



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 November 16, 2023

SUBJECT: Unclassified Conditional Use Permit No. 3769 and Initial Study No. 8429

Allow an unmanned freestanding 80-foot tall monopine style co-locatable wireless telecommunications facility on an 8.58-acre parcel within the R-E (Recreational) Zone District.

LOCATION: The subject parcel is located on the southwest corner of E. Nares Ave. and S. Pico Ave., within the Unincorporated Community of Laton (APN: 057-090-34) (6345 Nares Ave.) (Sup. Dist. 4).

OWNER: Laton Lions Club

APPLICANT: Leesa Gendel, SAC Wireless

STAFF CONTACT: Elliot Racusin, Planner
(559) 600-4245

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for the project based on Initial Study (IS) No. 8429; and
- Approve Unclassified Conditional Use Permit (UCUP) No. 3769 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Floor Plans/Elevations
6. Applicant's Submitted Operational Statement and Response to Fresno County Wireless Communication Guidelines/Supplemental Information
7. Coverage Maps (current and proposed)
8. Summary of Initial Study No. 8429
9. Draft Mitigated Negative Declaration
10. Site Photos and Photo Simulation
11. Correspondence

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Residential	No change
Zoning	R-E (Recreational) Zone District	No change
Parcel Size	8.58-acres	No change
Project Site	Recreational facility	No change
Structural Improvements	<ul style="list-style-type: none"> • Baseball/softball facility with modified property development standards • Restroom Facility 	This proposal entails the establishment of a new wireless communications facility consisting of a 80-foot-tall wireless communication tower (monopine design), and an equipment cabinet within a 900 square-foot lease area to be enclosed by an eight-foot-tall chain-link fence. The project includes an on-site emergency back-up generator in case of emergencies.
Nearest Residence	100 feet east of the parcel	No Change

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

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

ENVIRONMENTAL ANALYSIS:

An Initial Study was prepared for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative is appropriate. A summary of the initial Study is included as Exhibit 8.

PUBLIC NOTICE:

Notices were sent to 39 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

One letter in opposition (Exhibit 11) was received as of the date of preparation of this report.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit may be approved only if the five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission. The decision of the Planning Commission on an Unclassified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

This proposal entails the establishment of a new wireless communications facility consisting of a 80-foot tall monopine wireless communication tower with related facilities on a 30 foot x 30 foot fenced site leased area of a 8.58-acre parcel. The project does not include an on-site emergency back-up generator and will utilize battery backup power in case of emergencies.

At its hearing of October 12, 2023, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Commissioner Woolf and seconded by Commissioner Quist to continue the item to a date certain. A motion to continue the item to a date certain as two concerned citizens provided testimony in opposition to the project stating the mailed notices did not allow for a proper letter of objection to be given to Fresno County staff and health concerns the tower may generate.

The applicant conducted a community meeting with the citizens of Laton at the request of the Planning Commission (PC), on November 12th. Details concerning the meeting will be discussed at the November 16th PC Hearing.

According to the Applicant, the proposed tower will allow for co-location options for future tenants. As such, the lease area reserves a 900 square-foot and 150-foot space for an equipment shelter for future wireless carriers who may co-locate on the tower.

The proposed tower site is located on southwest corner of E. Nares Ave. and S. Pico Ave., within the Unincorporated Community of Laton. According to the Applicant’s Operational Statement, the project area lacks capacity and requires new coverage.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front Yard: 35 Feet Side Yard: 20 Feet	No Change	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
	Rear Yard: 20 Feet		
Parking	Existing Meeting Hall: One parking space for every 40 square feet of area within the main auditorium or meeting hall <u>California Building Code:</u> At least one parking space for the physically handicapped per every 25 parking spaces at a facility	Given the nature of the operation, no additional parking is requested.	Y
Lot Coverage	50 percent of total parcel area.	<1% shall be used for proposed cell tower	Y
Space Between Buildings	Requirements for Mobile Home Parks, Recreational Vehicle Parks, Guest Ranches, Hotels and Motels; 75-foot minimum between human habitations and structures utilized to house animals.	N/A	Y
Wall Requirements	Maximum three-foot-tall wall permitted within front-yard setback, otherwise maximum six-foot-tall wall permitted.	Eight-foot-tall block wall fence surrounding the leased area for safety purposes.	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

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

Finding 1 Analysis:

The cell tower lies on the northern portion of the subject parcel, of which lies within satisfactory distance away from the front yard setback fronting E. Nares Ave. The shape of the parcel does not create any burden or concerns from Fresno Staff as such all-development standards are met.

Recommended Conditions of Approval:

None.

Finding 1 Conclusion:

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

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	E. Nares Ave. S. Pico Ave.	No change
Direct Access to Public Road	Yes	E. Nares Ave. S. Pico Ave.	No change
Road ADT (Average Daily Traffic)		E. Nares Ave. S. Pico Ave.	One trip per month by maintenance crew.
Road Classification		E. Nares Ave. S. Pico Ave.	No change
Road Width		E. Nares Ave. S. Pico Ave.	No change
Road Surface		Asphalt concrete paved	No change
Traffic Trips		N/A	One trip per month by maintenance crew
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning.
Road Improvements Required		N/A	Not required

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

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

Finding 2 Analysis:

The subject property borders on E Nares Avenue, which is a county-maintained road. E. Nares Avenue is classified as a Collector in the General Plan, with a recommended right-of-way width of 84 feet. Records for existing right-of-way show a right-of-way width for Grantland Ave of 80 feet.

The project proposes no changes to the current site access or additional right-of-way required.

The Development Engineering Section, Road Maintenance and Operations (RMO) Division, and Design Division of the Fresno County Department of Public Works and Planning expressed no concerns related to adequacy of road width and pavement type to carry the minimal traffic generated by the proposal, which amounts to one trip per month by a maintenance crew.

Recommended Conditions of Approval

None.

Finding 2 Conclusion:

Finding 2 can be made based on the above information. There will be negligible traffic created from this proposal. Thus the affected street, E. Nares Ave., will remain adequate to accommodate the proposed use.

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

Surrounding Parcels:

	Size (acres):	Use:	Zoning:	Nearest Residence (from nearest property line):
North	0.34 0.17 0.17 0.43	Single Family Residential (et. al.)	R-2 (et. al.)	500-feet 320-feet 320-feet 300-feet
East	9.60	Laton Unified School District	R-2	N/A
South	14.80	Recreational land use	R-E	N/A
West	12.30	General Commercial	C-6	N/A

Reviewing Agency/Department Comments:

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

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

Finding 3 Analysis:

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

Aesthetics is typically the concern associated with this type of use because of the substantial height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the public. In the case of this application, the proposed tower will be 80 feet in height and will be a monopine design.

Recommended Conditions of Approval:

- The telecommunication tower in its entirety shall be constructed with muted earth tones to reduce any unsightly appearance.
- Any proposed landscaping area over 500 square feet requires Landscape & Irrigation Plan review by the Site Plan Review (SPR) unit as mandated by the State, to ensure the Model Water Efficient Landscape Ordinance is met.

Finding 3 Conclusion:

Finding 3 can be made based on the above information. The proposal will not have significant adverse effects upon surrounding properties.

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

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

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning stated: The Policy Planning Unit has reviewed the proposed project and determined that there are no Williamson Act Program or General Plan issues with Unclassified CUP Application No. 3769.

Finding 4 Analysis:

As noted above, the County General Plan allows for the proposed use in areas designated Rural Residential, provided that the use substantially adheres to the wireless Communications Guidelines. The Applicant has provided a written response and related information to the

County Wireless Communication Guidelines which describes the basis of site selection and Applicant's inability to co-locate the proposed wireless facilities.

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

Recommended Conditions of Approval:

None.

Finding 4 Conclusion:

Finding 4 can be made based on the applicant complying with General Plan Policy PF-J.4 Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.

Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

Finding 5 Analysis:

The proposed conditions of approval were developed based on studies and consultation with specifically qualified staff, consultants, and outside agencies. They were developed to address the specific impacts of the proposed project and were designed to address the public health, safety, and welfare. Additional comments and projects notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgment agreeing to the proposed mitigation measures and has not advised staff of any specific objection to the proposed conditions of approval.

Recommended Conditions of Approval:

None.

Finding 5 Conclusion:

Finding 5 can be made based on the above information, the proposed mitigation measures and conditions of approval are necessary to protect the public health, safety, and general welfare.

SUMMARY CONCLUSION:

The Findings for granting the Application can be made based on the factors cited in the analysis, in conjunction with the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Classified Conditional Use Permit Application No. 3769, subject to the recommended Conditions of Approval.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8429 ; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3769, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3769; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

All documents presented and operation of the proposed cellular tower shall not cause a negative impact towards surrounding property owners. All ground equipment shall be screened from view with the first 100 feet of driveway paved as approved by Road Maintenance and Operations to prevent excess dust.

ER:jp

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8429 and Unclassified Conditional Use Permit No. 3769
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color and shall be located, designed, and landscaped to reasonably minimize their visual impact on the surrounding area.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/PW&P	As long as the project lasts
3.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As long as the project lasts
Conditions of Approval					
1.	Development of the property shall be substantial conformity with the Site Plan, Elevations, and Operational Statement approved by the Planning Commission.				
2.	The approval shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed, and the lease area shall be restored as nearly as practical to its original				

EXHIBIT 1

	condition. This stipulation shall be recorded as a Covenant running with the land. Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
3.	Any proposed landscaping area over 500 square feet requires Landscape & Irrigation Plan review by the Site Plan Review (SPR) unit as mandated by the State, to ensure the Model Water Efficient Landscape Ordinance is met.
4.	The telecommunication tower in its entirety shall be constructed with muted earth tones to reduce any unsightly appearance.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits and inspections shall be required for all proposed improvements on the property, including fences/gate entrances exceeding six feet in height. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 for information.
3.	Wind load calculations and footing designed by a registered civil engineer shall be submitted to the Building and Safety Section of the Fresno County Department of Public Works and Planning before permits are issued.
4.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> • Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. • Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. • All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.
5.	To address site development impacts, the Development Engineering Section of the Development Services and Capital Projects Division requires the following: <ul style="list-style-type: none"> • All Conditions of Approval for any previous applications shall be implemented if not already in place.

Notes	
	<ul style="list-style-type: none"> • Refer to Road Maintenance & Operations Division, Road Operations for comments on Nares Avenue. • According to the U.S.G.S. Quad Map, Grant Canal is near the southern property line of the subject property. Any improvements constructed within or near a canal should be coordinated with the owners of the canal/appropriate agency. • The lowest floor of any proposed structure AND any associated electrical system components/equipment should be elevated above the high-water level of said canal and/or the finish floor of the building/structure shall be elevated above the crown of the adjacent street. All sides of the building shall be sloped 2% for a distance of 5-feet to provide positive drainage away from the building. • The project site is located within the Laton Community Service District (LCSD). Refer to LCSD for their drainage requirements. • According to the Wetlands Mapper of U.S. Fish and Wildlife Service, a wetland may be present nearby the subject property. For any development on wetlands, U.S. Fish and Wildlife Service and other appropriate agencies should be consulted regarding any requirements they may have. • Any existing or proposed access road turnaround should comply with 2019 California Fire Code Appendix D Fire Apparatus Access Roads. • The end of curbed/taper edge of any existing or proposed access driveway approach should be set back a minimum of 5 feet from the property line. • Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • If not already present, a 10-foot x 10-foot corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Nares Avenue. • Any work done within the County Road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. • A grading permit or voucher is required for any grading proposed with this application.
6.	<p>To address road adequacy, the Road Maintenance and Operations Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none"> • Any work performed within the County road right-of-way will require an encroachment permit.
7.	<p>The Applicant shall contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or to obtain information about District permit requirements.</p>

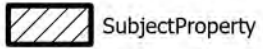
Notes	
8.	The Applicant shall submit three sets of project drawings to the Fresno Fire Department for review and approval.
9.	The maximum number of antennas allowed on the tower shall be determined based on wind load calculations as approved by the Fresno County Department of Public Works and Planning.

ER:jp

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EXHIBIT 2

Legend



SubjectProperty

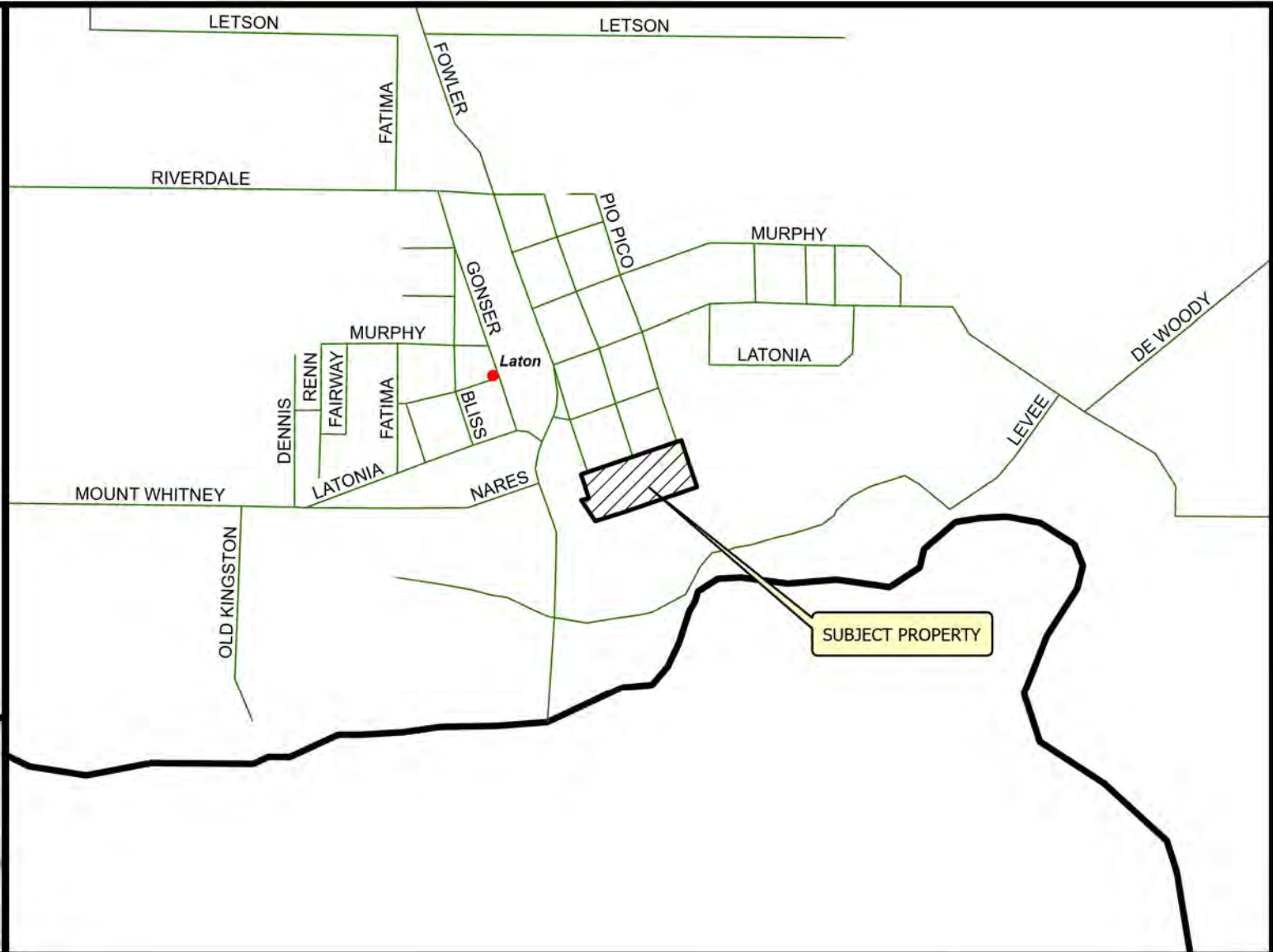
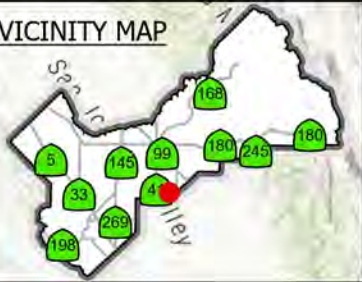


EXHIBIT 2

VICINITY MAP

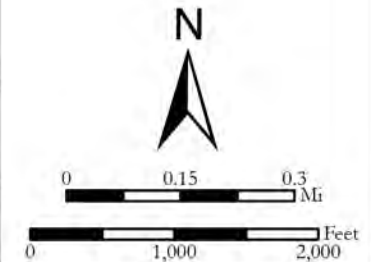


LOCATION MAP

CUP3769

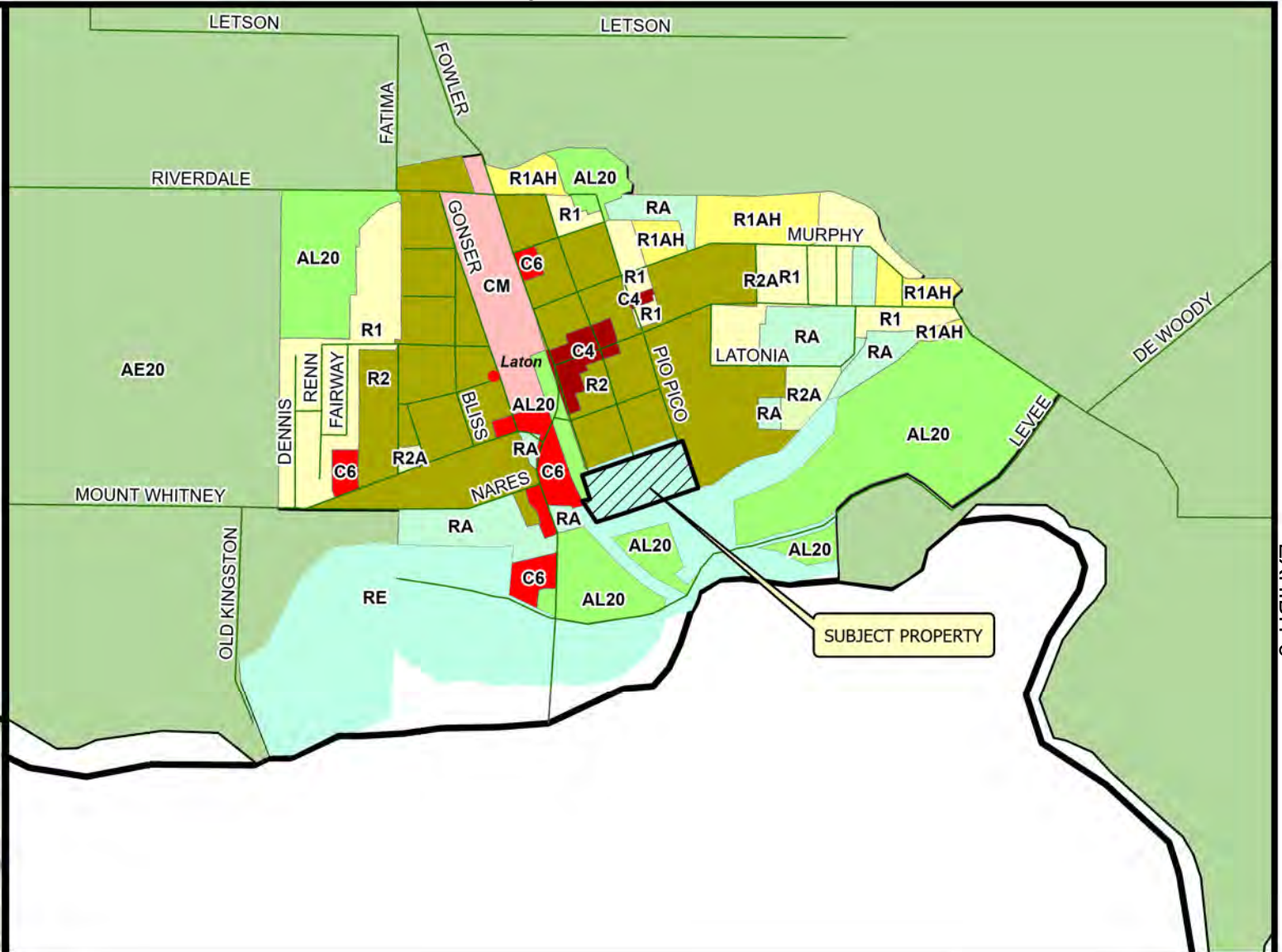
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 7/5/2023



Legend

-  SubjectProperty
-  C6
-  CM
-  AE20
-  AL20
-  C4
-  R1
-  R1AH
-  R2
-  R2A
-  RA
-  RE



Existing Zoning Map

CUP3769

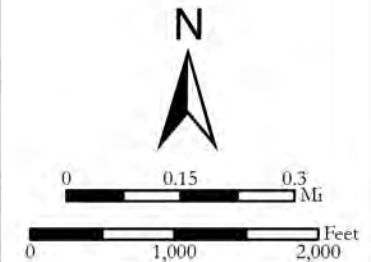
STR 22 - 17/21

2023



Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : chuang

On Date : 7/5/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
AP1 - APARTMENT
C - COMMERCIAL
C# - COMMERCIAL
CHU - CHURCH
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
LODGE
ORC - ORCHARD
REC - RECREATION
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

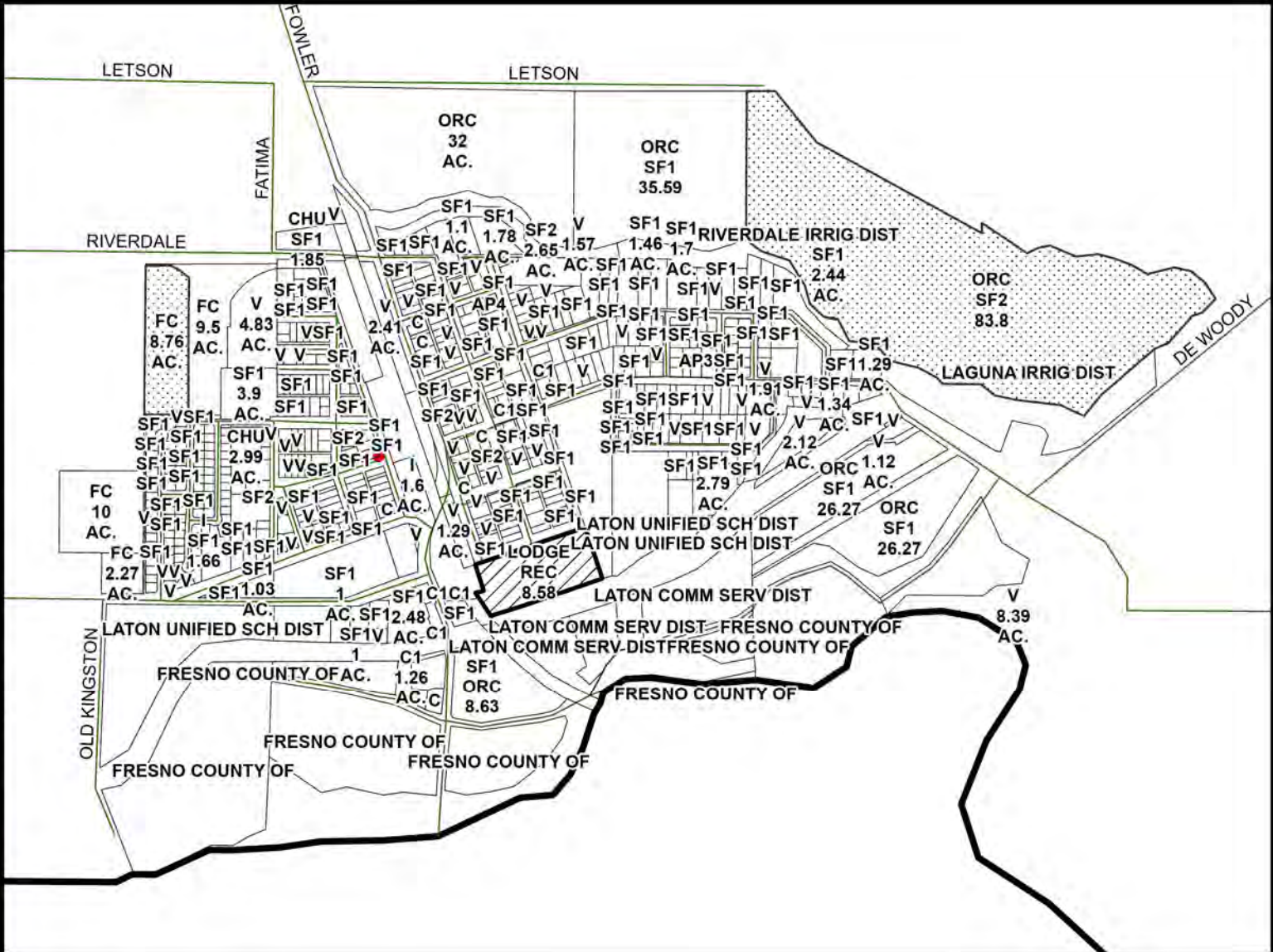


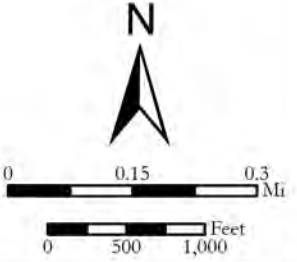
EXHIBIT 4



Existing Land Use Map

CUP3769 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 7/5/2023



NOTES:

APN: 057-090-34
OWNER: LATON LIONS CLUB OF LATON

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 6772249, DATED JANUARY 09, 2023 WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, EIGHT (8) OF WHICH ARE EASEMENTS AND SEVEN (7) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065029, PANEL NO. 2925J, INDICATES THAT THE SITE FALLS WITHIN ZONE 'X'; AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. XX' XX' XX.XX" N. NAD 83
LONG. -XXX' XX' XX.XX" W. NAD 83
ELEV. XX.X' NAVD 88 (BASIS OF DRAWING)

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

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT "F" OF THE TOWN OF LATON AS SAID LOT IS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 76 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, AND ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 21 EAST, M.D.B. &M., INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 61° 05' WEST 50.53 FEET; THENCE SOUTH 70° 20' WEST 345 FEET; THENCE SOUTH 16° 30' EAST 18.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 13 IN SAID SECTION 27 AS SAID LOT 13 IS SHOWN ON MAP RECORDED IN BOOK 3, PAGE 28 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 13 SOUTH 73° 16' WEST 495.1 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SANTA FE RAILROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING DESCRIBED COURSES: NORTH 37° 55' WEST 213.34 FEET (DEED 213.10 FEET), NORTH 31° 19' 49" WEST 138.02 FEET, SOUTH 89° 52' 42" EAST 70.78 FEET AND NORTH 18° 59' WEST 273.50 FEET TO THE NORTHWEST CORNER OF SAID LOT "F"; THENCE NORTH 70° 53' 35" EAST ALONG THE NORTHERLY LINE OF SAID LOT "F" 880.78 FEET; THENCE SOUTH 19° 09' EAST 413.7 FEET (DEED 414.9 FEET); THENCE NORTH 71° 54" EAST 95.77 FEET (DEED 96 FEET) TO A POINT ON THE EAST LINE OF SAID LOT "F"; THENCE SOUTH 220 FEET TO THE POINT OF BEGINNING.

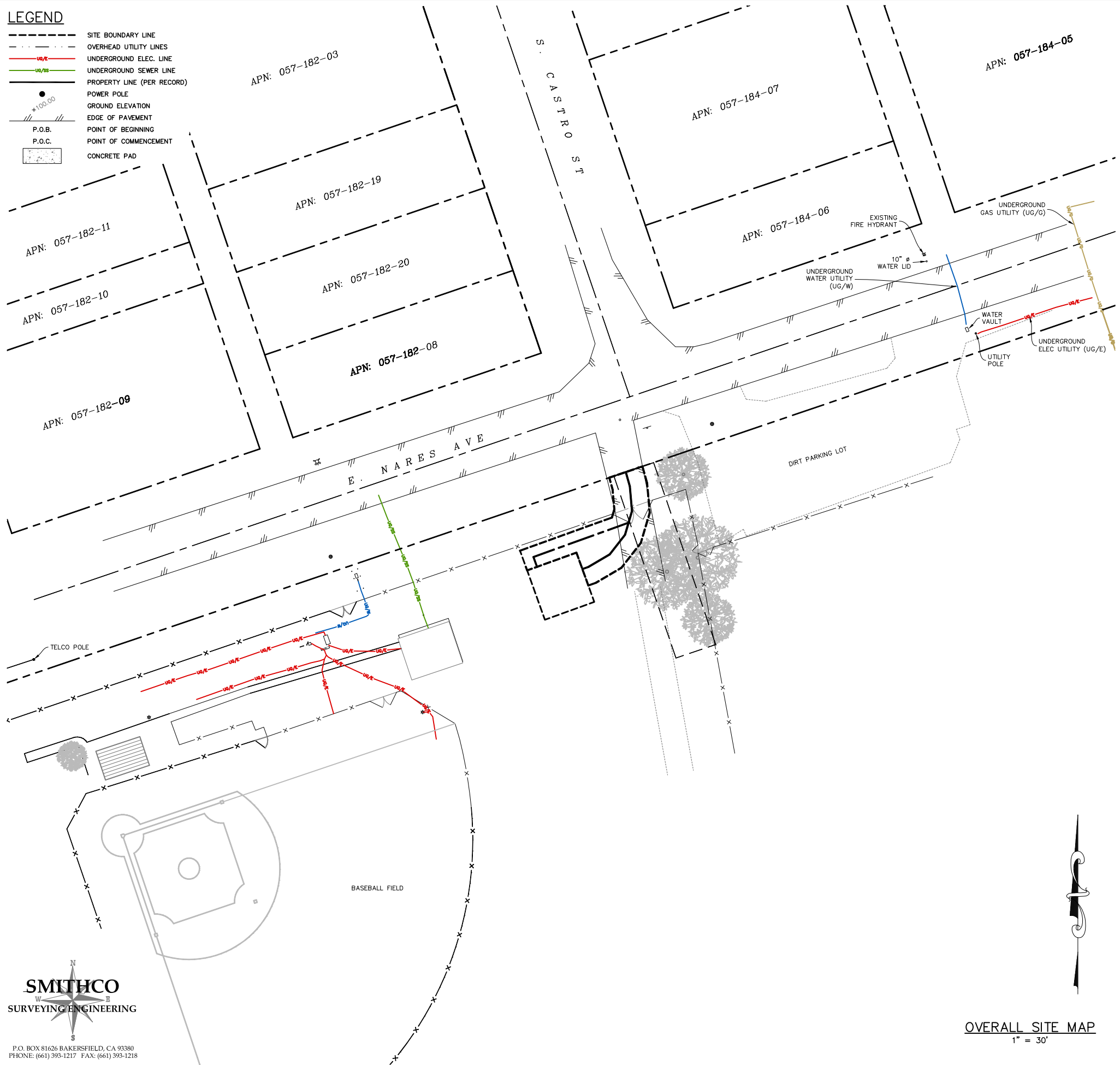
APN: 057-090-34

EASEMENT(S) PER TITLE REPORT:

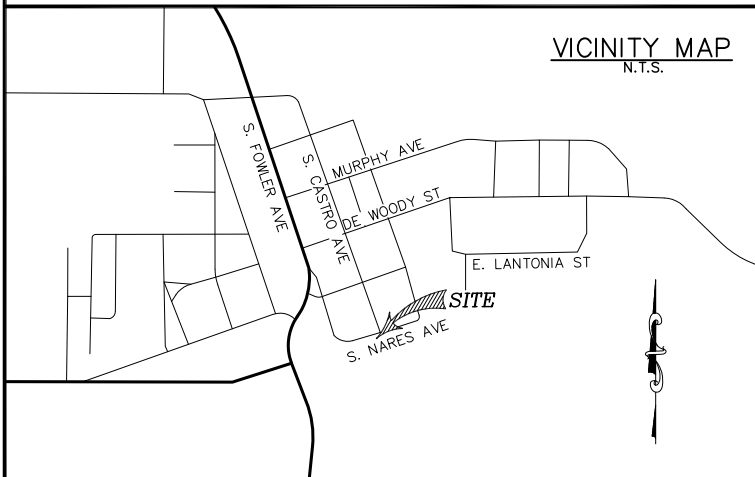
SEE SHEET C-2.

LEGEND

- - - - - SITE BOUNDARY LINE
- - - - - OVERHEAD UTILITY LINES
- UG/E --- UNDERGROUND ELEC. LINE
- UG/S --- UNDERGROUND SEWER LINE
- UG/W --- UNDERGROUND WATER UTILITY
- P --- PROPERTY LINE (PER RECORD)
- POWER POLE
- G --- GROUND ELEVATION
- E --- EDGE OF PAVEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD



VICINITY MAP
N.T.S.



P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

OVERALL SITE MAP
1" = 30'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/11/23	PRELIMINARY	CJ
1	01/18/23	ADD LEASE AREA	EJ
2	03/20/23	REVISE A/U EASEMENT	EJ

SMITHCO JOB NO.: 82-1523



A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

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



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

E. MT. WHITNEY

6345 NARES AVE
LATON, CA 93242

FRESNO COUNTY

SHEET TITLE:
SITE SURVEY

FOR EXAMINATION ONLY

C-1

EXHIBIT 5 PAGE 2

LESSEE PROPOSED ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 20.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, PARKING AND TURNAROUND PURPOSES OVER A PORTION OF LOT "F" OF THE MAP OF LATON AS SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 76 OF FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, LYING 10.00 FEET ON EACH SIDE OF THE CENTERLINE OF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT "F", THENCE NORTH LINE OF SAID LOT "F", N 71°12'23" E, A DISTANCE OF 423.97 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE S 15°47'48" E, A DISTANCE OF 8.49 FEET;
- COURSE 2) THENCE S 05°01'50" E, A DISTANCE OF 14.20 FEET;
- COURSE 3) THENCE S 16°30'08" W, A DISTANCE OF 6.94 FEET TO THE HERINAFTER DESCRIBED POINT 'A';
- COURSE 4) THENCE CONTINUING S 16°30'08" W, A DISTANCE OF 7.26 FEET;
- COURSE 5) THENCE S 19°49'46" W, A DISTANCE OF 6.00 FEET;
- COURSE 6) THENCE S 38°02'05" W, A DISTANCE OF 14.20 FEET;
- COURSE 7) THENCE S 59°34'03" W, A DISTANCE OF 14.20 FEET;
- COURSE 8) THENCE S 70°20'01" W, A DISTANCE OF 3.60 FEET TO THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, PARKING AND TURNAROUND PURPOSES OVER A PORTION OF LOT "F" OF THE MAP OF LATON AS SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 76 OF FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE CENTERLINE OF DESCRIBED AS FOLLOWS:

COMMENCING AT THE HEREBEFORE DESCRIBED POINT 'A':

- COURSE 1) THENCE S 70°10'14" W, A DISTANCE OF 57.87 FEET;
- COURSE 2) THENCE S 19°49'46" E, A DISTANCE OF 6.00 FEET TO THE HERINAFTER DESCRIBED POINT 'B' AND TERMINUS OF THIS DESCRIPTION.

CONTAINING 1,963 SQUARE FEET (0.045 ACRES), MORE OR LESS.

APN: 057-090-34
OWNER(S): LATON LIONS CLUB OF LATON

PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:

BEING A PORTION OF LOT "F" OF THE MAP OF LATON AS SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 76 OF FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE HEREBEFORE DESCRIBED POINT 'A':

- COURSE 1) THENCE N 70°10'14" E, A DISTANCE OF 24.00 FEET;
- COURSE 2) THENCE S 19°49'46" E, A DISTANCE OF 30.00 FEET;
- COURSE 3) THENCE S 70°10'14" W, A DISTANCE OF 30.00 FEET;
- COURSE 4) THENCE N 19°49'46" W, A DISTANCE OF 30.00 FEET;
- COURSE 5) THENCE N 70°10'14" E, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET (0.021 ACRES), MORE OR LESS.

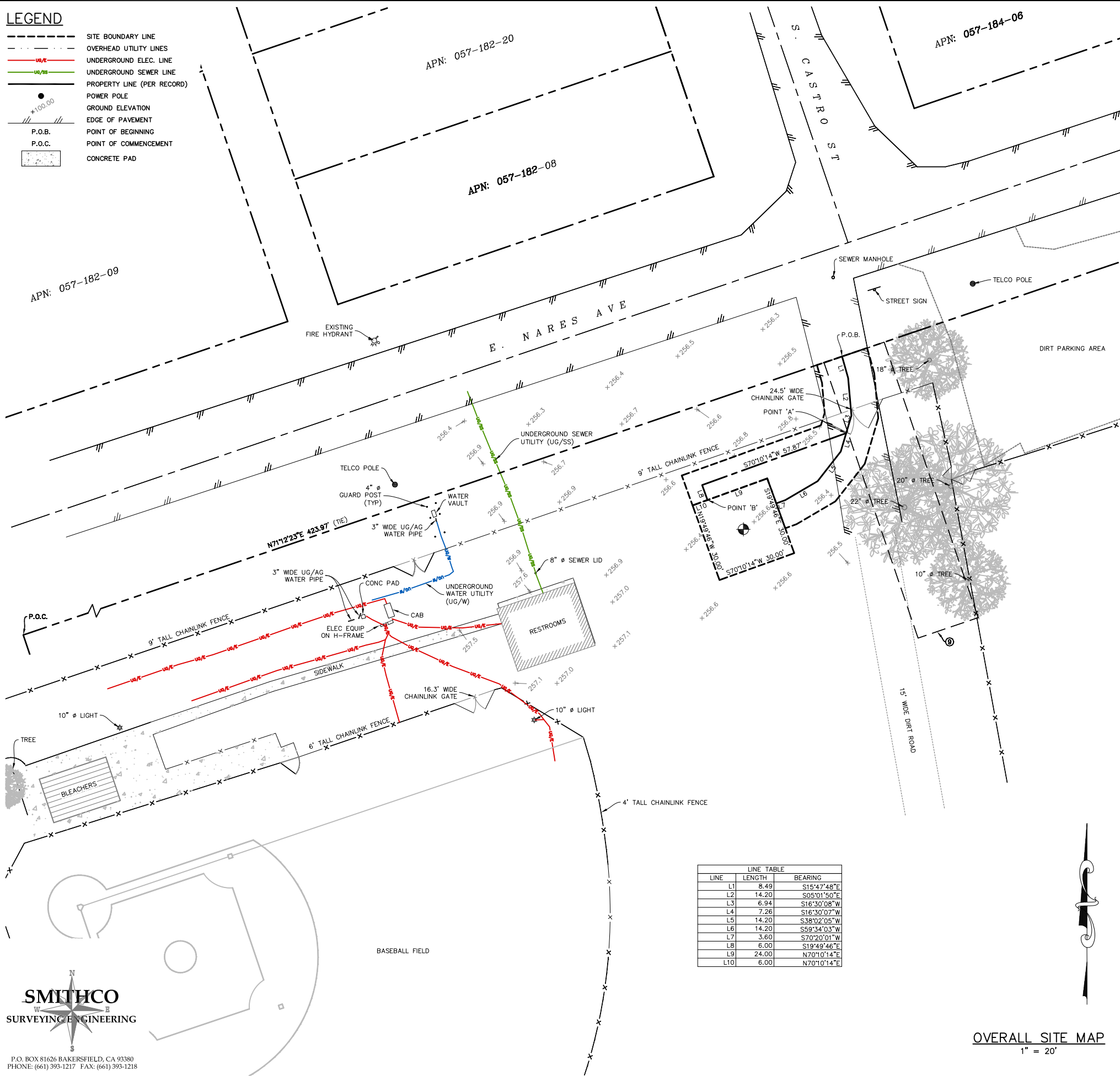
APN: 057-090-34
OWNER(S): LATON LIONS CLUB OF LATON

EASEMENT(S) PER TITLE REPORT:

3. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED AUGUST 12, 1890 IN BOOK P OF PATENTS, PAGE 39. >>> NOT PLOTTABLE - BLANKET IN NATURE <<<
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEED RECORDED JUNE 30, 1897 AS BOOK 04, PAGE 236 OF DEEDS. >>> NOT PLOTTED - DOES NOT AFFECT THE PARENT PARCEL<<<
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEED RECORDED DECEMBER 10, 1907 S BOOK 389, PAGE 343 OF DEEDS. >>> NOT PLOTTABLE - EXACT LOCATION UNDEFINED <<<
6. AN EASEMENT FOR RIGHT OF WAY FOR A ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 07, 1953 AS INSTRUMENT NO. 43730 IN BOOK 3338, PAGE 83 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF FRESNO AFFECTS: AS DESCRIBED THEREIN >>> NOT PLOTTED - DOES NOT AFFECT THE PARENT PARCEL<<<
7. AN EASEMENT FOR CONSTRUCTING, INSTALLING AND MAINTAINING A SEWER PIPE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 01, 1960 AS BOOK 4351, PAGE 638 OF OFFICIAL RECORDS. IN FAVOR OF: LATON COUNTY WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN >>> NOT PLOTTABLE - EXACT LOCATION UNDEFINED <<<
8. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1969 AS INSTRUMENT NO. 83022 IN BOOK 5637, PAGE 880 OF OFFICIAL RECORDS. IN FAVOR OF: LATON COUNTY WATER DISTRICT, A PUBLIC DISTRICT, ORGANIZED AND DOING BUSINESS UNDER THE LAWS OF THE STATE OF CALIFORNIA AFFECTS: AS DESCRIBED THEREIN >>> NOT PLOTTABLE - EXACT LOCATION UNDEFINED <<<
9. AN EASEMENT FOR ACCESS EASEMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 29, 1999 AS INSTRUMENT NO. 1999-169964 OF OFFICIAL RECORDS. >>> PLOTTED AS SHOWN HEREON <<<
10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION" RECORDED AUGUST 21, 2013 AS INSTRUMENT NO. 2013-0119677 OF OFFICIAL RECORDS. >>> NOT PLOTTABLE - BLANKET IN NATURE <<<

LEGEND

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



SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

OVERALL SITE MAP
1" = 20'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/11/23	PRELIMINARY	CJ
1	01/18/23	ADD LEASE AREA	EJ
2	03/20/23	REVISE A/U EASEMENT	EJ

SMITHCO JOB NO.: 82-1523

SOC
WIRELESS
A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.socw.com
619.736.3766

PROPRIETARY INFORMATION
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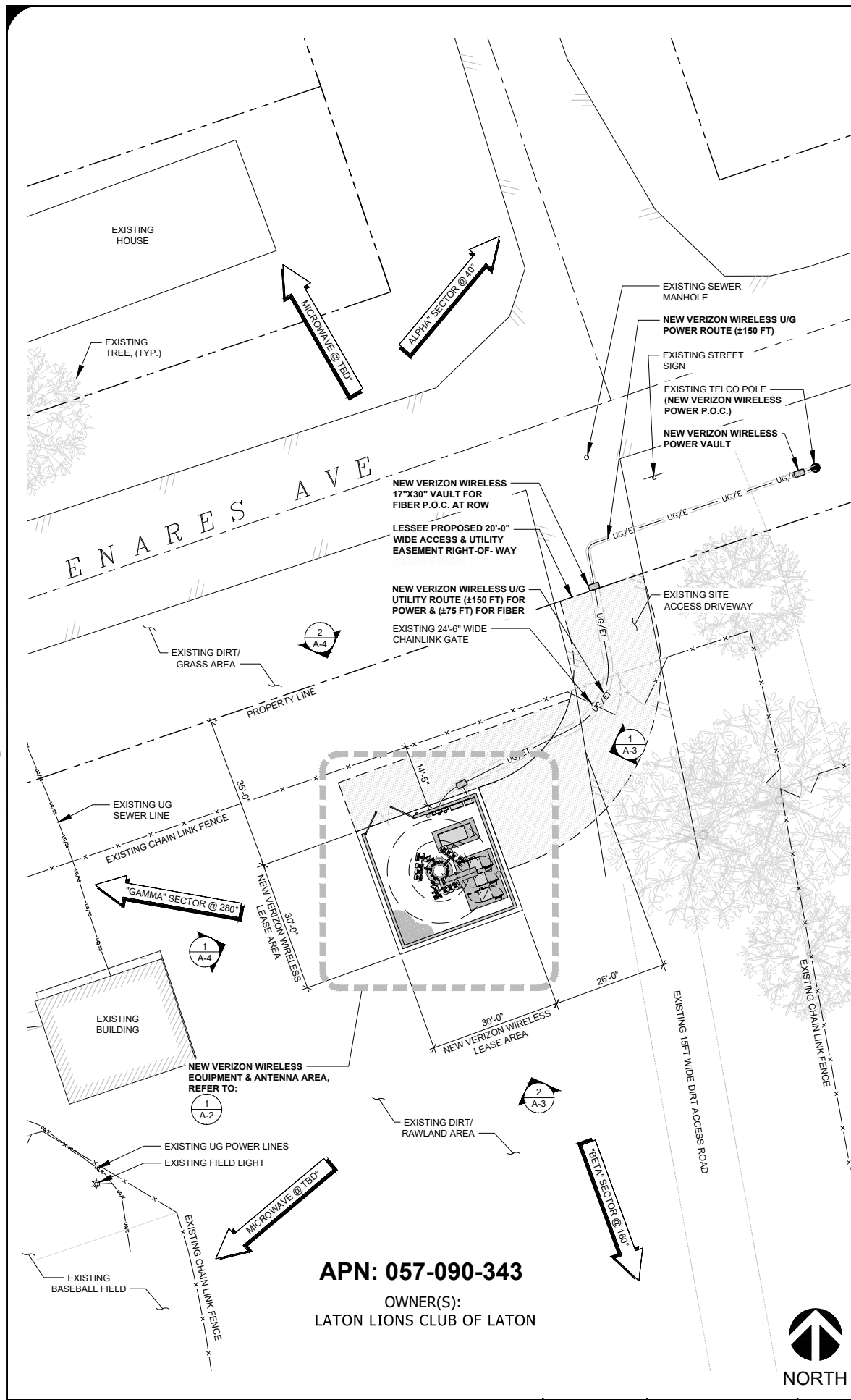
verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

E. MT. WHITNEY
6345 NARES AVE
LATON, CA 93242
FRESNO COUNTY

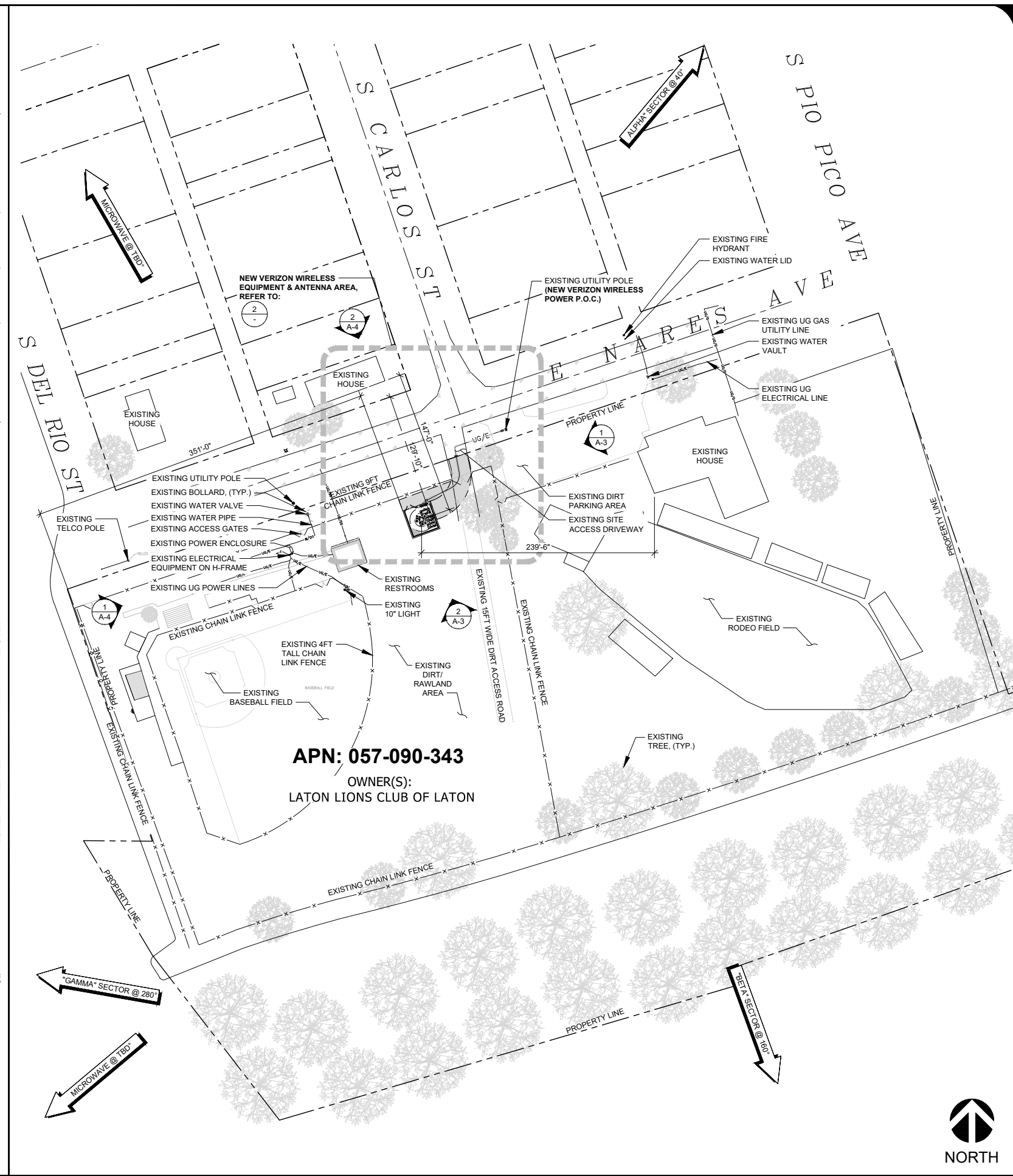
SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

EXHIBIT 5 PAGE 3



ENLARGED SITE PLAN SCALE: 1/16" = 1'-0" (24x36) (OR) 1/32" = 1'-0" (11x17) **2**



SITE PLAN SCALE: 1" = 60'-0" (24x36) (OR) 1/2" = 60'-0" (11x17) **1**

REV.	DATE	DESCRIPTION	BY
0	03/03/2022	90% ZONING	FA
1	01/17/2023	100% ZONING	LD
2	03/14/2023	REVISED 100% ZONING	LD



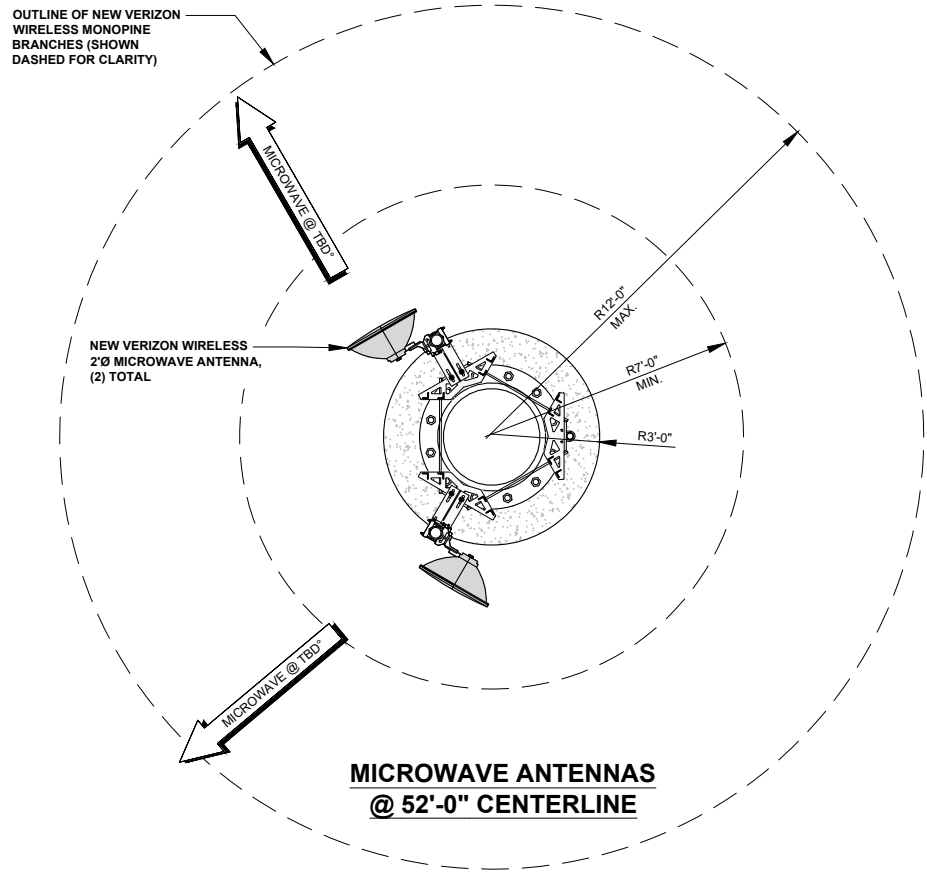
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E. MT WHITNEY
PID 617029575
PSL# 694150
 6345 E NARES AVE
 LATON, CA 93242

SHEET TITLE:
SITE PLAN & ENLARGED SITE PLAN

A-1

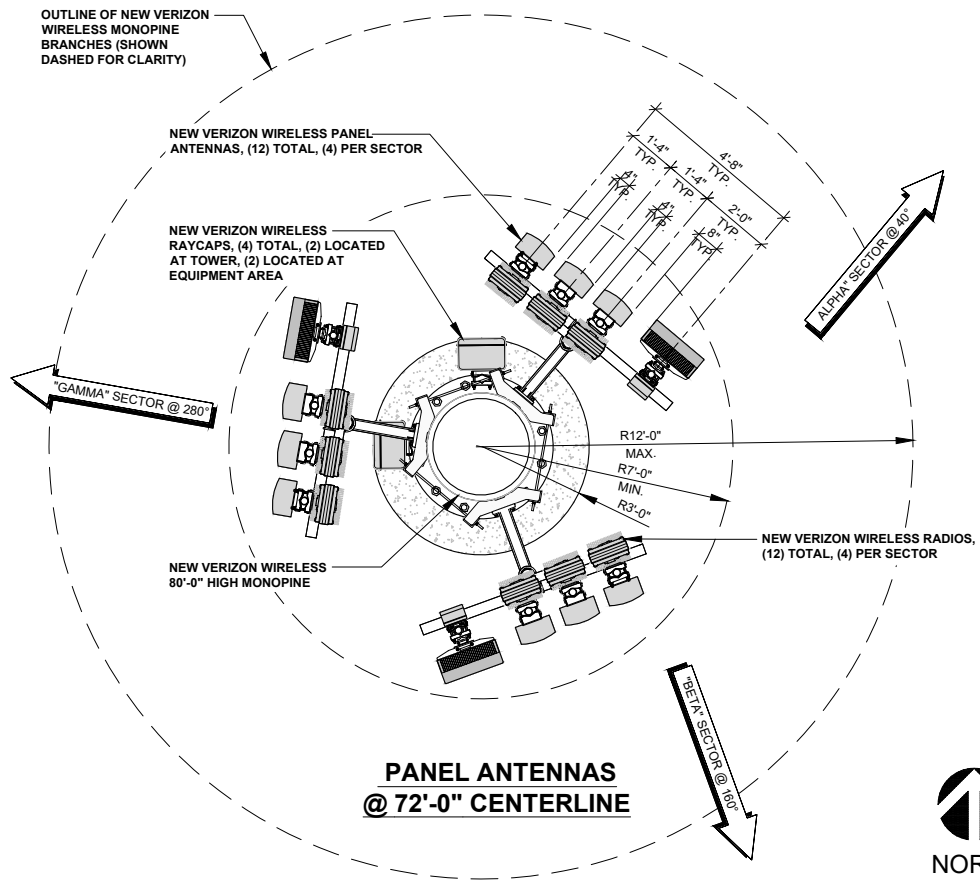


MICROWAVE ANTENNAS @ 52'-0" CENTERLINE



MICROWAVE LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) 3

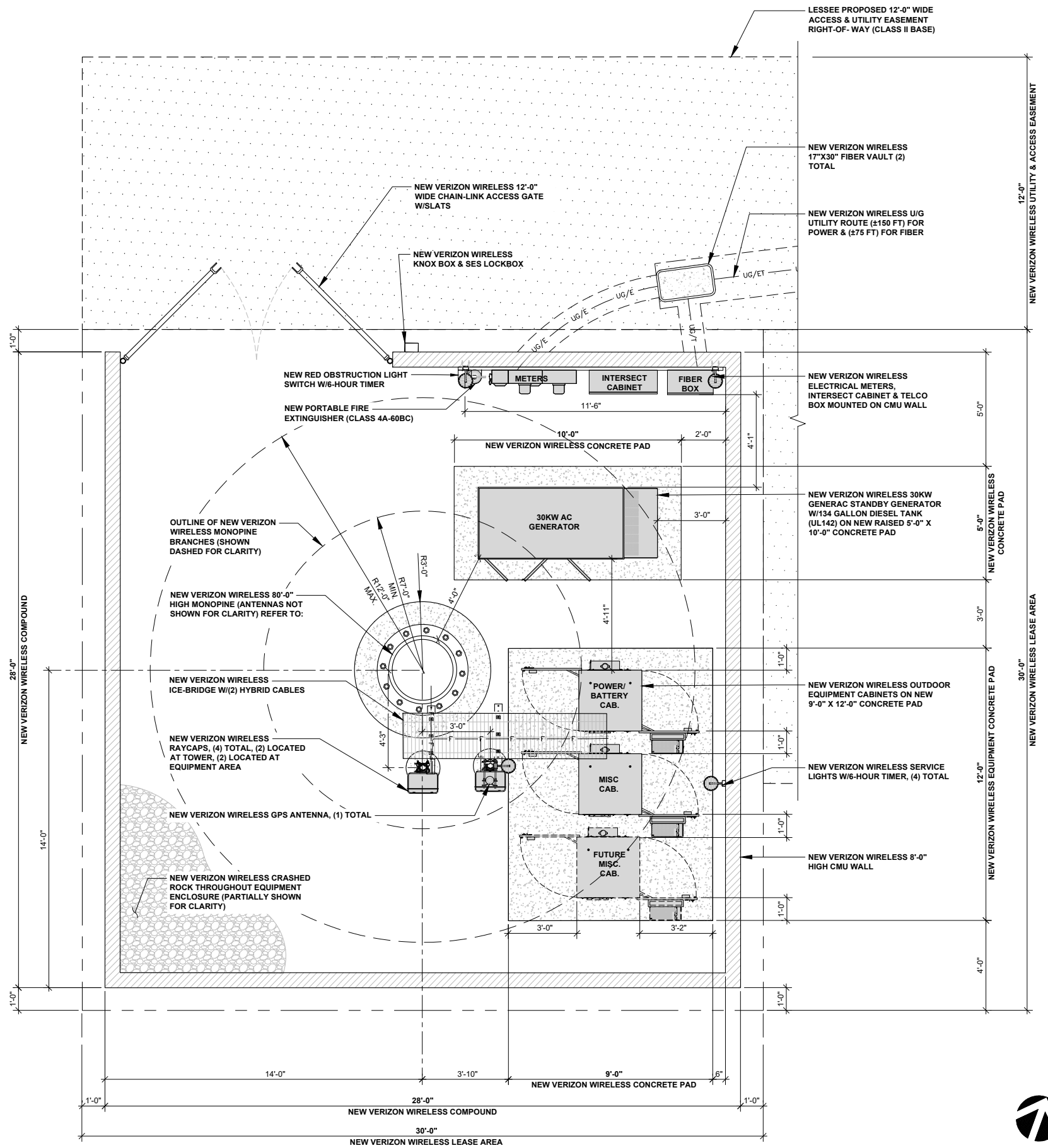


PANEL ANTENNAS @ 72'-0" CENTERLINE



PANEL ANTENNA LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) 2



NEW VERIZON WIRELESS LEASE AREA



EQUIPMENT LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/03/2022	90% ZONING	FA
1	01/17/2023	100% ZONING	LD
2	03/14/2023	REVISED 100% ZONING	LD



9020 ACTIVITY RD.
SAN DIEGO, CA 92126
WWW.SDC.COM
619.736.3766

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WALNUT CREEK, CA 94598

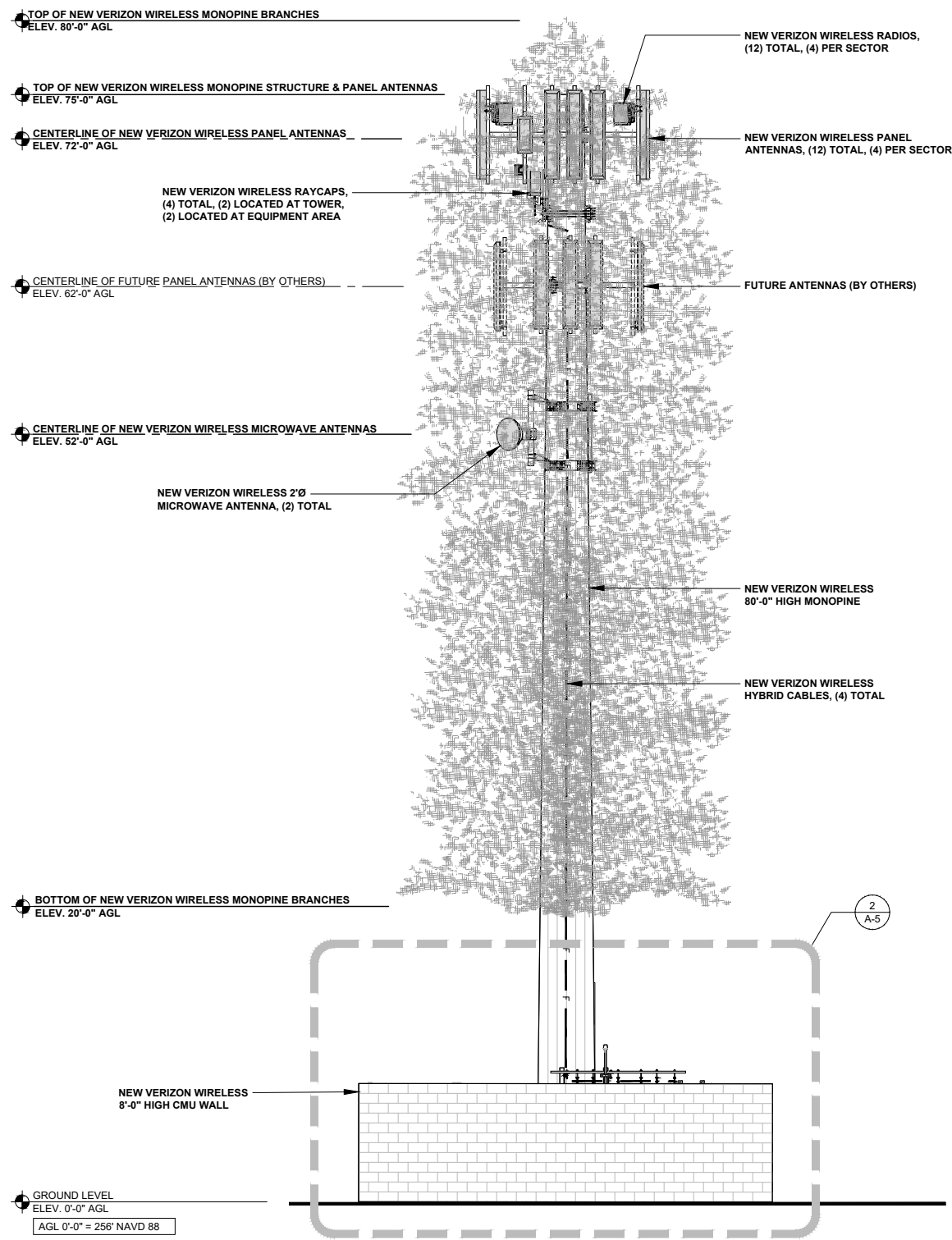
E. MT WHITNEY
PID 617029575
PSL# 694150
6345 E NARES AVE
LATON, CA 93242

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

A-2

NOTES:

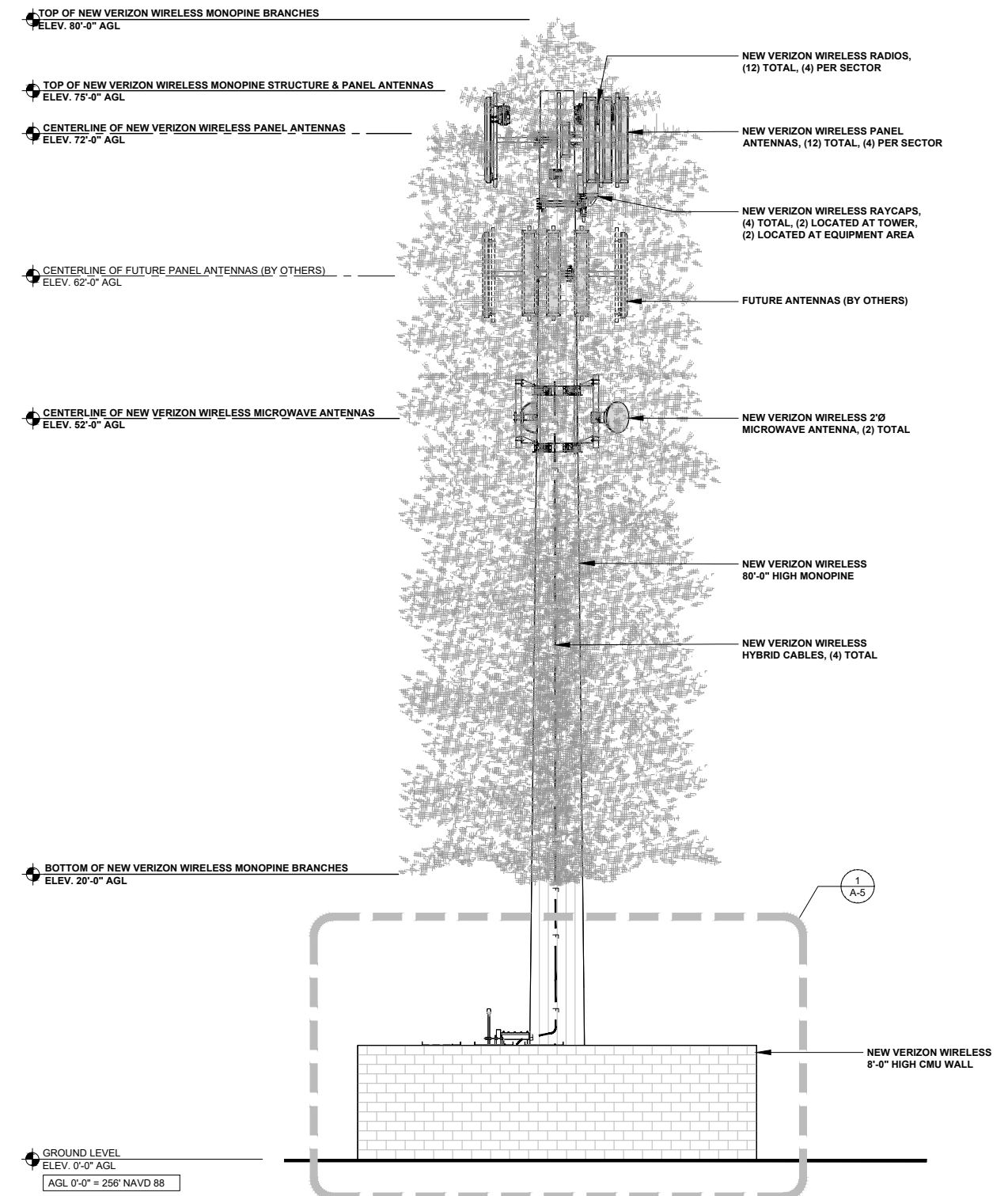
- THE MONOPINE FOLIAGE RESEMBLES A TREE AND FULLY SCREENS ALL ANTENNAS AND EQUIPMENT.
- PAINT ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE.



SOUTHEAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



NORTHEAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

REV.	DATE	DESCRIPTION	BY
0	03/03/2022	90% ZONING	FA
1	01/17/2023	100% ZONING	LD
2	03/14/2023	REVISED 100% ZONING	LD

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WALNUT CREEK, CA 94598

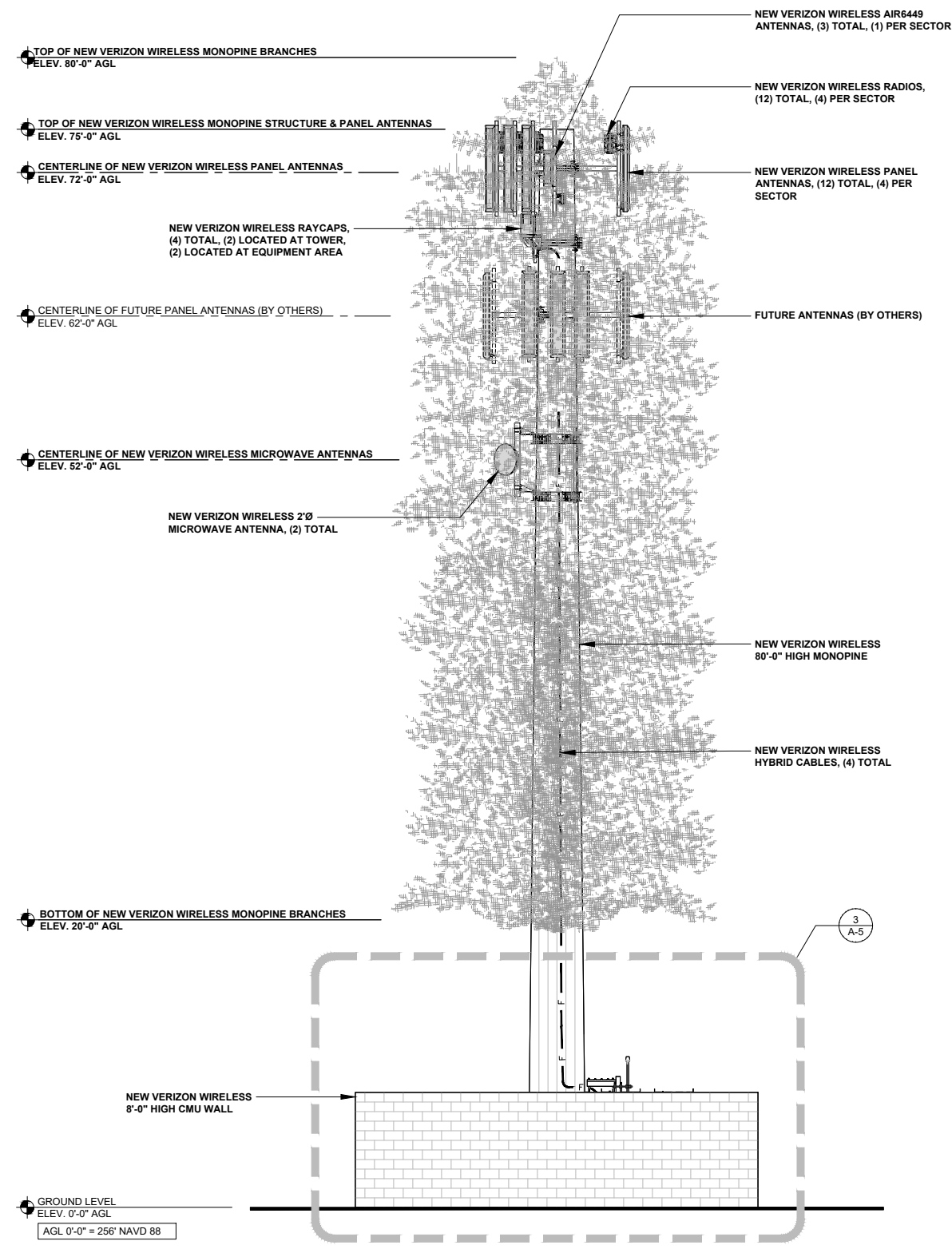
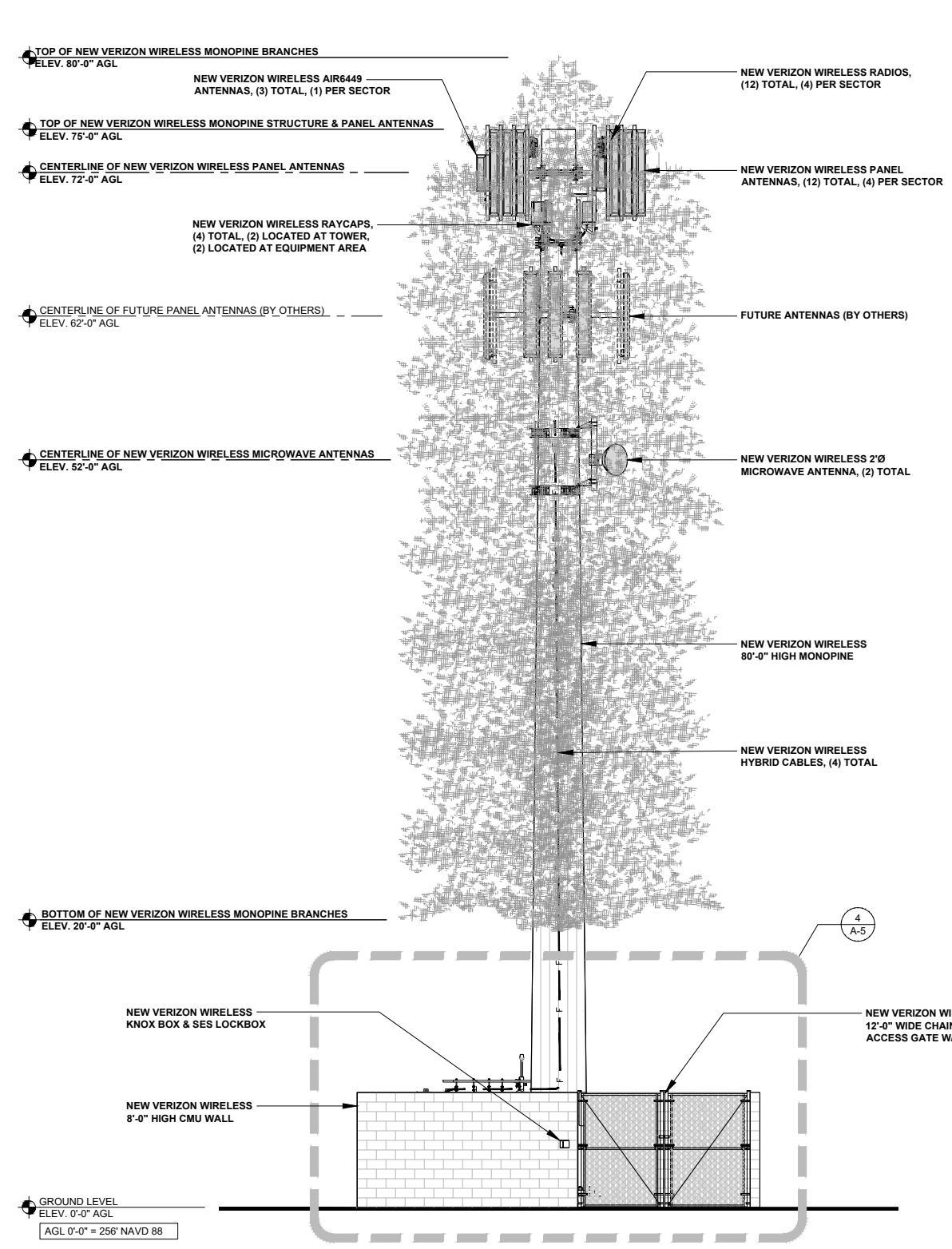
E. MT WHITNEY
PID 617029575
PSL# 694150
6345 E NARES AVE
LATON, CA 93242

SHEET TITLE:
NORTHEAST & SOUTHEAST ELEVATIONS

A-3

NOTES:

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



NORTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

SOUTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/03/2022	90% ZONING	FA
1	01/17/2023	100% ZONING	LD
2	03/14/2023	REVISED 100% ZONING	LD

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WALNUT CREEK, CA 94598

E. MT WHITNEY
PID 617029575
PSL# 694150
6345 E NARES AVE
LATON, CA 93242

SHEET TITLE:
SOUTHWEST & NORTHWEST ELEVATIONS

A-4

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/03/2022	90% ZONING	FA
1	01/17/2023	100% ZONING	LD
2	03/14/2023	REVISED 100% ZONING	LD



A Nokia company
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
WWW.SDC.COM
619.736.3766

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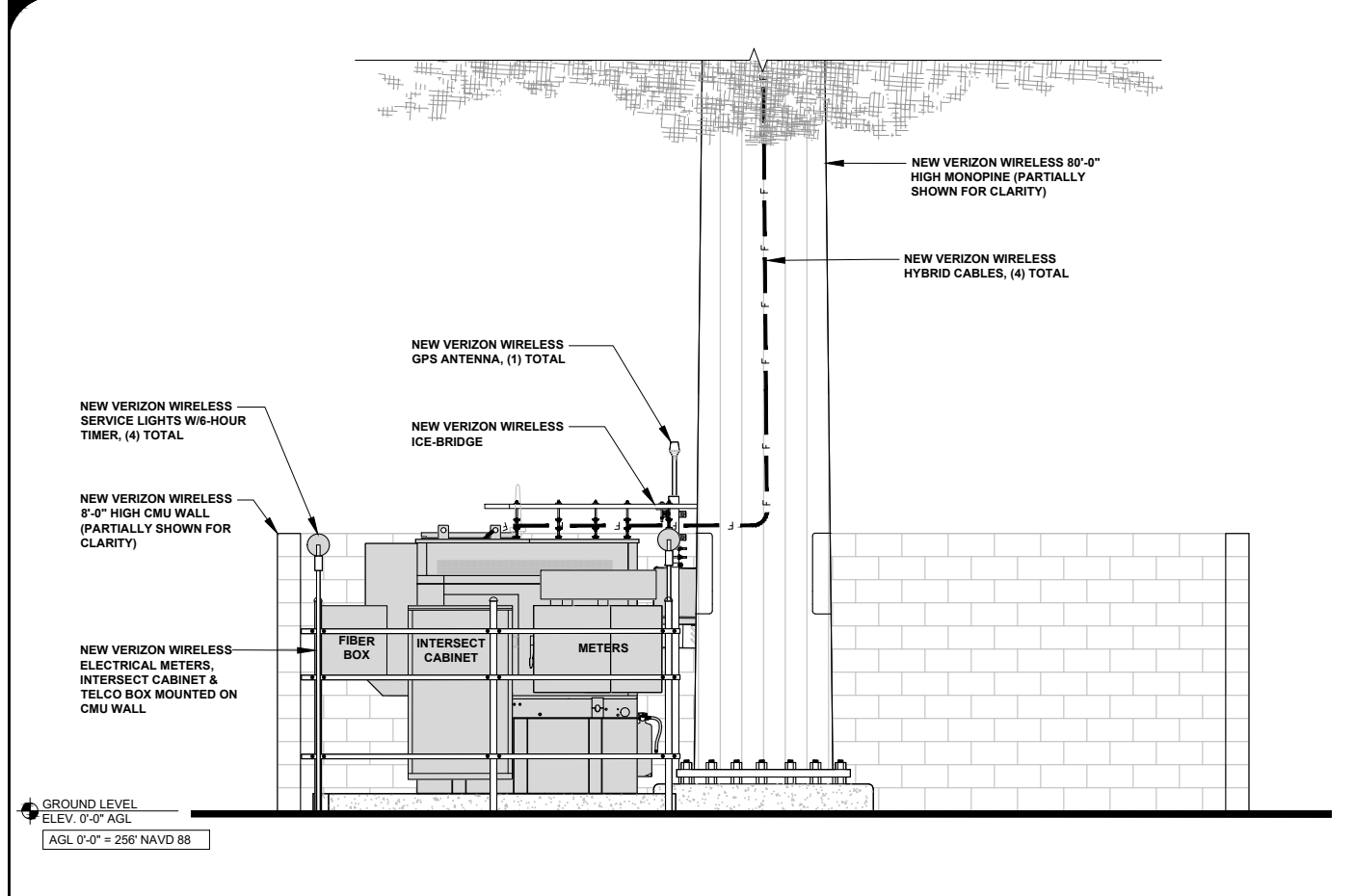


2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

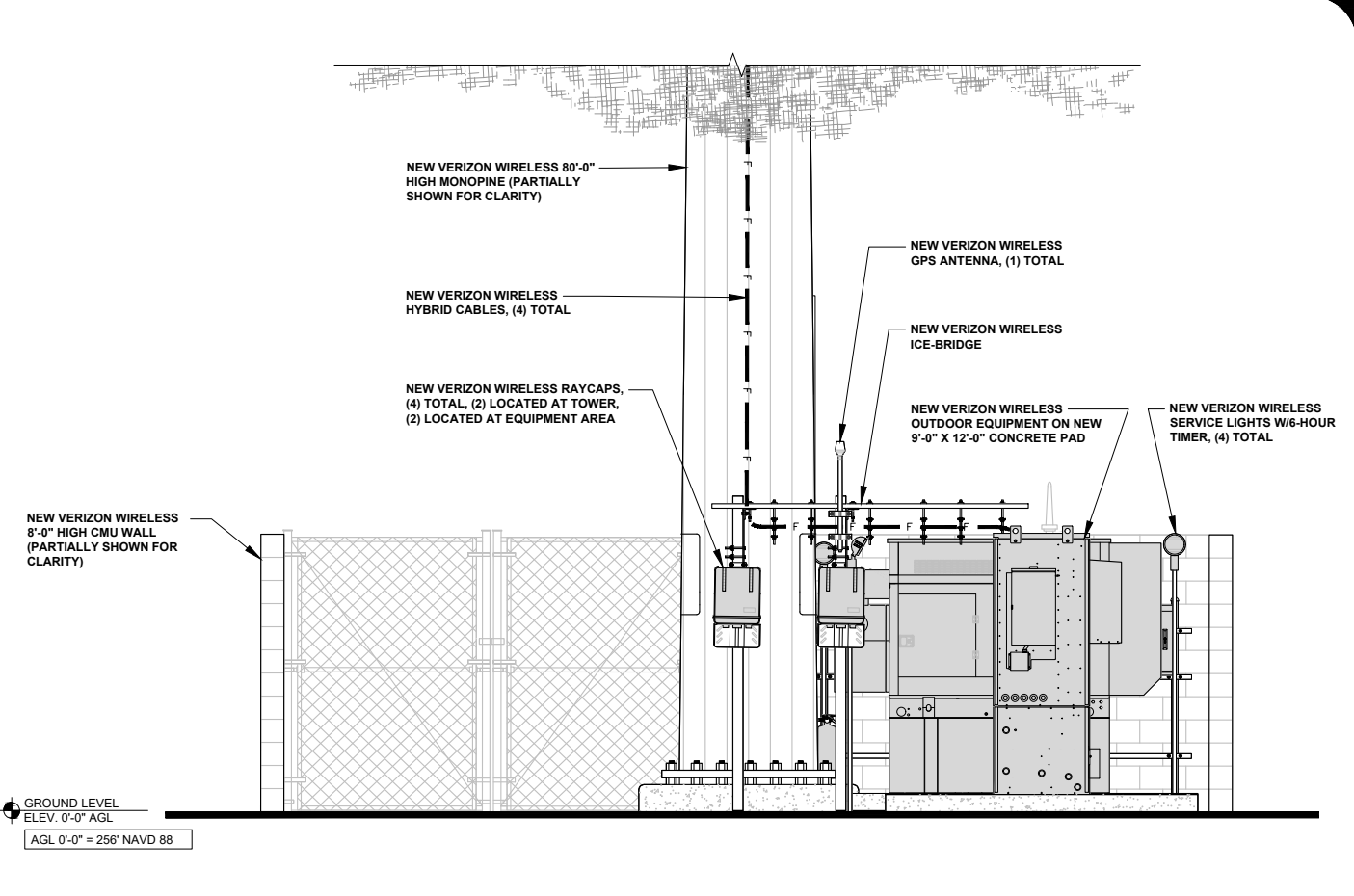
E. MT WHITNEY
PID 617029575
PSL# 694150
6345 E NARES AVE
LATON, CA 93242

SHEET TITLE:
EQUIPMENT ELEVATIONS

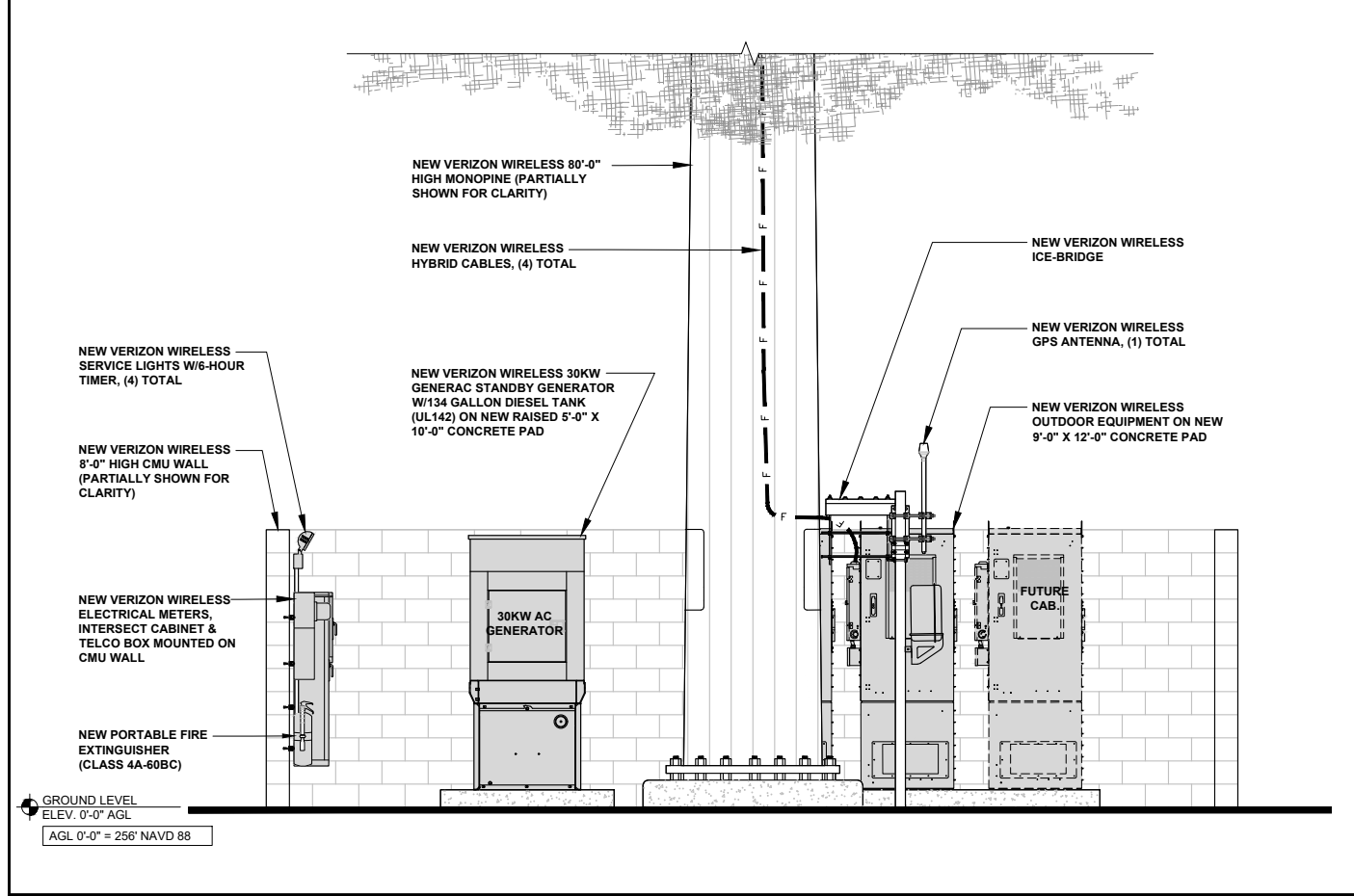
A-5



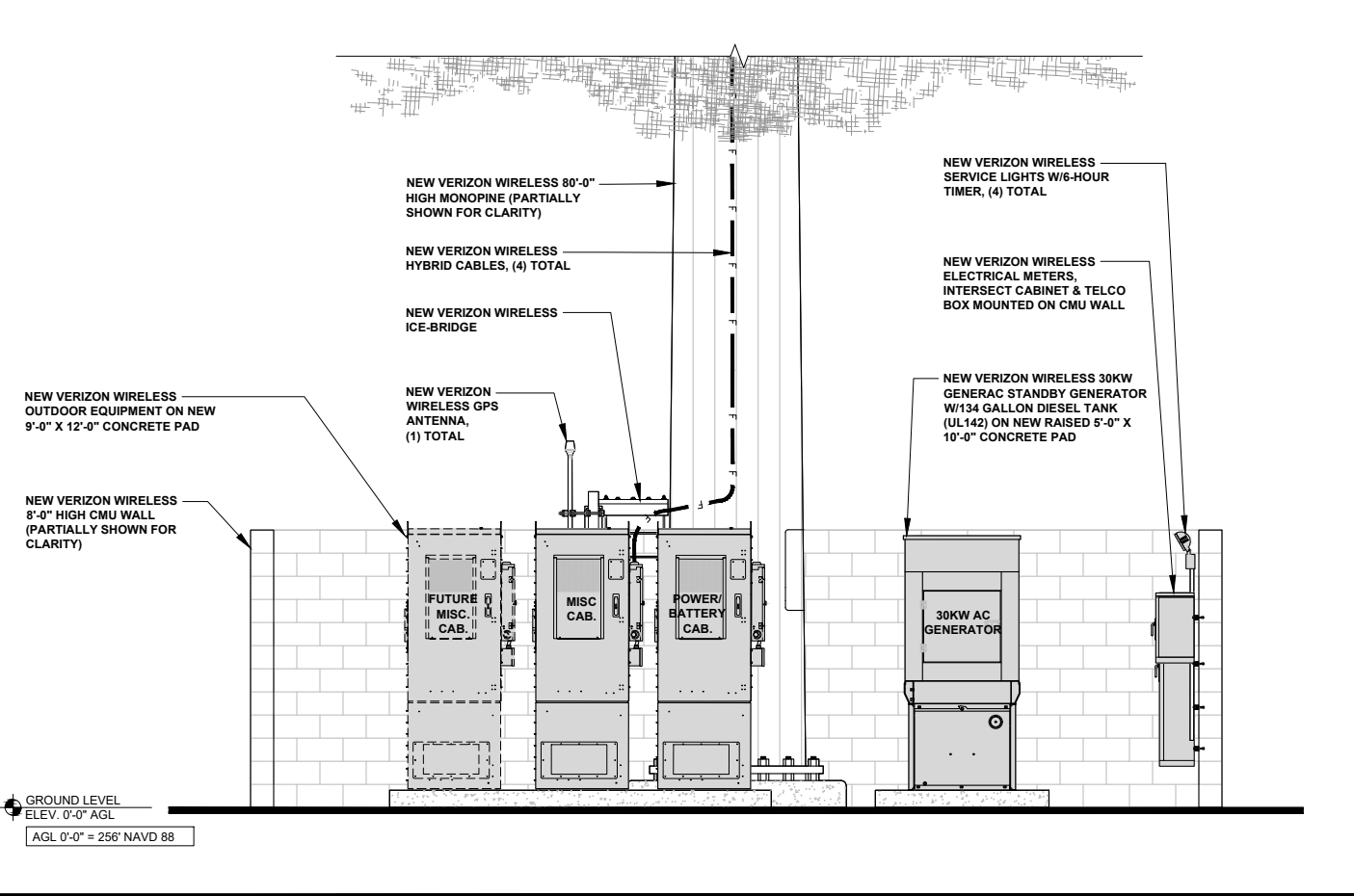
NORTHWEST EQUIPMENT ELEVATION 0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) **4**



SOUTHEAST EQUIPMENT ELEVATION 0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) **2**



SOUTHWEST EQUIPMENT ELEVATION 0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) **3**



NORTHEAST EQUIPMENT ELEVATION 0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) **1**

EXHIBIT 5 PAGE 8

UTILITY GENERAL NOTES:

- ALL NEW GROUNDINGS FOR ELECTRICAL ROUTE METER MUST BE DONE PER CEC, NEC & LOCAL BUILDING & SAFETY REQUIREMENTS.
- ALL NEW CONDUIT FROM ELECTRICAL ROUTE METER TO THE SITE MUST BE RGS CONDUITS. INSTALL WEATHERPROOF PULL BOXES AS REQD. PER CEC, NEC & LOCAL BLDG. & SAFETY REQUIREMENTS & MUST HAVE TRAFFIC COVERS.
- ALL NEW PULL BOXES MUST BE HOT-DIPPED GALVANIZED AND WEATHERPROOF
- ALL NEW WIRE SPLICES PULL BOXES DONE PER CEC & NEC.
- FIELD VERIFY EXACT ELECTRICAL CONDUIT ROUTE.
- VERIZON WIRELESS NEW METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY CEC & NEC.
- NEW GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED.
- CONTRACTOR TO INSTALL UTILITY CONDUIT (LATERAL).
- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASUREMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

UTILITY NOTES

SCALE: NTS 3

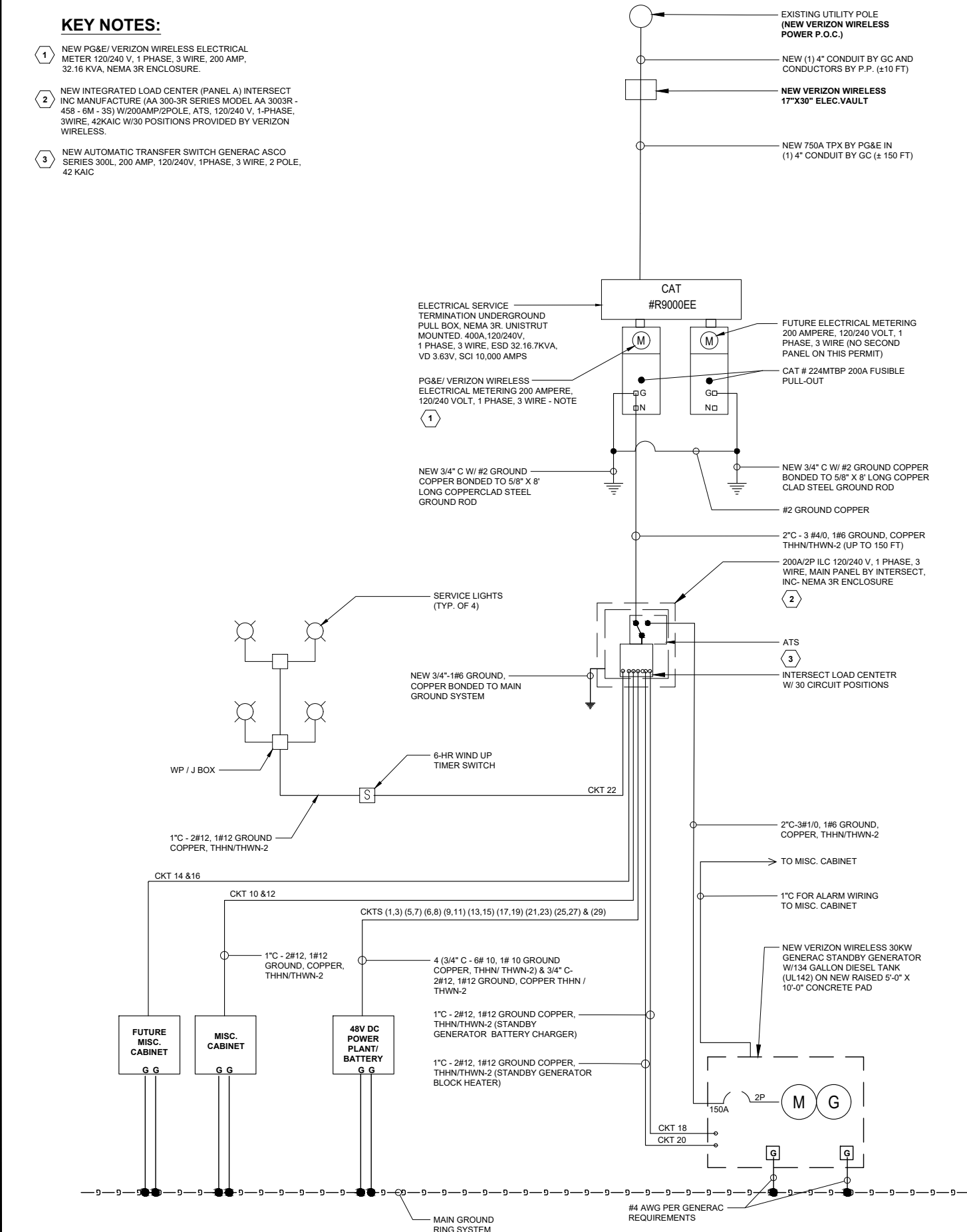
MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC 200 AMP/2P MAIN BREAKER							
DESCRIPTION	C B	CKT NO.	PHASE 1	PHASE 2	C B	CKT NO.	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A	1	1,200	-	2	30A	SURGE SUPPRESSOR
48VDC POWER PLANT RECTIFIER #2	2P	3	-	1,200	4	2P	48VDC POWER PLANT RECTIFIER #8
48VDC POWER PLANT RECTIFIER #3	30A	5	2,400	-	6	30A	48VDC POWER PLANT RECTIFIER #8
48VDC POWER PLANT RECTIFIER #4	2P	7	-	2,400	8	2P	MISC. RECEPTACLE #1
48VDC POWER PLANT RECTIFIER #5	30A	9	3,900	-	10	20A	MISC. RECEPTACLE #2
48VDC POWER PLANT RECTIFIER #6	2P	11	-	3,900	12	20A	MISC. CABINET RECEPTACLE #1
48VDC POWER PLANT RECTIFIER #7	30A	13	2,800	-	14	20A	MISC. CABINET RECEPTACLE #2
48VDC POWER PLANT RECTIFIER #8	2P	15	-	3,200	16	20A	STDBY GENERATOR BATT. CHARGER
48VDC POWER PLANT RECTIFIER #9	30A	17	3,000	-	18	20A	STDBY GENERATOR BLOCK HEATER
48VDC POWER PLANT RECTIFIER #10	2P	19	-	3,000	20	20A	SERVICE LIGHTS
48VDC POWER PLANT RECTIFIER #11	30A	21	2,000	-	22	1P	SPACE
48VDC POWER PLANT RECTIFIER #12	2P	23	-	2,000	24	-	SPACE
48VDC POWER PLANT RECTIFIER #13	30A	25	1,200	-	26	-	SPACE
48VDC POWER PLANT RECTIFIER #14	2P	27	-	1,200	28	-	SPACE
48VDC POWER PLANT RECTIFIER #15	30A	29	1,600	-	30	-	SPACE
48VDC POWER PLANT INTERIOR OUTLET	15A 1P	29	1,600	-	30	-	SPACE
LOAD PHASE 1			18,100	LOAD PHASE 2			16,900
TOTAL LOAD (PHASE 1 & 2) =			35,000 VA				
ADDITIONAL 25% CONTINUOUS LOAD =			400 VA				
TOTAL LOAD =			35,400 VA				
TOTAL AMPS =			147.5 AMPS				

PANEL SCHEDULE

SCALE: NTS 2

KEY NOTES:

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



1-LINE DIAGRAM

SCALE N.T.S. 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/03/2022	90% ZONING	FA
1	01/17/2023	100% ZONING	LD
2	03/14/2023	REVISED 100% ZONING	LD



9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.sdc.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

E. MT WHITNEY
PID 617029575
PSL# 694150
6345 E NARES AVE
LATON, CA 93242

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

E-2

EXHIBIT 5 PAGE 9

EXHIBIT 6
Operational Statement
Proposed Verizon Wireless Facility

"E. Mt. Whitney Ave."
6345 E. Nares Ave, Laton, CA

APN: 057-090-34

Introduction

Verizon Wireless proposes a new wireless facility at 6345 E. Nares Avenue, Laton, Ca. This facility will enhance and expand the Verizon Wireless network in order to improve communications service for its existing and prospective customers. The facility is located Laton, California on a parcel of land that is currently unused by the land owner. This project has been designed to provide additional capacity to offload and to fix ROOT issues in the area. This site is in an area that is zoned RE-Recreational. The height of the structure will allow wireless coverage to the surrounding area.



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

Aesthetics

The site will be accessed from the public ROW (E. Nares Ave). Laton Lions Club of Laton will allow Verizon 24/7 access. The RAD will be 73' with the tower. The preferred lease area for Verizon's equipment is directly next to the tower on the North end of the property. The lease area will be surrounded by a chain link fence with slats. Power will come from the power pole on the East side of the parcel. There is adequate space for the new site build project. The Verizon New Site we are proposing a 80' Monopine with a RAD center of 73' on a recreational parcel. Verizon is proposing three antenna sectors. This will contain a 30' x 30' (900 sf) lease area with a slatted fence. Access will be from E. Nares Ave. The proposed tower will be located close to the North side corner of the parcel. Overhead power will be utilized from the power pole to the East of the parcel. 24/7 access to the site will be granted by Laton Lions Club of Laton.

Public Safety and Community Benefits

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

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

Coverage Capacity and Alternative Sites

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the Laton area and the site is proposed to be at the Laton Lions Club in Laton, Ca. The objective of this site is to provide RAN Capacity Metro Root service for the area in and around the area. The site lies entirely within the jurisdiction of the County of Fresno. The site is on a flat parcel. The surrounding area is residential. The proposed tower will be located close to the North side corner of the parcel. Overhead power will be utilized from the power pole to the East of the parcel. 24/7 access to the site will be granted by Laton Lions Club of Laton.

Compliance with FCC Standards

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

Construction

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

Property Owner Information

Latons Lions Club - Randy Sheldon - 559.923.1303-SRandy96@yahoo.com

Applicant Information

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

Alternative sights below that were not considered due to Reasons.

E. Mt. Whitney: Candidates Considered but Not Proposed

1. Nichols Carl A Trustee 6618 E Murphy Ave, Laton, CA 93242-RF rejected. Residential District
2. Vaughn -6768 De Woody Ave, Laton, CA 93242-RF rejected. Residential District
3. Grijalva- 36605 De Woody Ave, Laton, CA 93242-RF rejected. Residential District
4. Lake - 6528 De Woody Ave, Laton, CA 93242-RF rejected. Residential District
5. Nanez - 6529 E Murphy Ave, Laton, CA 93242-RF rejected. Residential District
6. Chavez - 20719 S Armstrong Ave, Laton, CA 93242 RF rejected. Residential District
7. Contreras - 6381 E De Woody, Laton, CA 93242-RF rejected. Not enough space on parcel
8. Pereira - 20744 S Castro Ave, Laton, CA 93242-RF rejected. Residential District
9. Mateo - 6382 E De Woody Ave, Laton, CA 93242-RF rejected. Residential District

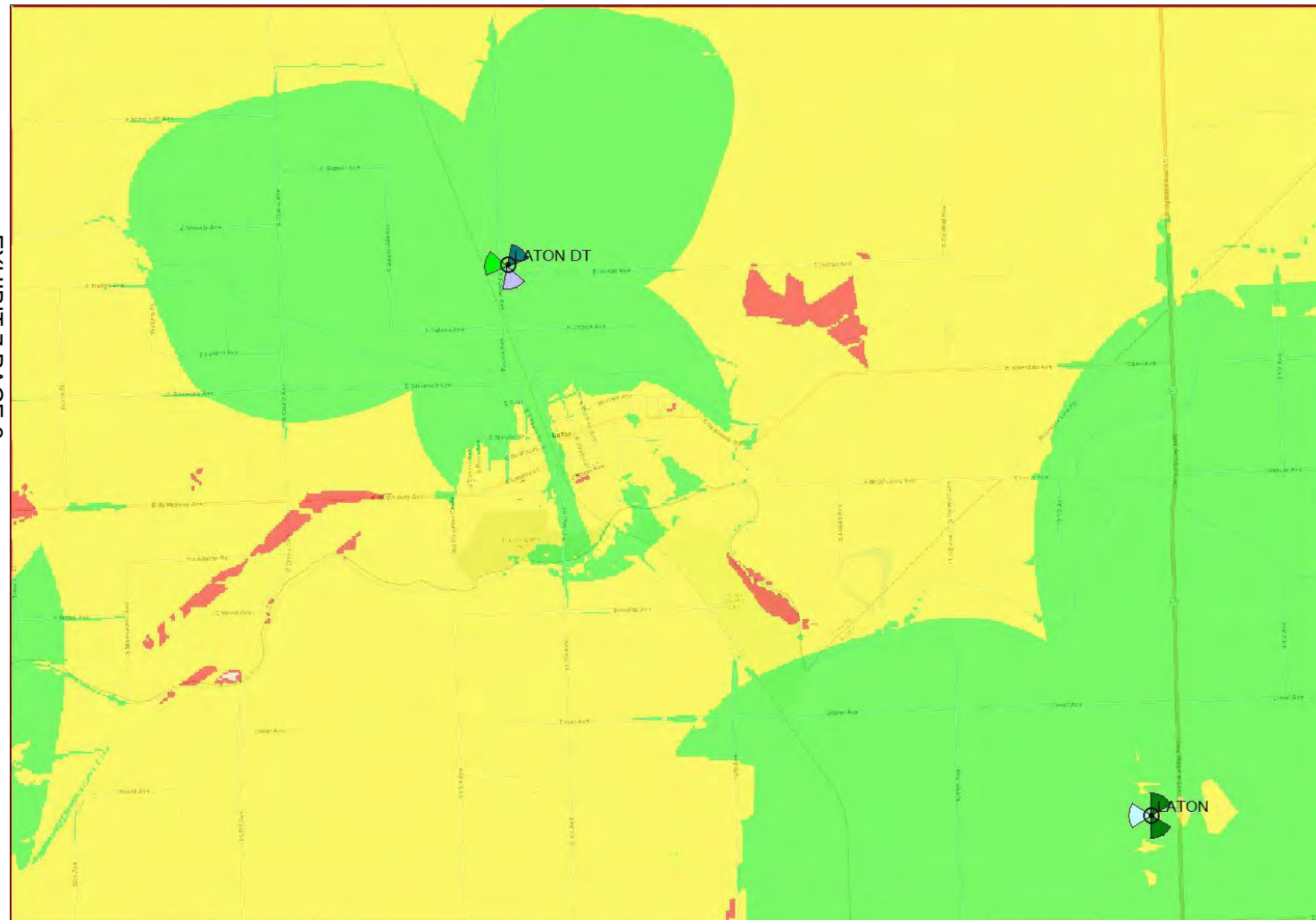


E Mt Whitney Ave Propagation Maps

Prepared by Verizon Wireless
RF Engineering



E Mt Whitney Ave – Existing Coverage

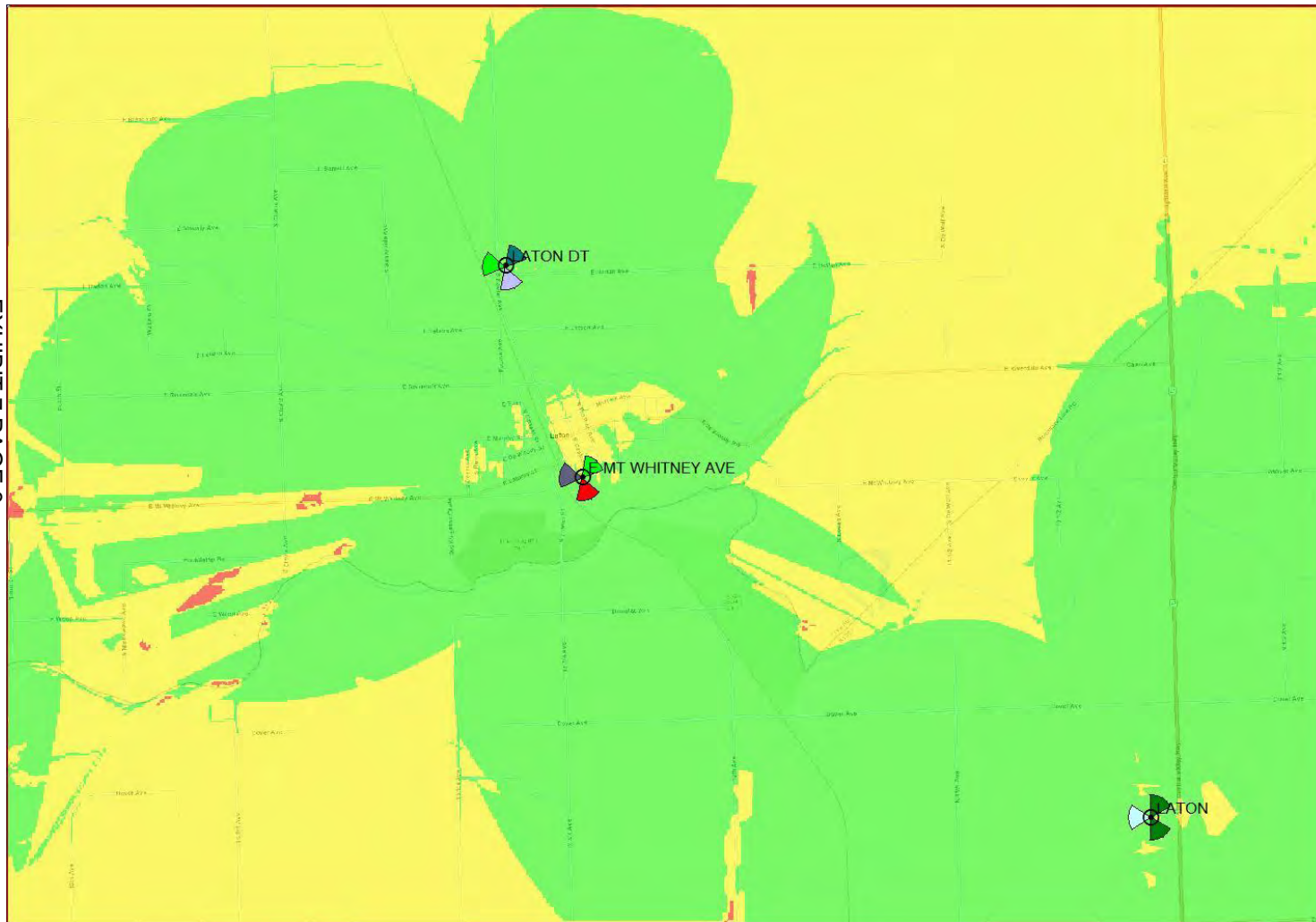


- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor

EXHIBIT 7 PAGE 2



E Mt Whitney Ave – Proposed Coverage



- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor

EXHIBIT 7 PAGE 3



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- CONSULTANT: Leesa Gendel
- APPLICATION NOS.: Initial Study Application No. 8429 and Unclassified Conditional Use Permit Application No. 3769
- DESCRIPTION: Allow the installation of a new freestanding 80-foot tall monopole style co-locatable wireless telecommunications facility on an 8.58-acre parcel within the R-E (Recreational) Zone District.
- LOCATION: The subject parcel is located on the southwest corner of E. Nares Ave. and S. Pico Ave., within the Unincorporated Community of Laton. (APN: 057-090-34), (6345 Nares Ave.) (Sup. Dist. 4).

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 an 80' foot-tall monopole wireless communication tower (monopine design) 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. The development of the permanent tower will be placed within an already disturbed area and would not be impacted by the project. 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 Laton 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 designed incorporated will adhere to the surrounding landscape (monopine designed tower) intended on reducing any unsightly visual character which would degrade the surroundings.

- 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:

Per the Applicant's Operational Statement, the project would utilize a Federal Aviation Administration (FAA) approved lighting system for safety purposes where a red strobe light would operate during nighttime hours and a white strobe light would operate during daytime hours. 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: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or

- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production and would not result in the loss or conversion of forest land. The area proposed is small in nature (2,500 square feet in size) in an already disturbed area.

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

FINDING: NO IMPACT:

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

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions resulting from the use of the tower will not 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.

Portions of the project site are already developed. 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, Laton Elementary is located 1,000 feet northwest 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 NEPAassist Database, the project site is not located on a listed hazardous materials site and the project would not result or create a significant hazard to the public or the environment.

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. For reference, Selma Airport is located 10.20-miles north of the project site.

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The 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 structure. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on- or offsite. Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 06019C2925, the project site is not located within a flood hazard area. FMFCD reviewed the project site and did not have any comments regarding any requirements and asserted 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: LESS THAN SIGNIFICANT IMPACT:

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

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency

or Department provided comments to indicate that a listed or eligible historical resource is located on the project site. A Mitigation Measure will be implemented to establish procedure for the addressing of a tribal cultural resource, should it be identified during ground disturbing activities related to the project.

Mitigation Measure(s)

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project proposes to construct a new telecommunication facility consisting of a microwave 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 subject site has been determined to be previously disturbed and occupied with human activity. 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 prepared for 8429 Unclassified Conditional Use Permit Application No. 3769, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

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

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

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

EXHIBIT 9

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8429	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-202310000236
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Elliot Racusin, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): Leesa Gendel	Project Title: Initial Study No. 8429 & Unclassified Conditional Use Permit Application No. 3769		
Project Description: Allow the installation of a new unmanned telecommunications facility consisting of a 80' foot-tall monopole wireless communication tower (monopine design) with related facilities on a 50' x 50' fenced site leased area of 8.58-acre parcel within the R-E (Recreational) Zone District. The subject parcel is located on the southwest corner of E. Nares Ave. and S. Pico Ave., within the Unincorporated Community of Laton. (APN: 057-090-34), (6345 Nares Ave.) (Sup. Dist. 4).			
Justification for Negative Declaration: Based upon the Initial Study prepared for 8429 Unclassified Conditional Use Permit Application No. 3769, staff has concluded that the project will not/will 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.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – August 30, 2023		Review Date Deadline: Planning Commission – October 26, 2023	
Date: August 30, 2023	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Elliot Racusin Planner 	

State 15083, 15085

County Clerk File No.: E-202310000236

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

PHOTOSIMULATION VIEWPOINT 1



EXISTING



NEW



NOTE:
NEW VERIZON WIRELESS GROUND EQUIPMENT LOCATED WITHIN NEW 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE W/ BARB WIRE & SLATS (LEASE AREA)
- GROUND EQUIPMENT NOT VISIBLE IN CURRENT VIEW

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW METER, FIBER BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ GPS ANTENNA
- NEW (2) RAYCAPS
- NEW STANDBY GENERATOR ON CONCRETE PAD
- NEW 80'-0" HIGH MONOPINE

NEW VERIZON WIRELESS
(3) AIR6449 ANTENNAS,
(6) PANEL ANTENNAS
(2) MICROWAVE ANTENNAS,
(9) RADIOS, AND (2) RAYCAPS
ON NEW 80'-0" HIGH MONOPINE

EXHIBIT 10

PHOTOSIMULATION VIEWPOINT 2



NOTE:
 NEW VERIZON WIRELESS GROUND EQUIPMENT LOCATED WITHIN NEW 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE W/ BARB WIRE & SLATS (LEASE AREA)
 - GROUND EQUIPMENT NOT VISIBLE IN CURRENT VIEW

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW METER, FIBER BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ GPS ANTENNA
- NEW (2) RAYCAPS
- NEW STANDBY GENERATOR ON CONCRETE PAD
- NEW 80'-0" HIGH MONOPINE

NEW VERIZON WIRELESS
 (3) AIR6449 ANTENNAS,
 (6) PANEL ANTENNAS
 (2) MICROWAVE ANTENNAS,
 (9) RADIOS, AND (2) RAYCAPS
 ON NEW 80'-0" HIGH MONOPINE

EXHIBIT 10 PAGE 2

PHOTOSIMULATION VIEWPOINT 3



EXHIBIT 10 PAGE 3

EXISTING



NEW



NEW VERIZON WIRELESS
 (3) AIR6449 ANTENNAS,
 (6) PANEL ANTENNAS
 (2) MICROWAVE ANTENNAS,
 (9) RADIOS, AND (2) RAYCAPS
 ON NEW 80'-0" HIGH MONOPINE

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- NEW STANDBY GENERATOR ON CONCRETE PAD
- NEW 80'-0" HIGH MONOPINE

To: The Planning Commission
County of Fresno

From: Rosemary Chan
Resident of Laton

Re: Permit No 3769

This is to submit an objection to the installation of the 80 ft tall Wireless telecommunication facility within the community of Laton.

There was no notice to the community, receiving a notice of public hearing 2 days ago is not really notice.

Laton is a low-income rural community surrounded by acres and acres of open space-farmland. There should be many other options to locate the "pole" outside of the view of the community.

Having the pole in the heart of our small town would not only intrude with visual pollution, it is also adjacent to the high-school. Overlooking the baseball, foot ball and track facilities where our youth spend many hours.

The health risks are unknown, and there remains the question. Whether there are risks or not with just the question being there brings added stress to some individuals, and stress has a big impact on everyone's health.

The pole will be close to an old growth stand of oak trees that provides a home to many and various types of birds that include the California condor, eagles, hawks and other beautiful songbirds. Will they be unaffected by the microwaves put out by the towers. Will the development of the birds eggs and the young birds be unaffected - being at the same height level.

It would be better for the tower to be placed outside of the town of Laton.