



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 August 22, 2024

SUBJECT: Unclassified Conditional Use Permit No. 3794, Initial Study No. 8574

Allow an unmanned freestanding 100-foot tall monopine style co-locatable wireless telecommunications facility on a 40.08-acre parcel within the R-R (Rural Residential) Zone District.

LOCATION: The subject parcel is located approximately 180 feet south of Auberry Road (State Route 168), 535 feet east of Morgan Canyon Road (State Route 168) and 13 miles northeast of the City of Clovis (APN: 118-422-57) (30663 Lockwood Lane, Prather) (Sup. Dist. 5).

OWNERS: STEVEN G. RAU, TRUSTEE OF THE 2004 CATHERINE HOSTETLER LIFE INSURANCE TRUST NO. 2

APPLICANT: SAC Wireless, Courtney Standridge,

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4245

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for the project based on Initial Study (IS) No. 8574; and
- Approve Unclassified Conditional Use Permit (UCUP) No. 3794 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Floor Plans/Elevations
6. Applicant's Submitted Operational Statement and Response to Fresno County Wireless Communication Guidelines/Supplemental Information
7. Coverage Maps (current and proposed)
8. Summary of Initial Study No. 8574
9. Draft Mitigated Negative Declaration
10. Site Photos and Photo Simulation
11. Public comments

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Residential	No change
Zoning	R-R (Rural Residential) Zone District.	No change
Parcel Size	40.08-acres	No change
Project Site	Vacant	No change
Structural Improvements	N/A	A new wireless communications facility consisting of a 100-foot-tall wireless communication tower (monopine design), and an equipment cabinet within a 900 square-foot lease area to be enclosed by a six-foot-tall chain-link fence.
Nearest Residence	600 feet southwest of communication facility.	No Change
Surrounding Development	The project site is surrounded by rural residences, commercial, and vacant agricultural parcels within the immediate vicinity.	No Change
Operational Features	N/A	Operation of the project will

Criteria	Existing	Proposed
		occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
Employees	N/A	The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24-hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
Customers/Supplier	N/A	N/A
Traffic Trips	Residential traffic	One maintenance trip per month.
Lighting	Residential lighting	The only lighting at the site will be a shielded down tilt light with motion sensor & auto shut off timer installed at the door entrance to the shelter.
Hours of Operation	N/A	24 hours a day, seven days a week, year-round.

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8574 was prepared for the project by County Staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the initial Study is included as Exhibit 8.

PUBLIC NOTICE:

Notices were sent to 60 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENTS

Staff advised the Applicants that in addition to the County’s standard public notice mailings, they should make a concerted efforts to communicate with surrounding properties regarding their proposed project and try and address any concerns the community may have. The Applicant Understood the advice but have not provided any evidence of doing that at the time of the writing this report.

An email correspondence was received in opposition to the project citing that the project site is zoned Rural Residential which does not permit commercial and industrial use. As such, the proposed 100-foot monoline violates the zoning ordinance and will create health and fire risks to the residents.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit may be approved only if the four Findings specified in the Fresno County Zoning Ordinance, Chapter 842.5.040-B are made by the Planning Commission. The decision of the Planning Commission on an Unclassified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

This proposal entails the establishment of a new wireless communications facility consisting of a 100-foot tall monopine style wireless communication tower with related facilities on a 30-foot by 30-foot fenced site leased area of a 40.08-acre parcel. The project includes an on-site emergency back-up generator and will utilize battery backup power in case of emergencies.

According to the Applicant, the proposed tower will allow for co-location options for future tenants. As such, the lease area reserves a 200 square-foot and 150 square-foot space for an equipment shelter for future wireless carriers who may co-locate on the tower.

According to the Applicant’s Operational Statement, the project area lacks capacity and new coverage.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front Yard: 35 Feet Side Yard: 20 Feet Rear Yard: 20 Feet	No Change	Y
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	6-feet	N/A	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Wall Requirements	6-feet maximum	Six-foot-tall chain-link fence surrounding the leased area.	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Public Works and Planning Department: The subject proposal satisfies the building setback requirements of the R-R Zone District. Height limits will be controlled by the height of the structure and are not impeded by Fresno County’s current zoning ordinance standards.

Finding 1 Analysis:

The cell tower lies on the west side of the subject parcel and the proposed lease area is within the required building setback boundaries. The shape of the parcel does not create any burden or concerns from staff. All development standards are met.

Recommended Conditions of Approval:

None.

Finding 1 Conclusion:

Finding 1 can be made based on the above analysis, staff finds that the proposed use is adequate in size and shape to accommodate the proposed use.

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

		Existing Conditions	Proposed Operation
Private Road	Yes	Lockwood Lane	N/A
Public Road Frontage	No	N/A	N/A
Direct Access to Public Road	No	Lockwood Lane	No change
Road ADT (Average Daily Traffic)		N/A	One trip per month by maintenance crew
Road Classification		Private	N/A
Road Width		N/A	N/A
Road Surface		Dirt paved	Asphalt concrete paved.

		Existing Conditions	Proposed Operation
Traffic Trips		N/A	One trip per month by maintenance crew
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning.
Road Improvements Required		N/A	Not required

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

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

Finding 2 Analysis:

Lockwood Lane is not a county-maintained road. Development Engineering Section and Road Maintenance and Operations (RMO) Divisions of the Fresno County Department of Public Works and Planning expressed no concerns related to adequacy of road width and pavement type to carry the minimal traffic generated by the proposal, which amounts to one trip per month by a maintenance crew.

Recommended Conditions of Approval

None.

Finding 2 Conclusion:

Finding 2 can be made based on the above information as the traffic created from this proposal is negligible. The affected street, Lockwood Lane, will remain adequate to accommodate the proposed use.

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

Surrounding Parcels:

	Size (acres):	Use:	Zoning:	Nearest Residence (from nearest property line)
North	9.91-acre 4.44-acre 4.45-acre	Vacant Vacant Vacant	C4 C6 C6	N/A N/A N/A
East	4.46-acre 9.22-acre 8.38-acre 5.40-acre	Single Family Residence Single Family Residence Single Family Residence Single Family Residence	C6 RR RR RR	1,180' 1,600' and 1,400' 1,600' 1,650'

	Size (acres):	Use:	Zoning:	Nearest Residence (from nearest property line)
South	39.92-acre	Single Family Residence	RR	1,650' and 900'
West	41.32-acre	Single Family Residence	AE-40, C4, and RR	550'

Reviewing Agency/Department Comments:

Fresno County Fire Protection District: Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

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

Finding 3 Analysis:

The project site is in a mixed-use area consisting of a residential neighborhood, commercial district to the north and agricultural and single-family residences located throughout.

Aesthetics is typically the concern associated with this type of use because of the substantial height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the public. In the case of this application, the proposed tower will be 100 feet in height and will be a monopine design. The aesthetic treatment/design of the tower to have an appearance similar to a pine tree does provide some measure of visual mitigation even though pine trees are not the prominent tree type in the area.

Recommended Conditions of Approval:

- The telecommunication tower in its entirety shall be constructed with muted earth tones to reduce any unsightly appearance.

Finding 3 Conclusion:

Finding 3 can be made based on the above information and adherence to the Conditions of Approval, the proposal will not have significant adverse effects upon surrounding properties.

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

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy PF-J.4: <i>County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.</i></p>	<p>The Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines in Exhibit 6 which describes the basis for the site selection and need for a new tower site. Considering the</p>

Relevant Policies:	Consistency/Considerations:
	information provided, the proposal is consistent with this Policy.

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning stated: The Policy Planning Unit has reviewed the proposed project and determined that there are no Williamson Act Program or General Plan issues with Unclassified CUP No. 3794

Finding 4 Analysis:

As noted above, the County General Plan allows for the proposed use in areas designated Rural Residential, provided that the use substantially adheres to the wireless Communications Guidelines. The Applicant has provided a written response and related information to the County Wireless Communication Guidelines which describes the basis of site selection and Applicant’s inability to co-locate the proposed wireless facilities.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. According to the Applicant’s response to the Fresno County Wireless Communication Guidelines, the proposed tower is designed to accommodate additional carriers with the option to install ground equipment. A Condition of Approval would require that prior to the issuance of building permits, the Applicant shall provide a copy of the lease agreement demonstrating that the co-location requirement can be met prior to the issuance of Building Permits.

Recommended Conditions of Approval:

Prior to the issuance of building permits, the Applicant shall provide a copy of the lease agreement demonstrating that the co-location requirement can be met prior to the issuance of Building Permits.

Finding 4 Conclusion:

Finding 4 can be made as the proposed tower complies with General Plan Policy PF-J.4 Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.

SUMMARY CONCLUSION:

The Findings for granting the Application can be made based on the factors cited in the analysis, in conjunction with the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3794, subject to the recommended Conditions of Approval.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (see Exhibit 1) prepared based on Initial Study No. 8574; and
- Move to determine the required Findings can be made as described in the Staff Report and move to approve Unclassified Conditional Use Permit No. 3794, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and

- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3794; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8574 and Unclassified Conditional Use Permit No. 3794
(Including Conditions of Approval and Project Notes)**

EXHIBIT 1

Mitigation Measures					
Mitigation Measure Nos.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective of earth-tone color and shall be located, designed, and landscaped to reasonably minimize their visual impact on the surrounding area.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
3.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted
Conditions of Approval					
1.		Development of the property shall be substantial conformity with the Site Plan, Elevations, and Operational Statement approved by the Planning Commission.			
2.		The approval shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed, and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land. Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$258.33.			
3.		Any proposed landscaping area over 500 square feet requires Landscape & Irrigation Plan review by the Site Plan Review (SPR) unit as mandated by the State, to ensure the Model Water Efficient Landscape Ordinance is met.			

	<p>4. The telecommunication tower in its entirety shall be constructed with muted earth tones to reduce any unsightly appearance.</p>
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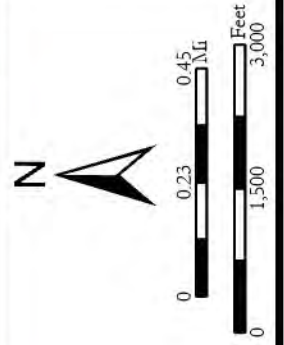
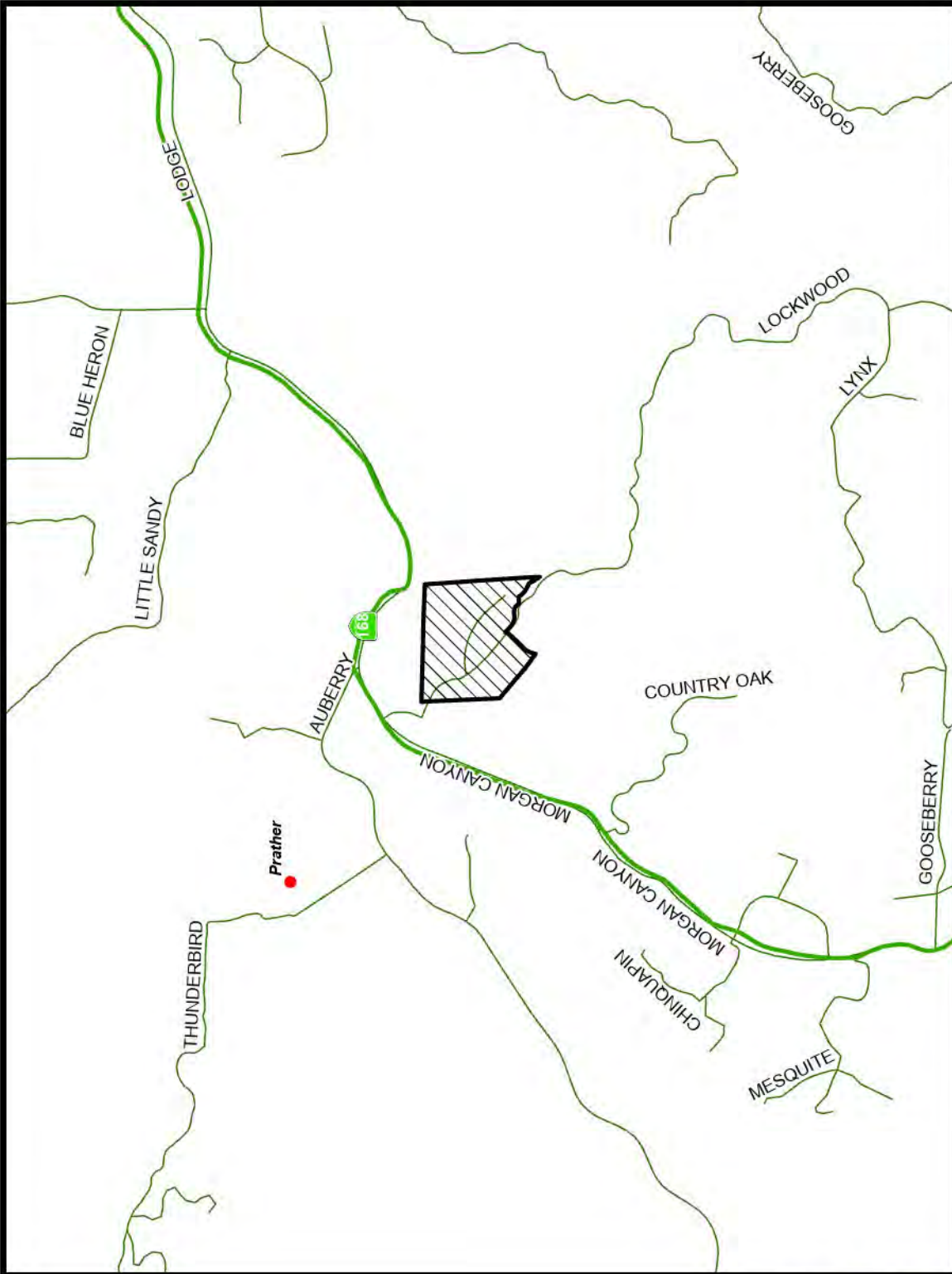
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
	<p>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</p> <p>1. This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.</p> <p>2. Plans, permits and inspections shall be required for all proposed improvements on the property, including fences/gate entrances exceeding six feet in height. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 for information.</p> <p>3. Wind load calculations and footing designed by a registered civil engineer shall be submitted to the Building and Safety Section of the Fresno County Department of Public Works and Planning before permits are issued.</p> <p>4. To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following: <ul style="list-style-type: none"> • Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. • The project will handle hazardous materials or hazardous waste and shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. • The proposed emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to the Fresno County Ordinance Code. • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor. • If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from Health Department. </p> <p>5. To address site development impacts, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p>

Notes	
	<ul style="list-style-type: none"> • The subject property is located within the State Responsibility Area (SRA) boundary. Any development shall be in accordance with the applicable SRA Fire Safe Regulations, as they apply to driveway construction and access. Any existing or proposed access road turnaround should comply with 2019 California Fire Code Appendix D Fire Apparatus Access Roads. • Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • If not already present, a 10-foot x 10-foot corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Lockwood Lane. • A grading permit or voucher is required for any grading proposed with this application.
6.	The Applicant shall contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or to obtain information about District permit requirements.
7.	The Applicant shall submit two (2) sets of project drawings to the Fresno County Fire Protection District for review and approval.
8.	The maximum number of antennas allowed on the tower shall be determined based on wind load calculations as approved by the Fresno County Department of Public Works and Planning.

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LOCATION MAP

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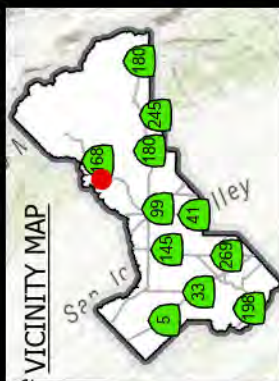
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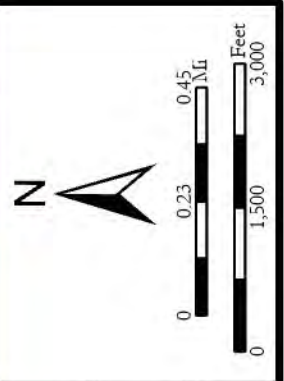
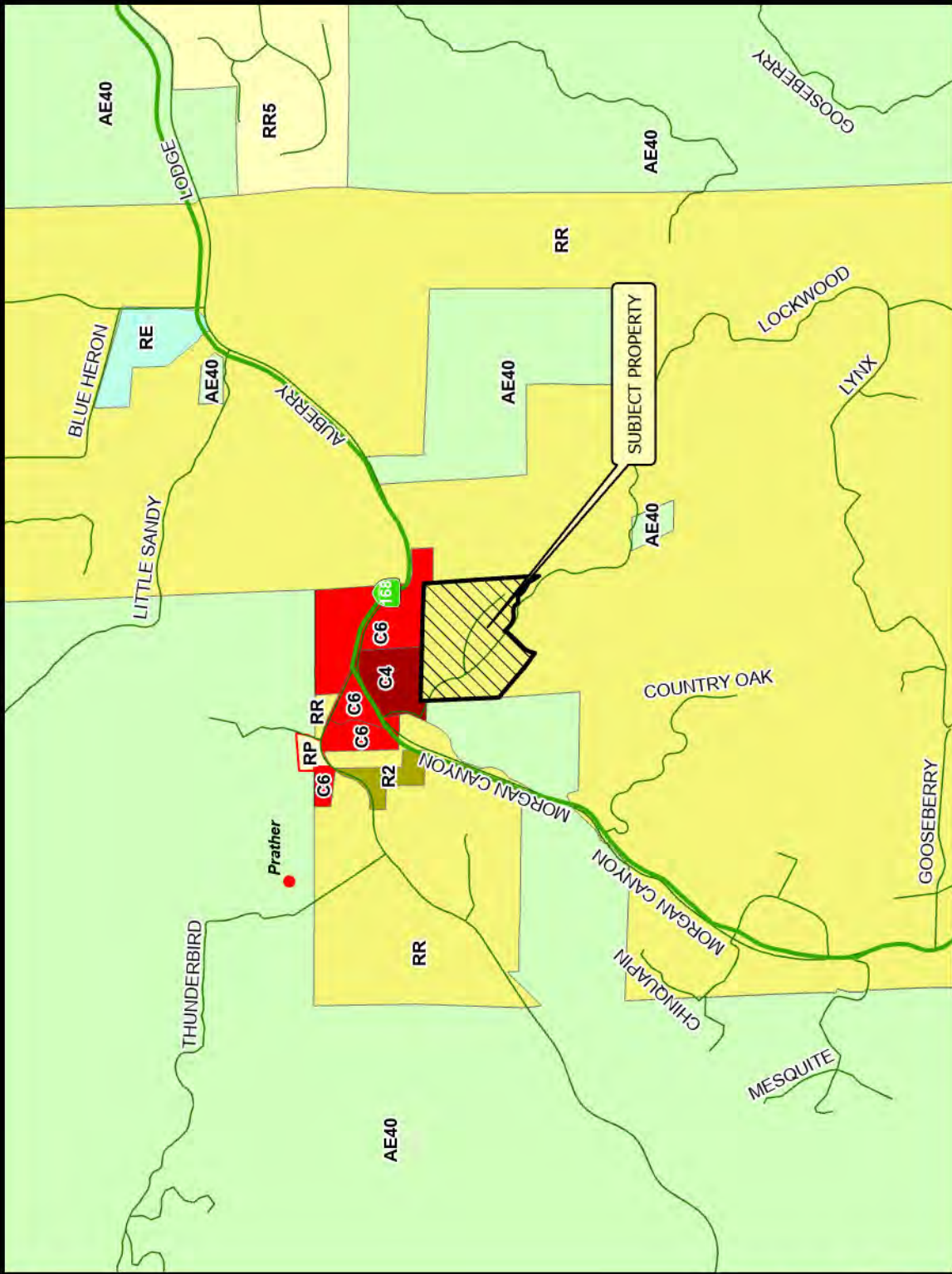
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 4/29/2024

Legend



Subject Property





Existing Zoning Map










2024

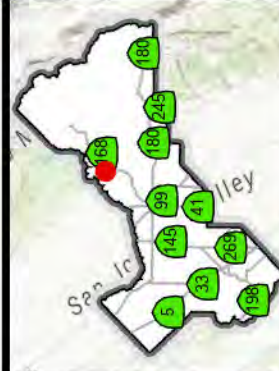
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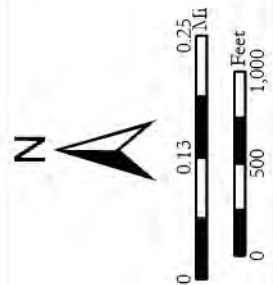
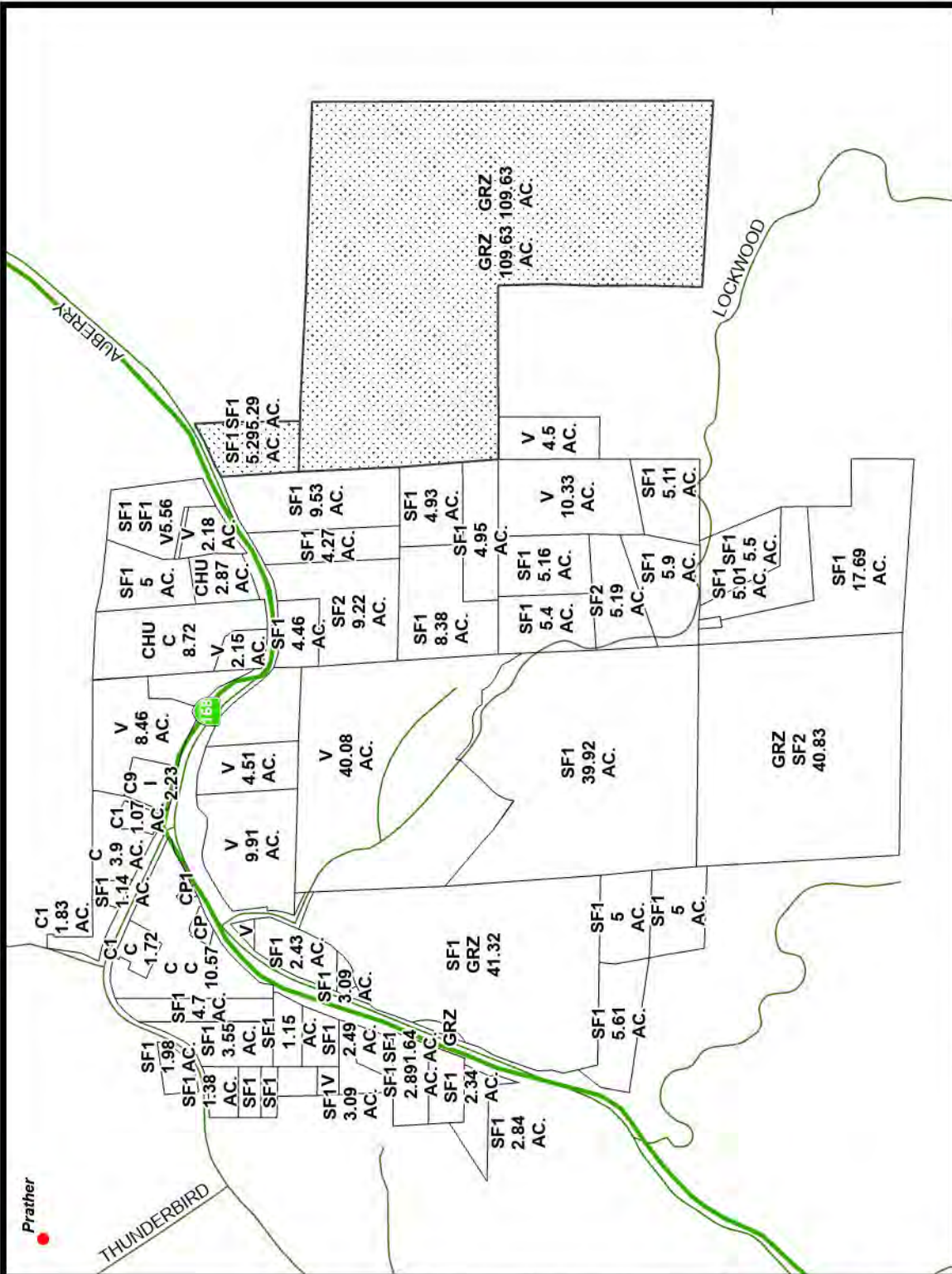
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Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 4/29/2024

Legend

-  Subject Property
-  C6
-  AE40
-  C4
-  R2
-  RE
-  RP
-  RR
-  RR5







Existing Land Use Map

CUP3794

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 4/29/2024

LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND

- SF#- SINGLE FAMILY RESIDENCE
- GRZ - GRAZING
- V - VACANT
- CP# - OFFICE COMM./PROF
- C# - COMMERCIAL
- CP - OFFICE COMM./PROF.
- C - COMMERCIAL
- CHU - CHURCH
- I - INDUSTRIAL



verizon

AUBERRY ROAD / HWY 168

MDG L # 5000918175

PID # 16994410

30663 LOCKWOOD LN
PRATHER, CA 93428

PROJECT TEAM

SITE ACQUISITION
SAC WIRELESS, LLC
333 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825
CONTACT: COURTNEY STANDRIGE
TELEPHONE: (925) 365-3676
COURTNEY.STANDRIGE@SACW.COM

ARCHITECT:
SAC-AE DESIGN GROUP, INC
NESTOR POPOVYCH, AIA
9020 ACTIVITY RD.
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038
CRAIG.ENGEL@SACW.COM

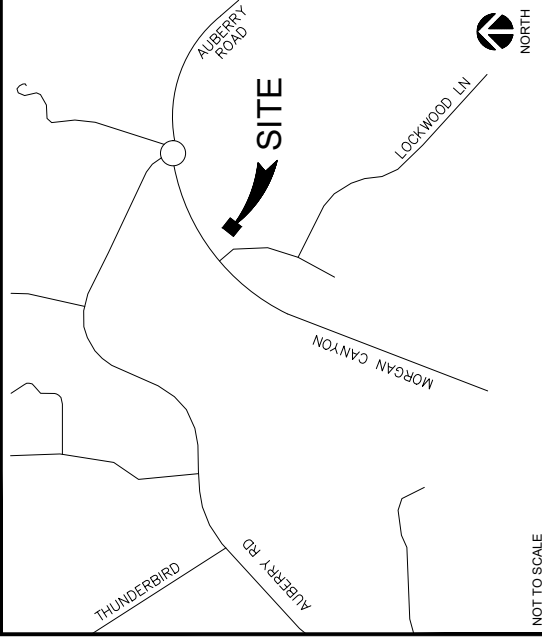
SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
COURTNEY STANDRIGE, PLS
CONTACT: FARAH ALI
TELEPHONE: (861) 303-1217
GSMITH@SMITHCO.NET

UTILITY COORDINATOR:
SAC WIRELESS, LLC
1057 LA VISTA ROAD
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038
CRAIG.ENGEL@SACW.COM

PROJECT DESCRIPTION

- THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
- NEW VERIZON WIRELESS 30'-0" X 30'-0" LEASE AREA
 - NEW VERIZON WIRELESS 8'-0" HIGH CHAIN-LINK FENCE WITH BARBED WIRE & SLATS ON TOP OF 2'-0" TALL CMU RETAINING WALL
 - NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON NEW 20'-0" X 9'-0" CONCRETE PAD
 - NEW VERIZON WIRELESS 13'-0" X 9'-0" X 10'-0" HIGH METAL SUNSHADE STRUCTURE
 - (1) NEW VERIZON WIRELESS 30KW GENERAC STANDBY GENERATOR WITH 32 GALLON DIESEL TANK (UL142) ON NEW 5'-0" X 10'-0" CONCRETE PAD
 - (1) NEW VERIZON WIRELESS GPS ANTENNA
 - NEW VERIZON WIRELESS ELECTRICAL METERS, INTERSECT CABINET & TELCO BOX ON NEW H-FRAME
 - (1) NEW VERIZON WIRELESS 6'-TALL PANEL ANTENNAS
 - (12) NEW VERIZON WIRELESS 2.0M MICROWAVE ANTENNAS
 - (12) NEW VERIZON WIRELESS RADIOS
 - (4) NEW VERIZON WIRELESS RAYCAPS 6627
 - (4) NEW VERIZON WIRELESS HYBRID CABLES
 - (4) NEW VERIZON WIRELESS SERVICE LIGHTS WITH HOUR TIMER SWITCH
 - (1) NEW VERIZON WIRELESS KNOX BOX & (1) SES LOCKBOX
 - (1) NEW VERIZON WIRELESS ICE-BRIDGE
 - (1) NEW PG&E TRANSFORMER ON NEW 3'-0" X 4'-4" CONCRETE PAD PER PG&E GREENBOOK MANUAL
 - (7) NEW BOLLARD, (5) FIXED & (2) REMOVABLE PER PG&E GREEN BOOK MANUAL

VICINITY MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:

ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODES
- 2022 CALIFORNIA ELECTRICAL CODE
- CITY & COUNTY ORDINANCES

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

PROJECT SUMMARY

APPLICANT/LESSEE
verizon
2770 SHADELANDS DR, BUILDING 11
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

ARRILCANE'S REPRESENTATIVE
333 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825
CONTACT: COURTNEY STANDRIGE
TELEPHONE: (925) 365-3676
COURTNEY.STANDRIGE@SACW.COM

PROPERTY OWNER:
OWNER: RAU STEVEN G (TRUSTEE)
ADDRESS: 1057 LA VISTA AVE
SANTA BARBARA, CA 93428
PHONE: (569) 903-7683
EMAIL: TBD

PROPERTY INFORMATION:
SITE NAME: AUBERRY ROAD / HWY 168
SITE NUMBER: 5000918175
SITE ADDRESS: 30663 LOCKWOOD LN
PRATHER, CA 93428
JURISDICTION: FRESNO COUNTY

ASSESSOR'S PARCEL NUMBER
118-422-57

COORDINATES
LATITUDE: 37° 02' 00.61" N, NAD 83
LONGITUDE: 119° 30' 50.04" W, NAD 83

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 900 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: UNCLASSIFIED CUP
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION; ACCESSIBILITY NOT REQUIRED.

811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU BEGIN CONSTRUCTION (IN CALIFORNIA & CENTRAL), CALL USA NORTH 811 TOLL FREE: 1-800-227-2600 OR www.usanorth811.org

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

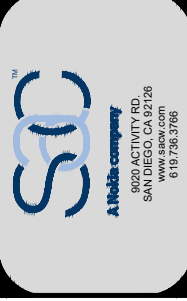
DESCRIPTION

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
A-1	SITE PLAN
A-1-1	ENLARGED SITE PLAN
A-1-2	5 MILES & 0.25 MILE OVERALL SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTHEAST & SOUTHEAST ELEVATIONS
A-4	SOUTHWEST & NORTHWEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS
E-1	1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES

ZONING DRAWINGS

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	08/05/2023	100% ZONING	LD
A	04/08/2024	REVISED 100% ZONING	FA



PROPRIETARY INFORMATION
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

2770 SHADELANDS DR, BUILDING 11
WALNUT CREEK, CA 94598

AUBERRY ROAD /
PID # 16994410
MDG ID # 5000918175
30663 LOCKWOOD LN
PRATHER, CA 93428

SHEET TITLE:
TITLE SHEET

T-1

NOTES:

APN: 118-422-68
 OWNER: FALCON JUNCTION INC.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED SURVEY FOR THE PURPOSE OF DETERMINING THE LOCATION OF UNDERGROUND UTILITIES. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION AND INVESTIGATION OF THE PROPERTY LINES AND LINES OF TITLE. NEITHER INVESTIGATION NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXX XXXX XXXX, FILE NO. XXXXXX, DATED XXXX XX, XXXX WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXXX (XX) OF WHICH ARE EASEMENTS AND XXXX (XX) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED AND MARKED ON THE SURFACE BY AN INDEPENDENT PRIVATE UNDERGROUND LOCATING SERVICE. THESE MARKINGS HAVE BEEN SURVEYED AND SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065029, PANEL NO. 0675H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THE SITE FALLS WITHIN ZONE 'X', WHICH INDICATES THAT AREAS HAVE BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

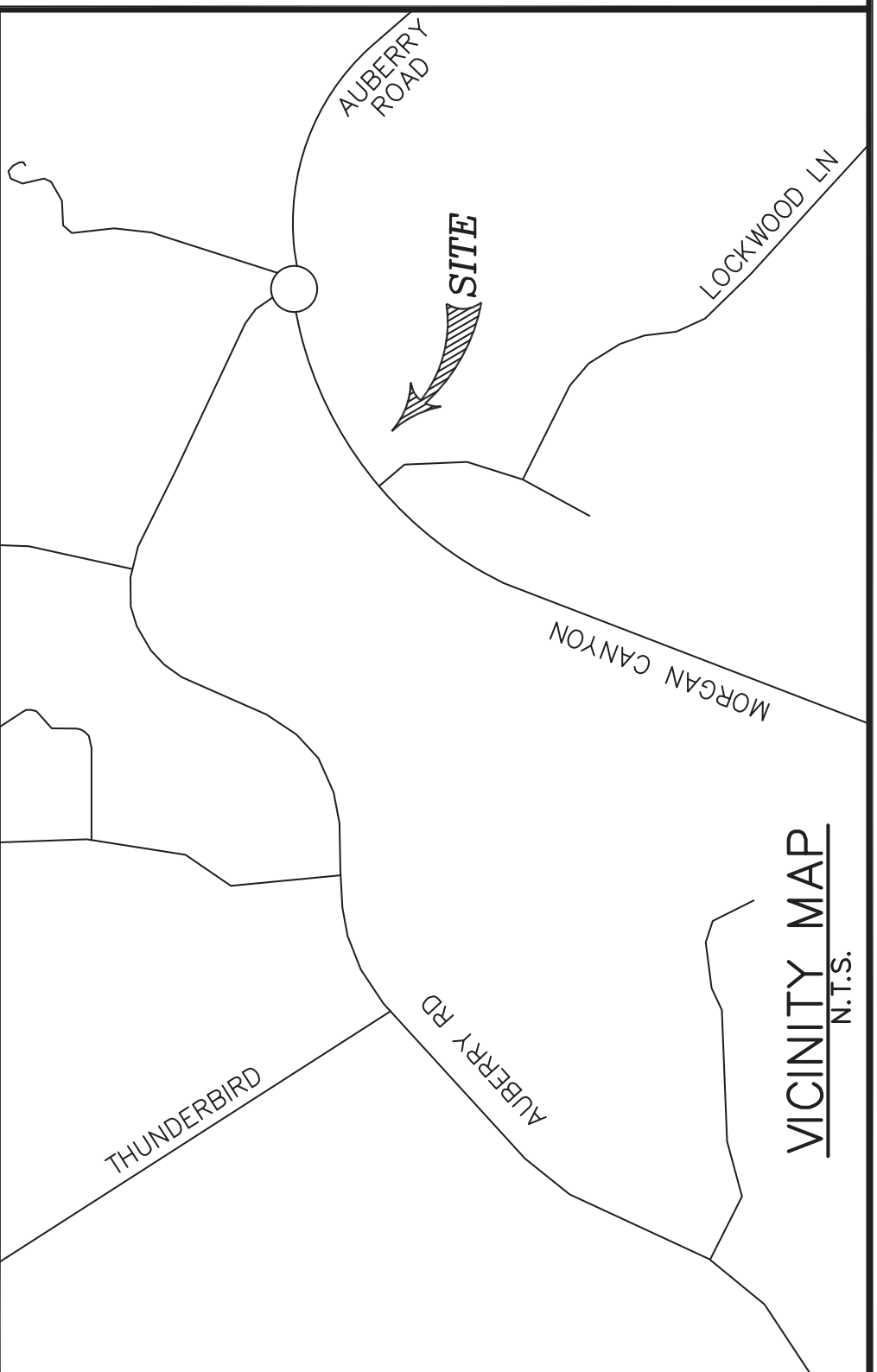
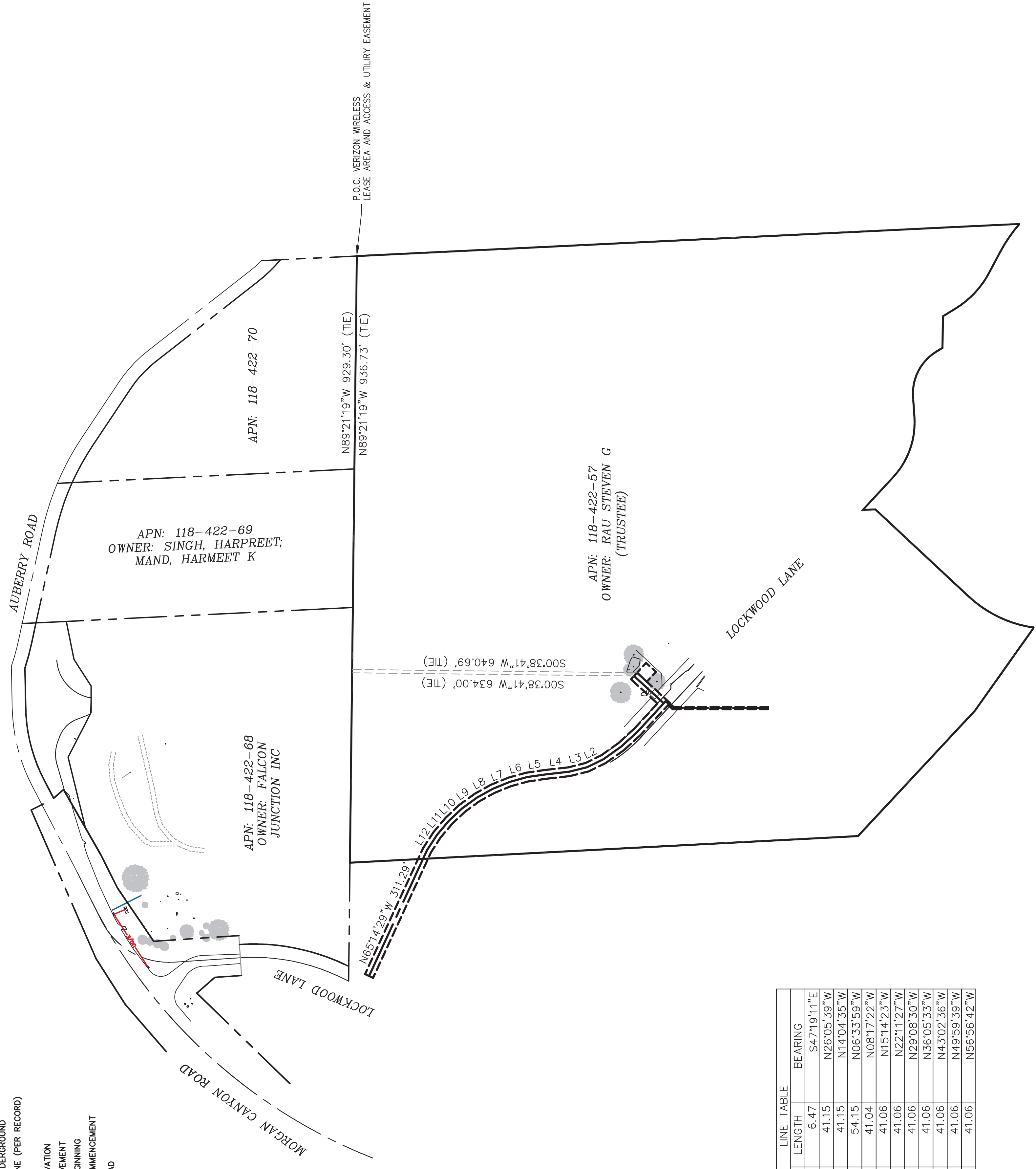
LAT. 37° 02' 00.48" N, NAD 83
 LONG. 118° 30' 50.28" W, NAD 83
 ELEV. 1595.0' NAVD 88 (BASIS OF DRAWING)

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

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND ELEC. LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMM. LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNKNOWN UNDERGROUND
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- CONCRETE PAD
- P.O.B.
- P.O.C.

LINE	LENGTH	BEARING
L1	6.47	S47°19'11"E
L2	41.15	N26°05'39"W
L3	41.15	N14°04'35"W
L4	54.15	N06°33'59"W
L5	41.04	N08°17'22"W
L6	41.06	N15°14'23"W
L7	41.06	N22°11'27"W
L8	41.06	N29°08'30"W
L9	41.06	N36°05'33"W
L10	41.06	N43°02'36"W
L11	41.06	N49°59'39"W
L12	41.06	N56°56'42"W



OVERALL SITE MAP
 1" = 150'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/27/23	PRELIMINARY	LA
1	06/27/23	UPDATE	LA
2	07/07/23	REVISION	CC

SMITHCO JOB NO.: 82-1532

WIRELESS
 A&E DESIGN GROUP, INC.
 5015 SHOREHAM PLACE STE. 150
 SAN DIEGO, CA 92122
 619.726.3766

PROPRIETARY INFORMATION
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 OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL
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 AS IT RELATES TO VERIZON WIRELESS
 IS STRICTLY PROHIBITED

2785 MITCHELL DRIVE, BLDG. 9
 WALNUT CREEK, CA 94598

**AUBERRY
 ROAD/HWY
 168**

30663 LOCKWOOD LN
 PRATHER, CA 93428

FRESNO
 COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-1

REV	DATE	DESCRIPTION	BY
0	03/27/23	PRELIMINARY	LA
1	06/27/23	UPDATE	LA
2	07/07/23	REVISION	CC

SMITHCO JOB NO.: 82-1532

AXE DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
619.726.3766

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2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

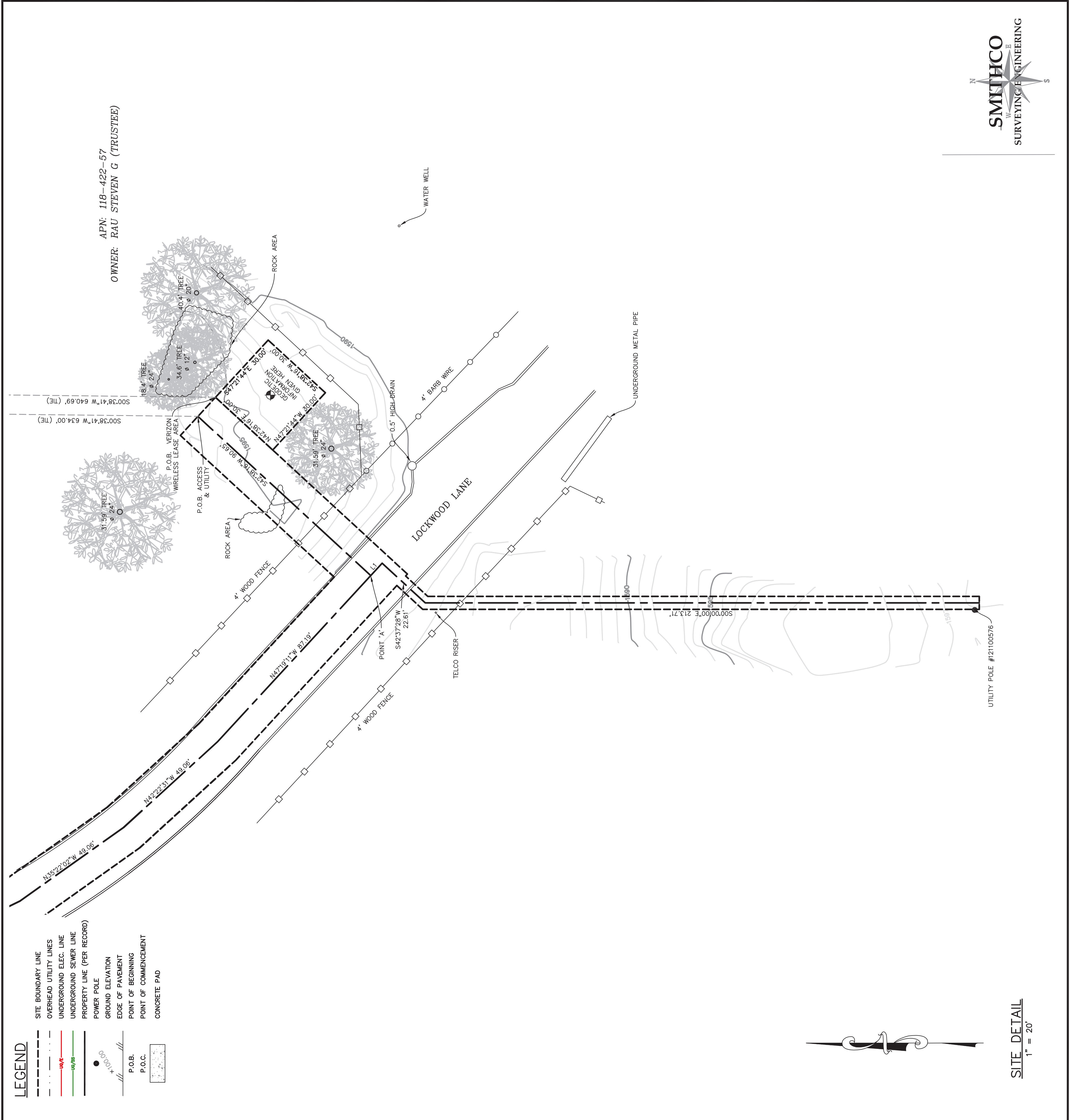
AUBERRY ROAD/HWY 168

30663 LOCKWOOD LN
PRATHER, CA 93428
FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

APN: 118-422-57
OWNER: RAU STEVEN G (TRUSTEE)



PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:
BEING A PORTION OF LAND IN GRANT DEED, FILED AND RECORDED NOVEMBER 18, 2020, DOC. NO. 2020-0165747, FRESNO COUNTY OFFICIAL RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL N 89°21'19" W, A DISTANCE OF 929.30 FEET; THENCE LEAVING SAID NORTH LINE S 00°38'41" W, A DISTANCE OF 640.69 FEET TO THE POINT OF BEGINNING;
COURSE 1) THENCE S 47°21'44" E, A DISTANCE OF 30.00 FEET;
COURSE 2) THENCE S 42°38'16" W, A DISTANCE OF 30.00 FEET;
COURSE 3) THENCE N 47°21'44" W, A DISTANCE OF 30.00 FEET;
COURSE 4) THENCE N 42°38'16" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PROPOSED 20.00 FOOT WIDE ACCESS EASEMENT DESCRIPTION:
BEING 20.00 FOOT WIDE STRIP OF LAND OVER, ACROSS, AND THROUGH A PORTION OF LAND IN GRANT DEED, FILED AND RECORDED NOVEMBER 18, 2020, DOC. NO. 2020-0165747, FRESNO COUNTY OFFICIAL RECORDS, STATE OF CALIFORNIA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL, N 89°21'19" W, A DISTANCE OF 936.73 FEET; THENCE LEAVING SAID NORTH LINE S 00°38'41" W, A DISTANCE OF 634.00 FEET TO THE POINT OF BEGINNING;
COURSE 1) THENCE S 42°38'16" W, A DISTANCE OF 90.65 FEET TO POINT 'A';
COURSE 2) THENCE N 47°19'11" W, A DISTANCE OF 87.19 FEET;
COURSE 3) THENCE N 42°22'31" W, A DISTANCE OF 49.06 FEET;
COURSE 4) THENCE N 35°22'02" W, A DISTANCE OF 49.06 FEET;
COURSE 5) THENCE N 26°05'39" W, A DISTANCE OF 41.15 FEET;
COURSE 6) THENCE N 14°04'35" W, A DISTANCE OF 41.15 FEET;
COURSE 7) THENCE N 06°33'59" W, A DISTANCE OF 54.15 FEET;
COURSE 8) THENCE N 08°17'22" W, A DISTANCE OF 41.04 FEET;
COURSE 9) THENCE N 15°14'23" W, A DISTANCE OF 41.06 FEET;
COURSE 10) THENCE N 22°11'27" W, A DISTANCE OF 41.06 FEET;
COURSE 11) THENCE N 29°08'30" W, A DISTANCE OF 41.06 FEET;
COURSE 12) THENCE N 36°05'33" W, A DISTANCE OF 41.06 FEET;
COURSE 13) THENCE N 43°02'36" W, A DISTANCE OF 41.06 FEET;
COURSE 14) THENCE N 49°59'39" W, A DISTANCE OF 41.06 FEET;
COURSE 15) THENCE N 15°14'23" W, A DISTANCE OF 41.06 FEET;
COURSE 16) THENCE N 56°56'42" W, A DISTANCE OF 41.06 FEET;
COURSE 17) THENCE N 65°14'29" W, A DISTANCE OF 311.29 FEET;
TO THE SOUTH, RIGHT-OF-WAY LINE TO LOCKWOOD LANE AND TO THE TERMINUS OF THIS DESCRIPTION.

PROPOSED 5.00 FOOT WIDE ACCESS EASEMENT DESCRIPTION:
BEING 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS, AND THROUGH A PORTION OF LAND IN GRANT DEED, FILED AND RECORDED NOVEMBER 18, 2020, DOC. NO. 2020-0165747, FRESNO COUNTY OFFICIAL RECORDS, STATE OF CALIFORNIA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT POINT 'A':
COURSE 1) THENCE S 47°19'11" E, A DISTANCE OF 6.47 FEET;
COURSE 2) THENCE S 42°37'28" W, A DISTANCE OF 22.61 FEET;
COURSE 3) THENCE S 00°00'00" E, A DISTANCE OF 213.71 FEET TO THE TERMINUS OF THIS DESCRIPTION.



SITE DETAIL
1" = 20'

REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD
Δ	04/08/2024	REVISED 100% ZONING	FA



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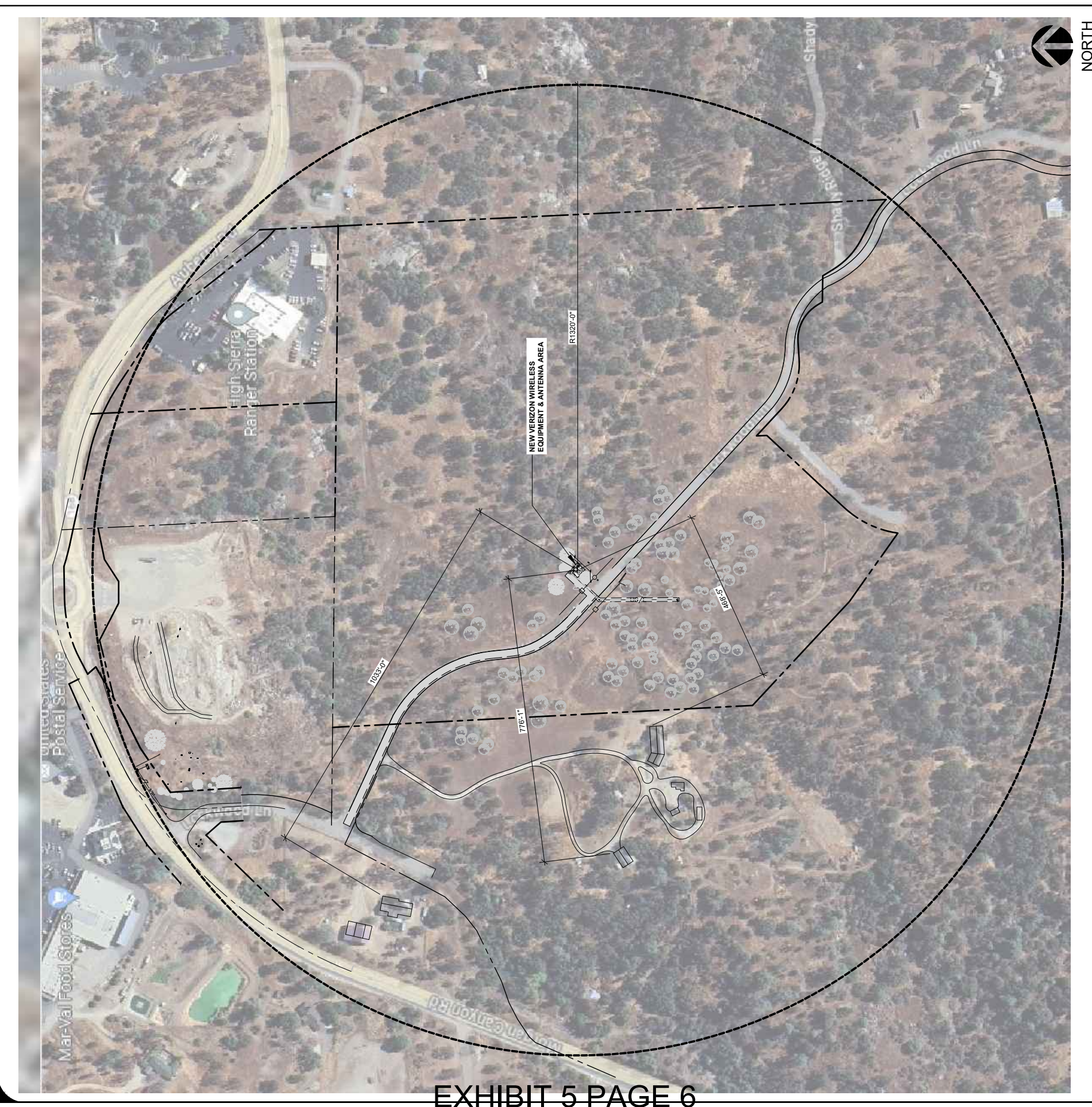
AUBERRY ROAD/
HMV 168
PID # 16994410
MDG ID # 5000918175
30663 LOCKWOOD LN
PRATHER, CA 93428

SHEET TITLE:
5 MILES & 0.25 MILE
OVERALL SITE PLAN

A-1.2

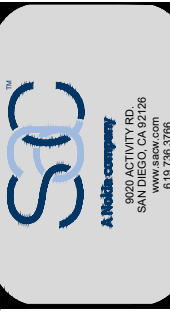


1
5 MILES OVERALL SITE PLAN
SCALE: 1" = 80'-0" (24x36)
(OR) 1/2" = 80'-0" (11x17)

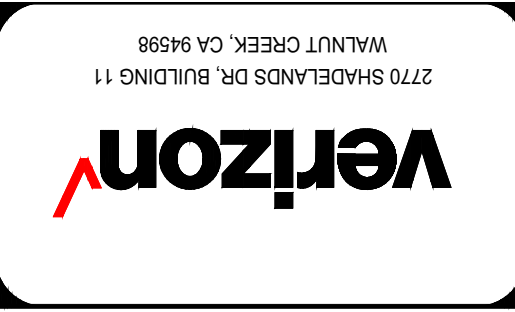


2
0.25 MILE OVERALL SITE PLAN
SCALE: 1" = 150'-0" (24x36)
(OR) 1/2" = 150'-0" (11x17)

REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



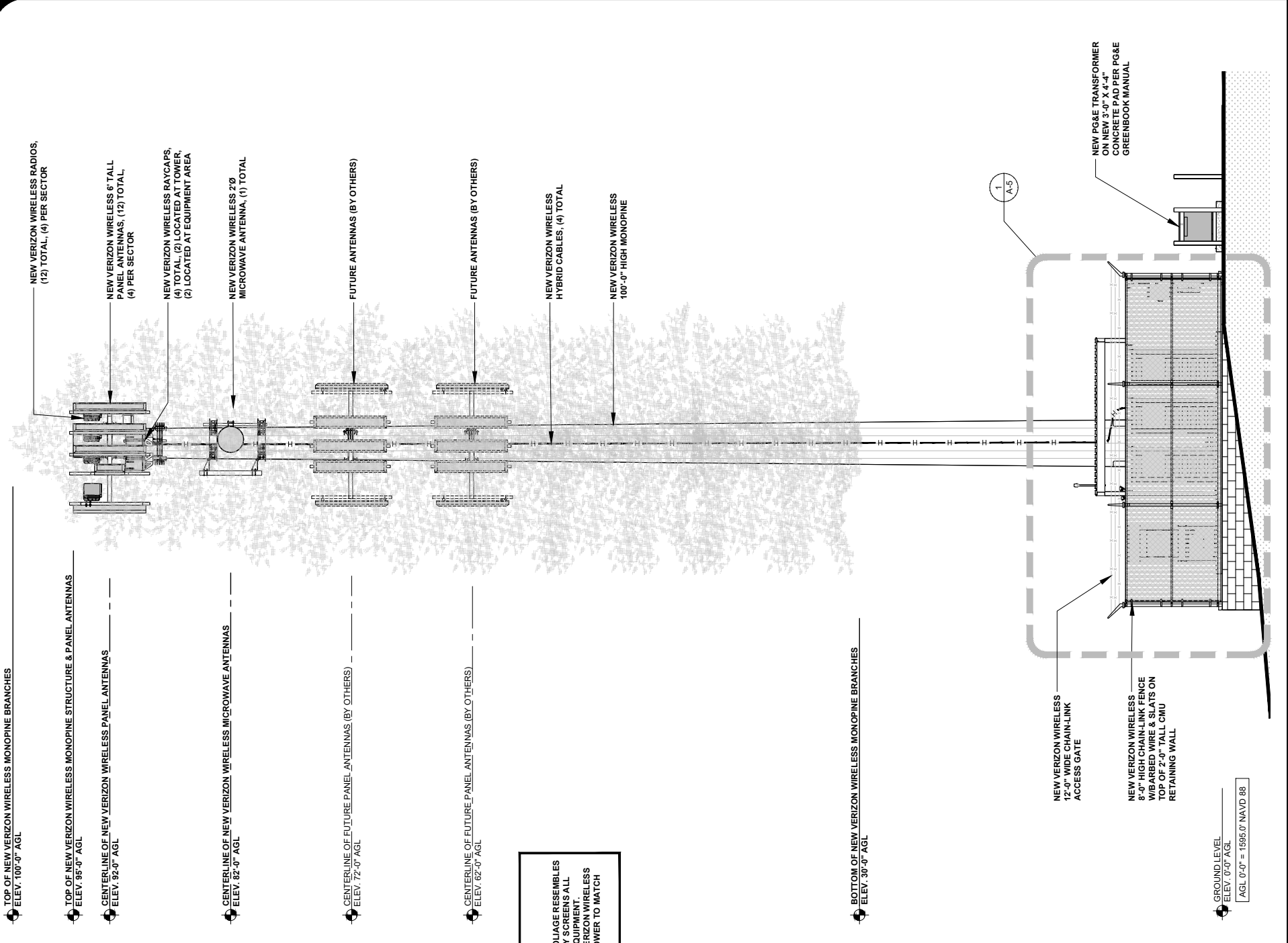
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AUBERRY ROAD /
HMY 168
PID # 16994410
MDG ID # 5000918175
30663 LOCKWOOD LN
PRATHER, CA 93428

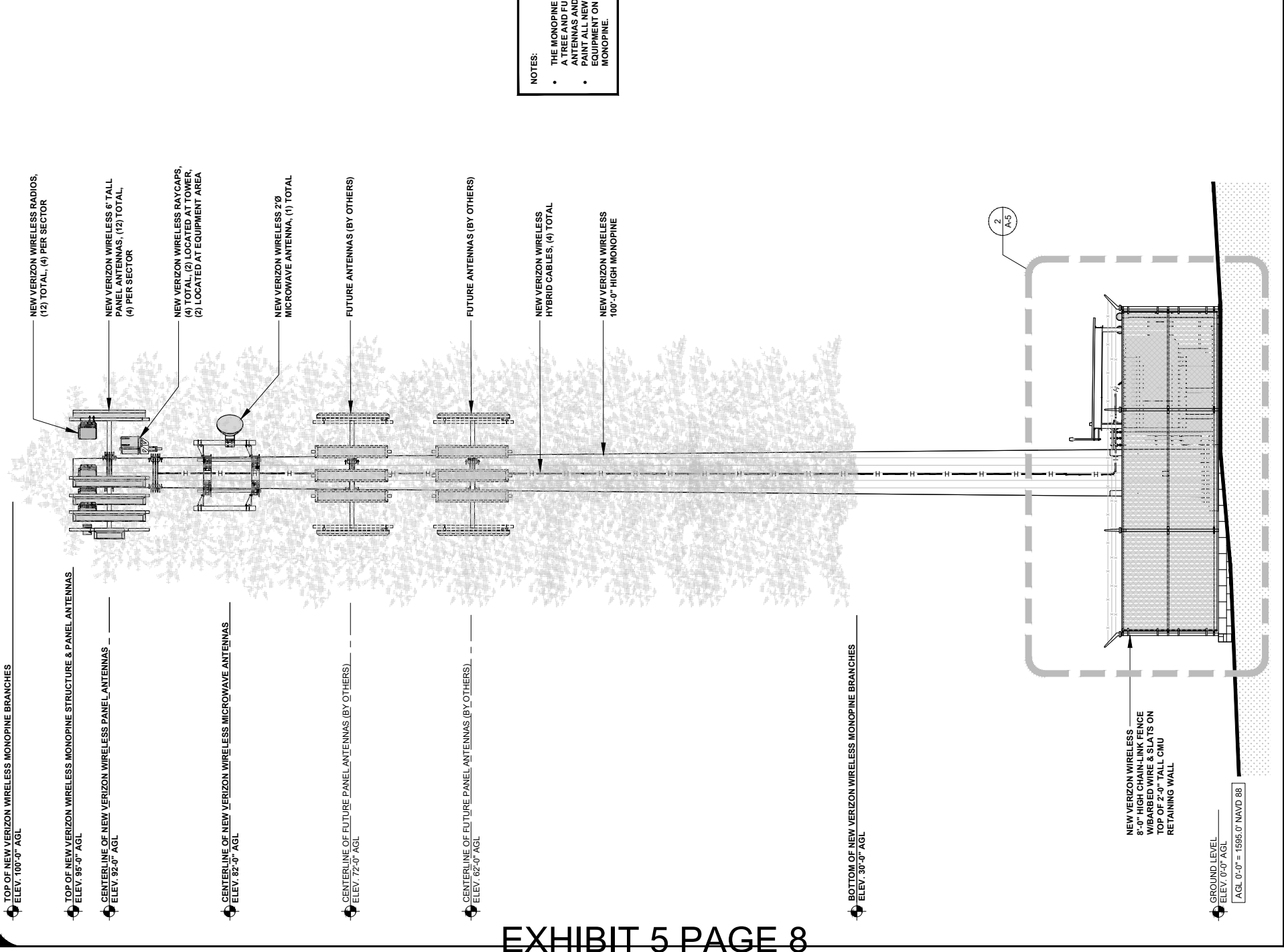
SHEET TITLE:
**NORTHEAST &
SOUTHEAST ELEVATIONS**

A-3



NOTES:

- THE MONOPINE FOULAGE RESEMBLES A TREE AND FULLY SCREENS ALL ANTENNAS AND EQUIPMENT
- PAINT ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE.



REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



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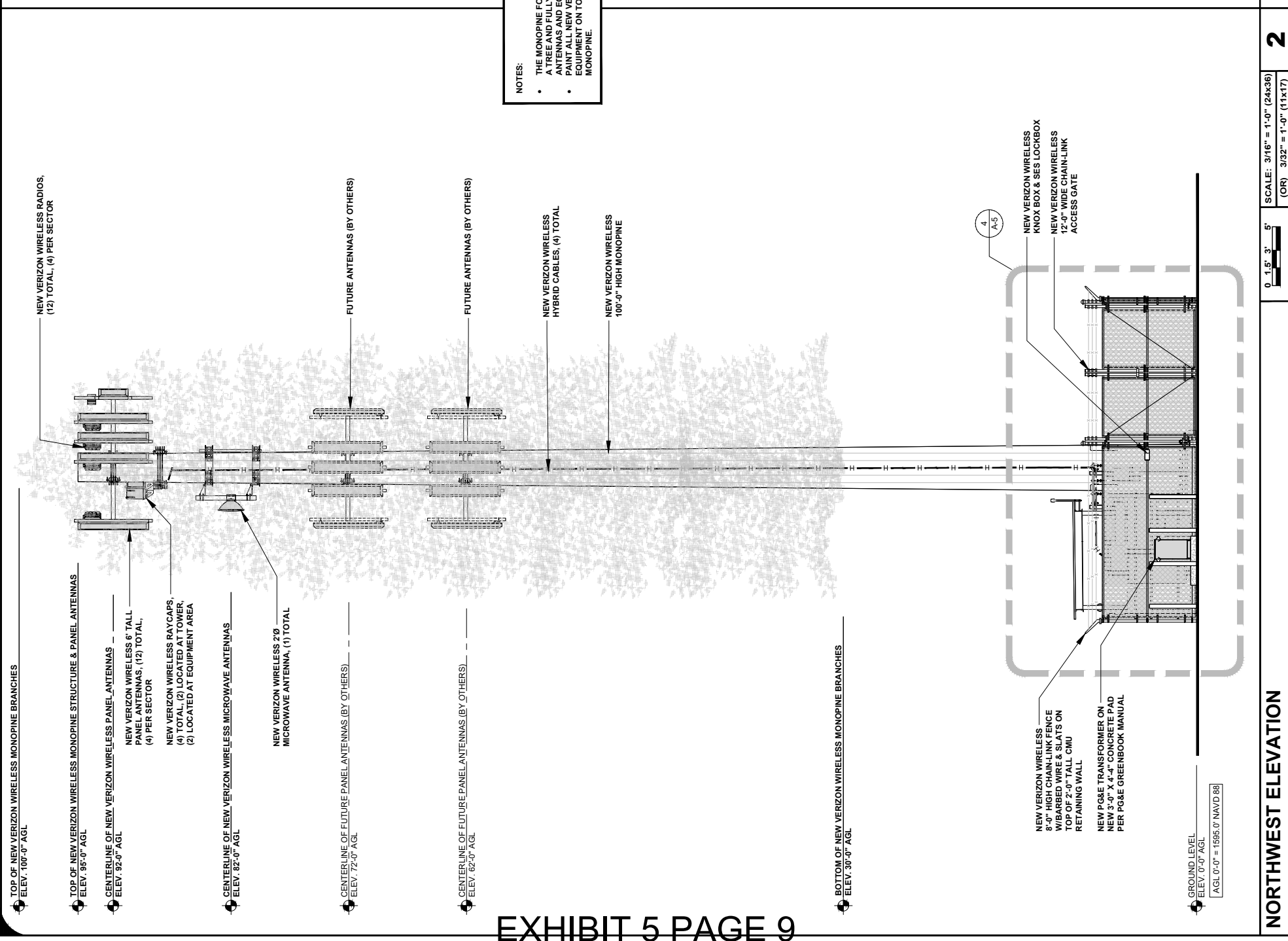
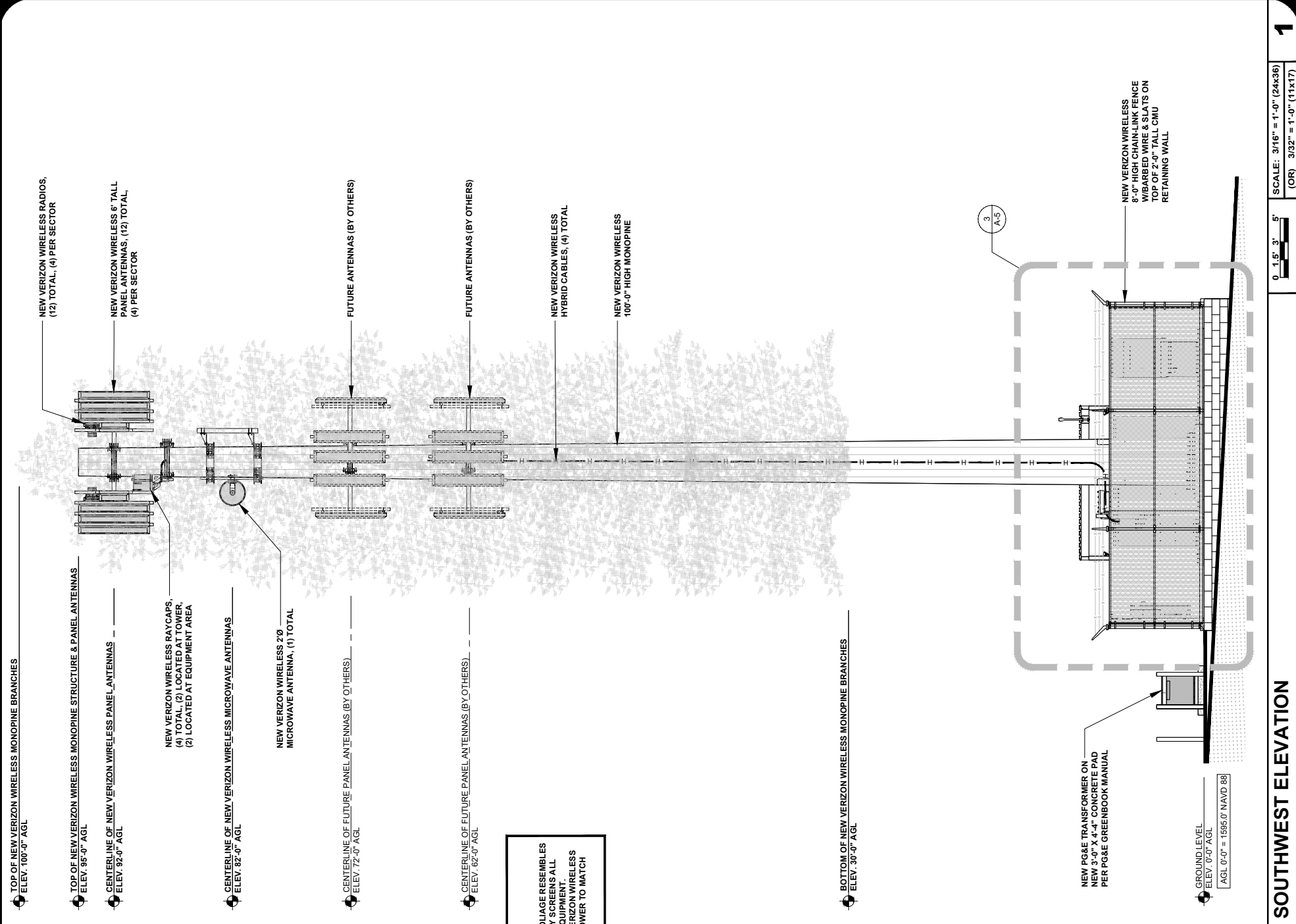


2770 SHADELANDS DR, BUILDING 11
 WALNUT CREEK, CA 94598

AUBERRY ROAD /
 HWY 168
 PID # 16994410
 MDG ID # 5000918175
 30663 LOCKWOOD LN
 PRATHER, CA 93428

SHEET TITLE:
 SOUTHWEST &
 NORTHWEST ELEVATIONS

A-4



REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	08/05/2023	100% ZONING	LD

S&C
 A Mobile Company
 9020 ACTIVITY RD.
 SAN DIEGO, CA 92126
 619.736.3766

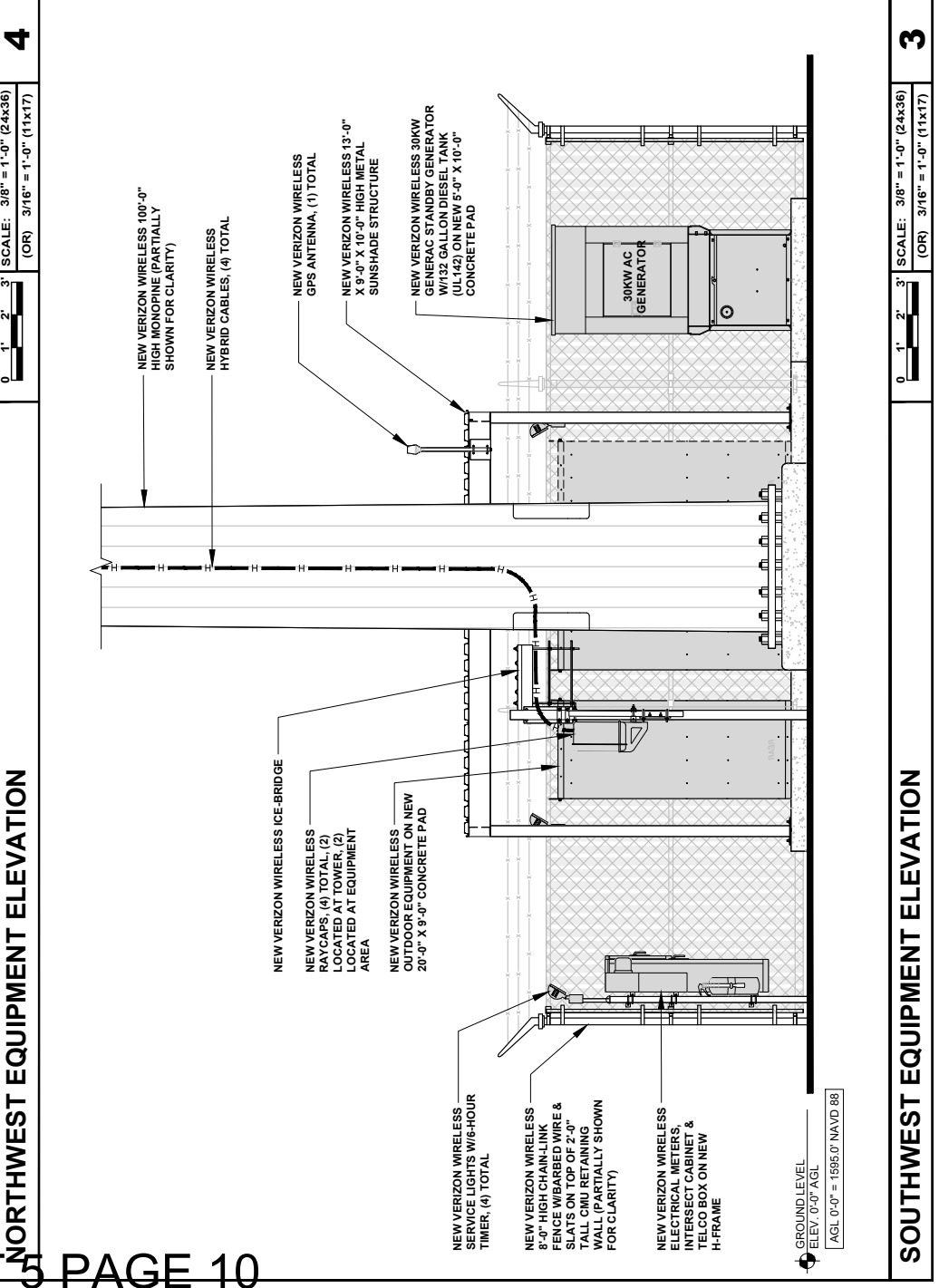
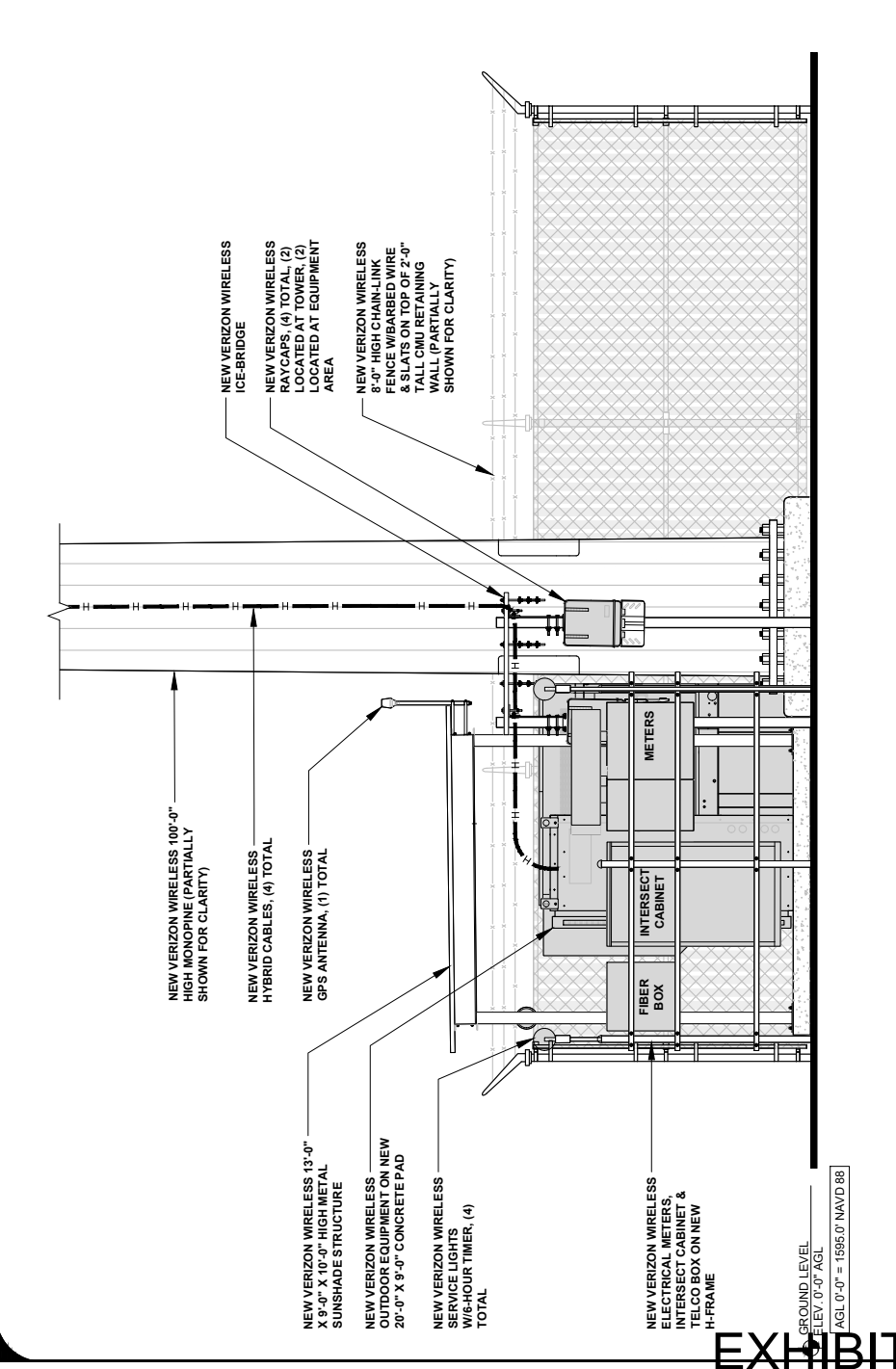
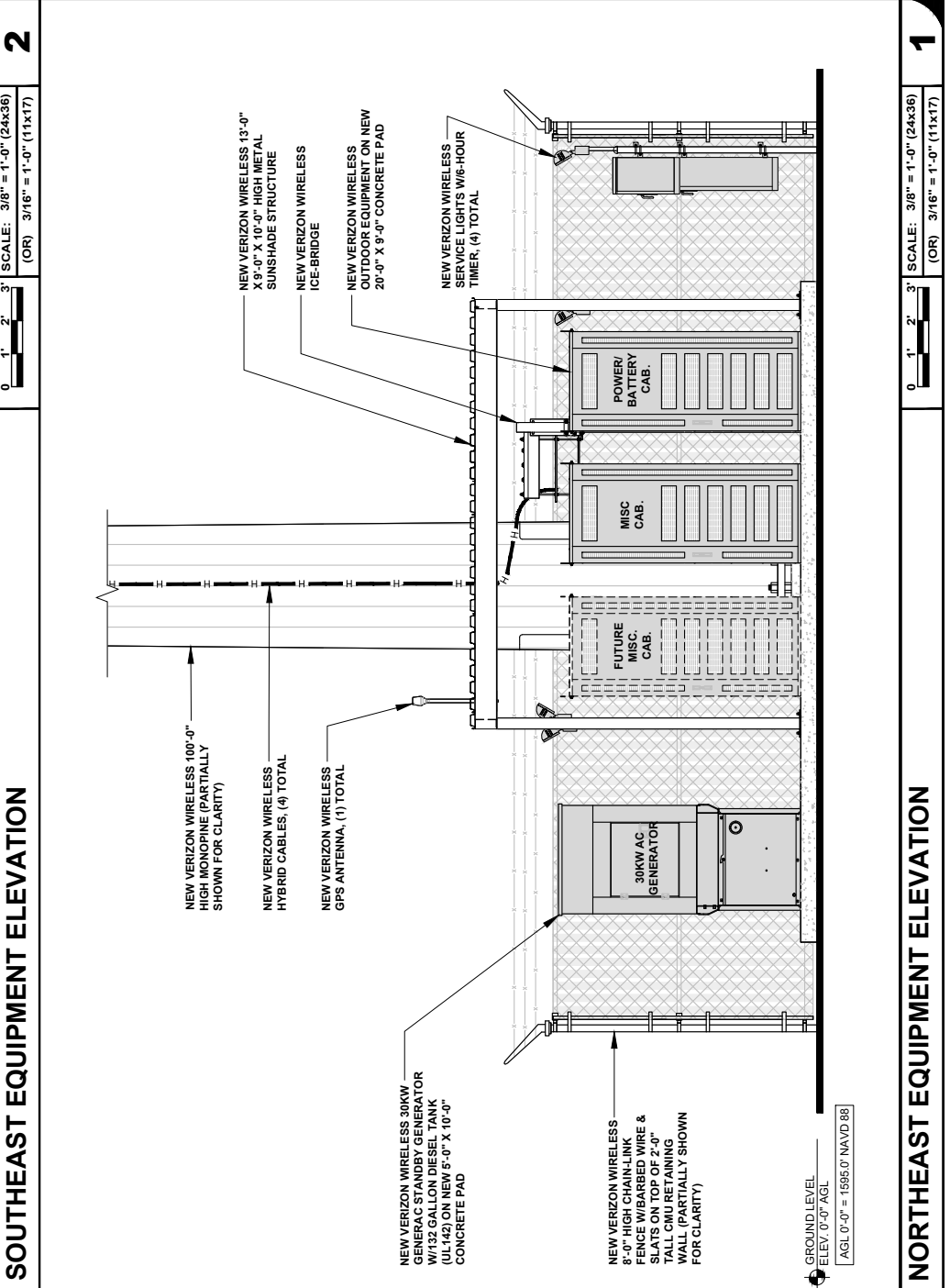
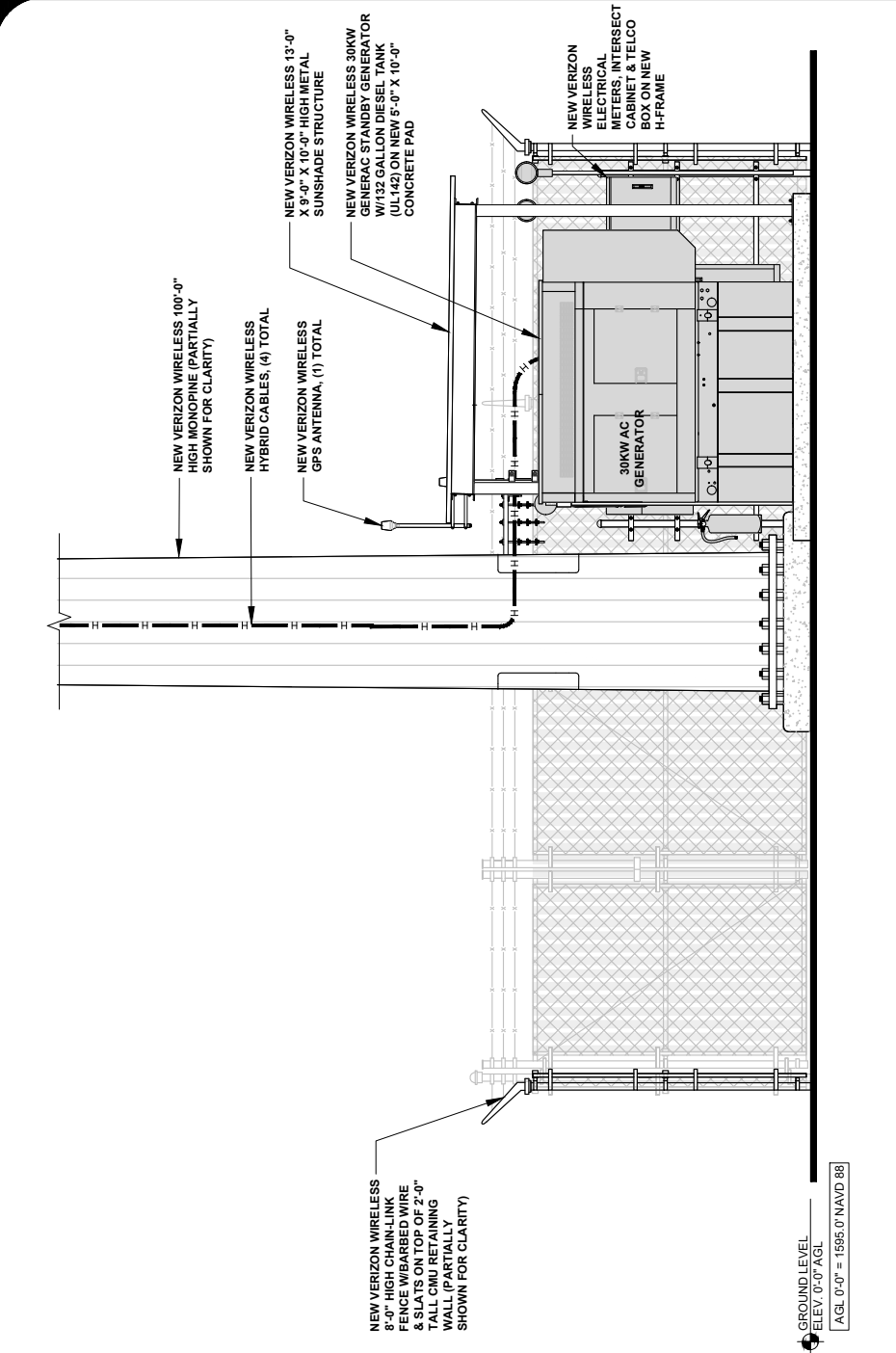
2770 SHADELANDS DR, BUILDING 11
 WALNUT CREEK, CA 94598
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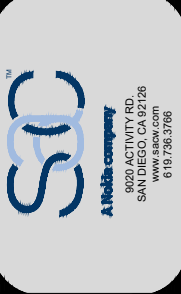
AUBERRY ROAD
 HWY 168
 PID # 16994410
 MGD ID # 5000918175
 30663 LOCKWOOD LN
 PRATHER, CA 93428

SHEET TITLE:
**EQUIPMENT
ELEVATIONS**

A-5



REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



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2770 SHADELANDS DR, BUILDING 11
 WALNUT CREEK, CA 94598

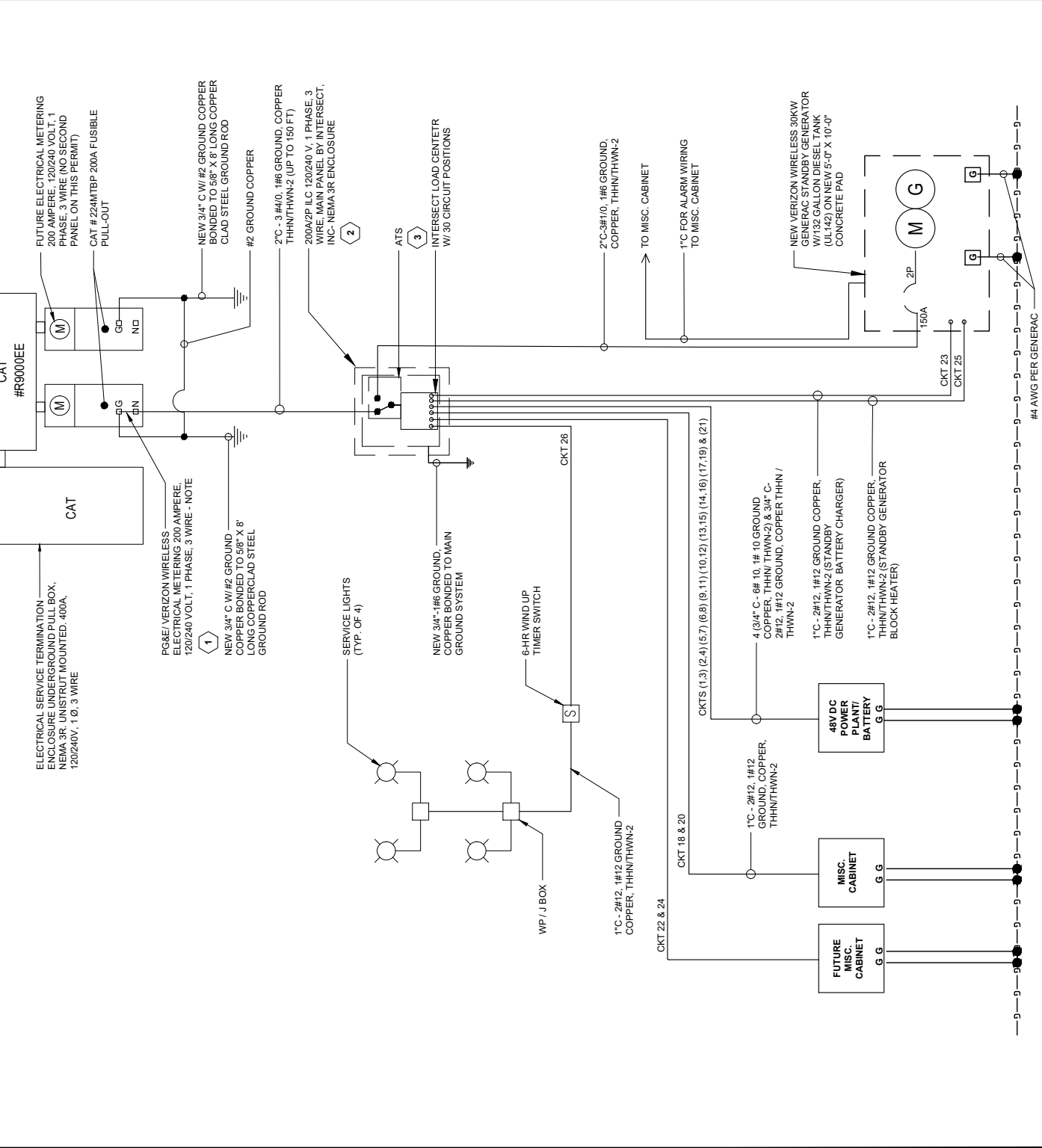
AUBERRY ROAD
 PID # 16994410
 HWY 168
 MGD ID # 5000918175
 30663 LOCKWOOD LN
 PRATHER, CA 93428

SHEET TITLE:
 1-LINE DIAGRAM,
 PANEL SCHEDULE
 & UTILITY NOTES

E-1

REV	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD

KEY NOTES:
 1. NEW PG&E/VERIZON WIRELESS ELECTRICAL METER 120/240 V, 1 PHASE, 3 WIRE, 200 AMP, 32.16 KVA, NEMA 3R ENCLOSURE.
 2. NEW INTEGRATED LOAD CENTER (PANEL A) INTERSECT INC MANUFACTURE (AA 300-3R SERIES MODEL AA 3003R - 458 - 6M - 3S) W/200AMP/2POLE, ATS, 120/240 V, 1-PHASE, 3WIRE, 42KAIC W/30 POSITIONS PROVIDED BY VERIZON WIRELESS.
 3. NEW AUTOMATIC TRANSFER SWITCH GENERAC ASO, SERIES 300L, 200 AMP, 120/240V, 1 PHASE, 3 WIRE, 2 POLE, 42KAIC



SCALE	
N.T.S.	1

SCALE	
N.T.S.	3

UTILITY NOTES

DESCRIPTION	C/B NO.	PHASE	1PHASE	2PHASE	3PHASE	CTIC NO.	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A	1	3,600	-	30A	2	48VDC POWER PLANT RECTIFIER #5
48VDC POWER PLANT RECTIFIER #2	30A	5	3,600	-	30A	6	48VDC POWER PLANT RECTIFIER #6
48VDC POWER PLANT RECTIFIER #3	30A	9	3,600	-	30A	10	48VDC POWER PLANT RECTIFIER #7
48VDC POWER PLANT RECTIFIER #4	30A	13	3,600	-	30A	14	48VDC POWER PLANT RECTIFIER #8
SURGE SUPPRESSOR	30A	17	1,200	-	20A	18	FIBER CABINET/MISC. GFI RECEPTACLE 1
48VDC POWER PLANT INTERIOR OUTLET	15A	21	500	-	20A	20	FIBER CABINET/MISC. GFI RECEPTACLE 2
STDBY GENERATOR BATT. CHARGER	20A	23	-	1,200	20A	24	SPARE FOR FUTURE CABINET
STDBY GENERATOR BLOCK HEATER	25	-	1,200	-	20A	26	SERVICE LIGHTS
SPACE	-	27	-	-	-	28	SPACE
SPACE	-	29	-	-	-	30	SPACE
LOAD PHASE 1	-	-	17,300	-	-	-	LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =	-	-	34,600 VA	-	-	-	-
ADDITIONAL 25% CONTINUOUS LOAD =	-	-	125 VA	-	-	-	-
TOTAL LOAD	-	-	= 34,725 VA	-	-	-	-
TOTAL AMPS	-	-	= 144.7 AMPS	-	-	-	-
TOTAL KVA	-	-	= 34.7 KVA	-	-	-	-

SCALE	
N.T.S.	2

PANEL SCHEDULE

SCALE	
N.T.S.	1

1-LINE DIAGRAM

EXHIBIT 6
Operational Statement
Proposed Verizon Wireless Facility
"Auberry Road/Hwy 168"
30663 Lockwood Ln. Prather, Ca.
APN: 118-422-57

Introduction

Verizon Wireless proposes a new wireless facility located at 30663 Lockwood Lane, in Prather, Ca. This facility will enhance and expand the Verizon Wireless network in order to improve our communications services for its existing a prospective customers. The facility is located in Prather, California, on a flat parcel of land that is currently unused by the land owner. This project has been designed to provide additional capacity to offload and to fix ROOT issues in the area. This site is in an area that is zoned C4-C- Central Trading. The height of the structure will allow wireless coverage to the surrounding area.



The proposed unmanned facility will provide Verizon Wireless service to the C4-C-Central Trading Area that will have 24 hours a day, 7 days a week.

Aesthetics

The site will be accessed from the public ROW (Lockwood Lane) The private landlord will allow Verizon 24/7 access. The RAD will be 92' on the new 95' Monopine. The preferred lease area for Verizon's equipment is directly next to the tower. The lease area will be surrounded by a 8' high chain link fence with slats and a 2' CMU retaining wall surrounding the lease area. Power will come from the power pole on the west side, across the street from the parcel. There is adequate space for the new site build project. The Verizon New Site we are proposing is a 95' Monopine with a RAD center of 92'' on a flat open space Central Trading parcel. Verizon is proposing three antenna sectors. This will contain a 30' x 30' (900 sf) lease area with access to the tower from Lockwood Lane. The proposed tower will be located close to Lockwood Lane ROW on the west side of the parcel. Power will be utilized from the power pole across the street on the west side, across the street from the parcel. 24/7 access to the site will be granted by the private landlord.

Public Safety and Community Benefits

Wireless Communication has become increasingly important way of life and a way of conducting business. With the increased use of "smart phones", data speeds have become increasingly important to Verizon's customers. Verizon's customers rely on smartphones and devices to have immediate access to make phone calls, text, email, and access the Internet wherever they are.

Wireless Devices, such as cell phones, have become a common tool used to contact public safety personnel, and loved ones in the event of a crisis. Having increased wireless service in this area will benefit those in emergency situations to reach out for help.

Coverage Capacity and Alternative Sites

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the Prather area and the site is proposed in the centralized area of Prather, Ca. The objective of this site is to provide RAN Capacity Metro Root service for the area in and around the area. The site lies entirely within the jurisdiction of the County of Fresno. The site is on a flat open space parcel. The surrounding area is commercial businesses. The proposed tower will be located off of Lockwood Lane on the west side of the parcel. 24/7 access to the site will be granted by the private landlord.

Compliance with FCC Standards

This project will comply with all FCC rules and regulations and will be in accordance with Verizon Wireless FCC License to operate radio frequencies.

Construction

Verizon Wireless will comply with all applicable regulations regarding the construction of the proposed site.

Property Owner Information

Steven Rau - 559.903.7693 - srau@assemigroup.com

Applicant Information

Leesa Gendel for SAC Wireless on behalf of Verizon Wireless
P: 415.246.0535 | Email:leesa.gendel@sacw.com

Alternative Site Analysis

1. ATC Site #42003 - 33472 Cotton Tail Lane. Prather, Ca. - 70' Monopole - 3.11 Miles North East from SR. - Tower is too far from search ring and will not achieve RF coverage objectives.
2. CCI Site #871460 - 42612 Auberry Rd. Prather, Ca. - 166' Guyed Tower - 5.25 Miles North East of SR. -Tower is too Far from search ring and will not achieve RF coverage objectives.
3. CCI Site#845807 - Black Mountain - 78' Tower - 3.73 Miles South East of SR. Tower is too far from search ring and will not achieve RF coverage objectives.
4. Page - 29688 Auberry Rd. Prather, Ca. - Letter of Intent sent to LL and no response received.
5. Singh - Hwy 168 - Raw Land, Prather, Ca. - Letter of Intent sent to LL and no response received.
6. Fuller - 29696 Auberry Rd. Prather, Ca. - Letter of Intent sent to LL and no response received.
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9. Falcon Junction - 29586 Auberry Rd. Prather, Ca. - No Response from Landlord.

Alternative Candidate Analysis



Auberry Road & Hwy 168
30663 Lockwood Ln., Prather, CA 93428
APN: 118-422-57



April 8, 2024

Summary of Site Evaluations

Conducted by: SAC Wireless

Introduction:

In early 2020, it became necessary for Verizon Wireless to pursue new coverage in the County of Fresno area. Due to increased usage of wireless devices requiring cellular data, Verizon's existing sites in the nearby area are approaching overload, which will create disruptions to Verizon users, including personal, commercial, and emergency users. Therefore, Verizon Wireless is proposing a new wireless facility, which is described below, to provide offload capacity relief and improved coverage to the County of Fresno area. Through multiple

conversations with the County of Fresno as well, the pressing needs of the constituents were made known to Verizon that an increase of coverage is needed in this area.

Based on a comprehensive search of available sites over the last couple of years and after careful location analysis, Verizon Wireless has concluded that the site located at 30663 Lockwood Ln., Prather, CA 93428 constitutes the least intrusive alternative to help fill the identified significant gap in coverage/capacity based on the guidelines set forth by the County of Fresno. Through this process, nine (9) site alternatives were reviewed and eliminated based upon engineering analysis, lack of cooperation by potential landlords, or unresponsiveness by potential landlords. With these sites exhausted, Verizon Wireless proposes a New 100' Monopine at 30663 Lockwood Ln. which is located in Prather, California. This property will be described further in this Alternative Analysis. While it is not the only feasible site which meets the County of Fresno requirements, as well as the coverage and capacity needs of the community as well as emergency service providers, it is the only site candidate which reaches both the Radio Frequency Engineer (RF) coverage requirements while having Landlord interest.

I. Coverage/Capacity Gap

This project's primary objective is to provide much needed service in the County of Fresno area. Another objective is to offload other surrounding Verizon tower sites. There is also currently little to no 4G LTE AWS signal in the area. Coverage is limited to the street coverage, but there is no in vehicle or in building coverage in most areas of the proposed cell site location due to an increase of the use of wireless devices, as well as increased rates of streaming. Verizon Wireless recognizes that the need is high, which reduces its ability to provide stable service to Verizon customers in the area.

This also results in a disruption to access to emergency services; since many police, fire, and ambulance services use the Verizon 4G network to track their resources, dispatch assets, and relay data, should an emergency occur during a sector overload, the systems they rely on could be unusable. The site Auberry Rd, at 130663 Lockwood Ln. meets the required objectives as well as provides adequate coverage for emergency services.

II. Methodology

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the "least intrusive means" based upon Verizon Wireless's experience with designing similar facilities and working within local regulations. In addition to seeking the "least intrusive" alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts. There were none located within the search ring for collocation that were in the Search Ring but too far from the target area to be considered. The next best option was to find a suitable site where Verizon's location could be located against the surrounding areas. Verizon was able to locate land with a willing Landlord, property to build a site with sufficient height needed to meet the coverage need while simultaneously fitting with the character and surroundings of the area.

III. Analysis

Verizon Wireless has sought a suitable location for a wireless facility to serve the surrounding area, of the County of Fresno area. As collocation of facilities is generally preferred, Verizon Wireless first searched for collocation sites which could meet the needs of the coverage and capacity gap. With no feasible existing wireless towers available to collocate, Verizon surveyed the coverage/capacity gap area for available building and ground sites for a new wireless facility. The property at 30663 Lockwood Ln., Prather, CA 93428, site was chosen as the preferred location because it had the best location for wireless reach, appropriate height for coverage, and the least construction concerns.

The following is a summary of prior sites reviewed within the search area. Each of these sites were subsequently eliminated as candidates due to a variety of reasons, including but not limited to technical deficiencies identified by the Radio Frequency Engineer (RF), lack of landlord response or unwillingness to have towers on their property, or better options for a given Landlord.

Auberry Rd/Hwy 168- Candidates Considered but Not Proposed

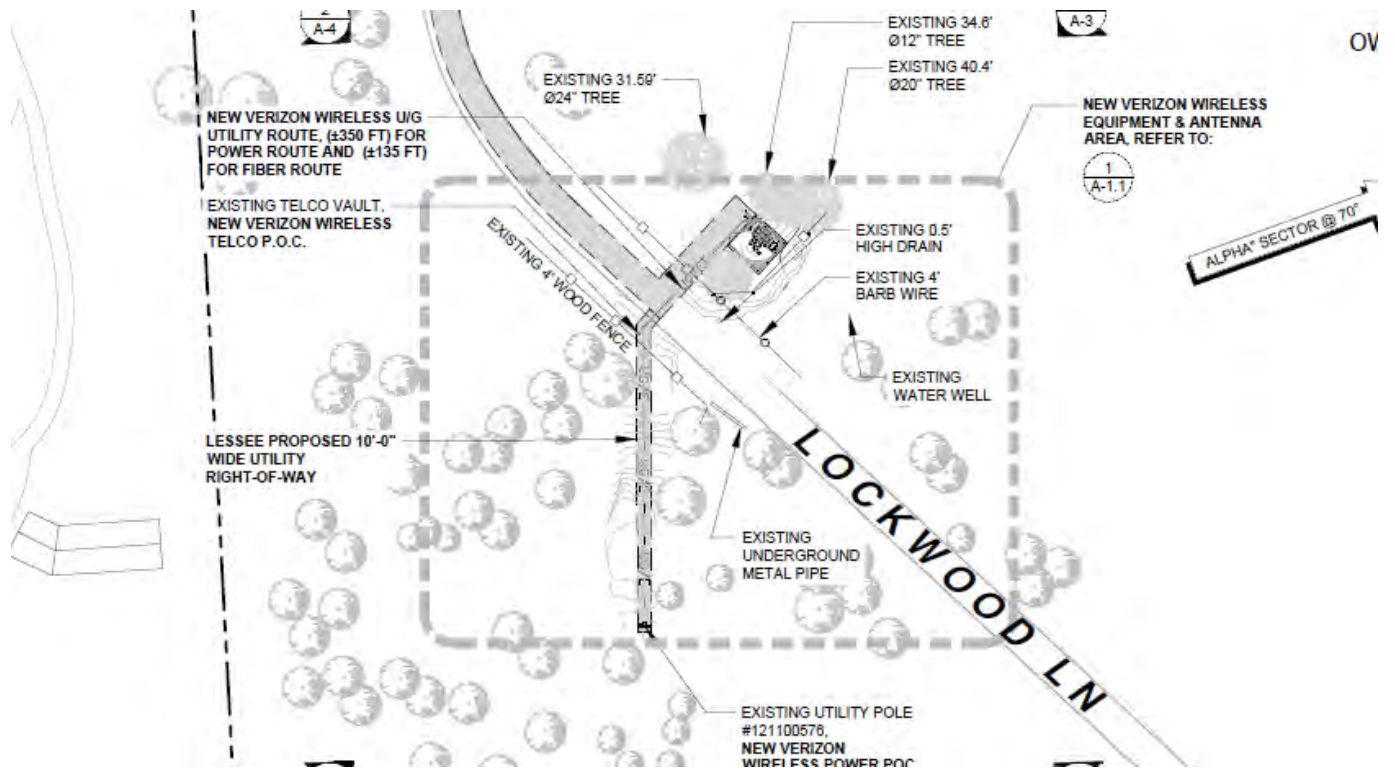
1. ATC Site #42003 - 33472 Cotton Tail Lane. Prather, Ca. - 70' Monopole - 3.11 Miles North East from SR. - Tower is too far from search ring and will not achieve RF coverage objectives.
2. CCI Site #871460 - 42612 Auberry Rd. Prather, Ca. - 166' Guyed Tower - 5.25 Miles North East of SR. -Tower is too far from search ring and will not achieve RF coverage objectives.
3. CCI Site#845807 - Black Mountain - 78' Tower - 3.73 Miles South East of SR. Tower is too far from search ring and will not achieve RF coverage objectives.
4. Page - 29688 Auberry Rd. Prather, Ca. - Letter of Intent was sent to landlord and no response received/landlord not interested.
5. Singh - Hwy 168 - Raw Land, Prather, Ca. - Letter of Intent sent to landlord and no response received.
6. Fuller - 29696 Auberry Rd. Prather, Ca. - Letter of Intent sent to landlord and no response received.
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Summary of Candidates Reviewed

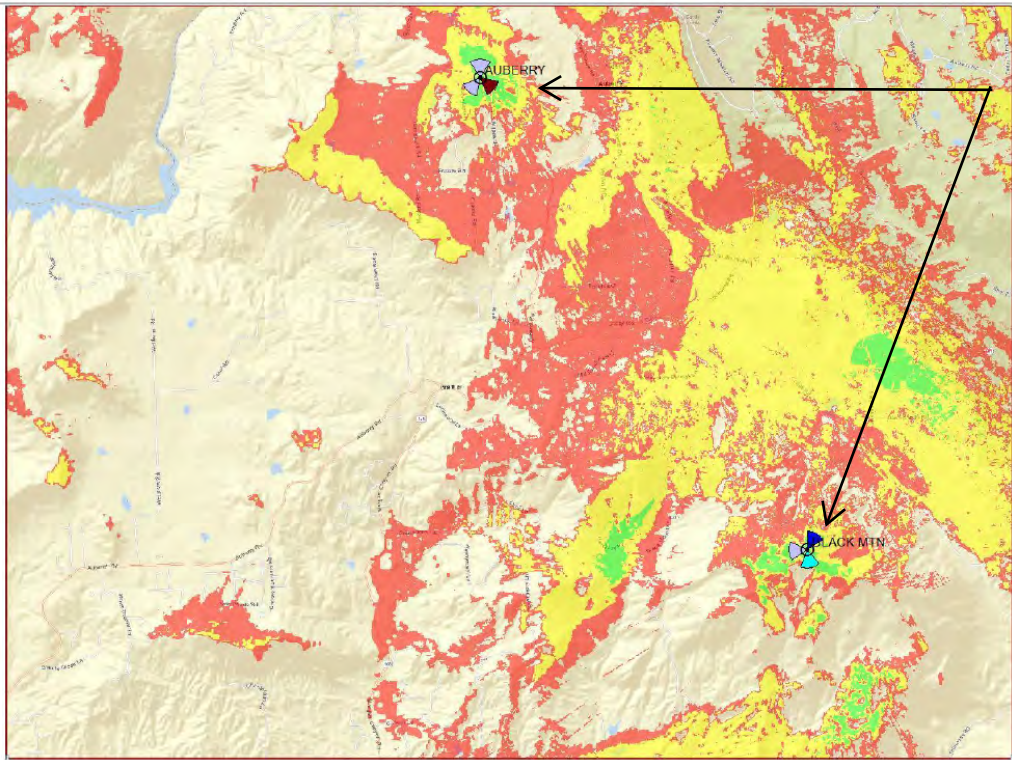
Proposed Candidate - Auberry Rd/Hwy 198

APN: 118-422-57
Address: 30663 Lockwood Ln.
Prather, CA 93428
Zoning: CUP
Site Type: 100' Monopine

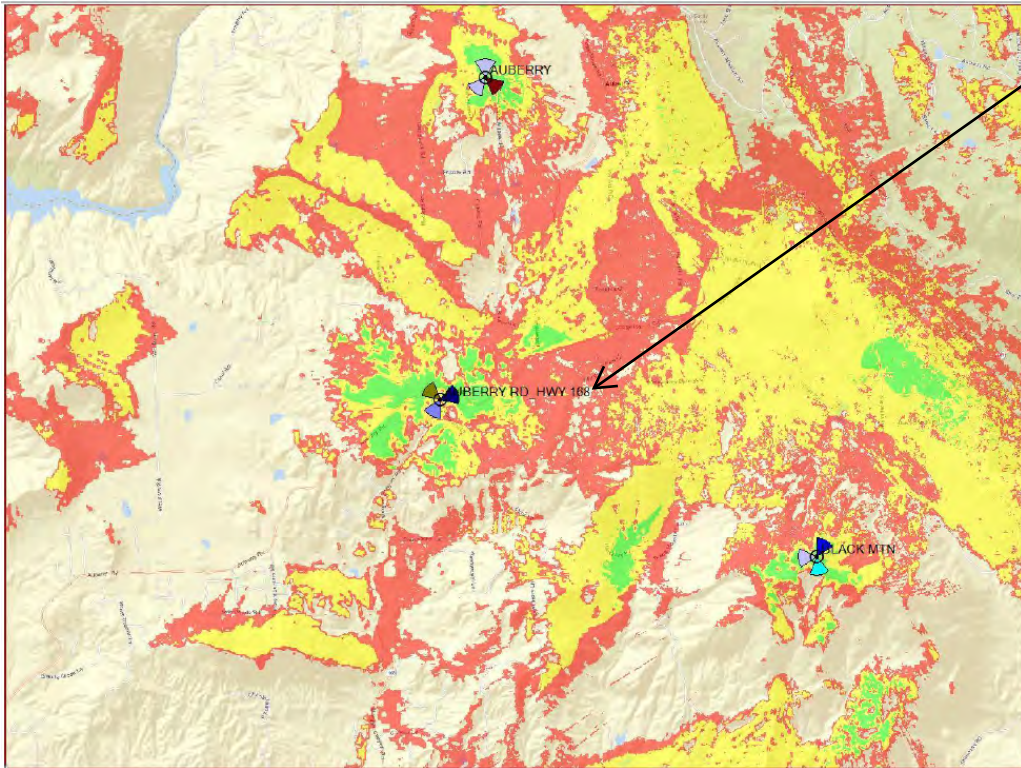
Overhead View



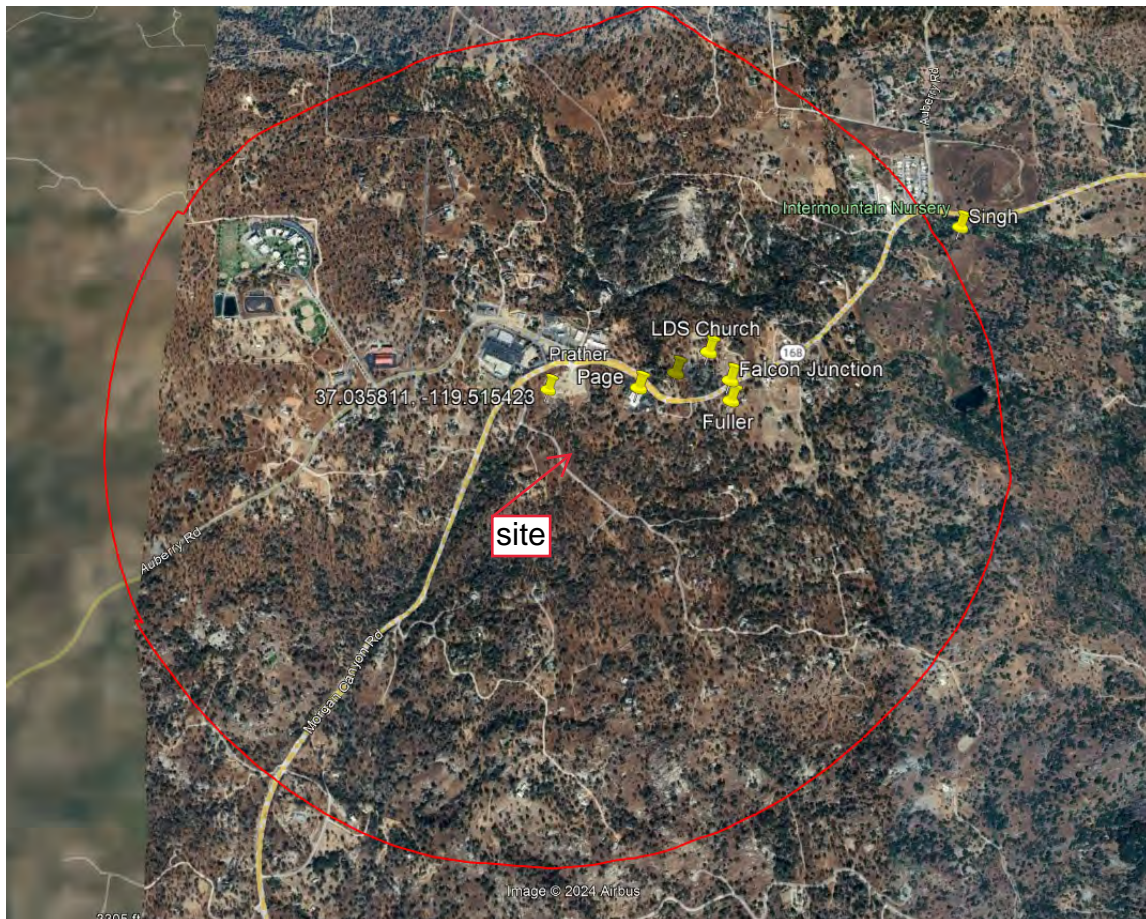
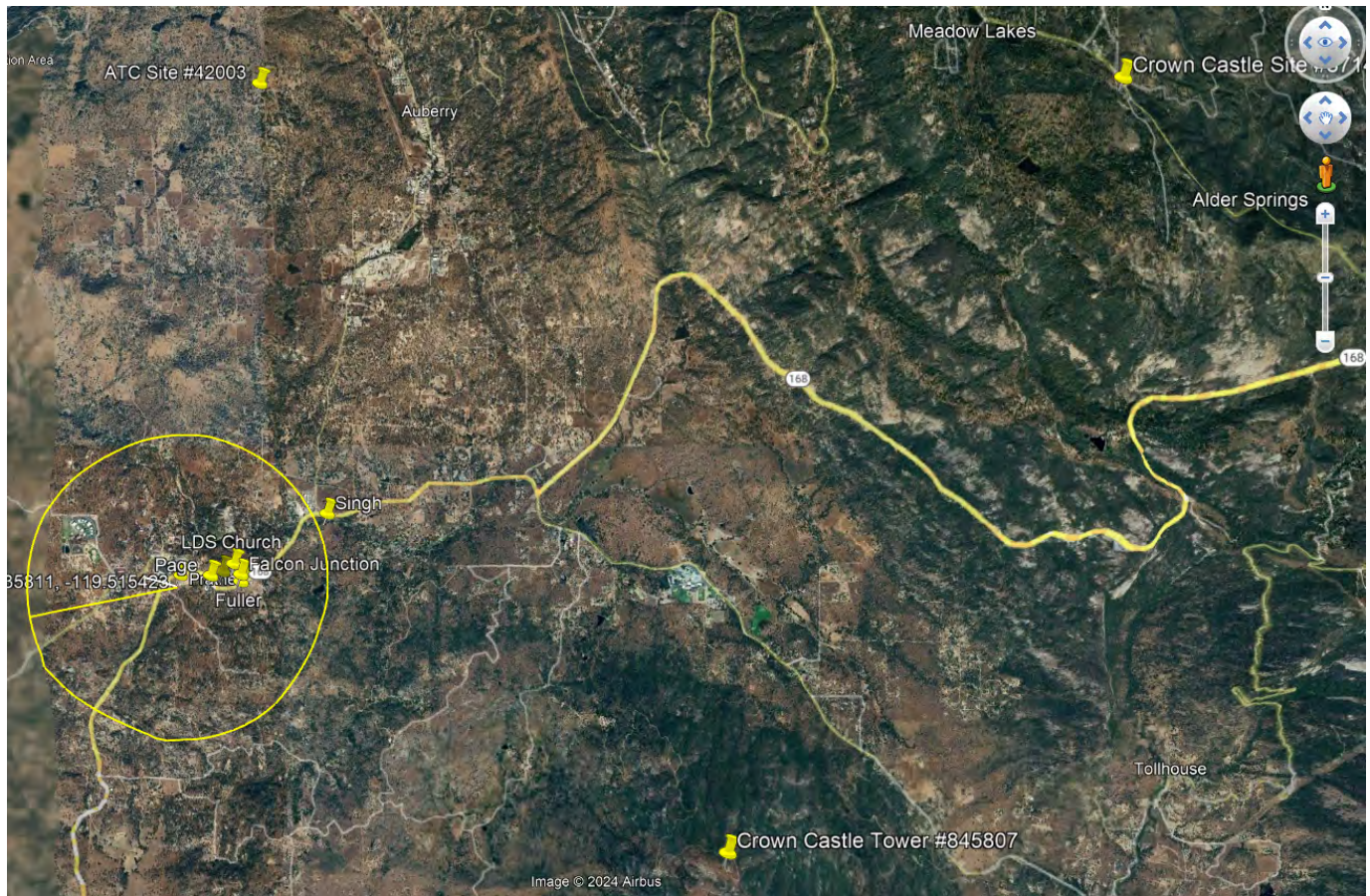
Auberry Rd/Hwy 198 - RF Coverage Maps (existing/proposed)



Existing
Verizon
Sites



LOCATION MAP OF SEARCH RING AND ALTERNATIVES



Conclusion-

Verizon Wireless has pursued these nine (9) potential site alternatives within the identified significant coverage/capacity gap over the last couple of years, with each being subsequently eliminated due to issues such proximity to other towers. Based on this thorough analysis and evaluation, Verizon Wireless concludes that the proposed installation at 30663 Lockwood Ln., Prather, CA 93428 is the most effective, least intrusive, and most easily constructible site available to address the significant gap in coverage/capacity and the community's wireless needs. This site also represents the best possible candidate based on its limited visual impact, ease of access, and proximity to utilities.

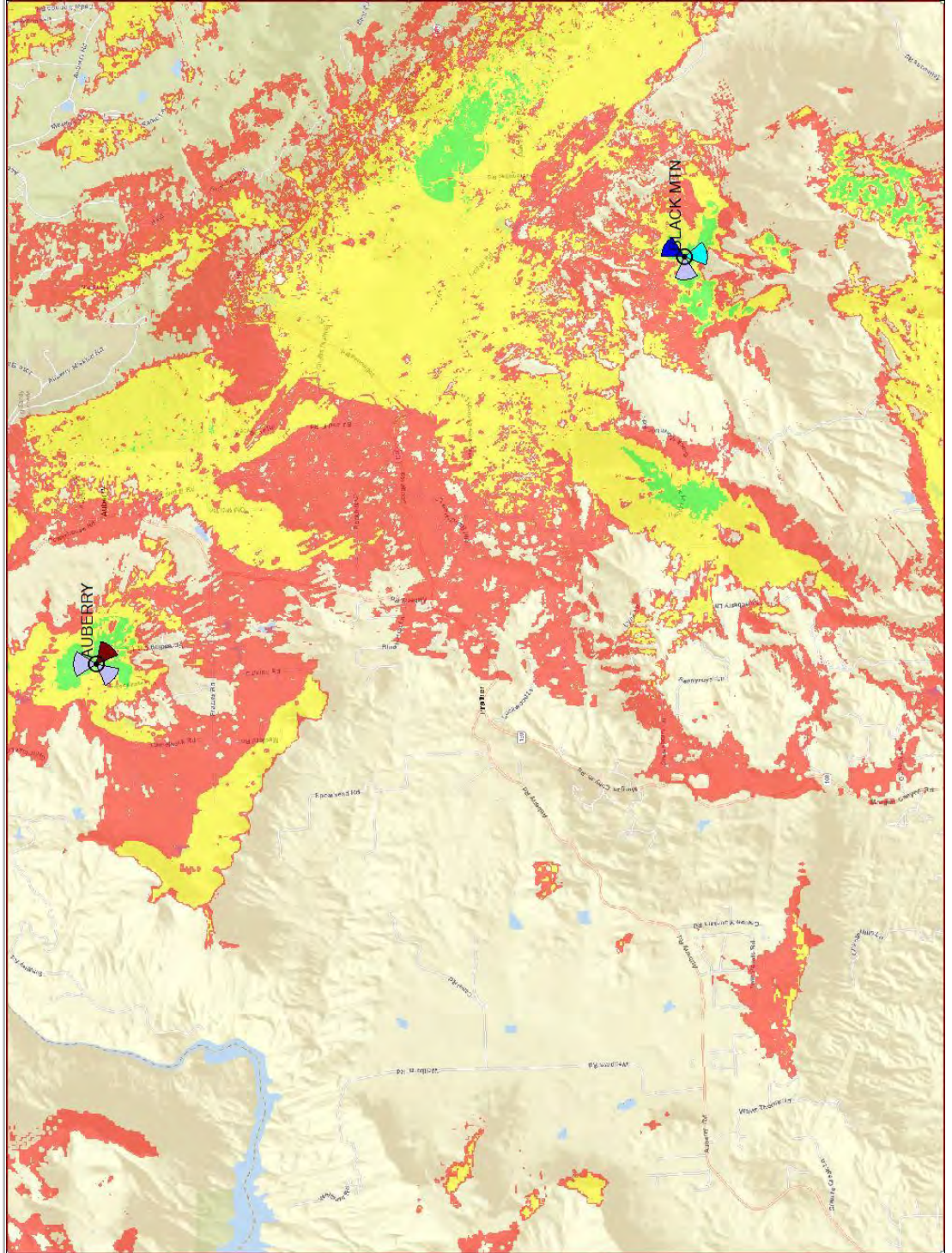


Auberry Rd_Hwy 168 Propagation Maps

Prepared by Verizon Wireless
RF Engineering



Auberry Rd_Hwy 168 – Existing Coverage



LTE: RSRP
Indoor
Vehicle
Outdoor

EXHIBIT 7 PAGE 2



Auberry Rd_Hwy 168 – Proposed Coverage

- LTE: RSRP**
- Indoor (Green)
 - Vehicle (Yellow)
 - Outdoor (Red)

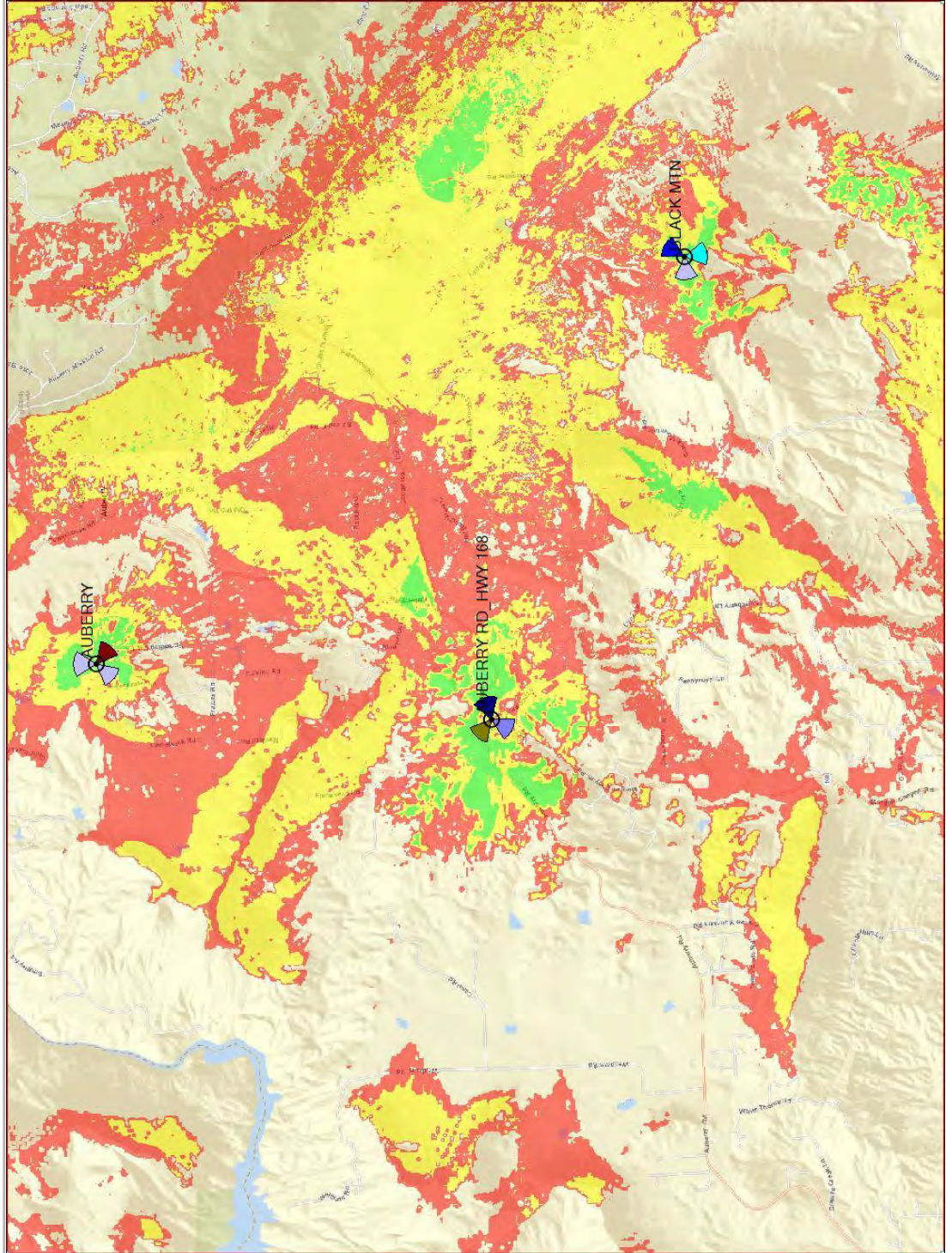


EXHIBIT 7 PAGE 3



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Courtney Standridge (SAC Wireless)

APPLICATION NOS.: Initial Study No. 8574 and Unclassified Conditional Use Permit No. 3794

DESCRIPTION: Allow the installation of a new freestanding 100-foot-tall monopine style co-locatable wireless telecommunications facility on a 40.08-acre parcel within the R-R (Rural Residential) Zone District.

LOCATION: The subject parcel is located on the east side of Lockwood Lane, 0.10-miles south of California State Route 168, approximately 15-miles from the City of Clovis. (APN: 118-422-57) (ADDRESS: 30663 Lockwood Lane) ([Sup. Dist. 5](#)).

AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: LESS THEN SIGNIFICANT IMPACT:

The project anticipates the placement of new unmanned telecommunications facility consisting of a 100' foot-tall monopine wireless communication tower with related facilities on a 30' x 30' fenced site leased area. Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site.

The development of the permanent tower will be placed greater than 100' feet from California Highway 168 in addition the tower will be sheathed in a monopine style which will reduce any unsightly appearances the project may pose. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is located southerly adjacent to the Unincorporated Community of Prather which consists of rural residences, commercial, and vacant agricultural parcels within the immediate vicinity. The placement and construction of the project would create a new communications tower on the project site that could change the existing visual character, however, this change is not expected to result in a significant impact as the designed incorporated will significantly blend to the surrounding landscape (monopine designed tower) intended on reducing unsightly visual character which would degrade the surroundings, in addition, all ground equipment for the telecommunication tower shall be screened from view behind slatted fencing.

* **Mitigation Measure(s)**

1. *Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color and shall be located, designed, and landscaped to reasonably minimize their visual impact on the surrounding area.*

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: NO IMPACT:

The project does not anticipate the use of outdoor lighting,

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated as grazing land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned R-R (Rural Residential) Zone District and is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production and would not result in the loss or conversion of forest land. The area proposed is small in nature (900 square feet in size) in an already disturbed area.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project intends to construct a permanent tower for communication purposes. The footprint of the permanent tower is small and would not result in the off-site conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been routed to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. The SJVAPCD did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant. Project construction is anticipated to result in minor temporary increases in criteria pollutants, however, the minor increases resulting from construction are not anticipated to result in a significant impact.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions resulting from the use of the tower will not generate significant pollutant concentrations. The nearest sensitive receptor, i.e. dwelling is located approximately 600 feet southwest of the location of the communication facility. In consideration of the proximity of the site to sensitive receptors, the project is not anticipated to result in substantial pollutant concentrations or adverse emissions and will have a less than significant impact.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

Per the California Natural Diversity Database, there are no reported occurrences of a special-status species encompassing the project site or located in vicinity of the project site.

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification as the site is not occupied or has no significant habitat for special-status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

According to the National Wetlands Inventory mapper web application, the project site does not contain wetlands. The project will not be located or affect any wetlands. No riparian habitat or other sensitive natural community was identified on the project site.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The scale of the project would not cut off movement of the site for any wildlife. No migratory wildlife corridor or native wildlife nursery site was identified on the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify a local policy or ordinance adopted for the protection of a biological resource that would be in conflict with the project proposal. No Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state Habitat Conservation Plans were identified as conflicting with the project proposal.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project intends to develop a telecommunications tower on undisturbed land. No reviewing Agencies and Departments express concern with the project to indicate that a cultural or historical resource is present on the site and would be affected by the project proposal. However, a mitigation measure will be implemented if a cultural resource is identified during ground-disturbing activities related to project development.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The project will be built to current building code standards which would take into consideration applicable energy efficiency standards. The project construction and operation would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No state or local plan for renewable energy or energy efficiency was identified during Agency and Department review.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

According to Figure 9-2 of the Fresno County General Plan Background Report and the California Department of Conservation Earthquake Hazard Zone Application (EQ Zapp), the project is not located on a known earthquake fault zone.

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the project site is located on land designated as having a 40%-60% chance of reaching peak horizontal ground acceleration assuming a 10% probability of a seismic hazard in 50 years. In considering the lower chance of reaching peak horizontal ground acceleration and mandatory compliance of the development with the California Building Code, there is minimal adverse risks associated with the project related to strong seismic ground shaking or seismic-related ground failure.

4. Landslides?

FINDING: NO IMPACT:

According to information obtained from the California Geological Survey, there are no known earthquake fault zones located within the Auberry and Prather area. No agency expressed concerns or complaints related to ground shaking, ground failure, liquefaction or landslides

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

FINDING: NO IMPACT:

The project would result in the development of the site where impervious surface would be added, and a loss of topsoil would occur. The subject site is relatively flat with small changes in elevation.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

No geologic unit or unstable soil was identified on the project site.

- C. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on soils exhibiting moderately high to high expansion potential.

- D. 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; or
- E. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The project does not propose the development or use of a septic system or alternative waste water disposal system. There were no unique paleontological resource or unique geologic feature identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction is expected to generate minimal greenhouse gas emissions. Long-term project operation is expected to rely heavily on existing electrical infrastructure. The generator is for emergency backup during power failure. The generator will be exercised once a week for one half hour maximum during daylight hours only. Therefore, these instances would not result a significant generation of greenhouse gas emission where a significant impact would occur. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT:

Operation of the tower does require an emergency back-up generator for power failure conditions and will require storage of diesel fuel to be present on site. Storage and handling of diesel fuel for equipment related to the tower would not result in a significant hazard to the public.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing school. For reference, Foothill Elementary School is located 0.62-miles west of the site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to the NEPAssist Database, the project site is not located on a listed hazardous materials site and the project would not result or create a significant hazard to the public or the environment.

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. For reference, Fresno Yosemite International Airport is located 20.9-miles west of the project site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify any conflict with the project and any adopted emergency response plan or emergency evacuation plan. Additionally, no concerns were expressed that the project would result in a significant risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The use is anticipated to be unmanned and operated remotely. The project does not propose the use of water resources and would not violate water quality standards, waste discharge requirements or substantially degrade surface or ground water quality. With the project not utilizing water supplies, no impact to groundwater supplies or groundwater recharge would occur.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1. Result in substantial erosion or siltation on- or off-site;
 - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 - 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: NO IMPACT:

The project anticipates the development of a new tower and equipment enclosure. The most substantial addition of impervious surface would be the equipment shelter which proposed to be a 30-foot by 30-foot area. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on- or offsite. Reviewing

Agencies and Departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to the Wetlands Mapper of U.S. Fish and Wildlife Service, a nearby wetland may be present.

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

FINDING: NO IMPACT:

Although the project site is not located within a flood hazard area, the project will not increase the risk of release of pollutants due to project inundation. Additionally, the project site is not located near a body of water where a tsunami or seiche risk is prevalent.

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

FINDING: NO IMPACT:

The project does not anticipate the use of water resources and would not contribute to a degradation of water quality. Reviewing Agencies and Departments did not express concern with the project in regard a conflict with a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project is being developed in a rural area where there is not an established community to divide.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

There were no land use plans, policies, or regulations for the purpose of avoiding or mitigating an environmental effect identified in the Fresno County General Plan as being in conflict with the project proposal.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Figure 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR) depicts mineral resource locations and principal mineral producing locations within the County of Fresno. The project site is not located on or near an identified mineral resource or mineral producing site.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the construction and operation of a tower and associated communications equipment. Noise levels and vibrations associated with the project are not expected to result in significant impacts. The proposed backup generator would result in an increase noise levels and vibration, however, in consideration of the nature of use related to the backup generator, the noise level increase is not anticipated to result in significant impacts on sensitive receptors approximately 600 feet from the project site. As noted, the backup generator is anticipated to be utilized when the main power source for the tower is interrupted. This situation is not expected to occur in regular intervals where an impact on sensitive receptors would be significant.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public

use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The project site is not located in an airport land use plan.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not induce unplanned population growth in the area.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not provide concerns regarding the project where additional governmental facilities or alteration to existing governmental facilities

are needed. The Fresno County Fire Protection District provided comments referencing Fire Code requirements when a building permit is issued for the project.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project intends to develop a communications tower. The use is intended to be unmanned with maintenance work being the only time where employees would be present. Therefore, the project is not expected to increase the use of existing neighborhood and regional parks and does not include the construction or expansion of recreational facilities.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

Per the Applicant's Operational Statement, there are two employees that access the existing maintenance yard. The project does anticipate the occasional maintenance trip for the facility; however, the volume of maintenance trips is not expected to result in impacts related to vehicle miles traveled or any County-adopted program, plan, ordinance, or policy addressing the circulation system. Reviewing Agencies and Departments did not express concern with the project in terms of a transportation impact resulting from the project.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not express concern with the project design or access to indicate that a hazard due to design features or inadequate emergency access will result from the project.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency or Department provided comments to indicate that a listed or eligible historical resource is located on the project site. A Mitigation Measure will be implemented to establish procedure for the addressing of a tribal cultural resource, should it be identified during ground disturbing activities related to the project.

* **Mitigation Measure(s)**

1. *See Section V. Cultural Resources Mitigation Measure #1*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify any significant environmental effects as a result of the project.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

The proposed use would not utilize water resources for the operation and would not have an impact on water supplies.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project would not have employees onsite where wastewater generation would occur. Therefore, the project does not necessitate a wastewater treatment provider.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not provide comments to indicate that the project would result in solid waste generation more than State or local standards, or result in a conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

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

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

As depicted in the 2007 Fresno County Fire Hazard Severity Zones in LRA Map, produced by the California Department of Forestry and Fire Protection, the project site is not located within a very high fire hazard severity zone or within a State Responsibility Area (SRA).

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT:

The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a wildlife species and would not cause a wildlife population to drop below self-sustaining levels.

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATIONS INCORPORATED:

It has been determined that the project could result in impacts to Aesthetics, Cultural Resources, and Tribal Cultural Resources. These impacts were determined to be less than significant with the implementation of mitigation measures. With the implementation of mitigation measures, the project is not anticipated to result in a

cumulative considerable impact and would result in a less than significant impact regarding the identified section.

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

FINDING: NO IMPACT:

The project has been determined to not result in substantial adverse effect on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for 8574 Unclassified Conditional Use Permit No. 3794, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

Potential impacts related to Aesthetics, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.

A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

RP

GG:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3799\3794\CEQA\Cell Tower Initial Study Writeup.docx

EXHIBIT 9

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8574	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-202410000185
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Reymundo Peraza, Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Courtney Standridge (SAC Wireless)	Project Title: Initial Study No. 8574 and Unclassified Conditional Use Permit Application No. 3794		
Project Description: Allow the installation of a new freestanding 100-foot-tall monopine style co-locatable wireless telecommunications facility on a 40.08-acre parcel within the R-R (Rural Residential) Zone District. The subject parcel is located on the east side of Lockwood Lane, 0.10-miles south of California State Route 168, approximately 15-miles from the City of Clovis. (APN: 118-422-57) (ADDRESS: 30663 Lockwood Lane) (Sup. Dist. 5).			
Justification for Negative Declaration: Based upon the Initial Study prepared for 8404 Unclassified Conditional Use Permit Application No. 3765, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems. Potential impacts related to, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant. Potential impacts relating to Cultural Resources and Aesthetics have determined to be less than significant with mitigation.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – June 19, 2024		Review Date Deadline: Planning Commission – August 22, 2024	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Ejaz Ahmad Planner	

State 15083, 15085

County Clerk File No.: E-202410000185

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



AUBERRY ROAD / HWY 168
 MDG L # 5000918175
 PID # 16994410
 30863 LOCKWOOD RD
 PRATHER, CA 93428



PHOTOSIMULATION VIEWPOINT 1



- NOTE:**
- NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN NEW 30'0" X 30'0" CHAIN LINK FENCE ENCLOSURE W/ BARB WIRE & SLATS ON TOP OF 2'-0" TALL CHU RETAINING WALL (LEASE AREA)
 - NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
 - NEW METAL SUNSHADE STRUCTURE
 - NEW ELECTRICAL METER, TELCO BOX AND INTERCEPT CABINET ON NEW H-FRAME
 - NEW 100'-0" HIGH MONOPINE W/ 100'-0" HIGH MONOPINE TOWER CAPS
 - NEW STANDBY GENERATOR
 - NEW 100'-0" HIGH MONOPINE
 - NEW STEP DOWN TRANSFORMER W/ BOLLARDS

NEW VERIZON WIRELESS
 (12) PANEL ANTENNAS,
 (2) TOWER &
 (1) MONOPINE ANTENNA
 ON NEW 100'-0" HIGH MONOPINE

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



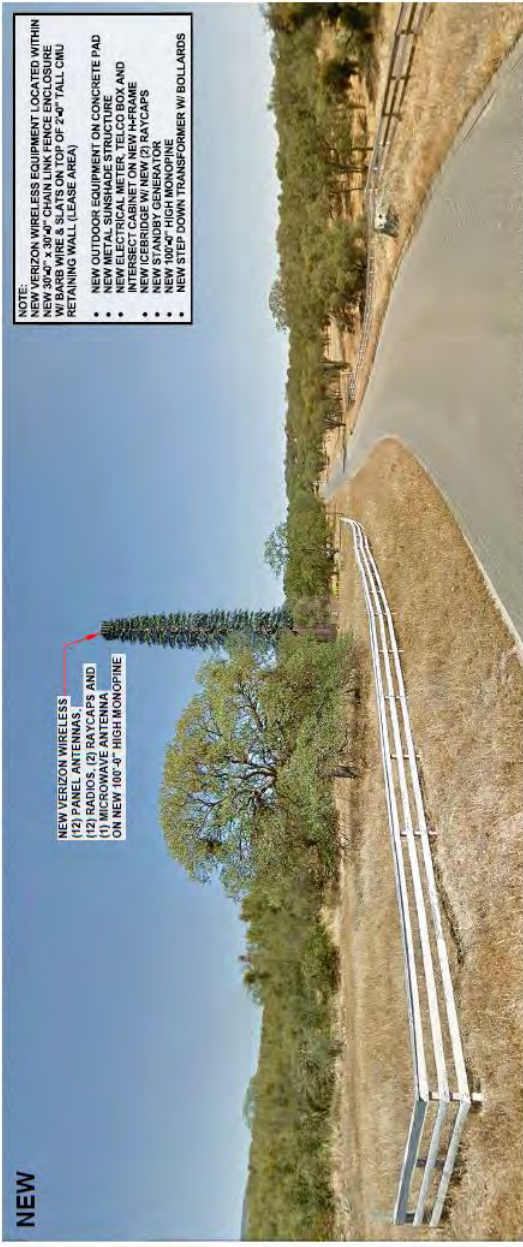
AUBERRY ROAD / HWY 168
 MDG L # 5000918175
 PID # 16894410
 30663 LOCKWOOD RD
 PRATHER, CA 93428



PHOTOSIMULATION VIEWPOINT 2



EXISTING



NEW

- NOTE:
- NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN 10' OF EXISTING FENCE LINE WITHIN 10' OF EXISTING RETAINING WALL (LEASE AREA)
 - NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
 - NEW METAL SUNSHADE STRUCTURE
 - NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
 - NEW STANDBY GENERATOR
 - NEW 100'-0" HIGH MONOPINE
 - NEW STEP DOWN TRANSFORMER W/ BOLLARDS

NEW VERIZON WIRELESS
 (12) PANEL ANTENNAS
 (12) RADIOS, (2) RAYCAPS AND
 (1) MICROWAVE ANTENNA
 ON NEW 100'-0" HIGH MONOPINE

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEWPOINT 3



EXISTING



NEW

NEW VERIZON WIRELESS
PANEL ANTENNAS
(12) RADIOS, (2) RAYCAPS AND
(1) MICROWAVE ANTENNA
ON NEW 100'-0" HIGH MONOPINE

NOTE:
NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN
EXISTING CONCRETE PAD AND SURROUNDED BY
W/ BARB WIRE & SLATS ON TOP OF 6'-0" TALL CONU
RETAINING WALL (LEASE AREA)

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW METAL SUNSHADE STRUCTURE
- INTERSECT CABINET ON NEW H-FRAME
- NEW 100'-0" HIGH MONOPINE W/ RAYCAPS
- NEW 100'-0" HIGH MONOPINE
- NEW STEP DOWN TRANSFORMER W/ BOLLARDS

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

EXHIBIT 11

From: [Randall, David A.](#)
To: [Ahmad, Ejaz](#)
Subject: FW: To Nathan Magsig, Supervisor: Re Lockwood Lane Prather, CA District 5, Permit No. 3794
Date: Monday, August 12, 2024 11:07:06 AM
Attachments: [image001.png](#)

From: Motta, Chris <CMotta@fresnocountyca.gov>
Sent: Monday, August 12, 2024 11:01 AM
To: District 5 <district5@fresnocountyca.gov>
Subject: RE: To Nathan Magsig, Supervisor: Re Lockwood Lane Prather, CA District 5, Permit No. 3794

It is scheduled for the August 22nd Planning Commission Hearing. It would not go to the Board unless the Commission's decision is appealed.



Chris W. Motta | Division Manager
Department of Public Works and Planning |
Development Services and Capital Projects Division
2220 Tulare St. 6th Floor Fresno, CA 93721
Main Office: (559) 600-4497 Direct: (559) 600-4227
[Your input matters! Customer Service Survey](#)

From: District 5 <district5@fresnocountyca.gov>
Sent: Monday, August 12, 2024 10:01 AM
To: Motta, Chris <CMotta@fresnocountyca.gov>
Subject: FW: To Nathan Magsig, Supervisor: Re Lockwood Lane Prather, CA District 5, Permit No. 3794
Importance: High

[Has the board date been set yet or is this with the PC?](#)

From: Chris Matthes <cmatthes@sullivanattorneys.com>
Sent: Monday, August 12, 2024 9:20 AM
To: District 5 <district5@fresnocountyca.gov>
Subject: To Nathan Magsig, Supervisor: Re Lockwood Lane Prather, CA District 5, Permit No. 3794
Importance: High

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Dear Mr. Magsig,

I am a constituent of yours residing in District 5 in Prather, CA on Lockwood Lane. Recently I received notice of public hearing for a proposed Telecommunications Tower proposed for Lockwood lane.

The APN in question is 118-422-57 which is zoned Rural Residential which does not permit commercial and industrial use (Zoning Ordinance section 820 and 820.4). Many residents in our area are greatly concerned about the proposed 100 foot monoline which appears to violate the zoning ordinance, which also creates a health risk and fire risk to the residents.

I would like to set an appointment with you to discuss this concern. Please let me know how to set a conference call with you. 559-974-8377

I greatly appreciate your attention to this matter.

Sincerely,

Chris Matthes



Chris Matthes - Partner
Michael Sullivan & Associates LLP
PO Box 85059
San Diego, CA 92186-5059
p: 559.785.6000 | f: 844.910.1850
e: cmatthes@sullivanattorneys.com



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