



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: August 6, 2019

AGENDA ITEM: #2

CUP	2019-011	Replacement Communication Tower
APN	064-100-043	Applicant: Horizon Tower, LLC
CEQA		Owner: Independent Properties
		Exempt

REQUEST:

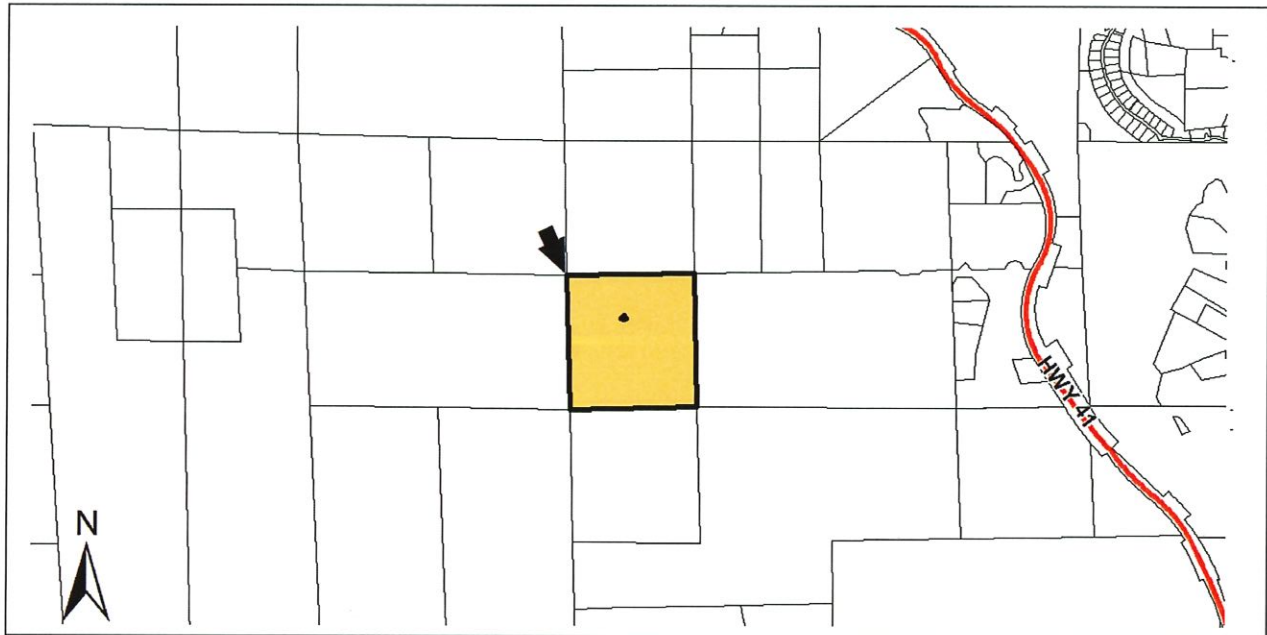
Replacement of existing tower with same design (lattice) and height (100') built to Rev G standards.

LOCATION:

On the west side of Highway 41 approximately 0.75 miles west of its intersection with an unnamed Access Road (no situs), Oakhurst.

ENVIRONMENTAL ASSESSMENT:

Under the provision of the California Environmental Quality Act (CEQA) Section 15302(c), and the Madera County Environmental Evaluation Guidelines, the County has determined that this project will not have a significant effect on the environment and is exempt from CEQA.



RECOMMENDATION: Approval of Conditional Use Permit #2019-011 subject to conditions.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: A (Agriculture) Designation

SURROUNDING: A (Agriculture) Designation, AE (Agricultural Exclusive) Designation, RR (Rural Residential) Designation

OAKHURST AREA PLAN (Exhibit A-1):

SITE: A (Agriculture) Designation

SURROUNDING: A (Agriculture) Designation, AE (Agricultural Exclusive) Designation, RR (Rural Residential) Designation

ZONING (Exhibit B):

SITE: RMS (Residential Mountain Single Family) District

SURROUNDING: RMS (Residential Mountain Single Family, ARE-40 (Agricultural Rural Exclusive-40 Acre) District, ARE-20 (Agricultural Rural Exclusive-20 Acre) District

LAND USE:

SITE: Communication Tower

SURROUNDING: Rural Residential, Grazing and Vacant Parcels

SIZE OF PROPERTY: 39.98 Acres

ACCESS (Exhibit A): The property is accessed by an unnamed access road.

BACKGROUND AND PRIOR ACTIONS:

In September 1996, the Planning Commission approved Variance 1996-09 to allow a height variance for a communication tower where the maximum allowable height is 35 feet. In 2003, the Planning Division received several letters from cellular companies that expressed interest in collocation on the approved communication tower. At the time, the additional cell carrier antennas only required building permits and not entitlements.

PROJECT DESCRIPTION:

This is a request for Conditional Use Permit to allow a replacement of a 100 foot monopole communication tower. The communication tower is being replaced in order to comply with Rev G Structural Standards.

ORDINANCES/POLICIES:

Chapter 18.04.121 of the Madera County Zoning Ordinance defines Communication tower/wireless communication facility.

Chapter 18.11.100 of the Madera County Zoning Ordinance outlines the allowable uses within the RMS (Residential Mountain Single Family) District.

Chapter 18.86.0410 of the Madera County Zoning Ordinance defines existing uses permitted.

Chapter 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing of conditional use permits.

Madera County General Plan Policy Document (page 9) outlines the allowable uses within the A (Agriculture) Designation.

ANALYSIS:

The Request is for a Conditional Use Permit to allow a replacement communication tower. The project will include of a replacement 100' tall, lattice communication tower and the addition of 12 cell tower carrier antennas. The proposed tower will be built adjacent to the existing 100' tall tower communication. The existing tower will be removed and one existing radio antenna will be relocated to the new, replacement tower. All other equipment on the tower will be abandoned. The communication tower is being replaced in order to comply with Rev G Structural Standards. Rev G is the latest revision of the TIA-222 Standard "Structural Standards for Antenna Supporting Structure and Antennas." The previous version for the structural standard was Rev F. Rev G is based on a 3-second gust wind speed, where Rev F was based on a fastest-mile wind speed. The new standard is anticipated to create a safer communication tower.

The proposed project is located on a 39.98 acre parcel that is zoned RMS (Residential Mountain Single Family) and has the General Plan and Oakhurst Area Plan of A (Agriculture). The Zoning Ordinance for RMS does not explicitly state that communication facilities or tower are permitted with the zone district. However, based on County Section 18.86.010 the project is considered an existing and any alteration to the site would require a Conditional Use Permit. The General Plan and Oakhurst Area Plan Designation A (Agriculture) allows for public and quasi public uses. The proposed communication tower is consistent with its zoning and General Plan designation and Oakhurst Area Plan Designation.

The project site is accessed by an unnamed road and is approximately 0.75 miles west of its intersection with Highway 41. The project site is surrounded by a sparsely populated area. Any impact from the replacement tower on neighboring properties is anticipated to be less than significant. The majority of land surrounding the project site is undeveloped and dominated by natural vegetation.

The project has been circulated to County Departments and outside regulatory agencies for comments. This included the California Department of Transportation,

Regional Water Quality Control Board, Department of Fish and Wildlife, San Joaquin Valley Unified Air Pollution Control District, the Chowchilla Yokuts Tribe, Dumna Wo Wah Tribal Government, Picayune Rancheria of Chuckchansi, and Table Mountain Rancheria. Comments were received by The Sheriff's Office, Public Works Department and Environmental Health Division.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$50.00 for Notice of Exemption filing fee. The project is categorically exempt from CEQA and will not be required to pay Fish and Wildlife fees.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of the project. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following:

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance.* Despite not being explicitly stated within the Permitted Land Uses for the RMS zone district, the project does not violate the spirit or intent of the Zoning Ordinance. Furthermore, under County Code Section 18.86.010 is an existing use and any alterations to the use would require a Conditional Use Permit.
2. *The proposed project is not contrary to the public health, safety, or general welfare.* The project would allow the continuance of radio wave and cellular communication. These forms of communication are necessary in emergency situations. The project will enable residents and visitors of Madera County to have access to cellular coverage and radio transmission.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors* in that the project must adhere to local and state health and building codes. No additional odors, noise, dust, smoke, or glare is being produced by the project.
4. *The proposed project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* There is an existing communication tower on the project site. The replacement tower is anticipated to have a negligible effect on property values and general desirability of the surrounding properties. While there are a few distant residences within the vicinity of the project, there are no major development within the area.

GENERAL PLAN CONSISTENCY:

The General Plan designation for the property is A (Agricultural) which allows for public and quasi-public uses, which a cell tower would fall under. The property is zoned RMS (Residential Mountain Single Family) District which does not explicitly allow for cell towers. However, County Code Section 18.86.010 allows for existing lawful using to be altered on a project site with approval of a Conditional Use Permit. The zoning ordinance, general plan designation and area plan designation are compatible with the proposed use.

RECOMMENDATION:

Approval of Conditional Use Permit #2019-011 subject to conditions.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1, Oakhurst Area Plan
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D-1, Site Plan
6. Exhibit D-2, Existing Site Plan
7. Exhibit D-3, Proposed Site Plan
8. Exhibit D-4, Existing Elevation
9. Exhibit D-5, Existing Elevation
10. Exhibit D-6, Proposed Elevation
11. Exhibit D-7, Proposed Elevation
12. Exhibit E, Aerial Map
13. Exhibit F, Topographical Map
14. Exhibit G, Operational Statement
15. Exhibit H, Public Works Department Comments
16. Exhibit I, Environmental Health Division Comments
17. Exhibit J, Sheriff's Office Comments

CONDITIONS OF APPROVAL

PROJECT NAME:

Horizon Tower, LLC – Conditional Use Permit – Oakhurst (064-100-043)

PROJECT LOCATION:

On the west side of Highway 41 approximately 0.75 miles west of its intersection with an unnamed Access Road (no situs), Oakhurst.

PROJECT DESCRIPTION:

This request is for a Conditional Use Permit (2019-006) to allow the replacement of existing tower with same design (lattice) and height (100') built to Rev G standards.

APPLICANT:

Horizon Tower, LLC

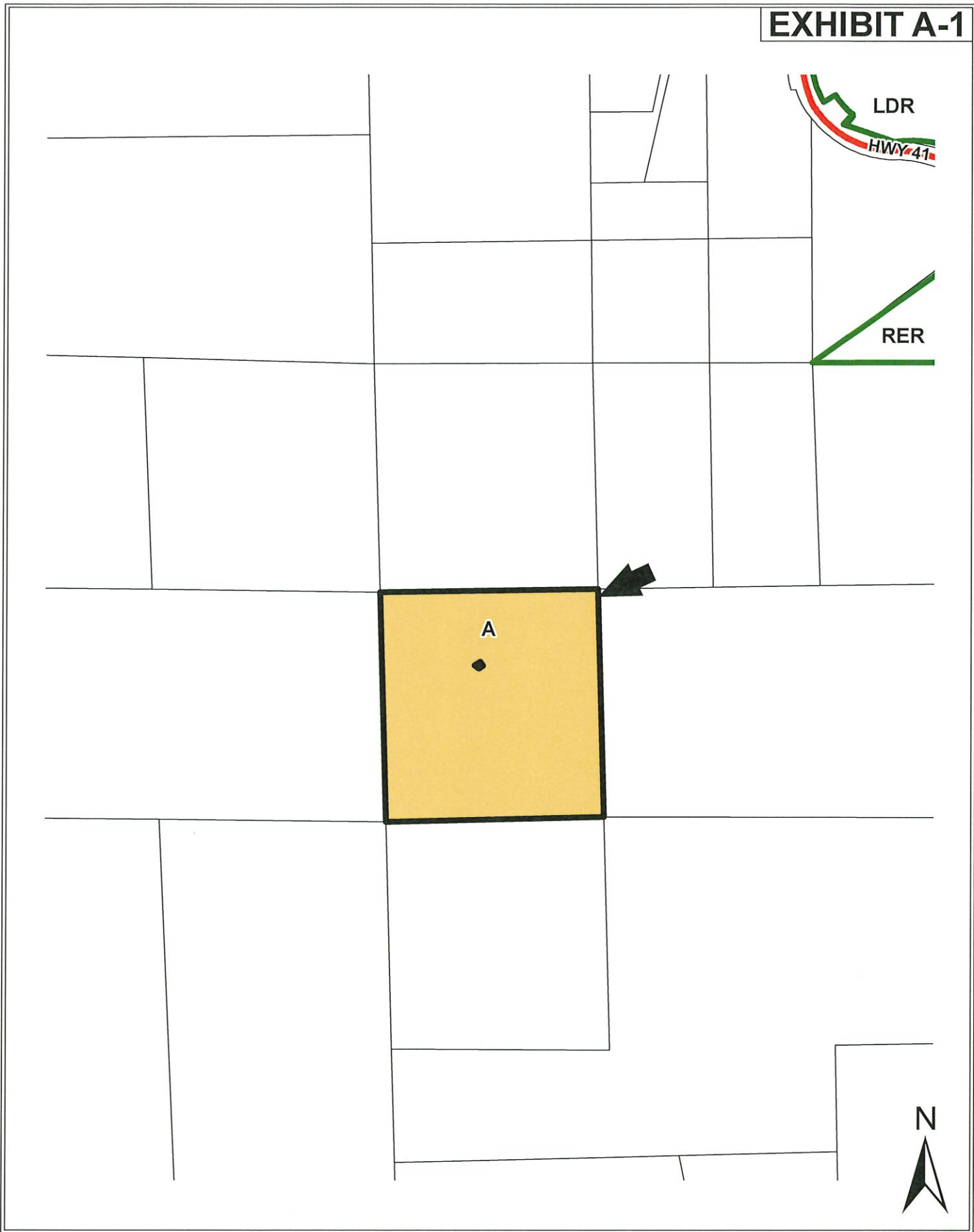
CONTACT PERSON/TELEPHONE NUMBER:

(925) 314-1113

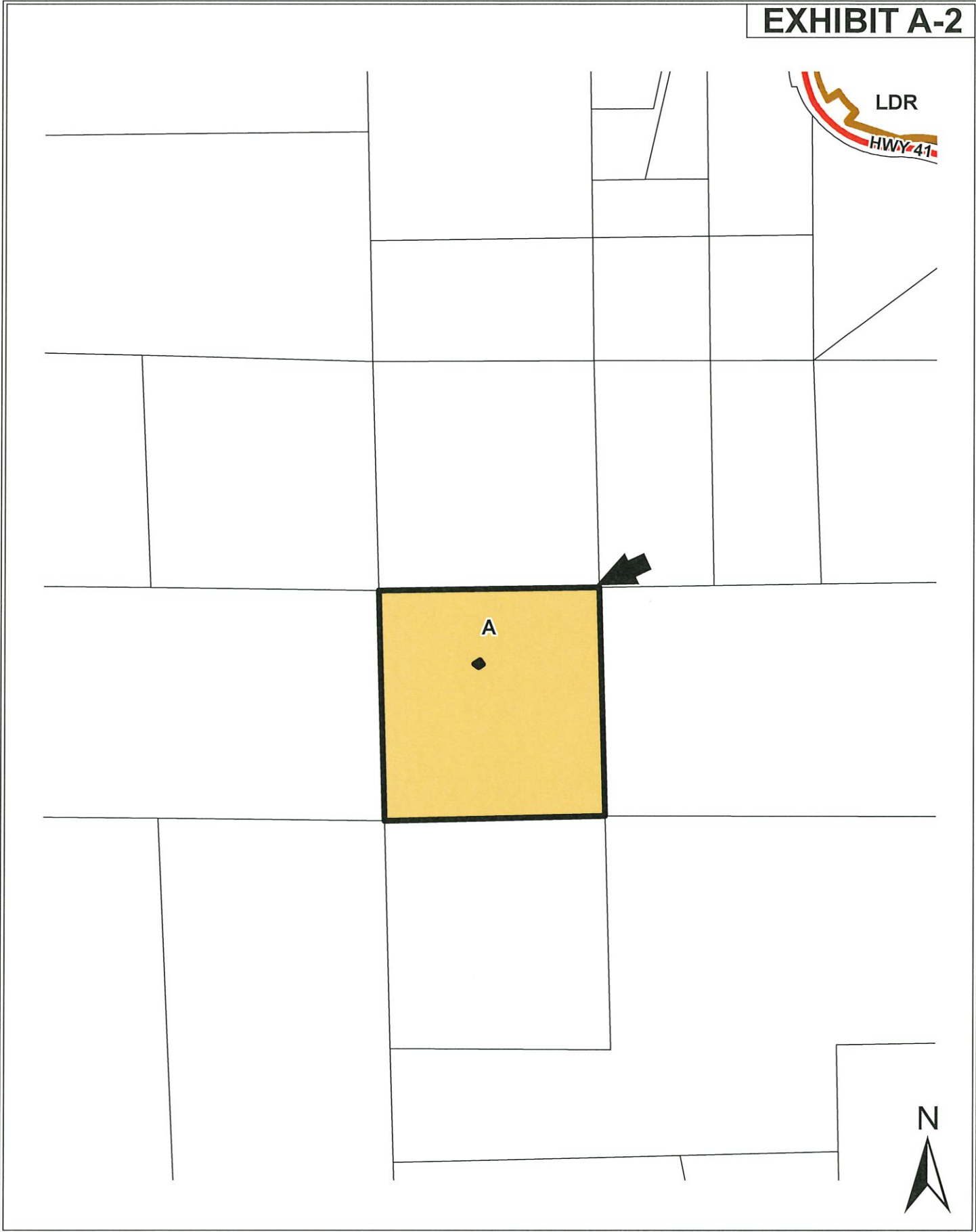
No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	The facility will be regulated under the Hazardous Material Business Plan and or Waste Generator depending on the type and/or amount of hazardous material on-site. (Article I, Chapter 6.95, of the California Health & Safety Code)	Environmental Health Division			
2	If facility is already regulated by this Division the applicant must update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has changed.	Environmental Health Division			
3	As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: www.cers.calepa.ca.gov	Environmental Health Division			
4	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	Environmental Health Division			
Public Works					
1	The applicant shall submit a stamped grading and drainage plan and application to the County prior to the issuance of a Commercial Permit. If applicable, drainage or onsite storage calculations will need to be submitted to the Public Works Department for review and approval as well. This plan shall identify onsite retention for any increase in storm water runoff generated by the proposed development. The grading, drainage plan, and calculations shall be prepared by a licensed professional.	Public Works Department			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
	All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by 2 pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.	Public Works Department			
Planning					
1	The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by conditions of approval required for the project.	Planning Division			
2	Any construction activity associated with this project will be limited limited to the hours of 7AM to 7PM Monday through Friday and 9AM to 5PM on Saturday. Construction activities will be prohibited on Sundays.	Planning Division			
3	All roadways and parking areas associated with the project are to be covered and maintained with material sufficient to create a dust free environment.	Planning Division			
4	If the driveway or any signage is to be illuminated all lighting related to the project is to be hooded and directed downwards so as not to impact surrounding parcels.	Planning Division			
5	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 3 Archeological study.	Planning Division			
6	The tower antennas shall be treated or coated in such a manner as to make it non-reflective.	Planning Division			
7	If not required by the Federal Aviation Administration for safety purposes, the tower shall not be lighted. If lighting is used, white (preferable) or red strobe lights at the minimum number, intensity, and flashes per minute shall be used.	Planning Division			

EXHIBIT A-1

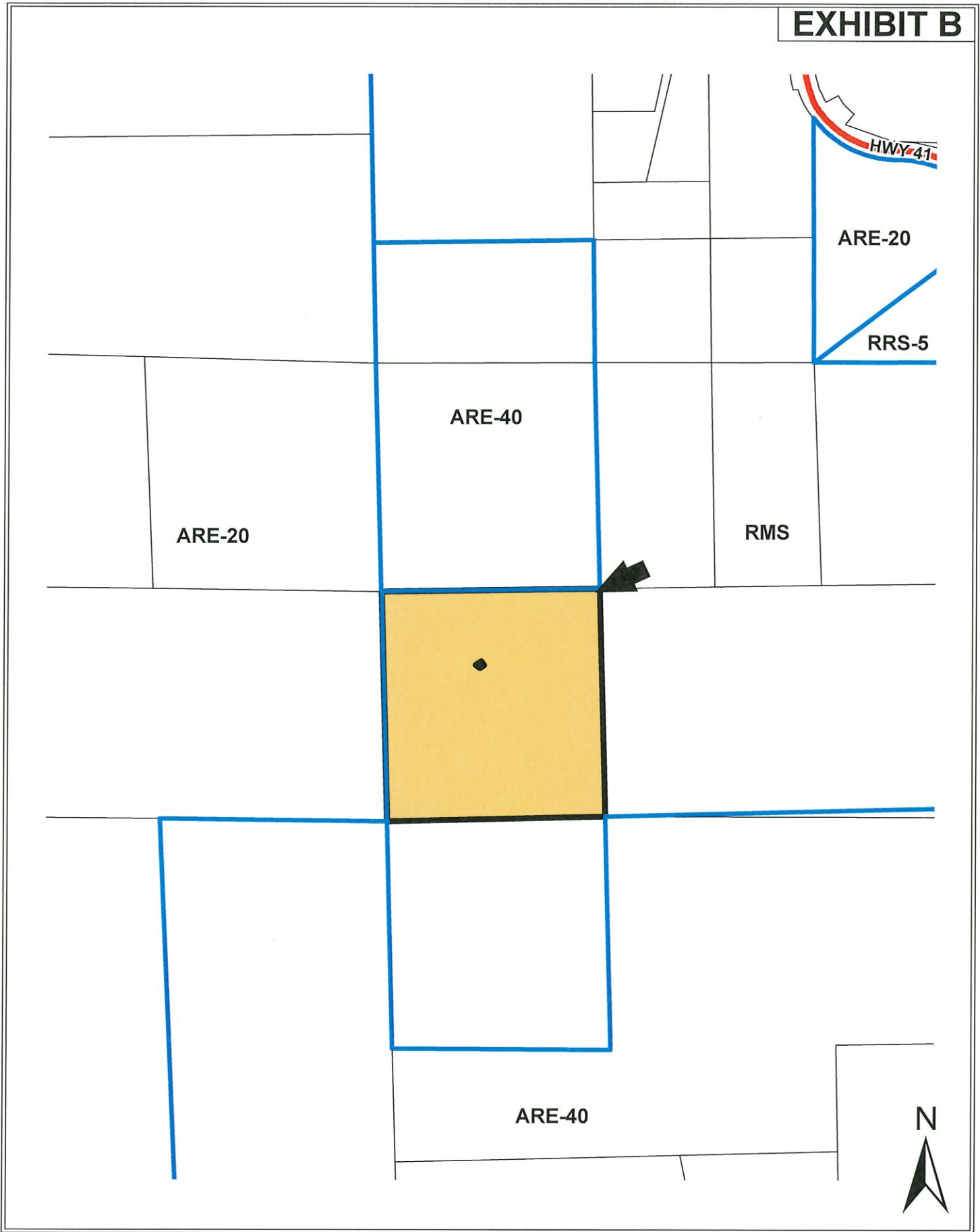


GENERAL PLAN MAP



OAKHURST AREA PLAN

EXHIBIT B



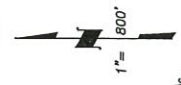
ZONING MAP

SEC 22 & POR. OF SEC 15, 21 & 23 T.7S R.21E. M.D.B.&M.

64-10

Tax Area Code
56-009
56-017
56-103

1. S37°08'E 30.43'
2. S63°27'E 33.17'
3. N3°05'W 204.05'
4. N4°18'E 146.24'
5. S88°27'E 248.64'
6. S42°39'E 46.08'
7. S16°36'E 284.33'
8. W 271.33'
9. N12°04'E 225'
10. N63°27'W 557'
11. N3°05'W 30.09'
12. S37°08'E 173.9'
13. S88°27'E 242'
14. S63°27'E 294.35'
15. N3°05'W 219.77'
16. N4°20'E 291.60'
17. N63°27'W 291.77'
18. N3°05'W 291.60'
19. S88°27'E 291.60'
20. S 291.60'
21. N84°13'W 204.11'
22. S20°23'W 204.11'
23. R=825' L=7886.2'
24. 216'



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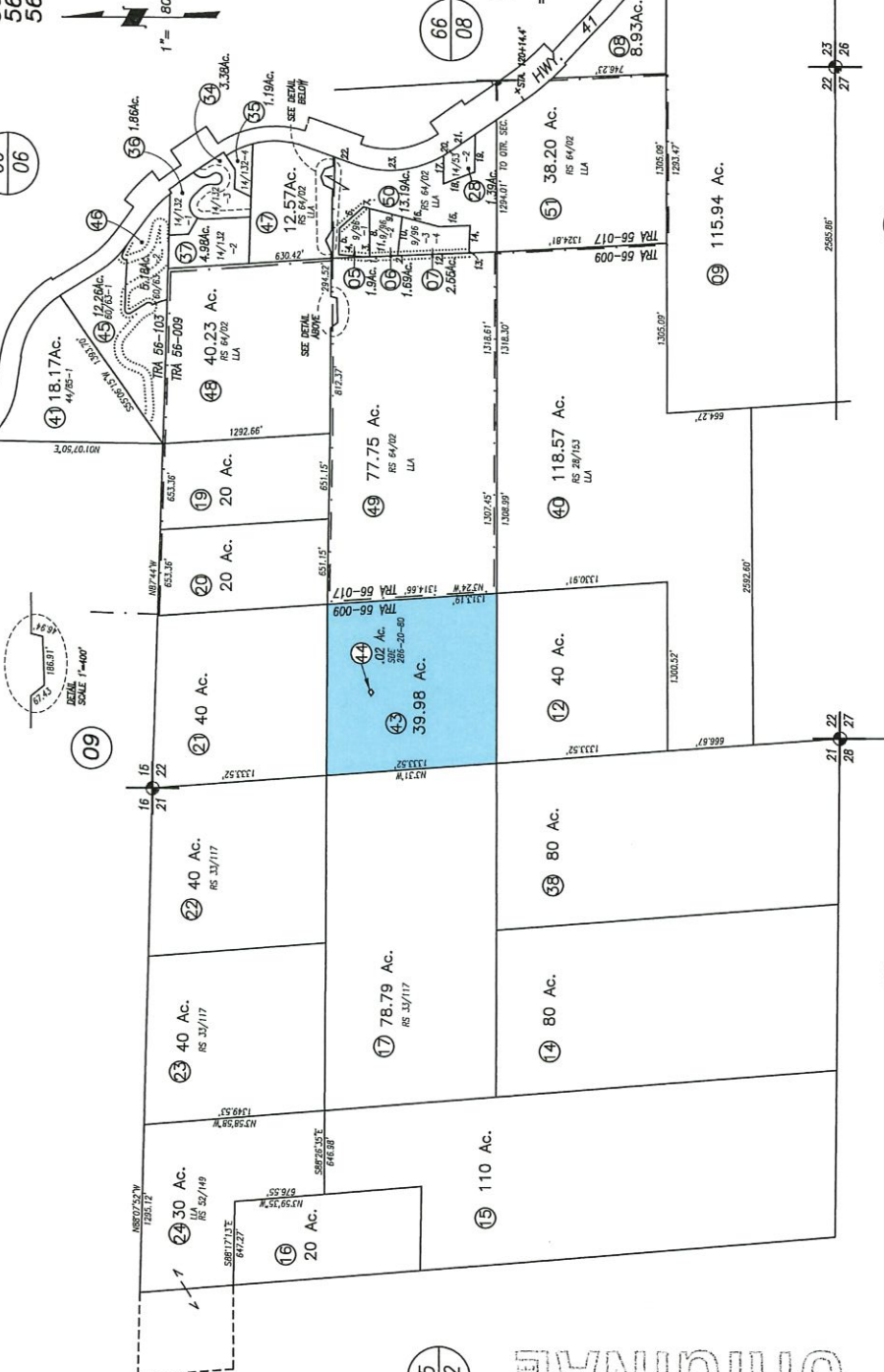
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11

54 02

Assessor's Map No. 64-10
Bass Lake School District
County of Madera, Calif.
1966

NOTE- Assessor's Block Numbers Shown in Ellipses. ○
 Assessor's Parcel Numbers Shown in Circles. ○

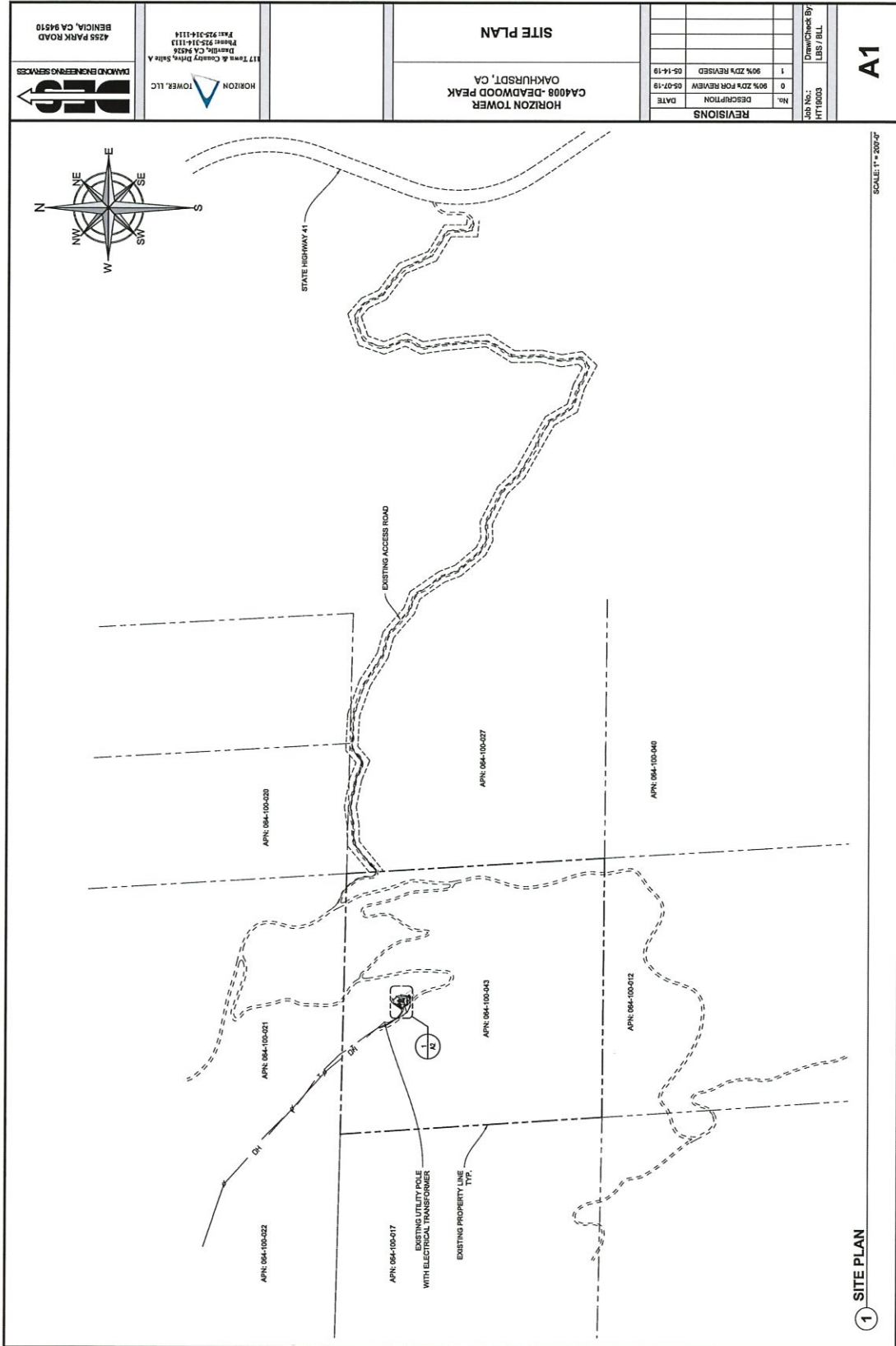
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NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.



18190-01 CLR

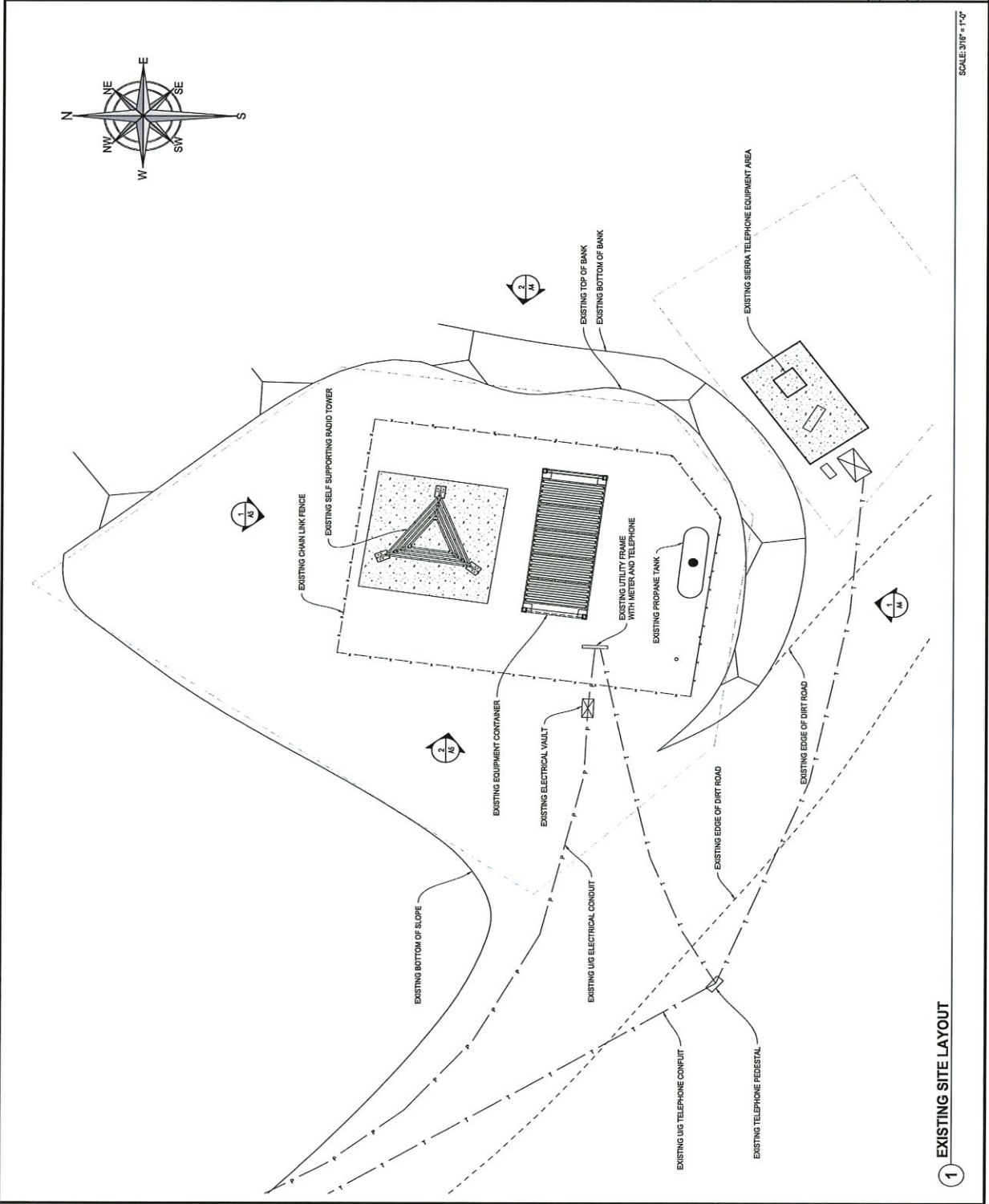
ASSESSOR'S MAP

ORIGINAL



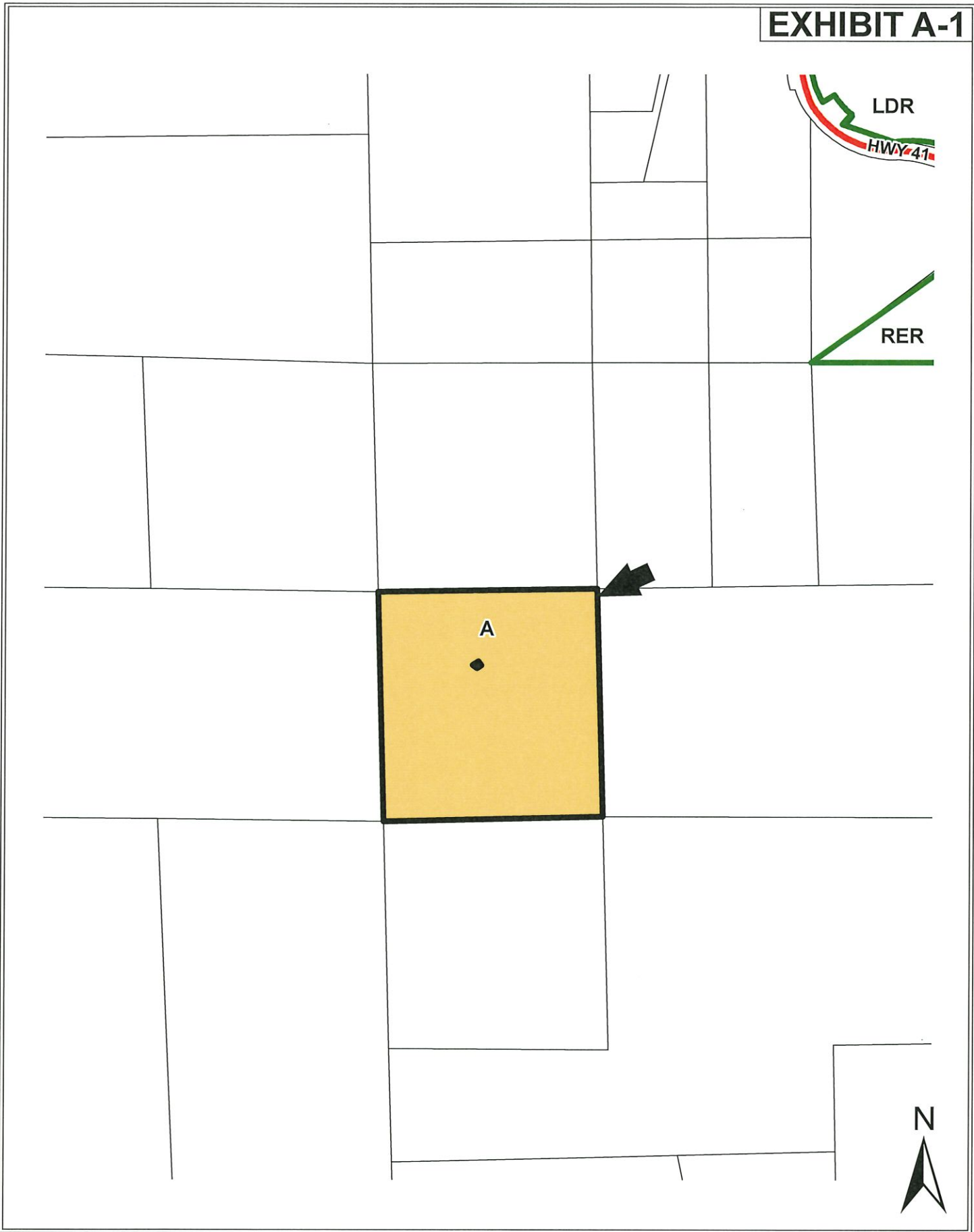
SITE PLAN MAP

 DIAMOND ENGINEERING SERVICES 4255 PARK ROAD BENICIA, CA 94510	 HORIZON TOWER, LLC 117 Tower & Century Drive, Suite A Hayward, CA 94526 Phone: 925-314-1114	HORIZON TOWER CA4008 -DEADWOOD PEAK OAKHURSDT, CA	EXISTING SITE LAYOUT	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">No.</th> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: left;">DATE</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>90% ZDA FOR REVIEW</td> <td>05-07-19</td> </tr> <tr> <td>1</td> <td>90% ZDA REVISED</td> <td>05-14-19</td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE	0	90% ZDA FOR REVIEW	05-07-19	1	90% ZDA REVISED	05-14-19
No.	DESCRIPTION	DATE											
0	90% ZDA FOR REVIEW	05-07-19											
1	90% ZDA REVISED	05-14-19											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Job No.:</td> <td style="width: 15%;">HT19003</td> <td style="width: 15%;">Drawn/Checked By:</td> <td style="width: 15%;">LBS/BLL</td> <td style="width: 40%; text-align: center; font-size: 2em;">A2</td> </tr> </table>				Job No.:	HT19003	Drawn/Checked By:	LBS/BLL	A2					
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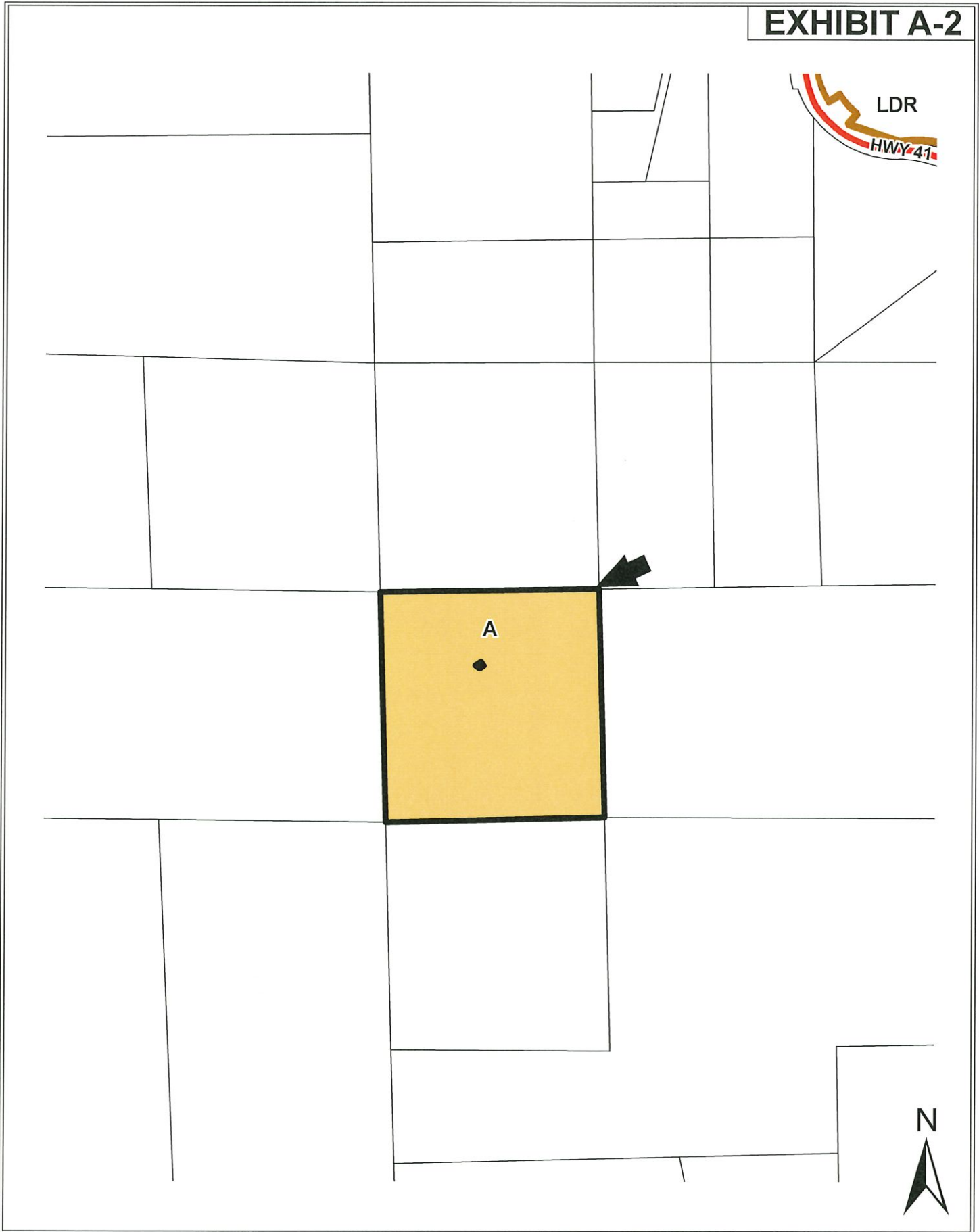


EXISTING SITE PLAN MAP

EXHIBIT A-1

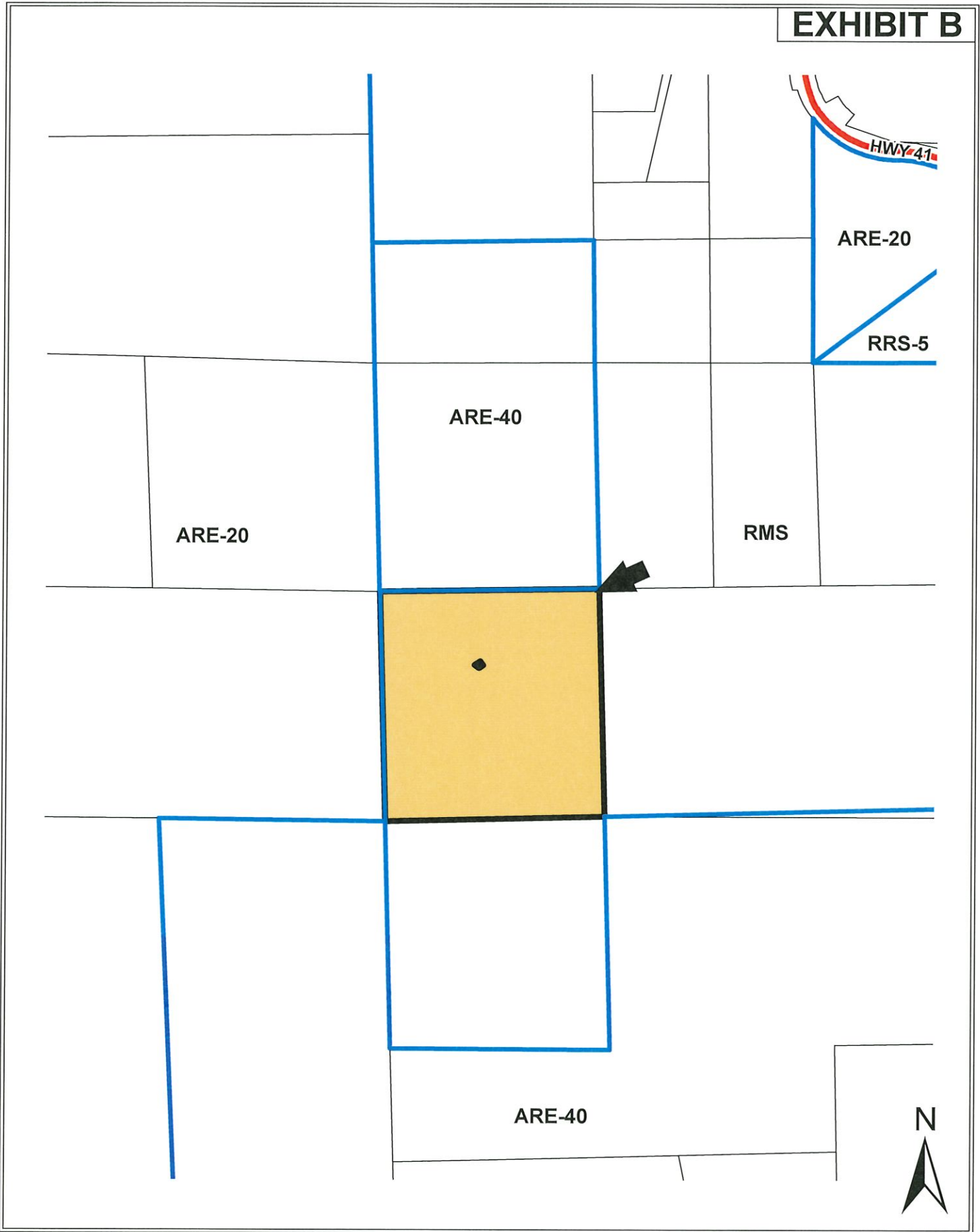


GENERAL PLAN MAP



OAKHURST AREA PLAN

EXHIBIT B

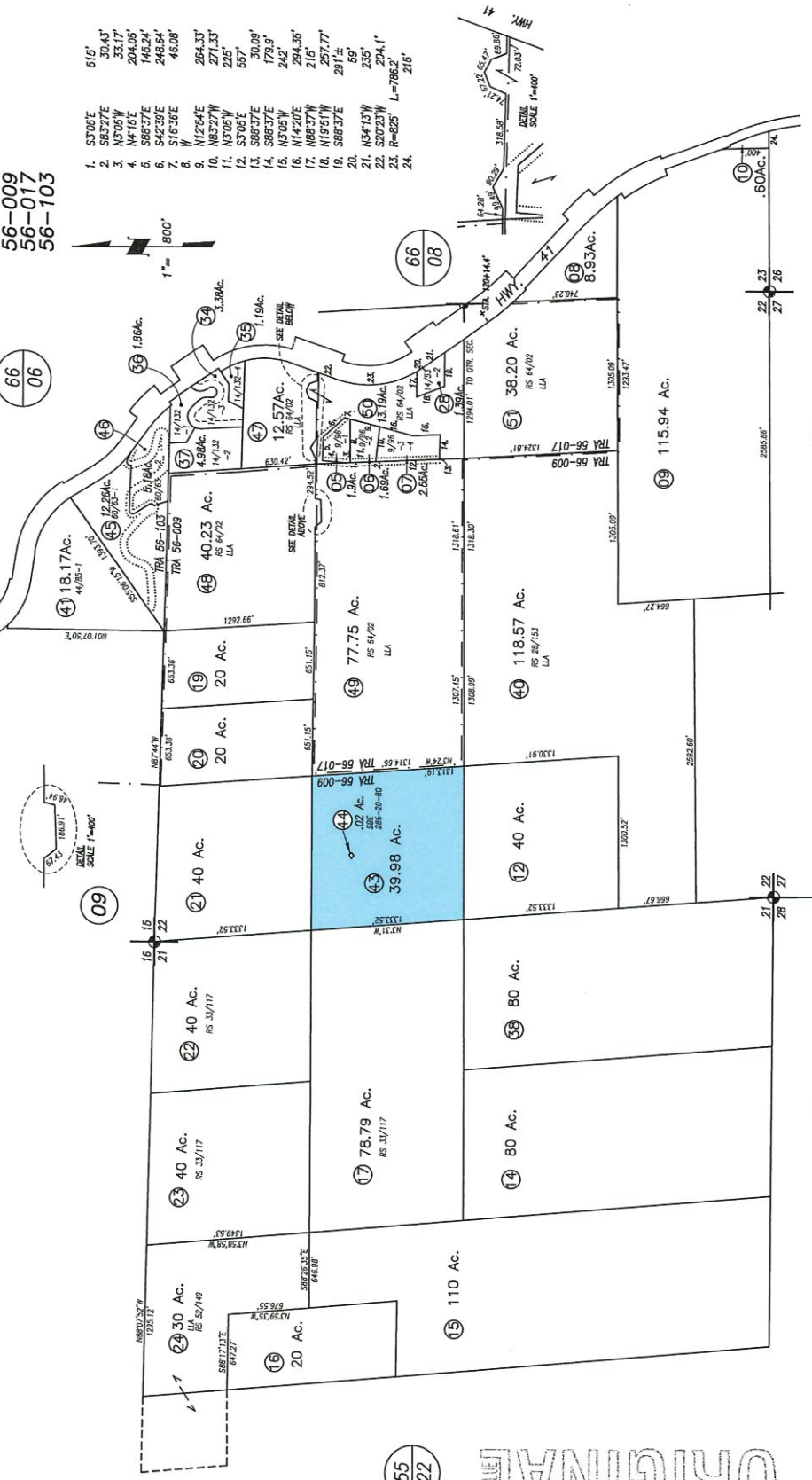
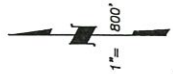


ZONING MAP

SEC 22 & POR. OF SEC 15, 21 & 23 T.7S R.21E. M.D.B.&M. 64-10

Tax Area Code
56-009
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10. N83°27'W 225'
11. N37°05'W 557'
12. S7°05'E 30.09'
13. S88°37'E 179.5'
14. S88°37'E 242'
15. N2°05'W 294.35'
16. N14°20'E 215'
17. N88°37'W 257.77'
18. N19°51'W 291.1'
19. S88°37'E 69'
20. N64°13'W 235'
21. S20°23'W 204.1'
22. R=625 L=786.2'
23. R=625 L=786.2'
24. 216'



NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

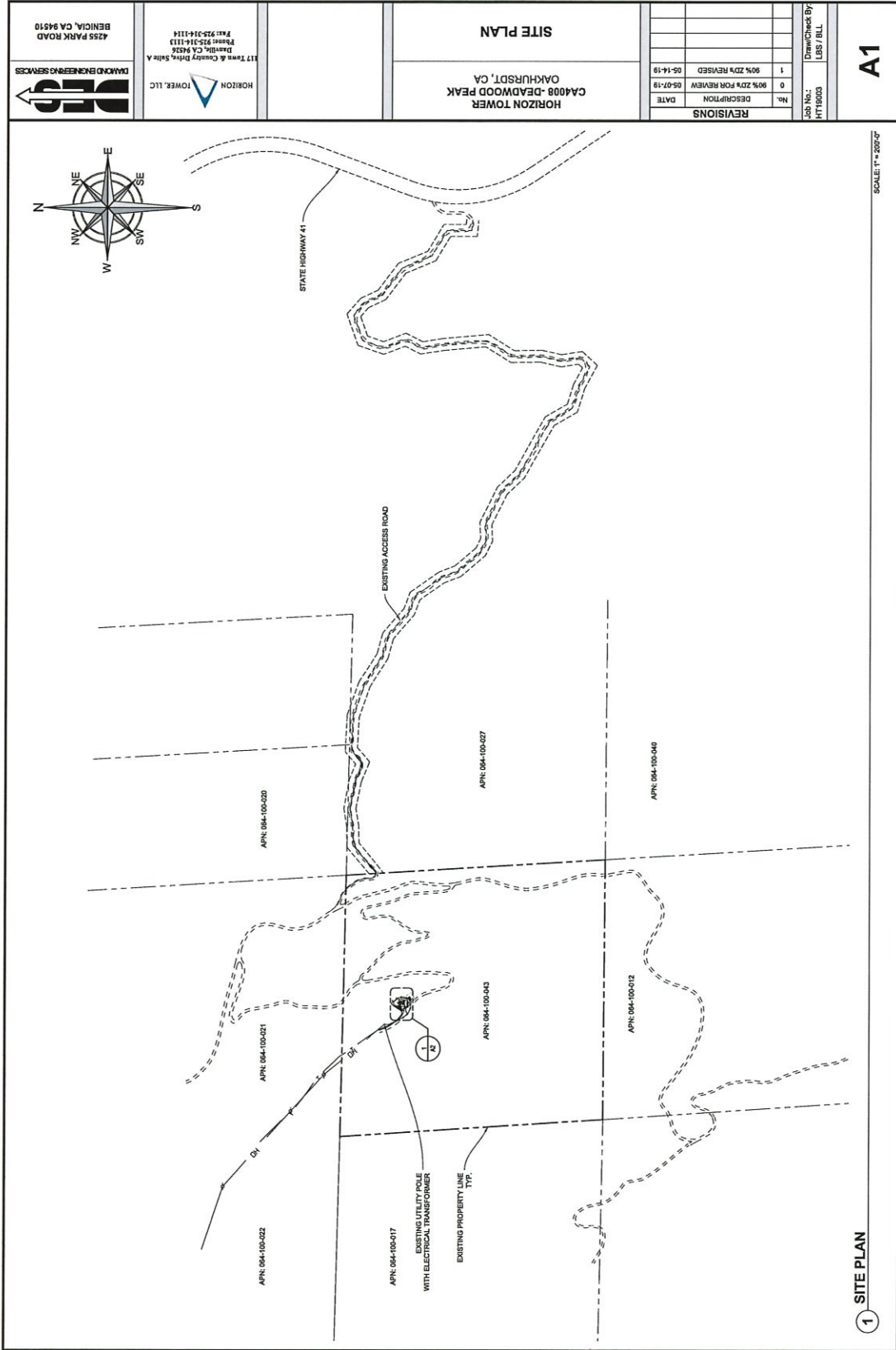
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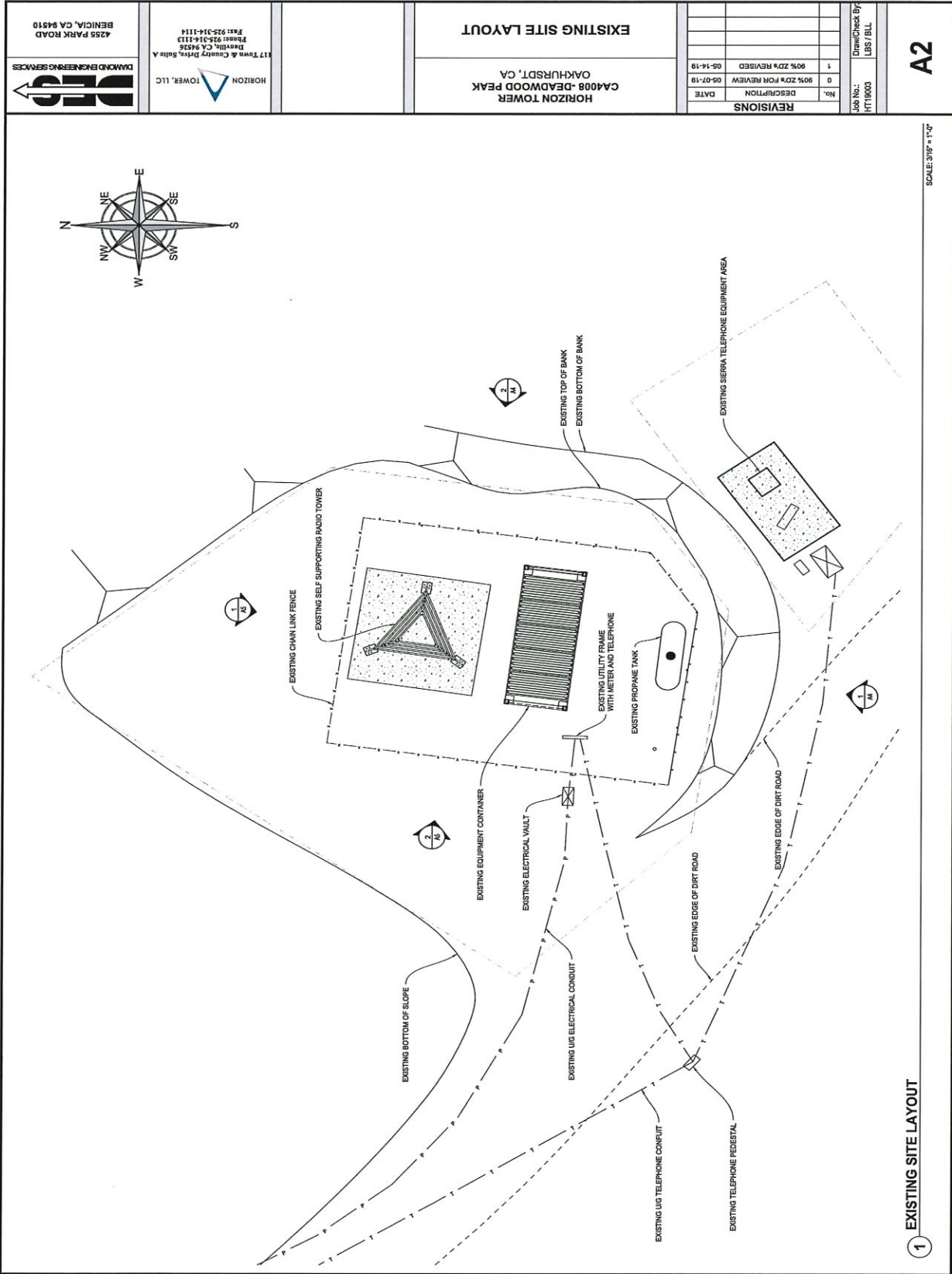
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ASSESSOR'S MAP

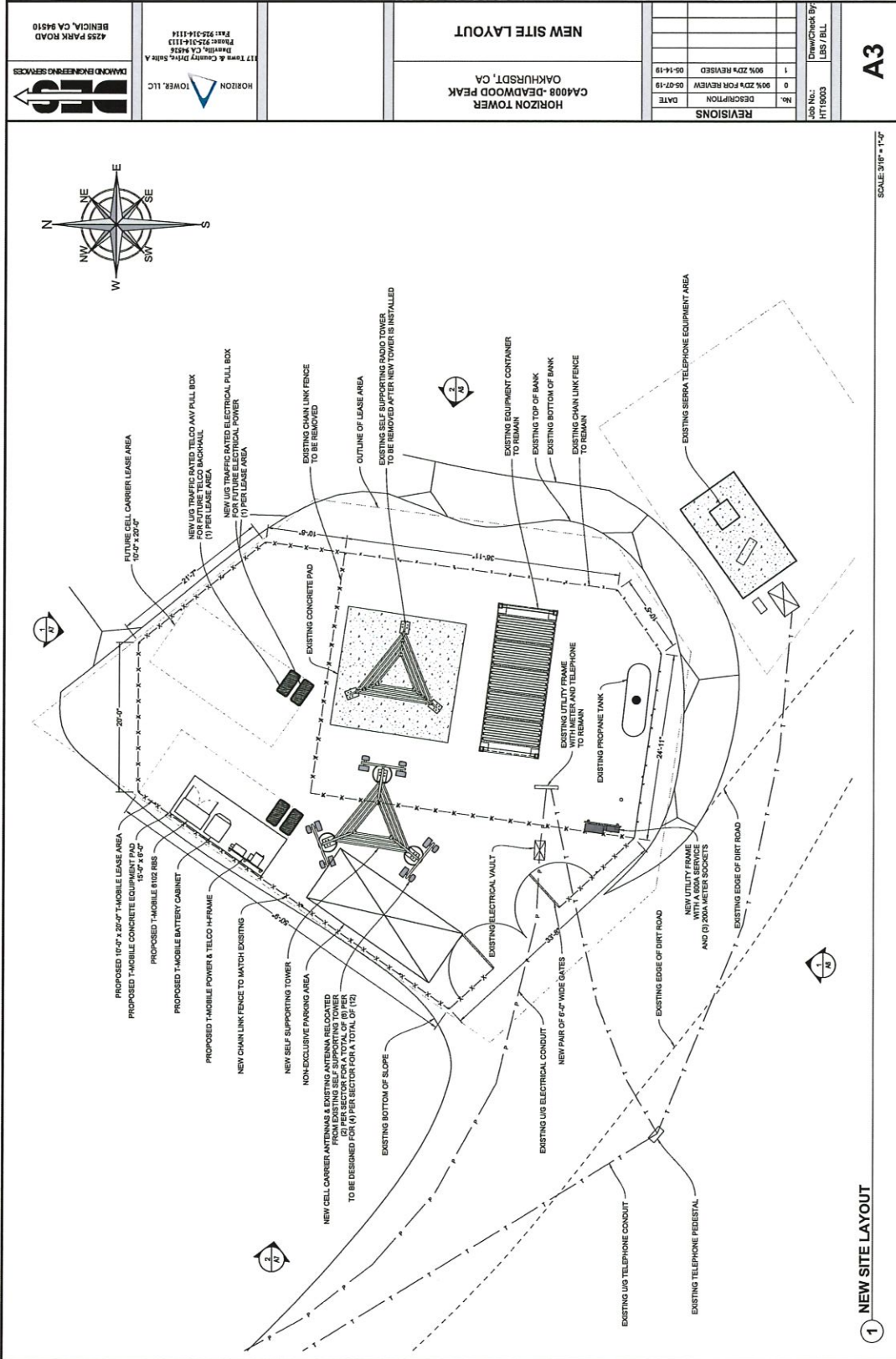
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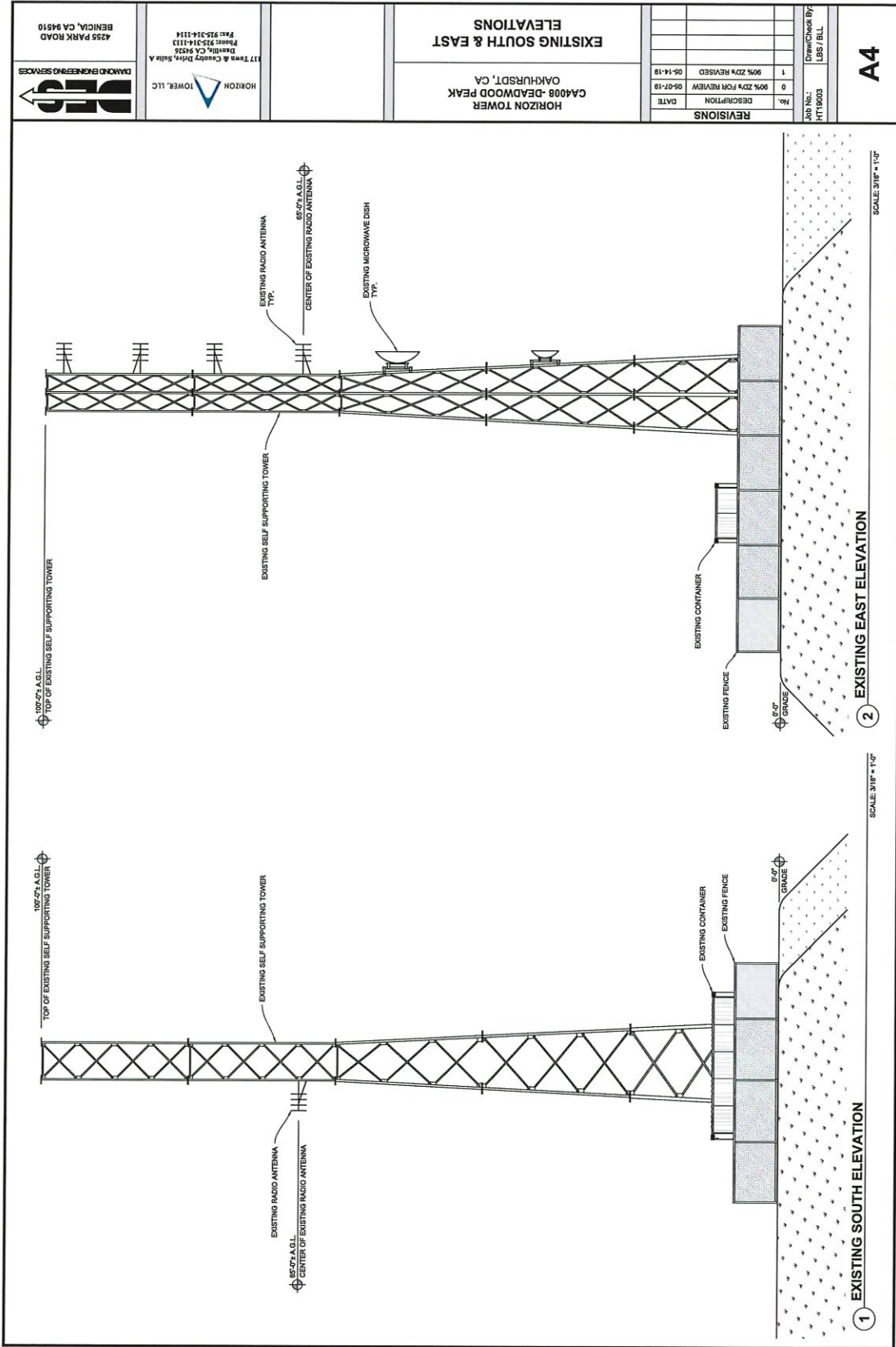
SITE PLAN MAP



EXISTING SITE PLAN MAP



PROPOSED SITE PLAN MAP



REVISIONS	
No.	DESCRIPTION / DATE
1	90% ZDP FOR REVIEW 05-14-18
0	90% ZDP FOR REVIEW 05-07-18

EXISTING SOUTH & EAST ELEVATIONS

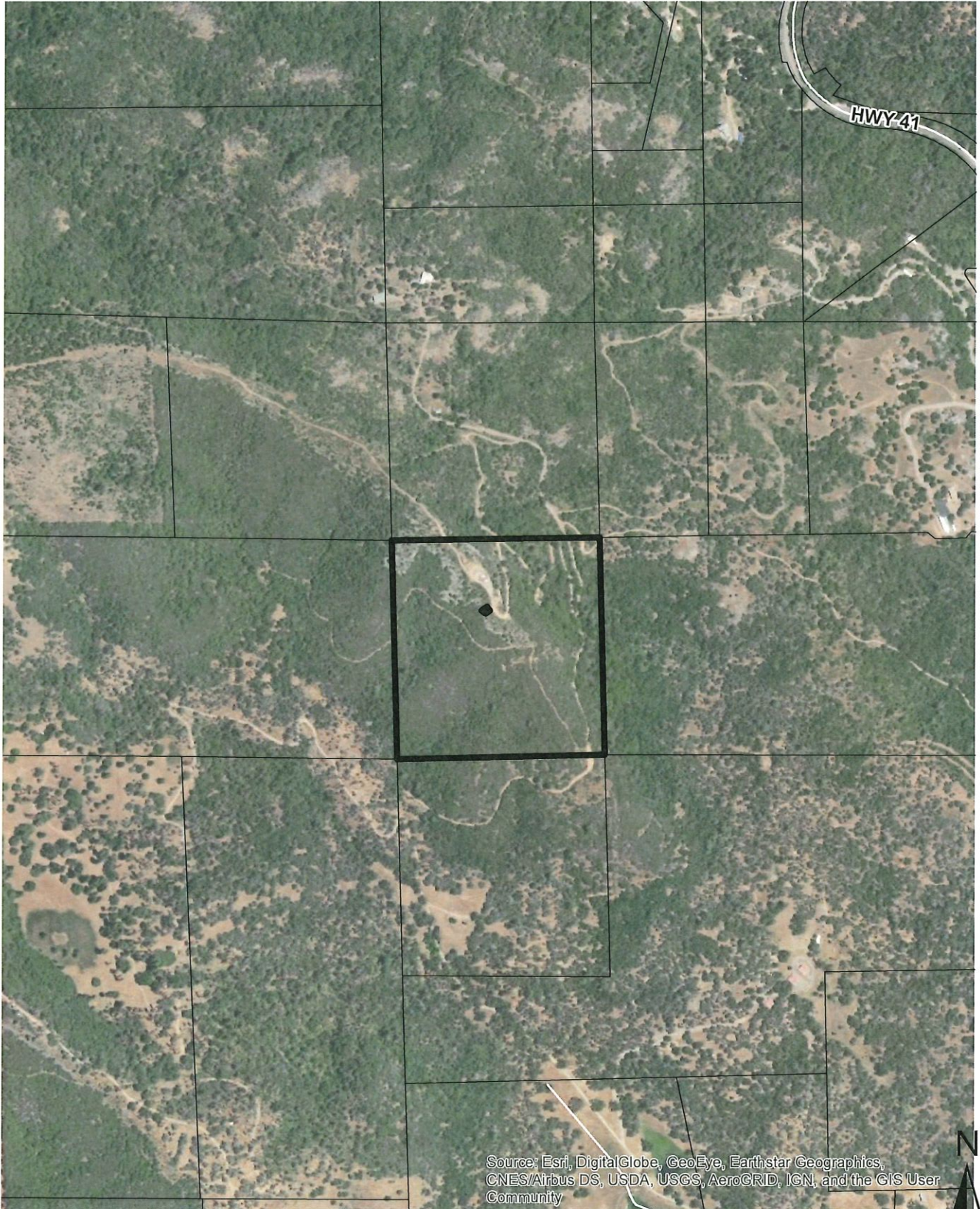
HORIZON TOWER
 CA4408 - DEADWOOD PEAK
 OAKHURSDT, CA

HORIZON TOWER, LLC
 117 Town & Country Drive, Suite A
 Danville, CA 94526
 Phone: 925-314-1111
 Fax: 925-314-1114

Diamond Engineering Services
 4255 PARK ROAD
 BENICIA, CA 94510

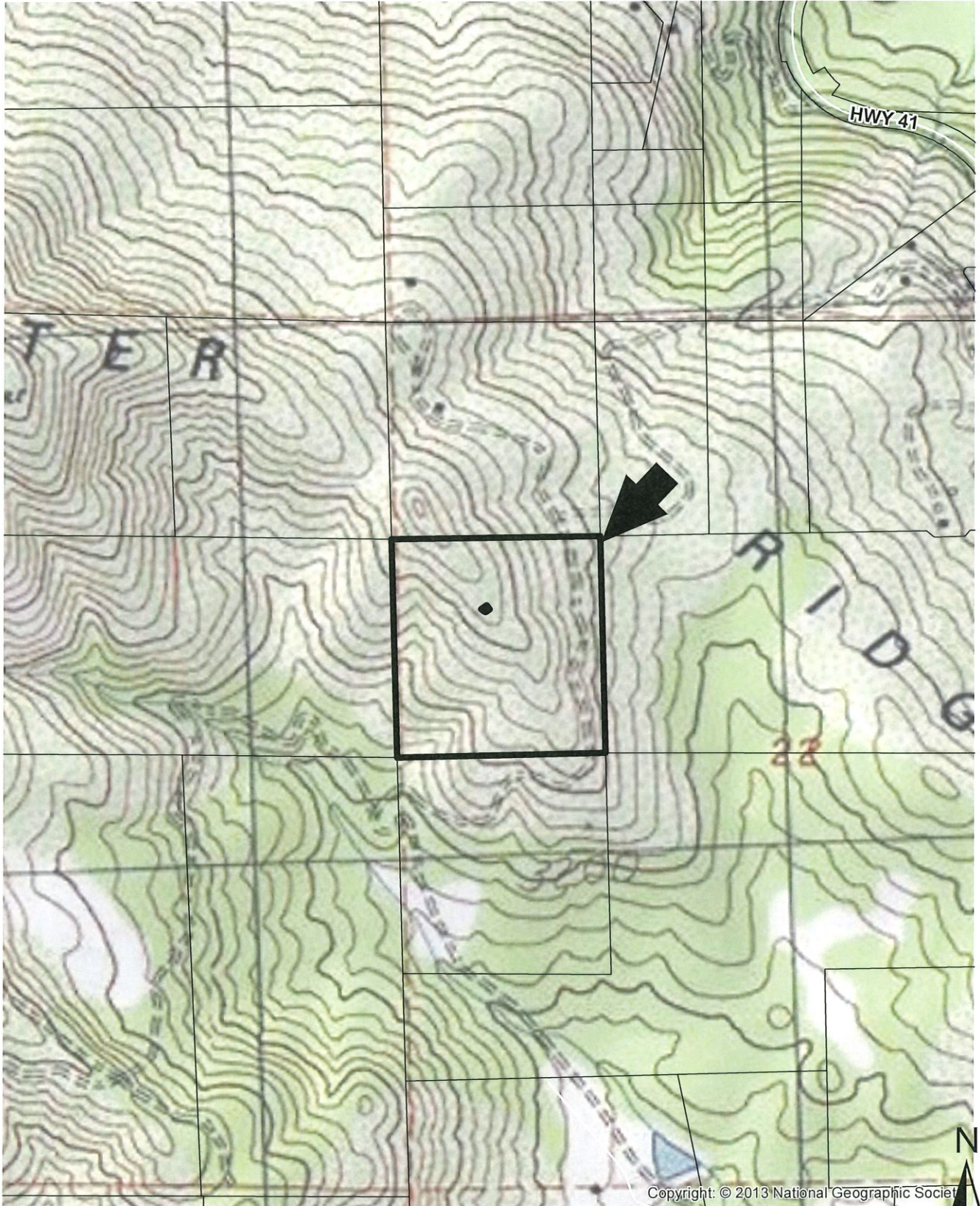
A4

EXISTING ELEVATION MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

AERIAL MAP



TOPGRAPHICAL MAP



Community and Economic Development
Planning Division

Matthew Treber
Director

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- Madera, CA 93637
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- TDD (559) 675-8970
- mc_planning@madera-county.com

OPERATIONAL/ENVIRONMENTAL STATEMENT
CHECKLIST

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: 064-100-043 and 044

Applicant's Name: Horizon Tower Limited Partnership-II, by Horizon Tower, LLC, its Operations Partner

Address: 117 Town and Country Drive, Suite A, Danville, CA 94526

Phone Number: 925.314.1113

2. Describe the nature of your proposal/operation.

Replacement existing lattice tower with same design and height but upgraded to Rev G standards to be able to accommodate broadband carriers as well as existing tenants

3. What is the existing use of the property?

Communication tower site

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

N/A

5. What are the proposed operational time limits?

Months (if seasonal): 12

Days per week: 7

Hours (from ___ to ___): Total Hours per day: 24

6. How many customers or visitors are expected?

Average number per day: The site will continue to be an unmanned communication tower

Maximum number per day: See above

What hours will customers/visitors be there? Unless an emergency, business hours for maintenance

7. How many employees will there be?

Current: N/A

Future: N/A

Hours they work: Unless an emergency, business hours for maintenance

Do any live onsite? If so, in what capacity (i.e. caretaker)? No, unmanned tower site

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

Antennas on tower and base station equipment inside enclosed fenced compound

9. Will there be any service and delivery vehicles? Quarterly maintenance

Number: 1

Type: Pick-up truck

Frequency: Quarterly

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

One (1) space inside lease area; gravel surface.

11. How will access be provided to the property/project? (street name)

Existing road from State Hwy 41

12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

After construction, quarterly visits for maintenance

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

N/A

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

Existing cargo container will continue to be utilized. Future tenant(s) will use outdoor cabinets or shelter placed on a cement slab.

15. Is there any landscaping or fencing proposed? Describe type and location.

Chain link fence to match existing will be placed around the tower and equipment area in approximately a 40' x 40' area. No landscaping existing and none proposed.

16. What are the surrounding land uses to the north, south, east and west property boundaries?

North - PXXJ Evergreen Forest, South - AXXJ Agricultural, East - Agricultural, West - Agricultural

17. Will this operation or equipment used, generate noise above other existing parcels in the area?

No

18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

N/A

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

N/A

20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

N/A

21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

No grading as lot is level at the tower location; there will be equipment pads for the outdoor equipment cabinets or shelter.

22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

N/A

23. Locate and show all bodies of water on application plot plan or attached map.

N/A

24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

See attached survey

25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

N/A

26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

Fire and police if necessary

27. How do you see this development impacting the surrounding area?

No change from existing impact

28. How do you see this development impacting schools, parks, fire and police protection or special districts?

No change from existing impact

29. If your proposal is for commercial or industrial development, please complete the following; Proposed

Use(s): Wireless telecommunications and radio transmission

Square feet of building area(s): 8' x 20' (cargo container)

Total number of employees: 0

Building Heights: 8' (existing container)

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

N/A



COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

200 West 4th Street
Madera, CA 93637-8720
Main Line - (559) 675-7811
Special districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

EXHIBIT H

MEMORANDUM

DATE: Jue 18, 2019
TO: Emily Lane, Planning Department
FROM: Haden Hinkle, Public Works
SUBJECT: Horizon Tower LLC - Conditional Use Permit - Oakhurst (064-100-044-000)

Comments

The applicant shall submit a stamped grading and drainage plan and application to the County prior to the issuance of a Commercial Permit. If applicable, drainage or onsite storage calculations will need to be submitted to the Public Works Department for review and approval as well. This plan shall identify onsite retention for any increase in storm water runoff generated by the proposed development. The grading, drainage plan, and calculations shall be prepared by a licensed professional.

Storm Water Design Criteria:

- Retention Basin:
 - oThe entire 100 year 10 day event post condition runoff
- Detention Basin
 - o100 year post development peak runoff rate must be reduced to a flow rate not greater than the 10 year pre development peak runoff rate using Rational Method or TR-55 method

All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.

Please contact the Public Works Department with any questions.

Haden Hinkle
Madera County Public Works Department
200 W. 4th Street, 3rd Floor
Madera, CA 93637
P 559.675.7811 ext 3503
haden.hinkle@maderacounty.com



Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

EXHIBIT I

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Emily Lane
FROM: Dexter Marr, Environmental Health Division
DATE: June 25, 2019
RE: Horizon Tower LLC - Conditional Use Permit - Oakhurst (064-100-044-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: June 25, 2019
RE: Conditional Use Permit (CUP) #2019-011, Horizon Tower LLC, Oakhurst APN 064100044

The Environmental Health Division Comments:

The facility will be regulated under the Hazardous Material Business Plan and or Waste Generator depending on the type and/or amount of hazardous material on-site. (Article I, Chapter 6.95, of the California Health & Safety Code)

If facility is already regulated by this Division the applicant must update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has changed.

As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: www.cers.calepa.ca.gov

The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms, contact this Division at (559) 675-7823.



Community and Economic Development Planning Division

Jamie Bax
Deputy Director

200 W. 4th Street
Suite 3100
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

PROJECT REVIEW REQUEST

DATE: June 7, 2019

Community Advisory Councils

- | | |
|---|---|
| <input type="checkbox"/> Ahwahnee Community Council | <input type="checkbox"/> North Fork Community Development Council |
| <input type="checkbox"/> Coarsegold Area Plan Committee | <input type="checkbox"/> Oakhurst Community Advisory Council |

Review Agencies

- Madera County Agricultural Commissioner
 - Madera County Sheriff's Office
 - City of Chowchilla Planning Department
 - City of Madera Planning Department
 - California Department of Fish and Game
 - California Department of Housing
 - California Department of Transportation (CALTRANS)
 - California Department of Water Resources
 - California Regional Water Quality Control Board
 - California Department of Conservation
 - California Division of Oil and Gas
 - San Joaquin Valley Unified Air Pollution Control District
 - Archaeological Information Center - Bakersfield
- Requesting Tribes
- Other: BOS Wheeler

Homeowners Associations

- Bass Lake Homeowners Assn
- Bonadelle Ranchos #5
- Bonadelle Ranchos Neighborhood Committee
- Cascadel Homeowners Assn
- Goldside Estates
- Hidden Lake Estates Homeowners Assn
- Indian Lakes Estates Property Owner Assn
- Lake Shore Park Subdivision
- Madera Ranchos Neighborhood Committee
- Pierce Lake Estates
- Pines Civic Council
- Rolling Hills Citizens Assn
- Sumner Hill Homeowners Assn
- Yosemite Lakes Park Owner Assn

RETURN TO:

EMILY LANE, Planning Department
200 West 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2019-011, Horizon Tower LLC - Conditional Use Permit - Oakhurst (064-100-044-000)

The request consists of a Conditional Use Permit to allow the replacement of an existing communication tower with the same design (lattice) and height (100') built to Rev G standards. The project is located on the west side of Highway 41 approximately 0.75 miles west of its intersection with an unnamed Access Road (no situs), Oakhurst.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: June 26, 2019. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

NOTE: PLEASE WRITE LEGIBLY OR TYPE: _____ Application(s): CUP #2019-011

Return to: Emily Lane, Planning Department

Horizon Tower LLC

Responding Agency: Madera CO Sheriff's Office Date: 6/24/2019

Respondent's Signature: [Handwritten Signature]

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

2. If the project is approved, what conditions of approval are recommended?

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE: _____ Application(s): CUP #2019-011

Return to: Emily Lane, Planning Department

Horizon Tower LLC

Responding Agency: Madera Co Sheriff's Office

Contact Person: Jay Varney Signature: [Signature]

Telephone No.: 675-7777 Date: 6-24-2019

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: _____

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes

No