



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

CONSULTANT: Rachael Reynolds

APPLICATION NOS.: Initial Study Application No. 8527 and Unclassified Conditional Use Permit Application No. 3780

DESCRIPTION: Allow the installation of a 130-foot-tall monopole style co-locatable wireless telecommunications tower and related facilities on a 20-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northwest corner of West Althea Avenue and North Cambria Avenue, approximately 12-miles west from the City of Firebaugh. (APN: 004-150-11s) (Address: 50080 W. Althea Avenue) (Sup. Dist.1).

AESTHETICS

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

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

FINDING: NO IMPACT:

The project anticipates the placement of new telecommunications facility consisting of an 130' foot-tall monopole wireless communication tower (monopole design) with related facilities on a 100' by 100' 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 12-miles west from the City of Firebaugh. 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 (monopole 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 Semi-agricultural and Rural Commercial Land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned AE-20 (Exclusive Agricultural, 20-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 not located on land zoned for forest land, timberland or timberland zoned Timberland Production, however the area proposed is small in nature (10,000 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:

Reviewing Agencies and Departments 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 450 feet south of the location of the communication facility. In consideration of the proximity of the site to sensitive receptors, the project is not anticipated to result in substantial pollutant concentrations or adverse emissions and will have a less than significant impact.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification as the site is not occupied or has 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 eleven miles west of an existing school (Firebaugh High School). 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.

- 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 a 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 100-foot by 100-foot lease area. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on- or offsite.

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

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

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.

- 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
- D.

FINDING: NO IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

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

XV. PUBLIC SERVICES

Would the project:

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

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

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:

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 LRA Map, produced by the California Department of Forestry and Fire Protection, the project site is not located within a very high fire hazard severity zone or within a State Responsibility Area (SRA).

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study No. 8527 prepared for Unclassified Conditional Use Permit Application No. 3780, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

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

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

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

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County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study No. 8527, Unclassified Conditional Use Permit No. 3780

2. Lead agency name and address:

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

3. Contact person and phone number:

Alyce Alvarez, Planner, (559) 600-9669

4. Project location:

The subject parcel is located on the northwest corner of West Althea Avenue and North Cambria Avenue, approximately 12-miles west from the City of Firebaugh. (APN: 004-150-11s) (Address: 50080 W. Althea Avenue) (Sup. Dist.1).

5. Project sponsor's name and address:

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

6. General Plan designation:

Agricultural

7. Zoning:

AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

Allow the installation of a 130-foot-tall monopole style co-locatable wireless telecommunications tower and related facilities on a 20-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District

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

The subject parcel is composed of crops and a single-family residence. Surrounding the project site is in a agricultural area with some single-family residences located throughout.

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

None

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:


Alyce Alvarez, Planner


David Randall, Senior Planner

Date: 2/2/24

Date: 2/2/24

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

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

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

Fresno County General Plan, Policy Document

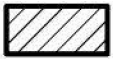
Fresno County Zoning Ordinance

Important Farmland 2010 Map, State Department of Conservation

AA

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

Legend



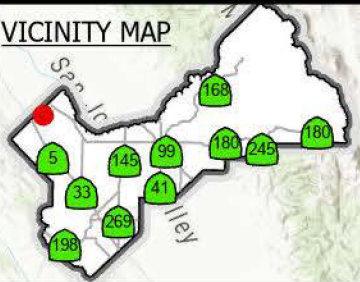
Subject Property

ALTHEA

CAMBRIA

SUBJECT PROPERTY

VICINITY MAP



LOCATION MAP

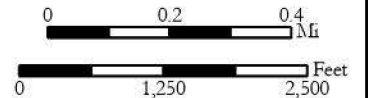
CUP3780 & IS8527

2024



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

Person Prepared by : mvilla

On Date : 1/2/2024



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND

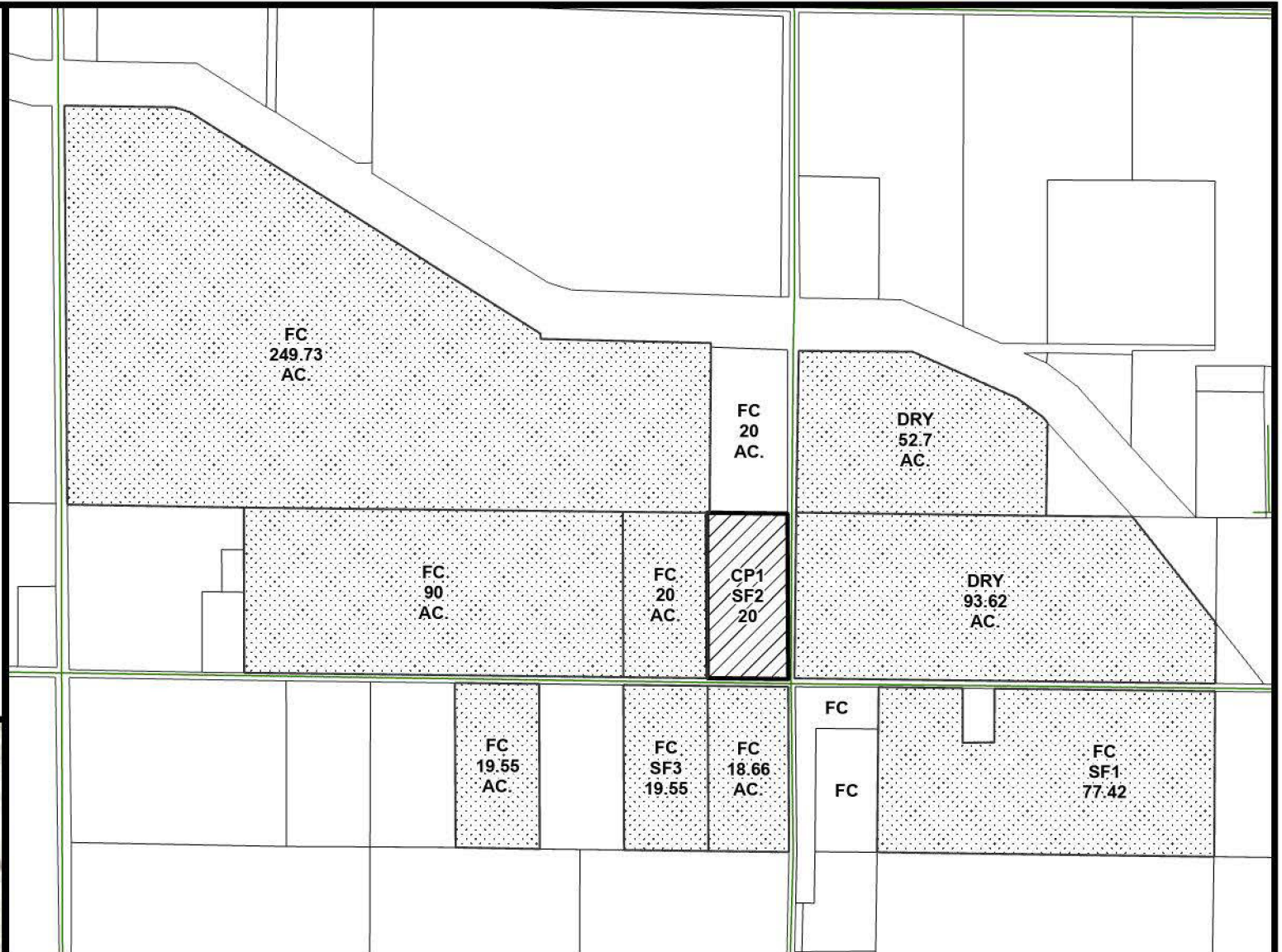
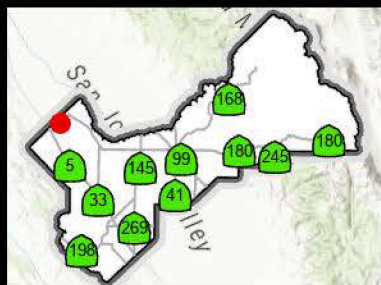
FC - FIELD CROP

DRY - DRY FARMING

CP# - OFFICE COMM./PROF

V - VACANT

SF#- SINGLE FAMILY RESIDEN



Existing Land Use Map

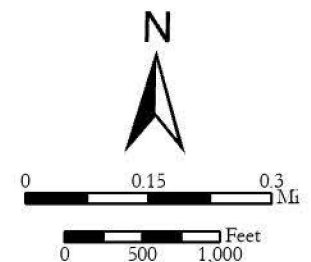
CUP3780 & IS8527

2024

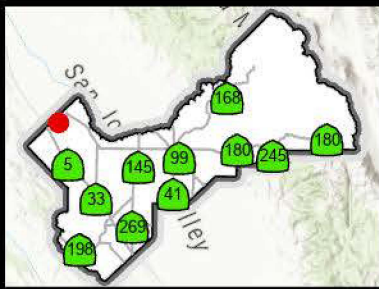
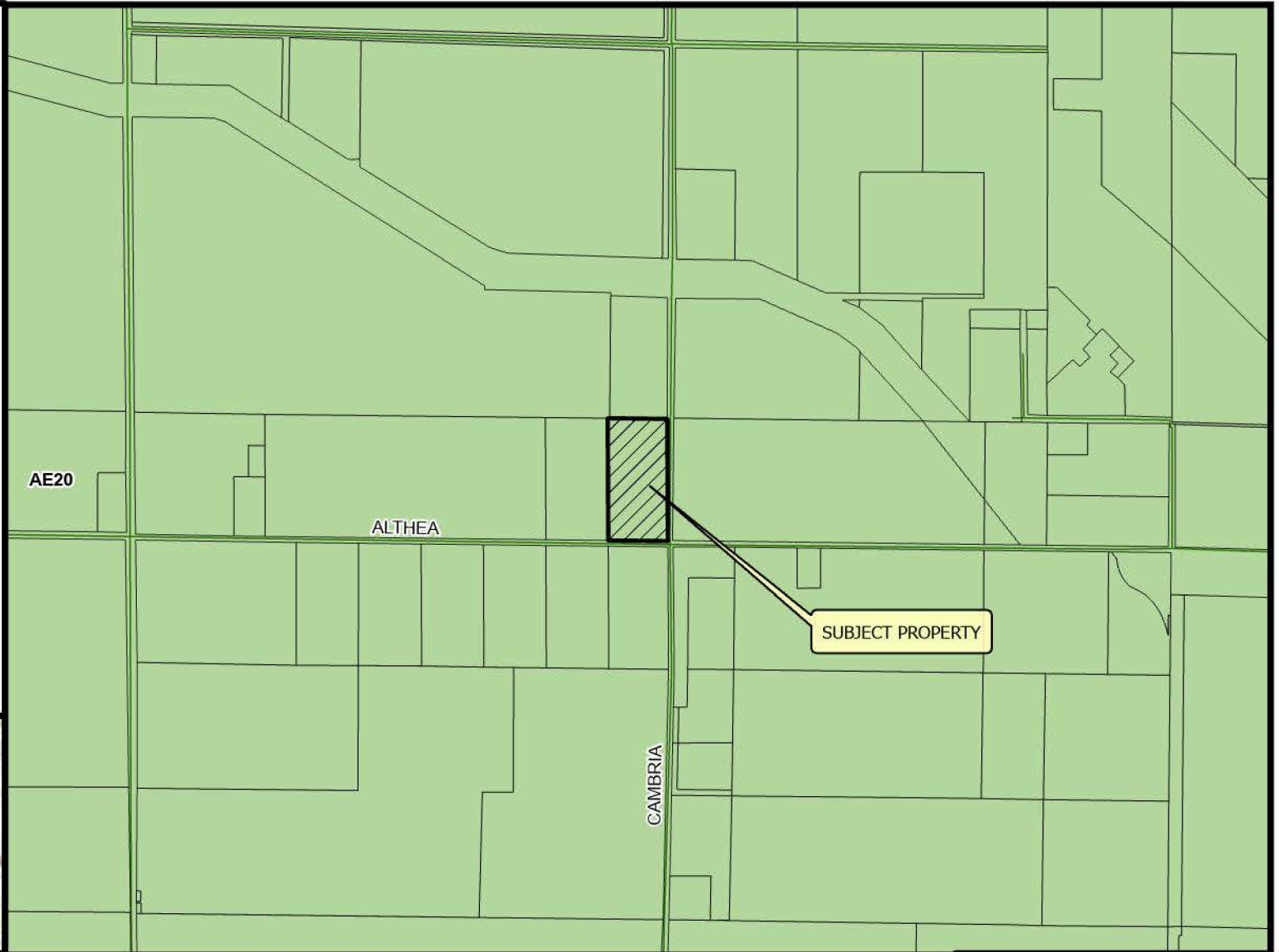
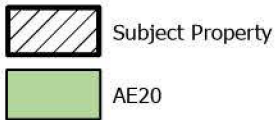
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mvilla

On Date : 1/2/2024



Legend

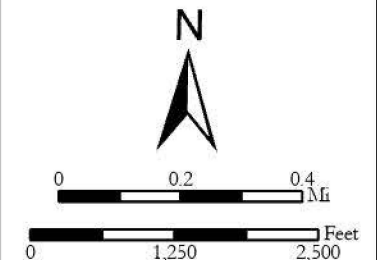


Existing Zoning Map

CUP3780 & IS8527
STR 18 - 12S / 12E

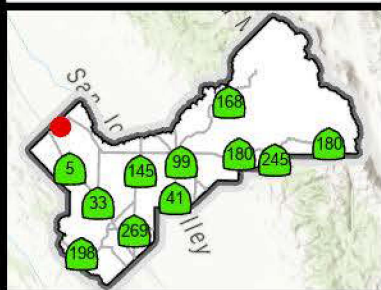
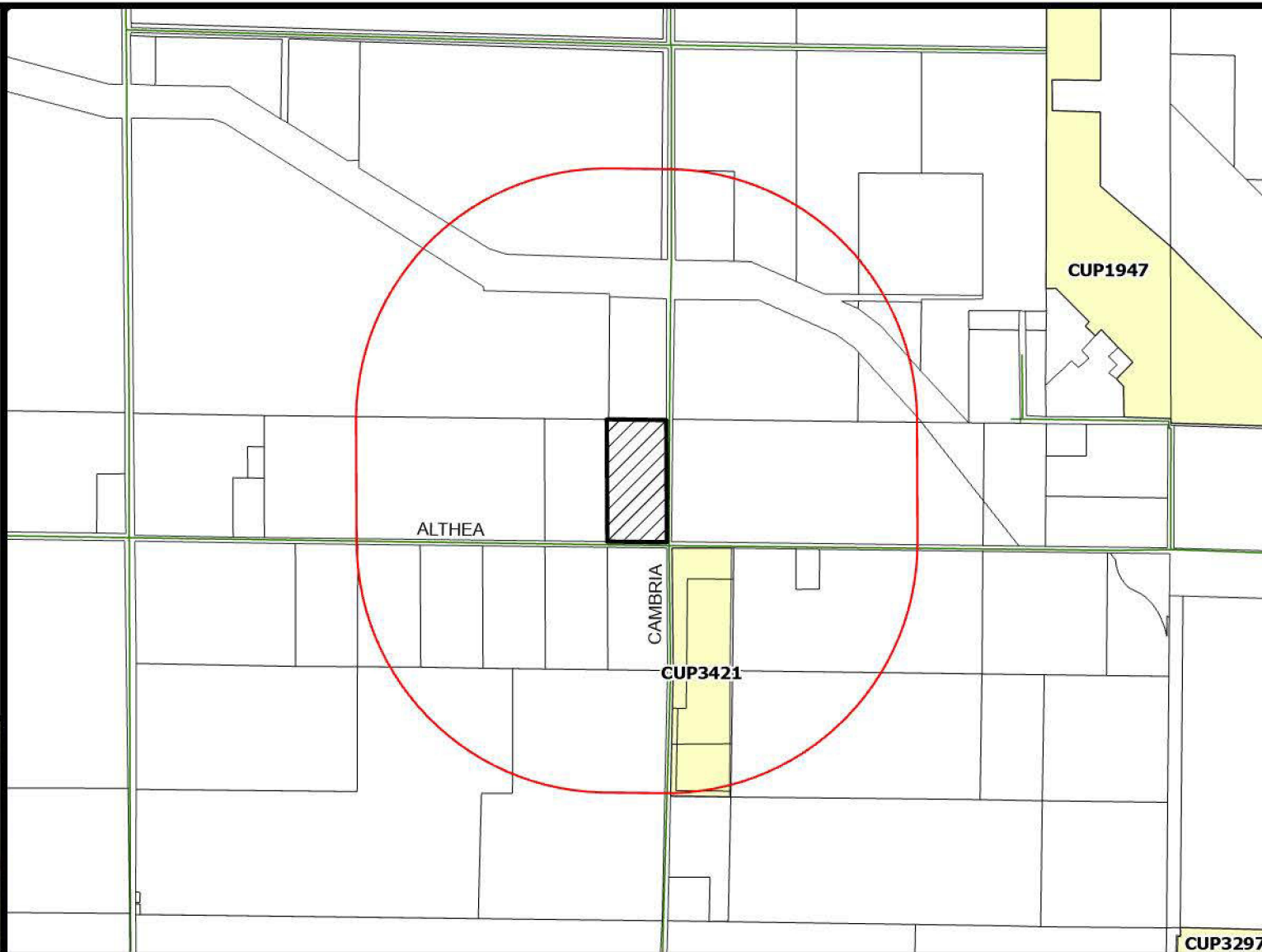
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mvilla
On Date : 1/2/2024



Legend

-  Half Mile Buffer
-  Subject Property
-  CUP Permit
-  IS Permit

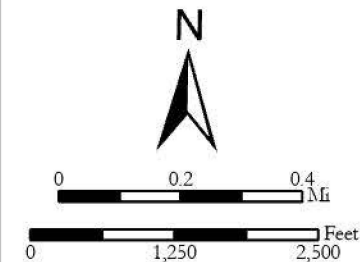


Proximity Map

CUP3780 & IS8527

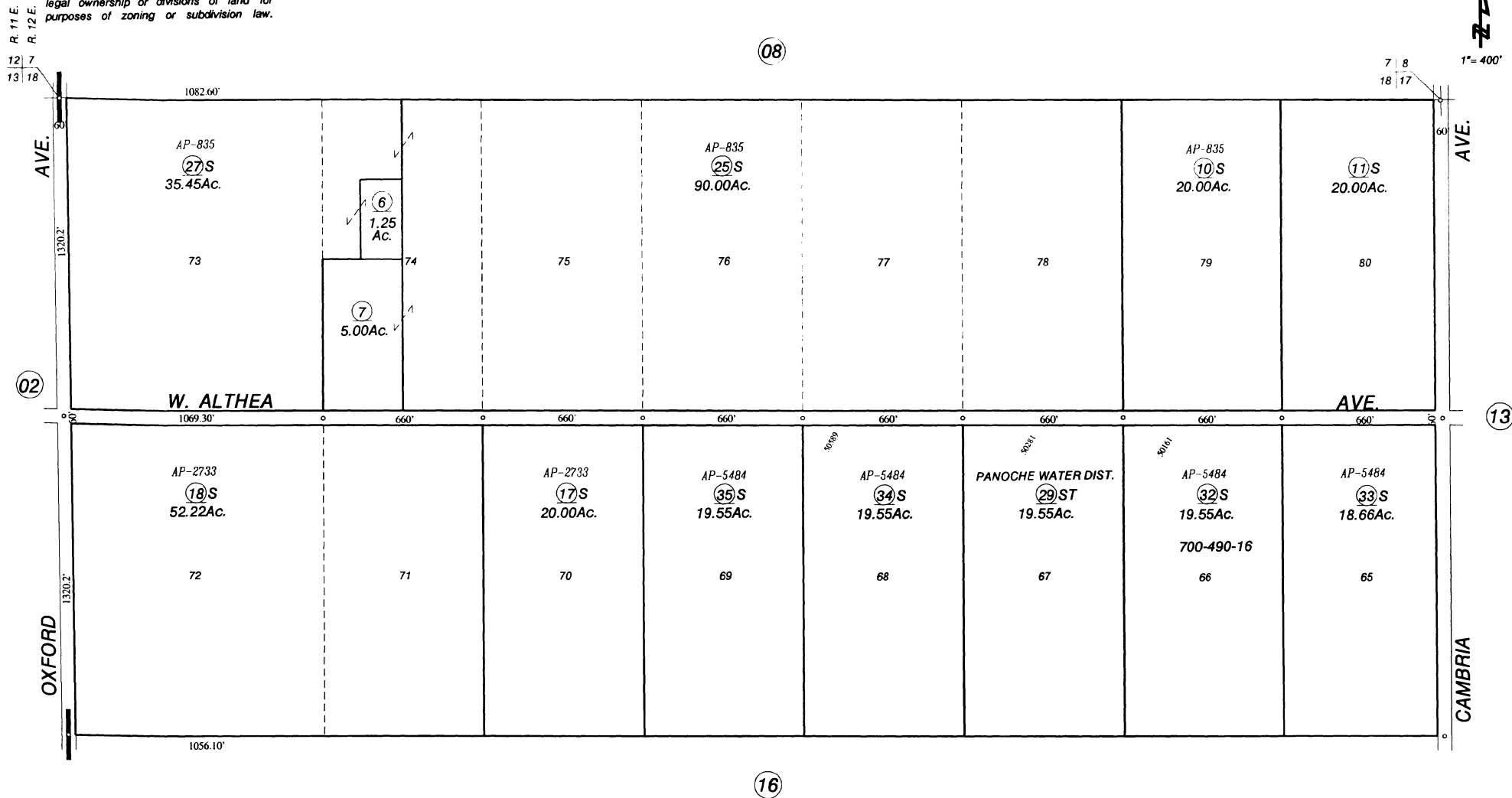
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mvilla
 On Date : 1/2/2024



--- NOTE ---

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



Agricultural Preserve
Ora Loma Tract - Misc. Bk. 1, Pg. 42

Assessor's Map Bk.004 - Pg. 15
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.





LOCATION:
50080 W. ALTHEA AVE.
FIREBAUGH, CA 93622

SITE INFORMATION

LANDLORD:	JOHN BENNETT
SITE ADDRESS:	50080 W. ALTHEA AVE. FIREBAUGH, CA 93622
COUNTY:	FRESNO
LATITUDE:	36.892444°
LONGITUDE:	-120.690814°
GROUND ELEVATION:	164.5' AMSL
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	FRESNO COUNTY
ZONING CODE:	AE20
PARCEL NUMBER:	00415011S
POWER PROVIDER:	PG&E
TELCO PROVIDER:	VERIZON

CONTACT INFORMATION

A&E SERVICES:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: MIKE TYCER
PHONE: 801.347.1003
EMAIL: mike.tycer@powderriverdev.com

SITE ACQUISITION:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: GERARD BYRNES
PHONE: 201.213.8292
EMAIL: gerard.byrnes@powderriverdev.com

APPLICANT:
VB BTS II, LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
CONTACT: QABIYL JOHNSON
PHONE: 954.608.9538
EMAIL: qabiyl.johnson@verticalbridge.com

VICINITY MAP



SITE PHOTO



DRIVING DIRECTIONS

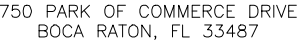
FROM NORMAN Y MINETA SAN JOSE INTERNATIONAL AIRPORT:

DEPART AND HEAD TOWARD AIRPORT BLVD. TURN RIGHT ONTO AIRPORT BLVD. BEAR LEFT ONTO SKYPORT DR. TAKE THE RAMP ON THE RIGHT FOR CA-87 S. AT EXIT 1A, HEAD LEFT ON THE RAMP FOR CA-85 SOUTH TOWARD GILROY. TAKE THE RAMP ON THE RIGHT FOR US-101 S. AT EXIT 356, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR CA-152 EAST. TURN LEFT ONTO CA-152 / E 10TH ST TOWARD LOS BANOS / PACHECO PASS ROAD / CA-152 EAST. TAKE THE RAMP ON THE RIGHT FOR I-5 AND HEAD TOWARD LOS ANGELES. AT EXIT 385, HEAD RIGHT ON THE RAMP FOR NEES AVE TOWARD FIREBAUGH. TURN LEFT ONTO W NEES AVE TOWARD FIREBAUGH / FRESNO. TURN LEFT ONTO N OXFORD AVE. TURN RIGHT ONTO W ALTHEA AVE. ARRIVE AT W ALTHEA AVE ON THE LEFT.

APPLICABLE CODES

CALIFORNIA BUILDING CODE 2022
ELECTRICAL CODE 2022 OF CALIFORNIA

DRAWING INDEX

[illegible]

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
D	08/04/23	ISSUED FOR REVIEW 90%	BMW
C	06/27/23	ISSUED FOR REVIEW 90%	BMW
B	06/12/23	ISSUED FOR REVIEW 90%	BMW
A	05/22/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5369
SITE NAME: FIREBALL

CARRIER
SITE#: SC60262A

**50080 W. ALTHEA AVE.
FIREBAUGH, CA 93622**

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SURVEYOR'S NOTES

THIS MAP IS A GRAPHIC DEPICTION OF DATA COMPILED FROM MAPS AND VARIOUS OTHER INFORMATION. IT IS NOT A BOUNDARY SURVEY, NO MONUMENTS WERE SET OR WILL BE SET AS PART OF THIS SURVEY. THE LIMITS OF DATA AND/OR IMPROVEMENTS GATHERED AND DEPICTED ARE LIMITED TO THE CONTRACTUAL SCOPE FOR THIS PROJECT. NO TITLE RESEARCH WAS PERFORMED BY CHINOOK SURVEYS. PROPERTY LINE LOCATION COULD POSSIBLY SHIFT FROM LOCATIONS SHOWN HEREON SHOULD A BOUNDARY SURVEY BE PERFORMED, LOCATIONS OF EXISTING AND PROPOSED FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED, SURVEYOR DID NOT ABSTRACT PROPERTY. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, (THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF). THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SITE ACCESS AND RIGHT OF WAY NOTE:

ACCESS TO AND FROM THE SITE AND UTILITY EASEMENT IS ALONG CAMBRIA LN, A CONFIRMED 60' PUBLIC RIGHT OF WAY PER EXCEPTION #5, Tower Title, File number VTB-146954-C, DATED FEBRUARY 13, 2023 6:52AM.

ENCROACHMENT STATEMENT

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR NEAR THE LEASE AREA.

BASIS OF BEARING AND COORDINATES

THE BASIS OF BEARINGS IS BASED UPON THE U.S STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA ZONE 4, US SURVEY FEET.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE/811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY UTILITIES. UNDERGROUND UTILITY LOCATES WERE ALSO NOT PERFORMED AS A SCOPE OF THIS SURVEY

POSITION OF GEODETIC COORDINATES

N36°53'32.80", W120°41'26.93"
36.892444, -120.690814

FLOOD ZONE

THE AREA AROUND THE PROPOSED NEW SITE BUILD APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID 06019C0950H, EFFECTIVE DATE 02/18/2009.

BENCH MARK

ELEVATIONS HEREON ARE DERIVED FROM GNSS STATIC OBSERVATION. RINEX DATA PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY 'OPUS' AND COMPUTATIONS UTILIZING GEOID 18. ELEVATIONS ARE REFERENCED TO NAVD88.

LEASE AREA ACCESS & UTILITY EASEMENT NOTE:

THE LEASE AREA AND ACCESS AND UTILITY EASEMENT FALL WITHIN THE PARENT PARCEL, LOCATED IN A PORTION OF THE PROPERTY CONVEYED TO JOHN F. BENNETT, AS TRUSTEE OF THE JOHN BENNETT 2013 REVOCABLE TRUST ESTABLISHED JULY 12, 2013 FROM JOHN F. BENNETT, ALSO KNOWN AS JOHN BENNETT IN A DEED DATED JULY 12, 2013 AND RECORDED JULY 22, 2013 AS INSTRUMENT NO, 2013-0102628.

TITLE REPORT SCHEDULE "B" NOTES

THIS SURVEY WAS CONDUCTED UTILIZING Tower Title, File number VTB-146954-C, DATED FEBRUARY 13, 2023 6:52AM

ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "ORO LOMA TRACT" DATED NOVEMBER 15, 1911 AND RECORDED DECEMBER 12, 1911 IN (BOOK) 1 (PAGE) 42, IN FRESNO COUNTY, CALIFORNIA.

PLOTTED HEREON

OIL AND GAS LEASE BETWEEN JOHN F. BENNETT, DEALING IN HIS SOLE AND SEPARATE PROPERTY AND OXY RESOURCES CALIFORNIA LLC, DATED JANUARY 12, 2004 AND RECORDED JUNE 4, 2004 IN (INSTRUMENT) 2004-0124017, IN FRESNO COUNTY, CALIFORNIA. AFFECTED BY A(N) QUITCLAIM DEED BETWEEN OXY RESOURCES CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JOHN F. BENNETT, DATED DECEMBER 8, 2004 AND RECORDED DECEMBER 14, 2004 IN (INSTRUMENT) 2004-0278898, IN FRESNO COUNTY, CALIFORNIA.

NOTHING TO PLOT

ADDITIONAL UTILITY EASEMENT LEGAL DESCRIPTION

SITUATED IN A PORTION OF THE PROPERTY CONVEYED TO JOHN F. BENNETT, AS TRUSTEE OF THE JOHN BENNETT 2013 REVOCABLE TRUST ESTABLISHED JULY 12, 2013 FROM JOHN F. BENNETT, ALSO KNOWN AS JOHN BENNETT IN A DEED DATED JULY 12, 2013 AND RECORDED JULY 22, 2013 AS INSTRUMENT NO, 2013-0102628.

BEING 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE N 00°25'29" E 656.66 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY, ALSO BEING THE CENTERLINE OF CAMBRIA AVE;
THENCE LEAVING SAID CENTERLINE N 90°00'00" W 30.00 FEET TO A POINT, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMBRIA AVE;
THENCE N 90°00'00" W 56.48 FEET;
THENCE S 00°00'00" E 50.00 FEET;
THENCE N 90°00'00" W 100.00 FEET;
THENCE N 00°00'00" E 15.00 FEET TO THE POINT OF BEGINNING;
THENCE N 90°00'00" W 117.73 FEET;
THENCE S 00°00'00" E 349.56 FEET;
THENCE N 90°00'00" E 30.00 FEET TO THE POINT OF TERMINATION.

SIDELINES TO BE TRIMMED OR EXTENDED TO THE EXISTING SHOP.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

SURVEY DATE

5/28/2023

SITUATED IN A PORTION OF THE PROPERTY CONVEYED TO JOHN F. BENNETT, AS TRUSTEE OF THE JOHN BENNETT 2013 REVOCABLE TRUST ESTABLISHED JULY 12, 2013 FROM JOHN F. BENNETT, ALSO KNOWN AS JOHN BENNETT IN A DEED DATED JULY 12, 2013 AND RECORDED JULY 22, 2013 AS INSTRUMENT NO, 2013-0102628.

BEING 20 FEET WIDE LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT AN IRON PIN, BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE N 00°25'29" E 656.66 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY, ALSO BEING THE CENTERLINE OF CAMBRIA AVE;
THENCE LEAVING SAID CENTERLINE N 90°00'00" W 30.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMBRIA AVE;
THENCE N 90°00'00" W 56.48 FEET TO THE POINT OF TERMINATION.

SIDELINES TO BE TRIMMED OR EXTENDED TO CAMBRIA AVE RIGHT OF WAY.

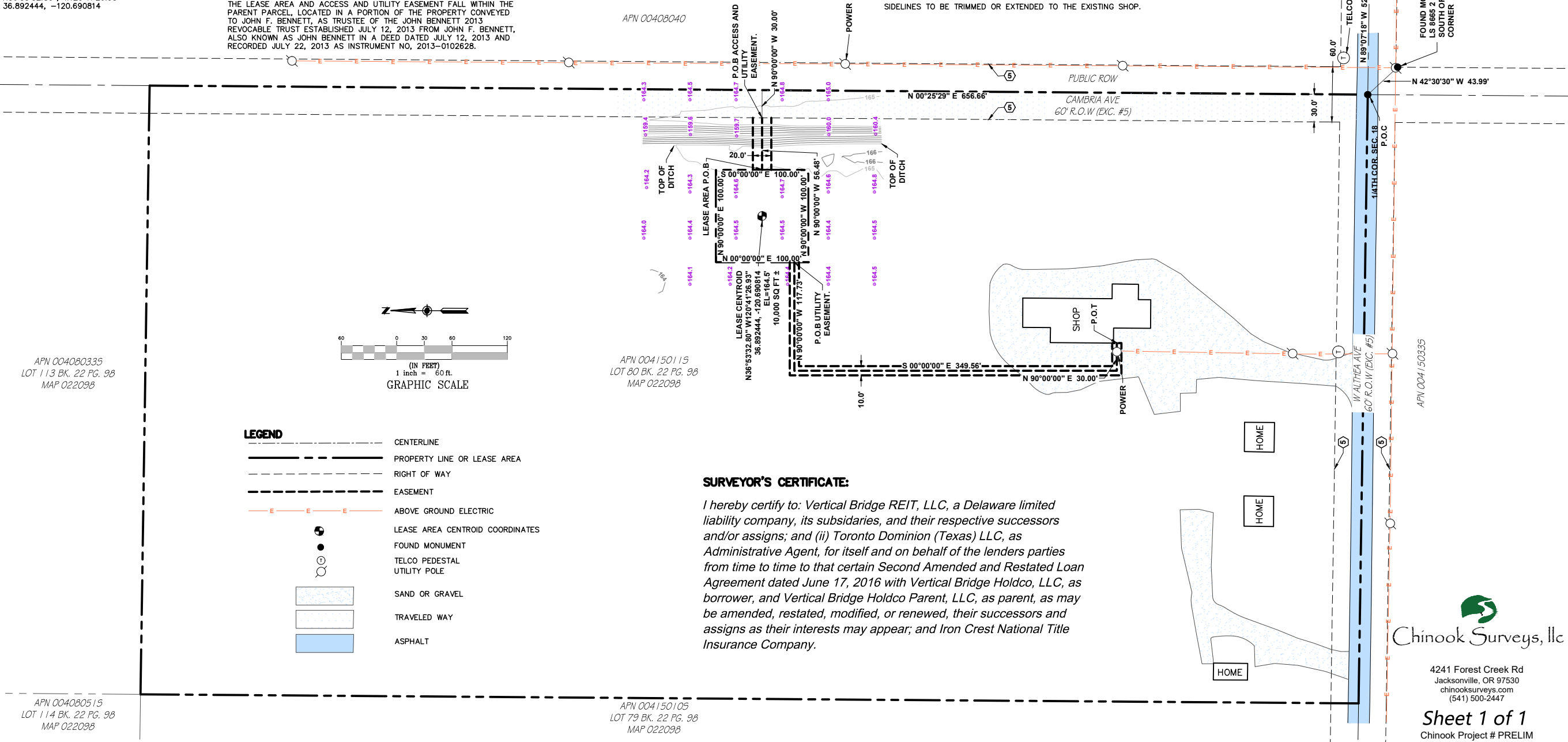
PARENT PARCEL LEGAL DESCRIPTION

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

LOT 80 OF ORO LOMA TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 42 OF MISCELLANEOUS MAPS, FRESNO COUNTY RECORDS. EXPECTING ONE-HALF OF ALL OIL, GAS, AND HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND, AS RESERVED BY ANDERSON, CLAYTON & CO., A DELAWARE CORPORATION.

PARCEL ID: 004-150-115

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO JOHN F. BENNETT, AS TRUSTEE OF THE JOHN BENNETT 2013 REVOCABLE TRUST ESTABLISHED JULY 12, 2013 FROM JOHN F. BENNETT, ALSO KNOWN AS JOHN BENNETT IN A DEED DATED JULY 12, 2013 AND RECORDED JULY 22, 2013 AS INSTRUMENT NO, 2013-0102628.



SURVEYOR'S CERTIFICATE:

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified, or renewed, their successors and assigns as their interests may appear; and Iron Crest National Title Insurance Company.

verticalbridge

750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

T-Mobile

T-MOBILE USA, INC.
601 WEST 1ST AVENUE
SPOKANE, WA 99201



POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: C-3065

REVISIONS			
REV	DATE	DESCRIPTION	INT
A	XX/XX/XX	ISSUED FOR REVIEW 90%	XXX



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

SITE INFORMATION
VB BATS II, llc
SITE#: US-CA-5369
SITE NAME: FIREBALL (A)

50080 W ALTHEA AVE
FIREBAUGH, CA 93622

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:

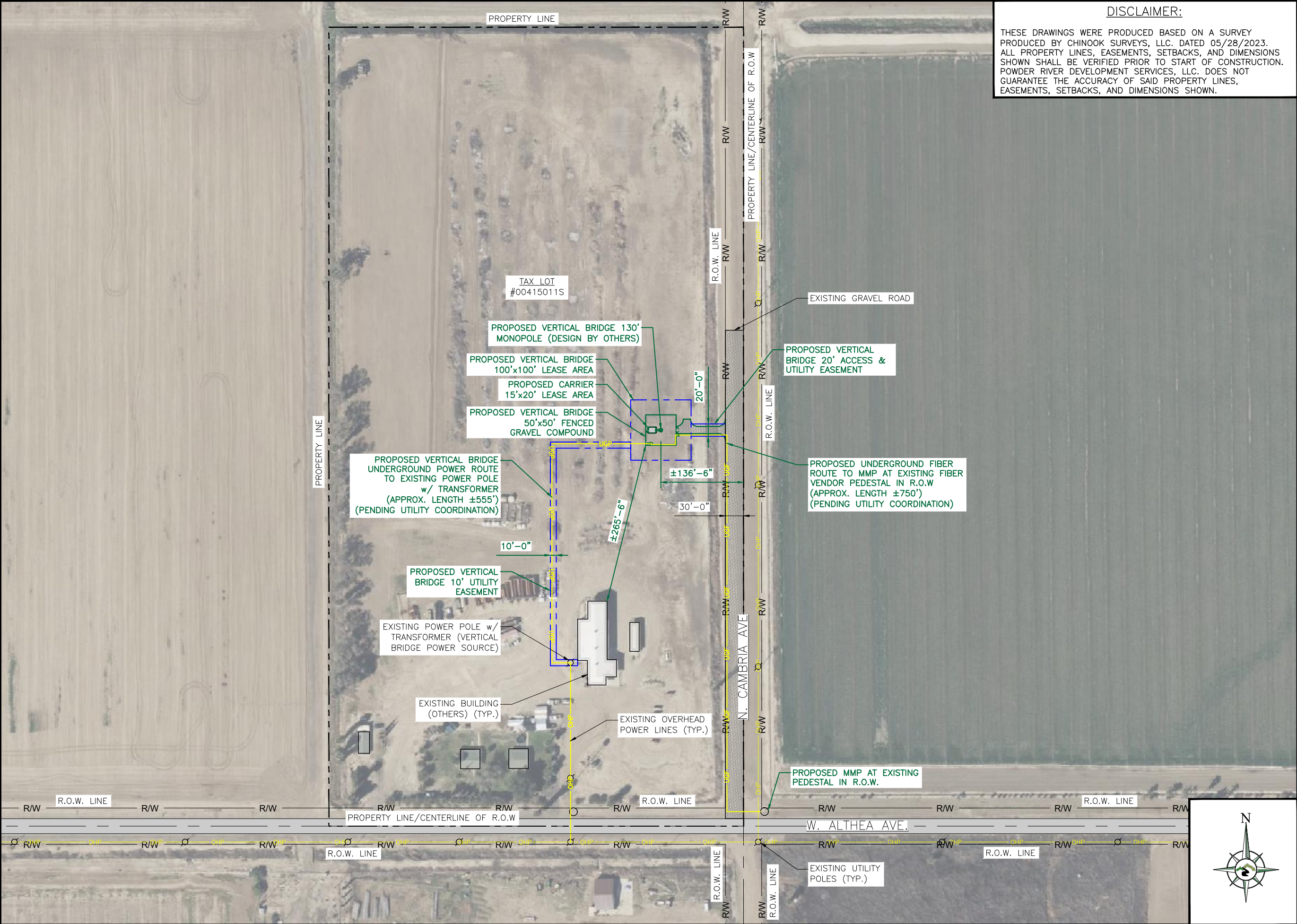
LS-1



Chinook Surveys, llc

4241 Forest Creek Rd
Jacksonville, OR 97530
chinooksurveys.com
(541) 500-2447

Sheet 1 of 1
Chinook Project # PRELIM



DISCLAIMER:
THESE DRAWINGS WERE PRODUCED BASED ON A SURVEY PRODUCED BY CHINOOK SURVEYS, LLC. DATED 05/28/2023. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.

750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
D	08/04/23	ISSUED FOR REVIEW 90%	BMW
C	06/27/23	ISSUED FOR REVIEW 90%	BMW
B	06/12/23	ISSUED FOR REVIEW 90%	BMW
A	05/22/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5369
SITE NAME: FIREBALL

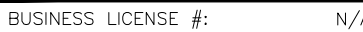
CARRIER
SITE#: SC60262A

50080 W. ALTHEA AVE.
FIREBAUGH, CA 93622

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:
ZD-1

THESE DRAWINGS WERE PRODUCED BASED ON A SURVEY
PRODUCED BY CHINOOK SURVEYS, LLC, DATED 05/28/2023.
ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS
SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT
GUARANTEE THE ACCURACY OF SAID PROPERTY LINES,
EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.



REVISIONS			
REV	DATE	DESCRIPTION	IN
D	08/04/23	ISSUED FOR REVIEW 90%	BM
C	06/27/23	ISSUED FOR REVIEW 90%	BM
B	06/12/23	ISSUED FOR REVIEW 90%	BM
A	05/22/23	ISSUED FOR REVIEW 90%	JH

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

**50080 W. ALTHEA AVE.
FIREBAUGH, CA 93622**

SHEET NUMBER:

ZD-3



SCALE: 1/16" = 1'-0" (11x17)

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DISCLAIMER:

THESE DRAWINGS WERE PRODUCED BASED ON A SURVEY PRODUCED BY CHINOOK SURVEYS, LLC. DATED 05/28/2023. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
D	08/04/23	ISSUED FOR REVIEW 90%	BMW
C	06/27/23	ISSUED FOR REVIEW 90%	BMW
B	06/12/23	ISSUED FOR REVIEW 90%	BMW
A	05/22/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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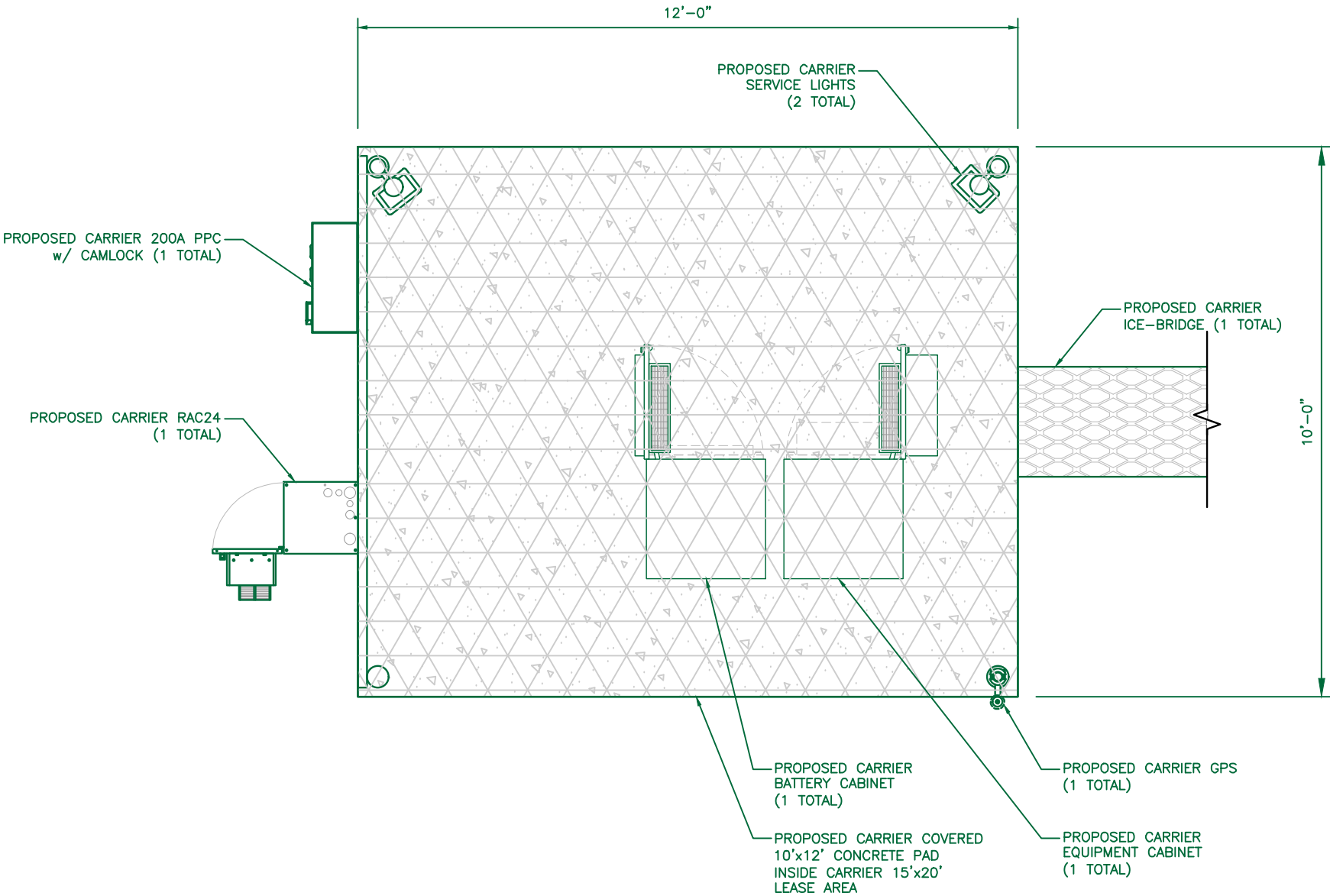
SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5369
SITE NAME: FIREBALL

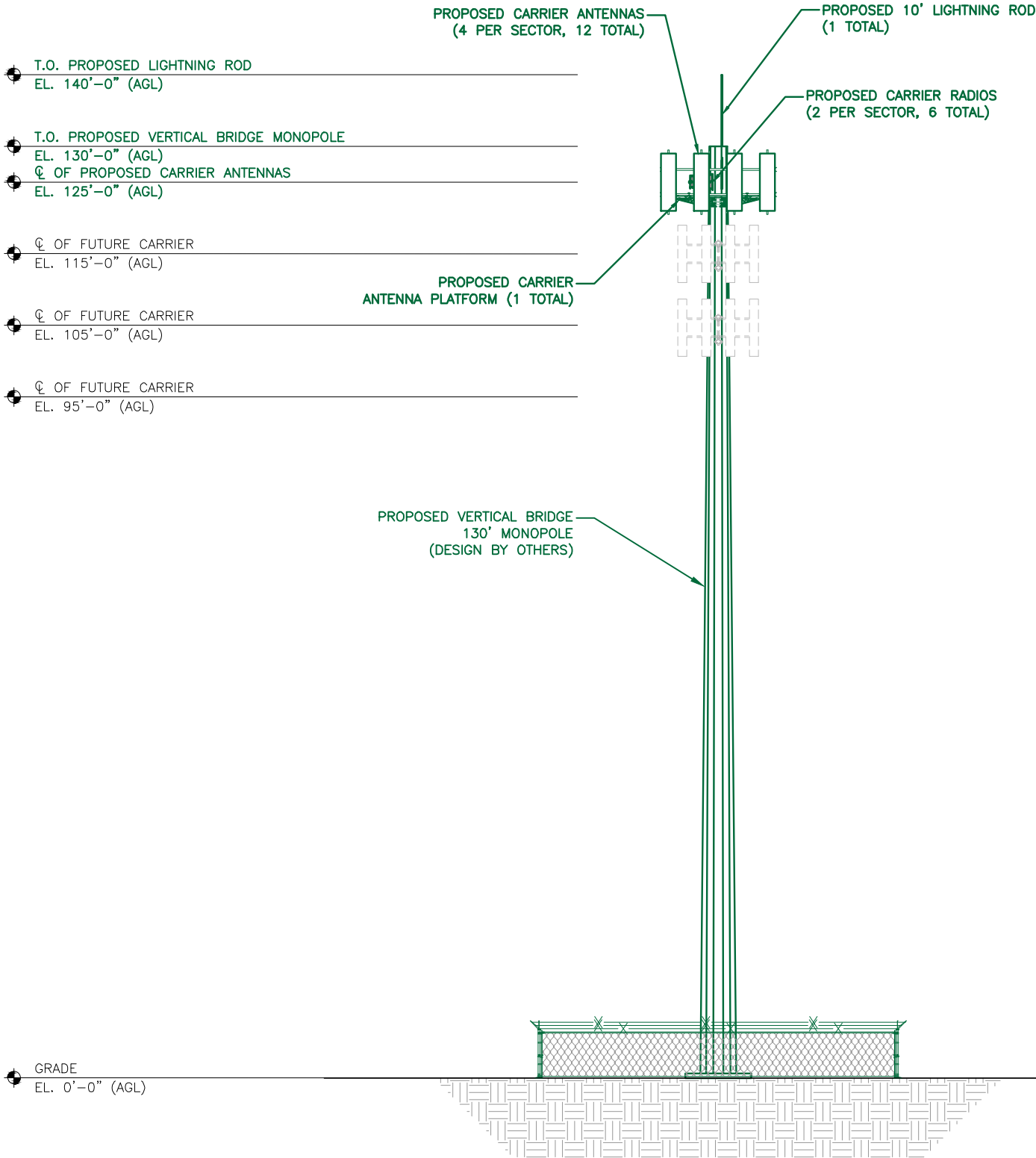
CARRIER
SITE#: SC60262A

50080 W. ALTHEA AVE.
FIREBAUGH, CA 93622

SHEET TITLE:
**EQUIPMENT
PLAN**

SHEET NUMBER:
ZD-4





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

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

NOTE: 3' MINIMUM SEPARATION BETWEEN RRUS & ANTENNAS



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
D	08/04/23	ISSUED FOR REVIEW 90%	BMW
C	06/27/23	ISSUED FOR REVIEW 90%	BMW
B	06/12/23	ISSUED FOR REVIEW 90%	BMW
A	05/22/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-5369
SITE NAME: FIREBALL

CARRIER
SITE#: SC60262A

50080 W. ALTHEA AVE.
FIREBAUGH, CA 93622

SHEET TITLE:

ELEVATION

SHEET NUMBER:

ZD-5



Date Received:

Fresno County Department of Public Works and Planning**MAILING ADDRESS:**

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

LOCATION:

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

(Application No.)

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:**CEQA DOCUMENTATION:** ☐ Initial Study ☐ PER ☐ N/A

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

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

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

ADDITIONAL APN(s): _____

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

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

CONTACT EMAIL:**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

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

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☐
Agency: _____

SEWER: Yes ☐ / No ☐
Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): _____

Zone District: _____

Parcel Size: _____

Sect-Twp/Rg: _____ - T _____ S /R _____ E

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

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

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

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

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

General Requirements

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

Specific Information to be Shown

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

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

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

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

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

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



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

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

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

Rachael Reynolds
Agent Name (Print or Type)
1414 K Street
Mailing Address
619-729-2294
Phone Number
00415011
Project APN

Met3 Wireless LLC
Company Name (Print or Type)
Sacramento, CA, 95814
City / State / Zip Code
RReynolds@MET3.net
Email Address
50080 W Althea Ave
Project Street Address

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

Project Description (Print or Type):

Install a 130' tower inside a 100' x 100' Compound

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

Owner Signature

John Bennett

Date

9/25/2023

Owner Name (Print or Type)

207-769-8780

Phone Number

jfb@jfbri.com

Email Address

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

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

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

Alternative Site Analysis



Vertical Bridge

Wireless Telecommunications Facility

50080 W. Althea Ave. Firebaugh, CA 93622

Site ID: US-CA-5369 Fireball

Introduction

T-Mobile USA Inc. has a significant gap in its service coverage in an agricultural area on the cross streets of W. Althea Ave and W. Cambria Ave. in the city of Firebaugh, Fresno County. Vertical Bridge proposes to develop a new wireless communication facility (“WCF”) for T-Mobile's telecommunication antennas and associated equipment on a piece of property located on 50080 W. Althea Ave. Firebaugh CA 93622 (“Proposed Facility”) to fill T-Mobile USA Inc.’s gap in coverage in this portion of the county. This property is zoned (AE-20) Exclusive Agricultural zone (Not more than one (1) residence may be constructed or placed per lot)

The Proposed Facility consists of a new 130’ monopole tower within a 12’x10’ fenced compound within a 100’x100’ lease area. Tower to be constructed to allow for other future carriers for colocation. Subject tower to be made of non-reflective material. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by T-Mobile USA Inc. as explained below.

Objective

T-Mobile USA Inc. has identified a significant gap in its service coverage in Fresno County, in an area roughly bordered by W Cooper Ave to the North, W. Althea Ave to the South, W. Cambria Ave to the East and N. Oxford Ave to the West. The Proposed Facility will improve coverage to nearby farmsteads, the Eagle Field drags, Oro Loma Market on N. Russel Ave. and other points of interest in the immediate vicinity. The service coverage in this portion of the County is described in the accompanying Radio Frequency propagation maps.

Methodology and Zoning Criteria

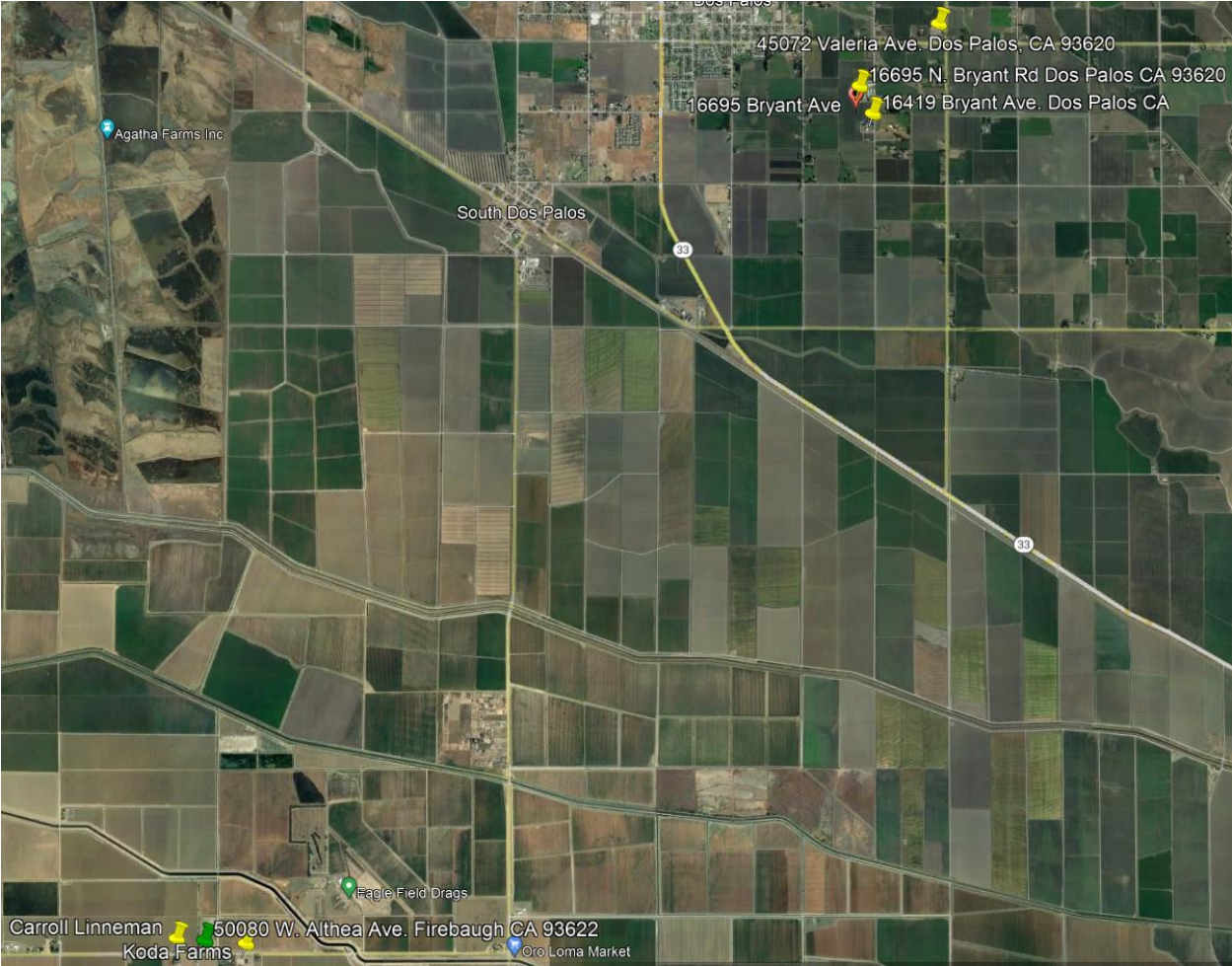
The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, and access. Wireless communication is line-of-sight technology that requires WCFs to be in relatively proximity to the wireless handsets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



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

Analysis

T-Mobile USA Inc. investigated potential alternative sites for facilities to fill the identified coverage gap in this portion of Fresno County. T-Mobile USA Inc. searched for, but did not find, feasible opportunities and or other existing structures in and around the coverage objective. Due to the need for antennas with a height of 130’ feet above ground level, T-Mobile USA Inc. proposed a new WCF 130’ monopole tower. The following map shows the locations of the Proposed Facility and the alternative sites that T-Mobile USA Inc. investigated. The alternatives are discussed in the analysis which follows.

Location of Candidate Sites



	Proposed Facility
	Alternative Candidate

Proposed Facility- 500800 W. Althea Ave. Firebaugh, CA 93622



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

This Rural residential property is located on W. Althea Ave and N. Oxford Ave. It is an (AE-20) Exclusive Agricultural zone. T-Mobile USA Inc. proposes to install a new 130' monopole telecommunication tower with accompanying tower equipment. Ground equipment will be installed near the tower within a 50'x 50' fenced compound within a 100'x100' lease area. The Proposed Facility is the best available design to minimize visual impacts in the area. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by T-Mobile USA Inc.

Alternative 1 – Crown Castle (36.983385°, -120.601353°)



Conclusion: Not Viable

This agricultural plot is located approximately 8.12 miles Northeast from the Proposed Facility. T-Mobile is planning on occupying this tower as well as the proposed location.

Alternative 2 – Middle School, 16695 N Bryant Rd, Dos Palos, CA 93620



Conclusion: Not Viable

This school site is located approximately 7.40 miles Northeast from the Proposed Facility. Ring was originally shifted to this more Northeastern site but when original ring was reinstated, this site was no longer necessary.

Alternative 3 – William Cantrell, 16419 Bryant Ave. Dos Palos, CA



Conclusion: Not Viable

This property is located approximately 7.27 miles Northeast from the Proposed Facility. With the ring being shifted to the Northeast, SAC left several emails to determine interest. LL never replied.

Alternative 4– Koda Farms (36.890295, -120.687346)



Conclusion: Not Viable

This property is located approximately 0.27miles East from the Proposed Facility. SAC received lukewarm interest at best. Was held as a contingency site.

Alternative 5 – Carroll Linneman (36.890786 -120.695927)



Conclusion: Not Viable

This property is located approximately .19 miles West from the Proposed Facility. The property owner had only a small level of interest. This site was never submitted to RF as they came in after Bennett was approved. This was held a contingency site.

Document: Operational Statement

Supporting: Conditional Use Permit Application for 140' Monopole located at 50080 W. Althea Ave, Firebaugh

Applicant: Vertical Bridge

Landowner: John Bennett

Representative: Gerard Byrnes, Powder River Development Services, LLC

Date: August 23rd, 2023

It is important that the Operational Statement provides for a complete understanding of your proposal. The Operational Statement that you submit must address all of the following that apply to your proposal. Your Operational Statement must be typed or written in a legible manner on a separate sheet(s) of paper. Do not submit this checklist as your Operational Statement. It should serve only as a guide for preparing a complete Statement.

___ 1. Nature of the operation--what do you propose to do? Describe in detail. ***Our client Vertical Bridge plans to construct a 140' unmanned telecommunication facility. The proposed design is a 130' monopole (additional ten-foot lightning rod). The Tower would have the structural capacity to accommodate a total of three carriers, and with a fenced and graveled 50' x 50' compound within a 100' x 100' lease area, would also have room for the ground equipment associated with a Carriers cell site.***

___ 2. Operational time limits: ***This unmanned, outdoor facility would be in silent operation 365, 24/7. Barring any unforeseen interruptions caused by mother nature (lightning strike, windstorms etc.) causing a disruption in service, the only visits to the facility would be the occasional preventative maintenance trip by the Carriers technicians; or by Vertical Bridge to maintain the compound and access road to the Tower. The vast majority of the time the site is unmanned.***

___ 3. Number of customers or visitors: Average number per day: Maximum number per day: Hours (when they will be there). ***Approximately once a month, for each carrier on the tower, the site will be visited after it has been constructed.***

___ 4. Number of employees: Current: Future: Hours they work: Do any live on-site as a caretaker? ***There will be no employees directly dedicated to this proposed facility. Again, barring reactionary visits due to service interruptions, only the occasional carrier technician will visit the site to provide maintenance for the cell sites. Even more rarely, occasional tech for the Tower Owner will visit the site maintenance the tower, lease area, access road.***

___ 5. Service and delivery vehicles: ***Approximately Once a month per carrier on the tower.***

___ 6. Access to the site: ***Paved public road (Cambria Ave) provides access via a public right of way to the dirt/gravel access and utility easement leading directly to the Tower.***

___ 7. Number of parking spaces for employees, customers, and service/delivery vehicles.

Type of surfacing on parking area. ***No dedicated parking spaces are planned or needed***

___ 8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain. ***No goods will be sold on site as this is an unmanned telecommunications facility.***

___ 9. What equipment is used? If appropriate, provide pictures or brochure. ***130' tall Monopole Tower (140' including the lighting rod) with a fenced and graveled 50' x 50' compound.***

___ 10. What supplies or materials are used and how are they stored? ***No applicable***

___ 11. Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor? ***The tower will be visible from the surrounding area; but is critical infrastructure for this rural part of the Fresno County. No noise, glare, dust, or Odor will be associated with the facility.***

___ 12. List any solid or liquid wastes to be produced. Estimated volume of wastes: How and where is it stored? How is it hauled, and where is it disposed? How often? ***Doesn't apply***

___ 13. Estimated volume of water to be used (gallons per day). Source of water? ***Doesn't apply***

___ 14. Describe any proposed advertising including size, appearance, and placement. ***None***

___ 15. Will existing buildings be used or will new buildings be constructed? ***Neither just the tower***

Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate. ***Please see attached drawings that show elevations of the tower.***

___ 16. Explain which buildings or what portion of buildings will be used in the operation. ***No applicable***

___ 17. Will any outdoor lighting or an outdoor sound amplification system be used?

Describe and indicate when used. **No**

____ 18. Landscaping or fencing proposed? Describe type and location. ***Fencing proposed 6' high chain link fence surrounding the 50' x 50' compound.***

____ 19. Any other information that will provide a clear understanding of the project or operation. **See drawings that are part of the drawing's application**

____ 20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms. ***Please see Header at the beginning of this document***

Document: Responses to Wireless Communications Guidelines

Supporting: Conditional Use Permit Application for 140' Monopole located at 50080 W. Althea Ave, Firebaugh

Applicant: Vertical Bridge

Landowner: John Bennett

Representative: Gerard Byrnes, Powder River Development Services, LLC

Date: August 23rd, 2023

► Submit detailed information to justify the need for the tower site (e.g., network design, search ring, specific site selection criteria).

The anchor tenant for the proposed tower is T-Mobile. Vertical Bridge is building this tower specifically to provide coverage for T-Mobile; however, the tower will accommodate two other carriers. Vertical Bridge will market the tower to other carriers and desires to have the tower filled up. Please refer to the attached document titled "Firebaugh Propagation Maps US-CA-5369" that demonstrates the need for this Tower:

- Slide 2 shows no towers that are available for collocation in the area.
- Slide 3 shows the T-Mobile coverage today, without the proposed tower, demonstrating a lack of service in the area.
- Slide 4 shows the T-Mobile coverage with addition of the proposed tower. The maps show a significant improvement for T-Mobile customers in the area, benefiting residents in this part of the County who currently don't have service.

► Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.

- Please see attached soft copy "Firebaugh Propagation Maps US-CA-5369" Maps provided by T-Mobile

► Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.

Existing Towers 2 Miles: There are no existing Towers, or other existing structures that would accommodate a new wireless telecommunication facility, within two miles of the proposed Monopole.



SITES WITHIN 5-MILE RADIUS

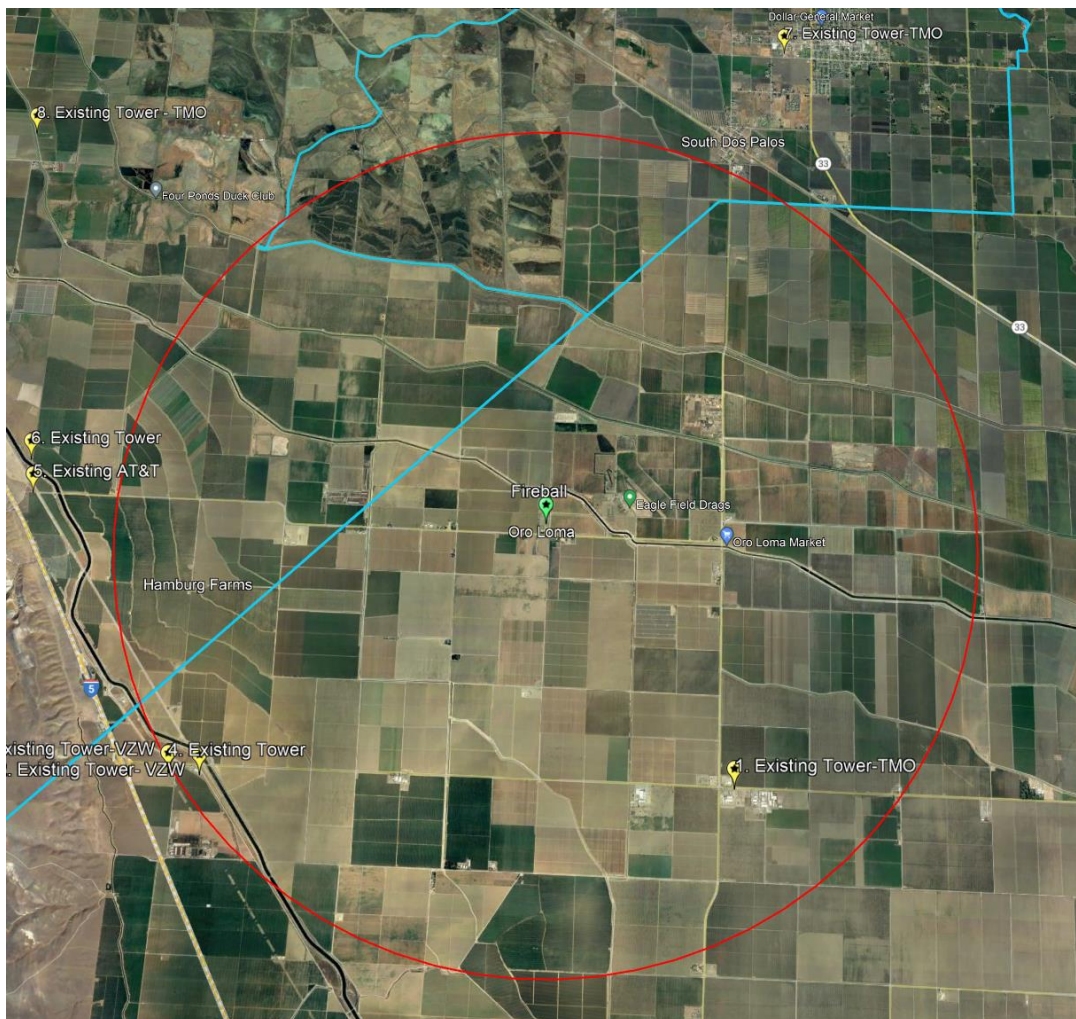
The purpose of this letter is to outline the existing wireless infrastructure in the 5-mile radius of the proposed wireless facility at 50080 W. Althea Ave. in Firebaugh. 2 existing sites with identified within 5 miles with 2 towers right outside the 5-mile ring.

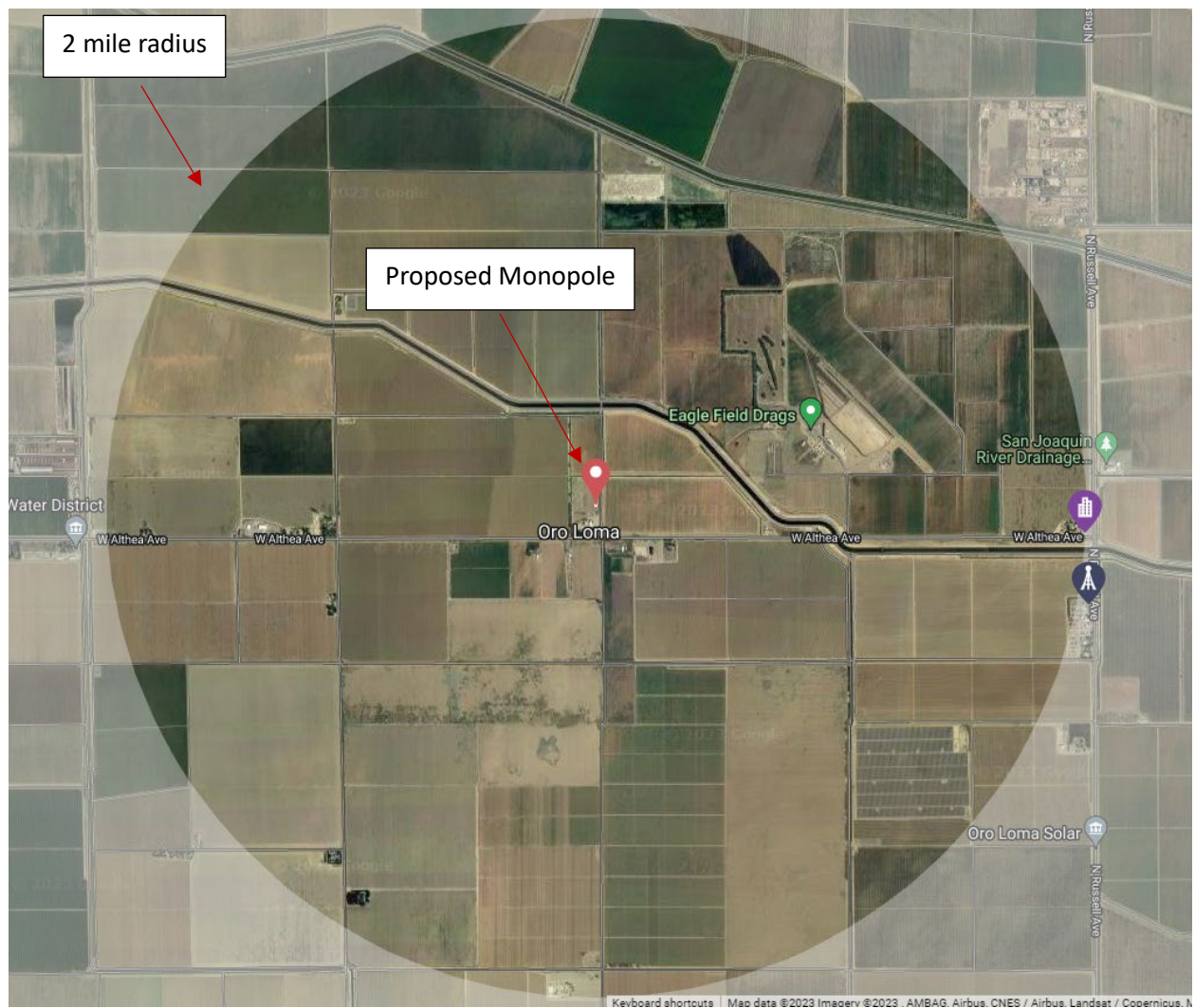
Inside Ring:

1. 47759 W Nees Ave (APN 00515073)
 - 3.7 miles from proposed site
2. 53555 W Nees Ave (APN 00512053)
 - 4.8 miles from proposed site

Directly Outside Ring:

There are two towers located on APN 00512028 that are 5.05 miles away from the proposed site.





Towers within 5 Mile radius

Tower #1

Operator: Unknown

Operator ID: 420374

Type: Lattice

Height 531'

Address: 53555 W Nees Ave, Firebaugh, CA (36.84881, -120.75808)

- *2.04 miles from proposed WCF. This tower is This existing tower outside of search ring area and too close to "Tower 2" on at 47759 West Nees Avenue as Vertical Bridge's anchor tenant, T-Mobile, is already on this tower.*

Tower #2

Operator: Crown Castle

Operator ID: 845798

Type: Lattice

Height: 472'

Address: 47759 West Nees Avenue, Firebaugh, CA (36.85035, -120.65095)

- *3.65 miles from proposed WCF. Vertical Bridge's anchor tenant, T-Mobile, is already on this tower.*

Tower #3

Operator: Unknown

Operator Site ID: TS-N03688667W12065467

Type: Lattice

Height: 276'

Address: ORO LOMA SUB RUSSEL RD 5 1/2 Mi S/O, Dos Palos, CA (36.88667, -120.65467)

4.79 miles from proposed WCF. This existing tower outside of search ring area and not beneficial for carrier coverage

- ▶ Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.

- Not applicable

- ▶ Submit detailed information documenting consideration of any alternative sites (other than existing towers).

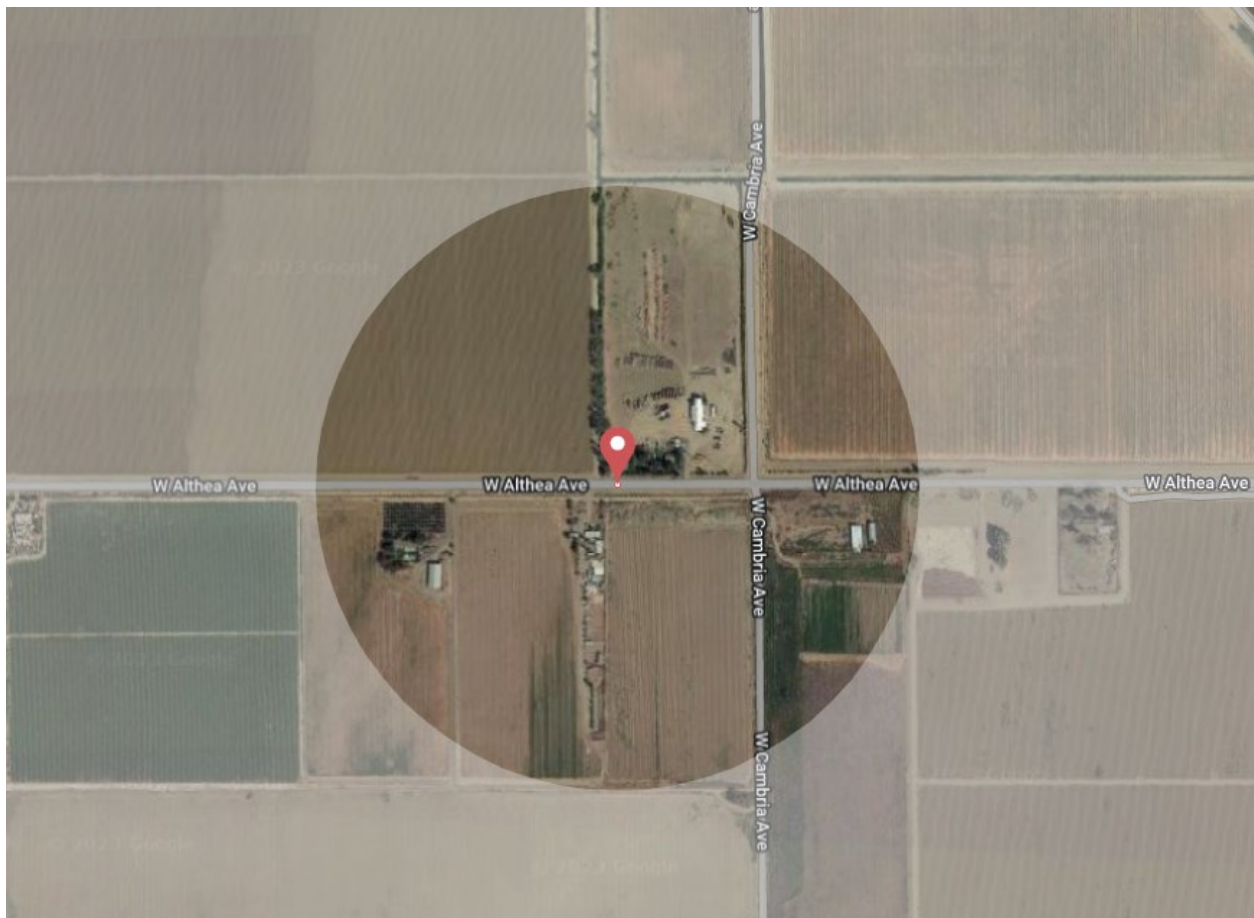
- We did reach out to other property Owners in the area, but ultimately, we considered the subject property as the best choice. All alternative sites were also for a new tower with the same height as is being requested in our CUP application.

- ▶ Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.

- Vertical Bridge is a Tower company that is more profitable with more carriers on the tower. They are in the business of building towers for wireless service providers, so they

will benefit with more tenants on their Tower. Vertical Bridge's lease with the Owner of the property gives them the right to lease the tower to additional carriers.

- ▶ Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.
 - The drawings provided with this application depict the space available for future carriers on page ZD-3 or "Enlarged Site Plan."
- ▶ Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.
 - There are two residential structures within one-quarter mile from the proposed tower site.



- ▶ Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.
 - There are no airports within five miles of the proposed tower site
- ▶ Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.

- Addressed below
- Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).
- Not applicable
- Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other aesthetically sensitive areas (e.g., river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g., substantial setback from major road, trees, stealth tower design, slim-line monopole).
- Not applicable

FRESNO COUNTY WIRELESS COMMUNICATION GUIDELINES

1. The need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures which can adversely impact other segments of the community.
2. The land use permitting process should rely on general guidelines and policies rather than specific standards which are not flexible enough to accommodate the evolving technology.
3. Applicants for new tower permits should be required to submit detailed information in their applications to justify the need for the tower site (e.g., network design, search ring, specific site selection criteria).
4. Applicants for new tower permits should be required to submit evidence regarding alternative sites considered, information regarding potential co-location opportunities, and evidence of negotiation for co-location on other existing towers where such opportunities exist.
5. A map documenting the location of all existing communication towers in the County should be maintained by the County.
6. Applications for new tower sites within one-half mile of the boundary of the Cities of Fresno and Clovis should give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno) .
 - In response to 1-6 of the Fresno County Wireless Communication Guidelines, these are all logical goals for Fresno County, and we feel our application materials have demonstrated that the proposed tower will provide new communication technology to the residents of Fresno County. Due to the lack of existing collocatable structures in the area, a new Tower is the only path forward allowing this to happen. In addition, this tower will have the structural capacity and ground space to accommodate additional wireless service providers helping to minimize the number of new tower structures in the area in the future.

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

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

- While the subject property is zoned “Exclusive Agriculture” and surrounded by Farmland, the proposed tower location is currently open space and raw, unutilized land. The proposed tower location will not disrupt agricultural aircraft operations, farm irrigation systems, or the movement of farm equipment.

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

- The proposed tower location is approximately 256’ from the Landowner’s residence, which we would consider “adjacent to” as required by code.

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

- We are proposing a Monopole Tower, not a Guyed Tower, as required by code.

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

- There are two residential structures within one-quarter mile from the proposed tower site. However, these are across the street, Aletha Ave, from the subject property. The code also requires siting of the tower to “be placed adjacent to the farm homesite” which is what we have done.

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

- The proposed tower location was chosen based on a variety of factors including easy access off Cambria Ave and existing utilities, and so that it would minimize any negative impacts to farming operations.

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

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

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

- Not applicable

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

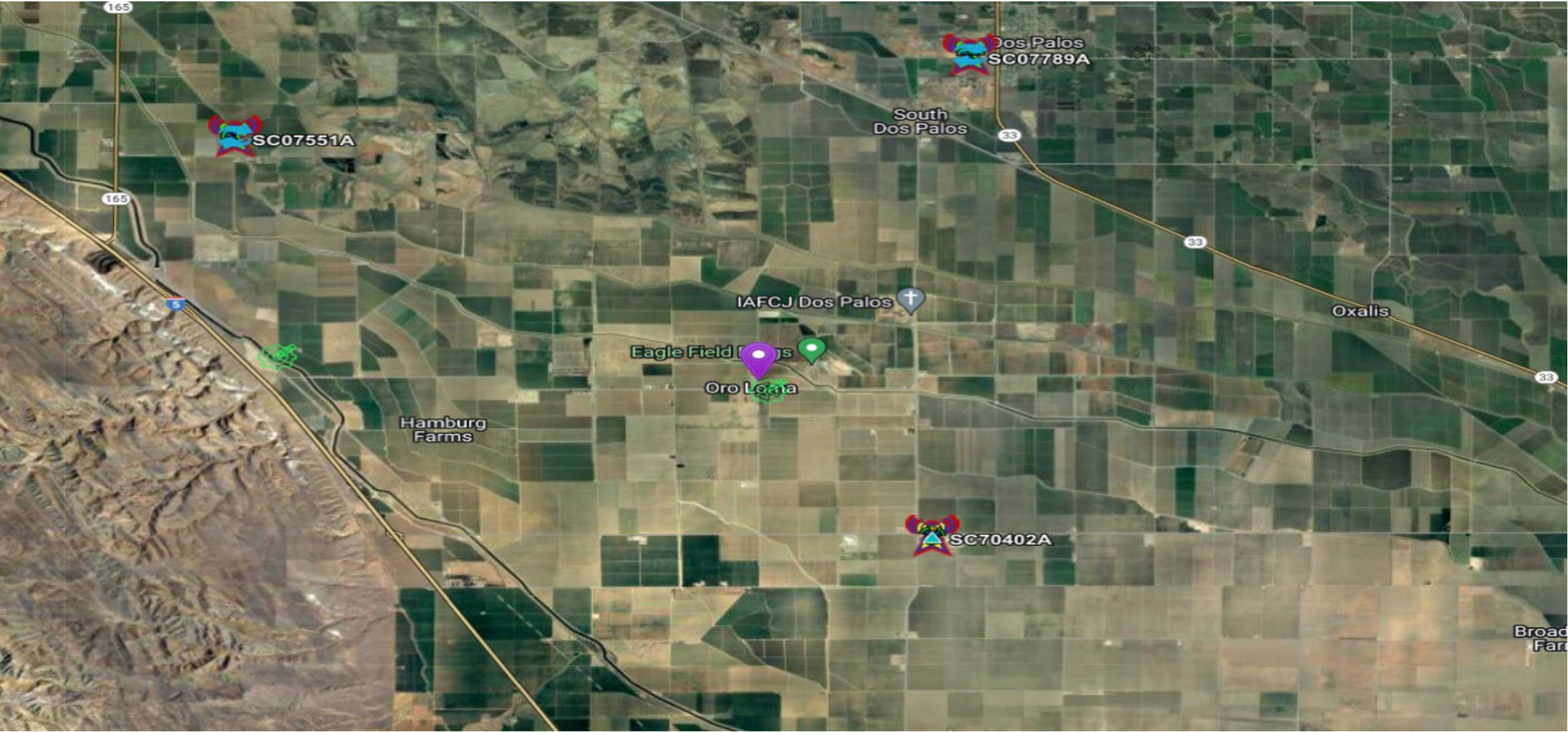
- There are no viable tower sites, or other collocation structures, in the area that would meet T-Mobile's coverage object.

SC60262A SCIP/CSF REVIEW

- Fireball

Site OFF vs ON Air

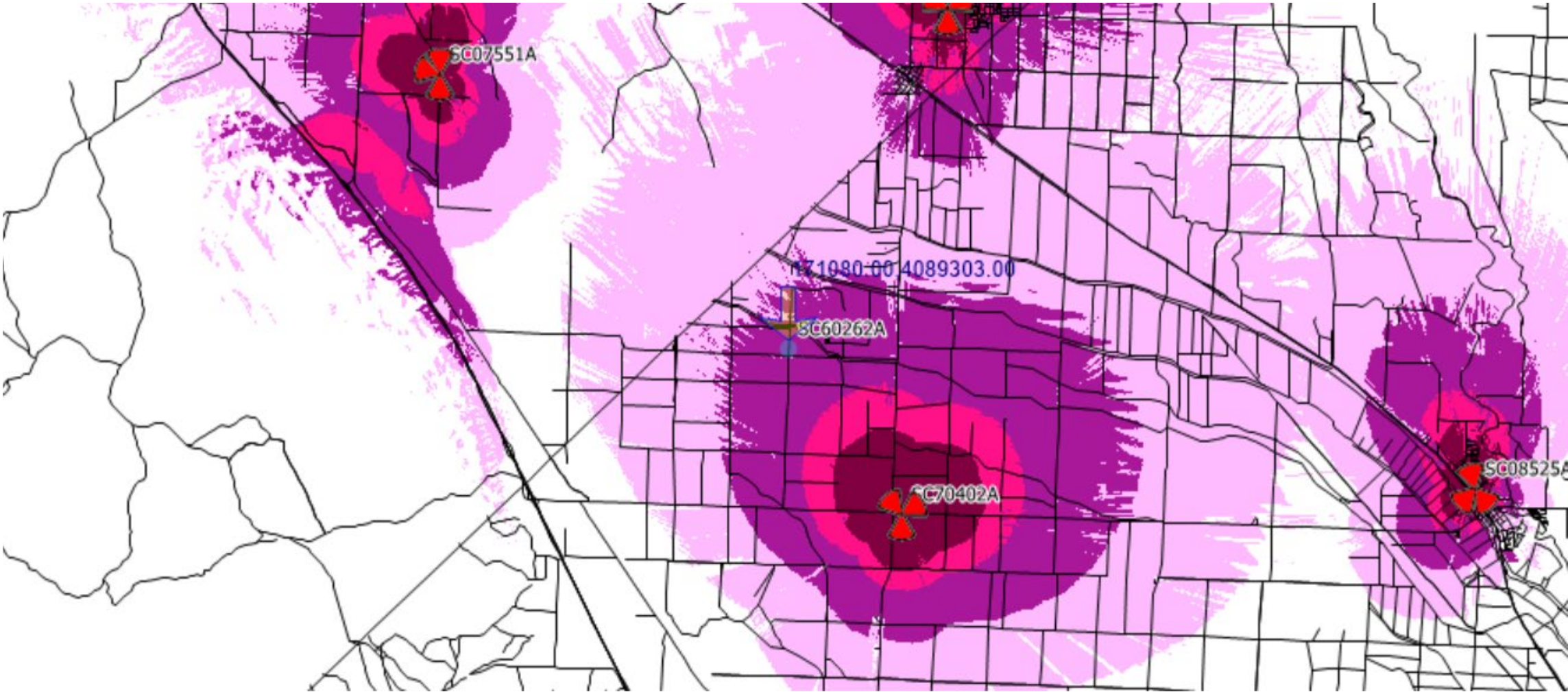
SC60262A Fireball Dropped PIN



SC60262A OFF AIR

Ranges

Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	

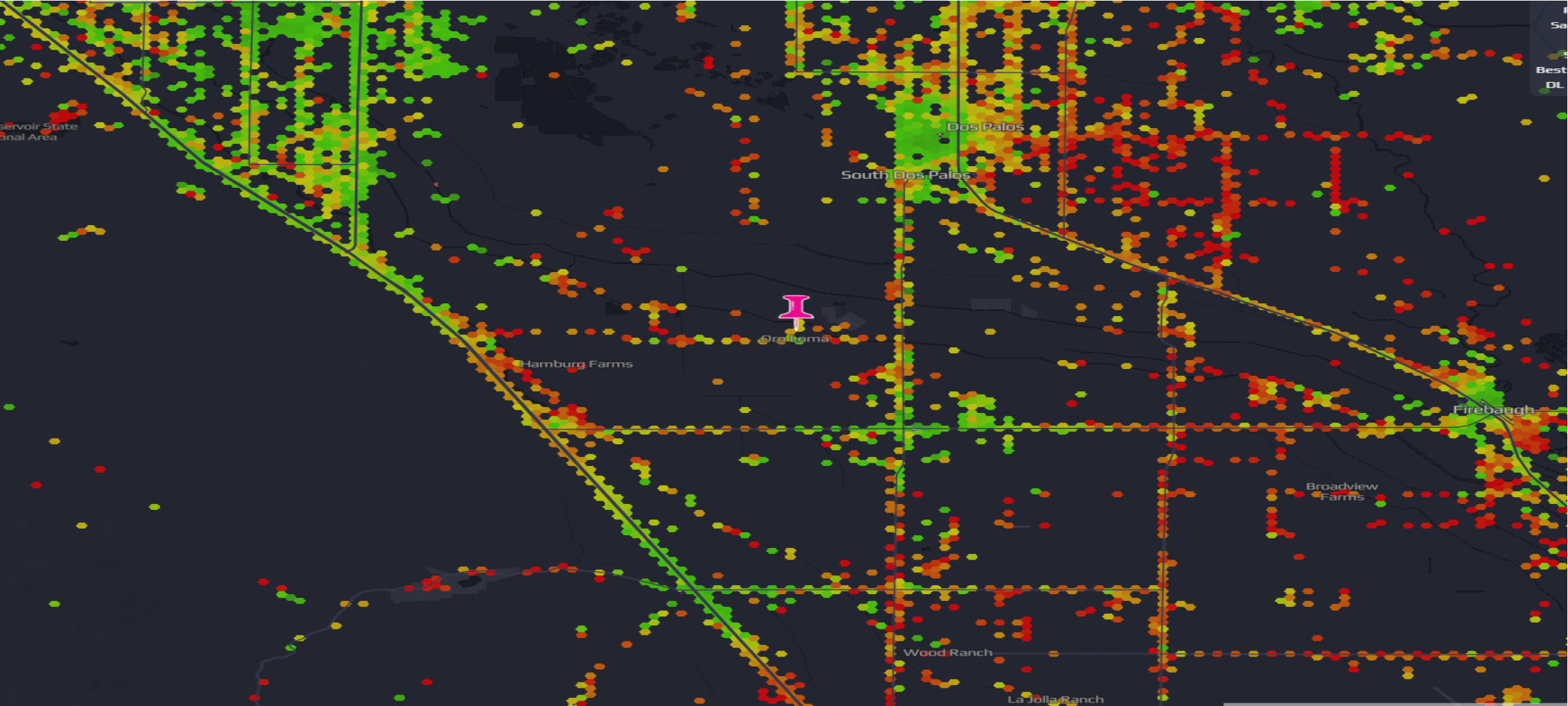
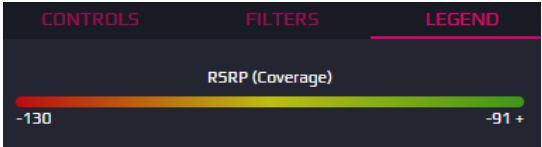


SC60262A ON AIR @ 125' RC, 45/180/315Degrees Azimuth

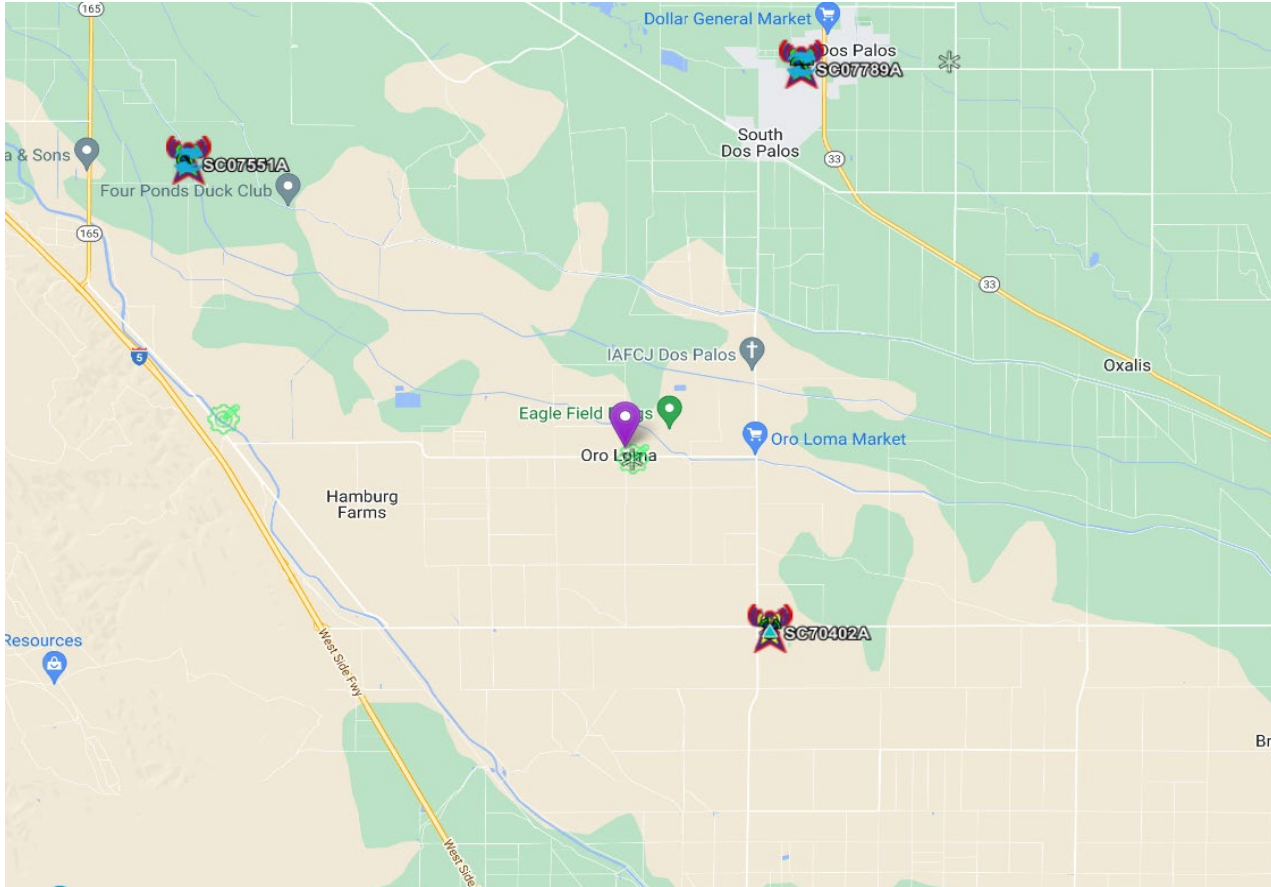
Ranges			
Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	



SC60262A Starling RSRP



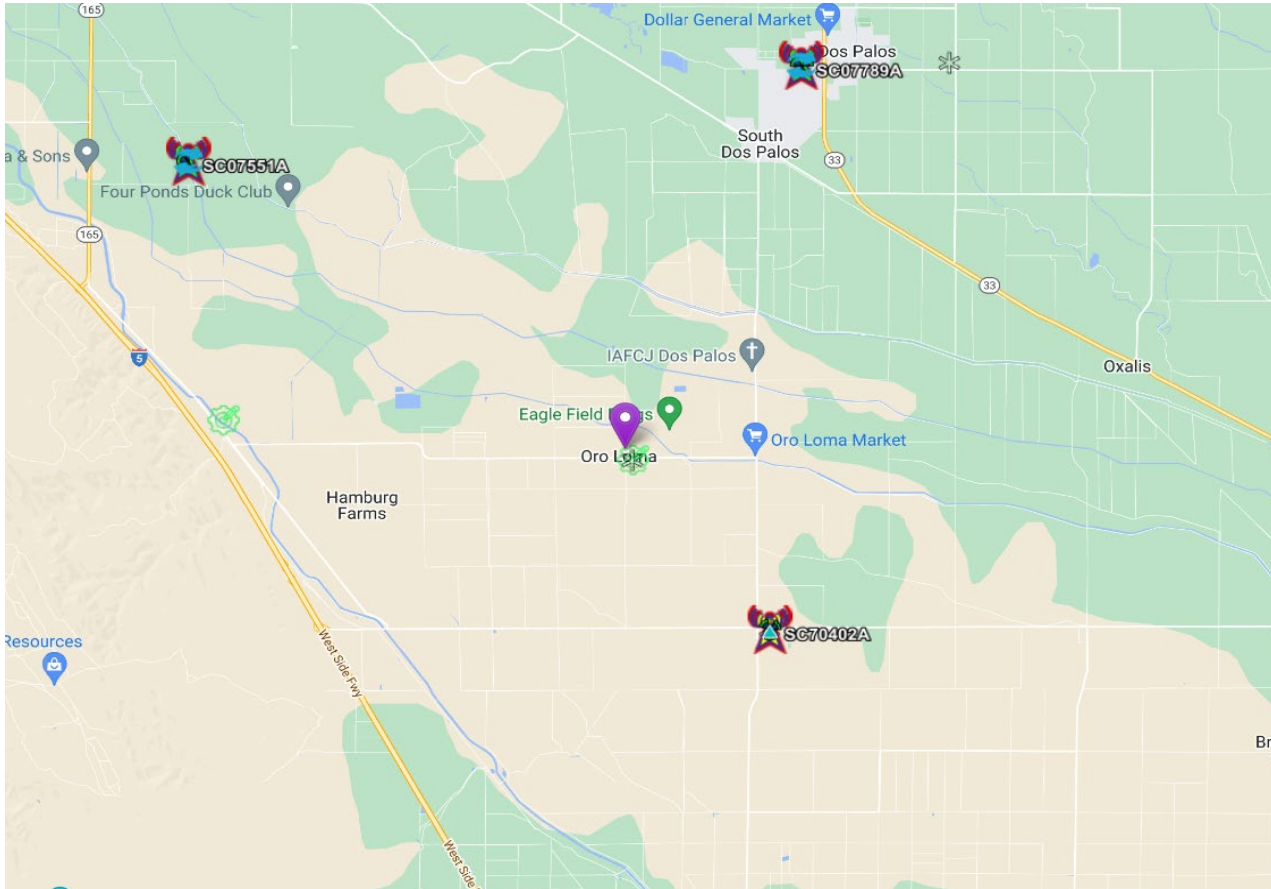
SC60262 Candidates:



- **SC60262A** 36.892444 -120.690814
- **New Build on RAW Land**
- **130' New Monopole**
- **Potential Rad Center of 125'**
- **10' X 15' Equipment Lease area**
- **100' X 100' Fenced Area**

SC60262 Candidates:

- No other candidates presented near the search ring.



SC60262 Candidates Summary:

- **SC60262A is approved, will provide Coverage for the underserved area of Firebaugh.**

Thank You



Photo from site looking North

Photo from site looking East



Photo from site looking South



Photo from site looking West



RECORDING REQUESTED BY

John F. Bennett

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

Name Jeffrey A. Jaech
Baker Manock & Jensen, PC

Street Fig Garden Financial Center
Address 5260 North Palm Avenue
Fourth Floor
City & Fresno, California 93704-2209
State
Zip

MAIL TAX STATEMENTS TO:

Mr. John F. Bennett, Trustee
51030 W Althea Avenue
Firebaugh, California 93622-9533



FRESNO County Recorder
Paul Dictos, C.P.A.

DOC- 2013-0102628

Check Number 141318

Monday, JUL 22, 2013 15:40:10

Ttl Pd \$22.00 Rcpt # 0003937435
KJE/R5/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

Documentary transfer tax is NONE.

No consideration given – Change in formal title only.

For no consideration, JOHN F. BENNETT, also known as JOHN BENNETT, does hereby remise, release and forever quitclaim to JOHN F. BENNETT, as Trustee of the JOHN BENNETT 2013 REVOCABLE TRUST established July 12, 2013, all of his right, title and interest in and to the following described real property in the County of Fresno, State of California:

Parcel 1:

The Southeast quarter (SE ¼) of Lot 225 of Oro Loma Tract No. 2, as per Map recorded July 23, 1913, in Book 1 of Miscellaneous Maps, Page 44, Fresno County Records.

APN: 004-020-31S

Parcel 2:

Lots 284 through 288 inclusive of ORO LOMA TRACT NO. 2, according to the map thereof recorded in Book 1, Page 44 Miscellaneous Maps, Fresno County Records.

Together with a portion of Courtney Avenue, (Clark Street) lying adjacent to Lots 284 through 288 inclusive of ORO LOMA TRACT NO. 2, abandoned by Order of the Fresno County Board of Supervisors, a copy of said Order was recorded January 30, 1961 in Book 4501, Page 182, as document No. 7693 of Official Records.

Excepting therefrom all oil, gas, and other hydrocarbon substances and mineral of any kind or character, in, on or thereunder, as reserved in Deeds of record.

APN: 004-020-37S

Parcel 3:

Lot 80 of Oro Loma Tract, in the County of Fresno, State of California, as per map recorded in Book 1, page 42 of Miscellaneous Maps, Fresno County Records.

EXCEPTING one-half of all oil, gas and hydrocarbon substances in, on or under said land, as reserved by Anderson, Clayton & Co., a Delaware corporation.

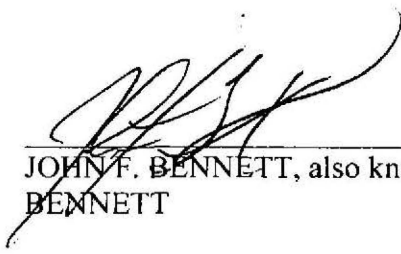
1096126v1 / 12056.0002

SUBJECT TO: (1) Non-delinquent taxes and assessments; (2) Covenants, conditions, restrictions, reservations, easements, rights-of-way and matters of record; and (3) Oil and gas leases, if any.
APN: 004-150-11S

NOTE #1: This conveyance transfers the Quitclaimor's interest into his revocable living trust which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11911.

NOTE #2: Quitclaimor JOHN F. BENNETT is the same person as Trustee JOHN F. BENNETT. This conveyance is to a revocable trust and, pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a change in ownership and does not subject the property to reassessment.

Dated: July 12, 2013



JOHN F. BENNETT, also known as JOHN BENNETT

STATE OF CALIFORNIA)

COUNTY OF FRESNO)

On July 12, 2013, before me, MARIA TERESA WELCH, a Notary Public, personally appeared JOHN F. BENNETT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.





Notary Public