



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- CONSULTANT: Rachael Reynolds
- APPLICATION NOS.: Initial Study Application No. 8514 and Unclassified Conditional Use Permit Application No. 3776
- DESCRIPTION: Allow an unmanned 130-foot co-locatable wireless telecommunication tower and related facilities on a 34.86-acre parcel located within the AL-20 (Limited Agriculture) Zone District.
- LOCATION: The subject parcel is located on southeast corner of west Shaw Ave. and north Howard Ave., within the Unincorporated Community of Biola. (APN: 016-190-73) (4995 N 3rd Ave.) (Sup. Dist. 1).

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: NO IMPACT:

The project anticipates the placement of new unmanned telecommunications facility consisting of a 130 foot-tall monopole wireless communication tower with related facilities on a 50' x 50' fenced site leased area. Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site. 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:

The project site is located within the Community of Biola of which consists of rural residences and tentative tract homes within the immediate vicinity. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact as the design incorporated intended on reducing any unsightly visual character.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project does not anticipate the use of outdoor lighting, however in the event that outdoor lighting is installed, mitigation measures related to the design and orientation of the lighting shall be implemented to ensure that no new source of substantial light would adversely affect day or nighttime views of the area.

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.*
2. *All outdoor lighting shall be hooded and directed downwards so as not to shine on adjacent properties or public right-of-way.*

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: LESS THAN SIGNIFICANT IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated as Prime Farmland. As the project scope is minimal in size (50 x 50 area), there would be less than significant impact, therefore, the project would not convert Prime Farmland of Statewide Importance.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is zoned AL-20 (Limited Agriculture) Zone District and is currently enrolled in Williamson Act Program under Contract No. 3890. The proposed project is a non-agriculturally related commercial use of land and therefore does not qualify to remain enrolled in the Williamson Act Program. The entire area that will be used for the project will be removed from the Williamson Act contract via the Nonrenewal process. The project will not with the Williamson Act Contract after Nonrenewal has been completed.

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.

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: LESS THAN SIGNIFICANT IMPACT:

The project intends to construct a permanent tower for communication purposes The area proposed is small in nature (2,500 square feet in size) and would not result in significant 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:

Reviewing agencies 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 result in significant noise and pollutant concentrations. The nearest sensitive receptor is located approximately 100 feet east 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.

Additional human disturbance related to the existing agricultural operations and existing paved right-of-way provide further signs that occupation of the site by a special-status species is highly unlikely. 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 not 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 project intends to construct a communications tower on the subject parcel. The project does not cut off movement of the site for any wildlife resident. 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 being in conflict 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 land that has already be disturbed. 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 in the event that 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:

Figure 9-6 of the FCGPBR indicates that the project site is not located in a moderate or high landslide hazard area.

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. The project would not result in a loss of topsoil or soil erosion where a significant risk of loss, injury, or death would occur.

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 greenhouse gas emissions. Long-term project operation is expected to rely on existing electrical infrastructure and not produce greenhouse gas emissions that may have a significant impact on the environment. 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: NO IMPACT:

Operation of the tower does not anticipate the use of a hazardous material or production of a hazardous waste. Storage and handling of 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 located within one-quarter mile of an existing school. For reference, Biola Pershing Elementary is located 1,300 feet east of the site. However, as noted, the project is not anticipating using any backup generator and associated fuel and therefore there will be no hazardous emissions within one-quarter mile of a school.

- 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.

- 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 project proposes to construct an unmanned communications facility consisting of a communications tower. 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 shelter. The most substantial addition of impervious surface would be the equipment shelter which proposed to be a 50-foot by 50-foot lease area. The proposed facility 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 FEMA FIRM Panel 06019C2925, the project site is not located within a flood hazard area. The project as proposed would not impede or redirect flood flows.

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

FINDING: NO IMPACT:

Although the project site is 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 anticipates construction of a permanent tower. The project will not physically divide an established community.

- 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: NO 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.

- 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. The project would not displace a substantial number of people or housing.

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?

6.

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, 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:

The project proposes to construct a new telecommunication facility consisting of a unmanned 130 foot monopole tower and communications equipment shelter. 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 project intends to develop an unmanned telecommunication facility. 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 does not propose the development of a wastewater treatment system and 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 in excess of 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: NO IMPACT:

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:

It has been determined that the project would 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 No. 8514 prepared for Unclassified Conditional Use Permit Application No. 3776, 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 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.

AA

GG:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3776\CEQA\CUP 3776 & IS 8514 Initial Study Writeup.docx



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study No. 8514, Unclassified Conditional Use Permit No. 3776

2. Lead agency name and address:

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

3. Contact person and phone number:

Alyce Alvarez, Planner, (559) 600-9669

4. Project location:

The subject parcel is located on southeast corner of west Shaw Ave. and north Howard Ave., within the Unincorporated Community of Biola. (APN: 016-190-73) (4995 N 3rd Ave.) (Sup. Dist. 1).

5. Project sponsor's name and address:

Rachael Reynolds, MET3 Wireless LLC 1414 K Street Sacramento CA 95814

6. General Plan designation:

Agricultural

7. Zoning:

AL-20 (Limited Agriculture) Zone District

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

Allow an unmanned 130-foot co-locatable wireless telecommunication tower and related facilities on a 34.86-acre parcel located within the AL-20 (Limited Agriculture) Zone District..

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

The subject parcel is composed of crops and a single family residence Surrounding the project site is in a mixed-use area consisting of residential neighborhoods to the east, and agricultural and single-family residences located throughout.

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

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

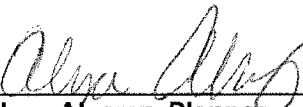
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:



Alyce Alvarez, Planner

Date: 2/1/24



David Randall, Senior Planner

Date: 2/1/24

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 8514 and
Classified Conditional Use Permit
Application No. 3776)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on or off site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 1 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1 i) Fire protection?
1 ii) Police protection?
1 iii) Schools?
1 iv) Parks?
1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

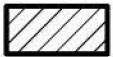
This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

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

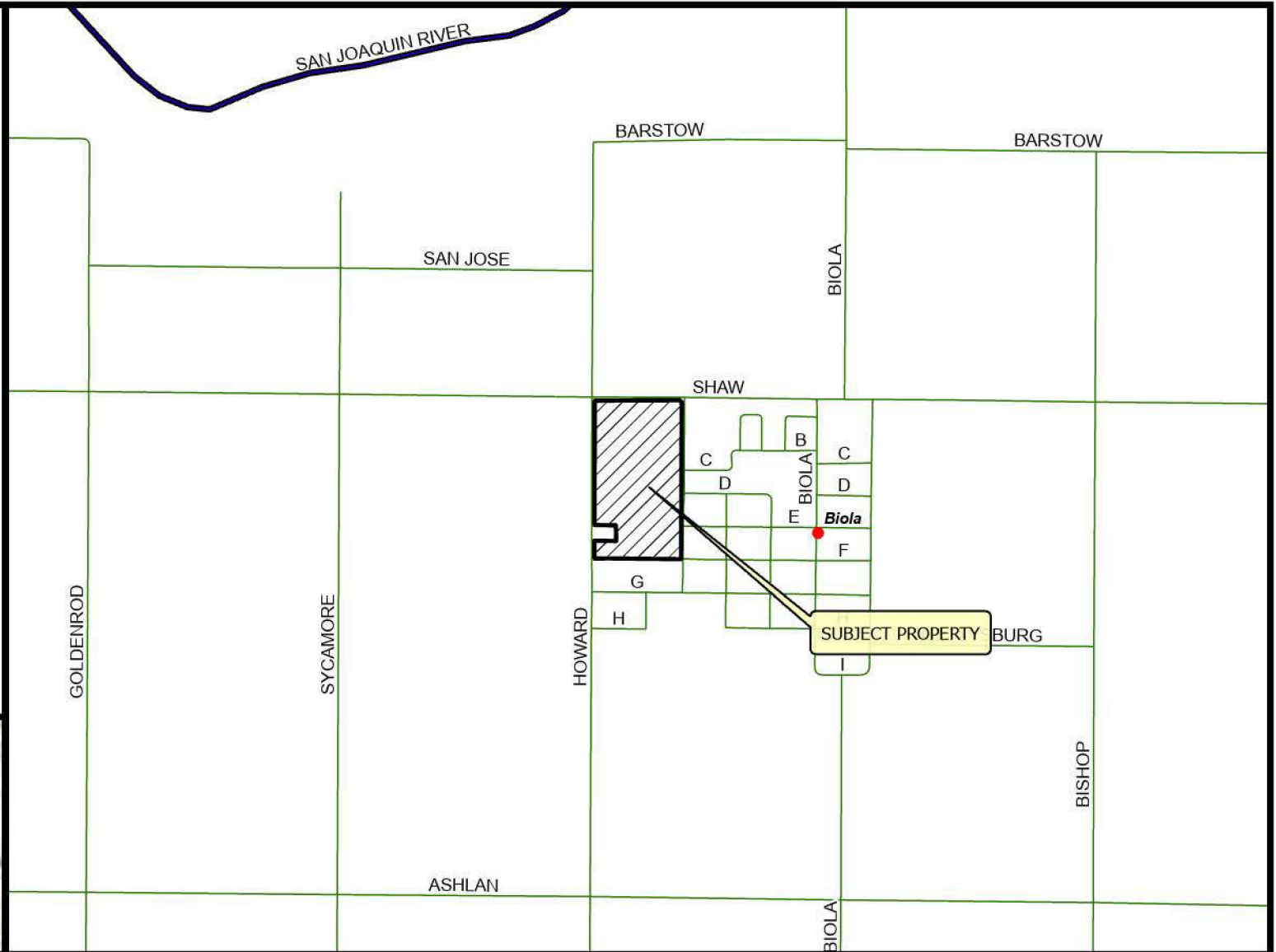
AA

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3776\CEQA\CUP 3776 Initial Study Checklist.docx

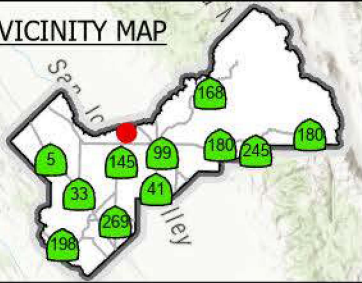
Legend



Subject Property



VICINITY MAP

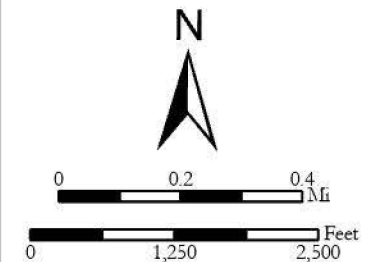


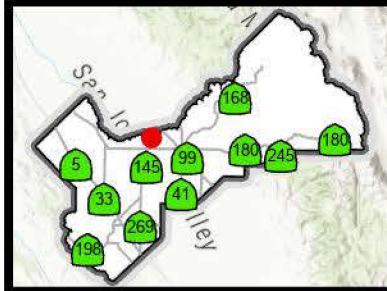
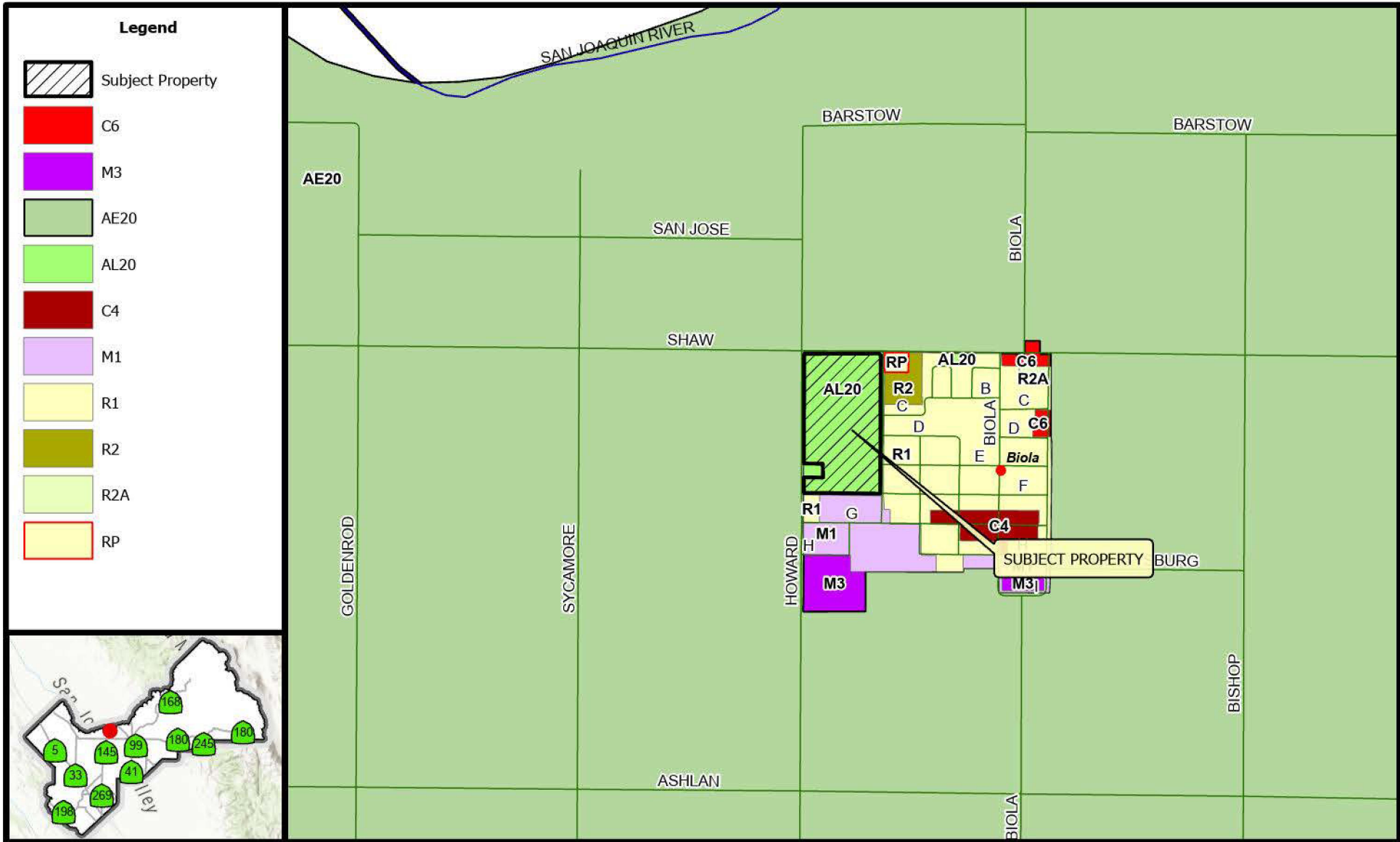
LOCATION MAP

CUP3776&IS8514

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 11/27/2023



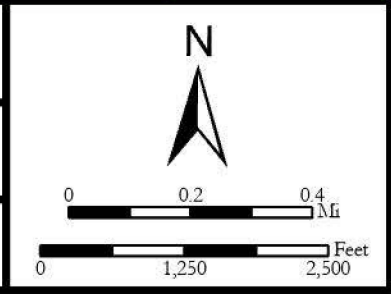


Existing Zoning Map



CUP3776&IS8514
STR 16 - 13S / 18E

2023

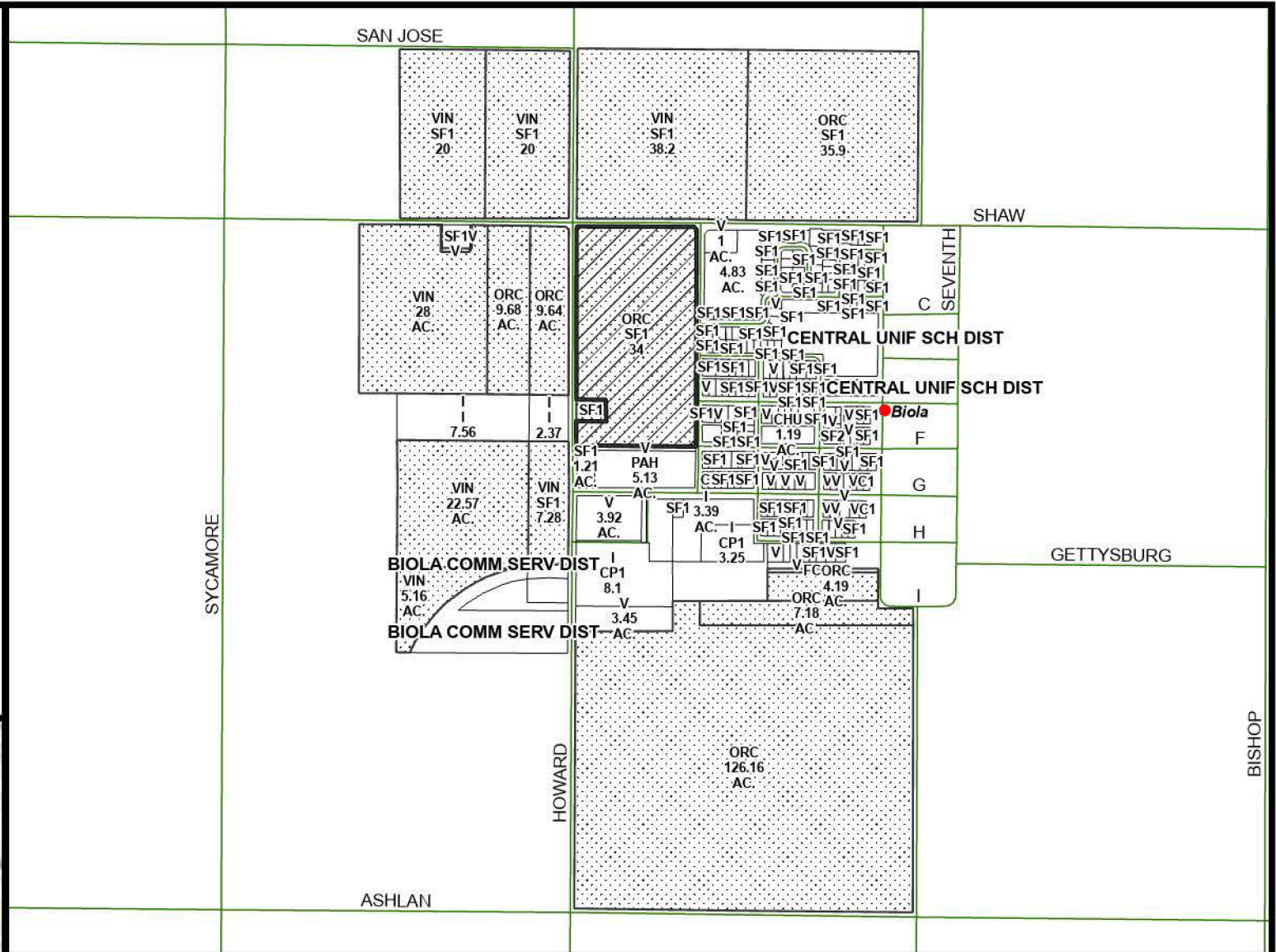
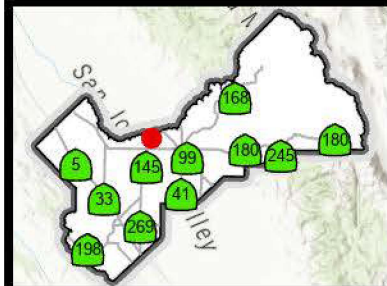
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 11/27/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

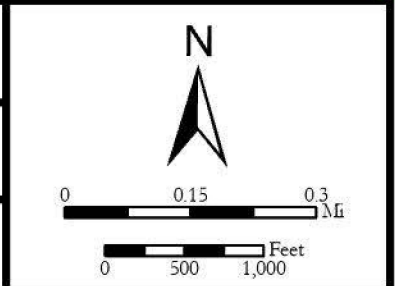
LEGEND
AP1 - APARTMENT
C - COMMERCIAL
C# - COMMERCIAL
CHU - CHURCH
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
PAH - PACKING HOUSE
SF# - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD



Existing Land Use Map

CUP3776&IS8514 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 11/27/2023

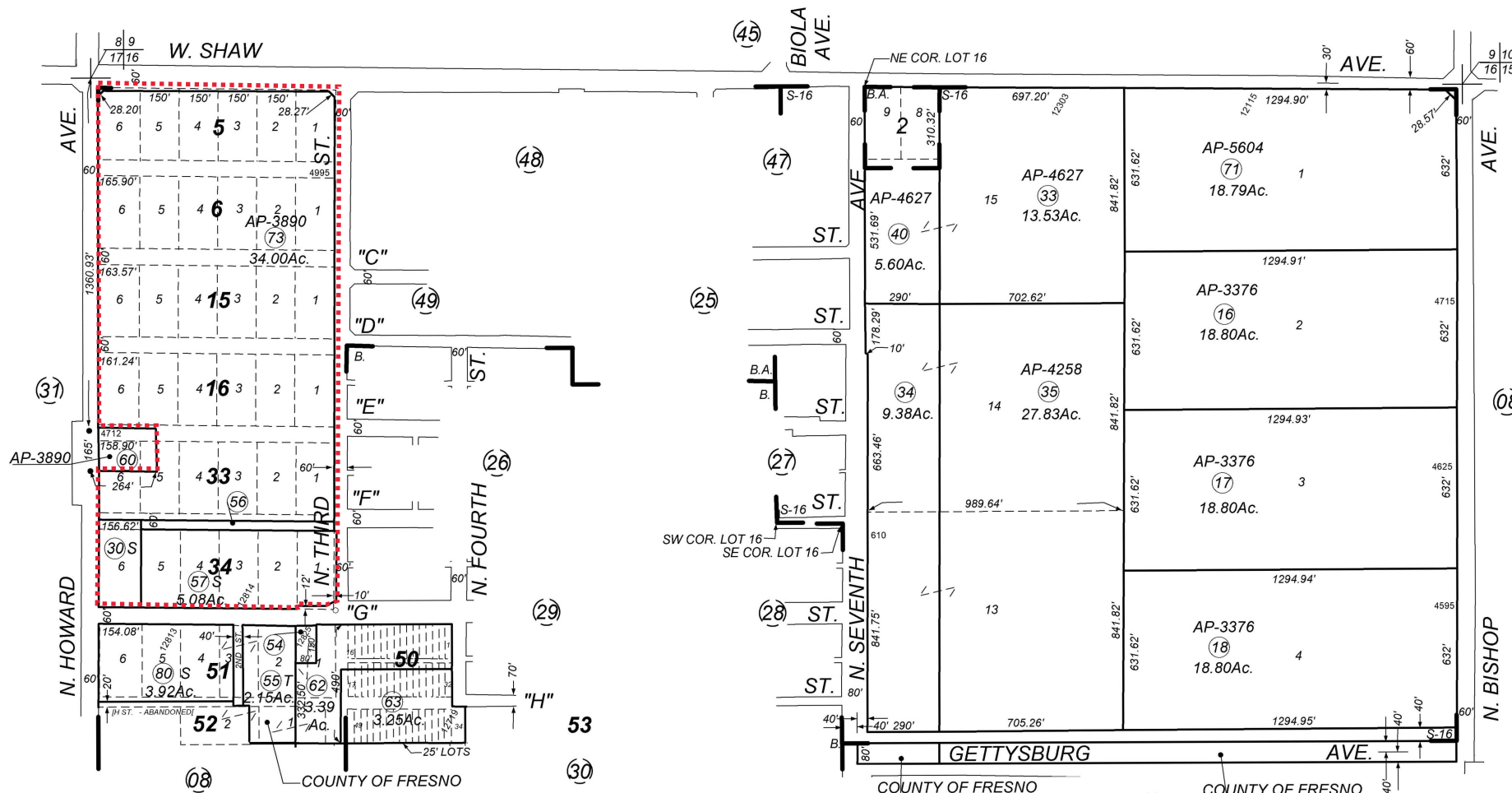


-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR SEC. 16, T.13S., R.18E. M.D.B.&M.

Tax Rate Area
62-002
62-003
62-006

016-19



Agricultural Preserve
Biola - R.S. Bk. 8, Pg. 32
Biola Acres - R.S. Bk. 8, Pg. 33
Subdivision of E. 1/2 Sec. 16 13/18 - Plat Bk. 8, Pg. 61




COUNTY OF FRESNO
78 ST 82 MU
0.64Ac. 872-10-63-P3 (POR)

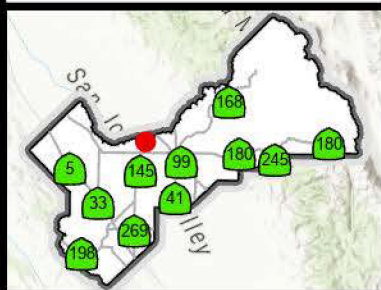
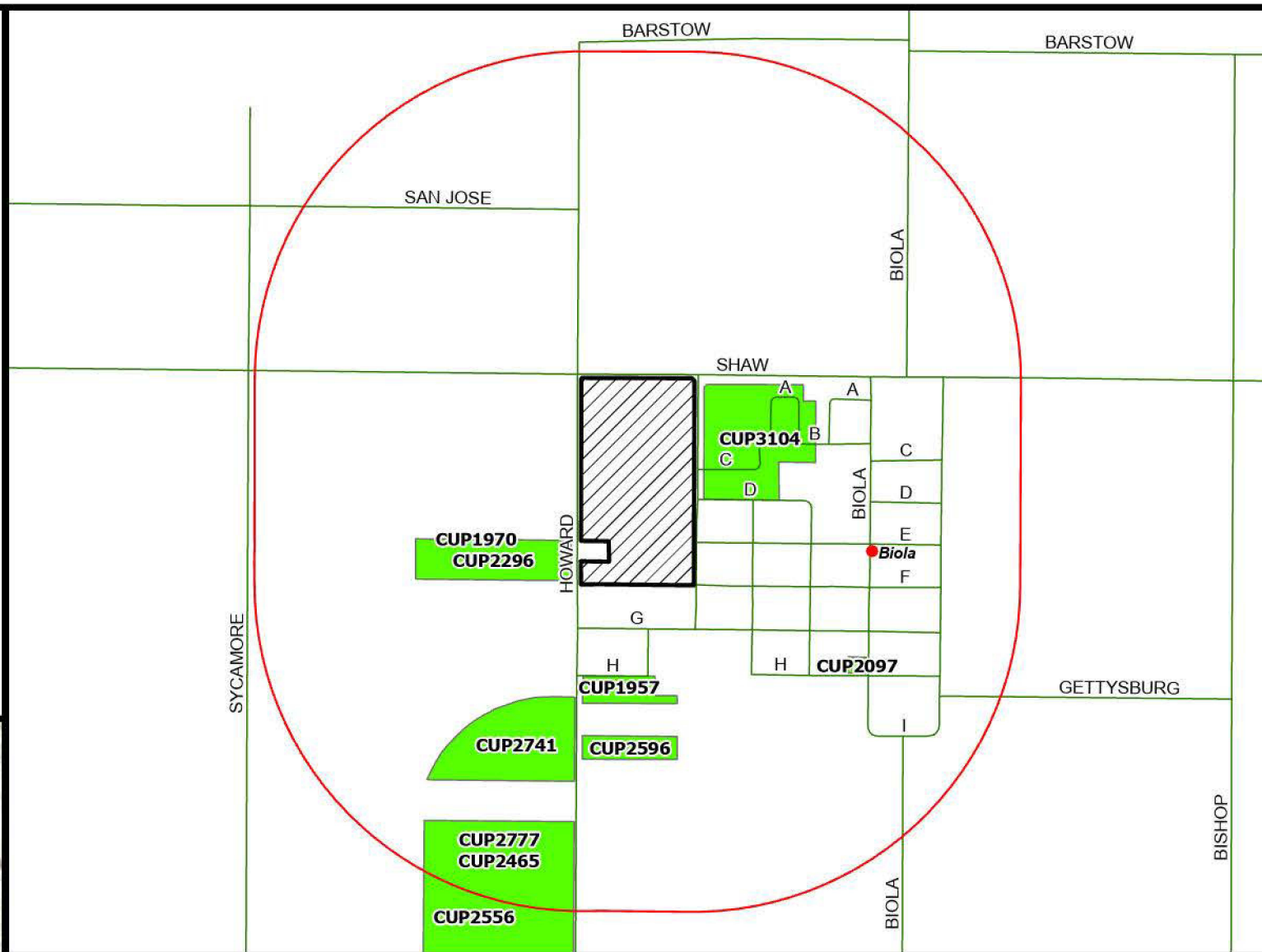
COUNTY OF FRESNO
77 ST 81 MU
4.21Ac. 872-10-63-P3 (POR)

Assessor's Map Bk. 016- Pg. 19
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Legend

-  1/2 Mile Buffer
-  Subject Property
-  LU Permits

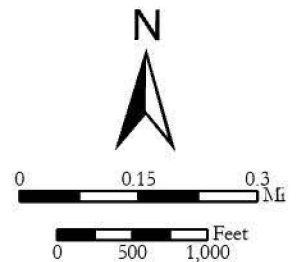


Proximity Map

CUP3776&IS8514

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 11/27/2023





Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

MAILING ADDRESS:
 Department of Public Works and Planning
 Development Services Division
 2220 Tulare St., 6th Floor
 Fresno, Ca. 93721

LOCATION:
 Southwest corner of Tulare & "M" Streets, Suite A
 Street Level
 Fresno Phone: (559) 600-4497
 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: _____ side of _____
 between _____ and _____
 Street address: _____

APN: _____ Parcel size: _____ Section(s)-Twp/Rg: S ____ - T ____ S/R ____ E

ADDITIONAL APN(s): _____

I, Rachael Reynolds (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: _____

SEWER: Yes / No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____ Sect-Twp/Rg: ____ - T ____ S /R ____ E

Related Application(s): _____ APN # ____ - ____ - ____

Zone District: _____ APN # ____ - ____ - ____

Parcel Size: _____ APN # ____ - ____ - ____

**REQUIRED FINDINGS NECESSARY FOR GRANTING A
CONDITIONAL USE PERMIT APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

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.
2. That the site for 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.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

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.
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.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE
FRESNO COUNTY PUBLIC WORKS AND PLANNING
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

General Requirements

1. The plan must be drawn on a sheet having the following minimum dimensions:
 - 18" x 24" for CUPs and SPRs
 - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

Specific Information to be Shown

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
 - All dimensions of the site (or sites)
 - All dimensions of buildings and structures (including height).
 - All dimensions of off-street parking and loading areas.
 - The distance of all buildings and structures from property lines.
 - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Rachael Reynolds
Agent Name (Print or Type)
1414 K Street
Mailing Address
619-729-2294
Phone Number
01619073
Project APN

Met3 Wireless LLC
Company Name (Print or Type)
Sacramento, CA, 95814
City / State / Zip Code
RReynolds@MET3.net
Email Address
4995 N 3rd Street
Project Street Address

A list consisting of 1 additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Install a 130' tower inside a 50' x 50' compound

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.

Owner Signature
Jason Harris Farms, LLC
Owner Name (Print or Type)

09/28/2023
Date
jim@thealmondcompany.com
Email Address

559-2504405
Phone Number

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&Pin\FORMS\F410 Agent Authorization 8-14-19.Rac

**AGENT AUTHORIZATION
ADDITIONAL PROPERTY LIST**

016190734

Project APN

4995 N 3rd Street

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

G:\4360Devs&Pin\FORMS\F410 Agent Authorization 8-14-19.doc



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** Jason Harris Farms, LLC **Phone/Fax** 559-250-4405

Mailing Address: 2900 Airport Drive Madera CA 93637
Street City State/Zip

2. **Applicant :** Vertical Bridge **Phone/Fax:** (954) 608-9538

Mailing Address: 750 Park of Commerce Drive, Suite 200 Boca Raton FL 33487
Street City State/Zip

3. **Representative:** Met3 Wireless LLC **Phone/Fax:** 619-729-2294

Mailing Address: 1414 K Street, 3rd Floor, Sacramento, CA 95814
Street City State/Zip

4. **Proposed Project:** Proposed 130' Monopole Tower inside a 50' x 50' lease area with associated equipment.

5. **Project Location:** South of W Shaw Ave. at north west corner of parcel

6. **Project Address:** 4995 N 3rd Street, Biola CA 93630

7. **Section/Township/Range:** 16 / 13S / 18E 8. **Parcel Size:** 34 ac

9. **Assessor's Parcel No.** 01619073 **OVER.....**

10. Land Conservation Contract No. (If applicable): _____

11. What other agencies will you need to get permits or authorization from:

- | | |
|---|---|
| _____ LAFCo (annexation or extension of services) | _____ SJVUAPCD (Air Pollution Control District) |
| _____ CALTRANS | _____ Reclamation Board |
| _____ Division of Aeronautics | _____ Department of Energy |
| _____ Water Quality Control Board | _____ Airport Land Use Commission |
| <input checked="" type="checkbox"/> Other <u>Building</u> | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AL20 Limited Agriculture

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Residential/ Agriculture
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
(1) home, (2) other buildings, orchard

Describe the major vegetative cover: Cultivated Crops

Any perennial or intermittent water courses? If so, show on map: No

Is property in a flood-prone area? Describe:
No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: AE-20
South: M1 and R-1
East: RP C. R2, R1
West: AE-20

17. What land use(s) in the area may be impacted by your Project?: The proposed facility should not have any impacts on surrounding land uses, other than visual impacts and improved cell coverage

18. What land use(s) in the area may impact your project?: None

19. **Transportation:**

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes x No

B. **Daily traffic generation:**

I. Residential - Number of Units	<u>1</u>
Lot Size	<u>34 ac</u>
Single Family	<u>Yes</u>
Apartments	<u>NA</u>

II. Commercial - Number of Employees	<u> </u>
Number of Salesmen	<u> </u>
Number of Delivery Trucks	<u> </u>
Total Square Footage of Building	<u> </u>

III. Describe and quantify other traffic generation activities: Unmanned Facility
Maintenance will take place periodically.

20. Describe any source(s) of noise from your project that may affect the surrounding area: NA

21. Describe any source(s) of noise in the area that may affect your project: NA

22. Describe the probable source(s) of air pollution from your project: NA

23. Proposed source of water:
() private well
() community system³--name: NA OVER.....

24. Anticipated volume of water to be used (gallons per day)²: NA
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name NA
26. Estimated volume of liquid waste (gallons per day)²: NA
27. Anticipated type(s) of liquid waste: NA
28. Anticipated type(s) of hazardous wastes²: NA
29. Anticipated volume of hazardous wastes²: NA
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: NA
32. Anticipated amount of solid waste (tons or cubic yards per day): NA
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NA
34. Proposed method of solid waste disposal: NA
35. Fire protection district(s) serving this area: Fresno County Fire Battalion
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No x
38. If yes, are they currently in use? Yes _____ No x

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Rachael Reynolds

09/21/2023

SIGNATURE

DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

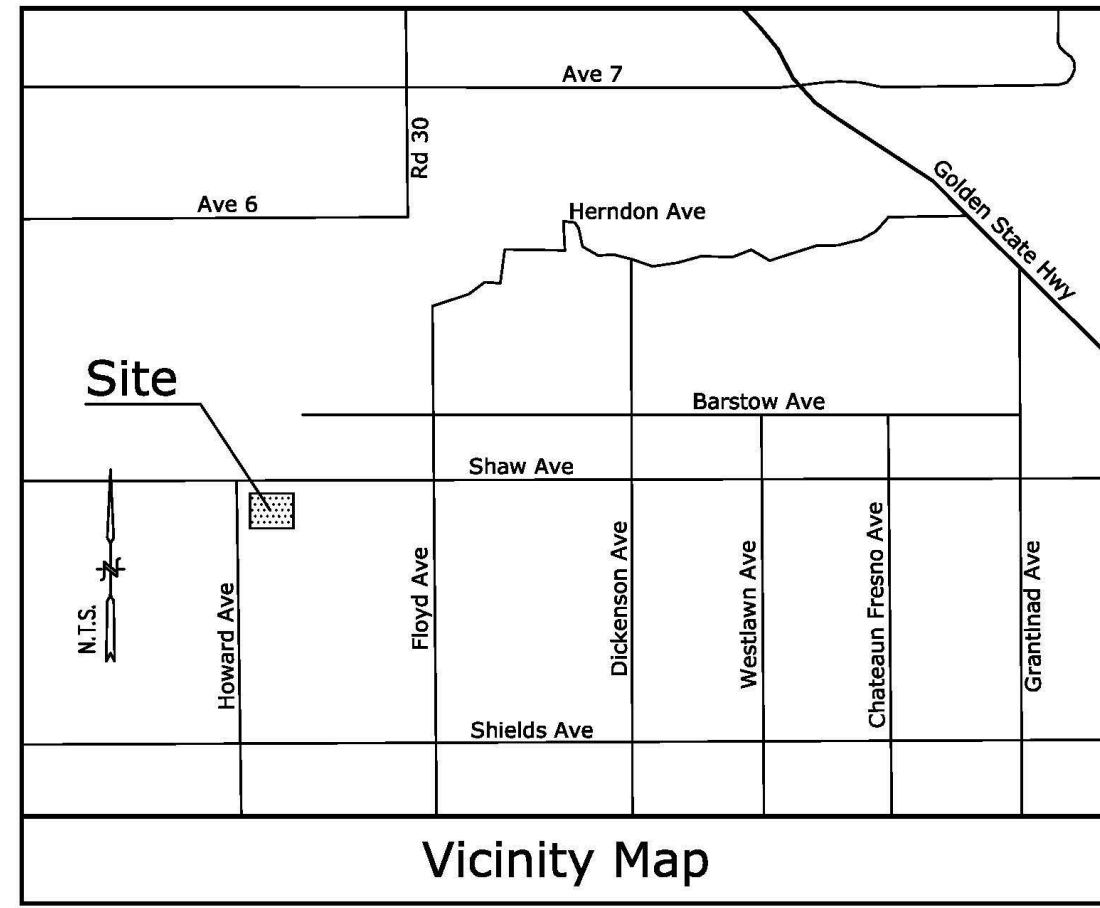
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

Rachael Reynolds

Applicant's Signature

9/21/2023

Date



Title Report

PREPARED BY: IRON CREST NATIONAL TITLE COMPANY
 ORDER NO.: IC-TWR-127127-C
 DATED: JANUARY 9, 2023

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 ALL OF BLOCKS 5, 6, 15, 16 AND ABANDONED AVENUES ADJACENT THERETO, ALL IN BLOCK 33 AND ABANDONED AVENUE ADJACENT THERETO ON THE NORTH AND NORTH HALF OF ABANDONED AVENUE ADJACENT THERETO ON THE SOUTH, ALL SITUATE IN BIOLA ACRES IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 333 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
 EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERALS THEREIN AND THEREUNDER.
 ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO GEORGE J. SALWASSER, AS HIS SOLE AND SEPARATE PROPERTY, BY GRANT DEED RECORDED FEBRUARY 13, 1981, IN BOOK 7673, PAGE 896, OF OFFICIAL RECORDS, DOCUMENT NO. 14277.
 ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND AS CONVEYED TO THE COUNTY OF FRESNO, BY GRANT DEED RECORDED JANUARY 20, 1989, DOCUMENT NO. 89007575, OF OFFICIAL RECORDS.
 THIS BEING A PORTION OF THE PROPERTY CONVEYED TO JASON HARRIS FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FROM F. RUSSELL HARRIS AND ANNE M. HARRIS, TRUSTEES OF THE HARRIS FAMILY TRUST DATED SEPTEMBER 24, 1992 IN A DEED DATED DECEMBER 31, 2020 AND RECORDED DECEMBER 22, 2021 AS INSTRUMENT NO. 2021-0208731.
 TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO JASON HARRIS FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TO HALF INTEREST & HARVIN R. SALWASSER, AS SUCCESSOR TRUSTEE OF THE WALTER SALWASSER TO HALF INTEREST FROM F. RUSSELL HARRIS AND ANNE M. HARRIS, TRUSTEES OF THE HARRIS FAMILY TRUST DATED SEPTEMBER 24, 1992 AND RECORDED ON DECEMBER 22, 2021 AS INSTRUMENT NO. 2021-0208731.

Easements

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
5. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "MAP OF BIOLA ACRES" DATED NOVEMBER 4, 1912 AND RECORDED DECEMBER 6, 1912 IN (BOOK) 8 (PAGE) 33, (INSTRUMENT) 21386 IN FRESNO COUNTY, CALIFORNIA. (NOT A SURVEY MATTER)
6. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, RECORDED OCTOBER 31, 2008 IN (INSTRUMENT) 2008-0154132, IN FRESNO COUNTY, CALIFORNIA. (NOT A SURVEY MATTER)
7. TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED OPTION AND LEASE AGREEMENT BETWEEN JASON HARRIS FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND VB BTS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 29, 2022. (NOT A SURVEY MATTER)
8. DELETED.
9. AFFECTED BY THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED MEMORANDUM OF OPTION TO LEASE BETWEEN JASON HARRIS FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND VB BTS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 29, 2022. (NOT A SURVEY MATTER)
10. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 4, (2022.75) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.N.A. CAMD:
 NORTHING = 2240014.38' EASTING = 6246432.83'
 S.N.N.A. CAFR:
 NORTHING = 2180463.57' EASTING = 6342869.91'

Assessor's Parcel No.

016-190-73

Date of Survey

JANUARY 13, 2023.

Benchmark

THE SMARTNET NORTH AMERICA C.O.R.S. CAMD, ELEVATION 286.11 FEET (NAVD 88).

Surveyor's Notes

- LEASE AREA AND ACCESS ROUTE ARE WITHIN PARENT PARCEL
- AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO THE LEASE AREA AND ACCESS ROUTE.
- ACCESS AND UTILITY EASEMENT TERMINATE AT A PUBLIC ROAD

Geographic Coordinates at Proposed Tower

1983 DATUM: LATITUDE: 36° 48' 25.44" N LONGITUDE: 120° 01' 17.69" W
 ELEVATION = 255.0 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Surveyor's Certification

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LEASER PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.

Access and Utility Easement

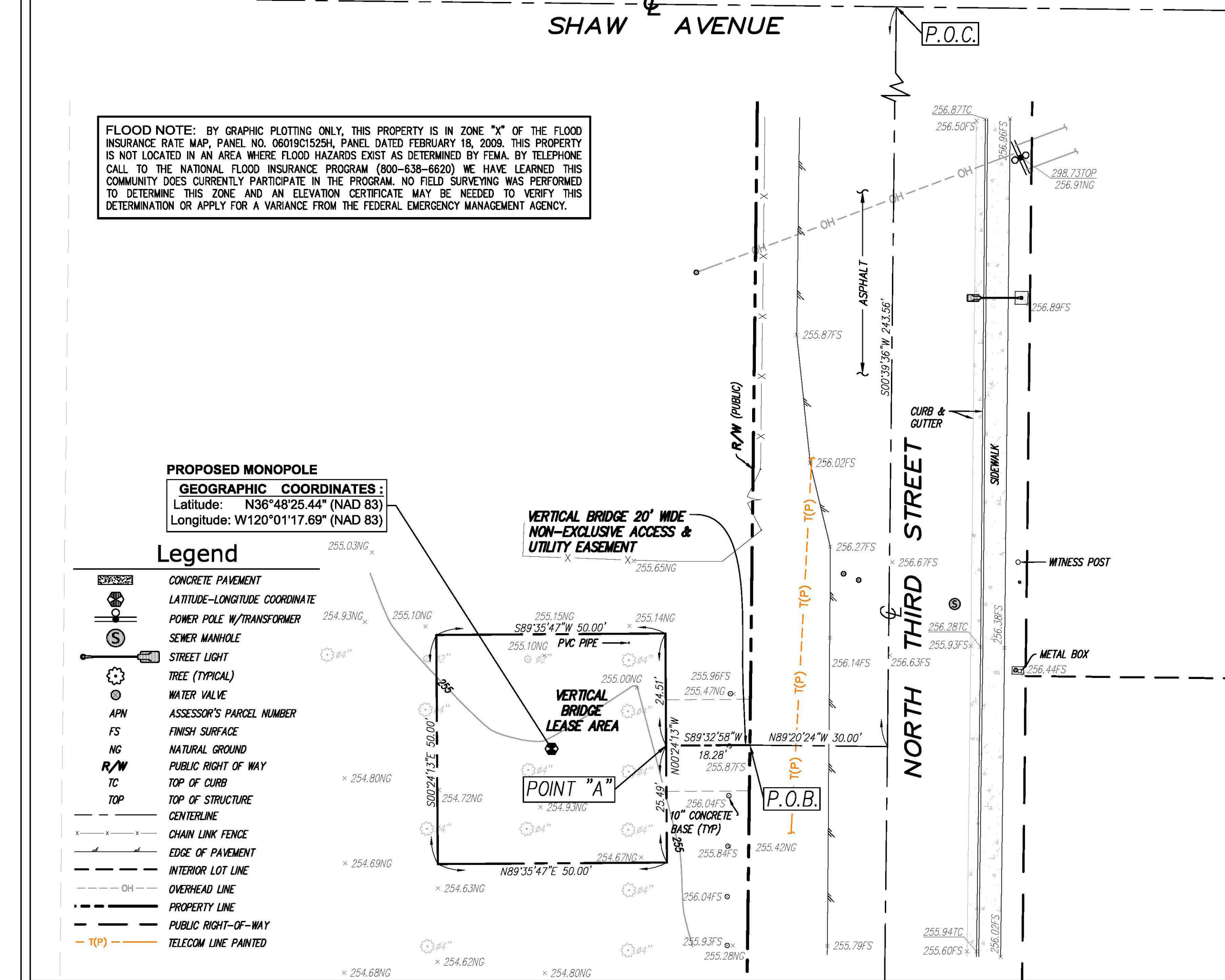
A STRIP OF LAND 20 FEET WIDE WITHIN A PORTION OF BLOCK 5, SITUATED IN BIOLA ACRES IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE CENTERLINE INTERSECTION OF SHAW AVENUE AND NORTH THIRD STREET AS SHOWN ON TRACT NO. 5322, RECORDED IN BOOK 76, PAGES 6 THROUGH 8; THENCE SOUTH 00°39'38" WEST ALONG THE CENTERLINE OF NORTH THIRD STREET 243.56 FEET; THENCE NORTH 89°20'24" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°32'58" WEST, 18.28 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE END OF SAID STRIP.
 THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED AS TO TERMINATED ON THE WESTERLY PUBLIC RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET.

Lease Area

BEING A PORTION OF BLOCK 5, SITUATED IN BIOLA ACRES IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE NORTH 00°24'13" WEST, 24.51 FEET; THENCE SOUTH 89°35'47" WEST, 50.00 FEET; THENCE SOUTH 00°24'13" EAST, 50.00 FEET; THENCE NORTH 89°35'47" EAST, 50.00 FEET; THENCE NORTH 00°24'13" WEST, 25.49 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINING 2,500 SQUARE FEET, 0.057 ACRES OF LAND, MORE OR LESS.

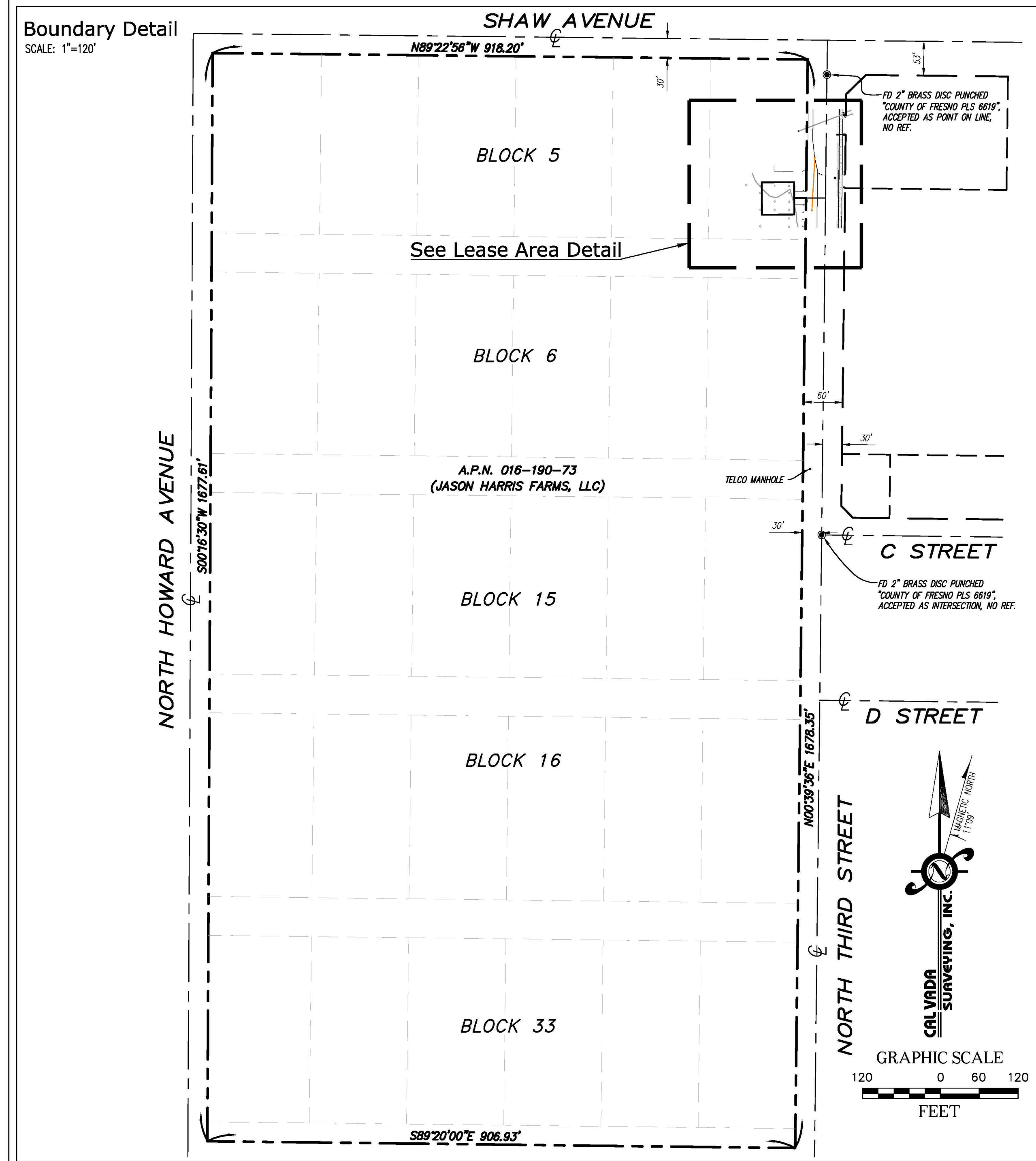
Lease Area Detail

SCALE: 1"=20'



Boundary Detail

SCALE: 1"=120'



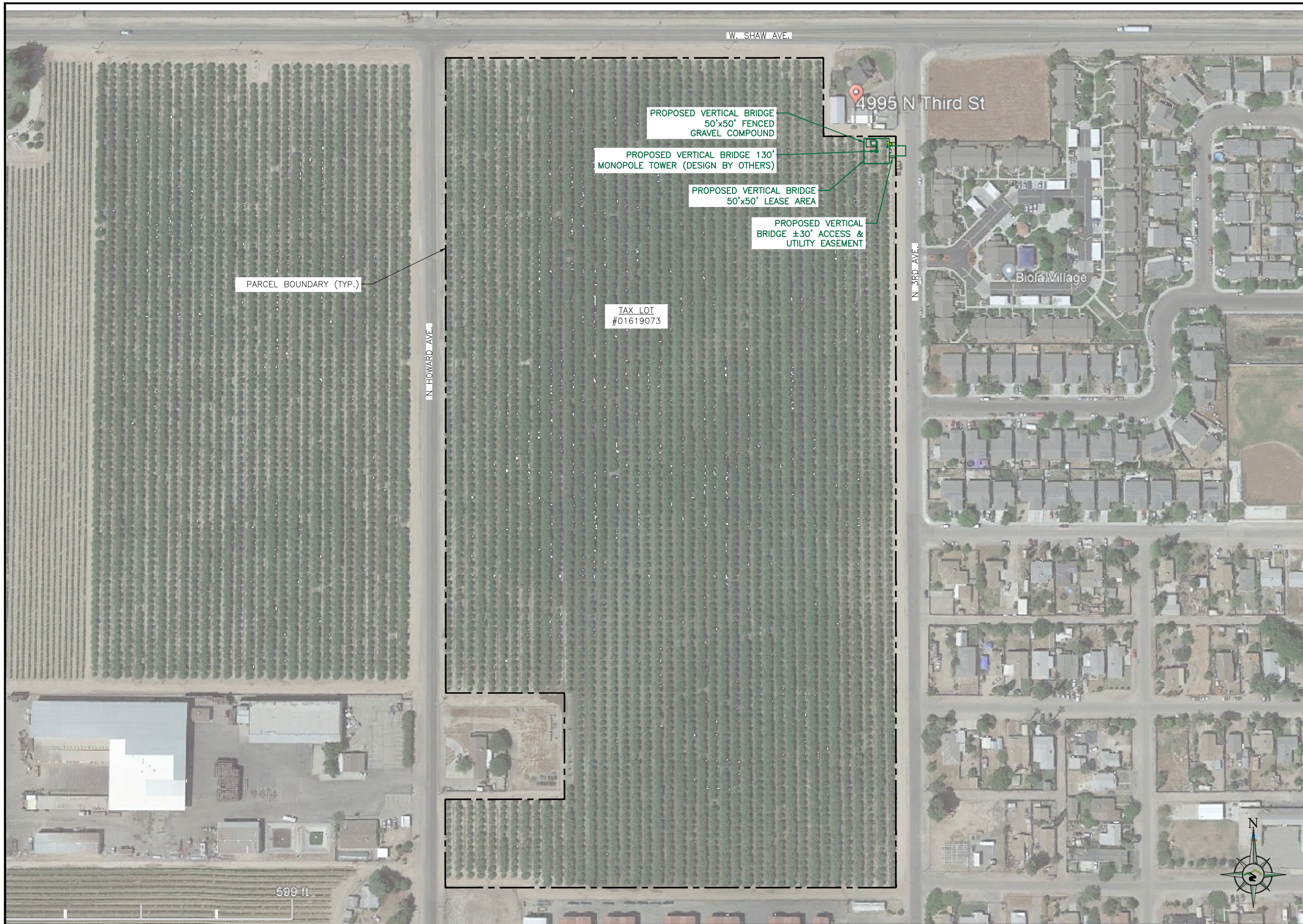
REVISIONS			
REV	DATE	DESCRIPTION	INT
0	01/31/23	SUBMITTAL	JT
1	02/09/23	TITLE/FINAL	NS
2	02/22/23	CLIENT'S COMMENTS	MN
3	02/27/23	ACCESS/LEASE AREA DESCRIPTION	MN
4	04/18/23	CLIENT'S COMMENTS	MN/CBM

CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92878
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 EST. 1989 JOB NO. 23019

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION
VB BTS II, LLC
SITE#: US-CA-5372
SITE NAME: BIOLA
4995 N 3RD STREET
BIOLA, CA 93630
FRESNO COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY
 SHEET NUMBER:
LS-1



PARCEL BOUNDARY (TYP.)

TAX LOT
#01619073

PROPOSED VERTICAL BRIDGE
50'x50' FENCED
GRAVEL COMPOUND

PROPOSED VERTICAL BRIDGE 130'
MONOPOLE TOWER (DESIGN BY OTHERS)

PROPOSED VERTICAL BRIDGE
50'x50' LEASE AREA

PROPOSED VERTICAL
BRIDGE ±30' ACCESS &
UTILITY EASEMENT

4995 N Third St

Biola Village

599 ft



verticalbridge

750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

T-Mobile

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
F	04/28/23	ISSUED FOR REVIEW 90%	BWS
E	03/23/23	ISSUED FOR REVIEW 90%	JPN
D	03/10/23	ISSUED FOR REVIEW 90%	BWS
C	02/27/23	ISSUED FOR REVIEW 90%	JHT
B	02/06/23	ISSUED FOR REVIEW 90%	JHT
A	01/04/23	ISSUED FOR REVIEW 90%	BWS

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5372
SITE NAME: BIOLA
CARRIER
SITE#: SC60312A
SITE NAME: SC60312

4995 N 3RD STREET
BIOLA, CA 93630

SHEET TITLE:
PARCEL PLAN

SHEET NUMBER:
ZD-0



REVISIONS			
REV	DATE	DESCRIPTION	INT
F	04/28/23	ISSUED FOR REVIEW 90%	BWS
E	03/23/23	ISSUED FOR REVIEW 90%	JPN
D	03/10/23	ISSUED FOR REVIEW 90%	BWS
C	02/27/23	ISSUED FOR REVIEW 90%	JHT
B	02/06/23	ISSUED FOR REVIEW 90%	JHT
A	01/04/23	ISSUED FOR REVIEW 90%	BWS

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5372
SITE NAME: BIOLA
CARRIER
SITE#: SC60312A
SITE NAME: SC60312
4995 N 3RD STREET
BIOLA, CA 93630

SHEET TITLE:
OVERALL
SITE PLAN

SHEET NUMBER:
ZD-1

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
F	04/28/23	ISSUED FOR REVIEW 90%	BWS
E	03/23/23	ISSUED FOR REVIEW 90%	JPN
D	03/10/23	ISSUED FOR REVIEW 90%	BWS
C	02/27/23	ISSUED FOR REVIEW 90%	JHT
B	02/06/23	ISSUED FOR REVIEW 90%	JHT
A	01/04/23	ISSUED FOR REVIEW 90%	BWS

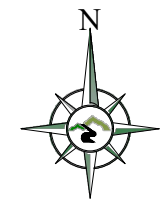
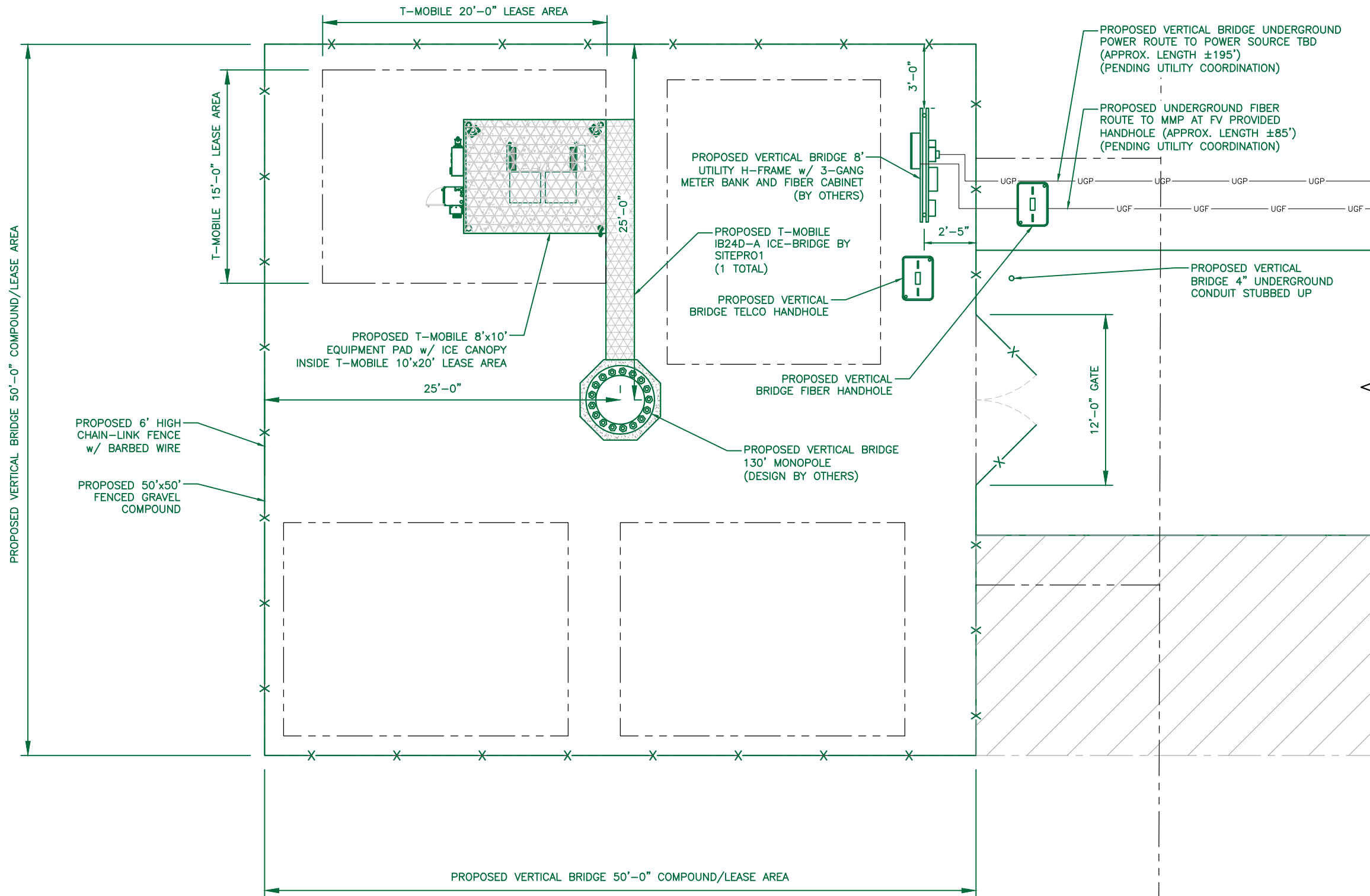
PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5372
SITE NAME: BIOLA
CARRIER
SITE#: SC60312A
SITE NAME: SC60312
4995 N 3RD STREET
BIOLA, CA 93630

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
ZD-3



REVISIONS			
REV	DATE	DESCRIPTION	INT
F	04/28/23	ISSUED FOR REVIEW 90%	BWS
E	03/23/23	ISSUED FOR REVIEW 90%	JPN
D	03/10/23	ISSUED FOR REVIEW 90%	BWS
C	02/27/23	ISSUED FOR REVIEW 90%	JHT
B	02/06/23	ISSUED FOR REVIEW 90%	JHT
A	01/04/23	ISSUED FOR REVIEW 90%	BWS

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

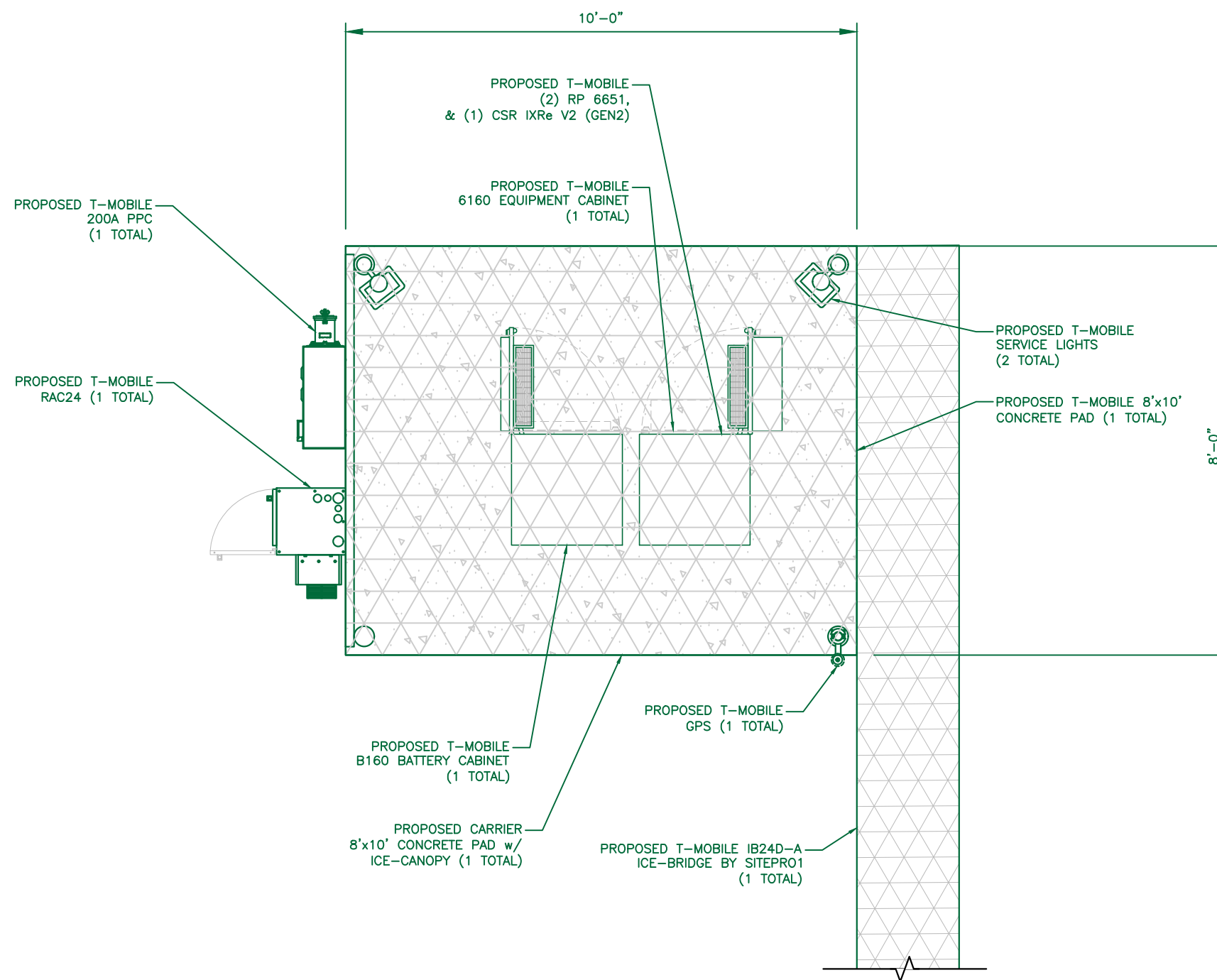
SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5372
SITE NAME: BIOLA
CARRIER
SITE#: SC60312A
SITE NAME: SC60312

4995 N 3RD STREET
BIOLA, CA 93630

SHEET TITLE:
**EQUIPMENT
PLAN**

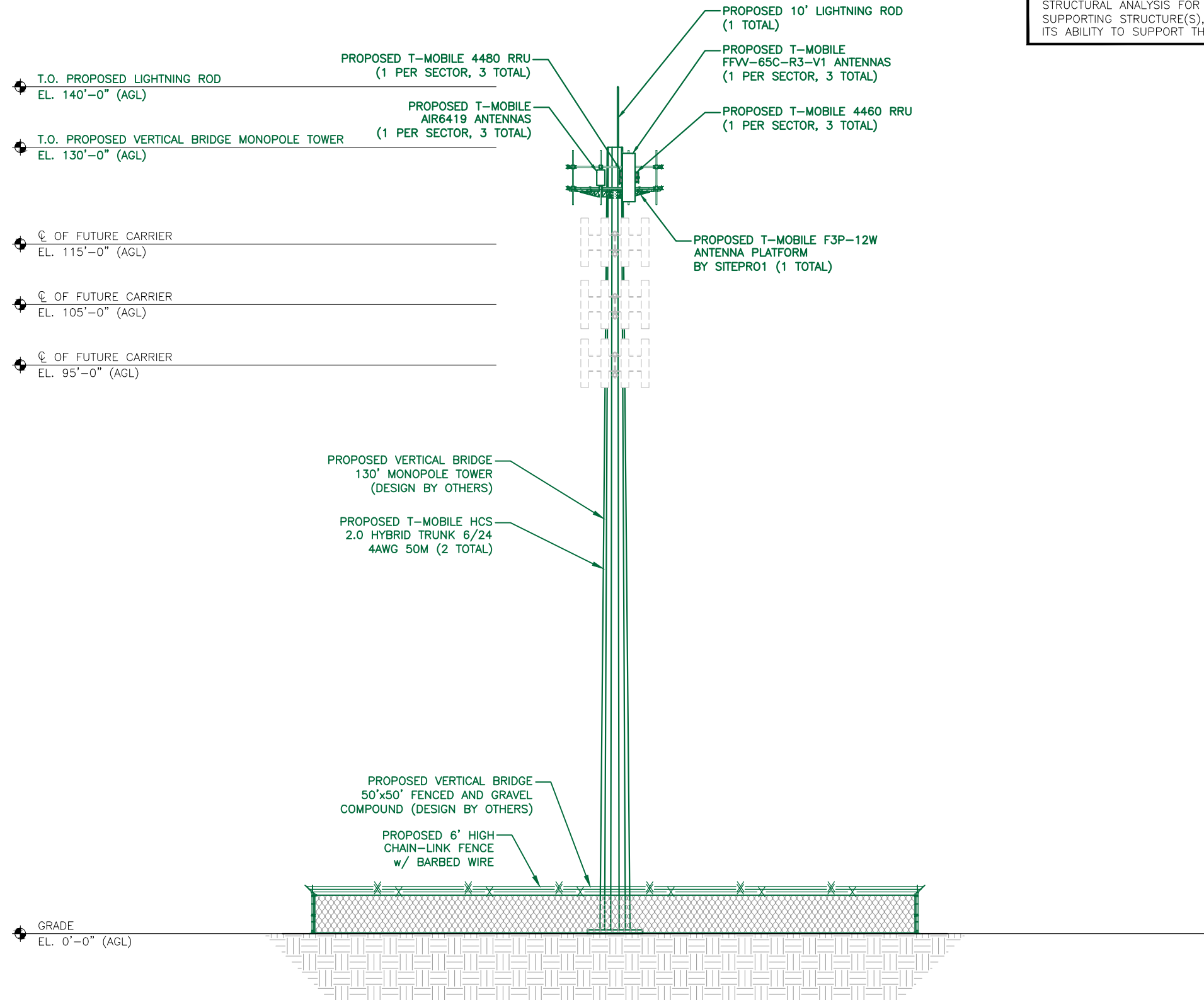
SHEET NUMBER:

ZD-4



PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS SHALL BE PERFORMED FOR ALL NEW AND EXISTING SUPPORTING TOWERS, ROOFTOPS, FLAG POLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS. CONTRACTOR SHALL REVIEW THE SIGNED/SEALED STRUCTURAL ANALYSIS REPORTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES LISTED WITHIN THE REPORT(S). ALL CONSTRUCTION, MODIFICATIONS AND/OR REPLACEMENT SPECIFICATIONS SHALL BE FULLY IMPLEMENTED EXACTLY AS NOTED WITHIN THE STRUCTURAL ANALYSES REPORTS/LETTERS.

POWDER RIVER DEVELOPMENT SERVICES, LLC HAS NOT PERFORMED STRUCTURAL ANALYSIS FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE(S), AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS.



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
F	04/28/23	ISSUED FOR REVIEW 90%	BWS
E	03/23/23	ISSUED FOR REVIEW 90%	JPN
D	03/10/23	ISSUED FOR REVIEW 90%	BWS
C	02/27/23	ISSUED FOR REVIEW 90%	JHT
B	02/06/23	ISSUED FOR REVIEW 90%	JHT
A	01/04/23	ISSUED FOR REVIEW 90%	BWS

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5372
SITE NAME: BIOLA CARRIER
SITE#: SC60312A
SITE NAME: SC60312
4995 N 3RD STREET
BIOLA, CA 93630

SHEET TITLE:
ELEVATION

SHEET NUMBER:
ZD-5

OPERATIONAL STATEMENT

1. Vertical Bridge Towers, LLC (VB BTS II, LLC) is proposing to develop a new wireless communication facility located within APN: 016-190-73 & 60 and related to Pre-Application Review No. 23-002283. The subject facility will consist of a 130' monopole tower located within a 50' x 50' slatted fenced compound area. The proposed slats in the compound fence are for the purpose of concealing the ground equipment that is required to support the wireless coverage. Once the WCF is fully constructed the WCF will sit mostly unnamed with limited visits to the site by construction crews.

The proposed tower and compound will be developed to withstand the weight and space for future carrier antennas which will help eliminate the future need for additional towers and wireless communication facilities. Proposed development will help eliminate the wireless coverage gap to the surrounding community and travelers. The WCF is not expected to have any adverse effect on the abutting property and surrounding neighborhoods.

2. The Wireless Communication Facility (WCF) will be a 24/7, unmanned, operation and will create little to no noise. With the WCF being unmanned there is no substantial increase in traffic to be expected. There will be 1-3 trucks on site for periodic maintenance when required. Maintenance is not expected more than a couple times per year after the WCF has been fully developed.
3. There will be no customers visiting the site as the WCF will not produce a tangible 'good' and will not have any items for sale.
4. There will be no full time, regular employees at the site. The WCF will be unmanned once built and will sit with the land. Routine maintenance to be performed periodically throughout the year when needed and will consist of less than 10 persons being on site at a time, typically 5 or less. All work or maintenance on the proposed WCF will be held during normal business hours and is not expected to make a high volume of noise.
5. Once the WCF is fully constructed there will be very minimal service vehicles at the location. The WCF will only have vehicles at the site during the time of construction or any routine maintenance. During construction there may be boom trucks and or a crane on site with a construction truck and small crew.
6. The proposed WCF will be accessed from public roads W Shaw Ave and North 3rd Street. Subject access and street is an existing paved access. From North 3rd street the WCF will have a 30' Access and Utility easement for access into the fenced and locked WCF.
7. There will be a general parking area abutting N 3rd Ave for any construction vehicles. This parking area will consist of a gravel surface and will not be a 'painted' in parking spot, rather a dedicated parking location. Please see page ZD-1 of the submitted construction plans for a visual of where future construction crews may park.
8. There will be no goods sold on site and no customers to visit the unmanned WCF. The service provided by this proposal will be wireless communication service to the nearby community and any travelers to the area.
9. Once constructed there will be a 130' monopole within a fenced compound, within said compound there will be a concrete pad and or equipment pad and carrier ground cabinets. All ground equipment to be shielded from public view with 6' slatted chain link fence.
10. There will be no supplies 'used' on site, rather there will be wireless communications equipment on site that is held within the slatted 6' tall chain link fence. Proposed equipment will not be able to be seen by any persons as the slats in the fence will block out all viewing of inside the compound fence.

11, 12 & 13. The monopole tower will be made of non-reflective material and will not cause a glare, create dust, or odor. In addition, there will be no solid or liquid waste created by the WCF. There will be no water stored, used or needed on site as part of this development.

14. The tower owner and or carrier will have small placards attached to the 6' slatted compound fence listing emergency contact numbers and FCC registration information as required by the FCC. There will be no form of advertisement posted on site.

15. No existing buildings are to be used in this development. No new 'buildings' are to be constructed as part of this development. There will be the 130' non-reflective monopole tower and within a slatted 6' tall fenced compound area, there will be future concrete pads and or carrier equipment pads with an H-Frame. Please see submitted construction plans for a visual.

16. There will be no existing buildings used as part of this development

17. No lighting is proposed on the monopole tower. The wireless carrier, however, may install a work light above their equipment cabinets. This work light will only be activated during construction use if/when needed. The work light will be small and will be under the height of the 6' compound fence leaving the light unseen from outside the closed compound fence area. There will be no sound amplification system used or installed at the site.

18. There is a 6' slatted fence proposed as part of this development. The fence will cover a 50'x50' area to conceal the proposed communications tower and any ground equipment. There is not any landscaping proposed. The slatted fenced will block out all visibility into the compound area from the public ROW of N 3rd Ave.

20. Property Owner: Jason Harris Farms, LLC
Lease Holder and Applicant: VB BTS II, LLC
Agent for Applicant: Powder River Development Services

Wireless Communication Guidelines

1. The need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures which can adversely impact other segments of the community.

Applicant Response: There are zero WIRELESS communication towers located within a 2-mile radius of the proposed WCF. Due to this there is a significant gap in the wireless service within this area which can be a safety concern to the community and travelers. This proposed WCF will help eliminate this coverage gap to the community and will allow for the future use of other carriers or colocators onto this single tower and facility.

2. The land use permitting process should rely on general guidelines and policies rather than specific standards which are not flexible enough to accommodate the evolving technology.

Applicant Response: The proposed development is in line with existing codes and design standards.

3. Applicants for new tower permits should be required to submit detailed information in their applications to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).

Applicant Response: Please see included EXISTING TOWERS paperwork provided with application detailing out all existing towers within a 2-mile and 5-mile radius from the proposed development. Please see included propagation maps submitted with the application detailing and depicting the existing vs proposed wireless communication services before the tower and after the tower has been built and on air.

4. Applicants for new tower permits should be required to submit evidence regarding alternative sites considered, information regarding potential co-location opportunities, and evidence of negotiation for co-location on other existing towers where such opportunities exist.

Applicant Response: With the lack of existing towers within a 2-mile radius of the proposed search area, and limited height of existing buildings in this area there is a need for a new tower to be built. The (1) existing tower within a 2-mile radius is for emergency equipment for the North Central Fire Station No 57 and located at 12544 W H ST., BIOLA, CA 93637. With this information it is clear that there were and are no other options within the search area to satisfy the needed height or existing structure to collocate onto. Constructing a new WCF in this area will help eliminate the existing wireless coverage gap and allow for future colocators which is something that is lacking within this area. Please see submitted breakdown of all towers within a 5-mile radius while being aware that 5 miles from the proposed site is well outside of the needed search parameters. The submitted propagation maps will be a second source of backup to show for the existing wireless communications gap within this area and the service that this tower will provide to fulfill this gap.

6. Applications for new tower sites within one-half mile of the boundary of the Cities of Fresno and Clovis should give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno)

Applicant Response: N/A. The proposed development is ~6 miles from the City of Fresno. This item does not apply.

7. Siting of towers in rural agricultural areas should be subject to the following criteria and requirements:

a. Tower sites should be selected to minimize disruption to agricultural aircraft operations, farm irrigation systems, and movement of farm equipment. Applicants should describe factors specific to the property that have been addressed in the site selection. If site selection negotiation is conducted with an absentee owner, a supporting statement from the farm manager should be provided.

b. Towers should be placed adjacent to the farm homesite or other existing farm buildings. If there are no improvements on the property, the preferred location is at the edge of the field or adjacent to existing farm access roads. Locations at the center of fields or sections of land should be avoided.

c. Generally, guyed towers should not be allowed, except for Broadcast T.V., Broadcast Radio, and Amateur Radio.

d. Towers should be sited to minimize aesthetic impacts to adjacent homesites on surrounding properties.

e. Towers should be sited to minimize impacts to adjacent farming operations on surrounding properties.

Applicant Response: The proposed WCF is in line with point 7 of the design guidelines as the WCF is proposed at the edge of the field in a location that will minimize any disturbance to the property as well as the WCF is placed adjacent to the farm homesites/other exiting buildings. The proposed tower will be of monopole design. No guyed wires or cables required or proposed for subject monopole design. The 6' high slated compound fence will shield any view into the compound area from the public ROW.

8. Permits for new tower sites should include provision for removal of towers when they are no longer in use.

Applicant Response: Please see included tower removal agreement.

9. Applicants for new tower sites should include provisions in their land lease agreements that reserve colocation opportunities.

Applicant Response: The proposed WCF will hold opportunities for colocation on the tower and within the ground compound area. Please see the submitted site plan depicting the future carriers locations.

10. Tower sites adjacent to roads classified as major roads on the Circulation Element of the General Plan should include measures to minimize aesthetic impacts when feasible.

Applicant Response: The proposed WCF will not be directly visible from W Shaw Ave. The ground compound fence is to consist of slated fencing which will block out all visibility into the ground compound area.

11. The County should consider modified procedures that encourage applicants to fully utilize existing tower sites, and to consider use of existing structures and industrial locations when proposing new sites.

Applicant Response: There are zero existing structures within this area that would satisfy the height needed for the proposed wireless communication service.

Alternative Site Analysis



Vertical Bridge

Wireless Telecommunications Facility

At

4995 N 3rd Street, Biola, CA 93630-9642

Site ID: US-CA-5372 Biola

Introduction

T-Mobile USA Inc. has a significant gap in its service coverage in an area on the border of the cities of Kerman and Biola, Fresno County. Vertical Bridge proposes to develop a new wireless communication facility (“WCF”) for T-Mobile's telecommunication antennas and associated equipment on a piece of property located on 4995 N Third St, Biola CA (“Proposed Facility”) to fill T-Mobile USA Inc.’s gap in coverage in this portion of the county. This property is zoned (AL-20) Limited Agricultural District (Not more than one (1) residence may be constructed or placed upon a parcel of land which is less than twenty (20) acres in size)

The Proposed Facility consists of a new 130’ monopole tower within a 50’x50’ fenced compound. Tower to be constructed to allow for other future carriers for colocation. Subject tower to be made of non-reflective material. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by T-Mobile USA Inc. as explained below.

Objective

T-Mobile USA Inc. has identified a significant gap in its service coverage in Fresno County, in an area roughly bordered by W Shaw Ave to the North, W. Shields Ave to the South, N. Bishop Ave to the East and N. Howard Ave to the West. The Proposed Facility will improve coverage to many dozens of homes and apartments in several neighborhoods, numerous businesses, a park, and other points of interest in the immediate vicinity. The service coverage in this portion of the County is described in the accompanying Radio Frequency propagation maps.

Methodology and Zoning Criteria

The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, and access. Wireless communication is line-of-sight technology that requires WCFs to be in relatively proximity to the wireless handsets to be served.

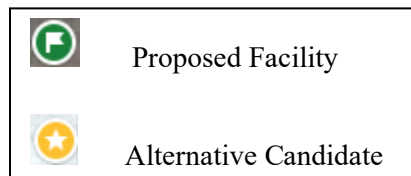
T-Mobile USA Inc. seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the Fresno County Board of Supervisors adopted “Wireless Communication Guidelines.” Thus, T-Mobile USA Inc.’s is guided by and used its best efforts to negotiate colocation on existing structures in the area. T-Mobile USA Inc. seeks to meet the Fresno County guidelines and provide the best available design by placing this WCF in a (AL-20) Limited Agricultural zone at the minimum height needed to address the significant service coverage gap.

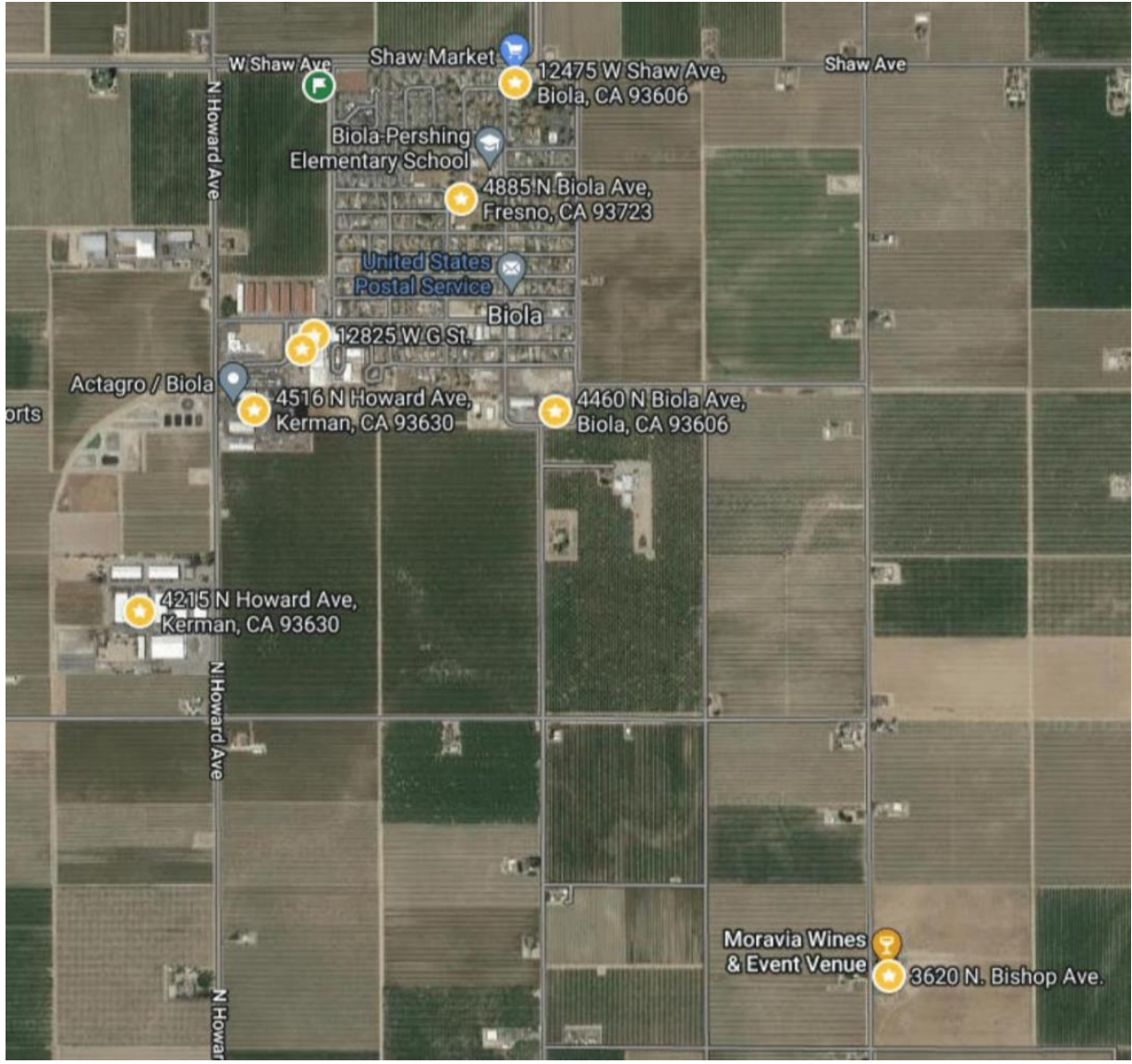
Analysis

T-Mobile USA Inc. investigated potential alternative sites for facilities to fill the identified coverage gap in this portion of Fresno County. T-Mobile USA Inc. searched for, but did not find, feasible opportunities and or other existing structures in and around the coverage objective. Due to the need for antennas with

a height of 130' feet above ground level, T-Mobile USA Inc. proposed a new WCF 130' monopole tower. The following map shows the locations of the Proposed Facility and the alternative sites that T-Mobile USA Inc. investigated. The alternatives are discussed in the analysis which follows.

Location of Candidate Sites





Proposed Facility- 4995 North 3rd Street Biola, CA 93630



Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the proposed T-Mobile USA Inc.'s Radio Frequency coverage service maps, the Proposed Facility is the least intrusive means for T-Mobile USA Inc. to meet its service coverage objective.

This Rural residential property is located on the corner of W. Shaw Ave and N. Third St. in a (AL) use zoning district. T-Mobile USA Inc. proposes to install a new 130' monopole telecommunication tower with accompanying tower equipment. Ground equipment will be installed near the tower within a 50'x 50' fenced compound. The Proposed Facility is the best available design to minimize visual impacts in the area. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by T-Mobile USA Inc.

Alternative 1 – Polycell Packaging Corp, 12825 W G St. Biola, CA 93606



Conclusion: Not Viable

This single-family residential property is located approximately 0.4 miles South from the Proposed Facility. Unfortunately, the idea was ran up the proverbial chain and the parties were not interested.

Alternative 2 – Hammond Family Vineyards, 3620 N Bishop Ave, Fresno CA 93723



Conclusion: Not Viable

This property is located approximately 2.2 miles Southeast from the Proposed Facility. Site was decided not to be an ideal candidate by T-Mobile USA Inc as it is too far outside the middle of the search ring. The ideal candidate is closer to Biola.

Alternative 3 – Fresno County, Parcel 01619055T



Conclusion: Not Viable

This property is located approximately 1.0 mile South-Southwest from the Proposed Facility. Fresno owned property leased or utilized by Actagro. Land owners expressed a disinterest in leasing space for an WCF.

Alternative 4 – Ranch Holdings, 4215 N. Howard Ave Kerman, CA 93630



Conclusion: Not Viable

This property is located approximately 1.0 mile South-Southwest from the Proposed Facility. The property owners did not express interest or disinterest in the facility. They were uncooperative in providing documentation and therefore the site was deemed not viable.

Alternative 5 – Actagro, 4516 N. Howard Ave Kerman, CA 93630



Conclusion: Not Viable

This property is located approximately 0.7 mile South-Southwest from the Proposed Facility. The property owners have plans for an expansion to the site. They expressed no interest at this time.

Alternative 6 – Nutriag, 4460 N. Biola Ave Biola, CA 93606



Conclusion: Not Viable

This property is located approximately 0.9 mile South-Southeast from the Proposed Facility. The property owners made it clear they did not want a tower on their properties.

Alternative 7 – Shaw Market, 12475 W Shaw Ave Biola, CA 93606



Conclusion: Not Viable

This property is located approximately 0.3-mile East from the Proposed Facility. The property owners have plans to redevelop the property and so were not interested in leasing space to T-Mobile USA Inc. for a WCF.

Alternative 8 – Central Unified School District, 4885 N Biola Ave. Fresno, CA 93723



Conclusion: Not Viable

This property is located approximately 0.3-mile Southeast from the Proposed Facility. Land Owners advised that there is a state statute preventing tower erection on school facilities. We believe this was a subtle way to say they were not interested in leasing the space to T-Mobile USA Inc. for a WCF.

Towers within 5 Mile radius

Operator: Crown Castle

Operator Site ID: 845850

Type: Lattice

Height: 160'

Address: 27400 AVENUE 6, MADERA, CA 93637 (36.83373,-120.05383)

- *2.56 miles from proposed WCF. Existing Crown Castle tower outside of search ring area and not beneficial for carrier coverage*

Operator: American Tower

Operator ID: 300958

Type: Lattice

Height: 137'

Address: 5543 North Modoc Avenue And 16718 West Barstow Ave, Kerman, CA 93630-9526

(36.81617, -120.08850)

- *3.76 miles from proposed WCF. Existing tower outside of search ring area and not beneficial for carrier coverage*

Operator: American Tower

Operator ID: 300961

Type: Lattice

Height: 183'

Address: 646 North Goldenrod Ave., Kerman, CA 93630-9603

(36.74482, -120.04143)

- *4.43 miles from proposed WCF. Existing tower outside of search ring area and not beneficial for carrier coverage*

Operator: American Tower

Operator ID: 420374

Type: Monopole

Height 80'

Address: 4837 N Chateau Ave, Fresno, CA 93723-9413

(36.80561, -119.93883)

- *4.59 miles from proposed WCF. Existing tower outside of search ring area and not beneficial for carrier coverage. In addition tower is not of substantial height for distance that it is away from the carrier search area.*

Operator: Unknown

Height: 169.95'

Address: 12544 W H ST, BIOLA, CA 93637

(36.80122, -120.01700)

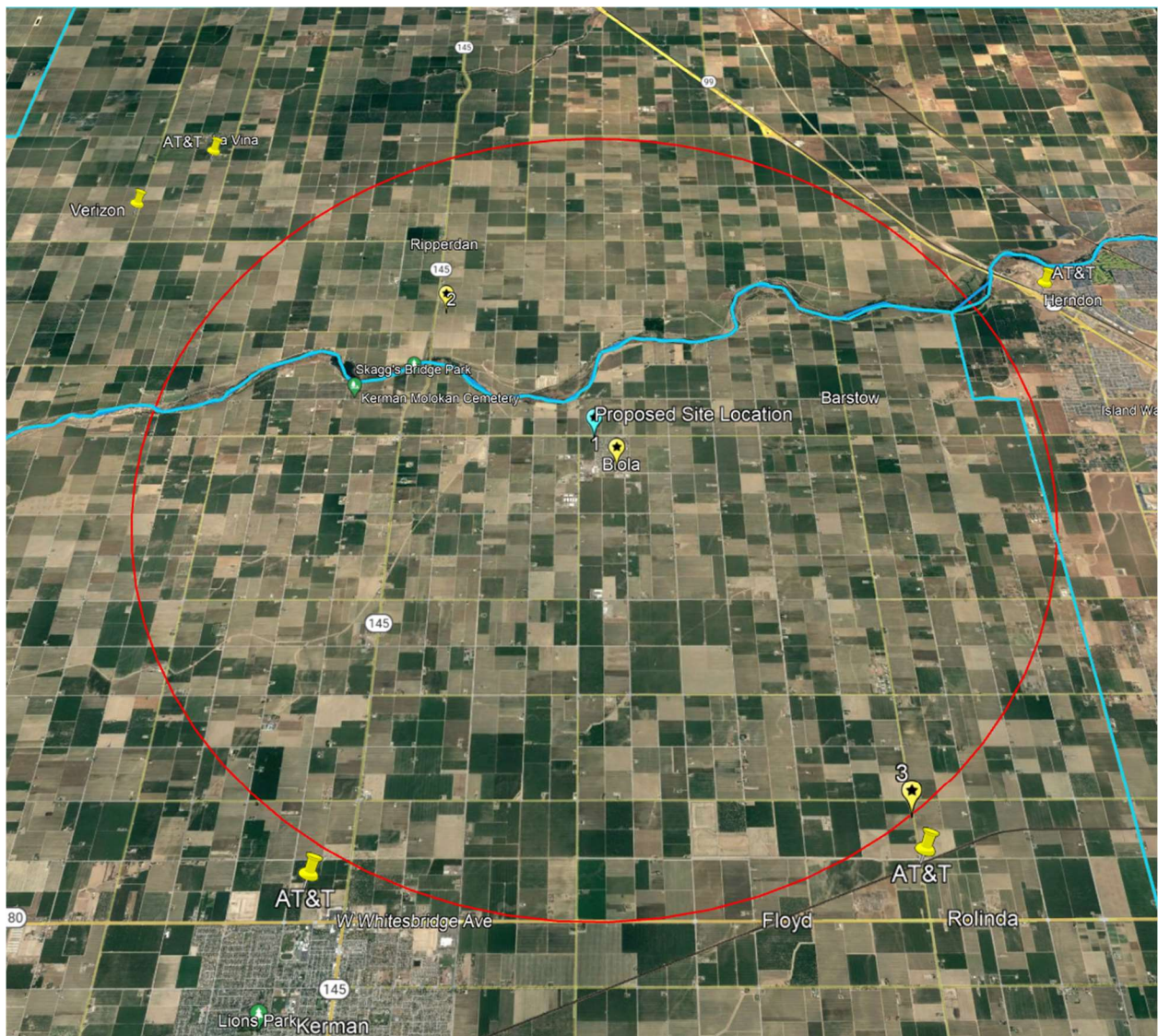
- *.51 miles from proposed WCF. Existing lattice tower not of substantial height for carrier needs and will likely cause interference with existing radio antennas.*



SITES WITHIN 5-MILE RADIUS

The purpose of this letter is to outline the existing wireless infrastructure in the 5-mile radius of the proposed wireless facility at 4995 N 3rd Street in Biola. 3 existing sites were identified within this ring as identified below.

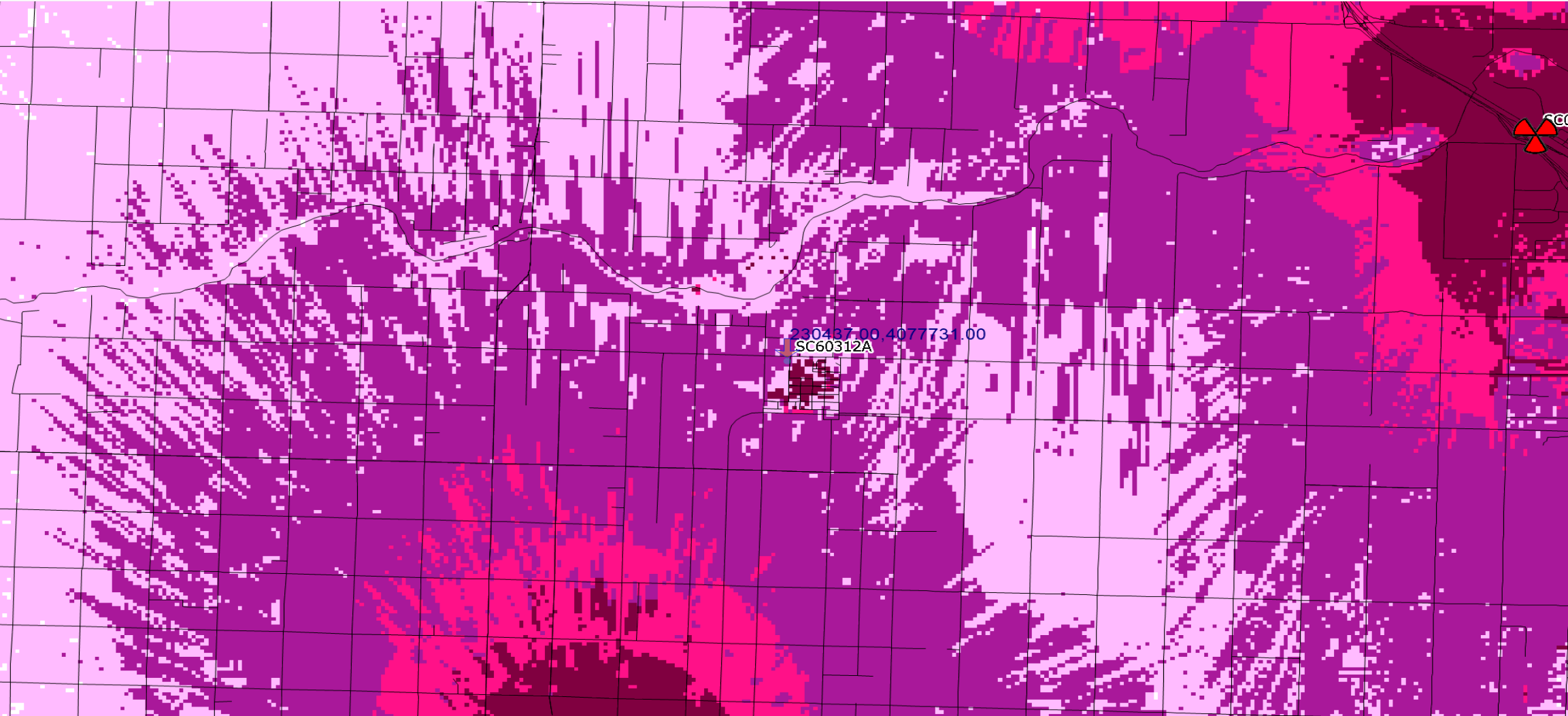
1. Tower located at 016-29-529-North Central Fire District
 - Approximately .5 miles from proposed facility
2. Tower located at 040-14-101-2000 Sun Maid Growers of California
 - Approximately 3.5 miles from proposed facility
3. Tower located at 025-07-158 835 N Dickenson Ave
 - Approximately 5 miles from proposed facility



SC60312 OFF AIR

Ranges

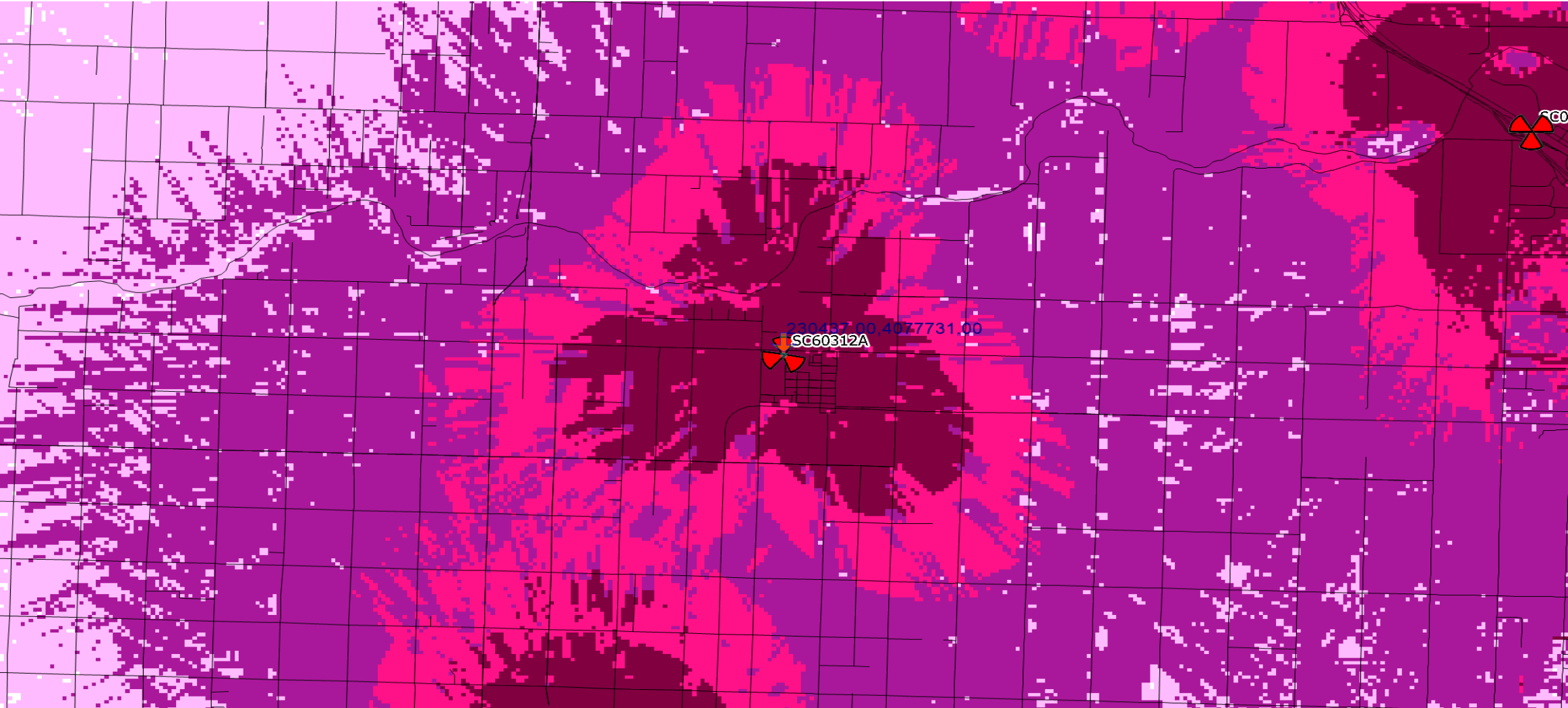
Minimum	Maximum	Label	Colour
-114	-107	4	Lightest Purple
-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



SC60312 ON AIR @ 125' RC, 0/120/240 Degrees Azimuth

Ranges

Minimum	Maximum	Label	Colour
-114	-107	4	Lightest Purple
-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



LOOKING WEST TOWARD PROPOSED WCF



LOOKING SOUTH TOWARD PROPOSED WCF



LOOKING NORTH TOWARD PROPOSED WCF



LOOKING EAST TOWARD PROPOSED WCF



LOOKING SOUTH-WEST TOWARD PROPOSED WCF



ACCESS FROM NORTH 3RD STREET



WHEN RECORDED MAIL TO:

Weintraub Tobin
400 Capitol Mall, 11th Floor
Sacramento, CA 95814
Attn: Josh Escovedo

MAIL TAX STATEMENT TO:

Jason Harris Farms, LLC
2900 Airport Drive
Madera, CA 93637
Attn: Jason Harris

2021-0208731

FRESNO County Recorder
Paul Dictos, CPA

Wednesday, Dec 22, 2021 08:48:59 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

APN: 016-190-73; 016-310-39;
016-310-40; 016-190-56; 016-190-60

(Space Above Line for Recorder's Use Only)

GRANT DEED

The undersigned declare(s):


Document transfer tax is \$0 (exempt under Revenue and Taxation Code section 11911).

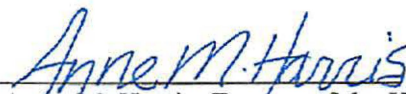
- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area, and

Signature of Declarant

FOR VALUE RECEIVED, F. Russell Harris and Anne M. Harris, Trustees of the Harris Family Trust dated September 24, 1992 ("Grantor"), grants to JASON HARRIS FARMS, LLC, a California limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that certain real property situated in the unincorporated area of the County of Fresno, State of California, described on Schedule I attached hereto and by this reference incorporated herein (the "Property").

IN WITNESS WHEREOF, the Grantor has executed this Grant Deed as of December 31, 2020.

By: 
F. Russell Harris, Trustee of the Harris Family Trust dated September 24, 1992

By: 
Anne M. Harris, Trustee of the Harris Family Trust dated September 24, 1992

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
) ss:
COUNTY OF FRESNO)

On December 31, 2020 before me, JULIE SANFILIPPO-ABATE, NOTARY PUBLIC
(insert name and title of the officer),

personally appeared ANNE M. HARRIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Julie Sanfilippo Abate

[Seal]



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Madera)

On November 29 2021 before me, Blake Cuadros
(here insert name and title of the officer)

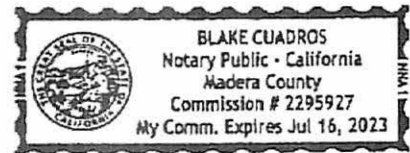
personally appeared F. Russell Harris

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Blake Cuadros



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

Schedule 1 to Grant Deed

For APN/Parcel ID(s): 016-190-73, 016-310-39, 016-310-40, 016-190-66 and 016-190-60

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 016-190-66

The South half of the vacated street immediately adjoining said Lots 1 to 5 inclusive, in Block 34 of Biola Acres, according to the map thereof recorded December 6, 1912, in Book 8 Page 33 of Record of Surveys, Fresno County Records, on the North, vacated July 9, 1918, by Order of the Board of Supervisors of said County, a Certified copy of which Order, recorded July 10, 1918 in Book 36 Page 15 of Miscellaneous Records. Document No. 20223, Fresno County Records.

PARCEL 2: APN 016-190-73

All of Blocks 5, 6, 15, 16 and abandoned Avenues adjacent thereto, all of Block 33 and abandoned Avenue adjacent thereto on the North and North half of abandoned Avenue adjacent thereto on the South, all situate in Biola Acres in Section 16, Township 13 South, Range 16 East, Mount Diablo Base and Meridian, according to the map thereof recorded in Book 8 Page 33 of Record of Surveys, Fresno County Records.

Excepting therefrom an undivided 1/2 interest in and to all oil, gas and minerals therein and thereunder.

Also excepting therefrom that portion of said land as conveyed to George J. Salwasser, as his sole and separate property, by grant deed recorded February 13, 1981, in Book 7873, Page 896, of Official Records. Document No. 14277.

Also excepting therefrom those portions of said land as conveyed to the County of Fresno, by grant deed recorded January 20, 1989, Document No. 88007575, of Official Records.

PARCEL 3: APN 016-310-40 & 39

Lots 1 and 2 of Sycamore Ranch Tract, in Section 17, Township 13 South, Range 16 East, Mount Diablo Base and Meridian, according to the map thereof recorded in Book 8 Pages 7 and 8, of Record of Surveys, Fresno County Records.

Excepting therefrom those portions of said land as conveyed to the County of Fresno, by grant deed recorded January 20, 1989, as Document No. 88007575, of Official Records.

PARCEL 4: APN 016-190-60

All that certain real property situated in the County of Fresno, State of California, and being a portion of the Northwest quarter of Section 16, Township 13 South, Range 16 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, and being more particularly described as follows:

Commencing at a point on the West line of the Northwest quarter of said Section 16, said point lying South 0° 01' 00" West 1380.93 feet from the Northwest corner thereof; thence continuing South 0° 01' 00" West 165.00 feet; thence South 89° 59' 00" East 264.00 feet; thence North 0° 01' 00" East 165.00 feet; thence North 89° 59' 00" West 264.00 feet to the point of commencement.

EXCEPTING THEREFROM the Westerly 30.00 feet.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and minerals therein and thereunder as reserved in the deed from George Snyder, et ux, dated October 27, 1985 and recorded November 28, 1985, Instrument No. 95860, Official Records.