



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 Hearing Date: June 23, 2022

**SUBJECT:** Initial Study No. 8198 and Unclassified Conditional Use Permit Application No. 3736.

Unclassified Conditional Use Permit (CUP) to allow a wireless monopine telecommunications facility on a 1.91-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located directly east of the intersection of S. Fowler Avenue and E. Erin Avenue and is adjacent to the City of Fresno (APN: 316-160-41S) (1038 S. Fowler Avenue) (Sup. Dist. 4).

**OWNER:** Isidro Lopez

**APPLICANT:** SAC Wireless

**STAFF CONTACT:** Marissa Parker, Planner  
(559) 600-9669

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared based on Initial Study (IS) No. 8198; and
- Approve Unclassified Conditional Use Permit No. 3736 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/Tower Elevations
6. Applicant's Operational Statement
7. Site Photos
8. Summary of Initial Study Application No. 8198
9. Alternative Site Analysis

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Roosevelt Community Plan	N/A
Zoning	AL-20	N/A
Parcel Size	1.91-acres	N/A
Project Site	Single Family Residential	N/A
Structural Improvements	N/A	N/A
Nearest Residence	220.0 feet south	N/A
Surrounding Development	AL-20/AE-20	N/A

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 8198 was prepared for the project by County Staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 9.

Notice of Intent of Mitigated Negative Declaration publication date: May 6, 2022.

**PUBLIC NOTICE:**

Notices were sent to 51 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**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:**

According to available records, the subject parcel was created as parcel 1 of parcel map no. 1116, recorded January 17, 1973, in book 5 of parcel maps. The applicant is looking to construct a new wireless telecommunications tower to serve the surrounding area.

***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.***

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (Y/N)</b>
Setbacks	Front Yard: 35 feet Side Yard: 20 feet Rear Yard: 20 feet	Front Yard: +400 feet Side Yard: 25 feet Rear Yard: ~150 feet	Y
Parking	A parking space shall be an area for the parking of a motor vehicle, plus those additional areas required to provide for safe ingress and egress from said space	N/A	N/A
Lot Coverage	No Requirements	N/A	N/A
Space Between Buildings	(6 feet) N/A	N/A	N/A
Septic Replacement Area	100 feet from water area	N/A	N/A
Water Well Separation	100 feet from septic area	N/A	N/A

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Finding 1 Analysis:**

The proposed telecommunications tower stands at 60 feet in height with a total of (9) nine wireless panel antennas, (9) nine wireless raycaps, and (1) one wireless microwave antenna with an equipment enclosure. The proposed telecommunications tower meets all setback

requirements of the AE-40 (Exclusive Agricultural) Zone District. The proposed cell tower exceeds required setbacks and will not cause any adverse effects within the neighborhood

**Recommended Conditions of Approval:**

*None.*

**Finding 1 Conclusion:**

Finding 1 can be made as the site of the proposed use is adequate in size and shape to accommodate said 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	N/A	N/A
Direct Access to Public Road	Yes	N/A	N/A
Road ADT		N/A	N/A
Road Classification		Fowler Ave (Arterial Road)	No Change
Road Width		85 feet	No Change
Road Surface		Asphalt	No Change
Traffic Trips		N/A	N/A
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		No	N/A

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

Road Maintenance and Operations Division of the Department of Public Works and Planning:

- The subject property borders on S. Fowler Ave., which is a half county-maintained road.
- Fowler Ave is classified as an Arterial in the General Plan, with a recommended right-of-way width of 106 feet. Records for existing right-of-way show a right-of-way width for



Fowler Ave of 85 feet, with 55 feet west of the section line and 30 feet east of the section line.

- The applicant will need to dedicate 23 feet of additional road right-of-way across the parcel frontage on Fowler Avenue to comply.
- An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.

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

**Finding 2 Analysis:**

The proposed tower will have a minimal impact towards the local roads. According to the applicant’s operational statement, there will be a service vehicle driven to the site four times per year to perform routine maintenance work.

With regard to the road right-of-way, the scale of the proposal is too small in traffic impacts and value to be proportionate to a requirement for dedication of 23 additional feet of right-of-way. Future more intensive development of the parcel may warrant such a requirement.

Based on the above information, Fowler Ave. is deemed adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Finding 2 Conclusion:**

Finding 2 can be made as 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.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	2.19- acres	Vacant lot	City of Fresno	N/A
South	1.91-acres	Single Family Residential	AL-20	220 feet
East	32.11-acres	Agricultural	AE-20	N/A
West	0.26-acres	Single Family Residential	City of Fresno	455 feet

**Reviewing Agency/Department Comments:**

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

**Finding 3 Analysis:**

The applicant states that the proposed tower will not provoke adverse effects towards the surrounding property. In addition, they stipulate the tower would benefit the local community by providing Fresno County residents with high-speed internet.

There were no adverse comments from the public or by reviewing Agencies or Departments.

**Recommended Conditions of Approval:**

*None.*

**Finding 3 Conclusion:**

Finding 3 can be made as the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p><b>General Plan Policy PF-J.1:</b>  <i>The County shall encourage the provision of adequate gas and electric, communications, and telecommunications service and facilities to serve existing and future needs.</i></p>	<p><b>Consistent.</b>  Staff acknowledge that the applicant intends to use the proposed telecommunications tower to serve the surrounding area. Therefore, is consistent with Policy PF-J.1</p>
<p><b>General Plan Policy PF-J.4:</b>  <i>The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the county.</i></p>	<p><b>Consistent.</b>  Staff acknowledges that the applicant has provided supplemental project information in accordance with the County’s Wireless Communications Guidelines.</p>

**Reviewing Agency Comments:**

There were no relevant comments specific to General Plan Policy expressed by reviewing Agencies or Departments.

**Finding 4 Analysis:**

The project is consistent with County General Plan Policy PF-J.1, “the County shall encourage communications and telecommunications service and facilities to serve existing and future needs.”

County Wireless Communication Guidelines require that the towers should be sited to minimize aesthetic impact to adjacent homesites on surrounding properties. Based on the site plans submitted by the Applicant, the proposed tower is set back approximately 60 feet from the rear property line and approximately 50 feet from the closest side property line.

The proposed unmanned telecommunications tower complies with the Fresno County Wireless Communications Guidelines and will have a less than significant effect on the surrounding environment. The applicant asserts the proposal is consistent with the City of Fresno's Design Guidelines, which is required by the County's Design Guidelines. The City has not commented on the design. An Alternative Site Analysis was prepared, and the site was selected due to availability and acceptable radio frequency level.

**Recommended Conditions of Approval:**

*None*

**Finding 4 Conclusion:**

Finding 4 can be made the proposed development is consistent with the General Plan.

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

**Finding 5 Analysis:**

Proposed conditions of approval are developed based on consultation with specifically qualified staff, consultants, and outside agencies. They are developed to address specific impacts of the proposed project and are designed to address the public health, safety, and welfare. Additional comments and project notes are included to assist in identifying existing non-discretionary regulations that also apply to the project.

**CONCLUSION Finding 5:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made.

**SUMMARY CONCLUSION:**

The project is appropriately sited and is consistent with the County General Plan's goals and policies, zoning, and development standards. There have been no adverse comments from the public or responsible agencies. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3736, subject to the recommended Condition of Approval.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made based on the analysis in the Staff Report and move to approve Unclassified Conditional Use No. 3736, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in 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 Application No. 3736; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program  
Initial Study No. 8148  
Classified Conditional Use Permit Application No. 3736  
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	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	During ground-disturbing activities.
Conditions of Approval					
1.	Development shall be in substantial compliance with the Site Plan, Floor Plan, Elevations, and Operational Statement as approved by the Planning Commission.				
Notes					
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.					
1.	All proposed structures and buildings will require a building permit.				

\*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

2.	<p>The Development Engineering Section provide the following comments:</p> <ul style="list-style-type: none"><li>a. Refer to Road Maintenance &amp; Operations Division, Road Operations for comments on Fowler Avenue.</li><li>b. According to FEMA FIRM Panel 2135H, the parcel is not subject to flooding from the 100-year storm.</li><li>c. The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zone. FMFCD should be consulted regarding any requirements they may have.  Fresno Metropolitan Flood Control District 5469 E. Olive Avenue Fresno, CA 93727 (559) 456-3292 developmentreview@fresnofloodcontrol.org</li><li>d. The subject property is within the City of Fresno SOI (Sphere of Influence). The City of Fresno should be consulted regarding any requirements they may have.</li><li>e. Any existing or proposed driveway should be set back a minimum of 10 feet from the property line.</li><li>f. 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.</li><li>g. 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 Fowler Avenue.</li><li>h. 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.</li><li>i. Any encroachment or access over S.P.R.R. (Southern Pacific Railroad Right-of-Way) should require approval from the owner.</li><li>j. A grading permit or voucher may be required for any grading proposed with this application.</li></ul>
3.	<p>The Road Maintenance and Operations Division provide the following comments:</p> <ul style="list-style-type: none"><li>k. The applicant will need to dedicate 23 feet of additional road right-of-way across the parcel frontage on Fowler Ave to comply with the General Plan.</li><li>l. An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.</li></ul>

Notes

4.	<p>The Department of Public Health, Environmental Health Division provide the following comments:</p> <ul style="list-style-type: none"><li>a. The construction and project may result in significant short-term localized noise impacts due to intermittent use/maintenance of the proposed generator. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to the County Noise Ordinance Code and to the City of Fresno municipal code.</li><li>b. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.</li><li>c. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.</li></ul>
5.	<p>The Fresno County Fire Protection District provide the following comments:</p> <ul style="list-style-type: none"><li>a. The project shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to the issuance of any Building Permits.</li><li>b. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Works and Planning to the Fresno County Fire Department for their review and approval.</li><li>c. The Applicant shall submit evidence that their Plan was approved by the Fire Department, and all fire protection improvements shall be installed prior to occupancy granted to the use.</li><li>d. 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.</li></ul>

EXHIBIT 1 Page 3

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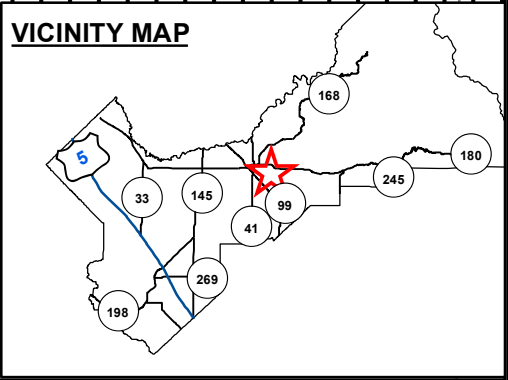
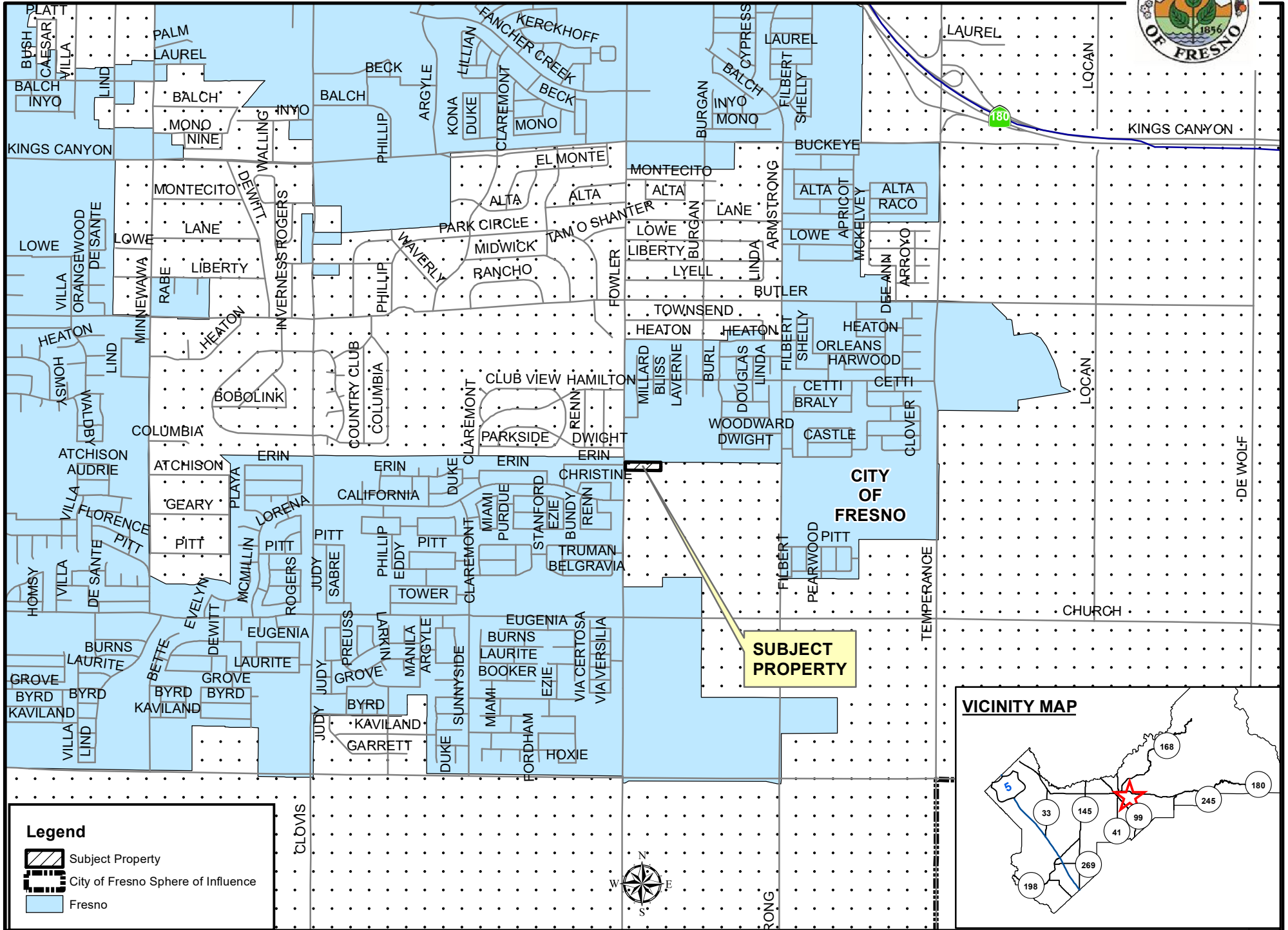
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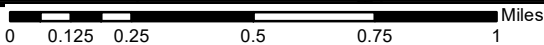
# EXHIBIT 2 LOCATION MAP

CUP 3736



**Legend**

-  Subject Property
-  City of Fresno Sphere of Influence
-  Fresno





# EXISTING ZONING MAP

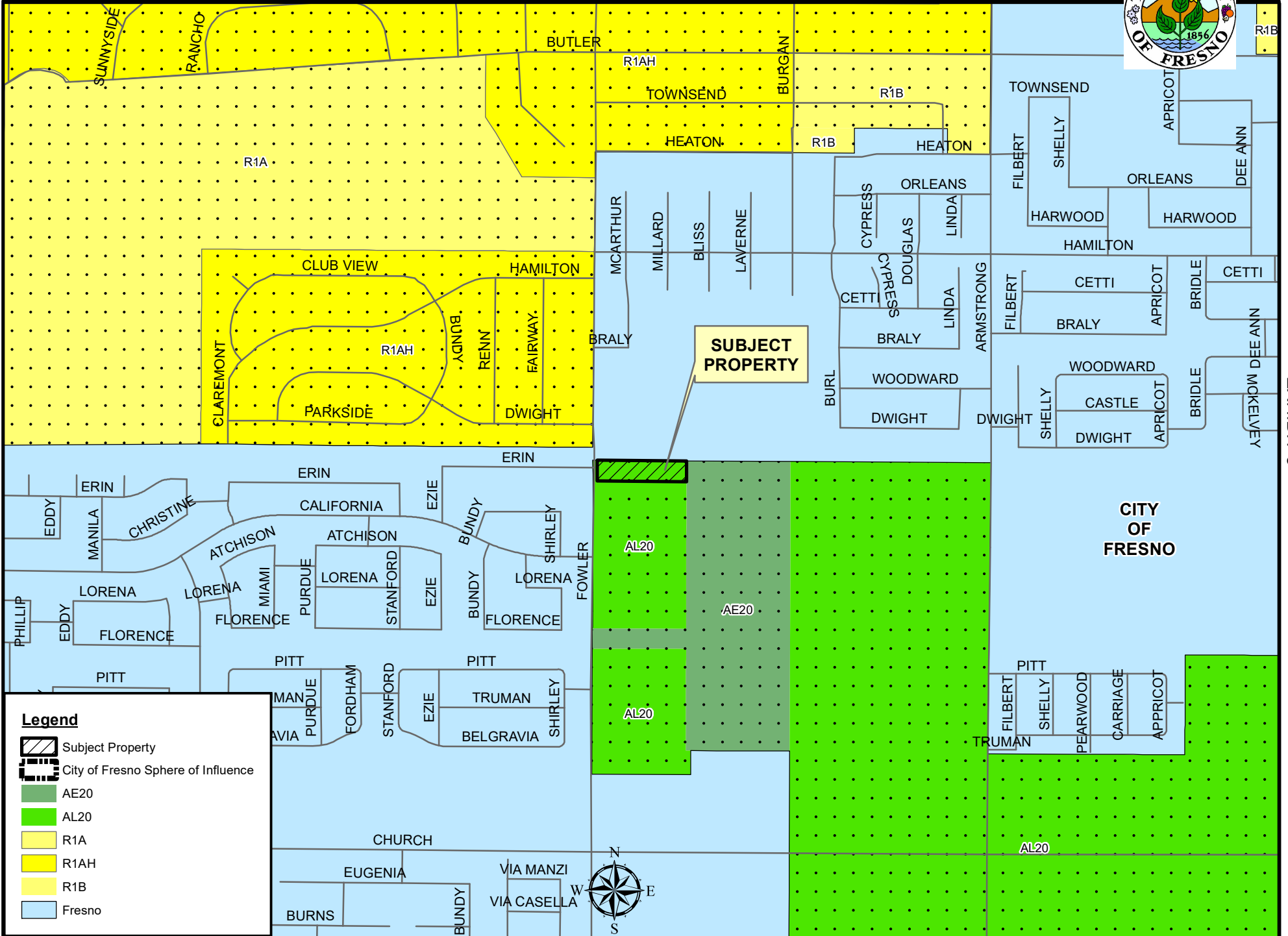
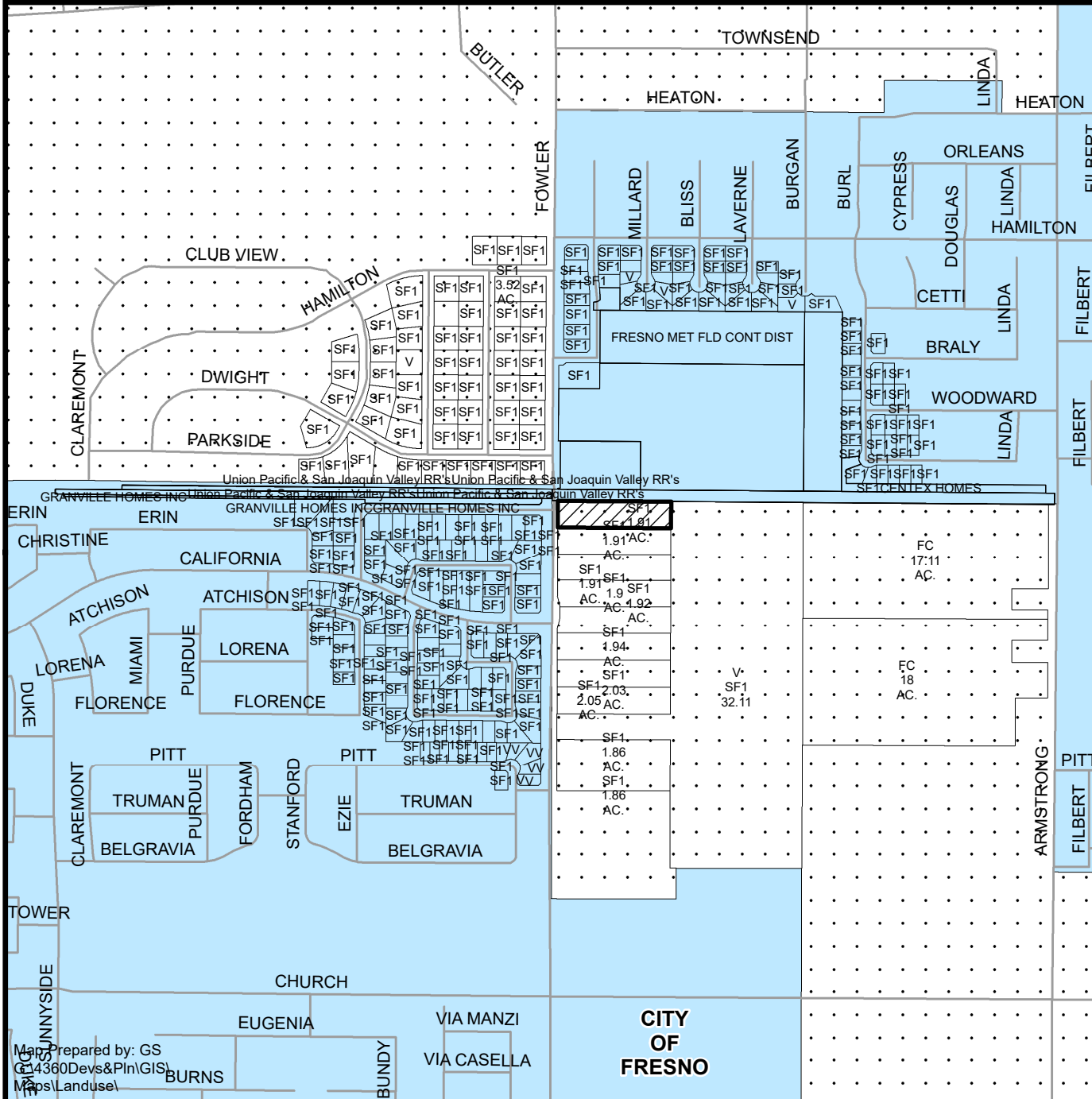


EXHIBIT 3





# EXISTING LAND USE MAP

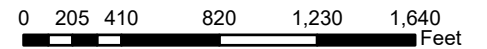
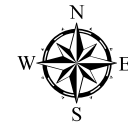
CUP 3736



LEGEND	
FC	FIELD CROP
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

## Legend

-  Subject Property
-  City of Fresno Sphere of Influence



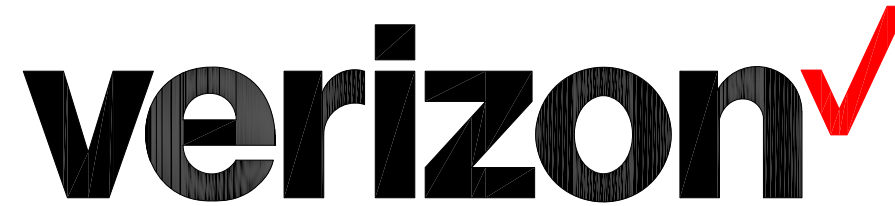
Department of Public Works and Planning  
Development Services Division

Map Prepared by: GS  
G:\4360Devs&Plan\GIS  
Maps\Landuse\

EXHIBIT 4



EXHIBIT 5



**SOUTH SUNNYSIDE  
PSL # 655509**

1038 S FOWLER AVE  
FRESNO, CA 93727

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL), CALL USA NORTH 811  
TOLL FREE: 1-800-227-2600 OR www.usanorth811.org  
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAY'S NOTICE BEFORE YOU EXCAVATE

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



A Nokia company  
9020 ACTIVITY RD,  
SAN DIEGO, CA 92126  
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

EXHIBIT 5

**PROJECT TEAM**

**SITE ACQUISITION**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
CONTACT: PETER ANTHONY FERRERI  
TELEPHONE: (312) 690-4573  
PETER.FERRERI@SACW.COM

**PLANNING**  
TEK CONSULTING INC.  
PERMIT PROCESSING SERVICES  
123 SEACLIFF DR  
PISMO BEACH, CA 93449  
CONTACT: TRICIA KNIGHT  
TELEPHONE: (805) 448-4221  
FAX: (805) 889-2807  
TEK-CONSULTING.NET

**ARCHITECT:**  
SAC AE DESIGN GROUP, INC  
NESTOR POPONWYCH, AIA  
9020 ACTIVITY RD,  
SAN DIEGO, CA 92126  
CONTACT: JULIAN BRIANO  
TELEPHONE: (619) 736-3570 EXT.106  
FAX: (619) 736-3106  
JULIAN.BRIANO@SACW.COM

**UTILITY COORDINATOR:**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
CONTACT: RAMON MORENO  
TELEPHONE: (916) 751-8827  
RAMON.MORENO@SACW.COM

**SURVEYOR:**  
SMITHCO SURVEYING ENGINEERING  
P.O. BOX 91626  
BAKERSFIELD, CA 93380  
CONTACT: GREG SMITH, PLS  
TELEPHONE: (661) 393-1217  
GSMITH@SMITHCO.NET

**VICINITY MAP**

NOT TO SCALE

**DRIVING DIRECTIONS**

FROM: 2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

TO: 1038 S FOWLER AVE  
FRESNO, CA 93727

1. HEAD SOUTHWEST ON MITCHELL DR
2. TURN LEFT ONTO N WIGET LN
3. TURN RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILLSIDE AVE
5. USE THE LEFT 2 LANES TO TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
6. MERGE ONTO I-680 S
7. USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON
8. KEEP LEFT TO STAY ON I-580 E
9. KEEP LEFT TO CONTINUE ON I-205 E
10. MERGE ONTO I-5 N
11. TAKE EXIT 461 ON THE RIGHT FOR CA-120
12. CONTINUE ONTO CA-120 E
13. TAKE EXIT 6 TO MERGE ONTO CA-99 S
14. USE THE RIGHT 2 LANES TO TAKE EXIT 1338 TO MERGE ONTO CA-180 E
15. USE THE RIGHT LANE TO TAKE EXIT 64 FOR FOWLER AVE
16. TURN RIGHT ONTO N FOWLER AVE
17. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON N FOWLER AVE
18. MAKE A U-TURN AT E CALIFORNIA AVE
19. DESTINATION WILL BE ON THE RIGHT

**PROJECT DESCRIPTION**

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY, IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 25'-0" x 25'-0" LEASE AREA
- NEW VERIZON WIRELESS 8'-0" HIGH CHAIN-LINK FENCE W/BROWN SLATES
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT 16'-0" X 8'-0" CONCRETE PAD
- NEW VERIZON WIRELESS 27KW DC POLAR POWER STANDBY GENERATOR W/54 GALLON DIESEL TANK (UL142)
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- NEW VERIZON WIRELESS ELECTRICAL METERS, INTERSECT CABINET & TELCO BOX ON NEW H-FRAME
- (1) NEW VERIZON WIRELESS 80'-0" HIGH MONOPINE
- (9) NEW VERIZON WIRELESS PANEL ANTENNAS
- (1) NEW VERIZON WIRELESS 2'Ø MICROWAVE ANTENNA
- (9) NEW VERIZON WIRELESS RADIOS
- (2) NEW VERIZON WIRELESS RAYCAPS
- (2) NEW VERIZON WIRELESS HYBRID CABLES
- (4) NEW VERIZON WIRELESS SERVICE LIGHTS W/6-HOUR TIMER
- (1) NEW VERIZON WIRELESS KNOX BOX & (1) SES LOCKBOX

**PROJECT SUMMARY**

**APPLICANT/LESSEE**  
verizon  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598  
OFFICE: (925) 279-0000

**ASSESSOR'S PARCEL NUMBER**  
316-160-415

**APPLICANT'S REPRESENTATIVE**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
CONTACT: MICHELLE FERNANDES  
TELEPHONE: (312) 971-5944  
MICHELLE.FERNANDES@SACW.COM

**PROPERTY OWNER:**  
OWNER: ISIDRO LOPEZ  
ADDRESS: 1038 S FOWLER AVE  
FRESNO, CA 93727  
PHONE: (559) 289-7071  
EMAIL: Lopezconstruction32@yahoo.com

**PROPERTY INFORMATION:**  
SITE NAME: SOUTH SUNNYSIDE  
SITE NUMBER: 655509  
SITE ADDRESS: 1038 S FOWLER AVE  
FRESNO, CA 93727  
JURISDICTION: COUNTY OF FRESNO

**CONSTRUCTION INFORMATION**  
AREA OF CONSTRUCTION: 25'-0" x 25'-0" = 625 SQ FT  
OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: LIMITED AGRICULTURE  
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY NOT REQUIRED.

**GENERAL CONTRACTOR NOTES**

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

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

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2019 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODES
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- CITY & COUNTY ORDINANCES

**VERIZON WIRELESS SIGNATURE BLOCK**

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTH & EAST ELEVATIONS
A-4	SOUTH & WEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS
E-1	1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES
E-2	PG&E CONSTRUCTION SKETCH

**ZONING DRAWINGS**

**SAC WIRELESS SIGNATURE BLOCK**

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

**SOUTH SUNNYSIDE  
PSL # 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

SHEET TITLE:  
**TITLE SHEET**

**T-1**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE AND DIMENSIONS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



**NOTES:**

APN: 316-160-41S  
OWNER: ISIDRO LOPEZ

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. 6370920, DATED SEPTEMBER 1, 2020. WITHIN SAID TITLE REPORT THERE ARE NINE (9) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND ONE (1) 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. 2135H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS 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. 36° 43' 18.35" N. NAD 83  
LONG. 119° 40' 49.86" W. NAD 83  
ELEV. 318.5' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order B260.19d for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION:**

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

PARCEL 1 OF PARCEL MAP NO. 1166, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 99 OF PARCEL MAPS, FRESNO COUNTY RECORDS, BEING A PORTION OF THE NORTHWEST OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

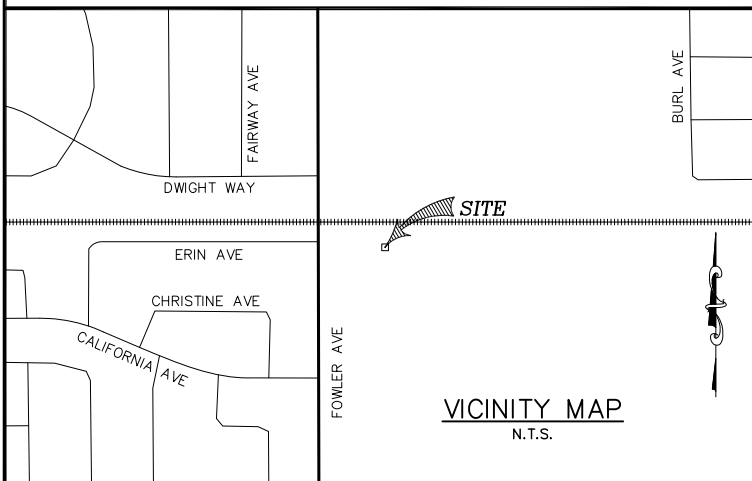
EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS THEREIN AND THEREUNDER, TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION THEREOF AND THE EXPLORATION AND TESTING OF THE SAID REAL PROPERTY AND ALSO THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM THE SAID REAL PROPERTY IN CONNECTION WITH DRILLING OR MINING OPERATIONS THEREON, AS RESERVED IN THE DEED FROM ADRINE POCHIGIAN, A WIDOW, TO IRWIN E. MAURER AND WINIFRED T. MAURER, HUSBAND AND WIFE, AS JOINT TENANTS, DATED DECEMBER 14, 1954, RECORDED FEBRUARY 2, 1955, IN BOOK 3552, PAGE 610 OF OFFICIAL RECORDS, DOCUMENT NO. 7793.

APN: 316-160-41-S

**EASEMENT(S) PER TITLE REPORT:**

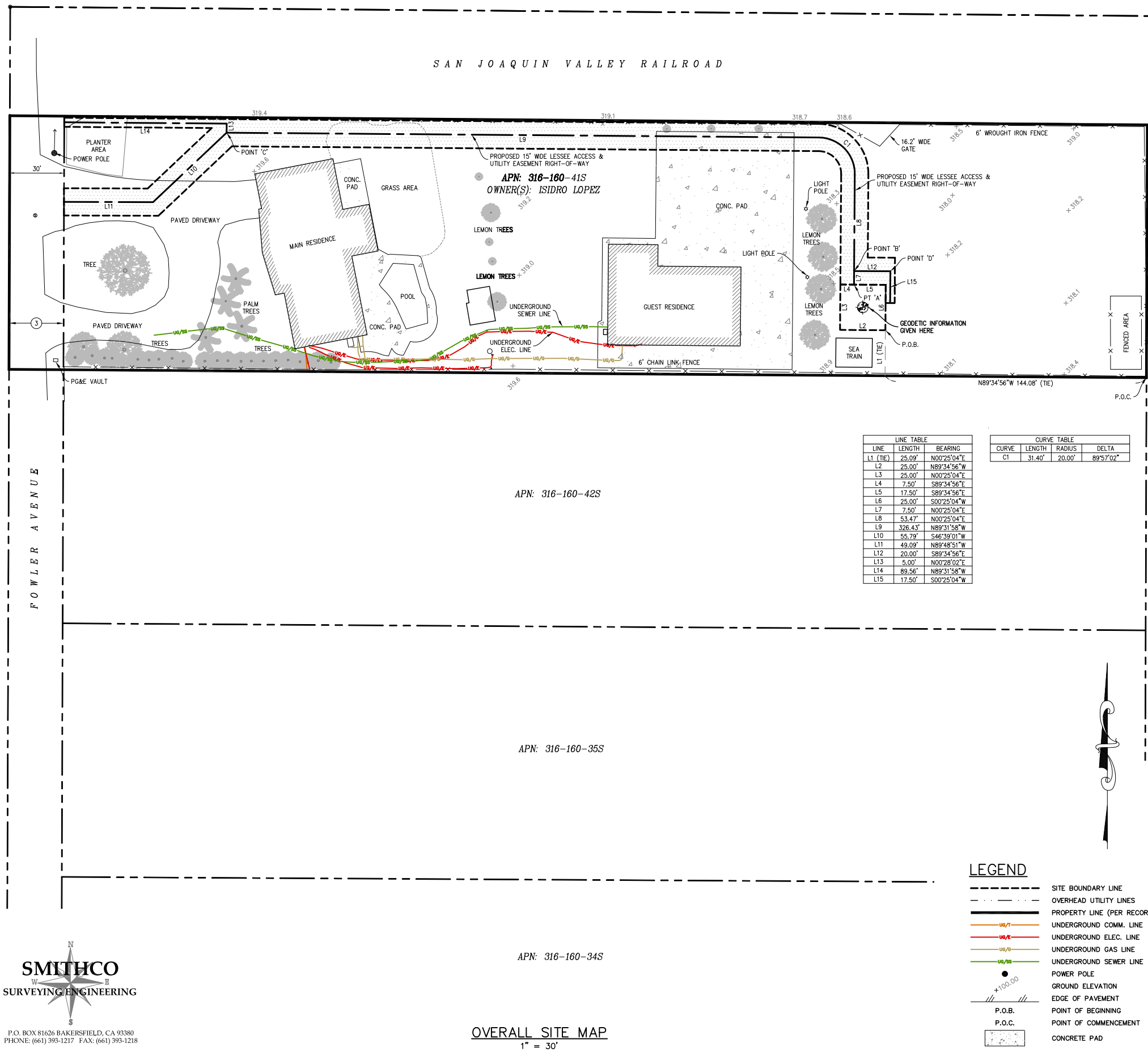
3. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTS THERETO AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1887 IN BOOK 61 OF DEEDS, PAGE 573. IN FAVOR OF: THE COUNTY OF FRESNO  
AFFECTS: THE WESTERLY 30 FEET OF SAID LAND  
\*\*\* PLOTTED AS SHOWN HEREON \*\*\*

5. THE PARCEL MAP REFERRED TO IN THE LEGAL DESCRIPTION HEREIN CONTAINS VARIOUS RESTRICTIONS IN IMPROVING OR DEVELOPING THE PROPERTY HEREIN DESCRIBED. REFERENCE IS MADE TO SAID PARCEL MAP FOR FURTHER PARTICULARS.  
\*\*\* SAID PARCEL MAP DOES NOT SHOW, DESCRIBE OR CONTAIN ANY RESTRICTIONS \*\*\*



**SMITHCO**  
SURVEYING ENGINEERING

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



LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1 (TIE)	25.09'	N00°25'04"E	CT	31.40'	20.00'	89°57'02"
L2	25.00'	N89°34'56"W				
L3	25.00'	N00°25'04"E				
L4	7.50'	S89°34'56"E				
L5	17.50'	S89°34'56"E				
L6	25.00'	S00°25'04"W				
L7	7.50'	N00°25'04"E				
L8	53.47'	N00°25'04"E				
L9	326.43'	N89°31'58"W				
L10	55.79'	S46°39'01"W				
L11	49.09'	N89°48'51"W				
L12	20.00'	S89°34'56"E				
L13	5.00'	N00°28'02"E				
L14	89.56'	N89°31'58"W				
L15	17.50'	S00°25'04"W				

**LEGEND**

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

**OVERALL SITE MAP**  
1" = 30'

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	12/09/20	PRELIMINARY	SL
1	12/15/20	LEASE/ESMNTS	SL
2	01/25/21	REV. LEASE/ESMNTS	SL
3	02/15/21	UPDATE TITLE INFO	DA
4	03/05/21	ADD UTILITY ESMNT	SL

SMITHCO JOB NO.: 82-1433

**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

**655509 SOUTH SUNNYSIDE**  
1038 S. FOWLER AVENUE  
FRESNO, CA 93727  
FRESNO COUNTY

SHEET TITLE:  
**SITE SURVEY**  
FOR EXAMINATION ONLY

**C-1**

EXHIBIT 5 Page 2



**PROPOSED VERIZON WIRELESS PROPOSED DEMISED PREMISES DESCRIPTION:**

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 1166, RECORDED JANUARY 17, 1973 IN BOOK 5 OF PARCEL MAPS AT PAGE 99, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 1, THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1, N 89°34'56" W (SHOWN ON SAID MAP AS N 89°46'05" W), A DISTANCE OF 144.08 FEET; THENCE LEAVING SAID SOUTH LINE, N 00°25'04" E, A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE N 89°34'56" W, A DISTANCE OF 25.00 FEET;
- COURSE 2) THENCE N 00°25'04" E, A DISTANCE OF 25.00 FEET;
- COURSE 3) THENCE S 89°34'56" E, A DISTANCE OF 7.50 FEET TO POINT 'A';
- COURSE 4) THENCE CONTINUING S 89°34'56" E, A DISTANCE OF 17.50 FEET;
- COURSE 5) THENCE S 00°25'04" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET, MORE OR LESS.

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

A 15.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF PARCEL 1 OF PARCEL MAP NO. 1166, RECORDED JANUARY 17, 1973 IN BOOK 5 OF PARCEL MAPS AT PAGE 99, FRESNO COUNTY RECORDS, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

- COURSE 1) THENCE N 00°25'04" E, A DISTANCE OF 7.50 FEET TO POINT 'B';
- COURSE 2) THENCE CONTINUING N 00°25'04" E, A DISTANCE OF 53.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;
- COURSE 3) THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°57'02", AN ARC DISTANCE OF 31.40 FEET;
- COURSE 4) THENCE N 89°31'58" W, A DISTANCE OF 326.43 FEET TO POINT 'C';
- COURSE 5) THENCE S 46°39'01" W, A DISTANCE OF 55.79 FEET;
- COURSE 6) THENCE N 89°48'51" W, A DISTANCE OF 49.09 FEET TO THE EAST LINE OF FOWLER AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 15.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF PARCEL 1 OF PARCEL MAP NO. 1166, RECORDED JANUARY 17, 1973 IN BOOK 5 OF PARCEL MAPS AT PAGE 99, FRESNO COUNTY RECORDS, LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'B';

- COURSE 1) THENCE S 89°34'56" E, A DISTANCE OF 20.00 FEET TO POINT 'D' AND THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF PARCEL 1 OF PARCEL MAP NO. 1166, RECORDED JANUARY 17, 1973 IN BOOK 5 OF PARCEL MAPS AT PAGE 99, FRESNO COUNTY RECORDS, LYING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE HEREINBEFORE DESCRIBED POINT 'C', THENCE N 00°28'02" E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

- COURSE 1) THENCE N 89°31'58" W, A DISTANCE OF 89.56 FEET TO THE EAST LINE OF FOWLER AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF PARCEL 1 OF PARCEL MAP NO. 1166, RECORDED JANUARY 17, 1973 IN BOOK 5 OF PARCEL MAPS AT PAGE 99, FRESNO COUNTY RECORDS, LYING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'D';

- COURSE 1) THENCE S 00°25'04" W, A DISTANCE OF 17.50 FEET TO THE TERMINUS OF THIS DESCRIPTION.

EXHIBIT 5 Page 3

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	12/09/20	PRELIMINARY	SL
1	12/15/20	LEASE/ESMNTS	SL
2	01/25/21	REV. LEASE/ESMNTS	SL
3	02/15/21	UPDATE TITLE INFO	DA
4	03/05/21	ADD UTILITY ESMINT	SL

SMITHCO JOB NO.: 82-1433



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655509  
SOUTH  
SUNNYSIDE

1038 S. FOWLER  
AVENUE  
FRESNO, CA 93727

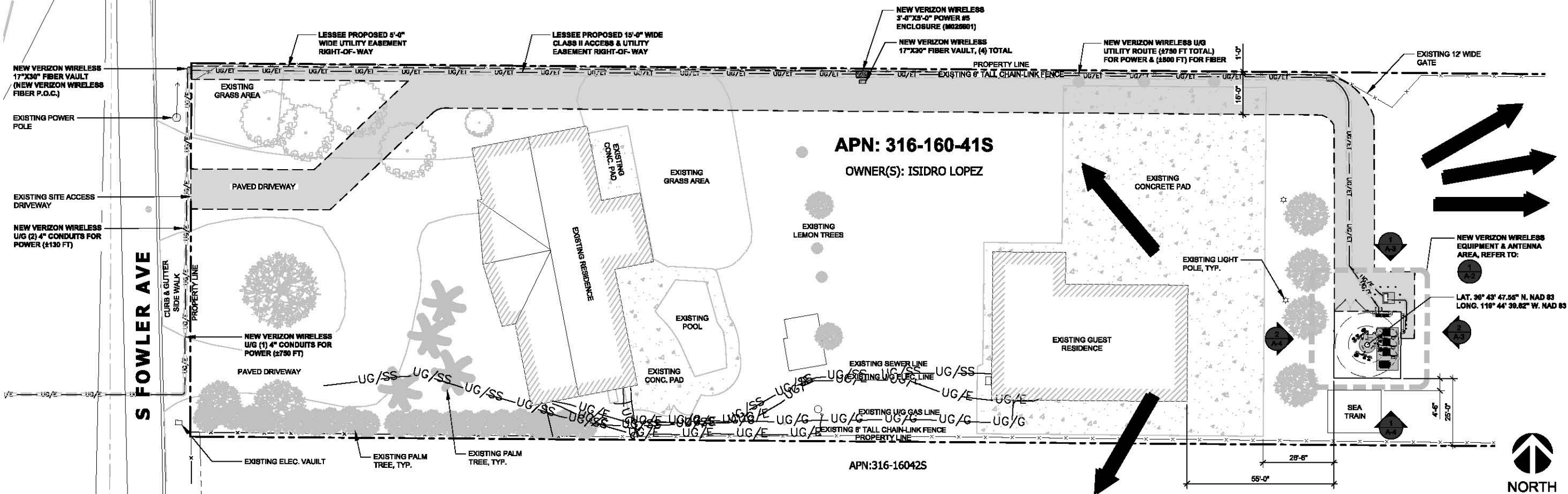
FRESNO COUNTY

SHEET TITLE:  
**SITE SURVEY**

FOR EXAMINATION ONLY

**C-2**

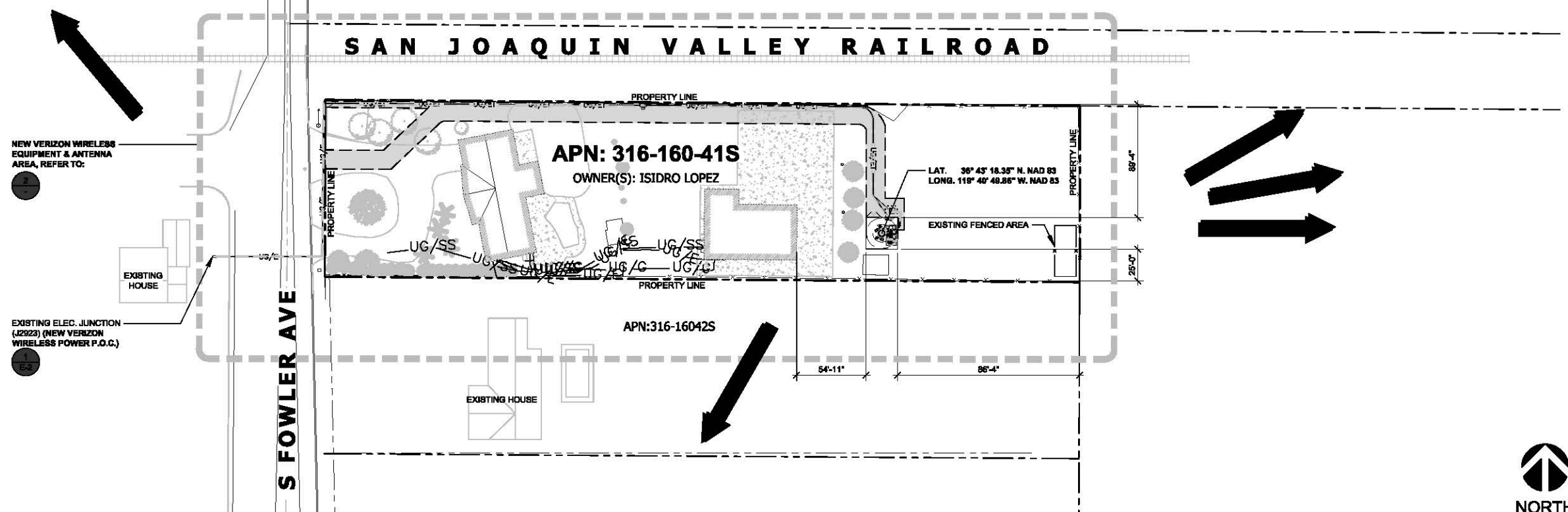
**SAN JOAQUIN VALLEY RAILROAD**



**ENLARGED SITE PLAN**

20' 0 10' 20' SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17) **2**

**SAN JOAQUIN VALLEY RAILROAD**



**SITE PLAN**

50' 0 25' 50' SCALE: 1" = 50'-0" (24x36)  
(OR) 1/2" = 50'-0" (11x17) **1**

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



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SAN DIEGO, CA 92128  
www.sac.com  
619.738.3788

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WALNUT CREEK, CA 94598

**SOUTH SUNNYSIDE PSL# 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

SHEET TITLE:  
**SITE PLAN & ENLARGED SITE PLAN**

**A-1**



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



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

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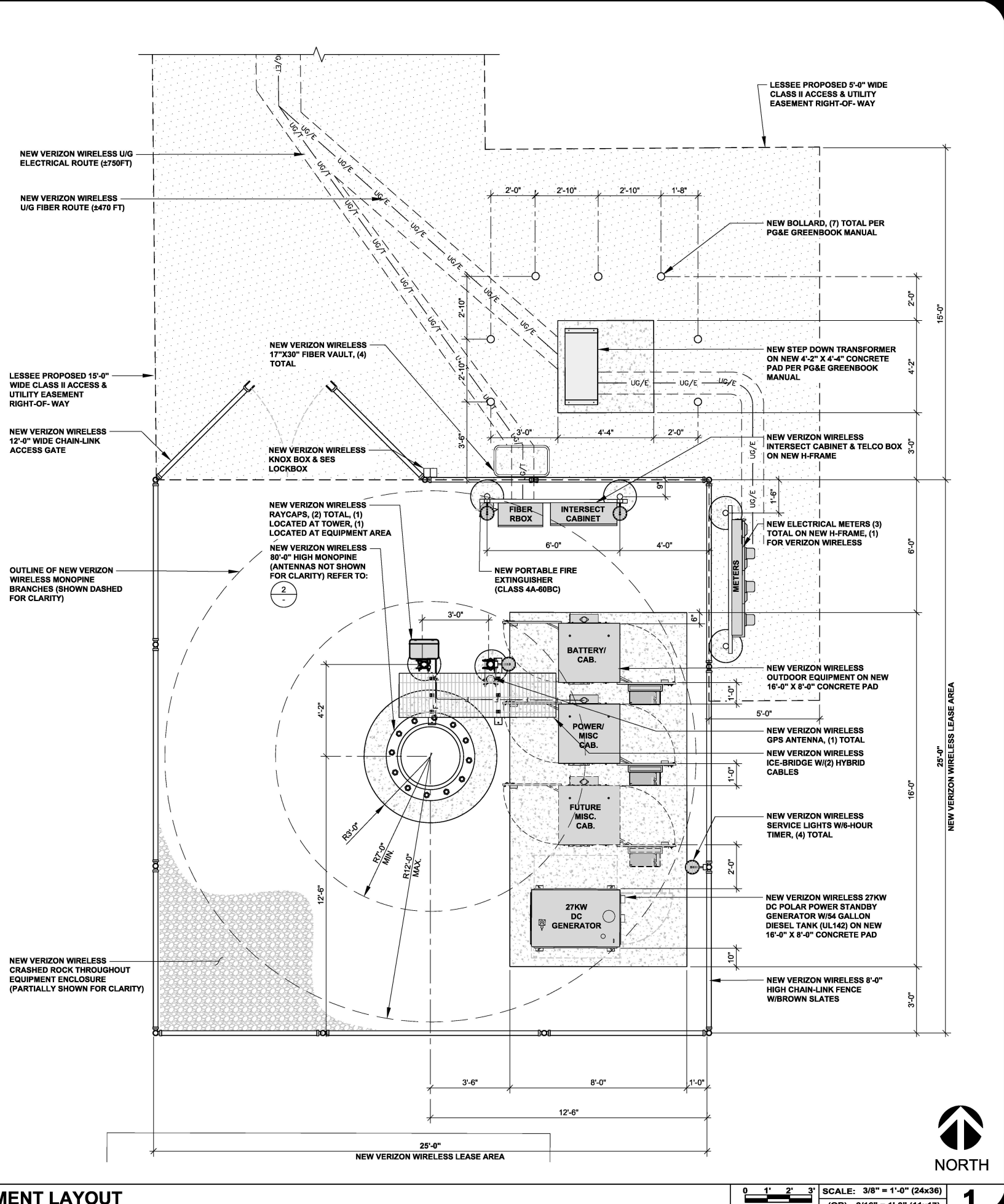


2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**SOUTH SUNNYSIDE PSL# 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

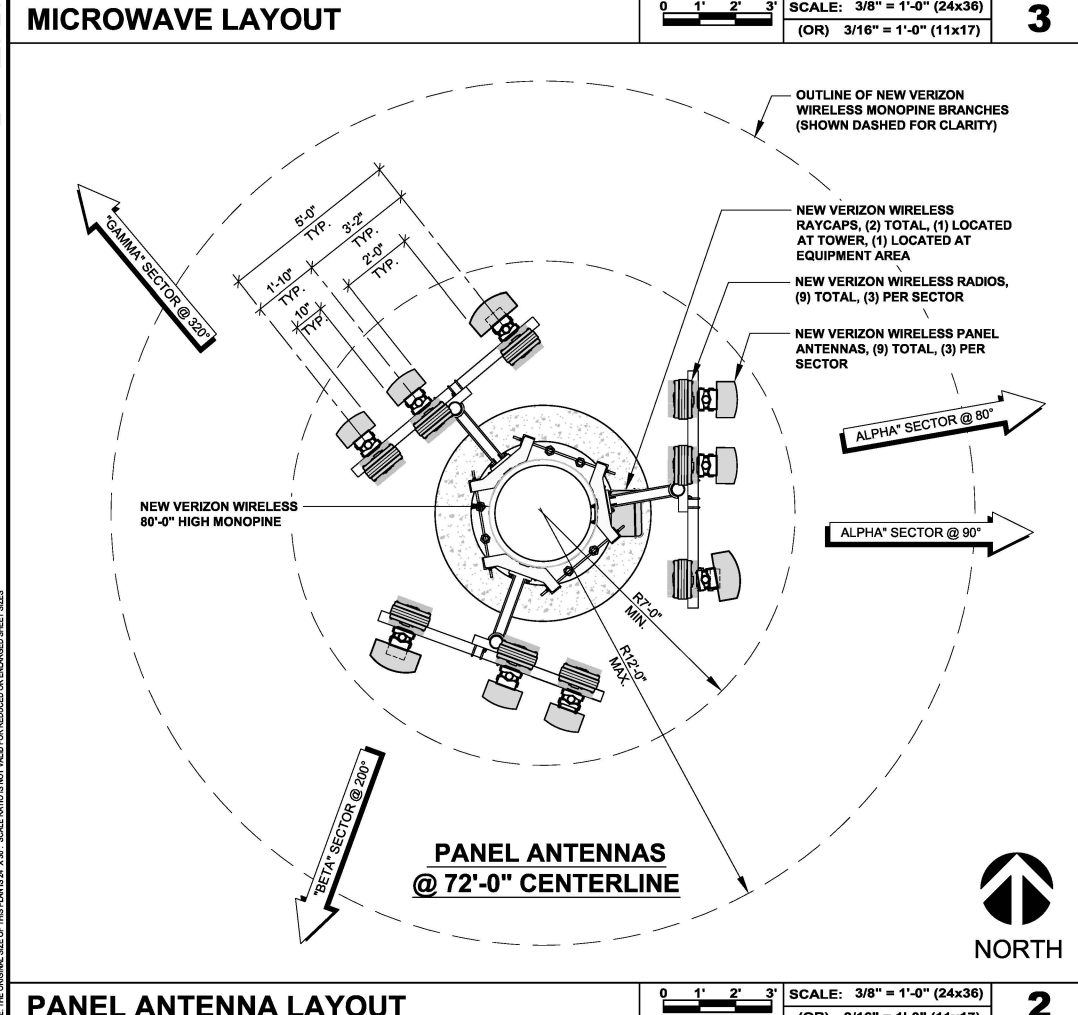
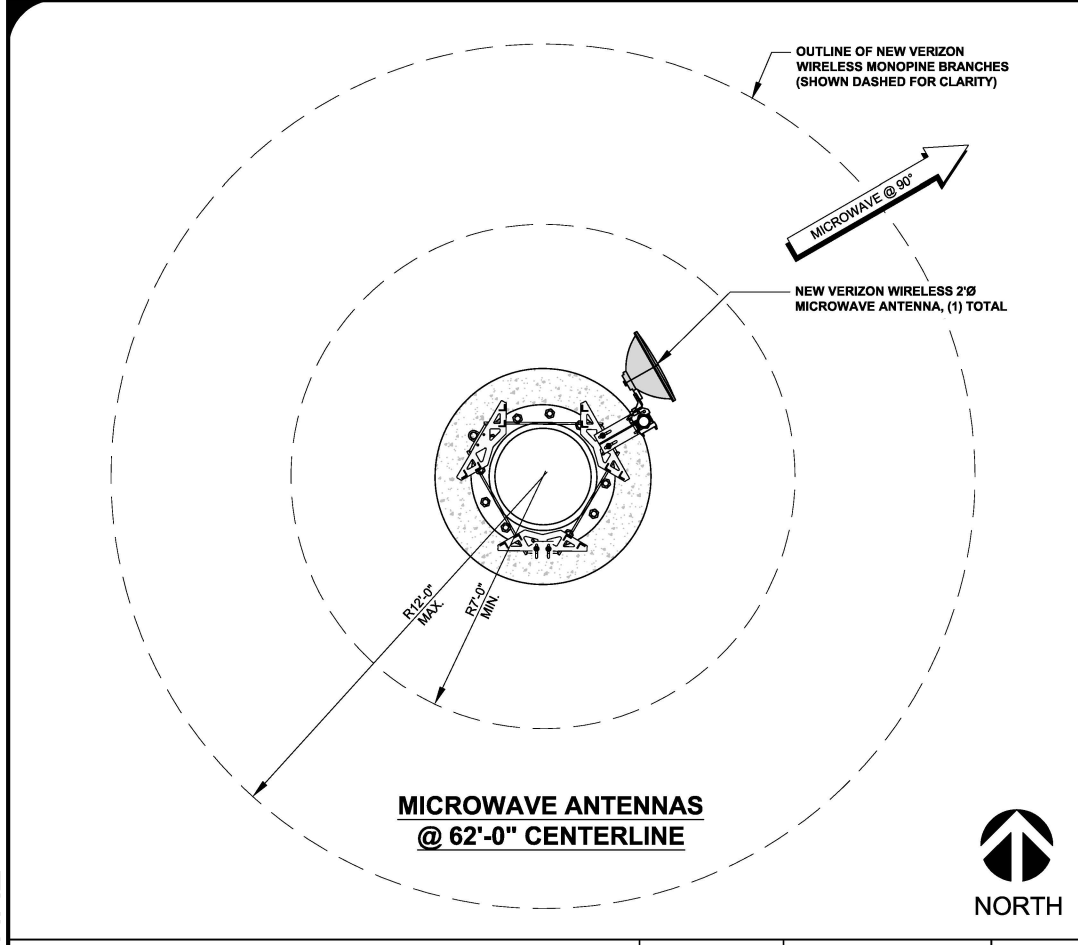
SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUTS**

**A-2**



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

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



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

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

EXHIBIT 5 Page 5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 48". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



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WALNUT CREEK, CA 94598

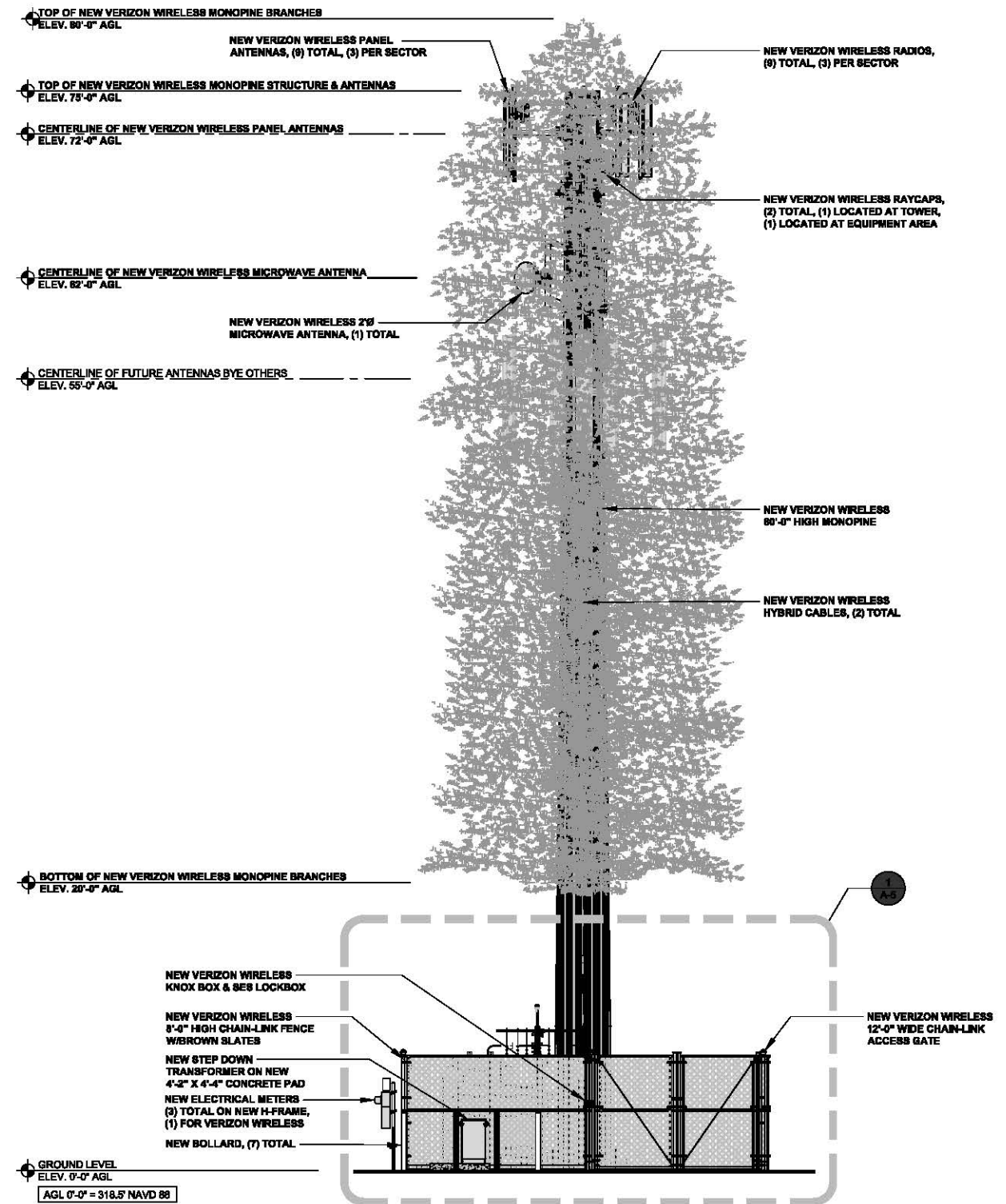
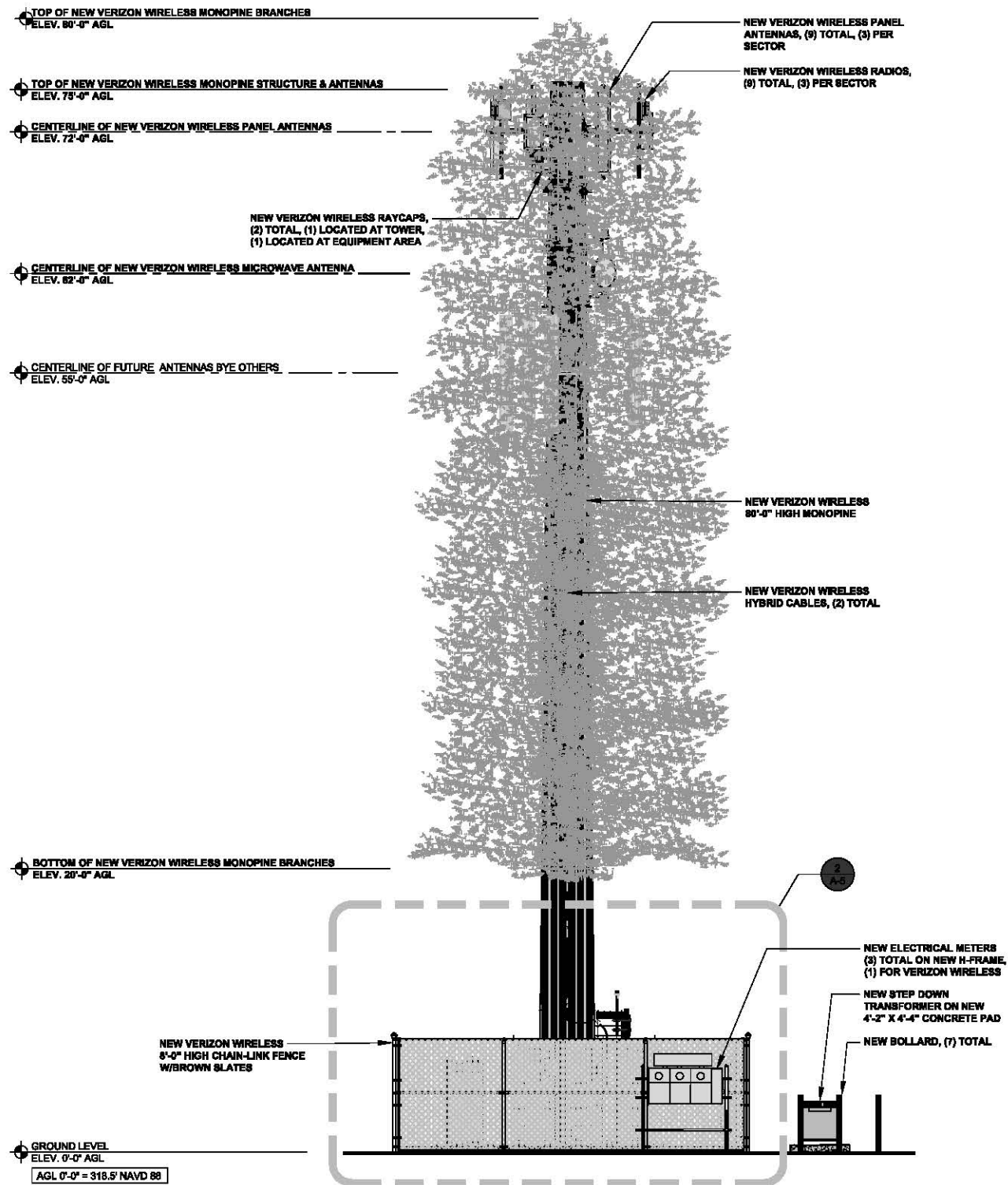
**SOUTH SUNNYSIDE PSL# 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

SHEET TITLE:  
**NORTH & EAST ELEVATIONS**

**A-3**

ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH LINE

EXHIBIT 5 Page 6



**EAST ELEVATION**

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17) **2**

**NORTH ELEVATION**

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

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 11" X 17". SCALE SHOULD NOT BE EXCEEDED UNLESS OTHERWISE NOTED.



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



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2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

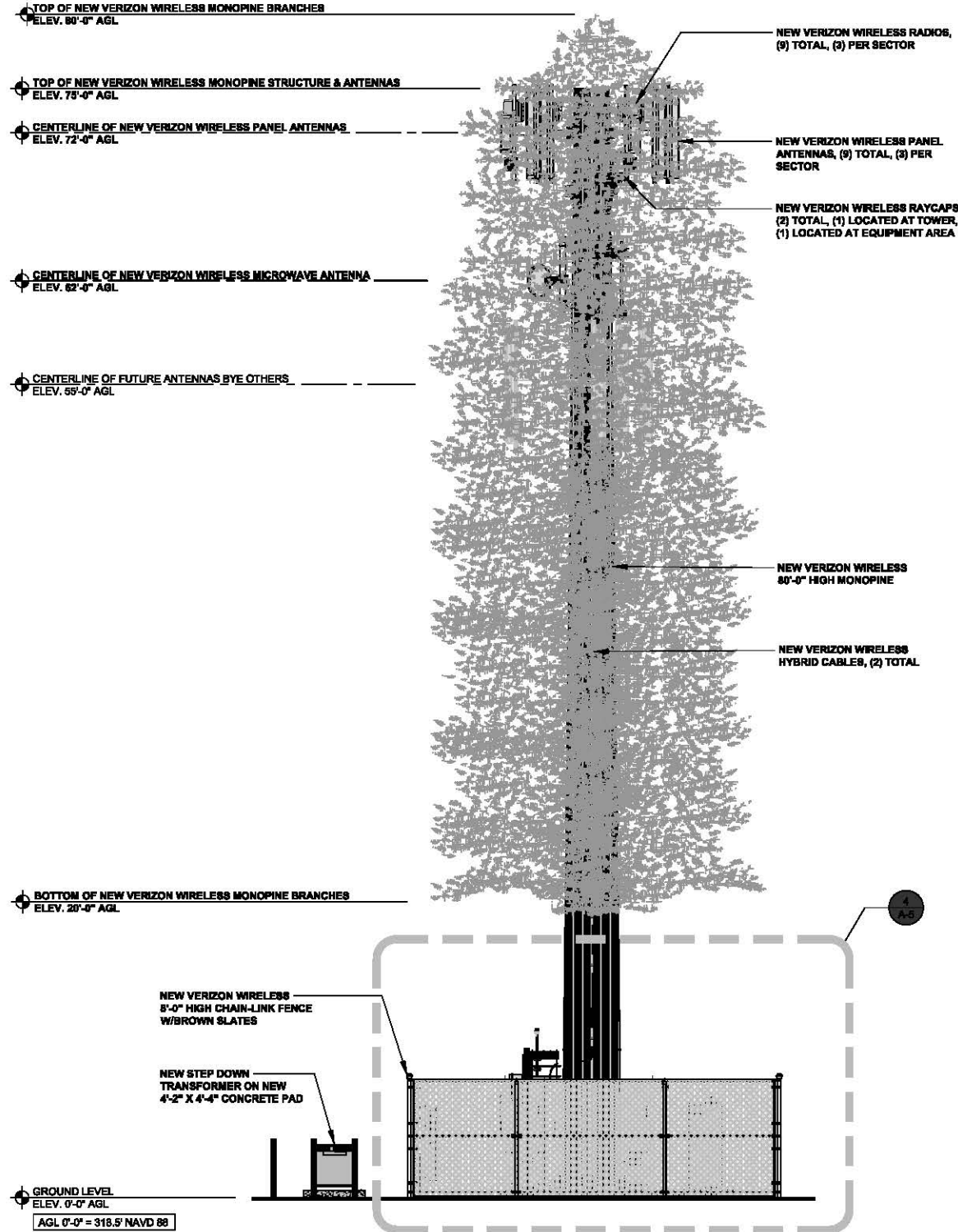
**SOUTH SUNNYSIDE PSL# 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

SHEET TITLE:  
**SOUTH & WEST ELEVATIONS**

**A-4**

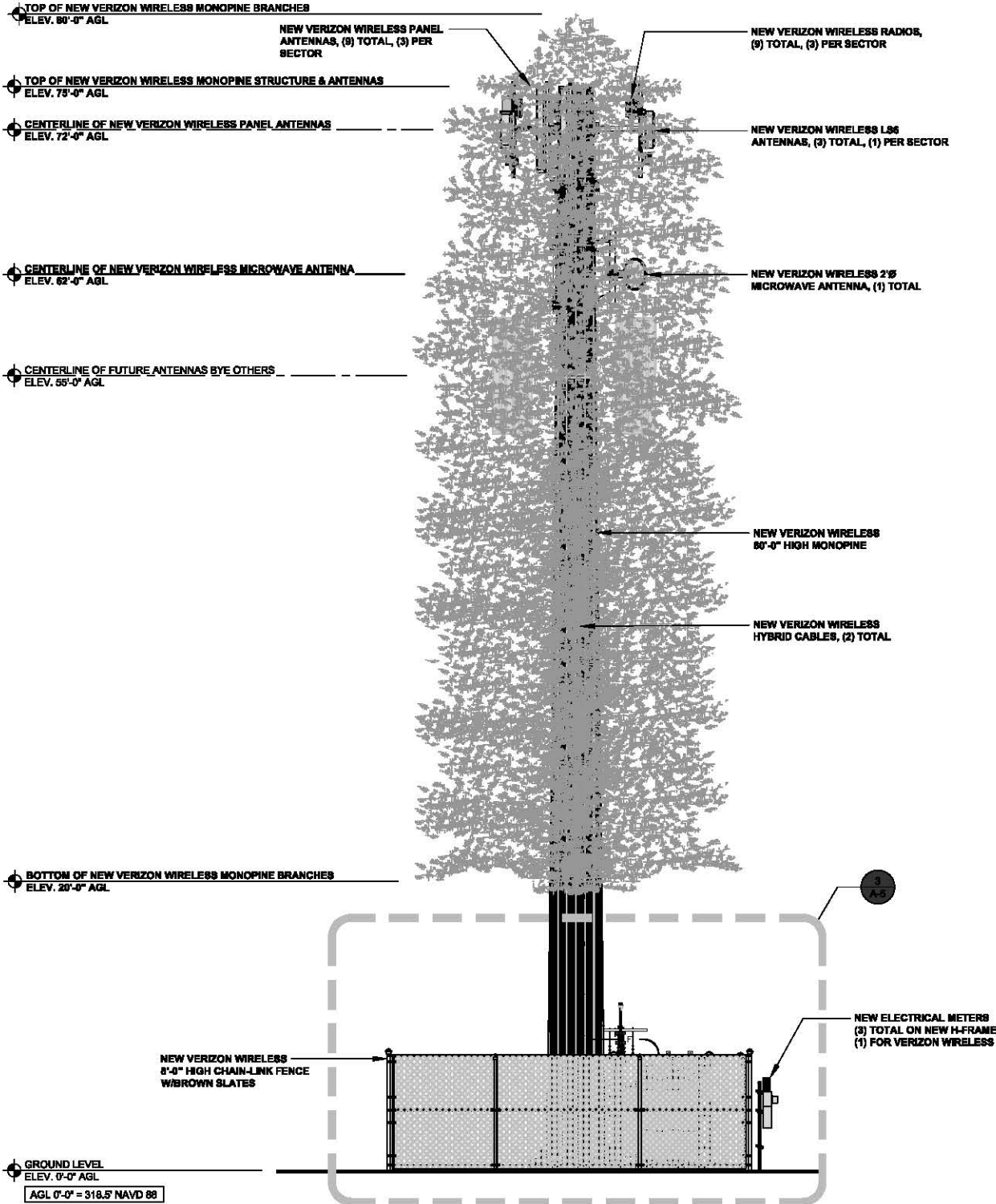
ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH LINE

EXHIBIT 5 Page 7



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

**2**



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

**1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOULD NOT BE EXCEEDED UNLESS OTHERWISE SPECIFIED.



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



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SAN DIEGO, CA 92126  
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**PROPRIETARY INFORMATION**

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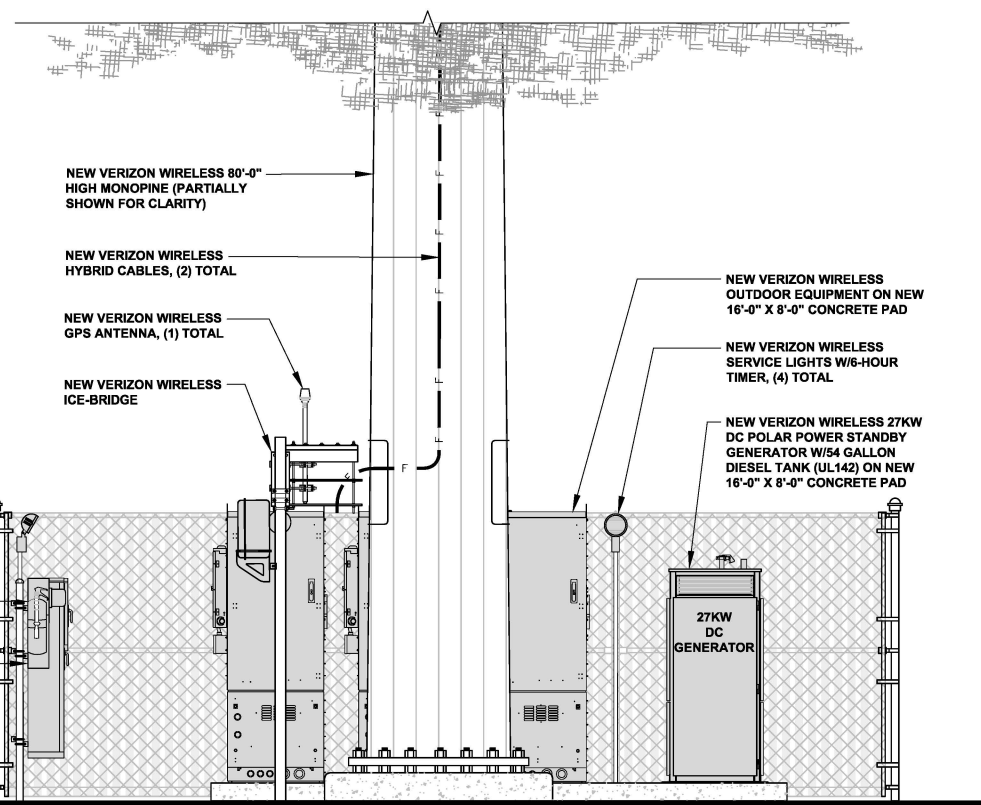


2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**SOUTH SUNNYSIDE PSL# 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

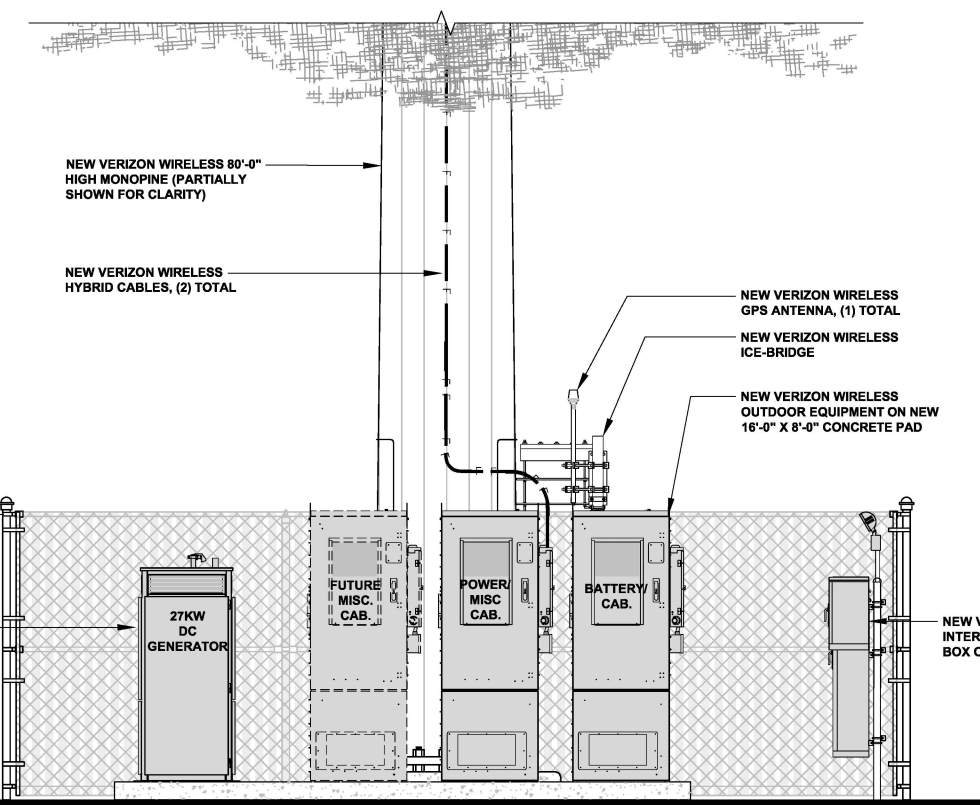
SHEET TITLE:  
**EQUIPMENT ELEVATIONS**

**A-5**



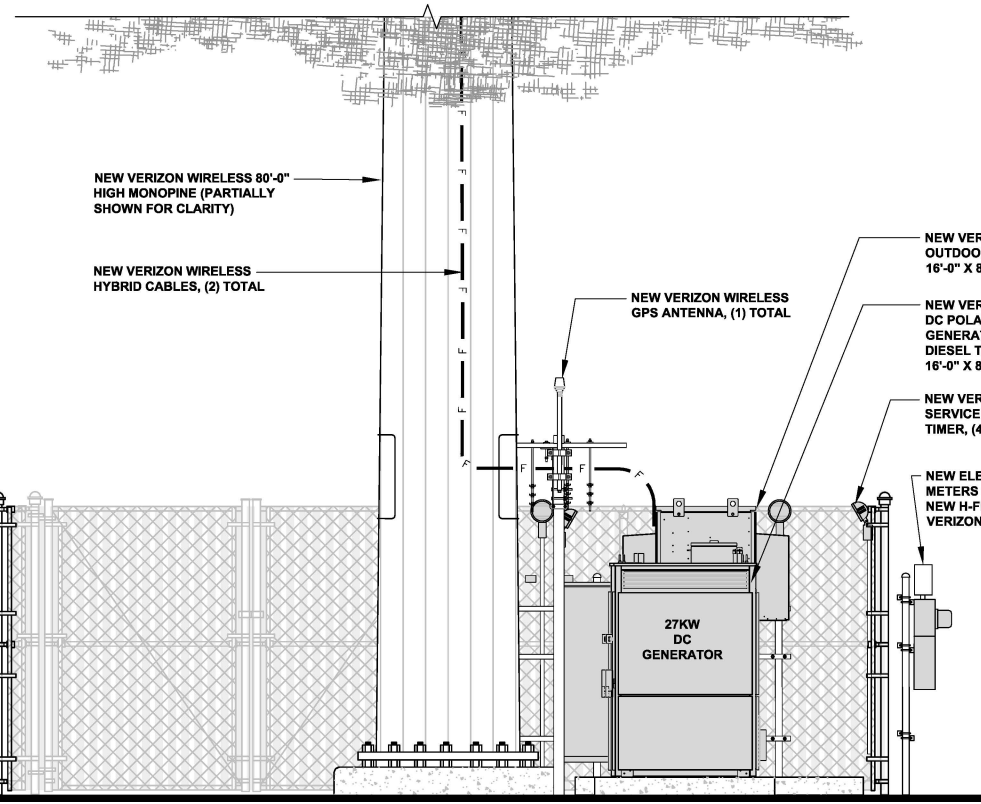
**WEST EQUIPMENT ELEVATION**

SCALE: 3/8" = 1'-0" (24x36)  
(OR) 3/16" = 1'-0" (11x17) **4**



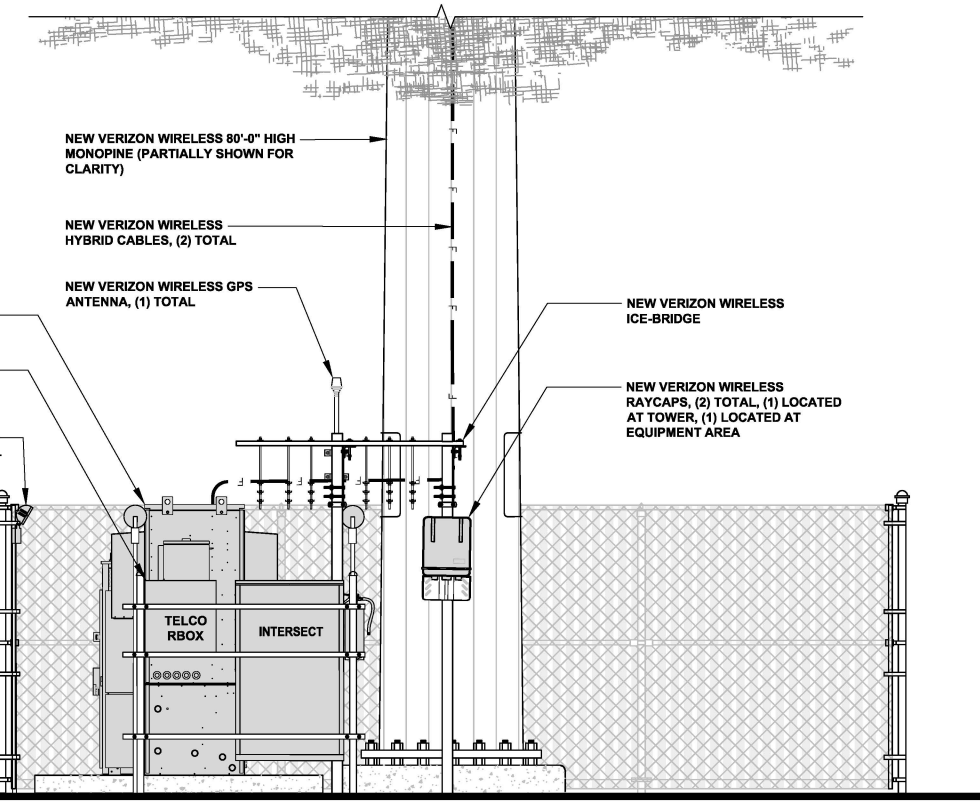
**EAST EQUIPMENT ELEVATION**

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



**SOUTH EQUIPMENT ELEVATION**

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



**NORTH EQUIPMENT ELEVATION**

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

EXHIBIT 5 Page 8

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



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 ENCASMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

KEY NOTES:

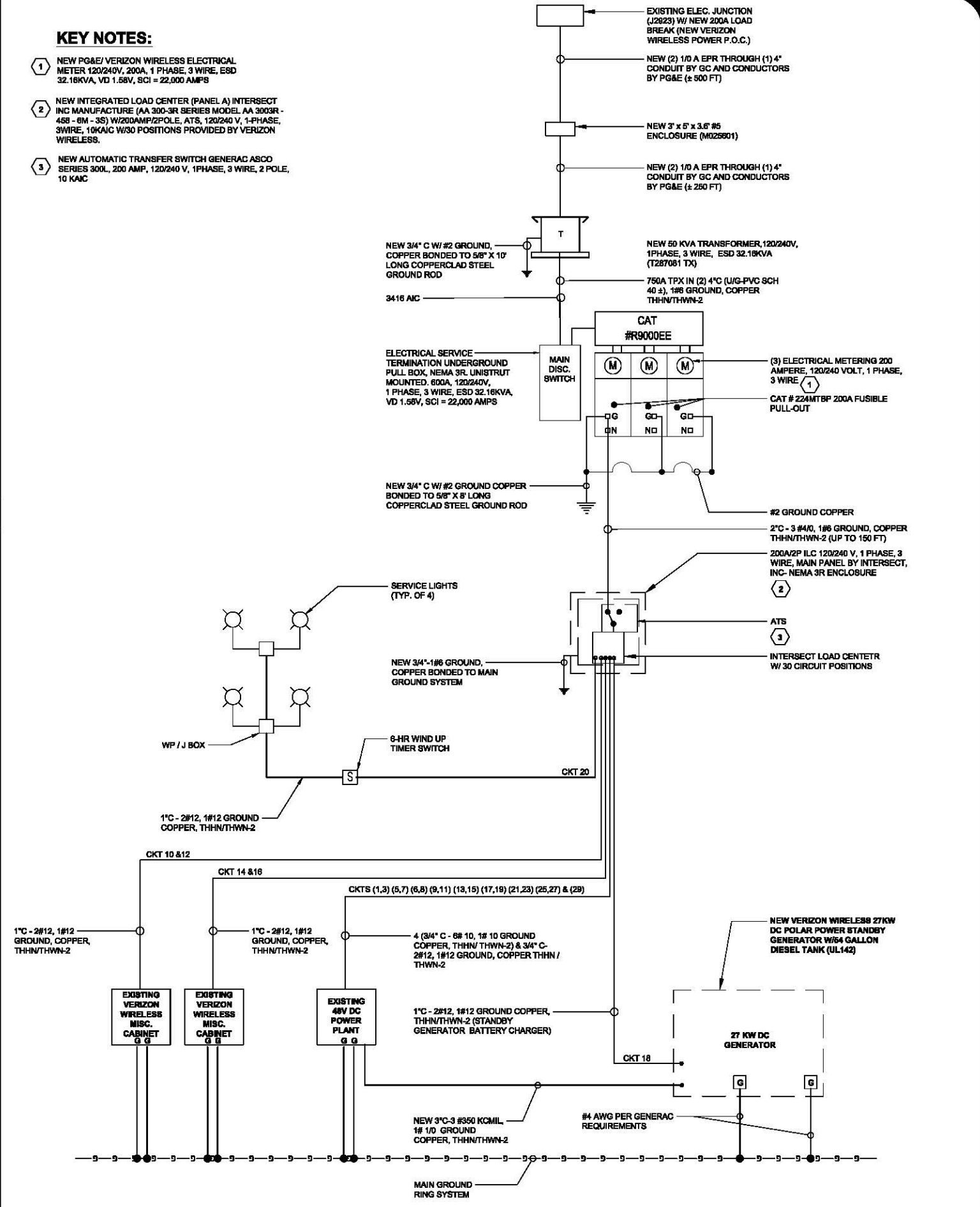
- NEW PG&E/ VERIZON WIRELESS ELECTRICAL METER 120/240V, 200A, 1 PHASE, 3 WIRE, ESD 32.16KVA, VD 1.58V, SCI = 22,000 AMPS
- NEW INTEGRATED LOAD CENTER (PANEL A) INTERSECT INC MANUFACTURE (AA 300-3R SERIES MODEL AA 3003R - 458 - 6M - 3S) W/20AMP/2POLE, ATS, 120/240 V, 1-PHASE, 3WIRE, 10KAIC W/30 POSITIONS PROVIDED BY VERIZON WIRELESS.
- NEW AUTOMATIC TRANSFER SWITCH GENERAC ASCO SERIES 300L, 200 AMP, 120/240 V, 1PHASE, 3 WIRE, 2 POLE, 10 KAIC

UTILITY NOTES

SCALE: NTS 3

EXHIBIT 5 Page 9

MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 200 AMP BUS 200 AMP/2P, ATS MAIN BREAKER					
DESCRIPTION	C/B	CKT NO.	PHASE 1	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	20A	1	1,200	-	SURGE SUPPRESSOR
48VDC POWER PLANT RECTIFIER #2	20A	5	2,400	-	48VDC POWER PLANT RECTIFIER #8
48VDC POWER PLANT RECTIFIER #3	20A	9	3,600	-	MISC. CABINET RECEPTACLE #1
48VDC POWER PLANT RECTIFIER #4	20A	13	2,600	-	MISC. CABINET RECEPTACLE #1
48VDC POWER PLANT RECTIFIER #5	20A	17	1,800	-	STDBY GENERATOR BLOCK HEATER
48VDC POWER PLANT RECTIFIER #6	20A	21	2,000	-	SERVICE/ TECH LIGHTS
48VDC POWER PLANT RECTIFIER #7	20A	25	1,200	-	SPACE
48VDC POWER PLANT INTERIOR OUTLET	15A	29	1,200	-	SPACE
LOAD PHASE 1			16,000	15,600	LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =			31,600		
ADDITIONAL 25% CONTINUOUS LOAD =			400		
TOTAL LOAD =			32,000		
TOTAL AMPS =			134 AMPS		



SCALE: NTS 2

1-LINE DIAGRAM

SCALE: N.T.S. 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/15/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA



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

SOUTH SUNNYSIDE  
PSL # 655509  
1038 S FOWLER AVE  
FRESNO, CA 93727

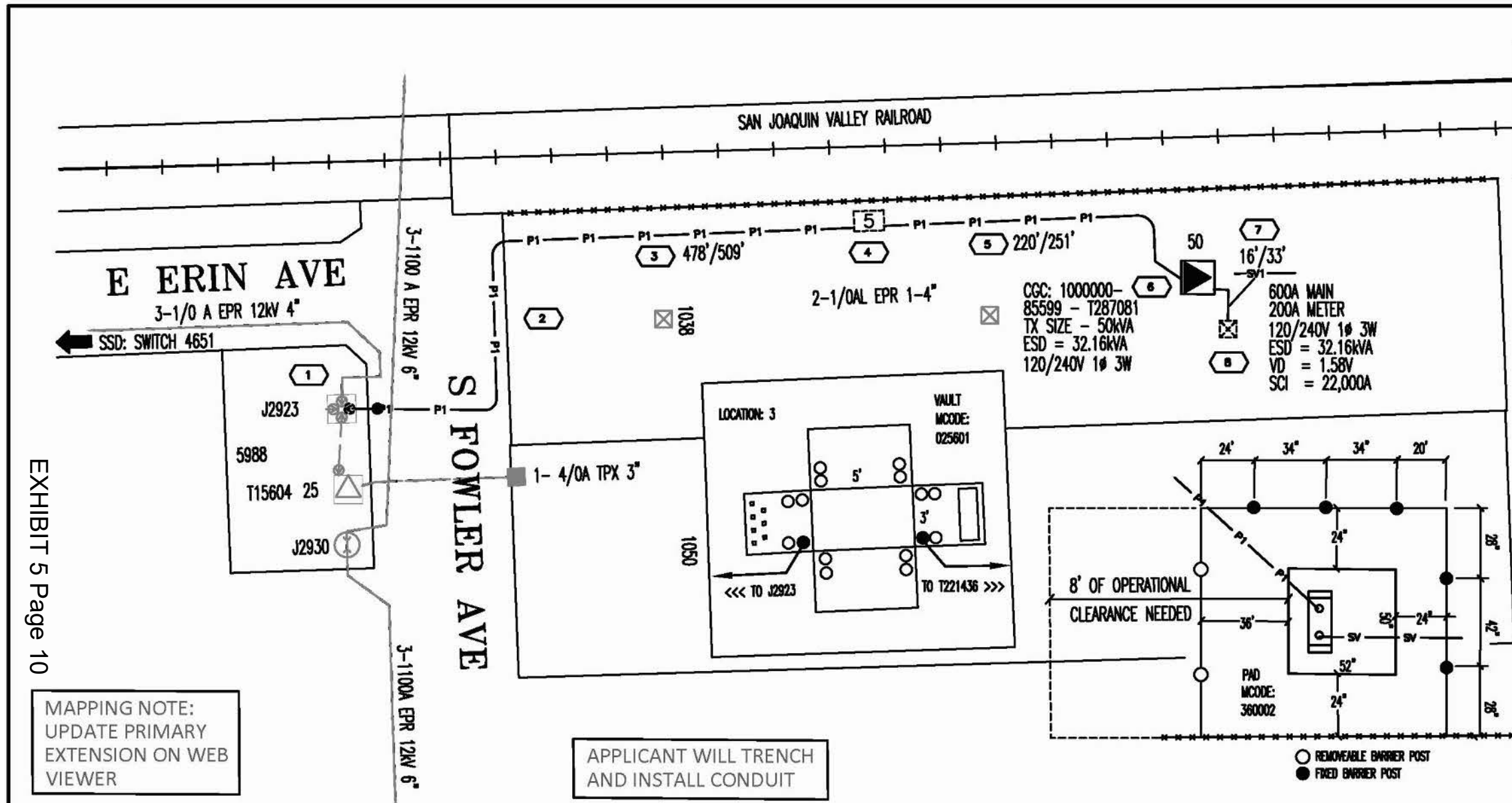
SHEET TITLE:  
1-LINE DIAGRAM,  
PANEL SCHEDULE  
& UTILITY NOTES

E-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 11" X 17". SCALE SHOULD NOT BE USED FOR DIMENSIONS UNLESS SPECIFIED OTHERWISE.



EXHIBIT 5 Page 10



MAPPING NOTE:  
UPDATE PRIMARY  
EXTENSION ON WEB  
VIEWER

APPLICANT WILL TRENCH  
AND INSTALL CONDUIT

INSTALL	LEGEND
●	200A LOAD BREAK
P1	2-1/0A EPR 1-4" IN CONDUIT INSTALLED BY APPLICANT
●	60A 2W FAULT INDICATOR (M010812)
5	3'X5'X3'6" #5 ENCLOSURE (M025601)
▲	50kVA TRANSFORMER
SV1	750A TPX IN 2-4" CONDUITS INSTALLED BY APPLICANT
⊠	NEW 120/240V 1Ø METER

**CONSTRUCTION NOTE**

INSTALL FAULT INDICATOR AND 200A  
LOAD BREAK AT J2923.

RUN 2-1/0A EPR THRU 1-4" CONDUIT  
FROM J2923 TO NEW #5 VAULT.

RUN 2-1/0A EPR THRU 1-4" CONDUIT  
FROM NEW #5 VAULT TO T287081 TX.

RUN 750A TPX THRU 2-4" CONDUIT  
FROM T287081 TX TO 600A MAIN SWITCH.

CONNECT METER TO NEW 200A METER  
HOUSING.

EST: CHRIS HOOVER	559-263-5734
ADE: MANNY LARANJO	559-347-5260
SUPV: JOAQUIN FLOREZ	559-347-5129
REP: ESTHER OCHOA HILTON	209-259-9019
PLNR: ABE ORTIZ	559-263-7353
NOTIF: 120532296	JPA#:
SCALE: NTS	DATE: 6/10/2021
PM: 35238672	SHEET: 1 OF 1 REV. 0
<b>CONSTRUCTION SKETCH</b>	
VERIZON PSL # 655509	
1038 S. FOWLER AVE, FRESNO	
811 Know what's below. Call before you dig.	NO ENVIRONMENTAL ISSUES
GAS CONFLICT: IN PROXIMITY	NEAR LOC:
PRIMARY VOLTAGE: 12 KV	VOLTAGE AREA: 2
LATITUDE: 36.721764	LONGITUDE: -119.68051
SOURCE SIDE DEVICE: OPEN POINT	5889193
SUB & CIRCUIT: MALAGA 1104	RAPTOR ZONE: YES
LOADING AREA: LIGHT	ARRESTER DIST: 2
CORROSION AREA: NON	INSULATION DIST: B
EXEMPT EQUIP. INST.: NO	FIRE AREA: LRA

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	12/16/2020	90% ZONING	FA
1	01/20/2021	90% ZONING	FA
2	02/10/2021	100% ZONING	FA
3	03/05/2021	REVISED 100% ZONING	FA
4	04/20/2021	REVISED 100% ZONING	FA
5	07/08/2021	REVISED 100% ZONING	FA

**SOC**  
A Nokia company  
9201 ACTIVITY RD.  
SAN DIEGO, CA 92128  
WWW.SOC.COM  
619.735.5788

**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

**verizon**  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**SOUTH SUNNYSIDE PSL # 655509**  
1038 S FOWLER AVE  
FRESNO, CA 93727

SHEET TITLE:  
**PG&E CONSTRUCTION SKETCH**

**E-2**



EXHIBIT 6

**Operational Statement for Verizon Wireless Facility located at 1038 S. Fowler  
(Verizon Site ID: S. Sunnyside)**

1. **Nature of the operation**—The proposal is an unmanned wireless telecommunications facility
2. **Operational time limits** 24/7
3. **Number of customers or visitors:** a maintenance technician (1) time every 90 days for 30 minutes
4. **Number of employees:** N/A the facility is unmanned
5. **Service and delivery vehicles:** a maintenance technician (1) time every 90 days for 30 minutes
6. **Access to the site:** Existing paved public Road
7. **Number of parking spaces for employees, customers, and service/delivery vehicles.** No parking is proposed. The maintenance vehicles will pull up adjacent to the facility as needed
8. **Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?** N/A
9. **What equipment is used?** Supporting equipment will be located at the base of the tower
10. **What supplies or materials are used and how are they stored?** Batteries used as back up power are stored inside the proposed equipment cabinets
11. **Does the use cause an unsightly appearance?** No, the facility is proposed as a stealth tree pole. No noise, glare, dust or odor will result.
12. **List any solid or liquid wastes to be produced.** None
13. **Estimated volume of water to be used (gallons per day).**None
14. **Describe any proposed advertising including size, appearance, and placement.** None
15. **Will existing buildings be used or will new buildings be constructed?** None, the equipment will be located at the base of the tower behind a chain link fence
16. **Describe type of construction materials, height, color, etc. appropriate.**
17. **Will any outdoor lighting or an outdoor sound amplification system be used?** A service light on a 3 hour timer is proposed in the event night time maintenance is required.
18. **Landscaping or fencing proposed?** Proposed equipment will be surrounded by a chain link fence



EXHIBIT 7

Site Photos for proposed Verizon Wireless Facility located 1038 S. Fowler

Looking North



Looking East



Looking South



Looking  
West



Looking  
East





# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: SAC Wireless

APPLICATION NOS.: Initial Study No. 8198 and Unclassified Conditional Use Permit Application No. 3736

DESCRIPTION: Allow a wireless telecommunications facility on a 1.91-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located directly east of the intersection of S. Fowler Avenue and E. Erin Avenue and is adjacent to the City of Fresno (APN: 316-160-41S) (1038 S. Fowler Avenue) (Sup Dist. 4).

### I. 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 proposes to construct an 80-foot telecommunications tower and associated equipment on a residential parcel located on the urban boundaries of the City of Fresno. There were no identified scenic resources or scenic vistas observed on or from the project site. Figure OS-2 of the Fresno County General Plan indicates that there are no scenic roadways fronting the project site. The telecommunications tower is proposed to be constructed in a monopine style tower that would be more aesthetically appealing.

- 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 is allowed under the Fresno County Zoning Ordinance, subject to an Unclassified Conditional Use Permit and subject to the Fresno County Wireless Communication Guidelines.

- 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:

The only lighting for the project is a service light on a three-hour timer. This light is intended to provide light to technicians should a night visit for repair be required.

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

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmlands Map, the project site is located on land designated for Rural Residential. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed wireless telecommunications facility is an allowed use in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District subject to an Unclassified Conditional Use Permit. The subject parcel is not under 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 subject parcel is not zoned for forest land, timberland or timberland zoned Timberland Production and would not result in the loss of forest land or conversion of forest land to non-forest use.

- 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 site intends to further develop a site utilized for residential purposes with a wireless telecommunications facility. The project is not expected to result in the 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; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Expose sensitive receptors to substantial pollutant concentrations; or
- E. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard. The proposal will be subject to General Plan Policy OS-G.14, which requires that all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of the use.

### 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, the project site is not located within a reported occurrence area of a listed special-status species. The subject parcel is currently developed with a residence and is located in a growing residential area along the urban boundaries of the City of Fresno. With the project sites proximity to the urban boundaries of the City of Fresno and its current built state, that project is not expected to be occupied by a special-status species and would not have an adverse impact on 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, the project site does not contain a wetland. There were no riparian habitats or other sensitive natural community 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 proposes to further development a residential parcel with a wireless telecommunications facility. The project is not expected to interfere substantially with the movement of any native resident or wildlife species. There were no wildlife corridors of nursery sites 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 any local policies or ordinances for the protection of biological resources, and no adopted Habitat Conservation Plan, Natural Community Conservation Plan was identified as being in conflict with the project.

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 will result in further development of a residentially developed parcel. Cultural resources are not expected to be impacted by the project. Agency and department review and past development of the site did not identify cultural resources on the subject parcel. However, to ensure that cultural resources are not impacted, a mitigation measure shall be implemented to establish proper procedure should a cultural resource be found during ground-disturbing activities related to the project.

\* **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:

Reviewing agencies and departments did not express concern to indicate that the project would result in wasteful, inefficient, or unnecessary consumption of energy resources. No state or local plan for renewable energy or energy efficiency was identified as being in conflict with the project.

## 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:

Per Figure 9-2 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on any known 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 is located in an area identified as having a 0-20% peak horizontal ground acceleration assuming a 10% probability of a seismic hazard in 50 years. The project will comply with all applicable building code standards and regulation. In considering the low probability of the subject site being susceptible to a seismic hazard and compliance with building standards, the project would not result in substantial adverse effects due to strong seismic ground shaking. As the subject site is not likely to be subject to strong seismic ground-shaking, seismic-related ground failure is also not likely to occur and adversely affect the project.

- 4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located in an area identified as being susceptible to moderate or high landslide hazard.

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

The project will result in the development of the site where impervious surfaces would be added. The subject site is located in an area which is predominantly flat with no changes in elevation where soil erosion hazards would be prevalent.

There were no geologic unit or unstable soil identified on the project site.

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

FINDING: NO IMPACT:

Per Figure 7-1 of the FCGPBR, the project site is not located on land identified with having soils exhibiting moderately high to high expansion potential.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The project proposes to develop an unmanned wireless telecommunications facility. The project would not result in or require the development of a septic system or connection to a sewer 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:

The project is expected to result in minor increases to greenhouse gas emissions during the construction of the project, however once construction is complete, pre-project conditions would return. Reviewing Agencies and Departments did not identify any conflicts with the project and an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases. Operation of the facility is not anticipated to result in continuous greenhouse gas emissions where an impact could occur.

### VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has reviewed and provided comments regarding regulatory requirements the project will need to meet should they utilize hazardous materials or waste. Regulatory requirements would include the submittal of a Hazardous Materials Business Plan and compliance with State and Local reporting and handling practices. As these are mandatory regulatory requirements, these are not included as mitigation or a condition of approval. With the projects compliance with State and Local regulatory requirements, the project would not result in a significant hazard to the public or the environment.

- 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:

Review of available records indicate that the project site would be located approximately .75 miles (3/4 of a mile) north of the Sanger High School – West Campus and Sequoia Elementary School. The proposed wireless telecommunications facility anticipates use of a backup generator in the event that its main source of power is interrupted however, this type of event is not likely to occur. The backup generator would not result in a substantial amount of hazardous emissions and would not negatively impact the identified school sites.

- 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:

Per the NEPAassist database, there are no listed hazardous material/waste sites located on the project site or in vicinity of the project site.

- 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 an airport land use plan, nor is it located within two miles of a public airport or public use airport.

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

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not express concern with the project site to indicate an impairment of an adopted emergency response plan or emergency evacuation plan exists as a result of the project and did not comment that the project would expose people or structures to 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 intends to construct an unmanned wireless telecommunications facility. The operation of the facility will not result in the use of water resources or the discharge of

wastewater. Therefore, the project is not expected to violate water quality or waste discharge requirements, or substantially decrease groundwater supplies.

- 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; or
  4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project is not located near a stream or river where an alteration of their drainage pattern or water course would be impacted. Project development is not expected to result in substantial erosion or siltation on- or off-site. The project does not increase the rate or amount of surface runoff in a matter where flooding on- or offsite would occur or exceed stormwater drainage systems. Per FEMA FIRM Panel C2135H, the project site is located on Zone X, Area of Minimal Flood Hazard and therefore would not be affect existing flood flows. Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in any significant impact on drainage patterns or water courses.

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

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2135H, the project site is not located in a flood hazard zone. Per Figure 9-8 of the Fresno County General Plan Background Report (FCGPBR), the project site is located in a flood inundation zone due to a dam failure. However, the project is not expected to utilize hazardous materials where a substantial risk of pollutants due to project inundation would result in a significant impact. The project site is not located near a body of water where a tsunami or seiche risk would be prevalent.

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

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not express concern with the project proposal to indicate that a conflict with or obstruction of a water quality control plan or sustainable groundwater management plan would occur as a result of the project.

## XI. LAND USE AND PLANNING

Would the project:

### A. Physically divide an established community?

FINDING: NO IMPACT:

The project proposes to construct a wireless telecommunications facility on a residentially developed parcel. The proposed facility will be located towards the rear of the property and would 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 plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect identified 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:

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

## 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:

Review of the project by the Department of Public Health, Environmental Health Division determined that construction and use/maintenance of the proposed generation could result in short-term localized noise impacts. The project will be subject to the Fresno County Noise Ordinance and consideration should be given to the City of Fresno municipal code. Project construction is expected to increase noise levels for the surrounding area but would return to pre-project conditions once construction activities are complete. The backup generator is anticipated to only be used in the event that the main power supply is interrupted. In considering the minimal anticipated use of the backup generator, the project is expected to result in less than significant levels of noise generation.

- 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 and would not expose people residing or working in the project area to excessive noise levels.

#### 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 intends to further develop a residential parcel with a wireless telecommunications facility. The project would not induce unplanned population growth in the area and would not displace substantial numbers 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?

FINDING: NO IMPACT:

The project will not result in the need for additional public services. The site will not be occupied excepting a few times each month for maintenance. Further, with the addition of broadband and high-speed internet, residents will have better internet access at home and this project may reduce use of internet-capable computers at local libraries. There are no schools or parks in the vicinity of the project site.

## 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:

No impacts on the use of existing parks or recreational resources were identified in the project analysis. This project proposes an unmanned telecommunications facility.

## 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

FINDING: NO IMPACT:

The project will not conflict with programs or plans addressing transit facilities.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Once constructed, the operation of the project will require approximately one service trip every 90 days, which will not result in a significant impact to vehicle miles traveled.

- 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

FINDING: NO IMPACT:

The project will not change the existing road geometry.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not affect existing roadways, therefore emergency access will not be affected.

## 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:

In the occurrence that cultural or tribal resources are found during the construction phase of the project the follow mitigation measures will be implemented.

\* **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 shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

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

The project will not require wastewater treatment, utilize any local water source, generate any solid waste, except that which would be incidental to construction, and would be required to be removed and disposed of at any appropriate landfill, or other

facility authorized to handle such construction waste. Additionally, the project will be required to comply with all applicable regulations pertaining to the reduction of 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: LESS THAN SIGNIFICANT IMPACT:

Project Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Cumulative impacts identified in the analysis were related to Cultural Resources and Tribal Cultural Resources. These impacts are seen as being reduced to less than significant impact with incorporated Mitigation Measures discussed in sections V.V and XXI. B and C.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the project analysis.

### **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3736, 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 Biological Resources, Energy, Geology and Soils, Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

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

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

MP

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# Alternative Candidate

## Analysis verizon<sup>✓</sup>

South Sunnyside  
1038 S Fowler Ave  
Fresno, CA 93727  
APN 316-160-41S



July 23, 2021

### Summary of Site Evaluations

Conducted by: SAC Wireless

#### Introduction:

In early 2020, it became necessary for Verizon Wireless to pursue a new wireless facility in the far Southeast Fresno area. Due to increased usage of wireless devices requiring cellular data, Verizon's existing site in the area is approaching overload, which will create disruptions to Verizon users, including personal, commercial, and emergency users. Therefore, Verizon Wireless is proposing a new wireless facility, which is described below, to provide offload capacity relief and improved coverage to the far Southeast Fresno area with an objective to offload existing E. Butler site and provide improved coverage and capacity for 4G & 5G to the Sunnyside area in Fresno County. Through multiple conversations with the City of Fresno as

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

Based on a comprehensive search of available sites over the last couple of years and after careful location analysis, Verizon Wireless has concluded that the site 1038 S. Fowler Ave. Fresno, at APN 316-160-41S constitutes the least intrusive alternative to help fill the identified significant gap in coverage/capacity based on the guidelines set forth by the County of Fresno. Through this process, ten (10) site alternatives were reviewed and eliminated based upon engineering analysis, lack of cooperation by potential landlords, or unresponsiveness by potential landlords. With these sites exhausted, Verizon Wireless proposes the use a camouflaged “monopine” installation on the address described above, which is located in an agricultural area; this property will be described further in this Alternatives Analysis. While it is not the only feasible site which meets the City of Fresno and County of Fresno requirements, as well as the coverage and capacity needs of the community as well as emergency service providers, it is the only site candidate which reaches both the Radio Frequency Engineer (RF) coverage requirements while having Landlord interest.

## **I. Coverage/Capacity Gap**

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

This also results in a disruption to access to emergency services; since many police, fire, and ambulance services use the Verizon 4G network to track their resources, dispatch assets, and relay data, should an emergency occur during a sector overload, the systems they rely on could be unusable. The site of South Sunnyside at 1038 S. Fowler Ave. Fresno, at APN 316-160-41S meets the required objectives as well as provides adequate coverage for emergency services.

## **II. Methodology**

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations. In addition to seeking the “least intrusive” alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts. 2 Crown Castle towers were just outside of the Search Ring and 3 ATC towers were right outside the Radio frequency engineer’s coverage objective area. The other private parcels as you will see listed below had some landlords that no interest or limited interest should all other parcels reject. The other few private parcels had interested landlords, however, did not meet the radio frequency



engineer’s objective as much as the Lopez candidate, as they was further away from the center of the proposed Search Ring and therefore weren’t the primary candidates proposed.

The next best option was to find a suitable site where Verizon's location could be stealthed against the surrounding areas. Verizon was able to locate land on a county parcel zoned as AL20 – Limited Agricultural property to build a site with sufficient height needed to meet the coverage need while simultaneously fitting with the character and surroundings of the area.

### III. Analysis

Verizon Wireless has sought a suitable location for a wireless facility to serve the agricultural, residential and commercial areas of the greater far Southeast area. As collocation of facilities is generally preferred, Verizon Wireless first searched for collocation sites which could meet the needs of the coverage and capacity gap. With no feasible existing wireless towers available to co-locate, Verizon surveyed the coverage/capacity gap area for available building and ground sites for a new wireless facility. Verizon pursued 11 potentially viable candidates, including the Lopez property site at 1038 S. Fowler Ave. Fresno, at APN 316-160-41S. The Lopez site was chosen as the preferred location because it had the best location for wireless reach, appropriate height for coverage, and the least construction concerns. Verizon has a lease in place with the Lopez family and will move directly to construction once zoning is approved.

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

Site/Owner Name	Property Address	Landlord Interest?	RF Acceptance?	Reason for Elimination
Burden	5666 E Kings Canyon Rd Fresno, CA 93727  APN: 474-030-39	Yes	Yes	LL was interested in the project and there was a successful site walk, however this was not as close to the search ring objective as the main candidate being proposed, therefore was not pursued.
Sivas	5781 E Kings Canyon Rd Fresno, CA 93727  APN: 313-240-72	No	Yes	LL has partial interest in the project however this was not as close to the search ring objective as the main candidate being proposed, along with no additional site walks that took place secondary to only partial interest, therefore was not pursued
ATC #300971	407 S. Clovis Ave Fresno, CA93727  APN: 470-061-16	No	No	Was not able to meet the RF objective secondary to being +/-1700’ away from border of desired objective area.

Crown Castle #823566	5686 E Kings Canyon Rd Fresno, CA 93727  APN: 474-030-74	N/A	No	Was not able to meet the RF objective at proposed RAD height of the colocation along with needing to be a drop and swap with the existing slimline pole.
Hale	1218 S Fowler Ave Fresno, CA 93727  APN: 316-160-36S	No	Yes	Ultimately the LL was not interested in the project on the parcel after conversations with him.
ATC #370370	5707 E Balch Ave Fresno, CA 93727  APN: 313-240-21	N/A	No	Was not able to meet the RF objective secondary to being +/-1000' away from desired objective area.
Crown #873499	539 S. Phillip Fresno , CA 93727  APN 313-240-82	N/A	No	Was not able to meet the RF objective secondary to being +/-600' away from desired objective area.
Island Cattle	6061 E Kings Canyon Rd Fresno, CA 93727  313-210-23	Yes	Yes	LL was interested in the project and there was a successful site walk, however this was not as close to the search ring objective as the main candidate being proposed, therefore was not pursued.
Mosesian	APN 474-030-72	Yes	Yes	LL was interested in the project and there was a successful site walk, however this was not as close to the search ring objective as the main candidate being proposed, therefore was not pursued.
ATC # 370372	5537 E Jensen Ave, Fresno CA  APN: 481-130-23S	N/A	No	Site is +/-4,000 feet away from search ring and radio frequency objective therefore was not able to be pursued.

A more detailed analysis of each of the candidates is below.

## Summary of Candidates Reviewed

### **Proposed Candidate**

South Sunnyside - Myron

1389 S. Maple Ave. Fresno, at APN 470-300-08

APN: 468-114-17

JRX:City of Fresno

Height: 80'

Zoning: CC- Commercial Community

Site Type: Camouflaged Monopine

Overhead View



Equipment Area



## **Disqualified Candidates:**

- 1. South Sunnyside - Burden**  
5666 E Kings Canyon Rd  
Fresno, CA 93727  
APN: 474-030-39  
JRX: City of Fresno  
Height: 80'  
Zoning: CMX - Corridor/Center Mixed Use  
Site Type: Camouflaged Monopine



### **Reason for Elimination:**

LL was interested in the project and there was a successful site walk, however this was not as close to the search ring objective as the main candidate being proposed, therefore was not pursued.

**2. South Sunnyside – Sivas**  
5781 E Kings Canyon Rd  
Fresno, CA 93727  
APN: 313-240-72  
Zoning: CMX - Corridor/Center Mixed Use  
JRX: City of Fresno  
Site Type: Camouflaged Monopine



**Reason for Elimination:**

LL has partial interest in the project however this was not as close to the search ring objective as the main candidate being proposed, along with no additional site walks that took place secondary to only partial interest, therefore was not pursued.

**3. South Sunnyside – ATC #300971**

407 S. Clovis Ave Fresno, CA93727  
APN: 470-061-16  
JRX: City of Fresno  
Zoning: CMX-Commercial Mixed Use  
Site Type: Collocation



**Reason for Elimination:**

Was not able to meet the RF objective secondary to being +/-1700' away from border of desired objective area.



4. **South Sunnyside – Crown Castle #823566**  
5686 E Kings Canyon Rd  
Fresno, CA 93727  
APN: 474-030-74  
JRX: City of Fresno  
Zoning: CMX - Corridor/Center Mixed Use  
**Site Type: Colocation**



**Reason for Elimination:**

This site ultimately will not meet the objective of the RF department at Verizon. Was not able to meet the RF objective at proposed RAD height of the colocation along with needing to be a drop and swap with the existing slimline pole.

- 5. South Sunnyside – Hale**  
1218 S Fowler Ave Fresno, CA 93727  
APN: 316-160-36S  
JRX: County of Fresno  
Zoning: Exclusive Agricultural  
**Site Type: Camouflaged Monopine**



**Reason for Elimination:**

Ultimately the LL was not interested in the project on the parcel after conversations with him therefore ruling it out as a potential candidate.



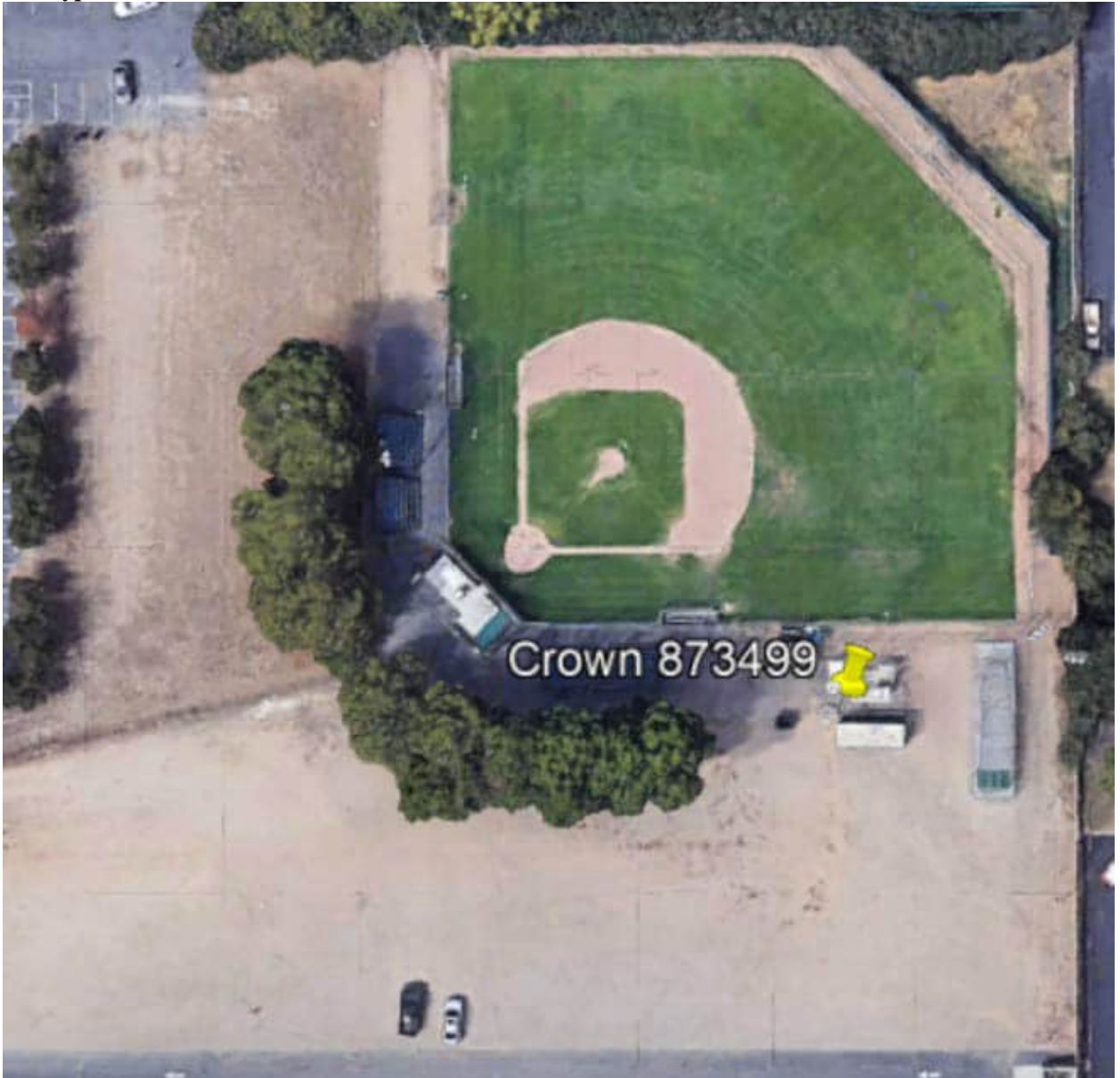
6. **South Sunnyside - ATC #370370**  
5707 E Balch Ave Fresno, CA 93727  
APN: 316-160-36S  
JRX: City of Fresno  
Zoning: CMX - Corridor/Center Mixed Use  
**Site Type: Colocation**



**Reason for Elimination:**

This site ultimately will not meet the objective of the RF department at Verizon. Was not able to meet the RF objective secondary to being +/-1000' away from desired objective area.

7. **South Sunnyside - Crown Castle # 873499**  
539 S. Phillip Fresno, CA 93727  
JRX: City of Fresno  
APN 313-240-82  
Zoning: CMX - Corridor/Center Mixed Use  
**Site Type: Colocation**



**Reason for Elimination:**

This site ultimately will not meet the objective of the RF department at Verizon. Was not able to meet the RF objective secondary to being +/-600' away from desired objective area.

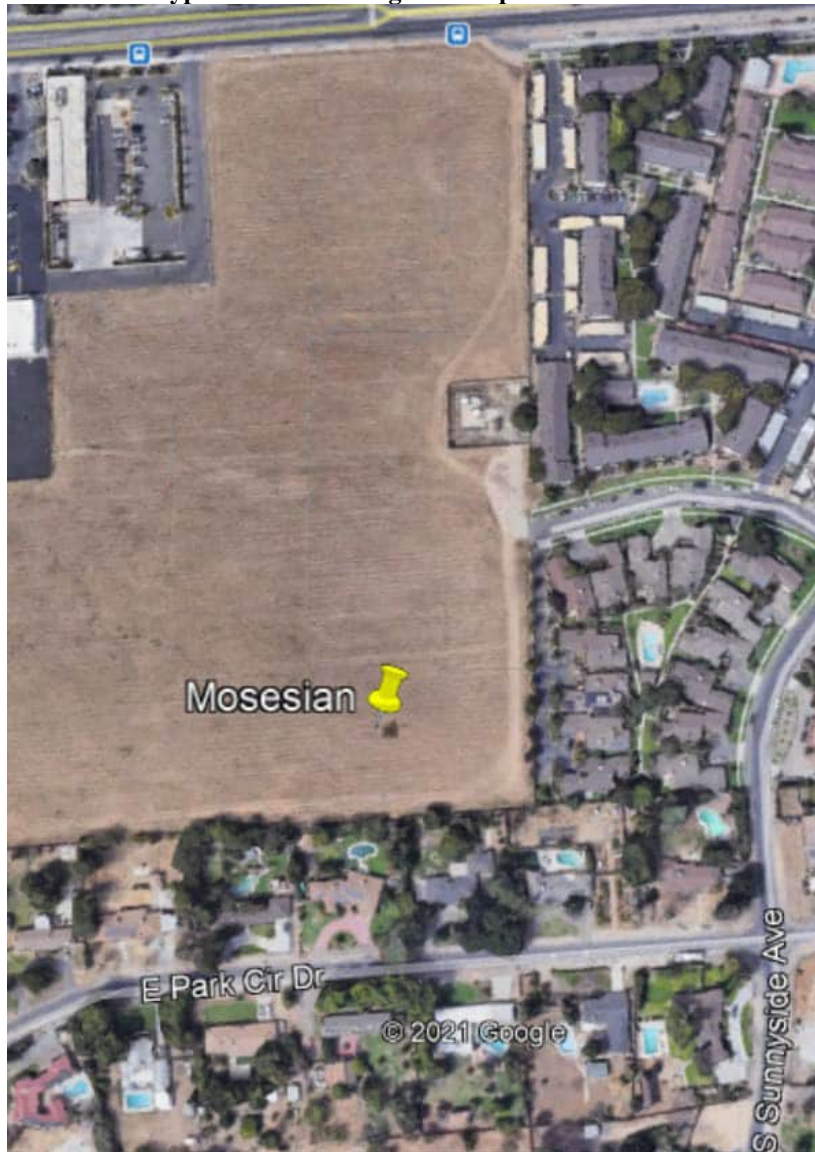
8. **South Sunnyside - Island Cattle**  
6061 East Kings Canyon Road, Fresno, CA 93727  
APN 13-210-23  
JRX: City of Fresno  
Zoning: CC - Commercial Community  
**Site Type: New camouflaged monopine**



**Reason for Elimination:** LL was interested in the project and there was a successful site walk, however this was not as close to the search ring objective as the main candidate being proposed, therefore was not pursued.



- 9. South Sunnyside – Mosesian**  
APN 474-030-72  
JRX: City of Fresno  
Zoning: CMX - Corridor/Center Mixed Use  
**Site Type: New camouflaged monopine**



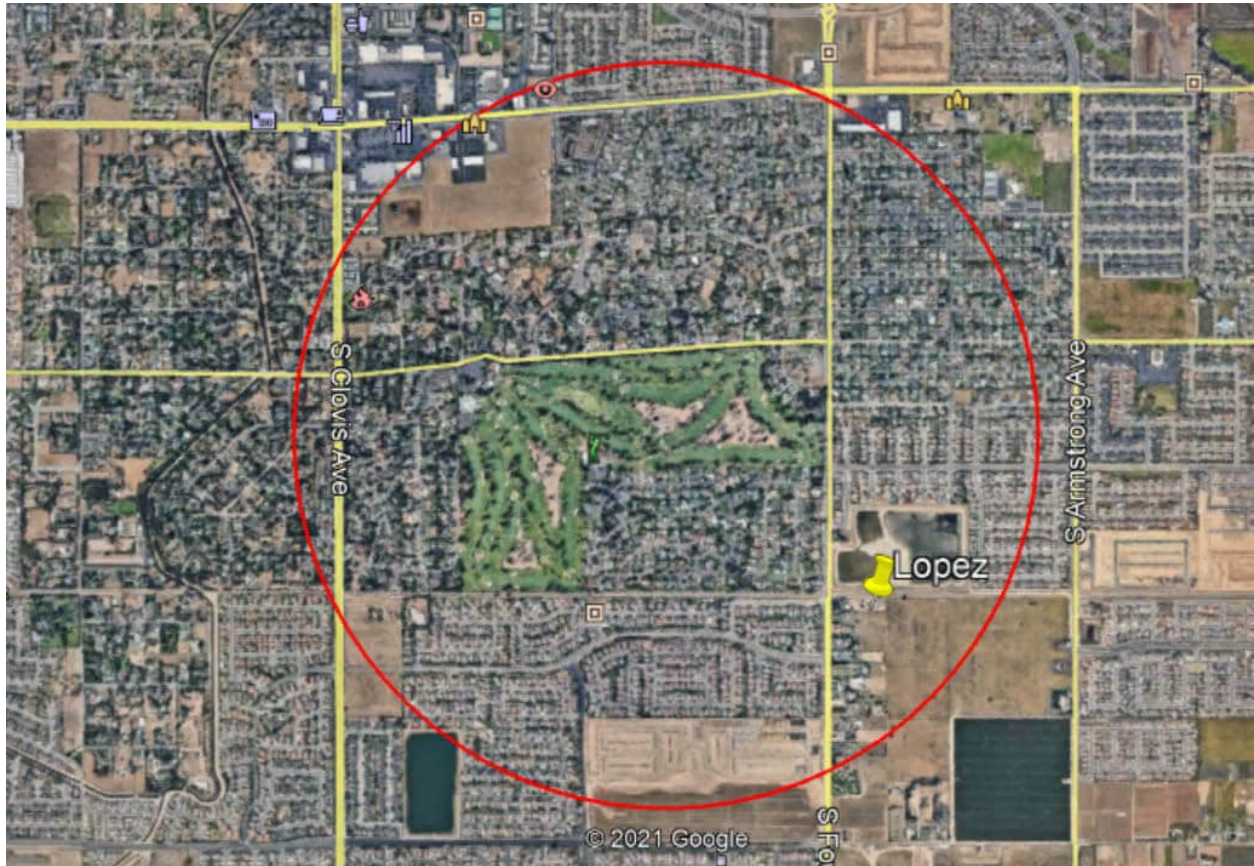
**Reason for Elimination:** LL was interested in the project and there was a successful site walk, however this was not as close to the search ring objective as the main candidate being proposed, therefore was not pursued.

10. **South Sunnyside – ATC #370372**  
4066 E Ventura St., Fresno, California, 93702-3502  
APN: 470-061-16  
Zoning: N/A  
**Site Type: Drop and Swap/New Monopine**



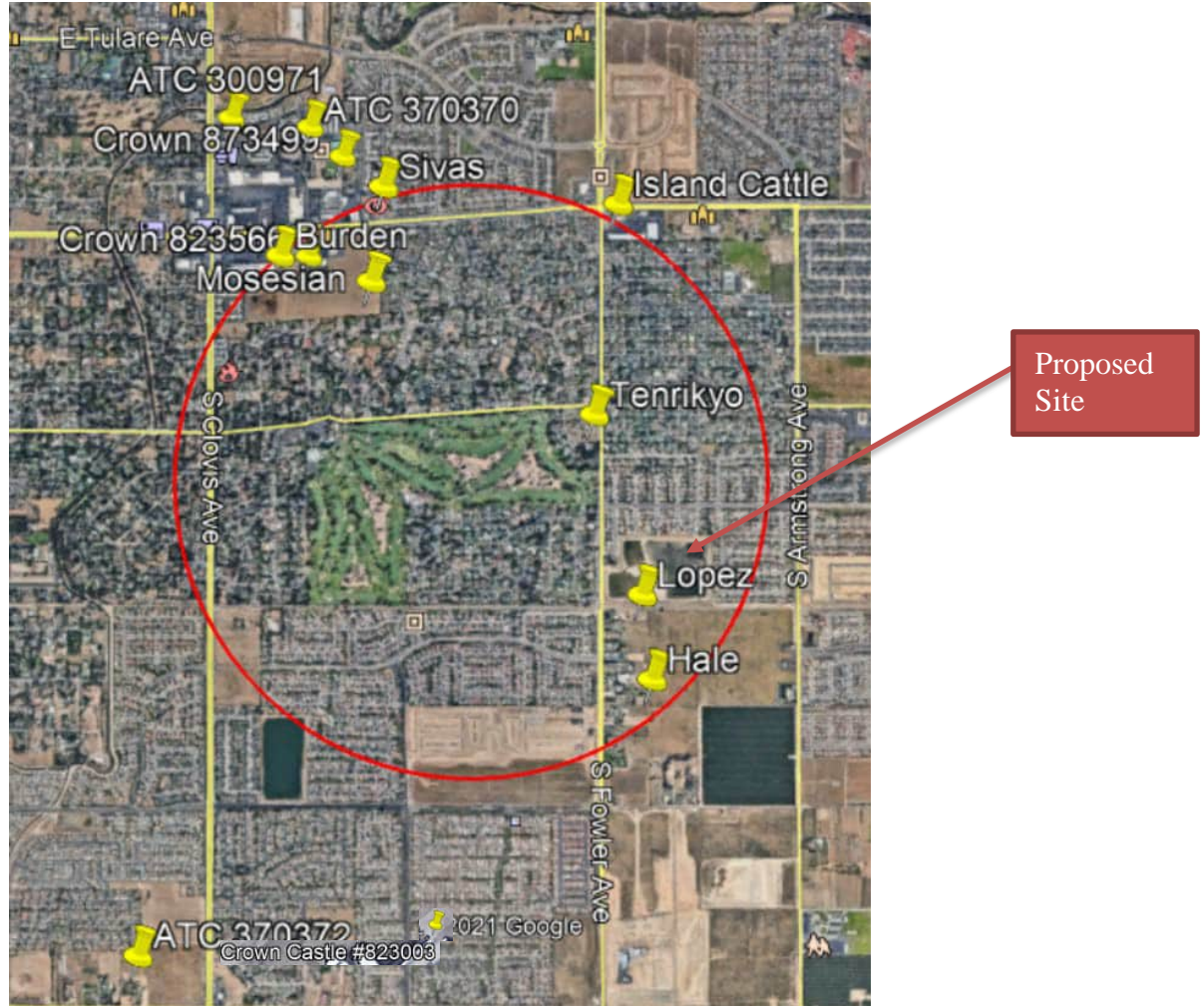
**Reason for Elimination:** Site is +/-4,000 feet away from search ring and radio frequency objective therefore was not able to be pursued.

**South Sunnyside RF Search Ring Map**





**LOCATION MAP OF PROPOSED SITE AND ALTERNATIVES**



**Conclusion-**

Verizon Wireless has pursued these 10 potential site alternatives within the identified significant coverage/capacity gap over the last couple of years, with each being subsequently eliminated due to issues such as poor radio frequency coverage such as the Crown Castle Sites, and the ATC sites, and certain landlords not having full interest in the project. Based on this thorough analysis and evaluation, Verizon Wireless concludes that the proposed installation at 1038 S. Fowler Ave. Fresno, at APN 316-160-41S is the most effective, least intrusive and most easily constructible site available to address the significant gap in coverage/capacity and the community’s wireless needs. This site also represents the best possible candidate based on its limited visual impact, ease of access, and proximity to an existing public utility station.