



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 7 October 12, 2023

SUBJECT: Unclassified Conditional Use Permit No. 3770 and Initial Study No. 8431

Allow an unmanned freestanding 100-foot tall monopine style co-locatable wireless telecommunications facility on a 3.8-acre parcel within the AE-5 (Exclusive Agricultural, 5-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northwest corner of Boren Lane and Elwood Rd., approximately 9.50-miles northeast from the Unincorporated Community of Orange Cove (APN: 160-420-08s) (1830 Elwood Rd.) (Sup. Dist. 5).

OWNERS: James and Kathleen Ramirez

APPLICANT: Leesa Gendel, SAC Wireless

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

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for the project based on Initial Study (IS) No. 8431; and
- Approve Unclassified Conditional Use Permit (UCUP) No. 3770 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Floor Plans/Elevations
6. Applicant’s Submitted Operational Statement and Response to Fresno County Wireless Communication Guidelines/Supplemental Information
7. Coverage Maps (current and proposed)
8. Summary of Initial Study No. 8431
9. Draft Mitigated Negative Declaration
10. Site Photos and Photo Simulation

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agricultural	No change
Zoning	AE-5 (Exclusive Agricultural, 5-acre minimum parcel size) Zone District.	No change
Parcel Size	3.80-acres	No change
Project Site		No change
Structural Improvements		This proposal entails the establishment of a new wireless communications facility consisting of a 100-foot-tall wireless communication tower (monopine design), and an equipment cabinet within a 2,500 square-foot lease area to be enclosed by a six-foot-tall chain-link fence.
Nearest Residence	100 feet north of the parcel	No Change
Surrounding Development	The project site is surrounded by single-family residences, light manufacturing facilities, and grazing land.	No Change
Operational Features	N/A	Operation of the project

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

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

ENVIRONMENTAL ANALYSIS:

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

PUBLIC NOTICE:

Notices were sent to 45 property owners within 2640 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report.

PROCEDURAL CONSIDERATIONS:

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

BACKGROUND INFORMATION:

This proposal entails the establishment of a new wireless communications facility consisting of a 100-foot tall monopine wireless communication tower with related facilities on a 50 foot by 50 foot fenced site leased area of a 3.80-acre parcel. The project does not include an on-site emergency back-up generator and will utilize battery backup power in case of emergencies.

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

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

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front Yard: 35 Feet Side Yard: 20 Feet Rear Yard: 20 Feet	No Change	Y
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	6-feet	N/A	Y
Wall Requirements	6-feet maximum	Six-foot-tall chain-link fence surrounding the leased area.	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Public Works and Planning Department: The subject proposal satisfies the building setback requirements of the AE-5 Zone District. Height limits will be controlled by the height of the structure and are not impeded by Fresno County’s current zone standards.

Finding 1 Analysis:

The cell tower lies on the northern portion of the subject parcel, of which lies within satisfactory distance away from the front yard setback fronting northwest corner of Boren Lane and Elwood Rd. The shape of the parcel does not create any burden or concerns from Fresno Staff. All development standards are met.

Recommended Conditions of Approval:

None.

Finding 1 Conclusion:

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

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Boren Lane Elwood Road	N/A No change
Direct Access to Public Road	Yes	Boren Lane Elwood Road	No change No change
Road ADT (Average Daily Traffic)		Boren Lane- N/A Elwood Road- 300 VPD	One trip per month by maintenance crew.
Road Classification		Boren Lane- N/A Elwood Road- Collector	No change No change
Road Width		Boren Lane- N/A Elwood Road-21.9 feet with dirt shoulders	No change No change
Road Surface		Asphalt concrete paved	No change
Traffic Trips		N/A	One trip per month by maintenance crew
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning.

	Existing Conditions	Proposed Operation
Road Improvements Required	N/A	Not required

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

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

Finding 2 Analysis:

Elwood Road is a County maintained roads classified as a collector road with an existing 126 feet of road right-of-way and an ultimate right-of-way of 84 feet per the Fresno County General Plan. Total pavement width is 21.9 feet with dirt shoulders, ADT is 300 VPD, and PCI is 82.7. Roadway is in good condition. The project proposes no changes to the current site access.

Boren Lane is a not a County maintained road.

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

Recommended Conditions of Approval

None.

Finding 2 Conclusion:

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

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

Surrounding Parcels:

	Size (acres):	Use:	Zoning:	Nearest Residence (from nearest property line):
North	4.60	Single Family Residence	AE-5	150-feet
East	3.9	Single Family Residence	AE-5	550-feet
South	4.56 4.42	Single Family Residence Single Family Residence	AE-5 AE-5	450-feet 620-feet
West	115.60	Wooded land	AE-160	N/A

Reviewing Agency/Department Comments:

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

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

Finding 3 Analysis:

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

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

Recommended Conditions of Approval:

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

Finding 3 Conclusion:

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

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

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

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning stated: The Policy Planning Unit has reviewed the proposed project and determined that there are no Williamson Act Program or General Plan issues with Unclassified CUP Application No. 3770.

Finding 4 Analysis:

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

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

Recommended Conditions of Approval:

None.

Finding 4 Conclusion:

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

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

Finding 5 Analysis:

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

Finding 5 Conclusion:

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

SUMMARY CONCLUSION:

The Findings for granting the Application can be made based on the factors cited in the analysis, in conjunction with the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Unclassified Conditional Use Permit Application No. 3770, subject to the recommended Conditions of Approval.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8431 ; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3770, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3770; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

All documents presented and operation of the proposed cellular tower shall not cause a negative impact towards surrounding property owners. All ground equipment shall be screened from view.

ER:jp

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8431 and Unclassified Conditional Use Permit No. 3770
(Including Conditions of Approval and Project Notes)**

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

EXHIBIT 1

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

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

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits and inspections shall be required for all proposed improvements on the property, including fences/gate entrances exceeding six feet in height. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 for information.
3.	Wind load calculations and footing designed by a registered civil engineer shall be submitted to the Building and Safety Section of the Fresno County Department of Public Works and Planning before permits are issued.
4.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> • Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. • Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. • All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.
5.	To address site development impacts, the Development Engineering Section of the Development Services and Capital Projects Division requires the following: <ul style="list-style-type: none"> • Refer to Road Maintenance & Operations Division, Road Operations for comments on Elwood Road and Boren Lane. • The subject property is within the Low Water Area (Water Short Area). For any development wherein the proposed

Notes	
	<p>source of water is a private well, Water & Natural Resources Division should be consulted regarding any requirements they may have.</p> <ul style="list-style-type: none"> • The subject property is located within the State Responsibility Area (SRA) boundary. Any development shall be in accordance with the applicable SRA Fire Safe Regulations, as they apply to driveway construction and access. Any existing or proposed access road turnaround should comply with 2019 California Fire Code Appendix D Fire Apparatus Access Roads. • The end of curbed/taper edge of any existing or proposed access driveway approach should be set back a minimum of 5 feet from the property line. • Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • If not already present, a 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Elwood Road and Boren Lane. • Any work done within the County Road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. • A grading permit or voucher is required for any grading proposed with this application.
6.	The Applicant shall contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or to obtain information about District permit requirements.
7.	The Applicant shall submit three sets of project drawings to the Fresno Fire Department for review and approval.
8.	The maximum number of antennas allowed on the tower shall be determined based on wind load calculations as approved by the Fresno County Department of Public Works and Planning.

ER:jp

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Legend

 Subject Property

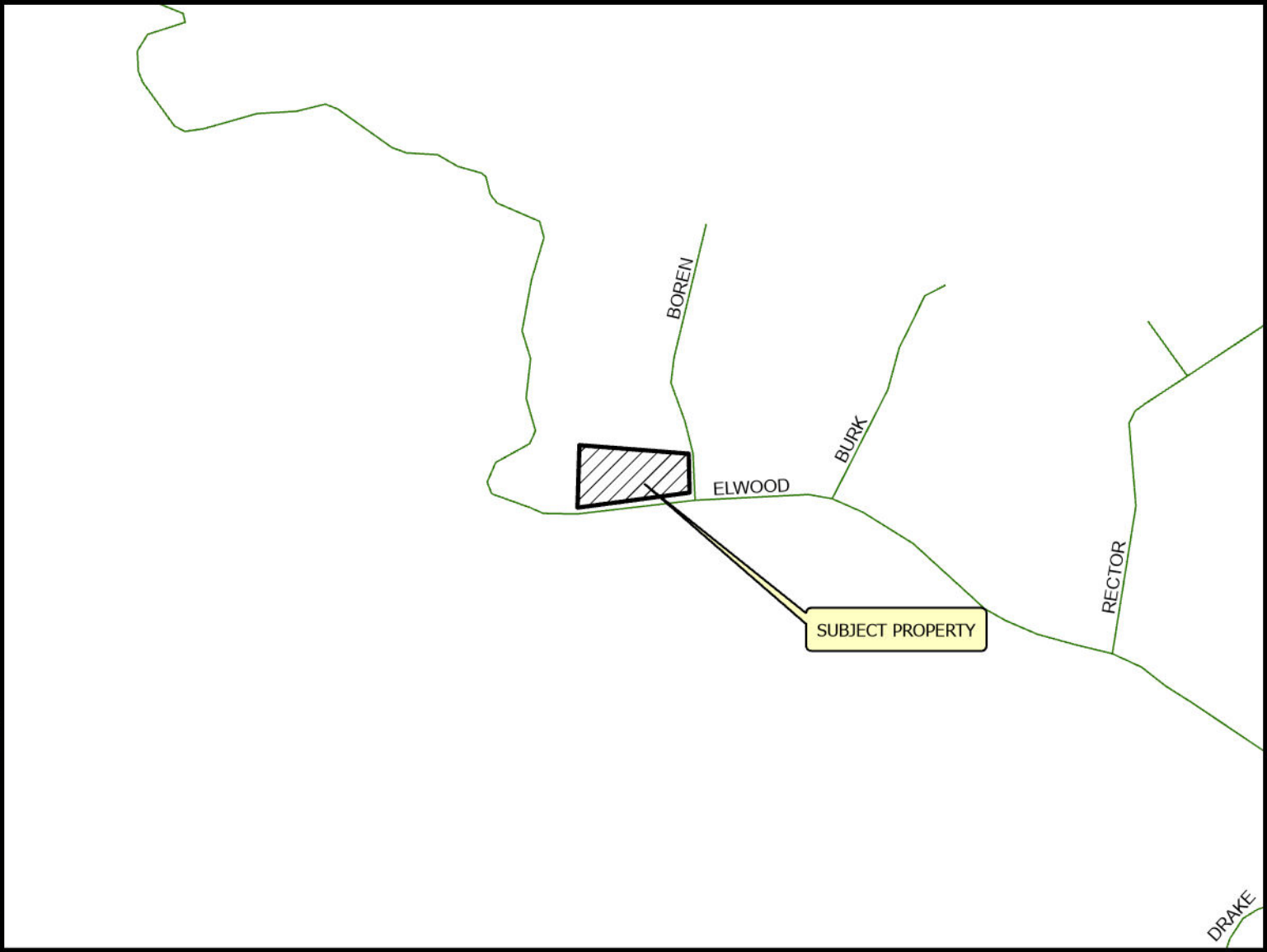
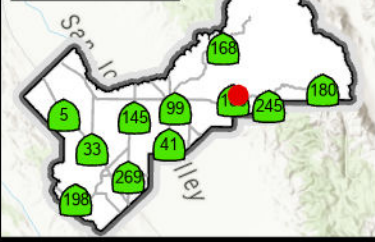


EXHIBIT 2

VICINITY MAP

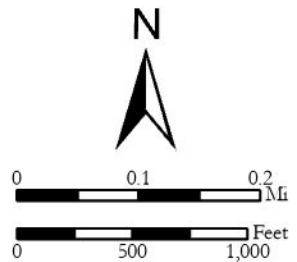


LOCATION MAP




CUP3770

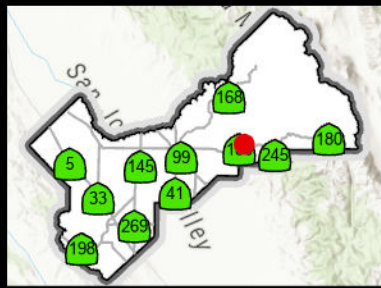
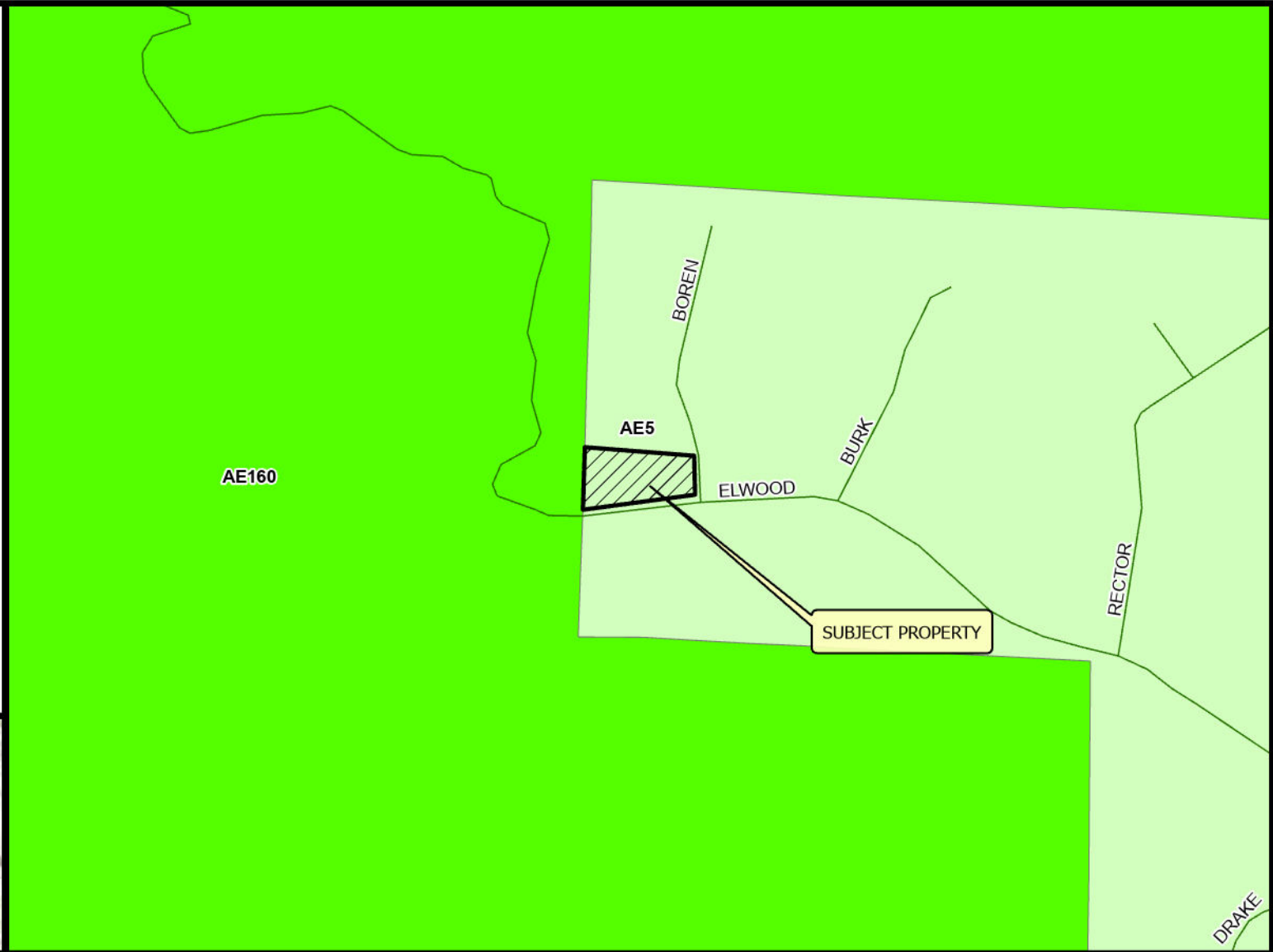
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 7/11/2023



Legend

-  Subject Property
-  AE160
-  AE5



Existing Zoning Map

CUP3770

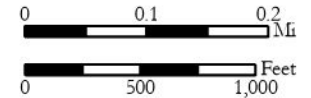
STR 27 - 13S / 25E

2023



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

Person Prepared by : jocervantes

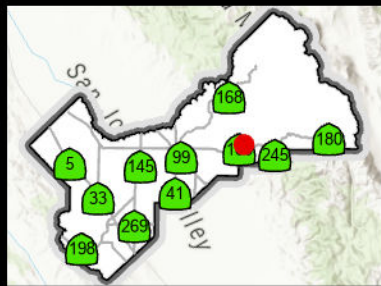
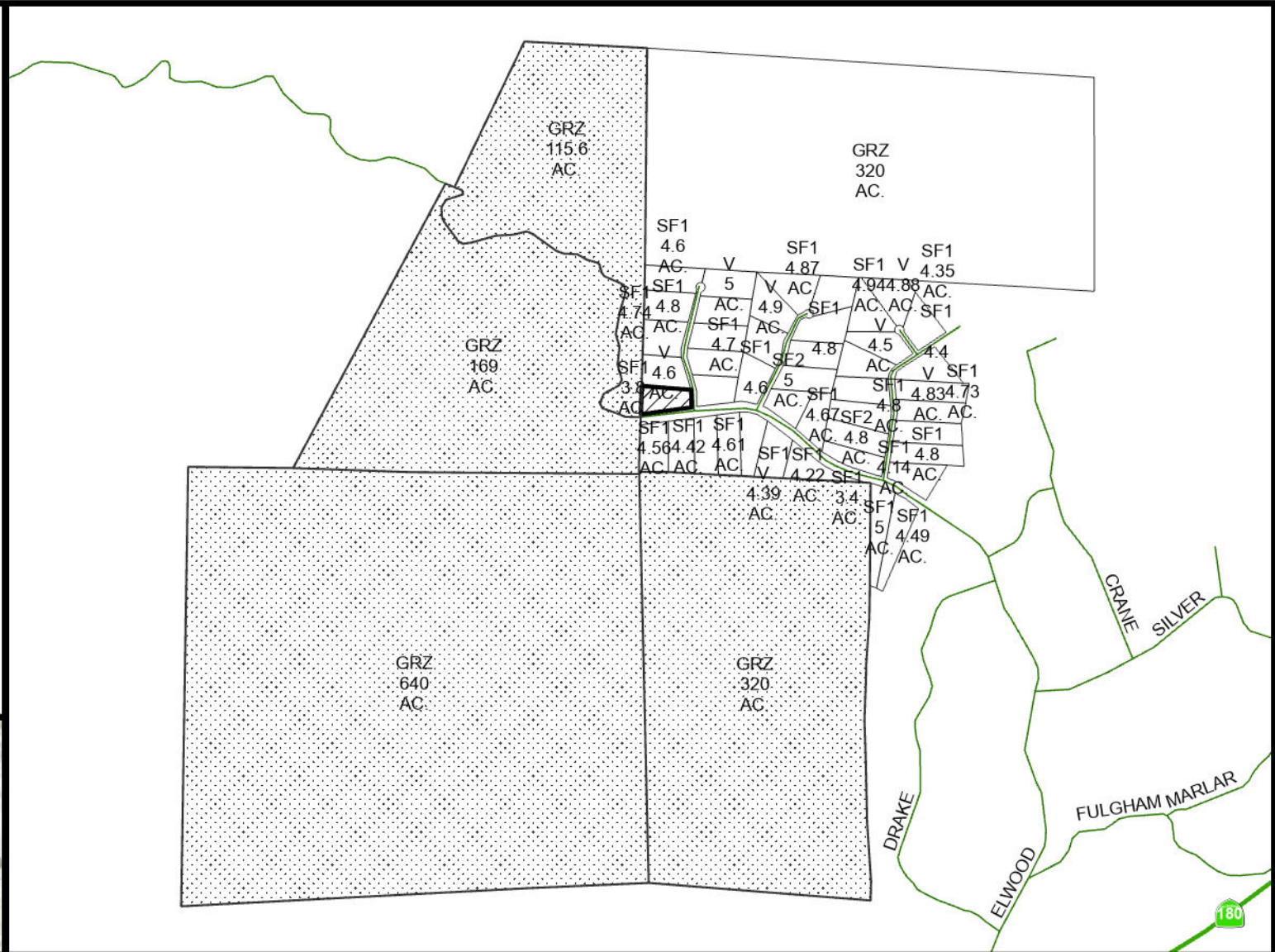
On Date : 7/11/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

GRZ - GRAZING
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

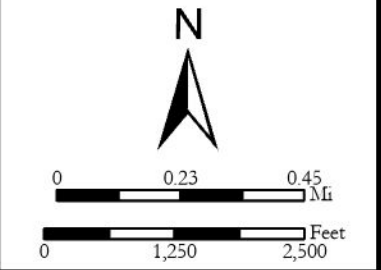


Existing Land Use Map

CUP3770

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 7/11/2023



NOTES:

APN: 160-420-08S
OWNER: JAMES RAMIREZ

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: XXXX XXXX XXXX, ORDER NO. XXXX, DATED XXXX WITHIN SAID TITLE REPORT THERE ARE XXXX EXCEPTIONS LISTED, XXXX OF WHICH ARE EASEMENTS AND XXXX 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. 1700H, DATED 2-18-2009, INDICATES THAT THE SITE FALLS WITHIN ZONE 'X'; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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

LAT. 36° 45' 46.14" N, NAD 83
LONG. -119° 14' 50.88" W, NAD 83
ELEV. 1970.1' NAVD 88 (BASIS OF DRAWING)

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

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

A 12.00 FOOT WIDE STRIP OF LAND, OVER, ACCROSS AND THROUGH A PORTION OF LOT 8 OF TRACT MAP NO. 2175, RECORDED MARCH 8, 1968, IN VOLUME 23 OF PLATS AT PAGES 100 - 107 FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 8; THENCE ON AND ALONG THE SOUTH LINE OF SAID LOT 8, N 78°28'46" E, A DISTANCE OF 606.57 FEET; THENCE LEAVING SAID SOUTH LINE N 02°01'13" W, A DISTANCE OF 26.50 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE N 83°04'56" W, A DISTANCE OF 63.19 FEET;
COURSE 2) THENCE N 89°59'39" W, A DISTANCE OF 11.41 FEET TO THE HERINAFTER DESCRIBED POINT 'A';
COURSE 3) THENCE CONTINUING N 89°59'39" W, A DISTANCE OF 2.50 FEET TO THE HERINAFTER DESCRIBED POINT 'B' AND THE TERMINUS OF THIS DESCRIPTION.

A 5.00 FOOT WIDE STRIP OF LAND, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N00°00'21"E, A DISTANCE OF 20.00 FEET TO THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:

BEING A PORTION OF LOT 8 OF TRACT MAP NO. 2175, RECORDED MARCH 8, 1968, IN VOLUME 23 OF PLATS AT PAGES 100 - 107 FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT HEREINBEFORE DESCRIBED POINT 'B';

COURSE 1) THENCE S 00°00'21" W, A DISTANCE OF 10.00 FEET;
COURSE 2) THENCE N 89°59'39" W, A DISTANCE OF 30.00 FEET;
COURSE 3) THENCE N 00°00'21" E, A DISTANCE OF 30.00 FEET;
COURSE 4) THENCE S 89°59'39" E, A DISTANCE OF 30.00 FEET;
COURSE 5) THENCE S 00°00'21" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

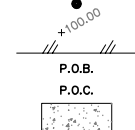
LEGEND

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

NOTE:

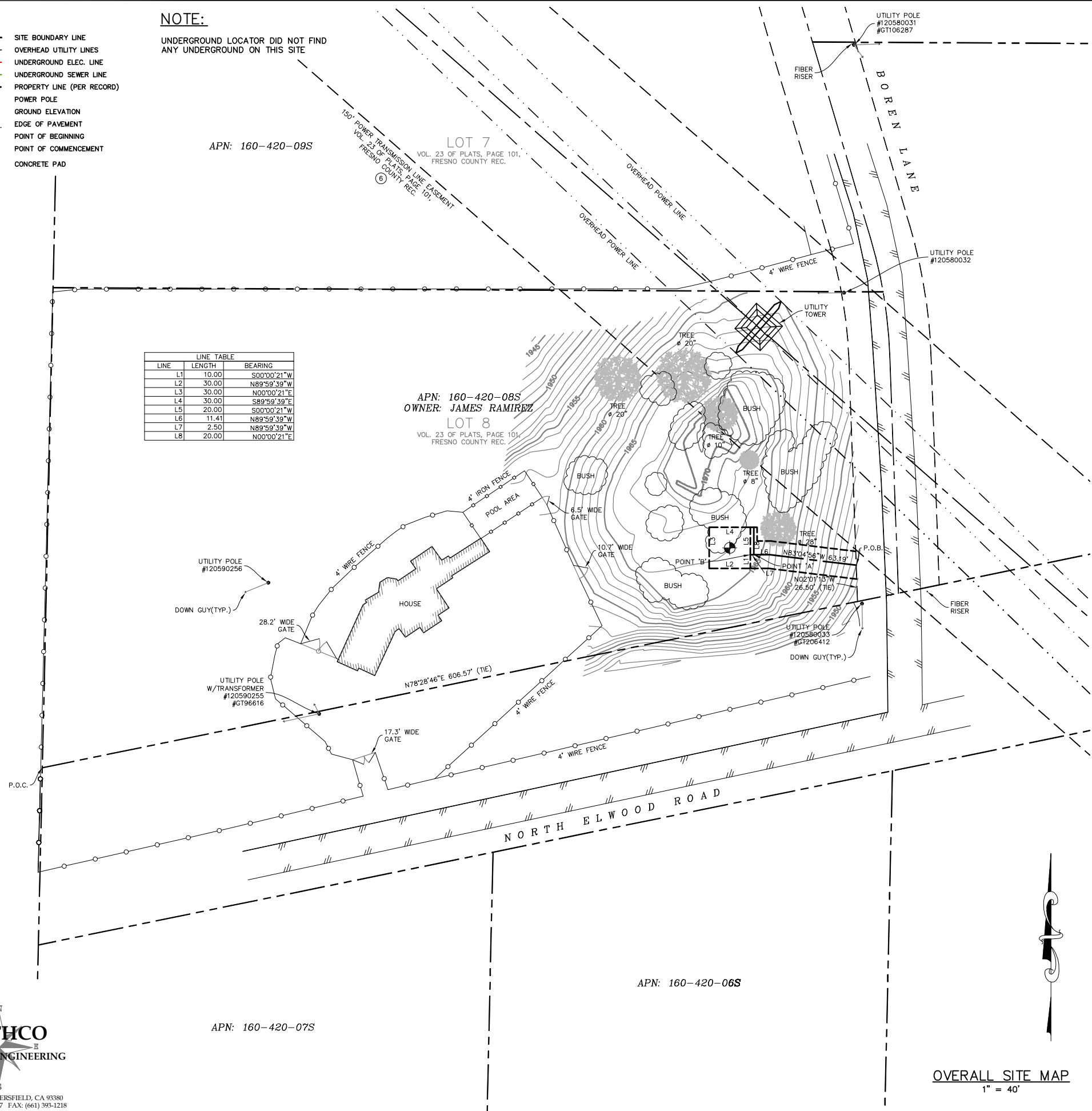
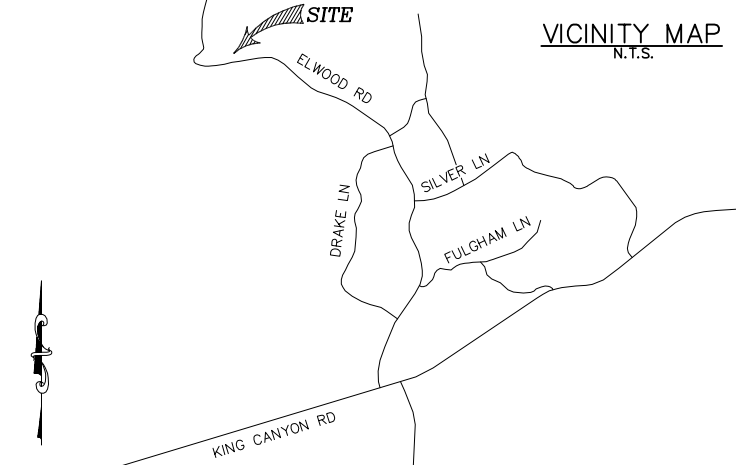
UNDERGROUND LOCATOR DID NOT FIND ANY UNDERGROUND ON THIS SITE

LINE	LENGTH	BEARING
L1	10.00	S00°00'21"W
L2	30.00	N89°59'39"W
L3	30.00	N00°00'21"E
L4	30.00	S89°59'39"E
L5	20.00	S00°00'21"W
L6	11.41	N89°59'39"W
L7	2.50	N89°59'39"W
L8	20.00	N00°00'21"E



SMITHCO
SURVEYING ENGINEERING

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



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/21/22	PRELIMINARY	LA
1	01/17/23	ADD LEGALS	EJ
2	01/19/23	TITLE REPORT	LA
3	03/13/23	REV. REDLINES	LA

SMITHCO JOB NO.: 82-1520

SOC WIRELESS
A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
WWW.SOCW.COM
619.736.3766

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verizon

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

693296
SQUAW VALLEY CV

1830 ELWOOD RD
SQUAW VALLEY, CA
93675

FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

OVERALL SITE MAP
1" = 40'

EXHIBIT 5 PAGE 2

PARENT PARCEL LEGAL DESCRIPTION:

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

PARCEL 1:

LOT 8, OF TRACT NO. 2175, SQUAW VALLEY RANCHOS NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED, IN BOOK 23, PAGES 100 TO 107, INCLUSIVE OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL COAL, OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BUT WITH NO RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET AS PREVIOUSLY RESERVED OF RECORD.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES ACROSS ALL THOSE PRIVATE ROADS DESIGNATED ON SAID MAP AS ACCESS EASEMENT 60 FEET WIDE, 60 FOOT EASEMENT FOR ACCESS TO ADJOINING LOTS, AND THE FOLLOWING LANES: HALL, DRAKE, FULGHAM, MARLAR, SILVER, LELYER, ERWIN, CRANE, ACKERS, RECTER, BURK AND BOREN, SAID RIGHT OF WAY TO BE APPURTENANT TO PARCEL 1 HEREIN BEFORE DESCRIBED. SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 160-420-08-S

EASEMENT PER TITLE REPORT DESCRIPTION:

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, FILE NO. 6942638, DATED JAN. 09, 2023:

- 6. AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1950 AS INSTRUMENT NO. 26681 IN BOOK 2861, PAGE 261 OF OFFICIAL RECORDS.
>>> PLOTTED AS SHOWN HEREON <<<
- 10. AN EASEMENT FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE ITS FACILITIES, CONSISTING OF POLES, CABLES, CROSSARMS, WIRES, ANCHORS, GUYS, BRACES, UNDERGROUND CONDUITS, MANHOLES, APPURTENANCES, FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 15, 1968 AS INSTRUMENT NO. 57106 IN BOOK 5602, PAGE 161 OF OFFICIAL RECORDS.
>>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED <<<

ISSUE STATUS

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0	12/21/22	PRELIMINARY	LA
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2	01/19/23	TITLE REPORT	LA
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SMITHCO JOB NO.: 82-1520



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

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WALNUT CREEK, CA 94598

693296
SQUAW VALLEY CV

1830 ELWOOD RD
SQUAW VALLEY, CA
93675

FRESNO COUNTY

SHEET TITLE:
SITE SURVEY

FOR EXAMINATION ONLY

C-2

EXHIBIT 5 PAGE 3

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/29/2022	90% ZONING	MA
1	03/03/2023	100% ZONING	FA
2	03/21/2023	REVISED 100% ZONING	FA



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

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2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

SQUAW VALLEY CV
 PID 617029521
 MDG ID #5000875671
 1830 Elwood Rd
 SQUAW VALLEY, CA 93675

SHEET TITLE:
SITE PLAN

A-1

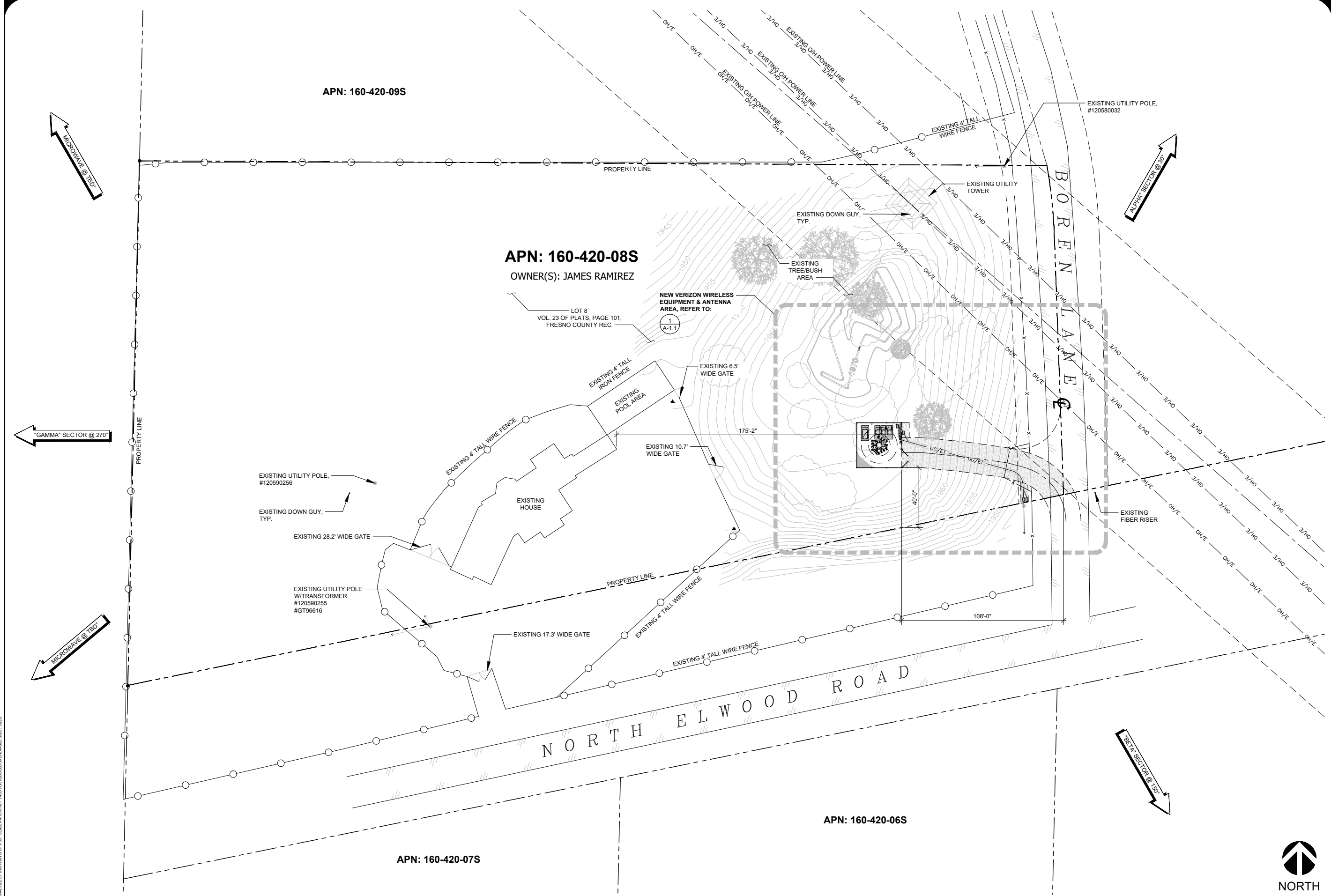


EXHIBIT 5 PAGE 4

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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1	03/03/2023	100% ZONING	FA
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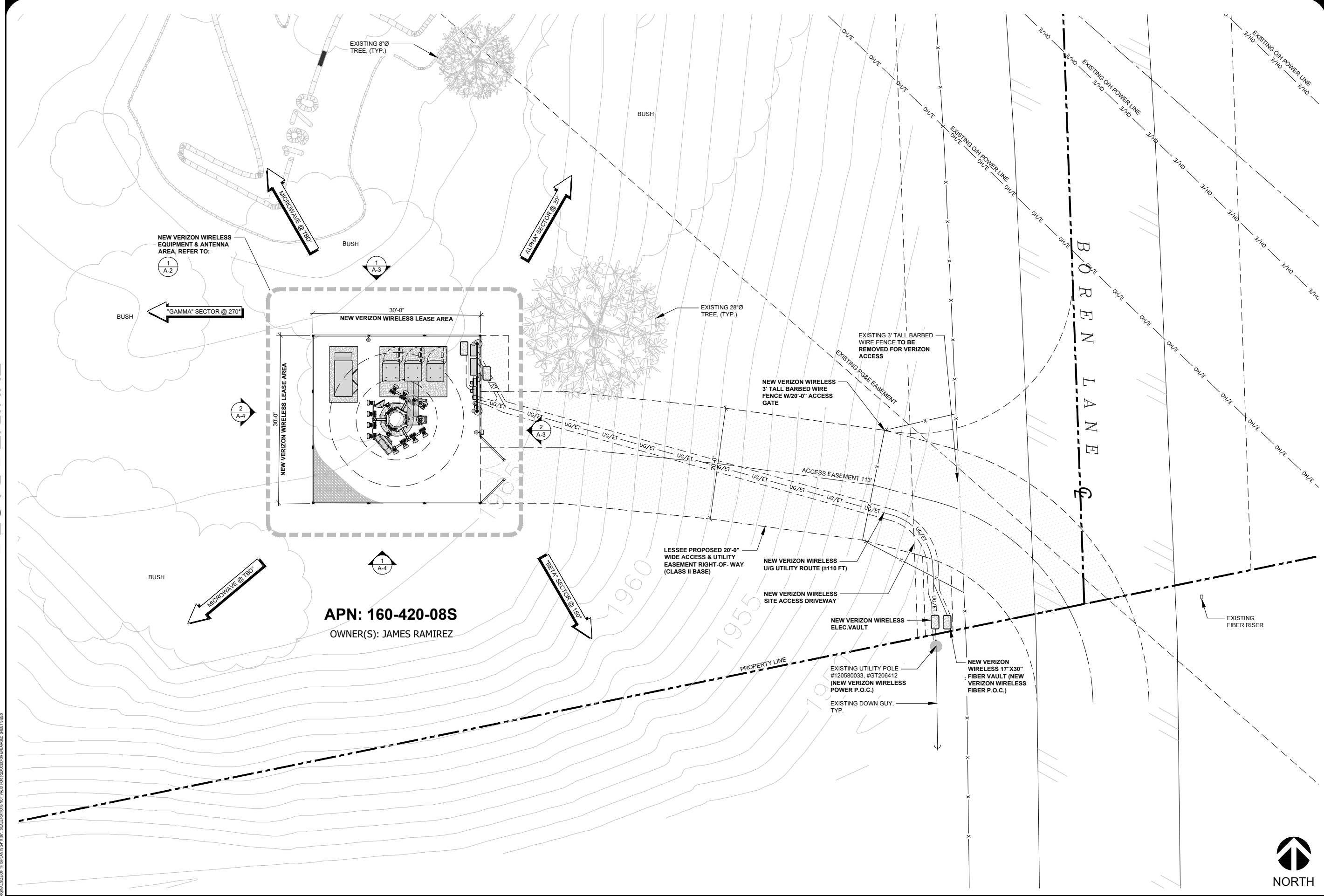


2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SQUAW VALLEY CV
PID 617029521
MDG ID #5000875671
1830 Elwood Rd
SQUAW VALLEY, CA 93675

SHEET TITLE:
ENLARGED SITE PLAN

A-1.1



APN: 160-420-08S
OWNER(S): JAMES RAMIREZ

EXHIBIT 5 PAGE 5

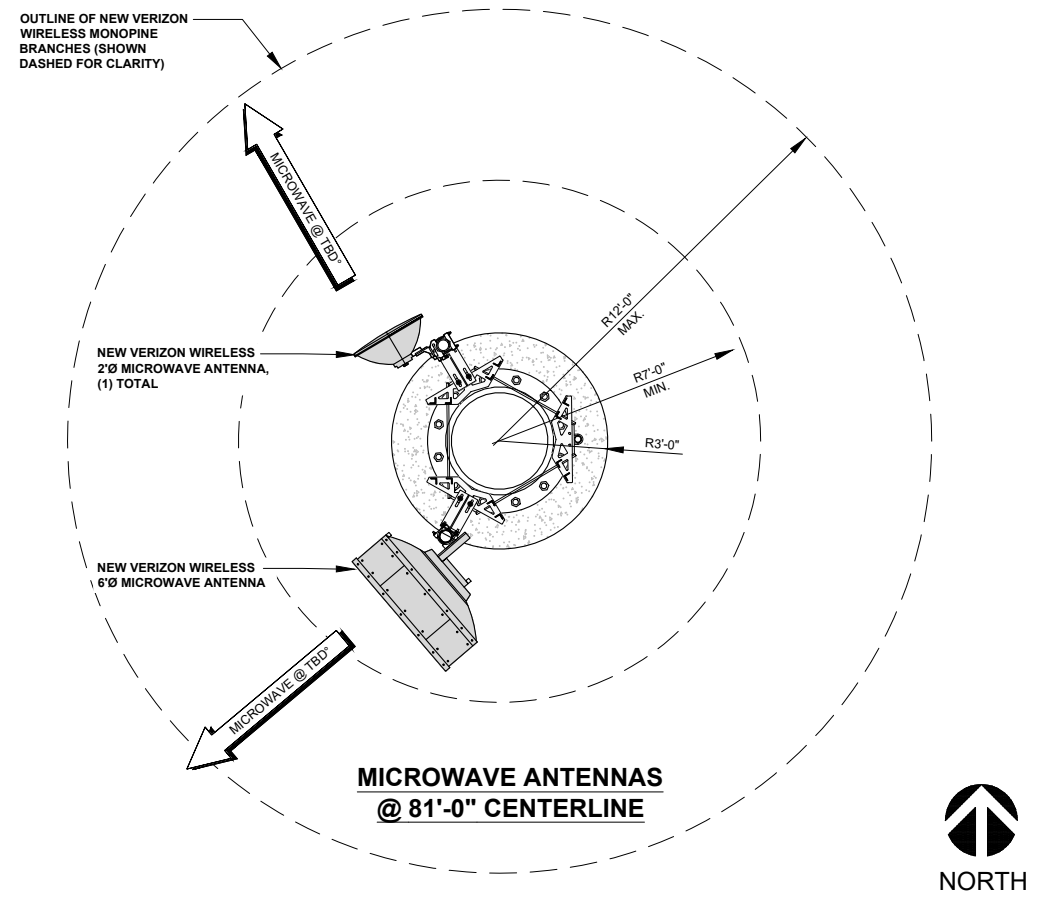
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17)

ENLARGED SITE PLAN

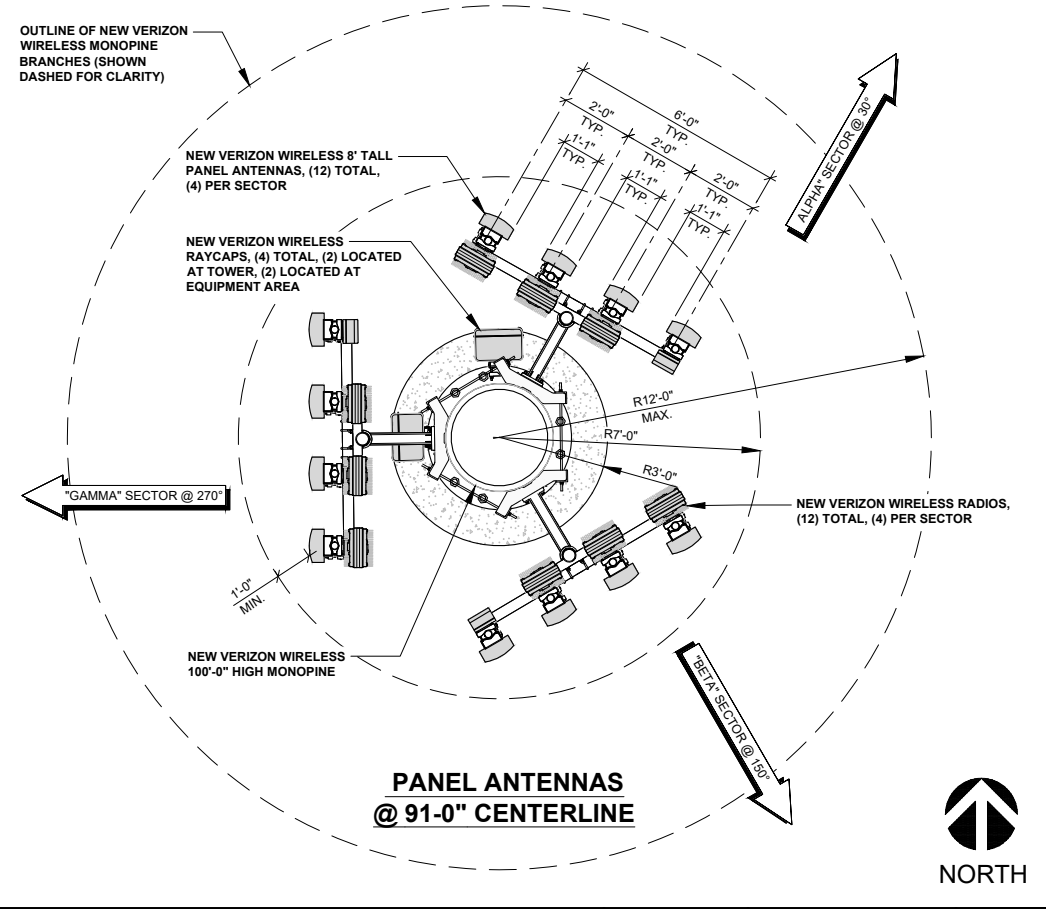
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

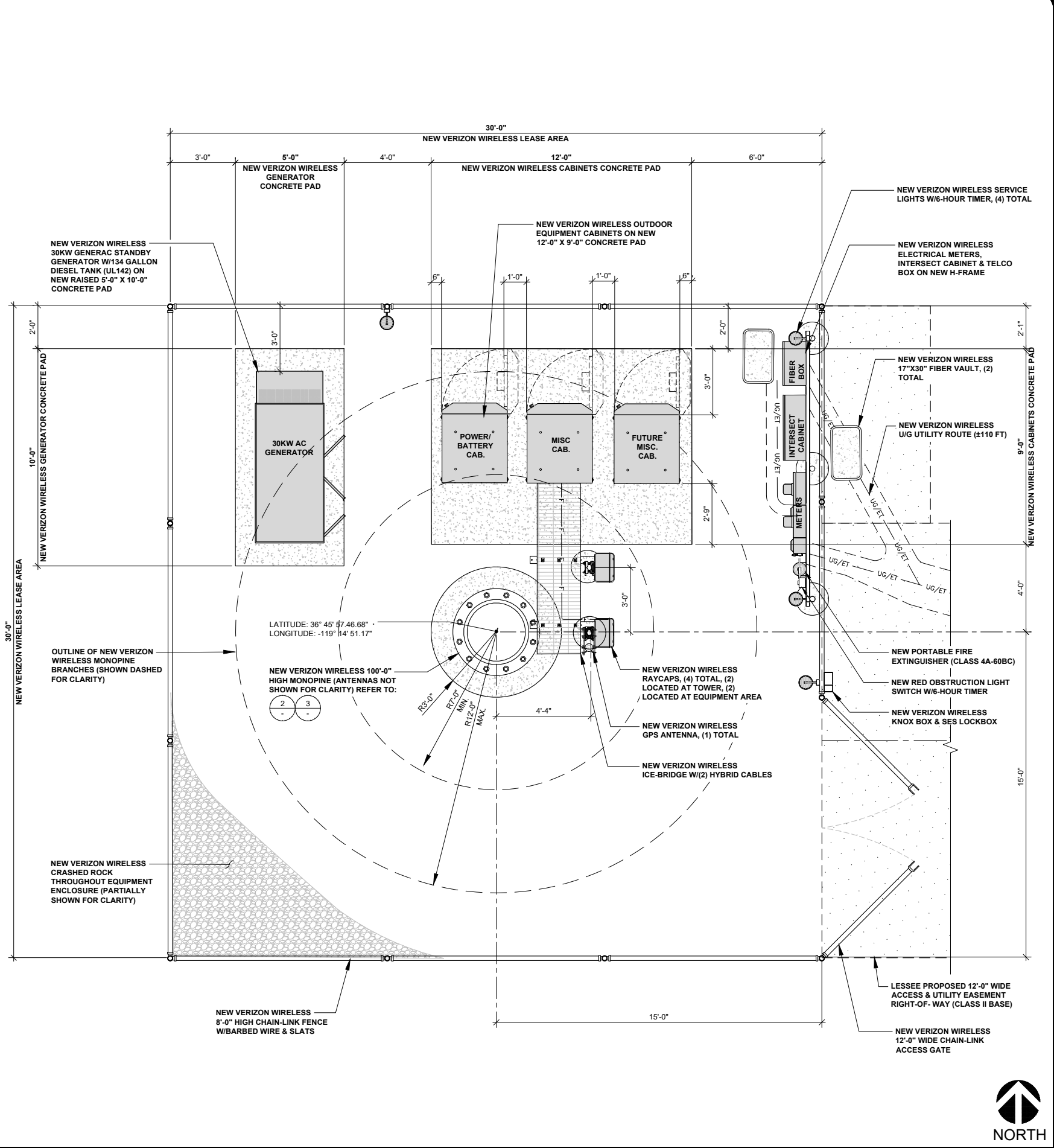
EXHIBIT 5 PAGE 6



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



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



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

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0	12/29/2022	90% ZONING	MA
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 A Noble company
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 SAN DIEGO, CA 92126
 WWW.SDC.COM
 619.736.3766

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verizon
 2786 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

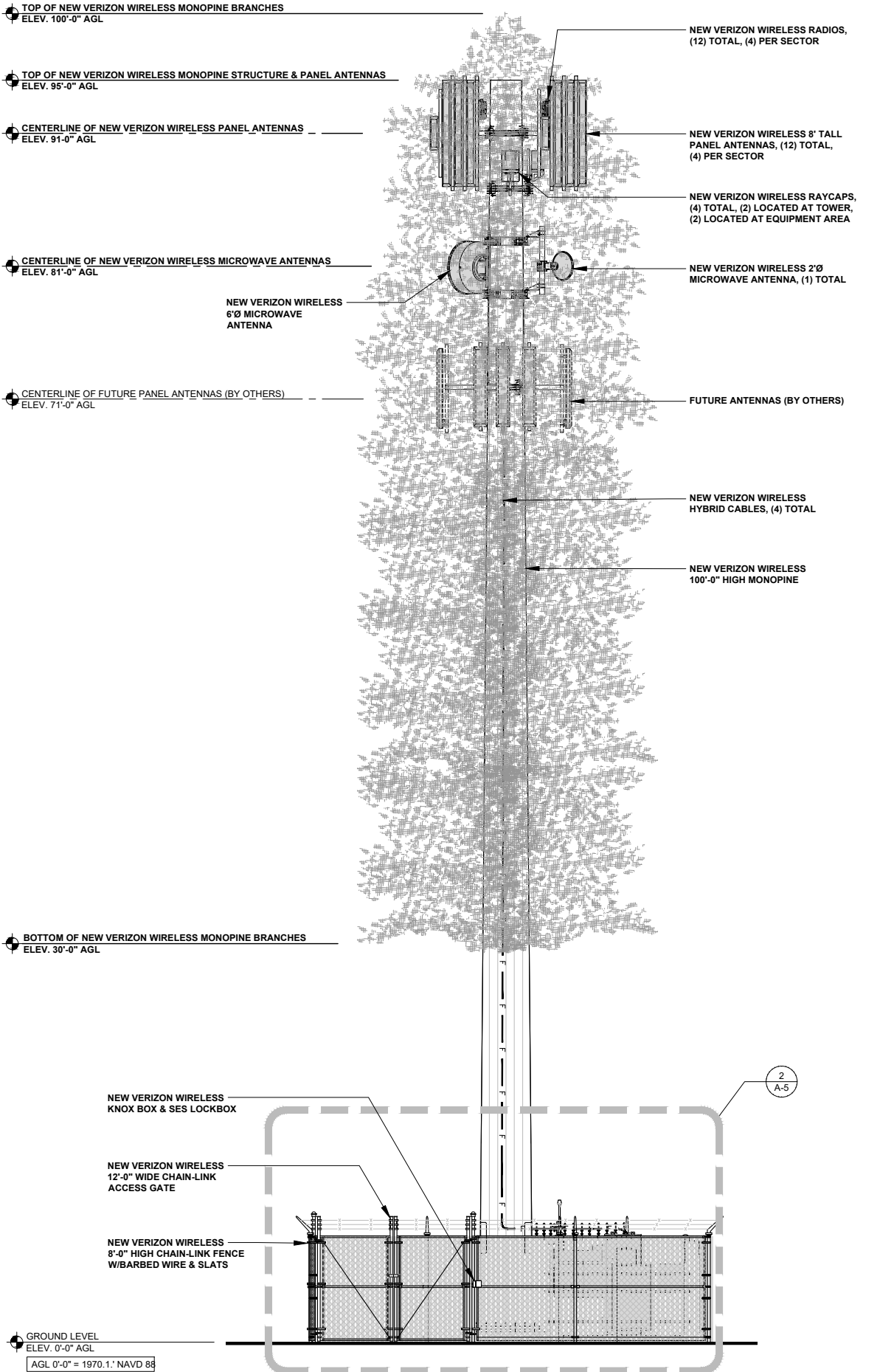
NEW VERIZON WIRELESS SERVICE LIGHTS W/6-HOUR TIMER, (4) TOTAL
 NEW VERIZON WIRELESS ELECTRICAL METERS, INTERSECT CABINET & TELCO BOX ON NEW H-FRAME
 NEW VERIZON WIRELESS 17"x30" FIBER VAULT, (2) TOTAL
 NEW VERIZON WIRELESS U/G UTILITY ROUTE (±110 FT)
 NEW VERIZON WIRELESS KNOX BOX & SES LOCKBOX
 NEW PORTABLE FIRE EXTINGUISHER (CLASS 4A-60BC)
 NEW RED OBSTRUCTION LIGHT SWITCH W/6-HOUR TIMER

SQUAW VALLEY CV
 PID 617029521
 MDG ID # 5000875671
 1830 Elwood Rd
 SQUAW VALLEY, CA 93675

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

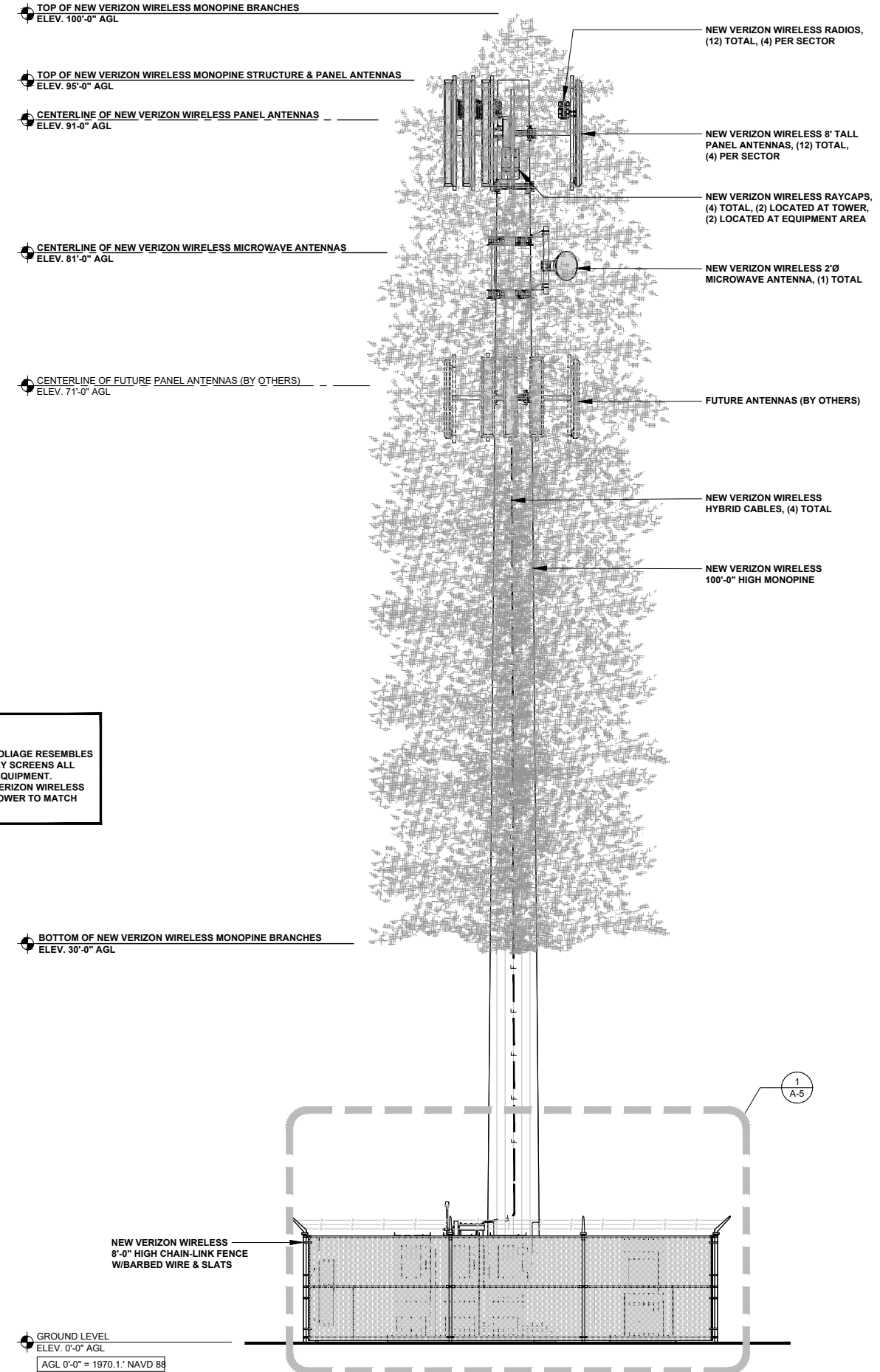
A-2

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



NOTES:

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



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

REV.	DATE	DESCRIPTION	BY
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SAN DIEGO, CA 92126
WWW.SDCW.COM
619.736.3766

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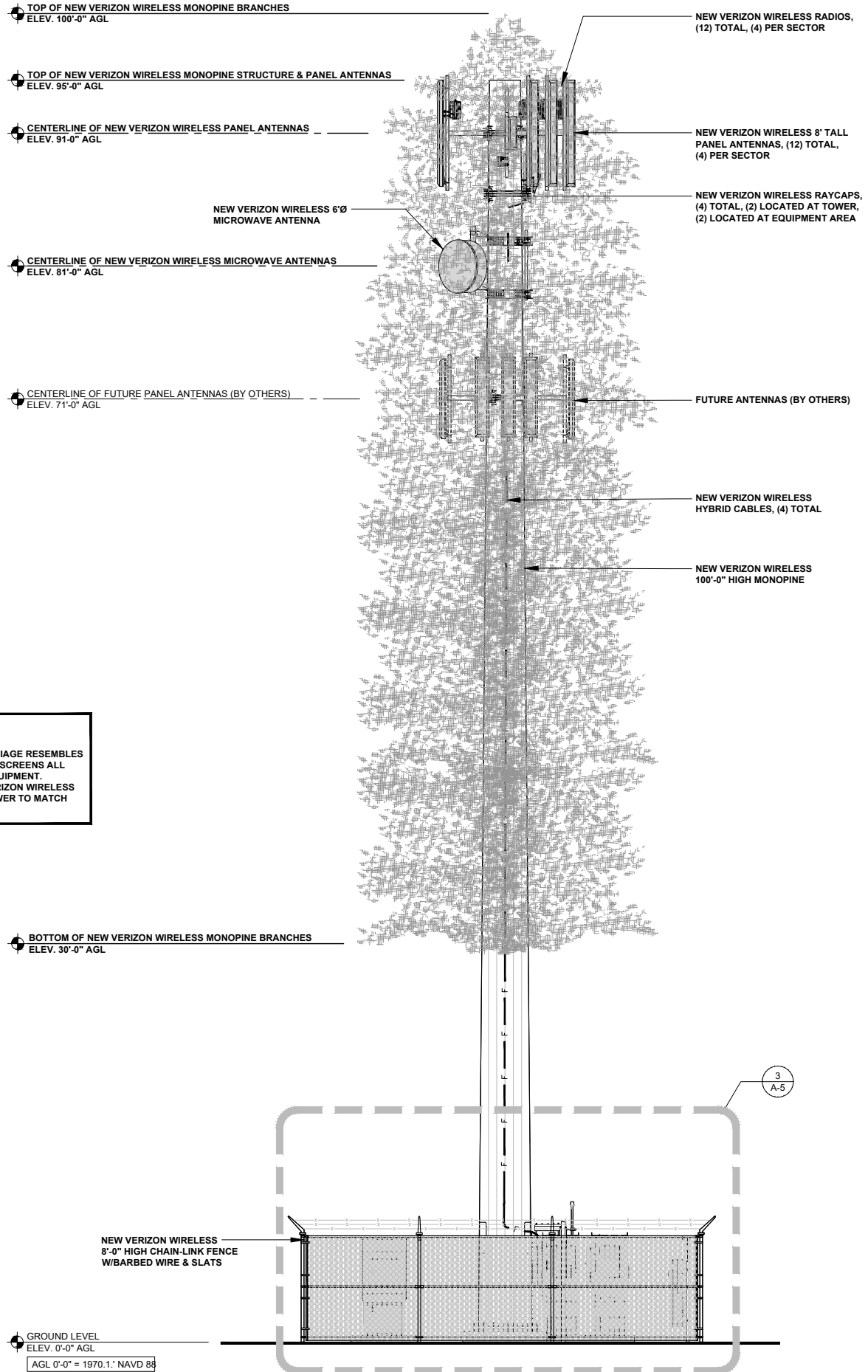
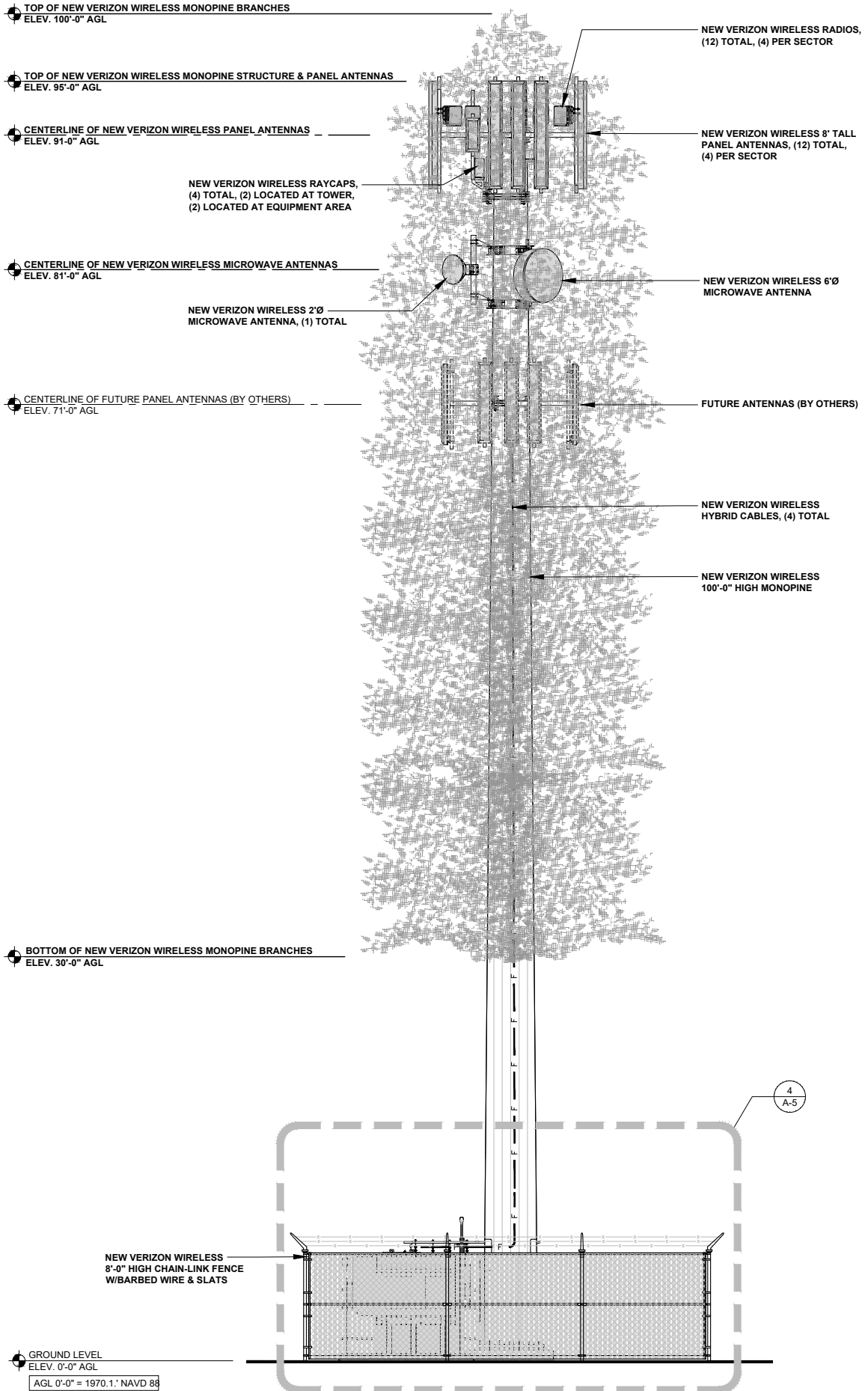
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SQUAW VALLEY CV
PID 617029521
MDG ID #5000875671
1830 Elwood Rd
SQUAW VALLEY, CA 93675

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-3

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



NOTES:

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- PAINT ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE.

WEST ELEVATION

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

2

SOUTH ELEVATION

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

1

REV.	DATE	DESCRIPTION	BY
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1	03/03/2023	100% ZONING	FA
2	03/21/2023	REVISED 100% ZONING	FA

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SAN DIEGO, CA 92126
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2786 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SQUAW VALLEY CV
PID 617029521
MDG ID # 5000875671
1830 Elwood Rd
SQUAW VALLEY, CA 93675

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-4

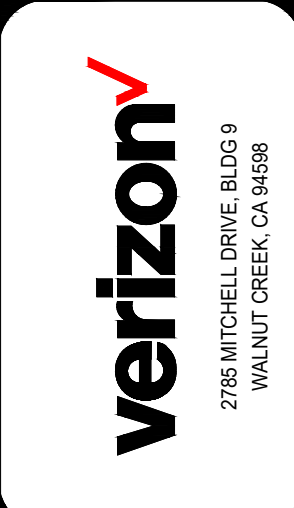
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIOS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

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2	03/21/2023	REVISED 100% ZONING	FA



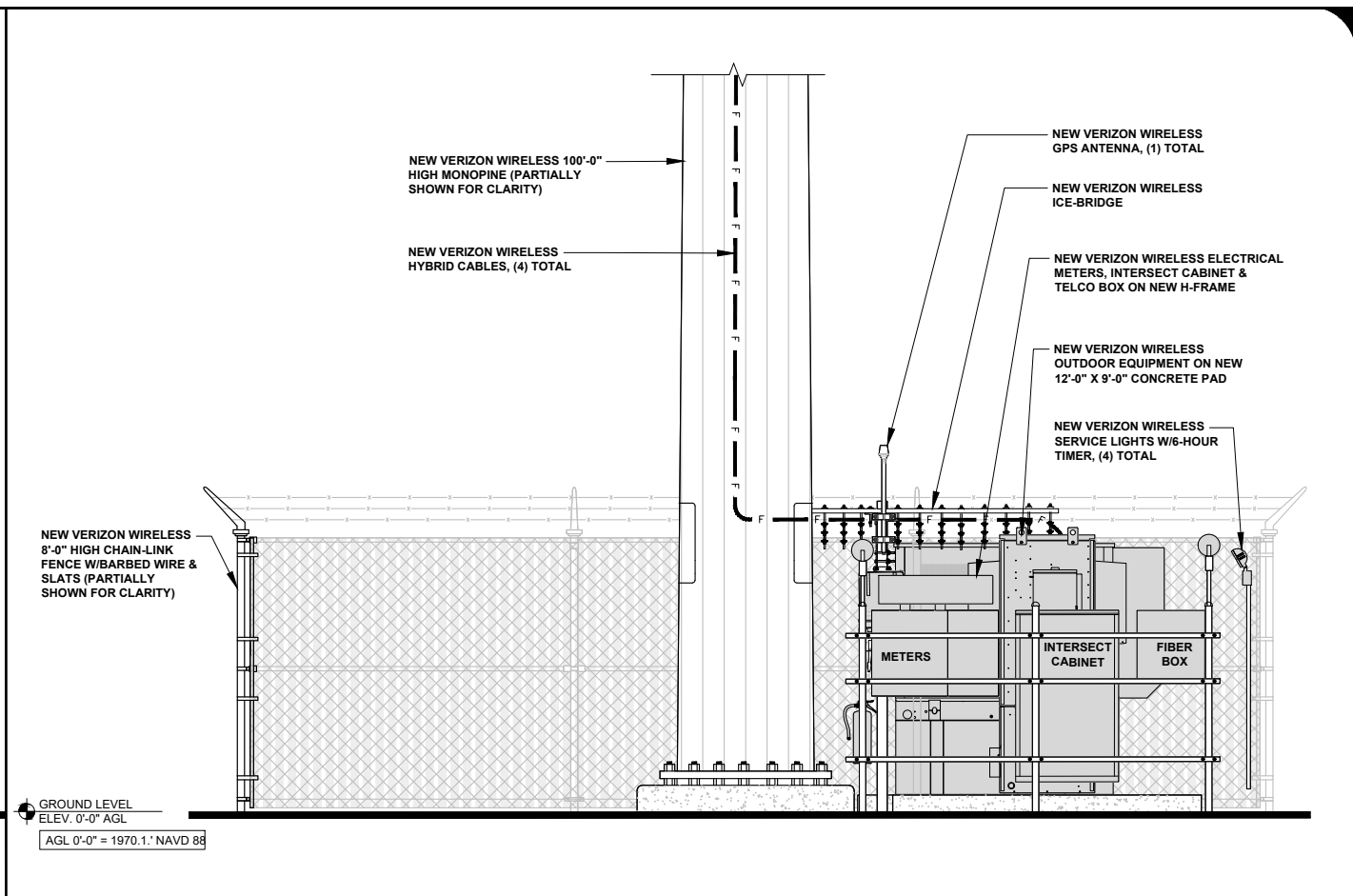
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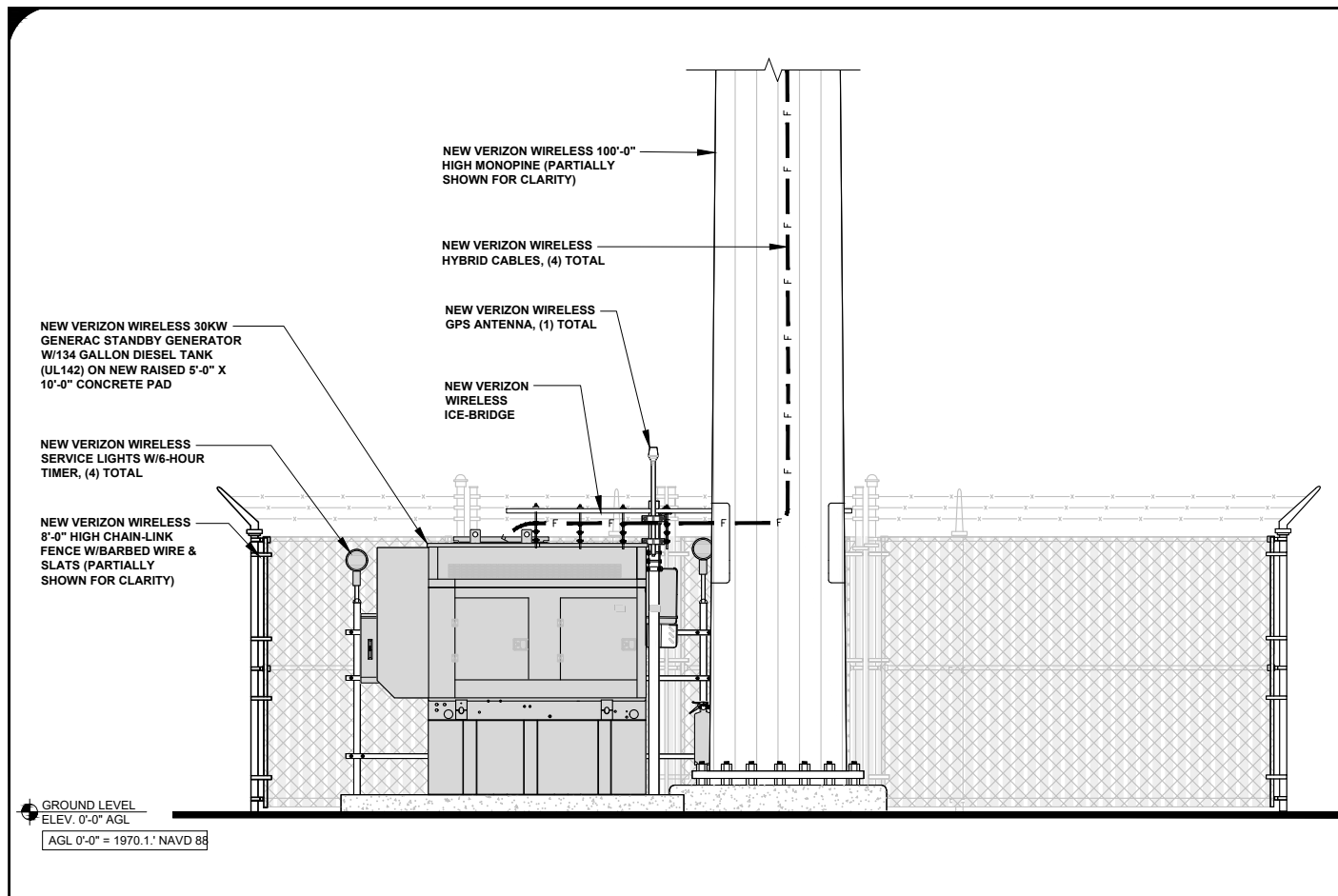
SQUAW VALLEY CV
 PID 617029521
 MDG ID #5000875671

SHEET TITLE:
EQUIPMENT ELEVATIONS

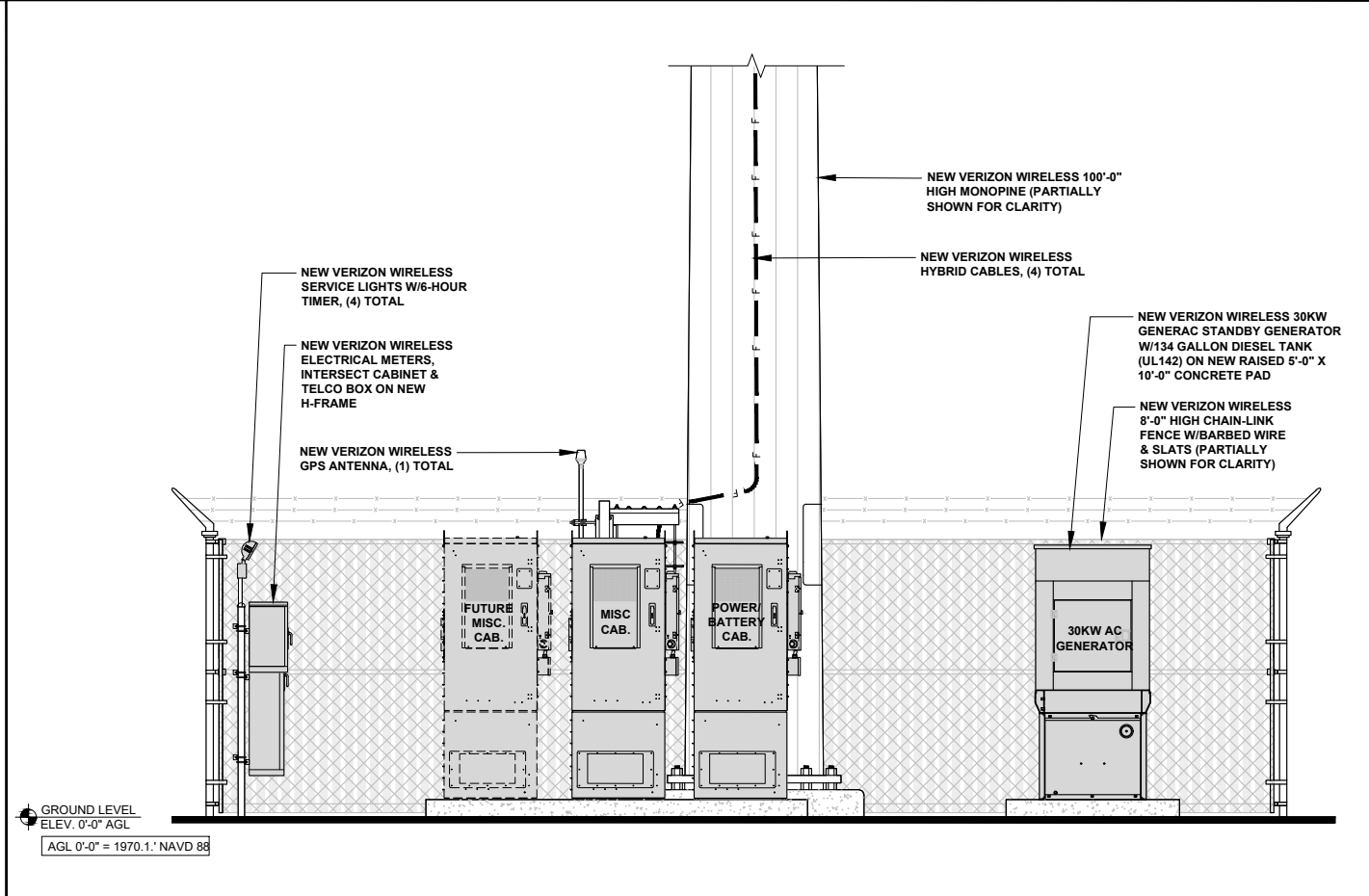
A-5



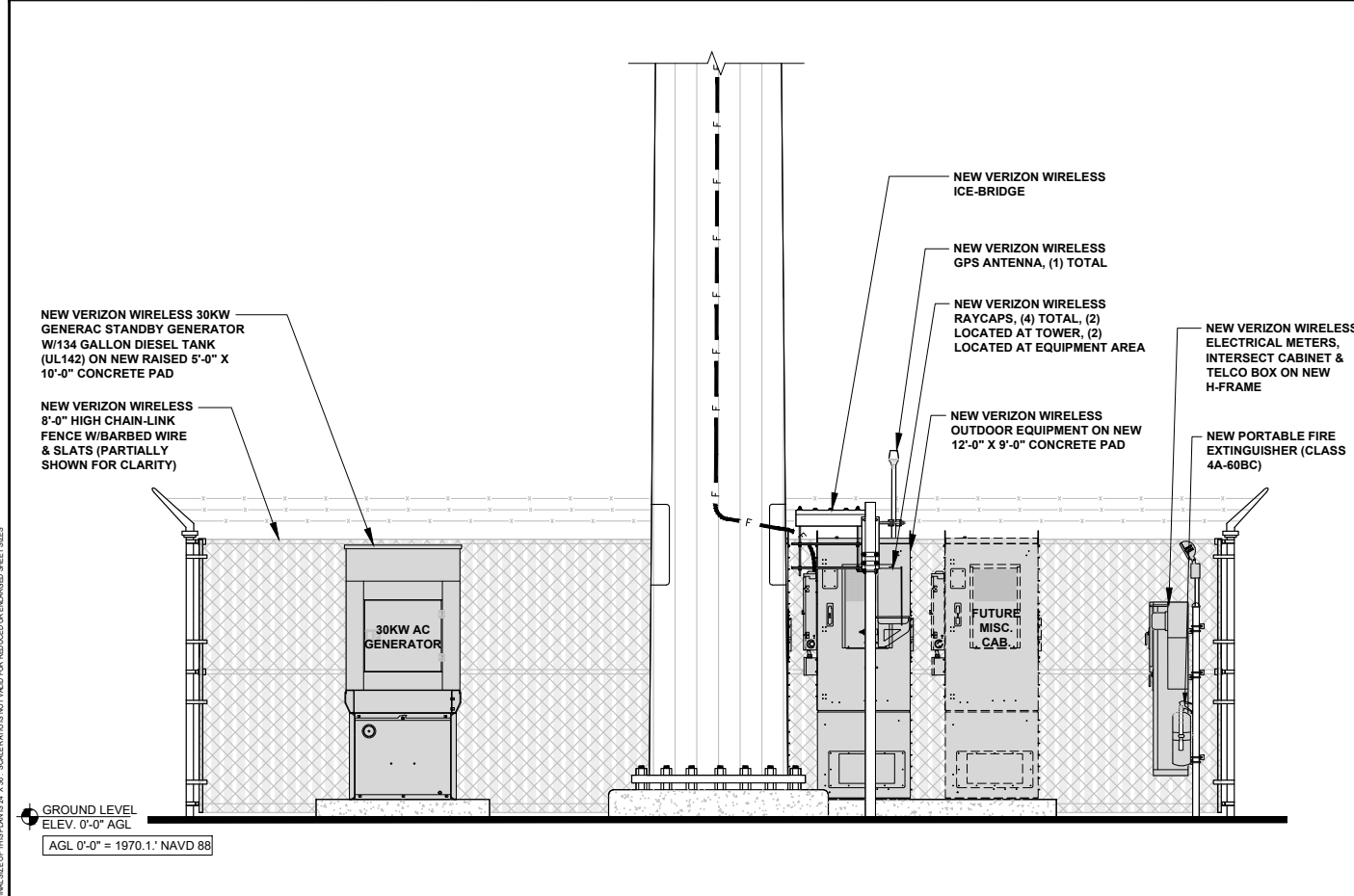
EAST EQUIPMENT ELEVATION SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **2**



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



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



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

EXHIBIT 5 PAGE 9

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIOS 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 ENCASEMENT 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 120/240 V, 1 PHASE, 3 WIRE, 200 AMP, 32.16 KVA, NEMA 3R ENCLOSURE.
- NEW INTEGRATED LOAD CENTER (PANEL A) INTERSECT INC MANUFACTURE (AA 300-3R SERIES MODEL AA 3003R - 458 - 6M - 3S) W/200AMP/2POLE, ATS, 120/240 V, 1-PHASE, 3WIRE, 42KAIC W/30 POSITIONS PROVIDED BY VERIZON WIRELESS.
- NEW AUTOMATIC TRANSFER SWITCH GENERAC ASCO SERIES 300L, 200 AMP, 120/240V, 1PHASE, 3 WIRE, 2 POLE, 42 KAIC

UTILITY NOTES

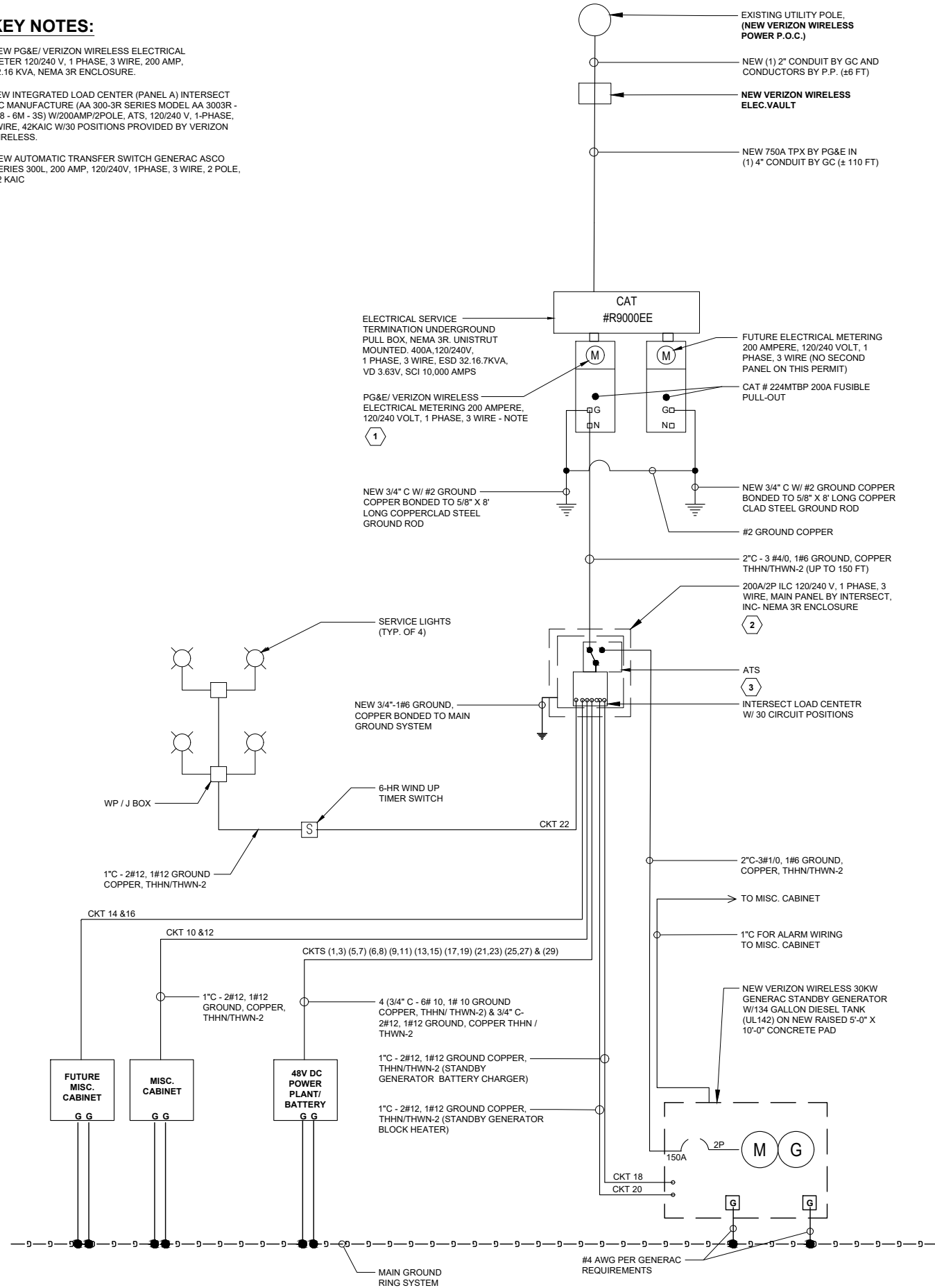
SCALE: NTS 3

MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC 200 AMP/2P MAIN BREAKER					
DESCRIPTION	C B	CKT NO.	PHASE 1	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A	1	2,000	-	2 30A SURGE SUPPRESSOR
	2P	3	-	2,000	4 2P
48VDC POWER PLANT RECTIFIER #2	30A	5	4,000	-	6 30A 48VDC POWER PLANT RECTIFIER #8
	2P	7	-	4,000	8 2P
48VDC POWER PLANT RECTIFIER #3	30A	9	2,500	-	10 20A FIBER CABINET/MISC. GFI RECEPTACLE 1
	2P	11	-	2,500	12 20A FIBER CABINET/MISC. GFI RECEPTACLE 2
48VDC POWER PLANT RECTIFIER #4	30A	13	2,500	-	14 20A SPARE FOR FUTURE CABINET
	2P	15	-	2,500	16 20A SPARE FOR FUTURE CABINET
48VDC POWER PLANT RECTIFIER #5	30A	17	2,500	-	18 20A STDBY GENERATOR BATT. CHARGER
	2P	19	-	2,000	20 20A STDBY GENERATOR BLOCK HEATER
48VDC POWER PLANT RECTIFIER #6	30A	21	2,000	-	22 20A SERVICE LIGHTS
	2P	23	-	2,000	24 - SPACE
48VDC POWER PLANT RECTIFIER #7	30A	25	2,000	-	26 - SPACE
	2P	27	-	2,000	28 - SPACE
48VDC POWER PLANT INTERIOR OUTLET	15A	29	500	-	30 - SPACE
	1P				
LOAD PHASE 1			18,000	17,000	LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =			35,000 V.A		
ADDITIONAL 25% CONTINUOUS LOAD =			125 V.A		
TOTAL LOAD (IN V.A) =			35,125 V.A		
TOTAL LOAD (IN AMPS) =			169 AMPS		

PANEL SCHEDULE

SCALE: NTS 2

1-LINE DIAGRAM



SCALE: N.T.S. 1

ISSUE STATUS

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

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SQUAW VALLEY CV
VALLEY CV
PID 617029521
MDG ID #5000875671
1830 Elwood Rd
SQUAW VALLEY, CA 93675

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

E-1

EXHIBIT 5 PAGE 10

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

EXHIBIT 6
Operational Statement
Proposed Verizon Wireless Facility
“Squaw Valley CV”
1830 Elwood Rd. Squaw Valley, CA
APN: 160-420-08S

Introduction

Verizon Wireless proposes a new wireless facility at 1830 Elwood Rd. Squaw Valley, Ca. This facility will enhance and expand the Verizon Wireless network in order to improve communications service for its existing and prospective customers. The facility is located in Squaw Valley on a parcel of land that is currently unused by the land owner. This project has been designed to provide additional capacity to offload and to fix ROOT issues in the area. This site is in an area that is zoned AE-5 - Exclusive Agriculture. The height of the structure will allow wireless coverage to the surrounding area.



The proposed unmanned facility will provide Verizon Wireless service to the AE-5 Area that will have 24 hours a day, 7 days a week.

Aesthetics

The site is a proposed 30' by 30' lease area with a 100' monopine including three (3) antenna sectors at a 92' centerline that will be accessed from Boren Ln, a private road off Elwood Rd. The landlord will allow Verizon 24/7 access via a proposed gate off Boren Ln with a graded access easement to the lease area. The equipment lease area will be approximately 160' away from Boren Ln. The area for Verizon's equipment is sloping and will require some grading. Power is available near the site location off a pole on Boren Ln. MW will be required.

Public Safety and Community Benefits

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

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

Coverage Capacity and Alternative Sites

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the Squaw Valley area and the site is proposed to be in Squaw Valley, Ca. The objective of this site is to provide RAN Capacity Metro Root service for the area in and around agricultural and residential area. The "SR" (Search Ring) lies entirely within the jurisdiction of the County of Fresno. The ground is uneven with significant sloping near the lease area, so it will require grading. The surroundings are unobstructed by tall trees or buildings, but the elevation varies throughout the area. The access easement off Boren Lane will be graded and power is available next to the site location from a pole off Boren Lane.

Squaw Valley CV: Candidates Considered but Not Proposed

Compliance with FCC Standards

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

Construction

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

Property Owner Information

James Ramirez - 559.408.3474 - Kodiesel@gmail.com

Applicant Information

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

Alternative sights below that were not considered due to Reasons.

1. De Wolf- APN: 160-420-33S -Owner did not respond to LOI.
2. Culpepper - 1728 Crane Ln, Squaw Valley, CA 93675; APN: 160-420-61S-Owner did not respond to LOI.
3. Burgin - 1526 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-41S-Owner did not respond to LOI.
4. Turner - 1515 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-31S-Owner did not respond to LOI
5. Bracamontes - 1457 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-30S-Owner did not respond to LOI.
6. Turturica - 1502 Elwood Rd, Squaw Valley, CA 93675; APN: 160-420-27S-Not Cx preferred.
7. Locan - 1411 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-29S-Owner did not respond to LOI.
8. Meza - APN: 190-247-12S-Owner did not respond to LOI.
9. Mcquinn - 1351 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-28S-Owner did not respond to LOI.
10. Rodriguez - 1161 Crane Ln, Squaw Valley, CA 93675; APN: 160-430-22S-Lower elevation and eucalyptus tree line.
11. Riddle - 1870 Burk Ln, Squaw Valley, CA 93675; APN: 160-420-21S-Steep Slope - Unable to locate tower on parcel.
12. Quick - APN: 160-420-22S-Steep Slope - Unable to locate tower on parcel.
13. Choboian 2 - APN: 160-420-13S-Steep Slope - Unable to locate tower on parcel.
14. Kiper - 160-420-10S-Steep Slope - Unable to locate tower on parcel.
15. Martinez - 1747 Elwood Rd, Squaw Valley, CA 93675; APN: 160-420-05S-Proximity to High Voltage Power Lines will not allow for tower on parcel.
16. Philips - 1973 Boren Ln, Squaw Valley, CA 93675; APN: 160-420-11S-Steep Slope - Unable to locate tower on parcel.

Alternative Candidate Analysis



Squaw Valley CV
1830 Elwood Rd. Squaw Valley, Ca.
APN: 160-420-08S



April 30, 2023

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 County of 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 County of Fresno area. Through multiple

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

Based on a comprehensive search of available sites over the last couple of years and after careful location analysis, Verizon Wireless has concluded that the site located at 1830 Elwood Rd. Squaw Valley, Ca. 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, Twenty-Five (25) site alternatives were reviewed and eliminated based upon engineering analysis, lack of cooperation by potential landlords, or unresponsiveness by potential landlords. With these sites exhausted, Verizon Wireless proposes a New 100' Monopine at 1830 Elwood Rd., which is located in Squaw Valley, California. This property will be described further in this Alternative Analysis. While it is not the only feasible site which meets the County of Fresno requirements, as well as the coverage and capacity needs of the community as well as emergency service providers, it is the only site candidate which reaches both the Radio Frequency Engineer (RF) coverage requirements while having Landlord interest.

I. Coverage/Capacity Gap

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

This also results in a disruption to access to emergency services; since many police, fire, and ambulance services use the Verizon 4G network to track their resources, dispatch assets, and relay data, should an emergency occur during a sector overload, the systems they rely on could be unusable. The site Squaw Valley CV, at 1830 Elwood Rd. meets the required objectives as well as provides adequate coverage for emergency services.

II. Methodology

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

III. Analysis

Verizon Wireless has sought a suitable location for a wireless facility to serve the surrounding area, of the County of Fresno area. As collocation of facilities is generally preferred, Verizon Wireless first searched for collocation sites which could meet the needs of the coverage and capacity gap. With no feasible existing wireless towers available to collocate, Verizon surveyed the coverage/capacity gap area for available building and ground sites for a new wireless facility. The property at 1830 Elwood Rd. Squaw Valley, Ca., site was chosen as the preferred location because it had the best location for wireless reach, appropriate height for coverage, and the least construction concerns.

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

Squaw Valley CV - Candidates Considered but Not Proposed

1. De Wolf- APN: 160-420-33S- Owner did not respond to LOI.
2. Culpepper - 1728 Crane Ln, Squaw Valley, CA 93675; APN: 160-420-61S-Owner did not respond to LOI.
3. Burgin - 1526 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-41S-Owner did not respond to LOI.
4. Turner - 1515 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-31S-Owner did not respond to LOI.
5. Bracamontes - 1457 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-30S-Owner did not respond to LOI.
6. Turturica - 1502 Elwood Rd, Squaw Valley, CA 93675; APN: 160-420-27S-Does not meet RF objective.
7. Locan - 1411 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-29S-Owner did not respond to LOI.
8. Jensen - APN: 190-247-12S-Owner did not respond to LOI.
9. Mcquinn - 1351 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-28S-Owner did not respond to LOI.
10. Rodriguez - 1161 Crane Ln, Squaw Valley, CA 93675; APN: 160-430-22S-Did not meet RF objective.
11. Riddle- 1870 Burk Ln, Squaw Valley, CA 93675; APN: 160-420-21S-Steep Slope - Did not meet RF objective.
12. Riddle - APN: 160-420-22S-Steep Slope - Does not meet RF Objective.
13. Choboian 2 - APN: 160-420-13S-Steep Slope -Does not meet RF Objective.
14. Kiper - 160-420-10S-Steep Slope - Does not meet RF Objective.
15. Martinez - 1747 Elwood Rd, Squaw Valley, CA 93675; APN: 160-420-05S-Proximity to High Voltage Power Lines will not allow for tower on parcel.
16. Philips - 1973 Boren Ln, Squaw Valley, CA 93675; APN: 160-420-11S-Steep Slope - Does not meet RF Objective.
17. Borders - 1756 Burk Ln Squaw Valley, CA 93675; APN: 160-420-24S-Does not meet RF Objective.
18. O'Connell - APN: 160-420-38S-Steep Slope - Does not meet RF Objective.
19. Kennedy - 1535 Rector Ln, Squaw Valley, CA 93675; APN: 160-420-32S-Does not meet RF Objective.
20. Marchese - 1729 Rector Ln Squaw Valley, CA 93675; APN: 160-420-37S-Steep Slope - Does not meet RF Objective.
21. Cantu - 1701 Rector Ln Squaw Valley, CA 93675; APN: 160-420-36S-Steep Slope - Does not meet RF Objective.
22. Campbell - APN: 160-420-17S-Parcel located in low plateau near hill limiting line of site for possible tower on parcel.
23. Chapman - 1099 Ackers Ln Squaw Valley, CA 93675; APN: 160-420-48S-Parcel located in low plateau near hill limiting line of site for possible tower on parcel.
24. Comani - 1079 Crane Ln Squaw Valley, CA 93675; APN: 160-430-23S-Parcel located in low plateau near hill limiting line of site for possible tower on parcel.
25. Kusisto - 712 Drake Ln Squaw Valley, CA 93675; APN: 160-450-17S-Parcel located in low plateau near hill limiting line of site for possible tower on parcel.
26. CUP 2403- 30769 BEAR MOUNTAIN RD REEDLEY 93654 (APN 185-041-76) is not indicated on the Propagation maps nor in the alternative site analysis (of which is operated by Verizon). Verizon is currently on this location. Verizon is currently already on the above location which is needed for coverage along Hwy 180. This location won't be able to serve the larger rural broadband needs for the community of Squaw Valley. This was the primary driver for the decision to seek approval for a new site to meet the demands of the community.

Summary of Candidates Reviewed

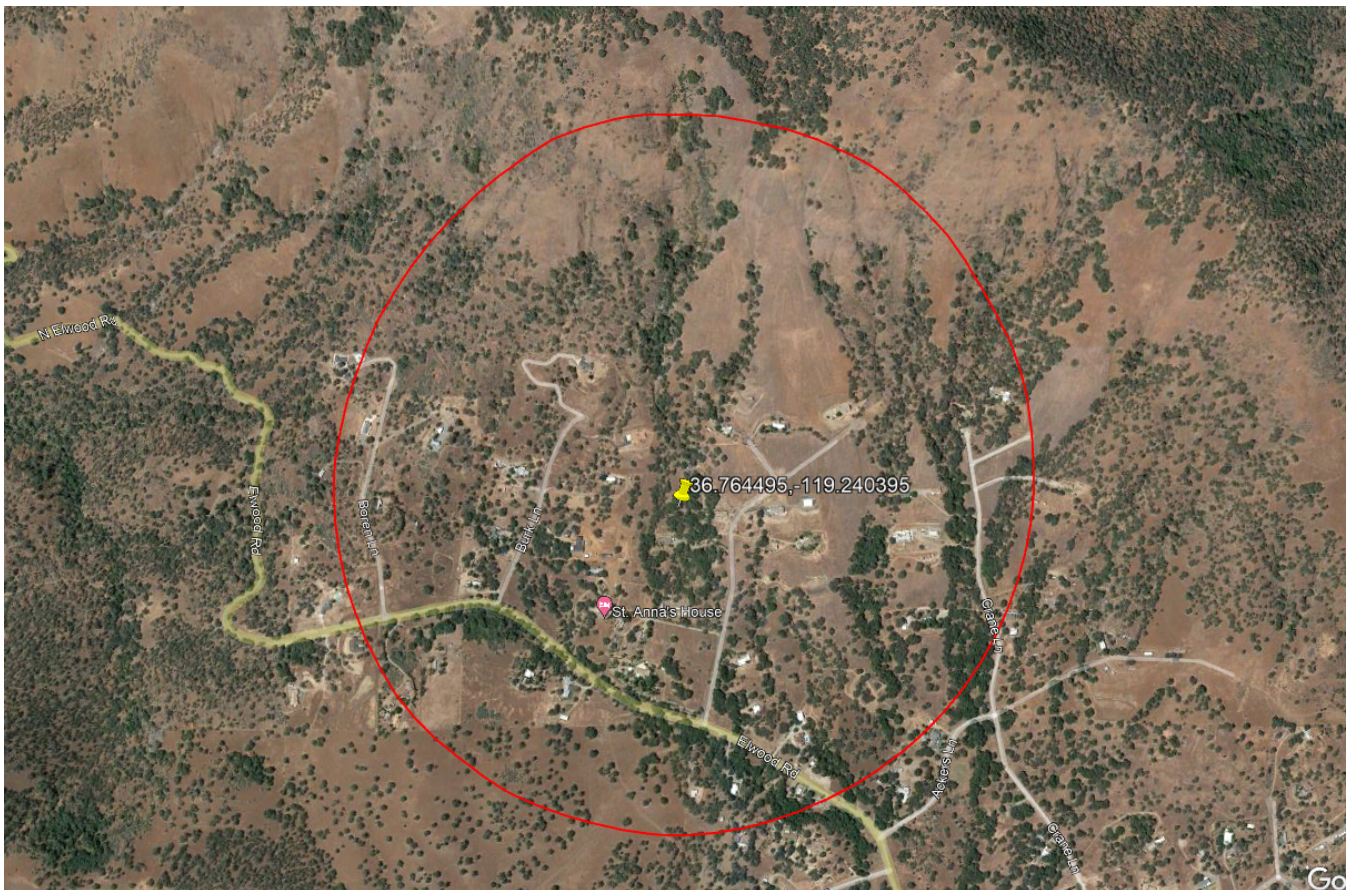
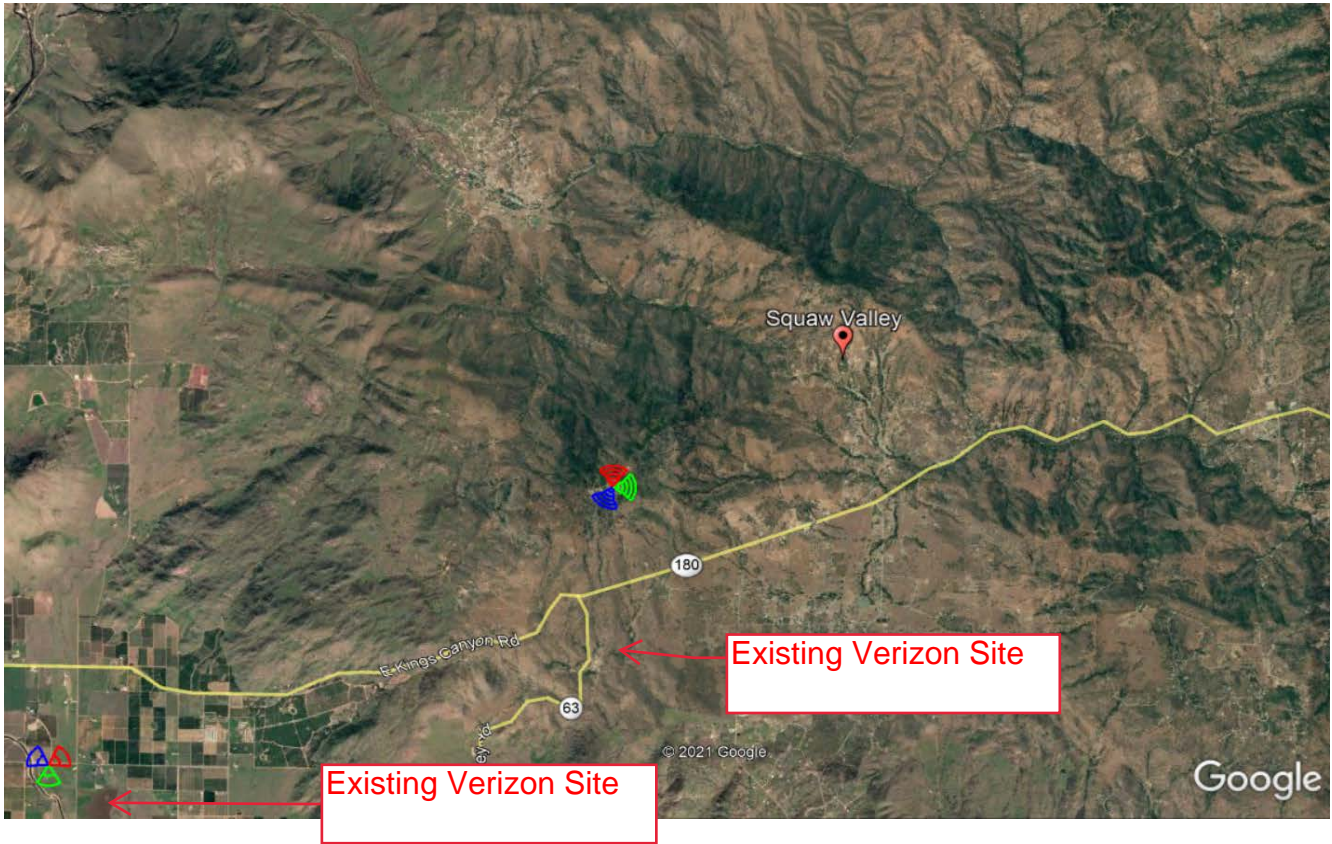
Proposed Candidate - SQUAW VALLEY CV

APN: 160-420-08S
Address: 1830 Elwood
Rd. Squaw Valley, Ca..
Zoning: CUP
Site Type: 100'
Monopine

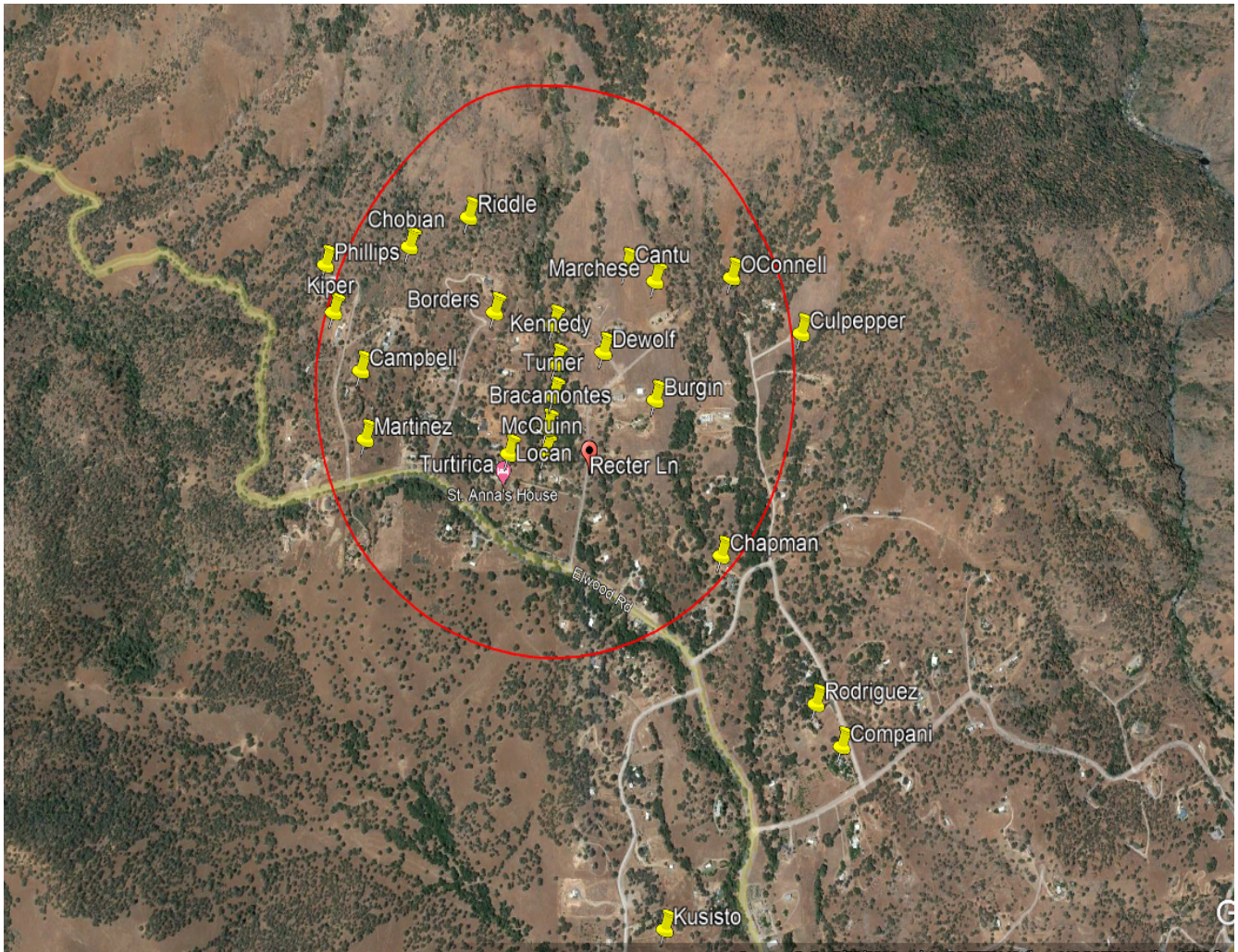
Overhead View



Squaw Valley CV - RF Search Ring Map



LOCATION MAP OF PROPOSED SITE AND ALTERNATIVES



Conclusion-

Verizon Wireless has pursued these Twenty-Five (25) potential site alternatives within the identified significant coverage/capacity gap over the last couple of years, with each being subsequently eliminated due to issues such proximity to other towers. Based on this thorough analysis and evaluation, Verizon Wireless concludes that the proposed installation at 1830 Elwood Rd. Squaw Valley, Ca. is the most effective, least intrusive, and most easily constructible site available to address the significant gap in coverage/capacity and the community's wireless needs. This site also represents the best possible candidate based on its limited visual impact, ease of access, and proximity to utilities.

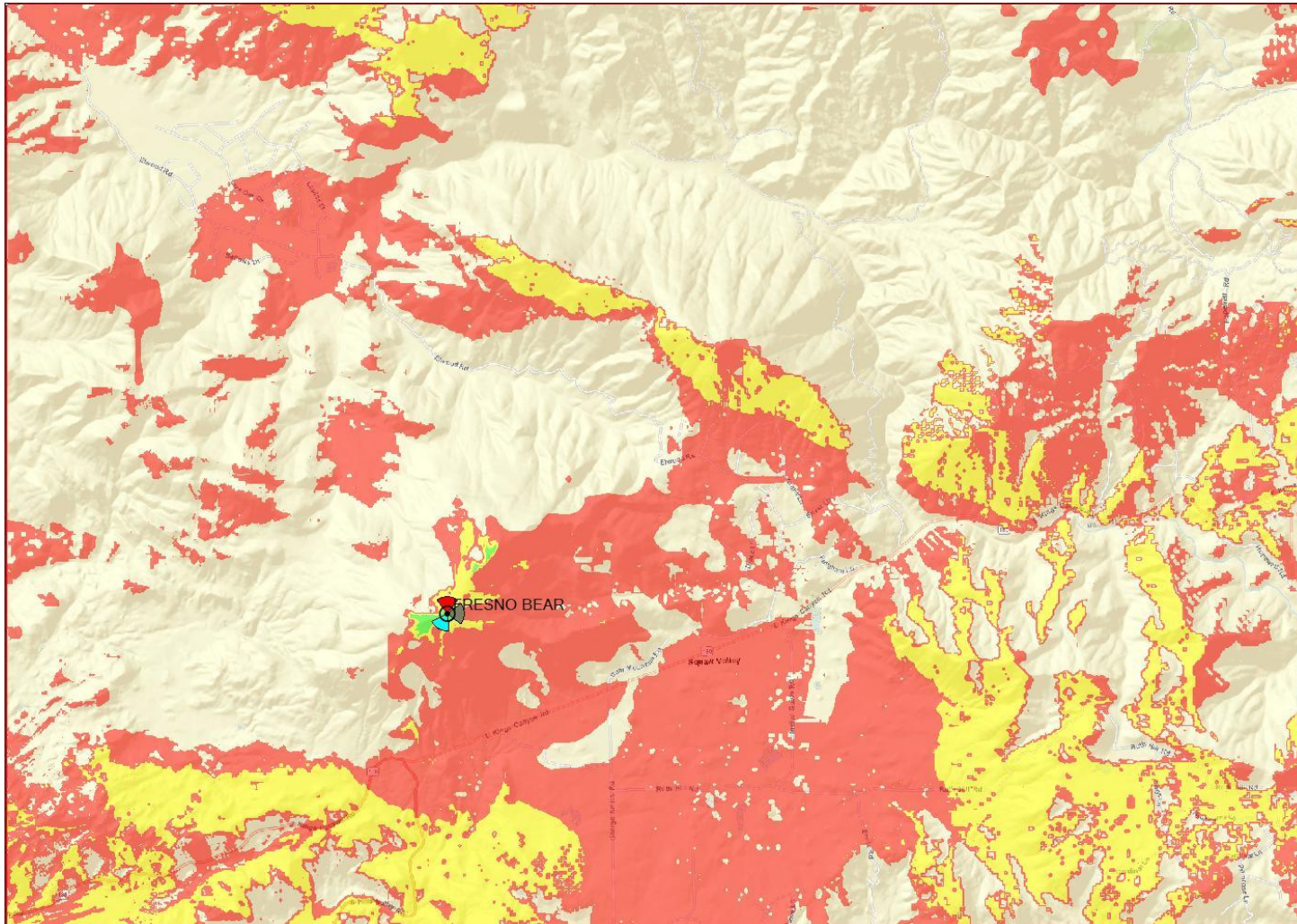


Squaw Valley CV Propagation Maps

Prepared by Verizon Wireless
RF Engineering



Squaw Valley CV – Existing Coverage

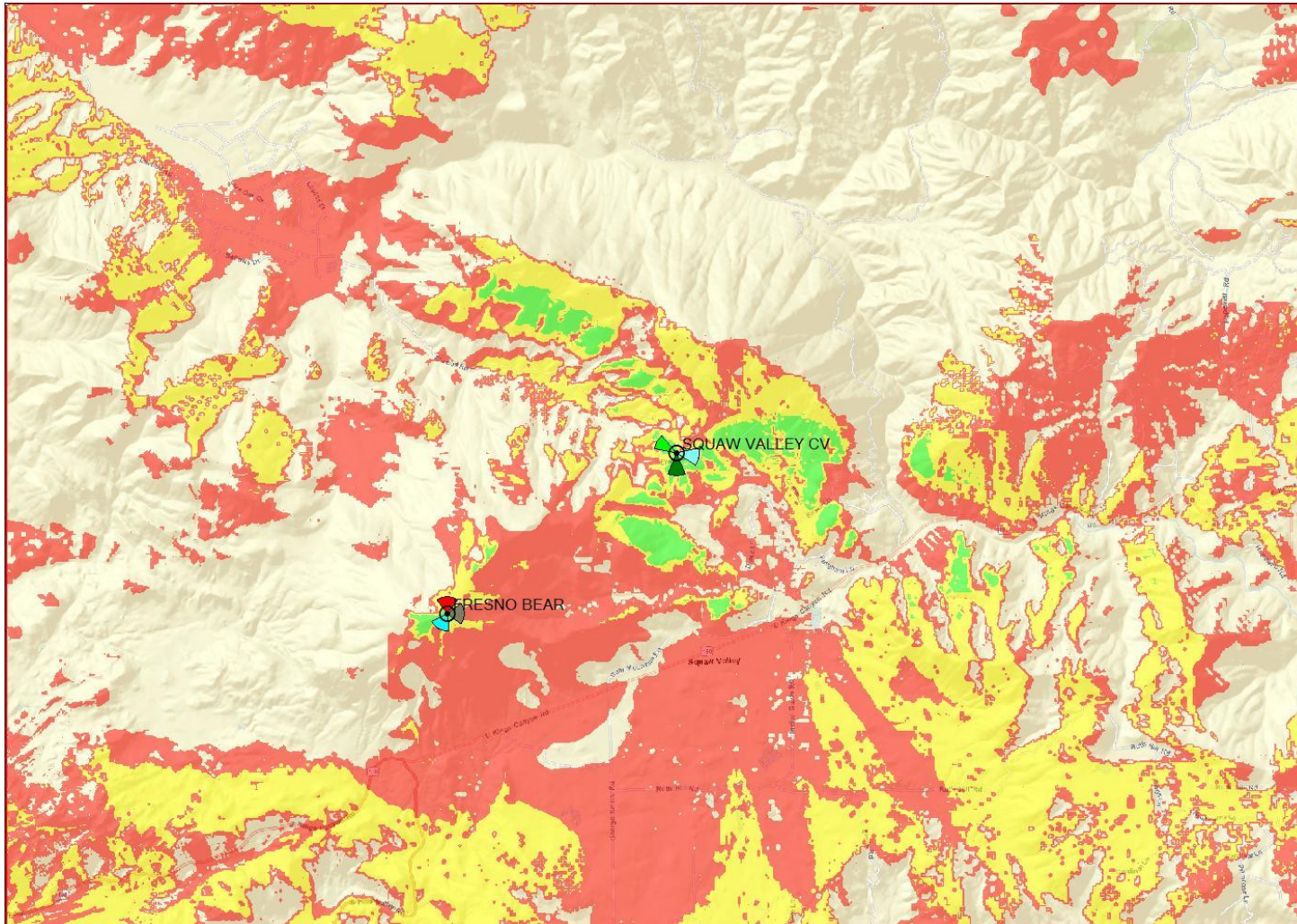


- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor

EXHIBIT 7 PAGE 2



Squaw Valley CV – Proposed Coverage



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

EXHIBIT 7 PAGE 3



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- CONSULTANT:** Leesa Gendel
- APPLICATION NOS.:** Initial Study Application No. 8431 and Unclassified Conditional Use Permit Application No. 3770
- DESCRIPTION:** Allow the installation of a new freestanding 100-foot-tall monopole style co-locatable wireless telecommunications facility on a 3.8-acre parcel within the AE-5 (Exclusive Agricultural, 5-acre minimum parcel size) Zone District.
- LOCATION:** The subject parcel is located on the northwest corner of Boren Lane and Elwood Rd., 700-feet west of N. Brawley Ave., approximately 9.50-miles northeast from the Unincorporated Community of Orange Cove. (APN: 160-420-08s), (1830 Elwood Rd.) (Sup. Dist. 5).

AESTHETICS

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

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

FINDING: NO IMPACT:

The project anticipates the placement of new unmanned telecommunications facility consisting of an 100' foot-tall monopole wireless communication tower (monopine design) with related facilities on a 50' by 50' fenced site leased area. Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site. The development of the permanent tower will be placed within an already disturbed area and would not be impacted by the project. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located 9.50-miles northeast from the Unincorporated Community of Orange Cove, of which consists of sparse homes and forest within the immediate vicinity. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact as the designed incorporated will adhere to the surrounding landscape (monopine designed tower) intended on reducing any unsightly visual character which would degrade the surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

Mitigation Measure(s)

- 1. Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color and shall be located, designed, and landscaped to reasonably minimize their visual impact on the surrounding area.*
- 2. All outdoor lighting shall be hooded and directed downwards so as not to shine on adjacent properties or public right-of-way.*

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated as timber land. However, based on the nature of the permit the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned AE-5 (Exclusive Agricultural, 5-acre minimum parcel size) Zone District and is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located on land zoned for forest land, timberland or timberland zoned Timberland Production, however the area proposed is small in nature (2,500 square feet in size) in an already disturbed area, and as such will not result in the loss of forest land or conversion of land for 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 intends to construct a permanent tower for communication purposes. The footprint of the permanent tower is small and would not result in the off-site conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions resulting from the use of the tower will not result in significant noise and pollutant concentrations. The nearest sensitive receptor is located approximately 150 feet north of the location of the communication facility. In consideration of the proximity of the site to sensitive receptors, the project is not anticipated to result in substantial pollutant concentrations or adverse emissions and will have a less than significant impact.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

Portions of the project site are already developed. Additional human disturbance related to the existing agricultural operations and existing paved right-of-way provide further signs that occupation of the site by a special-status species is highly unlikely. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to

negatively impact through habitat modification as the site is not occupied or has not significant habitat for special-status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project intends to construct a communications tower on the subject parcel. The project does not cut off movement of the site for any wildlife resident. No migratory wildlife corridor or native wildlife nursery site was identified on the project site.

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

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

Mitigation Measure(s)

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

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project would result in the development of the site where impervious surface would be added, and a loss of topsoil would occur. The subject site is relatively flat with small changes in elevation. The project would not result in a loss of topsoil or soil erosion where a significant risk of loss, injury, or death would occur.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

- D. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; or

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

FINDING: NO IMPACT:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction is expected to generate greenhouse gas emissions. Long-term project operation is expected to rely on existing electrical infrastructure and not produce greenhouse gas emissions that may have a significant impact on the environment. Therefore, these instances would not result a significant generation of greenhouse gas emission where a significant impact would occur. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an

applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: NO IMPACT:

Operation of the tower does not anticipate the use of a hazardous material or production of a hazardous waste. Storage and handling of equipment related to the tower would not result in a significant hazard to the public.

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

FINDING: NO IMPACT:

The project site is located within one-quarter mile of an existing school. For reference, Sequoia Christian School is located 2.25 miles south of the site. However, as noted, the project is not anticipating using any backup generator and associated fuel and therefore there will be no hazardous emissions within one-quarter mile of a school.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. For reference, Reedley Airport is located 12.90-miles southwest of the project site.

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

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

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 1. Result in substantial erosion or siltation on- or off-site;
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: NO IMPACT:

The project anticipates the development of a new tower and equipment shelter. The most substantial addition of impervious surface would be the equipment shelter which proposed to be a 50-foot by 50-foot structure. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on- or offsite. Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project site is not located within a flood hazard area. Applicable agencies reviewed the project site and did not have any comments regarding any requirements and asserted the project as proposed would not impede or redirect flood flows.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The project site is not located in an airport land use plan. For reference, Reedley Airport is located 12.90-miles southwest of the project site.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not induce unplanned population growth in the area. The project would not displace a substantial number of people or housing.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

- 1. Fire protection;

2. Police protection;
3. Schools;
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not provide concerns regarding the project where additional governmental facilities or alteration to existing governmental facilities are needed. The Fresno County Fire Protection District provided comments referencing Fire Code requirements when a building permit is issued for the project.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVI. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

Per the Applicant's Operational Statement, there are two employees that access the existing maintenance yard. The project does anticipate the occasional maintenance trip for the facility; however, the volume of maintenance trips is not expected to result in

impacts related to vehicle miles traveled or any County-adopted program, plan, ordinance, or policy addressing the circulation system. Reviewing Agencies and Departments did not express concern with the project in terms of a transportation impact resulting from the project.

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

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

* **Mitigation Measure(s)**

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project proposes to construct a new telecommunication facility consisting of a communications equipment shelter. Reviewing Agencies and Departments did not identify any significant environmental effects as a result of the project.

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

FINDING: NO IMPACT:

The project intends to develop an unmanned telecommunication facility. The proposed use would not utilize water resources for the operation and would not have an impact on water supplies.

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

FINDING: NO IMPACT:

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

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not provide comments to indicate that the project would result in solid waste generation in excess of State or local standards, or

result in a conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

As depicted in the 2007 Fresno County Fire Hazard Severity Zones in SRA Map, produced by the California Department of Forestry and Fire Protection, the project site IS within a State Responsibility Area (SRA), however, given the nature of the operation, there is negligible impact towards fire hazard severity zone.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

The subject site has been determined to be previously disturbed and occupied with human activity. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a wildlife species and would not cause a wildlife population to drop below self-sustaining levels.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for 8431 Unclassified Conditional Use Permit Application No. 3770, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

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


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

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

ER

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EXHIBIT 9

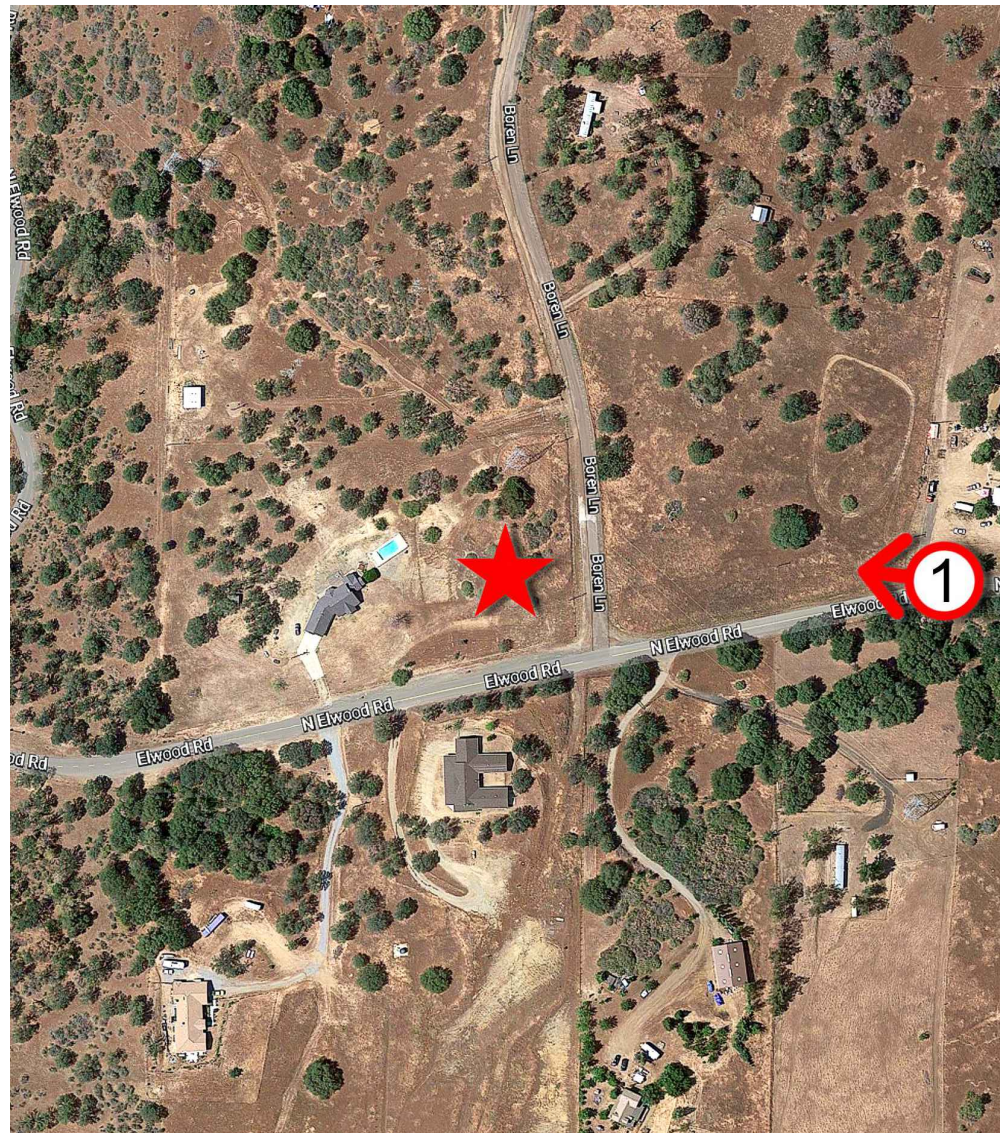
File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8431	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-202310000235
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Elliot Racusin, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): Leesa Gendel	Project Title: Initial Study No. 8431 & Unclassified Conditional Use Permit Application No. 3770		
Project Description: Allow the installation of a new freestanding 100-foot-tall monopole style co-locatable wireless telecommunications facility on a 3.8-acre parcel within the AE-5 (Exclusive Agricultural, 5-acre minimum parcel size) Zone District. The subject parcel is located on the northwest corner of Boren Lane and Elwood Rd., 700-feet west of N. Brawley Ave., approximately 9.50-miles northeast from the Unincorporated Community of Orange Cove. (APN: 160-420-08s), (1830 Elwood Rd.) (Sup. Dist. 5).			
Justification for Negative Declaration: Based upon the Initial Study prepared for 8431 Unclassified Conditional Use Permit Application No. 3770, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems. Potential impacts related to Aesthetics, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant. Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – August 30, 2023		Review Date Deadline: Planning Commission – October 26, 2023	
Date: August 30, 2023	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Elliot Racusin Planner 	

State 15083, 15085

County Clerk File No.: E-202310000235

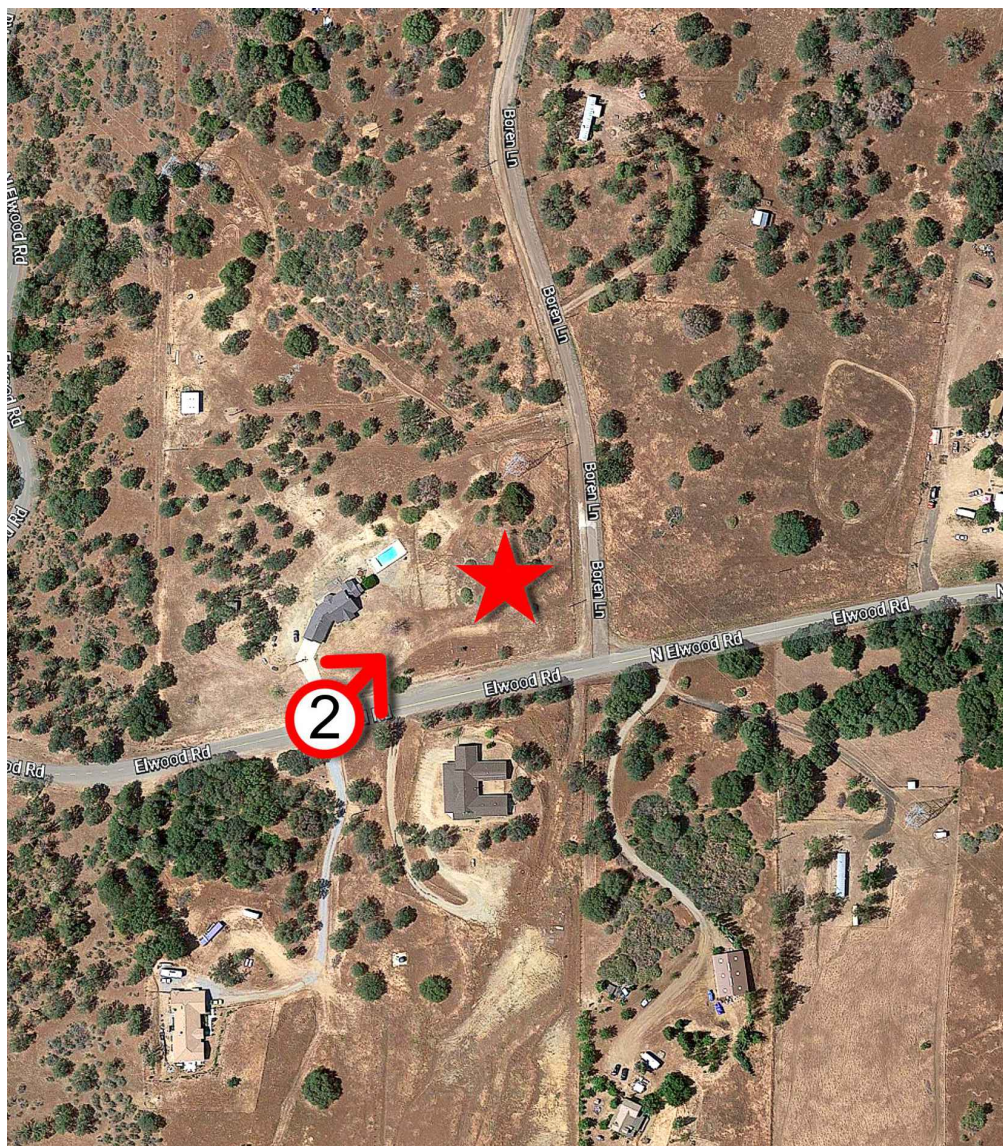
**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

PHOTOSIMULATION VIEWPOINT 1

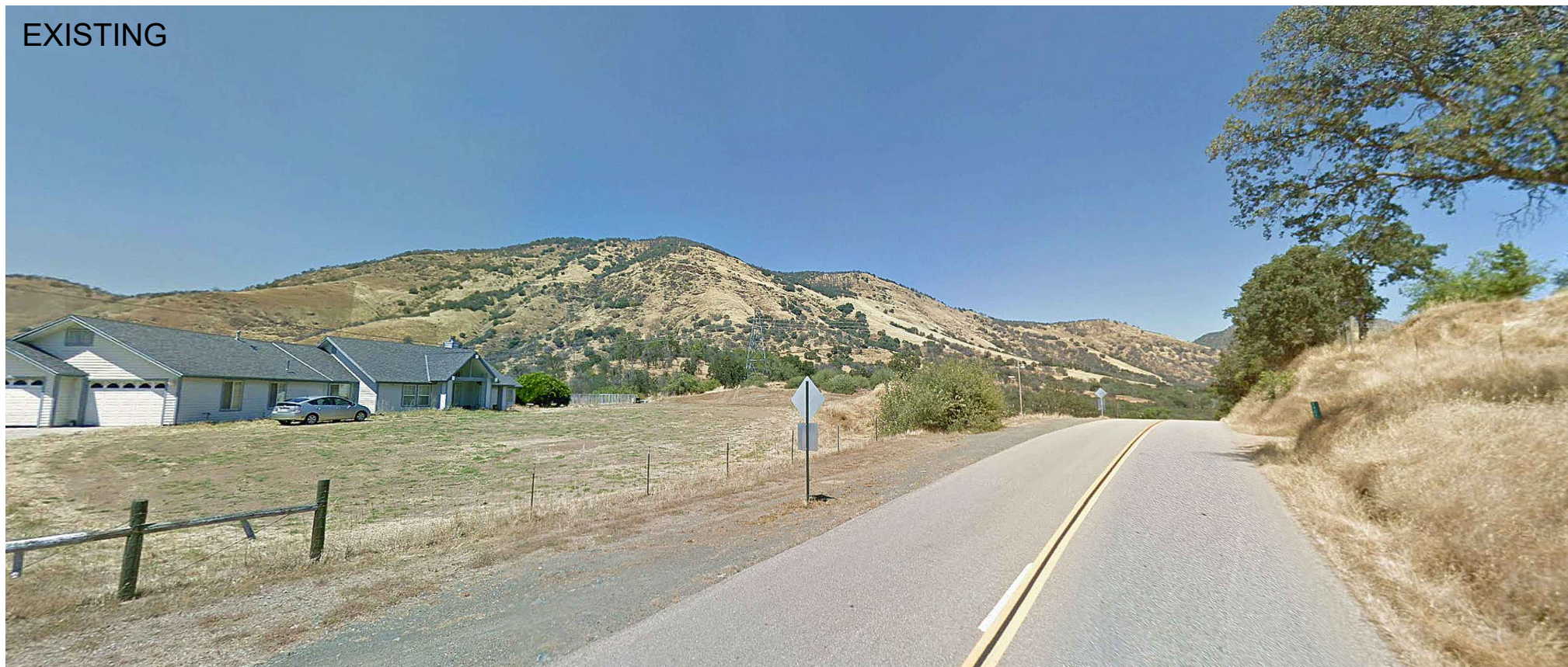


DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEWPOINT 2



EXISTING



NEW



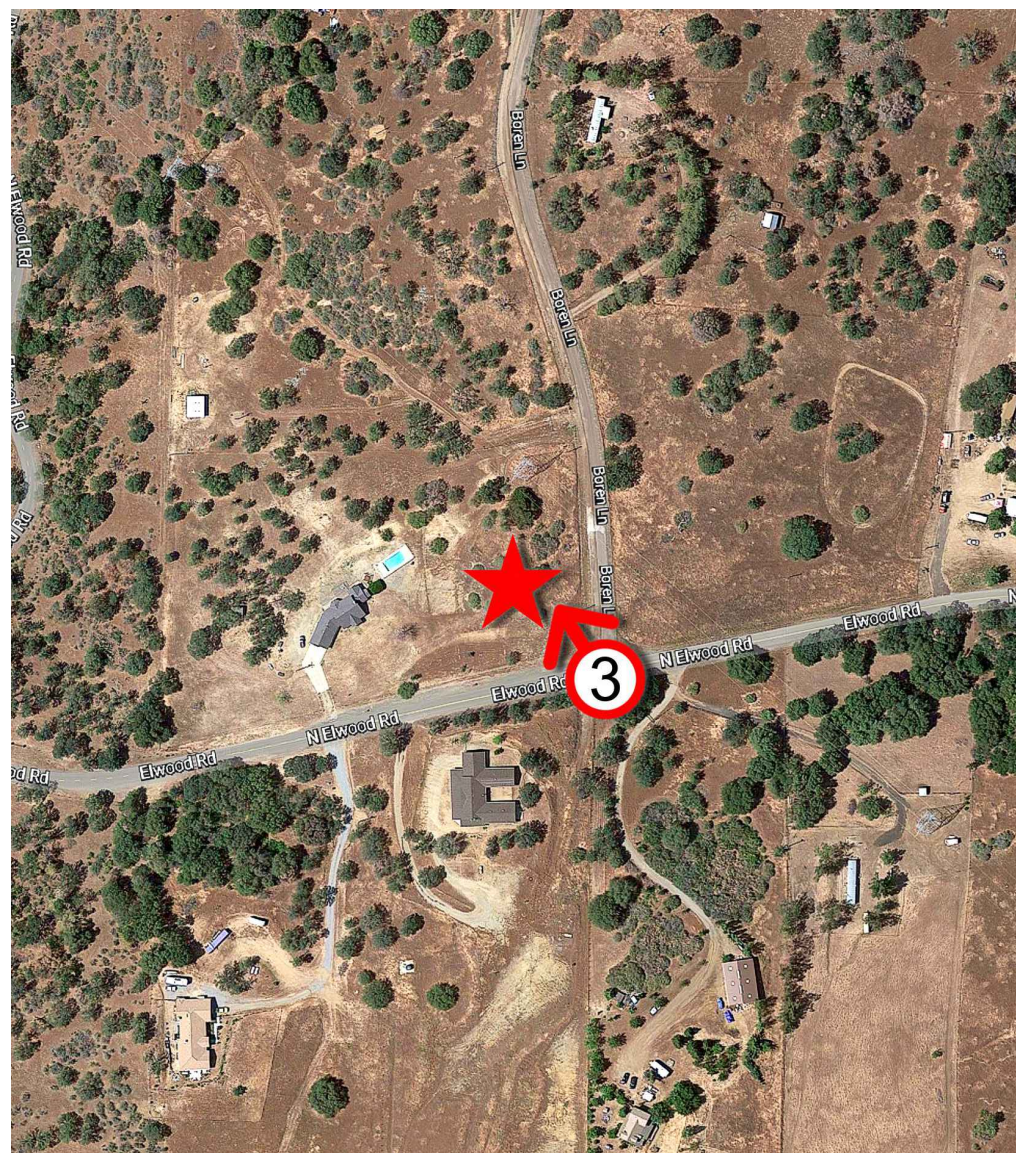
NOTE:
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN
 NEW 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE
 W/ BARB WIRE & SLATS (LEASE AREA)
 -GROUND EQUIPMENT NOT VISIBLE IN CURRENT VIEW

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

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ GPS ANTENNA
- NEW (2) RAYCAPS
- NEW STANDBY GENERATOR
- NEW 100'-0" HIGH MONOPINE

EXHIBIT 10 PAGE 2

PHOTOSIMULATION VIEWPOINT 3



EXISTING



NEW



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

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

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ GPS ANTENNA
- NEW (2) RAYCAPS
- NEW STANDBY GENERATOR
- NEW 100'-0" HIGH MONOPINE

EXHIBIT 10 PAGE 3