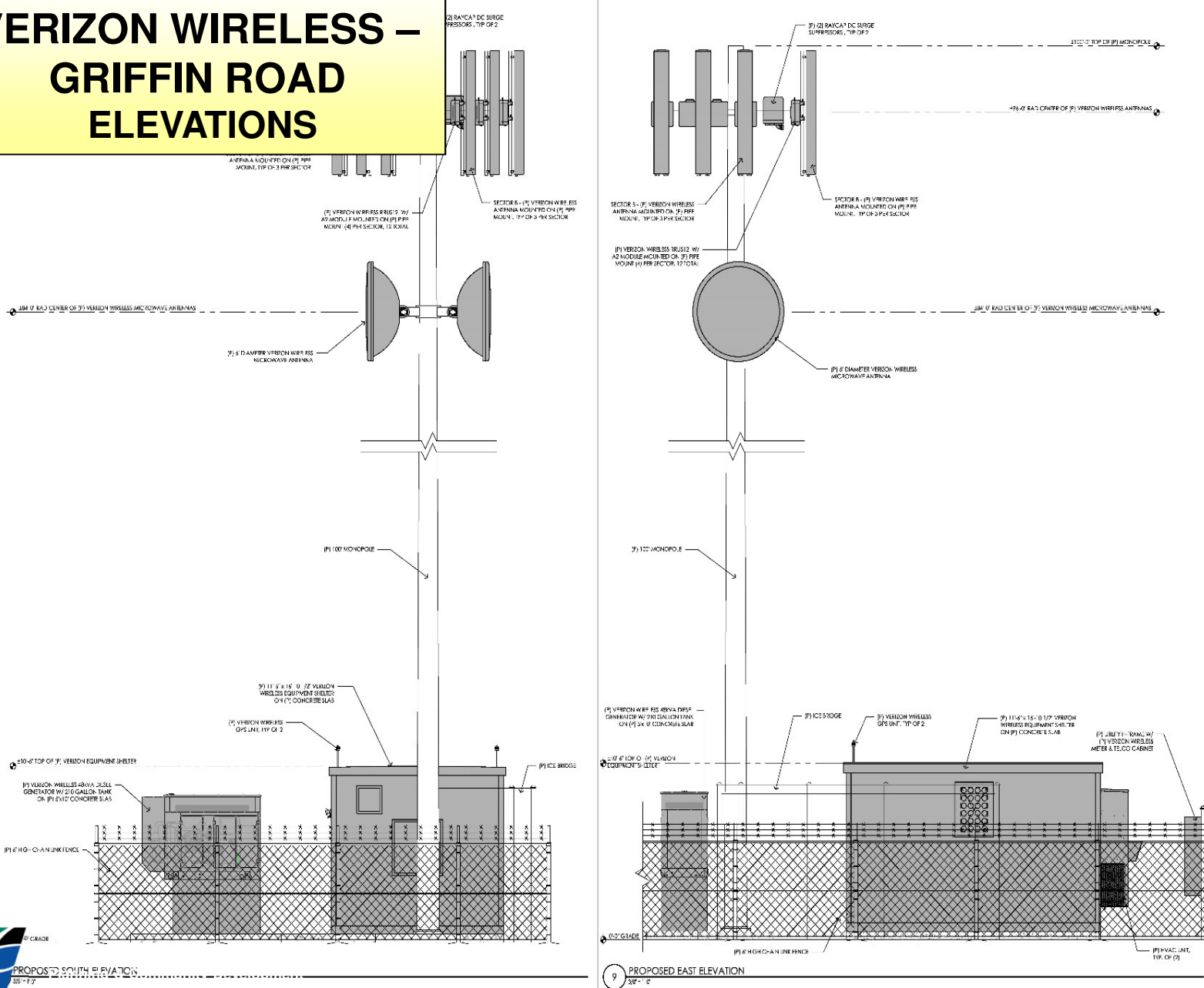
Scale: 1/16" = 1'-0"

Scale: 1/16" = 1'-0"

Scale: 1/16" = 1'-0"



UP PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD ELEVATIONS



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EXHIBIT B-7



FORWARD FOR

535 Pershing Drive
Folsom, California 95630

Vendor:

EPIC WIRELESS GROUP INC.
250 Anselmo Drive
Folsom, California 95630

Contract:

Architect:

PROJECT NO: 20141009231
LOCALITY: 296-1b
DRAWN BY: HLLHL
CHECKED BY: 3, C/W

DATE: 11/27/14
DESIGNER: BORGES
REVISION: 1582 (2/26/14)
DATE: 03/30/14
SCALE: 1/8" = 1'-0"

REVISIONS:

DATE: 11/12/14
100% ZD Submittal

DATE: 11/12/14
ELEVATIONS

SHEET NUMBER:
A-4.1

11/20/14

UP PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD PHOTO SIMULATION 1



Existing

Photosimulation of the view looking north along northbound Griffin Road.

Santa Fe Avenue

4343 Griffin Road
Hughson CA 95326



Proposed 100 ft monopole



Proposed

UP PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD PHOTO SIMULATION 2



Photosimulation of the view looking southwest along Griffin Road.

Santa Fe Avenue

4343 Griffin Road
Hughson CA 95326



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EXHIBIT B-9

UP PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD PHOTO SIMULATION 3



Existing

Photosimulation of the view looking south from the nearest point and clearest view from E Service Road.

Santa Fe Avenue

4343 Griffin Road
Hughson CA 95326



Proposed 100 ft monopole



Proposed

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EXHIBIT B-10

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. PLN2015-0003 VERIZON WIRELESS – GRIFFIN ROAD

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. 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 100 feet. Modifications to the tower's height or appurtenant structures are subject to a land use permit. The appropriate land use permit shall be determined by the Planning Director or appointed designee.
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. 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.
15. Pursuant to State Water Resources Control Board (State Water 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. The applicant at all times shall employ Best Management Practice's (BMP) as prescribed by the State Water Board to reduce pollutants and runoff flows from new construction resulting from project approval.

16. 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.
17. The applicant shall install two L-810 top mounted obstruction lights at the top of the tower per Federal Aviation Guideline AC70460-1k, Chapter 5 Section 53(a). The applicant is required to install and maintain the lighting for operational use at all times.

Department of Public Works

18. No parking, loading, or unloading of vehicles shall be permitted within the right-of-way of Griffin Road.
19. If a new asphalt driveway is to be installed for this project, Public Works shall approve the location of the driveway prior to installation.
20. An encroachment permit shall be taken out prior to any work being done in the Stanislaus County road right-of-way.

Department of Environmental Resources

21. The applicant should 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.
 - G. Medical waste generators must complete and submit a questionnaire to the Department for determination if they are regulated under the Medical Waste Management Act.

22. The applicant shall determine that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study, and Phase II study if necessary) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of the Department of Environmental Resources.

Building Permits Division

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

Turlock Irrigation District (TID)

24. If any irrigation facilities are found during construction, the applicant shall contact TID.
25. If grading is required than developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm shall be installed to prevent irrigation water from reaching non-irrigated properties.
26. The applicant shall provide electrical load requirements when applying for electric service.
27. The applicant/owner shall apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at the applicant's expense.
28. An electrical easement(s) shall be provided for the facilities to service the site based on the appropriate routing as determined by TID.

*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 10th 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. PLN2015-0003 - Verizon Wireless - Griffin Road
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:** 4343 Griffin Road, on the west side of Griffin Road, between E. Service and E. Grayson Roads, south of the City of Hugshon. APN: 045-007-010
5. **Project sponsor's name and address:** Mark Lobaugh
Verizon Wireless c/o Epic Wireless
8700 Auburn Folsom Road, Suite 400
Granite Bay, CA 95746
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to construct a new 100-foot monopole with nine (9) wireless antennas, two (2) GPS microwave antennas, equipment shelter, standby generator with fuel tank, and supporting equipment within a 1,200 square foot lease area on a 19.7± acre parcel. Antennas will be mounted at 96-foot centerline. The property is presently developed with a single-family dwelling and agriculture related accessory structures.
9. **Surrounding land uses and setting:** Chicken ranches and orchards to the east and west; orchards and ranchettes to the south; and orchards improved with a single-family dwelling each to the north.
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

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

April 14, 2015
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>Discussion: The site itself is not considered to be a scenic resource or a unique scenic vista. The surrounding area generally consists of agricultural uses as well as single-family dwellings in support of the onsite agriculture. The proposed communication facility will not have an adverse effect on the existing visual character of the site and its surroundings. Any lighting used for access or security shall be designed for the least intrusion possible. 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>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</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: The project requests to construct a 100-foot monopole communication tower and equipment shelter on a 1,200 square foot lease area of a 19.7± acre parcel. In accordance with Section 21.20.030C(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”, including “facilities for public utilities and communication towers”, 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 currently enrolled in Williamson Act Contract No. 72-1171. The site is also currently a producing almond orchard and has been improved with a single-family dwelling and accessory buildings. Adjacent land uses include similar agricultural production as well as ranchettes and chicken ranches. The California Department of Conservation’s Farmland Mapping and Monitoring Program maps recognize the parcel as Prime Farmland. A soil survey indicates that the following two types of soils exist on the parcel: Hanford Sandy Loam, 0 to 3 percent slopes and Tulunga Loamy Sand, 0 to 3 percent slopes.

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 referral period and no comments were received.

Considering the information above, 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: USDA Web Soil Survey; California Department of Conservation Important Farmland Maps; and the Stanislaus County General Plan and Support Documentation¹

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	

<p>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)?</p>			<p>X</p>	
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>			<p>X</p>	
<p>e) Create objectionable odors affecting a substantial number of people?</p>				<p>X</p>

Discussion: 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.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin.

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 210-gallon diesel fuel tank, does not generate criteria pollutants. The construction phase of this project will be required to meet 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.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis and the Stanislaus County General Plan and Support Documentation¹.

<p>IV. BIOLOGICAL RESOURCES -- Would the project:</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>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?</p>			<p>X</p>	
<p>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?</p>			<p>X</p>	
<p>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?</p>				<p>X</p>

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 1,200 square feet of a 19.7± acre site which has already been disturbed by 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 Department of Fish and Wildlife through an early consultation and no response has 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 Documentation¹.

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 Documentation¹.

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>Discussion: 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.</p>				
<p>Mitigation: None.</p>				
<p>References: California Building Code and the Stanislaus County General Plan and Support Documentation - Safety Element¹.</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) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>				<p>X</p>
<p>Discussion: Minimal greenhouse gas emissions will occur during construction. In addition, minimal gas emissions will occur from energy use and from vehicle trips to maintain the equipment which are anticipated to occur once monthly. These emissions are considered to be less than significant.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</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>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>			<p>X</p>	
<p>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?</p>			<p>X</p>	
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>Discussion: 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 monthly basis for routine maintenance, thereby limiting potential exposure to pesticides.</p>				

An early consultation 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 will be required to be submitted to and approved by DER. The project's use of a 210 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: Referral response from the Stanislaus County Department of Environmental Resources Hazardous Materials Division dated April 14, 2015, and the Stanislaus County General Plan and Support Documentation¹.

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: Stormwater 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 March 23, 2015, and the Stanislaus County General Plan and Support Documentation ¹ .									
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 1,200 square foot lease area is not anticipated to negatively impact surrounding agricultural operations. 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: Stanislaus County General Plan and Support Documentation ¹ .									
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 ¹ .				
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
Discussion: 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.				
Mitigation: None.				
References: Stanislaus County General Plan and Support Documentation ¹ .				
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

<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>				<p>X</p>
<p>Discussion: This project does not propose any significant type of growth inducing features; therefore, adverse effects created by population growth should not occur.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>XIV. PUBLIC SERVICES --</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>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:</p>				
<p>Fire protection?</p>			<p>X</p>	
<p>Police protection?</p>			<p>X</p>	
<p>Schools?</p>				<p>X</p>
<p>Parks?</p>				<p>X</p>
<p>Other public facilities?</p>			<p>X</p>	
<p>Discussion: 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 significant concerns were identified with regard to public services.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>XV. RECREATION --</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>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?</p>				
				<p>X</p>

<p>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?</p>				<p>X</p>
<p>Discussion: This project will not increase demands for recreational facilities as such impacts typically are associated with residential development.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</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>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?</p>				<p>X</p>
<p>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?</p>			<p>X</p>	
<p>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?</p>			<p>X</p>	
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>			<p>X</p>	
<p>e) Result in inadequate emergency access?</p>			<p>X</p>	
<p>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?</p>				<p>X</p>
<p>Discussion: 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 applicant will widen the existing driveway that extends around the lease area to 15 feet to meet safety standards. The project was referred to Stanislaus County's Department of Public Works. They did not raise any significant concerns and conditions of approval will be added to the project to reflect their comments.</p>				
<p>Mitigation: None.</p>				
<p>References: Referral response from the Stanislaus County Department of Public Works dated March 16, 2015, and the Stanislaus County General Plan and Support Documentation¹.</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
<p>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.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
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	

<p>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)?</p>			<p>X</p>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	
<p>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.</p>				

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¹Stanislaus 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. PLN2015-0003 - Verizon Wireless - Griffin Road

LOCATION OF PROJECT: 4343 Griffin Road, on the west side of Griffin Road, between E. Service and E. Grayson Roads, south of the City of Hugshon. APN: 045-007-010

PROJECT DEVELOPERS: Mark Lobaugh
Verizon Wireless c/o Epic Wireless
8700 Auburn Folsom Road, Suite 400
Granite Bay, CA 95746

DESCRIPTION OF PROJECT: Request to construct a new 100-foot monopole with nine (9) wireless antennas, two (2) GPS microwave antennas, equipment shelter, standby generator with fuel tank, and supporting equipment within a 1,200 square foot lease area on a 19.7± acre parcel. Antennas will be mounted at 96-foot centerline. The property is presently developed with a single-family dwelling and agriculture related accessory structures.

Based upon the Initial Study, dated **April 14, 2015**, 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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2015-0003 - VERIZON WIRELESS - GRIFFIN ROAD

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources / Mine Reclamation	X	X			X							
CA DEPT OF FISH & WILDLIFE	X	X			X							
CA OPR STATE CLEARINGHOUSE	X	X			X							
CA RWQCB CENTRAL VALLEY REGION	X	X		X				X		X	X	
CITY OF: HUGHSON	X	X		X				X		X		X
COOPERATIVE EXTENSION	X	X			X							
CROP DUSTERS	X	X			X							
FIRE PROTECTION DIST: HUGHSON	X	X			X							
IRRIGATION DISTRICT: TID	X	X		X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X			X							
MT VALLEY EMERGENCY MEDICAL	X	X			X							
PACIFIC GAS & ELECTRIC	X	X			X							
RAILROAD: BNSF	X	X			X							
SAN JOAQUIN VALLEY APCD	X	X			X							
SCHOOL DISTRICT 1: HUGHSON	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										
STAN CO FARM BUREAU	X	X			X							
STAN CO HAZARDOUS MATERIALS	X	X		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							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: ATT	X	X			X							