



# County of Fresno

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

DATE: April 30, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Interim Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Sheriff's Office, Attn: Captain Ryan Hushaw, Kevin Lolkus, Lt. Brandon  
Purcell, Kathy Curtice, Adam Maldonado  
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst

Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director  
California Department of Forestry & Fire Protection Fresno County Fire Protection  
District/Cal Fire, Attn: FKU Prevention Planning, Rick Carr  
Fresno County Fire District, Attn: Diane Rodriguez  
California Department of Fish and Wildlife, Attn: Jim Vang, Environmental Scientist;  
Craig Bailey, Environmental Scientist  
Sierra Foothill Conservancy, Attn: Chuck Peck, Executive Director  
Sierra and Foothill Citizens Alliance, Attn; Gary Temple  
California Department of Parks and Recreation. Attn: Kent Gresham, Superintendent;  
Lucinda Woodward, Ron Parson; Dennis Imhoff, Park Superintendent; Joe Ramos,  
Acting Park Superintendent; Heather M. Reith, Acting Staff Environmental Scientist  
Sierra Unified School District, Attn: Jordan Reeves, Superintendent; Eric Helms,  
Facilities Director

FROM: Reymundo Peraza, Planner  
Development Services and Capital Projects Division

SUBJECT: Conditional Use Permit No. 3794 and Initial Study No. 8574

APPLICANT: Courtney Standridge (SAC Wireless)

DUE DATE: **May 15, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a new freestanding 95-foot-tall monopole style co-locatable wireless telecommunications facility on a 40.08-acre parcel within the R-R (Rural Residential) Zone District.

The subject parcel is located on the east side of Lockwood Lane, 0.10-miles south of California State Route 168, approximately 15-miles from the City of Clovis. (APN: 118-422-57) (ADDRESS: 30663 Lockwood Lane) ([Sup. Dist. 5](#)).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **May 15, 2024**. Any comments received after this date may not be used.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Reymundo Peraza, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email rperaza@fresnocountyca.gov

RP  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3794\Routing\CUP 3794 Routing Ltr.doc  
*Activity Code (Internal Review): 2381*  
Enclosures



# County of Fresno

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

September 21, 2023

SAC Wireless (Leesa C. Gendel)  
333 University Avenue Ste. 200  
Sacramento Ca. 95825  
Leesa.Gendel@sacw.com

Dear: Leesa C. Gendel

Pre-Application Review No. 23-012847

Proposal:

Unclassified Conditional Use Permit to allow a new freestanding 90' tall monopine style communication tower and related facilities on a 40.08-acre parcel. The subject property is located within the R-R (Rural Residential) Zone District.

Project Location:

The subject parcel is located on the east side of Lockwood Lane, 0.10-miles south of California State Route 168, approximately 15-miles from the City limits of the City of Clovis. (APN: 118-422-57) (30663 Lockwood Lane) (Sup. Dist. 5).

Conditional Use Permit:

An Unclassified Conditional Use Permit (CUP) is required to allow a new freestanding 90' tall monopine style communication tower and related facilities on a 40.08-acre parcel in the R-R (Rural Residential) Zone District. I am enclosing the necessary forms to return for a complete application.

To approve a Conditional Use Permit, the Fresno County Ordinance Code requires that five mandatory Findings of Fact must exist before a Conditional Use Permit may be granted (see Conditional Use Permit Findings on the back of the application form). Your application will be reviewed and a staff recommendation made based upon these five mandatory Findings.

As part of the CUP process, if approved, it may be necessary to record an Agreement between the County and the owner, requiring the removal of the communications tower if there is a cessation of use for more than two years. The Agreement must be signed and notarized.

California Environmental Quality Act:

Per CEQA, your project will likely require preparation of an "Initial Study" for your project. The State requires a greenhouse gas analysis be prepared for all Initial Studies. Additionally, if there are elements of your project that could have potentially significant impacts on the environment, you would be required to have technical studies prepared to quantify the scope of those impacts. Such studies may include, but are not limited to:

- traffic impact study,

- air quality assessment,
- hydro-geologic survey,
- noise assessment, and
- flood inundation study.

Depending on the analysis in the Initial Study the County will have to prepare an environmental document of either a

- 1) Negative Declaration,
- 2) Mitigated Negative Declaration, or
- 3) Environmental Impact Report.

If your project is approved with one of these documents, you will be required to pay California Department of Fish & Wildlife (CDFW) Fee, which is estimated later in this letter.

Attached to the Initial Study application is also information from the CDFW regarding how you may file for No Effect Determination (NED) to seek an exception to these fees if you qualify. Staff of the Development Services and Capital Projects Division cannot make a "NED" Finding allowing an exception to CDFW fees involved with the preparation and posting of environmental documents. Should you believe your project has no effect on resources under the purview and/or protection of CDFW, it will be necessary for you to contact that agency directly to obtain a written determination of no effect prior to completion of your environmental document.

Consultation with Californian Native American Tribes:

Pursuant to State law, if an initial study or an EIR is prepared Californian Native American tribes may request a consultation process to comment on the project. If no request is received within thirty (30) days, then the project will proceed without formal consultation with the tribes.

Rights-of-Way Crossing:

If the infrastructure of your project proposes to cross County roads, it is required that such crossings be made via overhead facilities, and any development proposed within the rights-of-way of any County roads will require encroachment permits and may require franchise agreements. Your project appears to be in proximity to a State Highway. It is recommended that you contact the California Department of Transportation for their requirements regarding right-of-way crossings and encroachments, prior to your application submittal to the County.

County District Review:

If your proposal is within the boundary of an existing County Service Area (CSA) or Waterworks District (WWD), or includes either formation of a new CSA or WWD or the expansion of an existing CSA or WWD, it will be routed to the Department of Public Works and Planning's Resources Division for review and comment by staff of their Special Districts Section. A Project Review Fee of either \$60 or \$593 will be charged for review of your proposal by this Division, depending on the nature of the project and scope of review. Determination of the fee amount will be made after your proposal is routed to Resources staff. Payment of the fee will be necessary to continue the processing of your application. Please note that detailed plans or



drawings specifically related to the facilities proposed may be requested by this Division. Should you need an additional explanation regarding this fee or review procedures, please contact Special Districts at (559) 600-4259.

County Health Department Review:

The proposal will be routed to the Fresno County Department of Public Health, Environmental Health Division for review and comments. Project Review Fees of \$992.00 will be charged for review of your proposal by this Department.

State Responsibility Area:

The subject parcel is located within the California Department of Forestry "State Responsibility Area" and therefore, is subject to standards relating to building setbacks, driveway construction and gating, display of street address, disposal of flammable vegetation, water supply facilities for fire protection, and roofing materials. These standards will be addressed at the time a building permit is issued.

Fire Protection District:

You are located within the jurisdiction of the Fresno County Fire Protection District which conducts plan reviews on all projects to confirm that certain fire and life safety issues are addressed. Some examples of fire and life safety issues are fire apparatus access, fire lanes, gates, water supply systems, fire suppression systems, fire alarm systems, high-piled storage, evacuation plans, exiting systems, and hazardous materials storage.

It is suggested that you contact the Fresno County Fire Protection District at (559) 493-4359 to schedule a meeting to discuss the specific fire protection requirements for the project during the design stage of the project.

Consult with surrounding property owners:

Often the Planning Commission and/or Board of Supervisors will enquire if an applicant has discussed their project with the neighborhood. Staff would recommend you contact the surrounding property owners and residents to determine if there are concerns and/or support for your project. Surrounding property owners will receive a notice of the application and any public hearings and/or appeal hearings in the mail. Property owners will have the opportunity to comment on the project.

As required by State statute and as refined by County Policies, Public Notices are mailed to Property Owners as listed in the Assessor's rolls, that are within either 600 feet, ¼-mile, ½, mile or a mile of the project; depending on the density and size of the sounding properties, and the nature of the application. These lists are public records and we can provide you a copy if you wish to use them to reach out to your neighbors.

Revision to Applications:

It is important that applications be well defined when they are submitted if a project needs to be revised after the initial routing it will delay the processing. A new Application with the revised project description must be submitted with new signatures along with a 25% revision fee.

**BELOW ARE THE FILING REQUIREMENTS FOR YOUR PROJECT:**

**Refunds:** Submission of fees and all required documents does not indicate in any way that an application will be approved. If processing of an application is discontinued. Only a portion of the fees paid will be eligible for refund; the amount will depend on where you are in the process.

**Application Form:** This application is a green form. Please fully complete the owner, applicant, and representative portions of the application. All owners included on the Grant Deed must sign the application. An electronic version of the form is available. Please contact us via email to receive the electronic version.

**Agent Authorization Form:** The Agent Authorization form is only required when a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf.

**Initial Study Application:** This application form is a stapled five-page form. Please complete and sign.

**Pre-Application Review:** This is the single blue sheet that has been completed and returned to you with this letter. Please return the completed blue Pre-Application Review sheet with your formal application submittal. The information provided on this sheet will be needed to complete the application. **(Note: The Pre-Application Fee of \$247.00 will be applied to the Filing Fee if a formal application is submitted within six months of the date on the Pre-Application form. The following Filing Fee information assumes that the application will be filed within the six-month time period.)**

**Legal Description:** Submit a copy of the Grant Deed to the property with the legal description. (Note: The legal description must correlate with the property boundaries depicted on the Site Plan drawing.)

**Site Plans, Floor Plans and Elevations:** Four (4) folded copies of a detailed Site Plan are required. We route projects for comments electronically, therefore we request that electronic versions of all drawings be submitted in PDF format. If that is not possible, we require one black-line print in either 8½"x11" or 11"x17" size so that it can be scanned. Please refer to the back of the application for detailed requirements on preparing Site Plans. It is important that all requirements are met in order for the Site Plan to be acceptable. Therefore, you may wish to review the Site Plan with a Planner prior to submitting the application. In addition, four (4) folded copies of the Floor Plan and Elevations are required, as well as an electronic PDF version or reduction as described above.

**Wireless Communications Guidelines:** Provide information as required as per the County's Wireless Communication Guidelines (see enclosed Guidelines). Please address all items and indicate "not applicable" to those which do not relate to co-location sites.

**Photographs:** Provide labeled photos of panoramic views of the property (north, south, east, and west).

**Filing Fees:**

Conditional Use Permit (CUP) Application	\$ 9,123.00
Initial Study (IS) Application	\$ 5,151.00
Public Health Environmental Review	\$ <u>992.00</u>
Minus the \$247.00 Pre-Application Credit (If within 6months)	\$ <u>- 247.00</u>
Please make check payable to "Fresno County" for:	\$ <u>15,266.00</u>

Also, a separate check for \$75 must be submitted, payable to **CSU Bakersfield** for archaeological inventory. In addition, a separate fee may be collected by the County on behalf of the California Department of Fish & Wildlife prior to closure of the Initial Study Assessment and prior to setting a date for public hearing. For more information regarding this fee, see Page 5 of the Initial Study Application.

As prescribed by the Zoning Ordinance, the Planning Commission will make a decision on the application following a public hearing. The Planning Commission hearing should occur approximately four to six months from the date the application is submitted; however, this time frame will be extended if reviewing Departments and or agencies request additional information and/or studies.

Please note that if review comments are not received from certain key reviewing agencies in response to our initial request for comments, staff will continue to pursue formal comments from those agencies so as to provide for the most complete project analysis possible. This may also result in additional processing time. Any appeal of the Planning Commission's decision would add additional time for a hearing to be scheduled before the Board of Supervisors, who would then make the final decision.

**In order to save time processing your application, we recommend that you or your representative schedule a meeting to review your application submittal prior to filing a formal application.**

If you have any questions regarding the information described in this letter, or wish to schedule a meeting concerning the filing of an application, please contact me at rperaza@fresnocountyca.gov or (559) 600-4224.

Sincerely,

*Reymundo Peraza*

Reymundo Peraza, Planner  
Development Services and Capital Projects Division/  
Current Planning & Environmental Section

RP

\\pacific\pwp\4360Devs&Pln\PROJSEC\PRE-APPS\2023\23-012847 (UCUP)\23-012847 PRE-Application.docx

Enclosures



MAIL: 333 UNIVERSITY AVE Ste # 200  
SACRAMENTO, CA 95825

EMAIL:  
Courtney.Standridge@sacw.com

**Development Services  
and  
Capital Projects  
Division**

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: \_\_\_\_\_  
APPLICANT: \_\_\_\_\_  
PHONE: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_  
APN(s): \_\_\_\_\_ ALCC: No \_\_\_\_\_ Yes # \_\_\_\_\_ VIOLATION NO. \_\_\_\_\_  
CNEL: No \_\_\_\_\_ Yes \_\_\_\_\_ (level) LOW WATER: No \_\_\_\_\_ Yes \_\_\_\_\_ WITHIN 1/2 MILE OF CITY: No \_\_\_\_\_ Yes \_\_\_\_\_  
ZONE DISTRICT: \_\_\_\_\_; SRA: No \_\_\_\_\_ Yes \_\_\_\_\_ HOMESITE DECLARATION REQ'D.: No \_\_\_\_\_ Yes \_\_\_\_\_  
LOT STATUS:  
Zoning: ( ) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
Merger: May be subject to merger: No \_\_\_\_\_ Yes \_\_\_\_\_ ZM# \_\_\_\_\_ Initiated \_\_\_\_\_ In process \_\_\_\_\_  
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other \_\_\_\_\_; ( ) Deeds Req'd (see Form #236)  
SCHOOL FEES: No  Yes \_\_\_\_\_ DISTRICT: \_\_\_\_\_ PERMIT JACKET: No \_\_\_\_\_ Yes \_\_\_\_\_  
FMFCD FEE AREA: ( ) Outside ( ) District No.: \_\_\_\_\_ FLOOD PRONE: No \_\_\_\_\_ Yes \_\_\_\_\_  
PROPOSAL \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
ORD. SECTION(S): \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**GENERAL PLAN POLICIES:**  
LAND USE DESIGNATION: \_\_\_\_\_ ( ) GPA: \_\_\_\_\_ ( ) MINOR VA: \_\_\_\_\_  
COMMUNITY PLAN: \_\_\_\_\_ ( ) AA: \_\_\_\_\_ ( ) HD: \_\_\_\_\_  
REGIONAL PLAN: \_\_\_\_\_ ( ) CUP: \_\_\_\_\_ ( ) AG COMM: \_\_\_\_\_  
SPECIFIC PLAN: \_\_\_\_\_ ( ) DRA: \_\_\_\_\_ ( ) ALCC: \_\_\_\_\_  
SPECIAL POLICIES: \_\_\_\_\_ ( ) VA: \_\_\_\_\_ ( ) IS/PER\*: \_\_\_\_\_  
SPHERE OF INFLUENCE: \_\_\_\_\_ ( ) AT: \_\_\_\_\_ ( ) Viol. (35%): \_\_\_\_\_  
ANNEX REFERRAL (LU-G17/MOU): \_\_\_\_\_ ( ) JT: \_\_\_\_\_ ( ) Other: \_\_\_\_\_

**PROCEDURES AND FEES:**  
Filing Fee: \$ \_\_\_\_\_  
Pre-Application Fee: \_\_\_\_\_ - \$247.00  
Total County Filing Fee: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**FILING REQUIREMENTS:**

**OTHER FILING FEES:**

- ( ) Land Use Applications and Fees
- ( ) This Pre-Application Review form
- ( ) Copy of Deed / Legal Description
- ( ) Photographs
- ( ) Letter Verifying Deed Review
- ( ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- ( ) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Project Description / Operational Statement (Typed)
- ( ) Statement of Variance Findings
- ( ) Statement of Intended Use (ALCC)
- ( ) Dependency Relationship Statement
- ( ) Resolution/Letter of Release from City of \_\_\_\_\_
- ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment
- ( ) Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PHONE NUMBER: (559) \_\_\_\_\_ - \_\_\_\_\_

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

- ( ) COVENANT
- ( ) MAP CERTIFICATE
- ( ) PARCEL MAP
- ( ) FINAL MAP
- ( ) FMFCD FEES
- ( ) ALUC or ALCC
- ( ) SITE PLAN REVIEW
- ( ) BUILDING PLANS
- ( ) BUILDING PERMITS
- ( ) WASTE FACILITIES PERMIT
- ( ) SCHOOL FEES
- ( ) OTHER (see reverse side)

PLU # 113 Fee: **\$247.00**  
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



# Fresno County Department of Public Works and Planning

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

**MAILING ADDRESS:**  
 Department of Public Works and Planning  
 Development Services and Capital Projects Division  
 2220 Tulare St., 6<sup>th</sup> Floor  
 Fresno, Ca. 93721

**LOCATION:**  
 Southwest corner of Tulare & "M" Streets, Suite A  
 Street Level  
 Fresno Phone: (559) 600-4497

**APPLICATION FOR:**

- Pre-Application (Type) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> 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, \_\_\_\_\_ (*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.

Steve Rau

Owner (Print or Type)	Address	City	Zip	Phone
-----------------------	---------	------	-----	-------

333 University Dr. Ste 200, Sacramento, CA 95825

Applicant (Print or Type)	Address	City	Zip	Phone
---------------------------	---------	------	-----	-------

Representative (Print or Type)	Address	City	Zip	Phone
--------------------------------	---------	------	-----	-------

CONTACT EMAIL: courtney.standridge@sacw.com

**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

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

**UTILITIES AVAILABLE:**

WATER: Yes  / No   
 Agency: \_\_\_\_\_

SEWER: Yes  / No   
 Agency: \_\_\_\_\_

**STAFF DETERMINATION:** This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

Related Application(s): \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Zone District: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Parcel Size: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

over.....



# 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.**

Courtney Standridge Agent Name  
(Print or Type)

SAC Wireless LLC Company Name  
(Print or Type)

333 University Ave., Ste. 200  
Mailing Address

Sacramento, CA 95825 City /  
State / Zip Code

602-885-3676 Phone Number

courtneystandridge@sacw.com  
Email Address

118-422-57 Project APN

30663 Lockwood Lane, Prather  
CA Project Street Address

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

Project Description (Print or Type):

Applicaition for Conditional Use Permit to allow a 95' monopine communications tower and related facilities on a parcel in the C4-C Central Trading Zone.

**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.**

Steven G. Ray  
Owner Signature

February 26, 2024  
Date

STEVEN G. RAY, TRUSTEE OF THE  
2004 CATHERINE HOSTETLER LIFE INSURANCE TRUST Owner Name (Print or Type)  
(559) 323 8053 Phone Number  
sray@assemigroup.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.doc





# Fresno County Department of Public Works and Planning

Date Received: 4-24-24

UCUP  
3794

(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

### LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497

### APPLICATION FOR:

- Pre-Application (Type) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> 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: South \_\_\_\_\_ side of Morgan Canyon  
between Lockwood \_\_\_\_\_ and Auberry Rd  
Street address: 30663 LOCKWOOD LN PRATHER, California, 93651

APN: 118-422-57 Parcel size: 40 acres Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, Courtney Standridge (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.

Steve Rau	383 Orlando Dr. Cambria, CA 93428	559-903-7693
Owner (Print or Type)	Address	City Zip Phone
Courtney Standridge/SAC Wireless	333 University Dr. Ste 200, Sacramento, CA 95825	602-885-3676
Applicant (Print or Type)	Address	City Zip Phone
<u>Courtney Standridge</u>		
Representative (Print or Type)	Address	City Zip Phone

CONTACT EMAIL: courtney.standridge@sacw.com

### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

### UTILITIES AVAILABLE:

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: Key Invoice No.: TOTAL: \$15,266.00

WATER: Yes  / No   
 Agency: \_\_\_\_\_  
 SEWER: Yes  / No   
 Agency: \_\_\_\_\_

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

Related Application(s): \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Zone District: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Parcel Size: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

over.....

Operational Statement  
Proposed Verizon Wireless Facility

“Auberry Road/Hwy 168”  
30663 Lockwood Ln. Prather, Ca.

APN: 118-422-57

### Introduction

Verizon Wireless proposes a new wireless facility located at 30663 Lockwood Lane, in Prather, Ca. This facility will enhance and expand the Verizon Wireless network in order to improve our communications services for its existing and prospective customers. The facility is located in Prather, California, on a flat parcel of land that is currently unused by the land owner. This project has been designed to provide additional capacity to offload and to fix ROOT issues in the area. This site is in an area that is zoned C4-C- Central Trading. The height of the structure will allow wireless coverage to the surrounding area.



The proposed unmanned facility will provide Verizon Wireless service to the C4-C-Central Trading Area that will have 24 hours a day, 7 days a week.

### Aesthetics

The site will be accessed from the public ROW (Lockwood Lane) The private landlord will allow Verizon 24/7 access. The RAD will be 92' on the new 95' Monopine. The preferred lease area for Verizon's equipment is directly next to the tower. The lease area will be surrounded by a 8' high chain link fence with slats and a 2' CMU retaining wall surrounding the lease area. Power will come from the power pole on the west side, across the street from the parcel. There is adequate space for the new site build project. The Verizon New Site we are proposing is a 95' Monopine with a RAD center of 92'' on a flat open space Central Trading parcel. Verizon is proposing three antenna sectors. This will contain a 30' x 30' (900 sf) lease area with access to the tower from Lockwood Lane. The proposed tower will be located close to Lockwood Lane ROW on the west side of the parcel. Power will be utilized from the power pole across the street on the west side, across the street from the parcel. 24/7 access to the site will be granted by the private landlord.

### Public Safety and Community Benefits

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

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

### Coverage Capacity and Alternative Sites

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the Prather area and the site is proposed in the centralized area of Prather, Ca. The objective of this site is to provide RAN Capacity Metro Root service for the area in and around the area. The site lies entirely within the jurisdiction of the County of Fresno. The site is on a flat open space parcel. The surrounding area is commercial businesses. The proposed tower will be located off of Lockwood Lane on the west side of the parcel. 24/7 access to the site will be granted by the private landlord.

### **Compliance with FCC Standards**

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

### **Construction**

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

### **Property Owner Information**

Steven Rau - 559.903.7693 - srau@assemigroup.com

### **Applicant Information**

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

### **Alternative Site Analysis**

1. ATC Site #42003 - 33472 Cotton Tail Lane. Prather, Ca. - 70' Monopole - 3.11 Miles North East from SR. - Tower is too far from search ring and will not achieve RF coverage objectives.
2. CCI Site #871460 - 42612 Auberry Rd. Prather, Ca. - 166' Guyed Tower - 5.25 Miles North East of SR. -Tower is too Far from search ring and will not achieve RF coverage objectives.
3. CCI Site#845807 - Black Mountain - 78' Tower - 3.73 Miles South East of SR. Tower is too far from search ring and will not achieve RF coverage objectives.
4. Page - 29688 Auberry Rd. Prather, Ca. - Letter of Intent sent to LL and no response received.
5. Singh - Hwy 168 - Raw Land, Prather, Ca. - Letter of Intent sent to LL and no response received.
6. Fuller - 29696 Auberry Rd. Prather, Ca. - Letter of Intent sent to LL and no response received.
7. Corporate of Presiding Bishop Church - 29740 Auberry Rd. Prather, Ca. - Letter of Intent sent to LL. In contact, but not interested.
8. Church of Jesus Christ of Latter Day Saints - 29711 Auberry Rd. Prather, Ca. -Letter of Intent sent to LL. In contact, but not interested.
9. Falcon Junction - 29586 Auberry Rd. Prather, Ca. - No Response from Landlord.



**If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)**

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

### RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) \_\_\_ of the document recorded on \_\_\_\_\_(date) in book \_\_\_\_\_ and page \_\_\_\_\_ or instrument number \_\_\_\_\_ of the official records of the County of \_\_\_\_\_, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

\_\_\_\_\_ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

\_\_\_\_\_  
County Counsel

By:

Date:

FRESNO County Recorder

Paul Dictos, C.P.A.

DOC-

2013-0089357-00

Acct 55-First American Fresno ER

Tuesday, JUN 25, 2013 14:22:42

NPC \$20.00||

Ttl Pd \$51.00 Rcpt # 0003921093

APR/R1/1-5

Recording requested by:

And when recorded, mail this deed and tax statements to:

Steven G. Rau, Trustee  
5097 N Van Ness Blvd  
Fresno, CA 93711

**QUITCLAIM DEED**

APN: 118-422-57

DOCUMENTARY TRANSFER TAX: \$0.00  
EXEMPTION (R&T CODE): N/A  
EXPLANATION: No consideration; correct title

Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged, STRAHM FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP, RODNEY J. STRAHM and KATHLEEN J. STRAHM do hereby remise, release and forever quitclaim to STEVEN G. RAU, TRUSTEE OF THE 2004 CATHERINE HOSTETLER LIFE INSURANCE TRUST NO. 2, the following described real property in the County of Fresno, State of California:

See attached Exhibit A

This Quitclaim Deed is being recorded to relinquish and convey any and all rights, title and interest STRAHM FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP, RODNEY J. STRAHM and/or KATHLEEN J. STRAHM may have in the subject property by reason of the "Sheriffs Certificate of Redemption" (Levying Officer File #2011012945) dated April 15, 2013 and recorded on April 26, 2013 as Document No. 2013-0060841, erroneously executed by the Fresno County Sheriff's Department to and in favor of STRAHM FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP, RODNEY J. STRAHM and/or KATHLEEN J. STRAHM, rather than (as required by law) the lawful owner of the subject property and redeeming party, STEVEN G. RAU, TRUSTEE OF THE 2004 CATHERINE HOSTETLER LIFE INSURANCE TRUST NO. 2.

Date: June 20, 2013

Strahm Family LP, a California limited partnership

By:   
Rodney J. Strahm, General Partner

By:   
Kathleen J. Strahm, General Partner

Rodney J. Strahm, individually

Kathleen J. Strahm, individually



STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF Fresno )

On 06/21, 2013, before me, Dana Forsythe, Notary Public, personally appeared Rodney J. Strahm and Kathleen J. Strahm, 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.

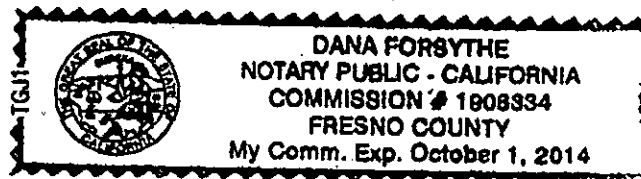
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dana Forsythe

(SEAL)

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF \_\_\_\_\_ )



On \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_

(SEAL)

**Exhibit "A"**

Real property in the unincorporated area of the County of Fresno, State of California, described as follows:

**PARCEL 1:**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**TOGETHER WITH THE FOLLOWING:**

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, N89°06'09"W, A DISTANCE OF 767.75 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE THE FOLLOWING DESCRIBED COURSES: LEAVING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, S43°05'41"W, A DISTANCE OF 90.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 34°57'52", AN ARC LENGTH OF 164.77 FEET; THENCE N54°34'34"W, A DISTANCE OF 228.13 FEET; N46°54'19"W, A DISTANCE OF 126.28 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S89°06'09"E, A DISTANCE OF 409.86 FEET TO THE "TRUE POINT OF BEGINNING".

**ALSO TOGETHER WITH THE FOLLOWING:**

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, S02°40'33"E, A DISTANCE OF 169.64 FEET TO THE NORTHEASTERLY EASEMENT LINE OF LOCKWOOD LANE; THENCE ALONG SAID EASEMENT LINE, NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET WHOSE RADIAL BEARS N41°24'16"E, THROUGH A CENTRAL ANGLE OF 13°23'17", AN ARC LENGTH OF 77.11 FEET; N61°59'02"W, A DISTANCE OF 52.29 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 30°35'40", AN ARC LENGTH OF 112.13 FEET; N31°23'22"W, A DISTANCE OF 33.02 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 25; THENCE ALONG SAID NORTH LINE, S89°06'09"E, A DISTANCE OF 199.34 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM THE FOLLOWING:**

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, N89°06'09"W, A DISTANCE OF 1177.61 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE THE FOLLOWING DESCRIBED COURSES: CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, N89°06'09"W, A DISTANCE OF 181.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, N02°53'51"W, A DISTANCE OF 174.99 FEET; THENCE LEAVING SAID WEST LINE, S46°54'19"E, A DISTANCE OF 259.96 FEET TO THE "TRUE POINT OF BEGINNING".

ALSO EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, N89°06'09"W, A DISTANCE OF 270.31 FEET TO THE "TRUE POINT OF BEGINNING" ON THE SOUTHWESTERLY EASEMENT LINE OF LOCKWOOD LANE RECORDED IN BOOK 6001, PAGE 959, F.C.R.; THENCE THE FOLLOWING DESCRIBED COURSES: CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, AND LEAVING SAID SOUTHWESTERLY EASEMENT LINE, N89°06'09"W, A DISTANCE OF 497.44 FEET; THENCE LEAVING SAID SOUTH LINE, N43°05'41"E, A DISTANCE OF 196.82 FEET; N01°59'16"W, A DISTANCE OF 28.24 FEET TO THE SOUTHWESTERLY EASEMENT LINE OF LOCKWOOD LANE; THENCE ALONG SAID EASEMENT LINE, S47°04'12"E, A DISTANCE OF 100.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 46°47'40", AN ARC LENGTH OF 147.01 FEET; THENCE N86°08'08"E, A DISTANCE OF 45.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 62°28'30", AN ARC LENGTH OF 119.94 FEET; S31°23'22"E, A DISTANCE OF 16.47 FEET TO THE "TRUE POINT OF BEGINNING".

PARCEL 1A:

AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THAT PORTION OF THE STRIP OF LAND DESCRIBED IN THE DEED EXECUTED BY DONALD L. PAGE, ET AL, RECORDED MARCH 16, 1972, IN BOOK 6001, PAGE 957 OF OFFICIAL RECORDS, INSTRUMENT NO. 24470, WHICH LIES WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 1B:

AN EASEMENT RIGHT OF WAY AND WATER USE AND EASEMENT.

A ROAD RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 60 FOOT EASEMENT LYING WITHIN THE EAST 200 FEET OF PARCEL 2 OF PARCEL MAP NO. 5478, ACCORDING TO THE MAP THEREOF RECORDED APRIL 30, 1981, IN BOOK 36 PAGE 55 OF PARCEL MAPS, FRESNO COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 1C:

AN UNDIVIDED NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 DESCRIBED ABOVE, WITHOUT LIMITATION, AS TO THE NUMBER OF SAID DOMINANT TENEMENTS TO CONNECT TO, USE, MAINTAIN, AND IMPROVE THE WELL, PRESSURE SYSTEM, STORAGE TANK, AND PIPE LINES THAT EXIST ON, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 2 OF PARCEL MAP NO. 5478, ACCORDING TO THE MAP THEREOF RECORDED APRIL 30, 1981, IN BOOK 36 PAGE 55 OF PARCEL MAPS, FRESNO COUNTY RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 1D:

A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR FUTURE DEDICATION FOR ROADWAY PURPOSE TO THE COUNTY OF FRESNO, OVER AND ACROSS A PORTION OF SECTION 25, TOWNSHIP 10 SOUTH RANGE 22 EAST, MOUNT DIABLO BASE MERIDIAN, THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

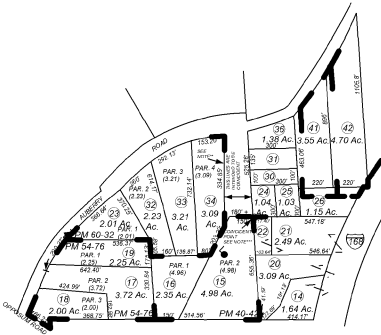
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, THENCE SOUTH 2°53'51" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 164.72 FEET TO THE TRUE POINT OF BEGINNING AND THE CENTER LINE OF HEREIN DESCRIBED EASEMENT, THE SIDELINES OF SAID EASEMENT BEING EXTENDED OR SHORTENED TO BEGIN AT SAID EAST LINE; THENCE 27.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 370.00 FEET, A RADIAL WHICH BEARS NORTH 28°30'40" EAST, AND A CENTRAL ANGLE OF 04°18'05"; THENCE NORTH 65°47'42" WEST A DISTANCE OF 290.96 FEET TO THE CENTERLINE OF MORGAN CANYON ROAD, AND THE TERMINATION OF SAID EASEMENT, THE SIDELINES OF SAID EASEMENT BEING EXTENDED OR SHORTENED TO TERMINATE AT THE CENTERLINE OF SAID MORGAN CANYON ROAD.

-NOTE-

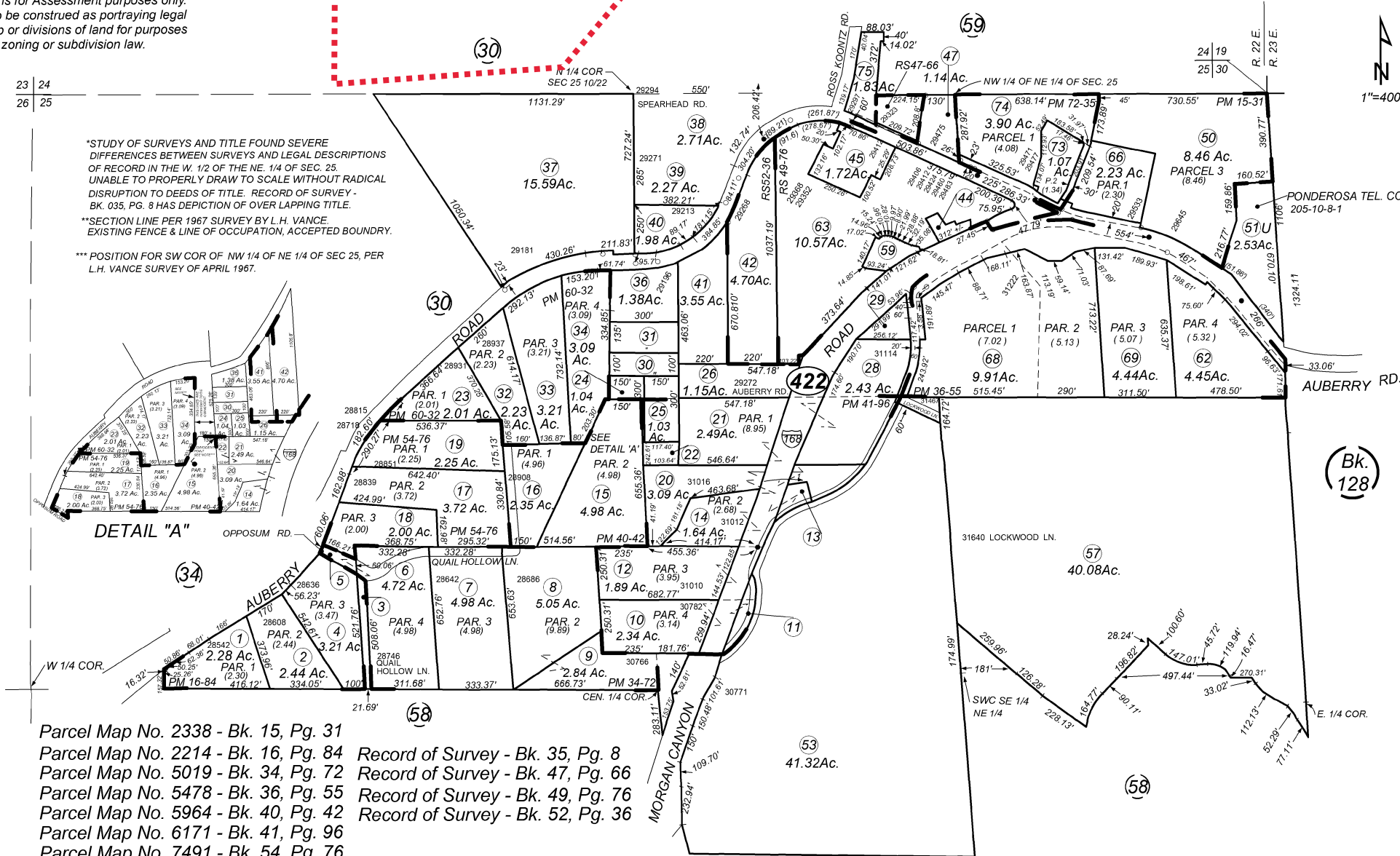
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

23 24  
26 25

"STUDY OF SURVEYS AND TITLE FOUND SEVERE DIFFERENCES BETWEEN SURVEYS AND LEGAL DESCRIPTIONS OF RECORD IN THE W. 1/2 OF THE NE. 1/4 OF SEC. 25. UNABLE TO PROPERLY DRAW TO SCALE WITHOUT RADICAL DISRUPTION TO DEEDS OF TITLE. RECORD OF SURVEY - BK. 035, PG. 8 HAS DEPICTION OF OVER LAPPING TITLE.  
\*\*SECTION LINE PER 1967 SURVEY BY L. H. VANCE. EXISTING FENCE & LINE OF OCCUPATION, ACCEPTED BOUNDARY.  
\*\*\* POSITION FOR SW COR OF NW 1/4 OF NE 1/4 OF SEC 25, PER L.H. VANCE SURVEY OF APRIL 1967.



DETAIL "A"




- Parcel Map No. 2338 - Bk. 15, Pg. 31
- Parcel Map No. 2214 - Bk. 16, Pg. 84
- Parcel Map No. 5019 - Bk. 34, Pg. 72
- Parcel Map No. 5478 - Bk. 36, Pg. 55
- Parcel Map No. 5964 - Bk. 40, Pg. 42
- Parcel Map No. 6171 - Bk. 41, Pg. 96
- Parcel Map No. 7491 - Bk. 54, Pg. 76
- Parcel Map No. 7784 - Bk. 60, Pgs. 32-33
- Parcel Map No. 8089 - Bk. 72, Pgs. 35-37
- Record of Survey - Bk. 35, Pg. 8
- Record of Survey - Bk. 47, Pg. 66
- Record of Survey - Bk. 49, Pg. 76
- Record of Survey - Bk. 52, Pg. 36

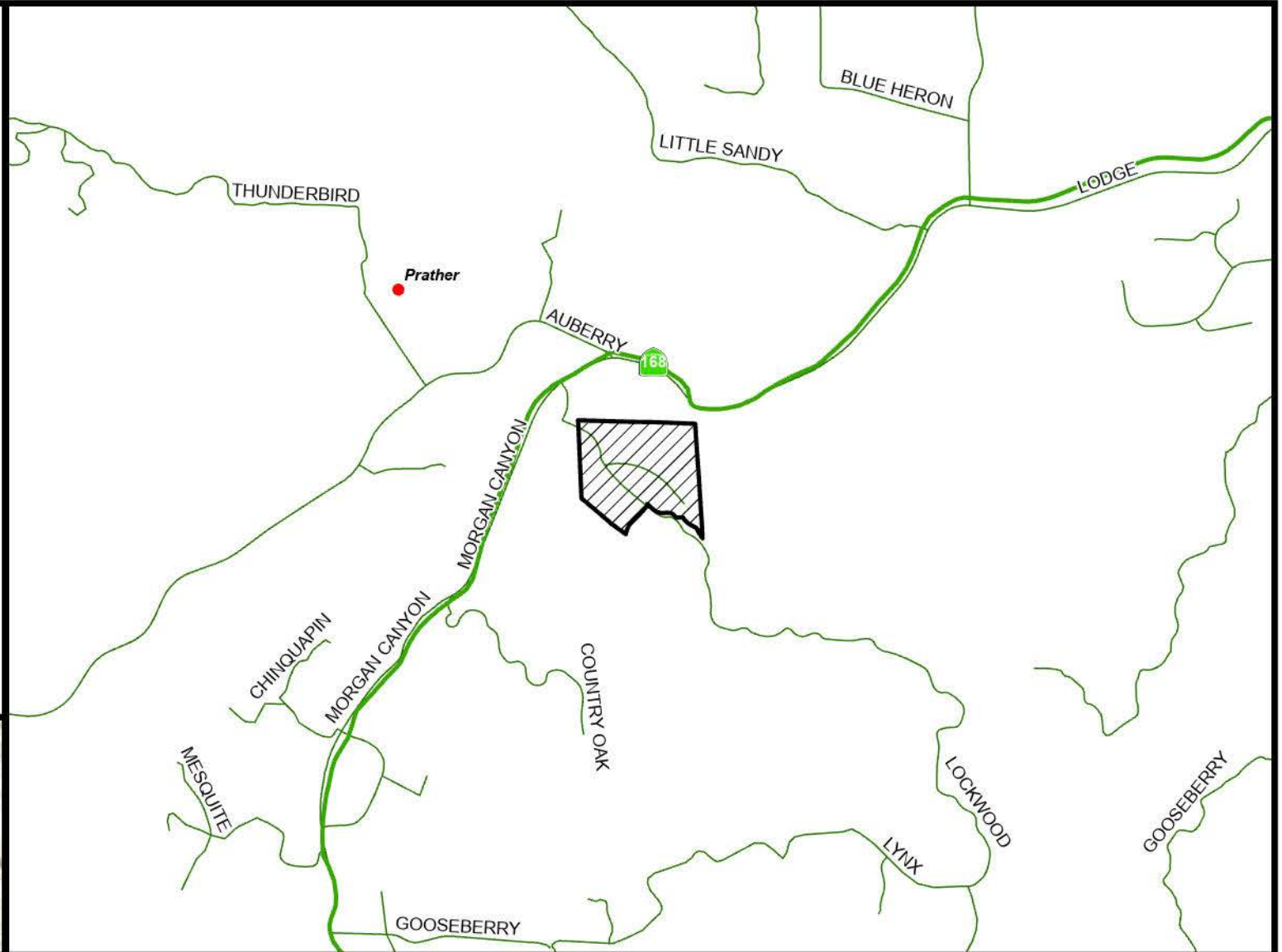
Assessor's Map Bk.118 - Pg.42  
County of Fresno, Calif.

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

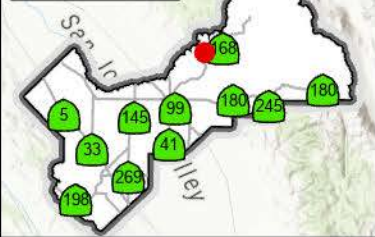


**Legend**

 Subject Property



**VICINITY MAP**

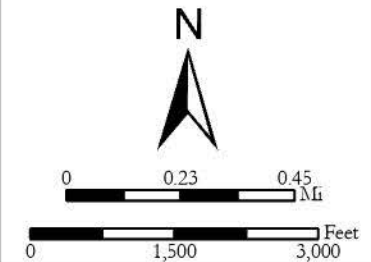


**LOCATION MAP**

**CUP3794**



**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mayang  
On Date : 4/29/2024



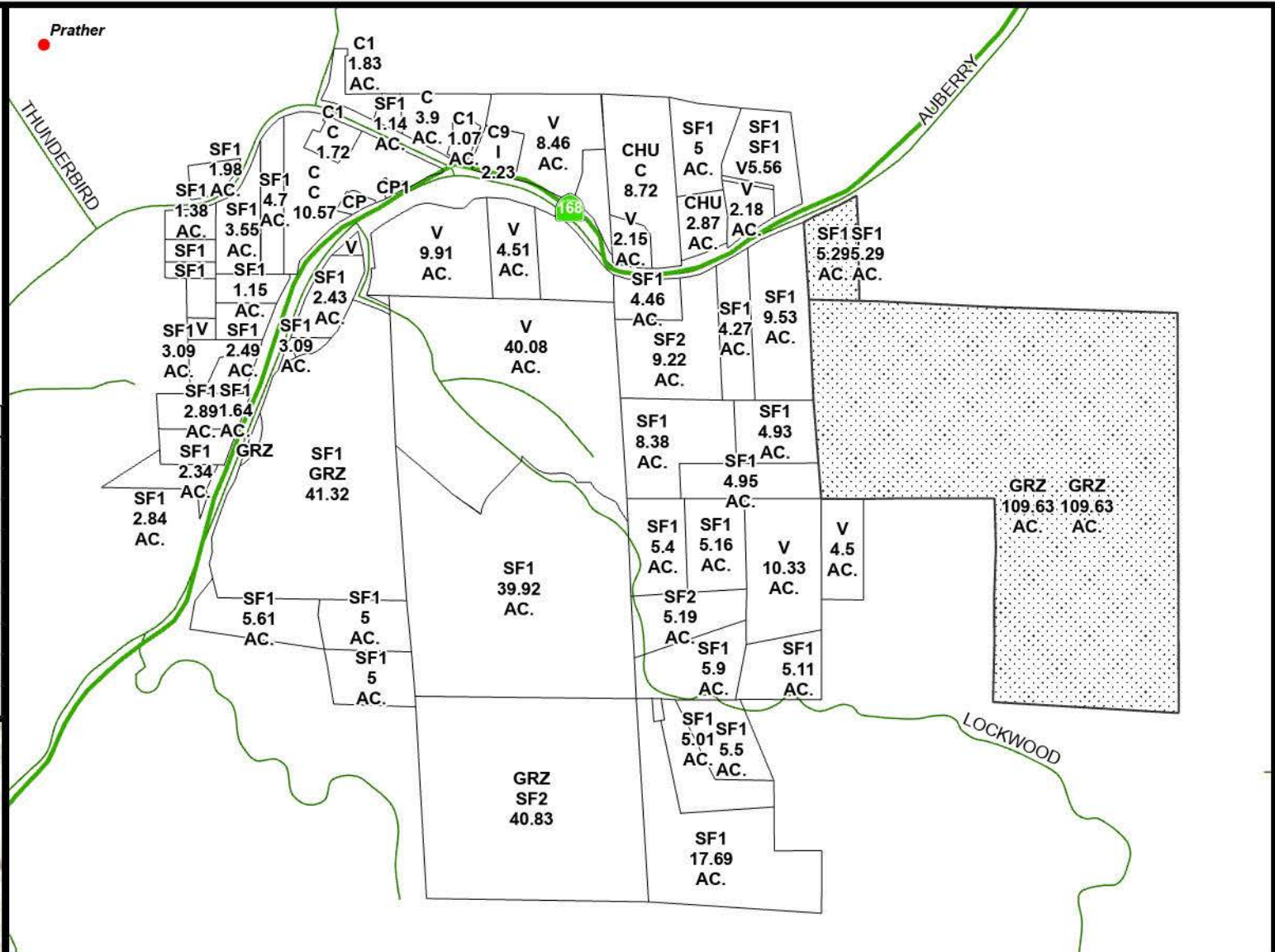
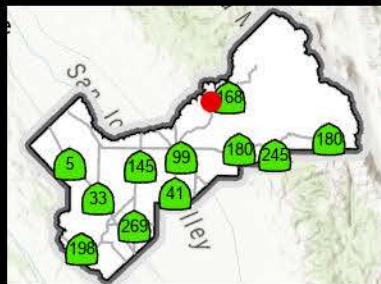


**LEGEND:**

-  Subject Property
-  Ag Contract Land

**LEGEND**

- SF#- SINGLE FAMILY RESIDENCE
- GRZ - GRAZING
- V - VACANT
- CP# - OFFICE COMM./PROF
- C# - COMMERCIAL
- CP - OFFICE COMM./PROF.
- C - COMMERCIAL
- CHU - CHURCH
- I - INDUSTRIAL

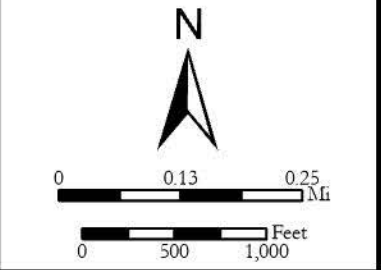


# Existing Land Use Map

## CUP3794

## 2024

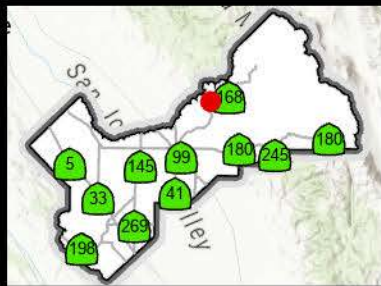
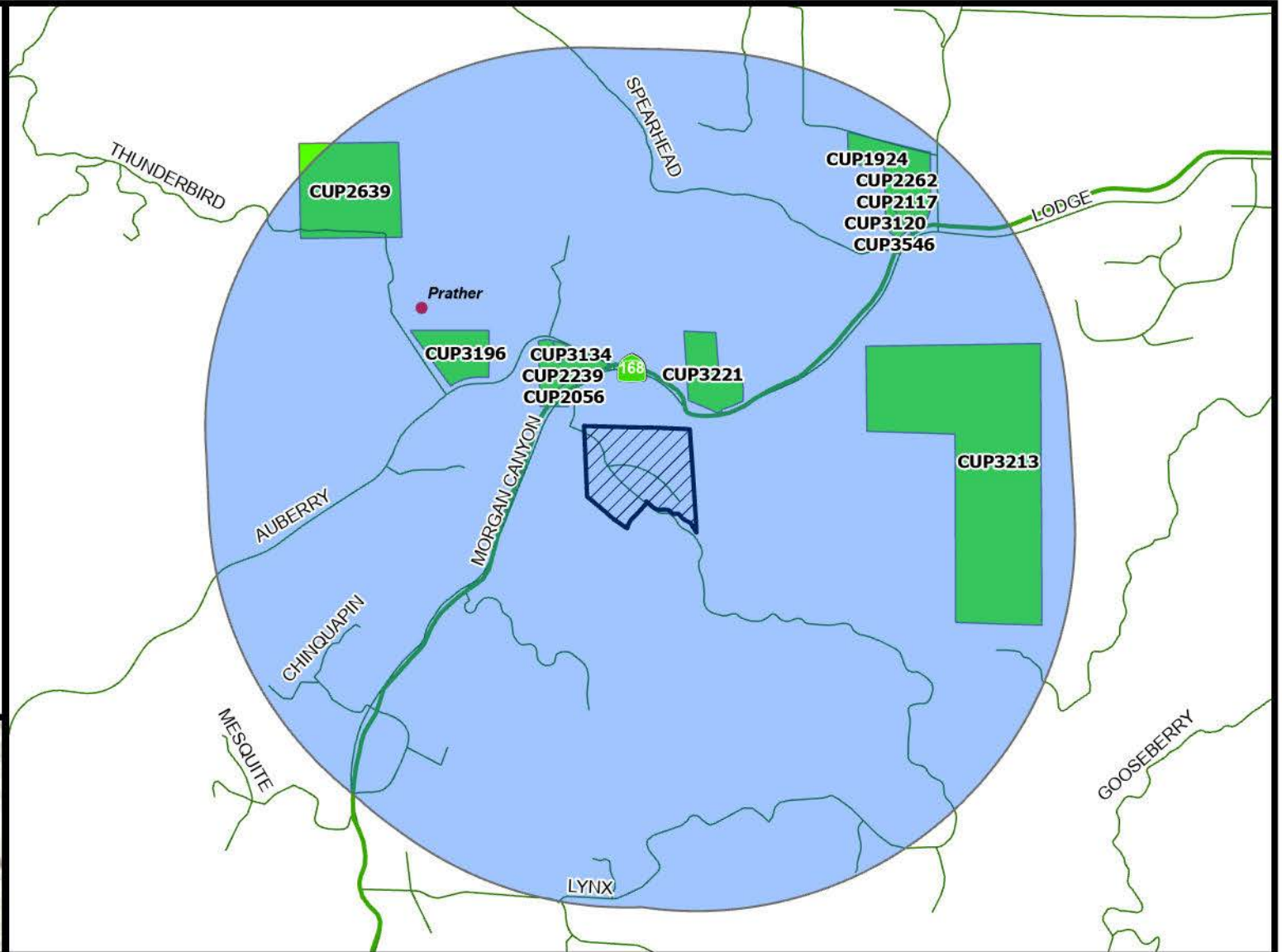
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 4/29/2024





**Legend**

-  Mile Buffer
-  Subject Property
-  CUP Permits

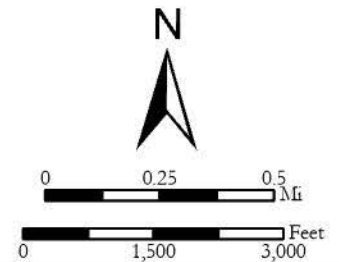


# Proximity Map










## CUP3794

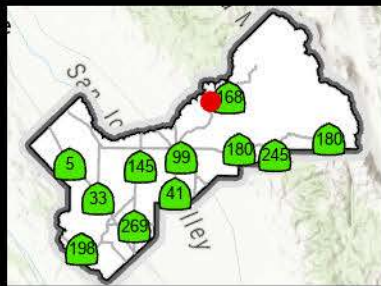
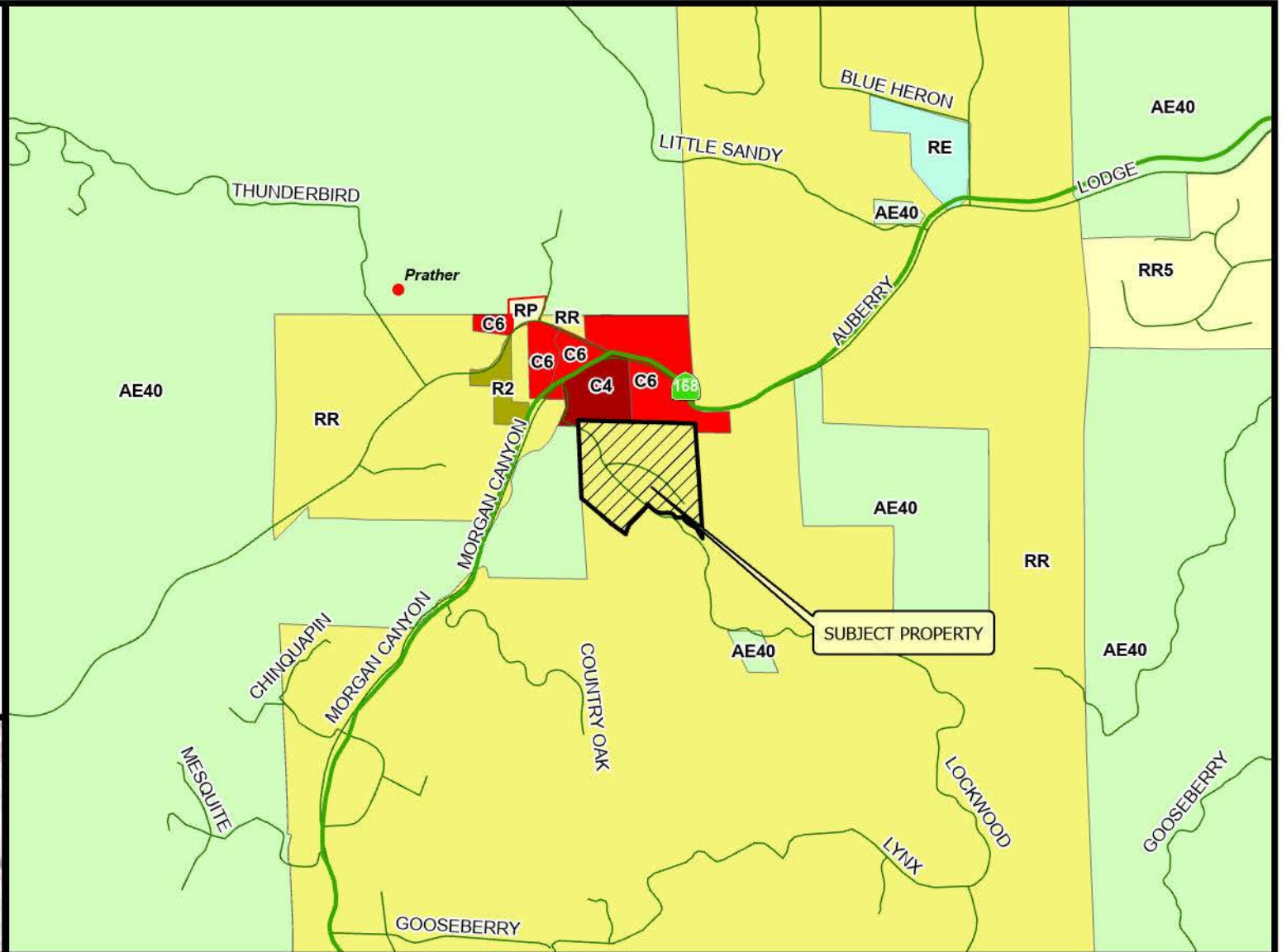
## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mayang  
On Date : 4/29/2024



**Legend**

-  Subject Property
-  C6
-  AE40
-  C4
-  R2
-  RE
-  RP
-  RR
-  RR5

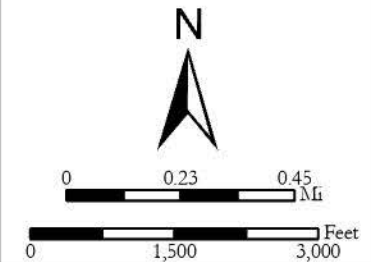


# Existing Zoning Map

CUP3794  
STR 25 - 10S / 22E

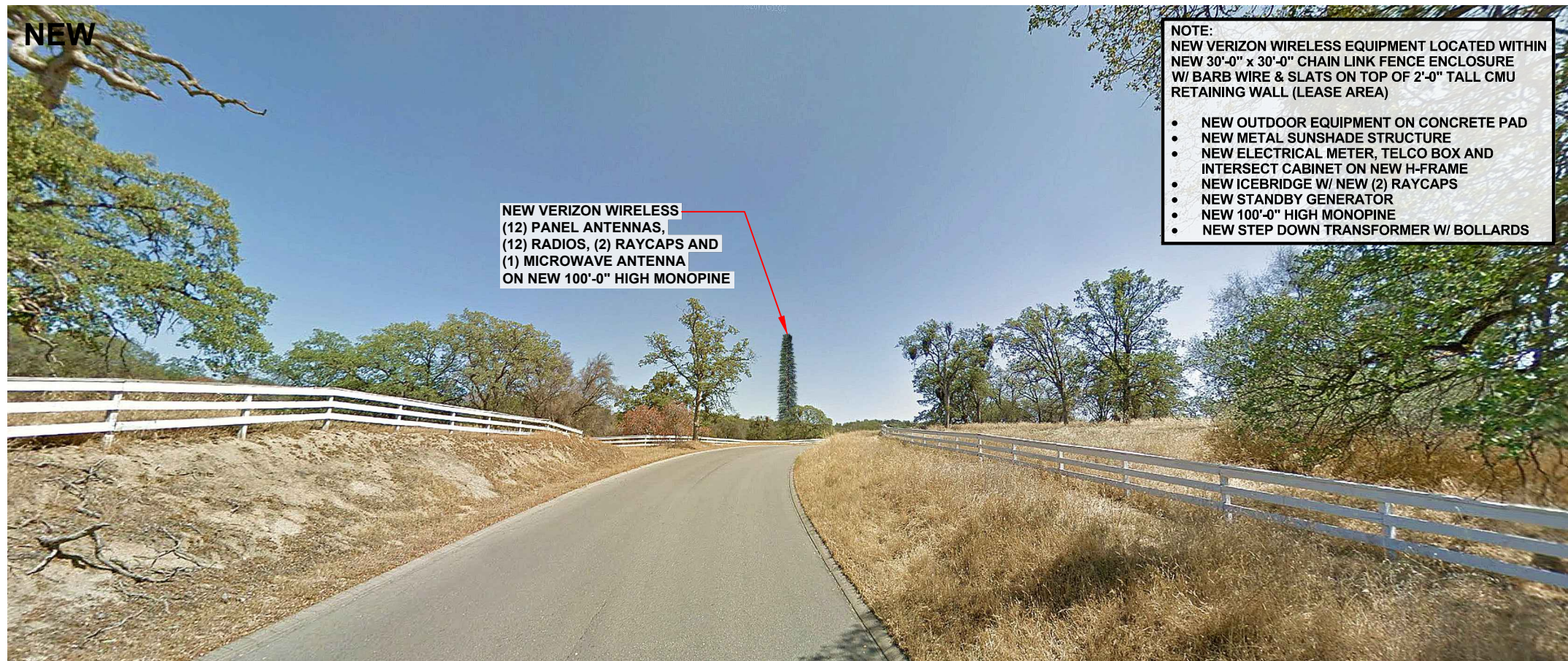
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 4/29/2024





**PHOTOSIMULATION VIEWPOINT 1**



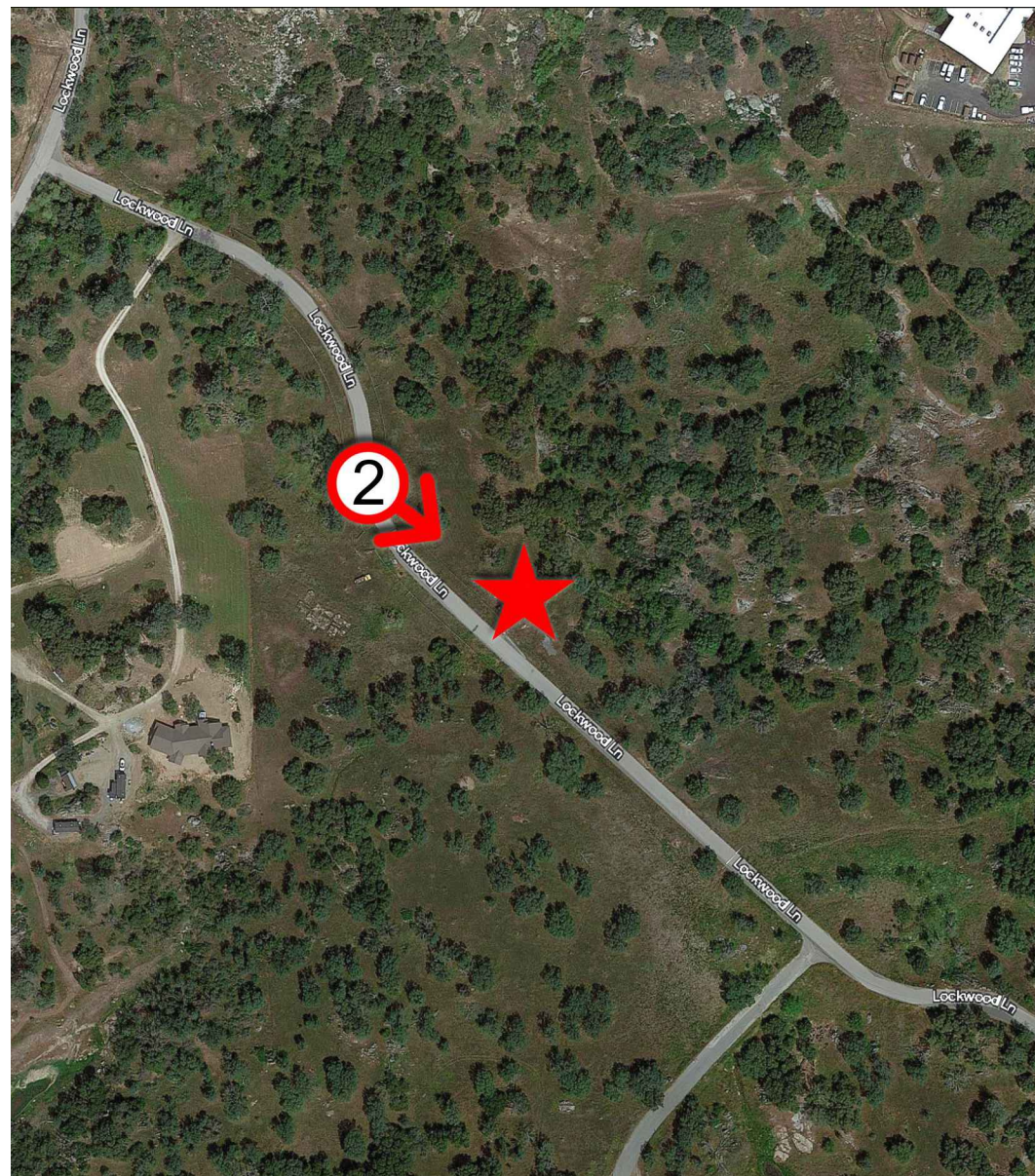
**NEW VERIZON WIRELESS**  
 (12) PANEL ANTENNAS,  
 (12) RADIOS, (2) RAYCAPS AND  
 (1) MICROWAVE ANTENNA  
 ON NEW 100'-0" HIGH MONOPINE

**NOTE:**  
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN  
 NEW 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE  
 W/ BARB WIRE & SLATS ON TOP OF 2'-0" TALL CMU  
 RETAINING WALL (LEASE AREA)

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW METAL SUNSHADE STRUCTURE
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ NEW (2) RAYCAPS
- NEW STANDBY GENERATOR
- NEW 100'-0" HIGH MONOPINE
- NEW STEP DOWN TRANSFORMER W/ BOLLARDS



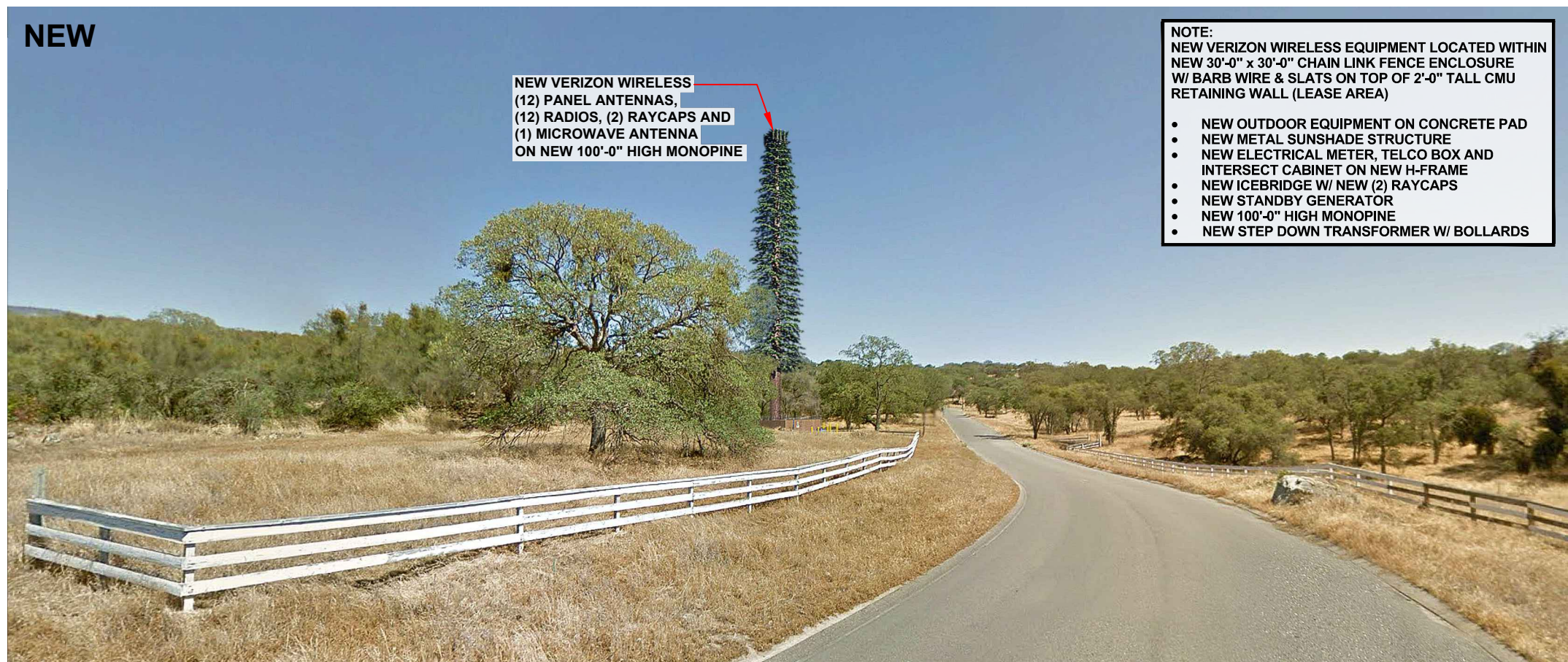
**PHOTOSIMULATION VIEWPOINT 2**



**EXISTING**



**NEW**

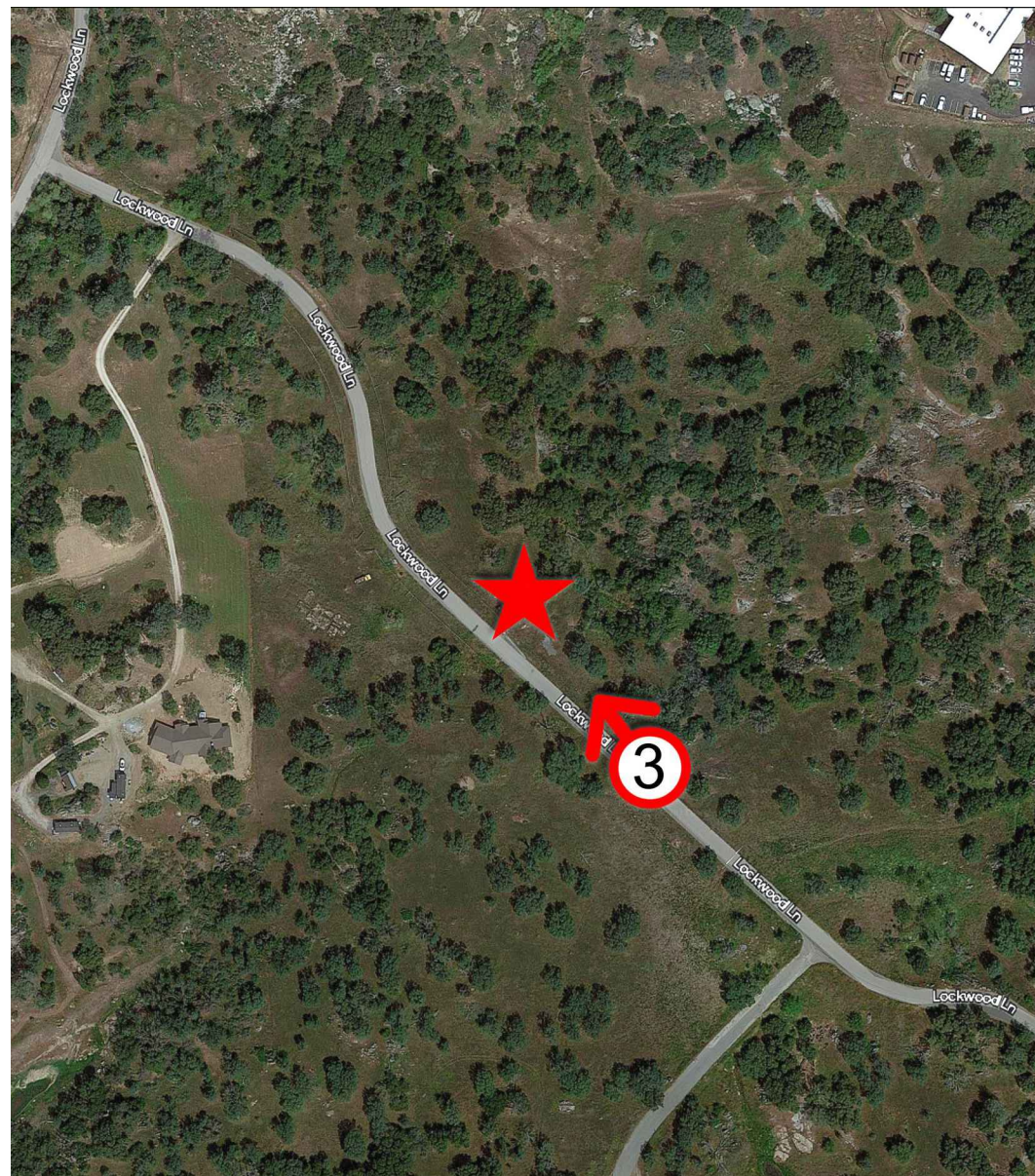


**NEW VERIZON WIRELESS**  
 (12) PANEL ANTENNAS,  
 (12) RADIOS, (2) RAYCAPS AND  
 (1) MICROWAVE ANTENNA  
 ON NEW 100'-0" HIGH MONOPINE

- NOTE:**  
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN  
 NEW 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE  
 W/ BARB WIRE & SLATS ON TOP OF 2'-0" TALL CMU  
 RETAINING WALL (LEASE AREA)
- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
  - NEW METAL SUNSHADE STRUCTURE
  - NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
  - NEW ICEBRIDGE W/ NEW (2) RAYCAPS
  - NEW STANDBY GENERATOR
  - NEW 100'-0" HIGH MONOPINE
  - NEW STEP DOWN TRANSFORMER W/ BOLLARDS



## PHOTOSIMULATION VIEWPOINT 3



### EXISTING



### NEW



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

NOTE:  
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN  
 NEW 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE  
 W/ BARB WIRE & SLATS ON TOP OF 2'-0" TALL CMU  
 RETAINING WALL (LEASE AREA)

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW METAL SUNSHADE STRUCTURE
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ NEW (2) RAYCAPS
- NEW STANDBY GENERATOR
- NEW 100'-0" HIGH MONOPINE
- NEW STEP DOWN TRANSFORMER W/ BOLLARDS





AUBERRY ROAD / HWY 168

MDG L # 5000918175

PID # 16994410

30663 LOCKWOOD LN  
PRATHER, CA 93428

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD
Δ	04/08/2024	REVISED 100% ZONING	FA



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

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

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



2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

**PROJECT TEAM**

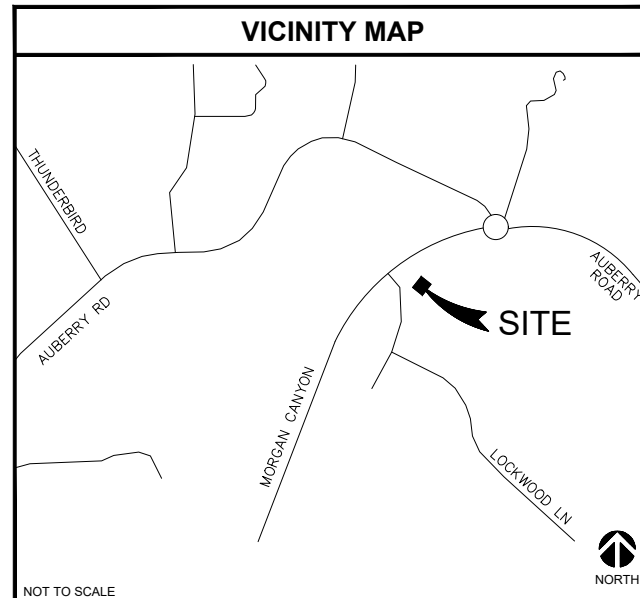
**SITE ACQUISITION**  
SAC WIRELESS, LLC.  
333 UNIVERSITY AVE  
SUITE 200  
SACRAMENTO, CA 95825  
CONTACT: COURTNEY STANDRIGE  
TELEPHONE: (602) 885-3676  
COURTNEY.STANDRIGE@SACW.COM

**PLANNING**  
SAC WIRELESS, LLC.  
333 UNIVERSITY AVE  
SUITE 200  
SACRAMENTO, CA 95825  
CONTACT: COURTNEY STANDRIGE  
TELEPHONE: (602) 885-3676  
COURTNEY.STANDRIGE@SACW.COM

**ARCHITECT:**  
SAC AE DESIGN GROUP, INC  
NESTOR POPOWYCH, AIA  
9020 ACTIVITY RD  
SAN DIEGO, CA 92126  
CONTACT: FARAH ALI  
TELEPHONE: (858) 205-9629  
FARAH.ALI@SACW.COM

**SURVEYOR:**  
SMITHCO SURVEYING ENGINEERING  
P.O. BOX 81626  
BAKERSFIELD, CA 93380  
CONTACT: GREG SMITH, PLS  
TELEPHONE: (661) 393-1217  
GSMITH@SMITHCO.NET

**UTILITY COORDINATOR:**  
SAC WIRELESS, LLC.  
1057 LA VISTA ROAD  
SANTA BARBARA, CA 93110  
CONTACT: CRAIG ENGEL  
TELEPHONE: (805) 440-0038  
CRAIG.ENGEL@SACW.COM



**PROJECT SUMMARY**

**APPLICANT/LESSEE**  
verizon  
2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598  
OFFICE: (925) 279-6000

**APPLICANT'S REPRESENTATIVE**  
333 UNIVERSITY AVE  
SUITE 200  
SACRAMENTO, CA 95825  
CONTACT: COURTNEY STANDRIGE  
TELEPHONE: (602) 885-3676  
COURTNEY.STANDRIGE@SACW.COM

**PROPERTY OWNER:**  
OWNER: RAU STEVEN G (TRUSTEE)  
ADDRESS: 383 ORLANDO DRIVE  
CAMBRIA, CA 93428  
PHONE: (559) 903-7693  
EMAIL: TBD

**PROPERTY INFORMATION:**  
SITE NAME: AUBERRY ROAD / HWY 168  
SITE NUMBER: 5000918175  
SITE ADDRESS: 30663 LOCKWOOD LN  
PRATHER, CA 93428  
JURISDICTION: FRESNO COUNTY

**ASSESSOR'S PARCEL NUMBER**  
118-422-57

**COORDINATES**  
LATITUDE: 37° 02' 00.61" N, NAD 83  
LONGITUDE: 119° 30' 50.04" W, NAD 83

**CONSTRUCTION INFORMATION**  
AREA OF CONSTRUCTION: 900 SQ FT  
OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: UNCLASSIFIED CUP  
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-1.2	5 MILES & 0.25 MILE OVERALL SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTHEAST & SOUTHEAST ELEVATIONS
A-4	SOUTHWEST & NORTHWEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS
E-1	1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES

**PROJECT DESCRIPTION**

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

- NEW VERIZON WIRELESS 30'-0" X 30'-0" LEASE AREA
- NEW VERIZON WIRELESS 8'-0" HIGH CHAIN-LINK FENCE W/BARBED WIRE & SLATS ON TOP OF 2'-0" TALL CMU RETAINING WALL
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON NEW 20'-0" X 9'-0" CONCRETE PAD
- NEW VERIZON WIRELESS 13'-0" X 9'-0" X 10'-0" HIGH METAL SUNSHADE STRUCTURE
- (1) NEW VERIZON WIRELESS 30KW GENERAC STANDBY GENERATOR W/132 GALLON DIESEL TANK (UL142) ON NEW 5'-0" X 10'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- NEW VERIZON WIRELESS ELECTRICAL METERS, INTERSECT CABINET & TELCO BOX ON NEW H-FRAME
- (1) NEW VERIZON WIRELESS 100'-0" HIGH MONOPINE
- (12) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (1) NEW VERIZON WIRELESS 2Ø MICROWAVE ANTENNAS
- (12) NEW VERIZON WIRELESS RADIOS
- (4) NEW VERIZON WIRELESS RAYCAPS 6627
- (4) NEW VERIZON WIRELESS HYBRID CABLES
- (4) NEW VERIZON WIRELESS SERVICE LIGHTS W/6-HOUR TIMER SWITCH
- (1) NEW VERIZON WIRELESS KNOX BOX & (1) SES LOCKBOX
- (1) NEW VERIZON WIRELESS ICE-BRIDGE
- (1) NEW PG&E TRANSFORMER ON NEW 3'-0" X 4'-4" CONCRETE PAD PER PG&E GREENBOOK MANUAL
- (7) NEW BOLLARD, (5) FIXED & (2) REMOVABLE PER PG&E GREEN BOOK MANUAL

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2022 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODES
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- CITY & COUNTY ORDINANCES

**GENERAL CONTRACTOR NOTES**

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

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

AUBERRY ROAD / HWY 168  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

SHEET TITLE:  
TITLE SHEET

**T-1**

ZONING DRAWINGS

**NOTES:**

APN: 118-422-68  
OWNER: FALCON JUNCTION INC.

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

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXX XXXX XXXX, FILE NO. XXXXXXX, DATED XXXX XX, XXXX WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXXX (XX) OF WHICH ARE EASEMENTS AND XXXX (XX) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065029, PANEL NO. 0675H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THE SITE FALLS WITHIN ZONE 'X', WHICH INDICATES THAT AREAS HAVE BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

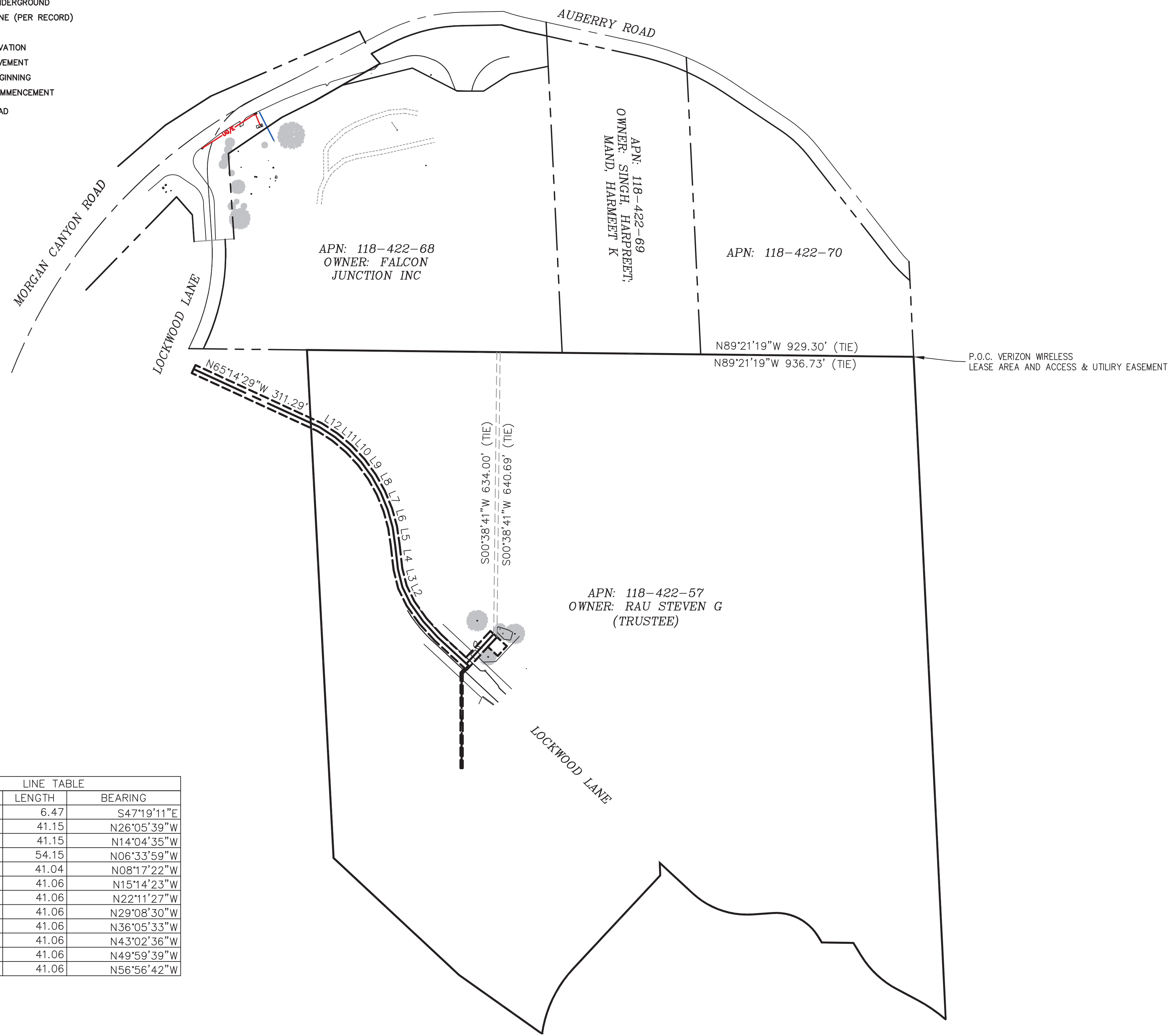
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 37° 02' 00.48" N. NAD 83  
LONG. 119° 30' 50.28" W. NAD 83  
ELEV. 1595.0' NAVD 88 (BASIS OF DRAWING)

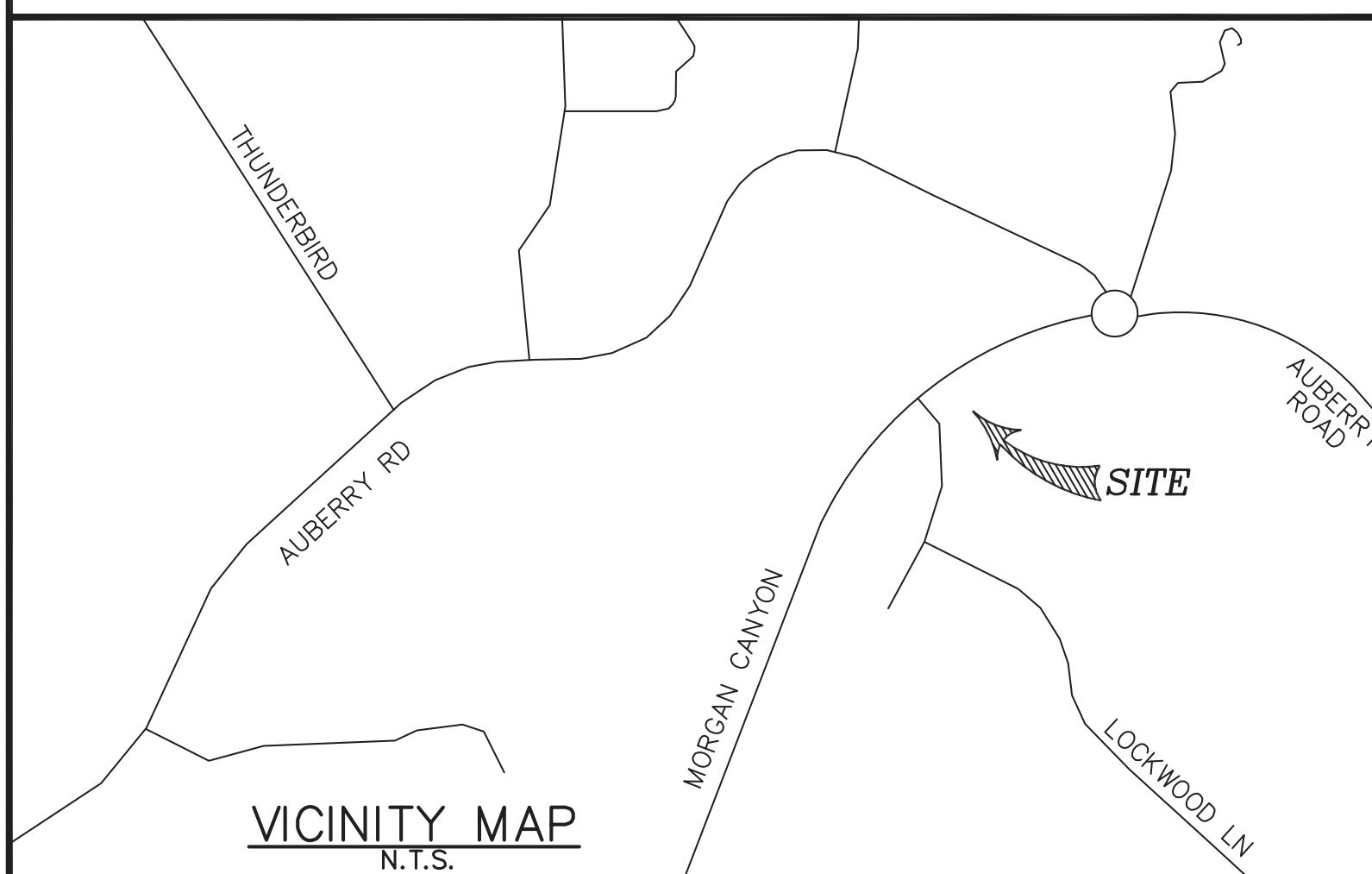
The information shown above meets or exceeds the requirements set forth in FAA order 8260.19d for 1-A accuracy ( ± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights)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

**LEGEND**

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.47	S47°19'11\"E
L2	41.15	N26°05'39\"W
L3	41.15	N14°04'35\"W
L4	54.15	N06°33'59\"W
L5	41.04	N08°17'22\"W
L6	41.06	N15°14'23\"W
L7	41.06	N22°11'27\"W
L8	41.06	N29°08'30\"W
L9	41.06	N36°05'33\"W
L10	41.06	N43°02'36\"W
L11	41.06	N49°59'39\"W
L12	41.06	N56°56'42\"W



OVERALL SITE MAP  
1" = 150'

**ISSUE STATUS**

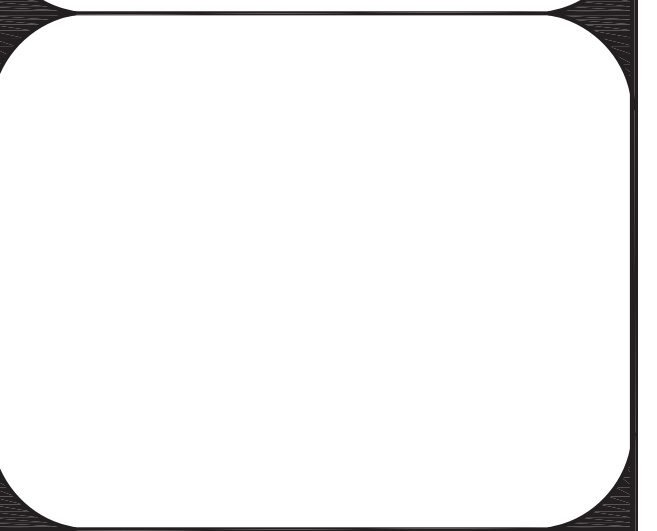
REV	DATE	DESCRIPTION	BY
0	03/27/23	PRELIMINARY	LA
1	06/27/23	UPDATE	LA
2	07/07/23	REVISION	CC

SMITHCO JOB NO.: 82-1532

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

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

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



**AUBERRY ROAD/HWY 168**  
30663 LOCKWOOD LN  
PRATHER, CA 93428  
FRESNO COUNTY

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

**C-1**



**PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:**

BEING A PORTION OF LAND IN GRANT DEED, FILED AND RECORDED NOVEMBER 18, 2020, DOC. NO. 2020-0165747, FRESNO COUNTY OFFICIAL RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL, N 89°21'19" W A DISTANCE OF 929.30 FEET; THENCE LEAVING SAID NORTH LINE S 00°38'41" W A DISTANCE OF 640.69 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 47°21'44" E, A DISTANCE OF 30.00 FEET;  
 COURSE 2) THENCE S 42°38'16" W, A DISTANCE OF 30.00 FEET;  
 COURSE 3) THENCE N 47°21'44" W, A DISTANCE OF 30.00 FEET;  
 COURSE 4) THENCE N 42°38'16" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

**PROPOSED 20.00 FOOT WIDE ACCESS EASEMENT DESCRIPTION:**

BEING 20.00 FOOT WIDE STRIP OF LAND OVER, ACROSS, AND THROUGH A PORTION OF LAND IN GRANT DEED, FILED AND RECORDED NOVEMBER 18, 2020, DOC. NO. 2020-0165747, FRESNO COUNTY OFFICIAL RECORDS, STATE OF CALIFORNIA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL, N 89°21'19" W A DISTANCE OF 936.73 FEET; THENCE LEAVING SAID NORTH LINE S 00°38'41" W A DISTANCE OF 634.00 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 42°38'16" W, A DISTANCE OF 90.65 FEET TO POINT 'A';  
 COURSE 2) THENCE N 47°19'11" W, A DISTANCE OF 87.19 FEET;  
 COURSE 3) THENCE N 42°22'31" W, A DISTANCE OF 49.06 FEET;  
 COURSE 4) THENCE N 35°22'02" W, A DISTANCE OF 49.06 FEET;  
 COURSE 5) THENCE N 26°05'39" W, A DISTANCE OF 41.15 FEET;  
 COURSE 6) THENCE N 14°04'35" W, A DISTANCE OF 41.15 FEET;  
 COURSE 7) THENCE N 06°33'59" W, A DISTANCE OF 54.15 FEET;  
 COURSE 8) THENCE N 08°17'22" W, A DISTANCE OF 41.04 FEET;  
 COURSE 9) THENCE N 15°14'23" W, A DISTANCE OF 41.06 FEET;  
 COURSE 10) THENCE N 22°11'27" W, A DISTANCE OF 41.06 FEET;  
 COURSE 11) THENCE N 29°08'30" W, A DISTANCE OF 41.06 FEET;  
 COURSE 12) THENCE N 36°05'33" W, A DISTANCE OF 41.06 FEET;  
 COURSE 13) THENCE N 43°02'36" W, A DISTANCE OF 41.06 FEET;  
 COURSE 14) THENCE N 49°59'39" W, A DISTANCE OF 41.06 FEET;  
 COURSE 15) THENCE N 15°14'23" W, A DISTANCE OF 41.06 FEET;  
 COURSE 16) THENCE N 56°56'42" W, A DISTANCE OF 41.06 FEET;  
 COURSE 17) THENCE N 65°14'29" W, A DISTANCE OF 311.29 FEET;  
 TO THE SOUTH RIGHT-OF-WAY LINE TO LOCKWOOD LANE AND TO THE TERMINUS OF THIS DESCRIPTION.

**PROPOSED 20.00 FOOT WIDE ACCESS EASEMENT DESCRIPTION:**

BEING 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS, AND THROUGH A PORTION OF LAND IN GRANT DEED, FILED AND RECORDED NOVEMBER 18, 2020, DOC. NO. 2020-0165747, FRESNO COUNTY OFFICIAL RECORDS, STATE OF CALIFORNIA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT 'A':

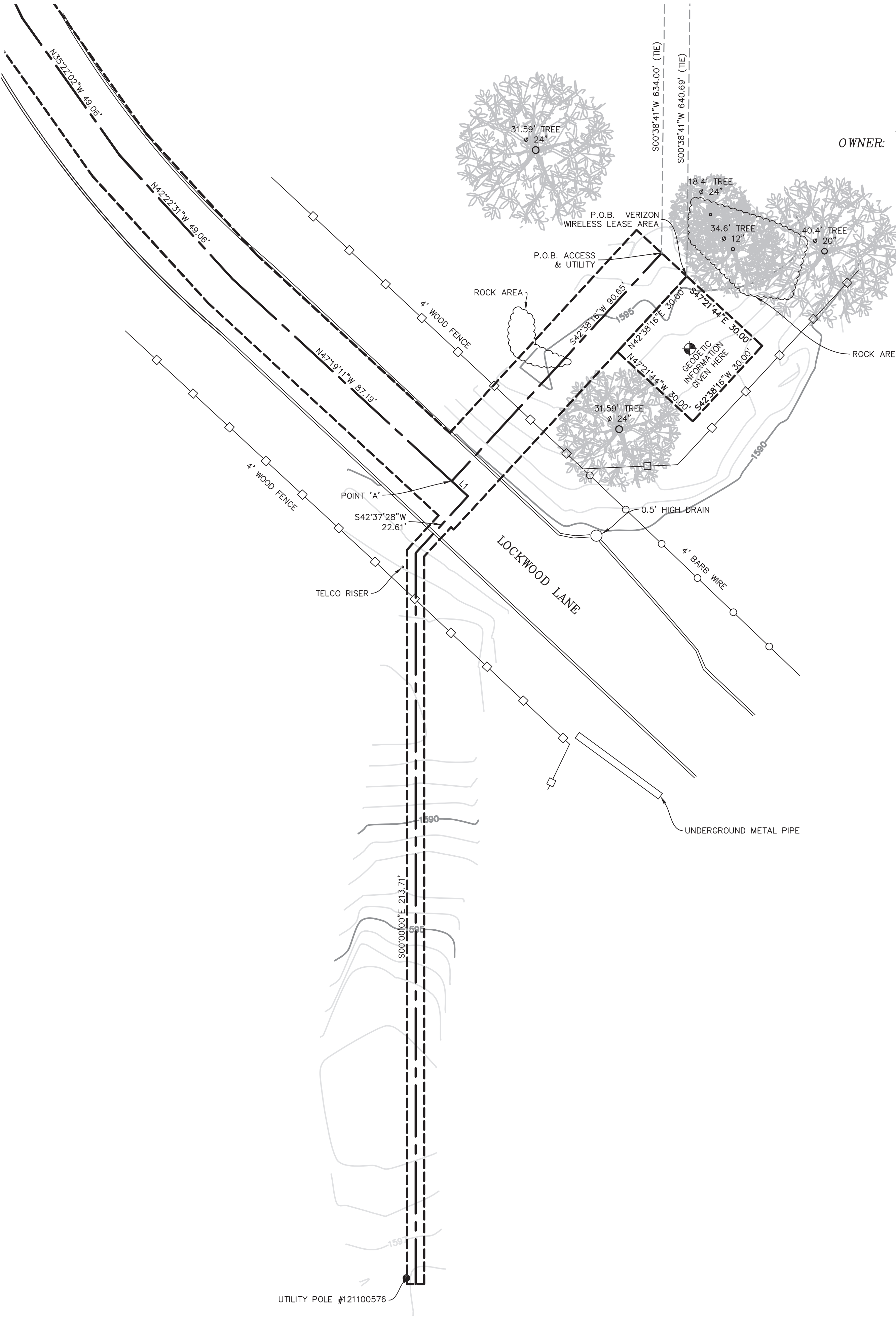
COURSE 1) THENCE S 47°19'11" E, A DISTANCE OF 6.47 FEET;  
 COURSE 2) THENCE S 42°37'28" W, A DISTANCE OF 22.61 FEET;  
 COURSE 3) THENCE S 00°00'00" E, A DISTANCE OF 213.71 FEET TO THE TERMINUS OF THIS DESCRIPTION.

**LEGEND**

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

100.00  
 P.O.B.  
 P.O.C.

**SITE DETAIL**  
 1" = 20'



APN: 118-422-57  
 OWNER: RAU STEVEN G (TRUSTEE)

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	03/27/23	PRELIMINARY	LA
1	06/27/23	UPDATE	LA
2	07/07/23	REVISION	CC

SMITHCO JOB NO.: 82-1532



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

**PROPRIETARY INFORMATION**

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



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

**AUBERRY ROAD/HWY 168**

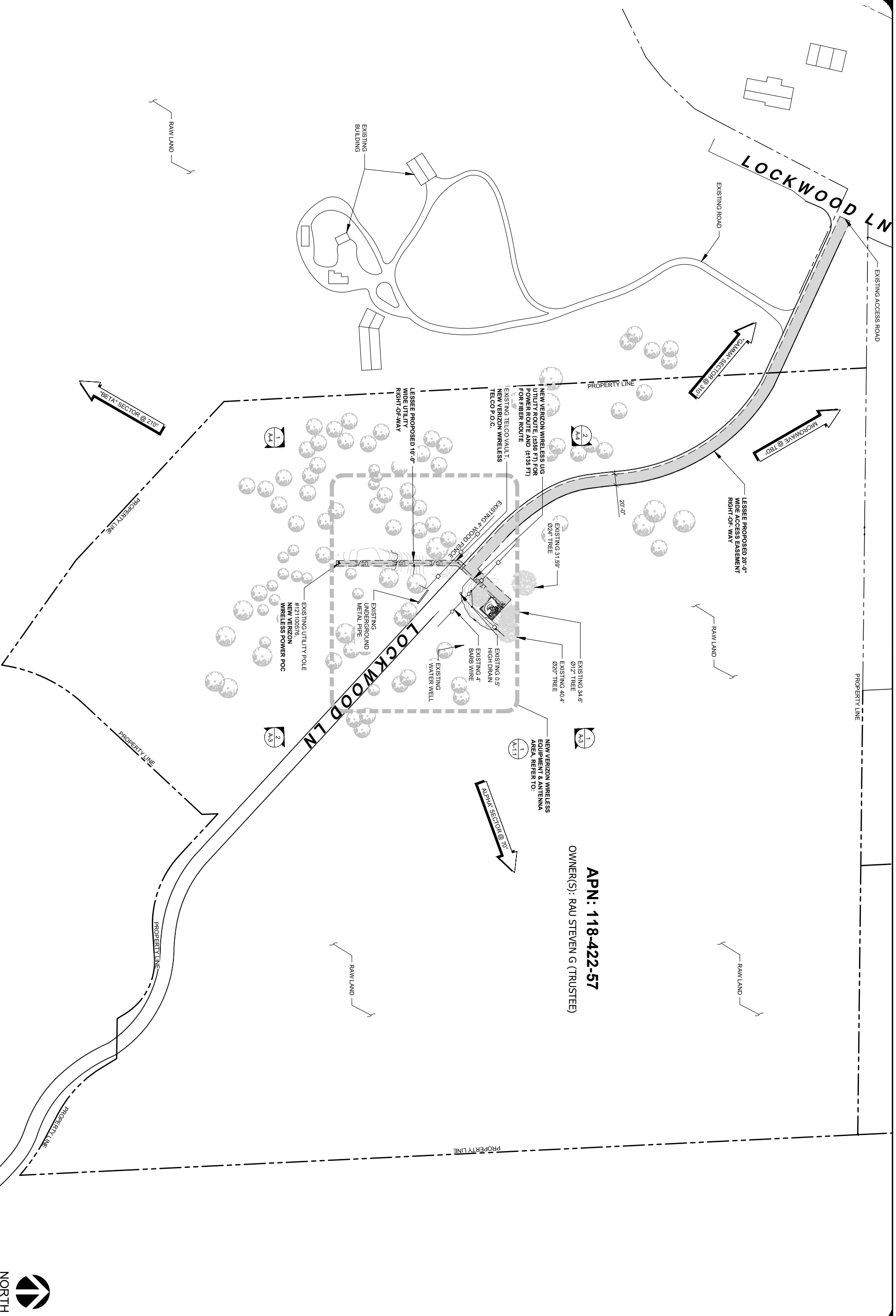
30663 LOCKWOOD LN  
 PRATHER, CA 93428

FRESNO COUNTY

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

**C-2**





APN: 118-422-57  
 OWNER(S): RAU STEVEN G (TRUSTEE)

80 0 40 80  
 SCALE: 1" = 80'-0" (24x36)  
 (OR) 1/2" = 80'-0" (11x17)  
 NORTH

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	06/16/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD

**SID**  
 A Media company  
 9029 ACTIVITY RD.  
 SAN DIEGO, CA 92128  
 619.736.3766

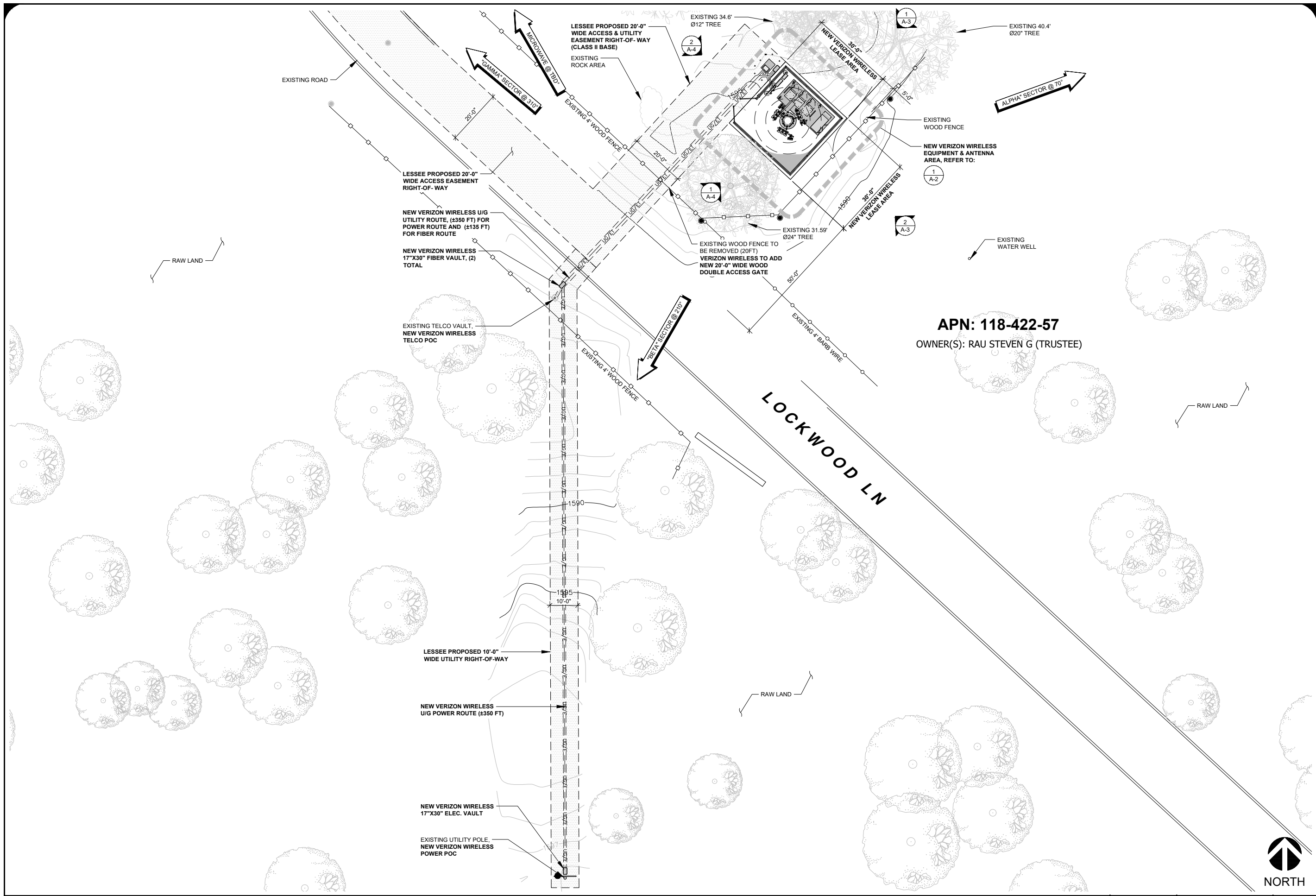
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
 2770 SHADELANDS DR, BUILDING 11  
 WALNUT CREEK, CA 94598

**AUBERRY ROAD / HWY 168**  
 PID # 16994410  
 MDG ID # 5000918175  
 30663 LOCKWOOD LN  
 PRATHER, CA 93428

SHEET TITLE:  
 SITE PLAN  
**A-1**





**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



**SDC**  
A Nokia company

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

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

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



2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

**APN: 118-422-57**  
OWNER(S): RAU STEVEN G (TRUSTEE)

**AUBERRY ROAD / HWY 168**  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

SHEET TITLE:  
**ENLARGED SITE PLAN**

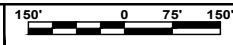
**A-1.1**







0.25 MILE OVERALL SITE PLAN

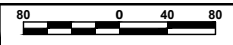


SCALE: 1" = 150'-0" (24x36)  
(OR) 1/2" = 150'-0" (11x17)

2



5 MILES OVERALL SITE PLAN



SCALE: 1" = 80'-0" (24x36)  
(OR) 1/2" = 80'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD
▲	04/08/2024	REVISED 100% ZONING	FA



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

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

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



2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

AUBERRY ROAD /  
HWY 168  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

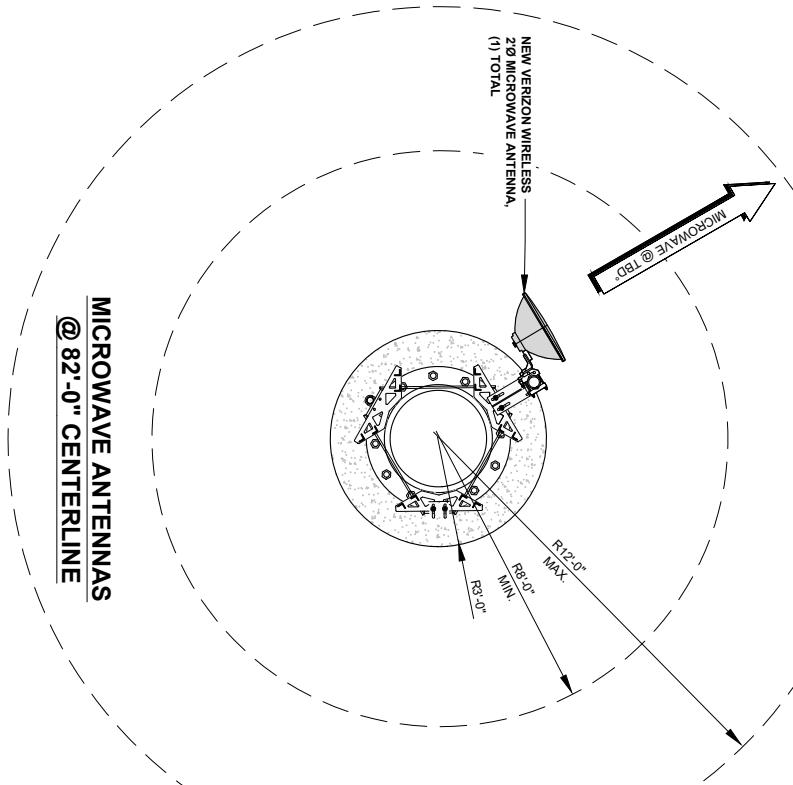
SHEET TITLE:

5 MILES & 0.25 MILE  
OVERALL SITE PLAN

A-1.2



OUTLINE OF NEW VERIZON WIRELESS MONOPINE BRANCHES (SHOWN DASHED FOR CLARITY)



**MICROWAVE LAYOUT**

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



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	06/16/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



**PROPRIETARY INFORMATION**

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

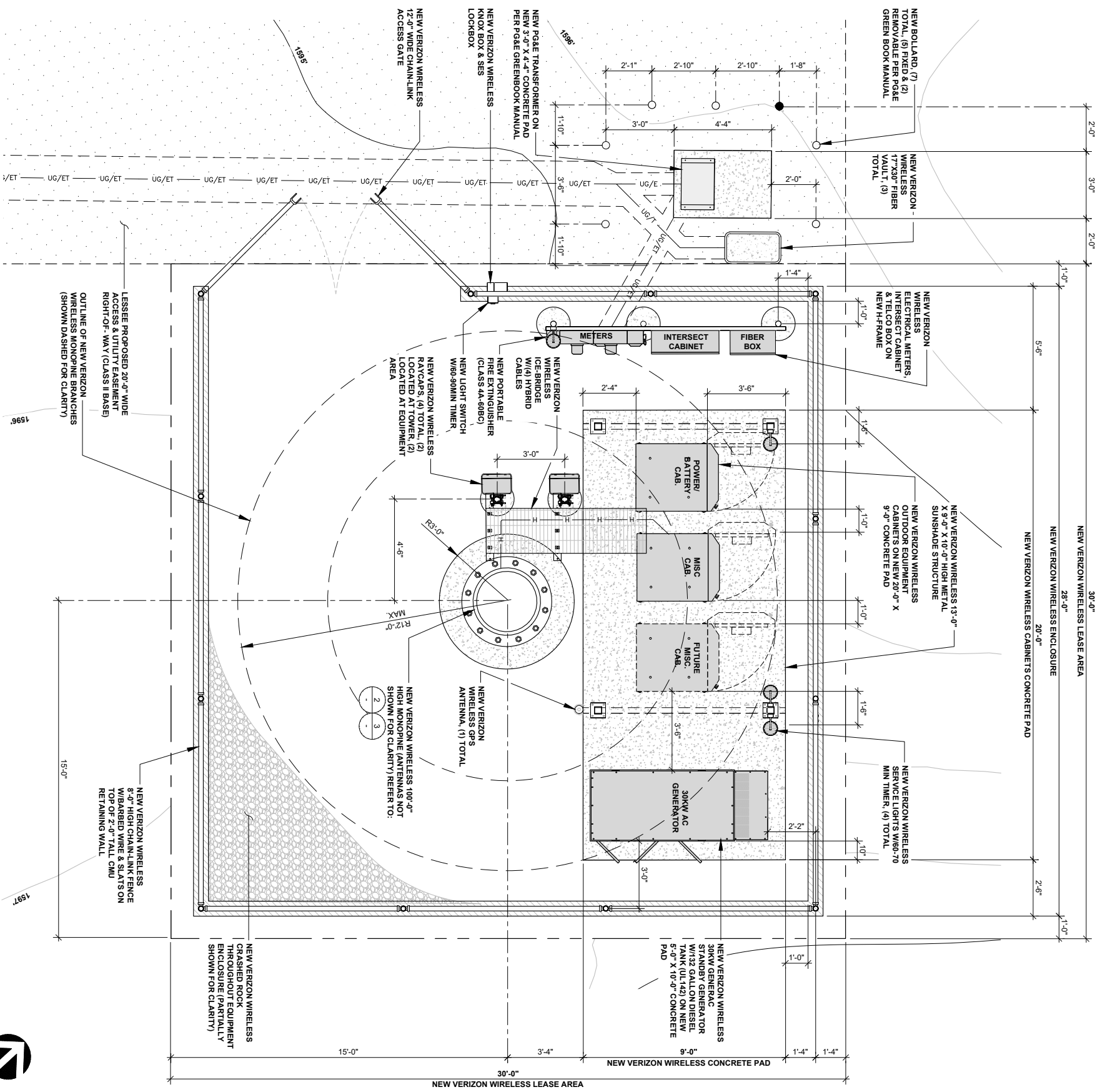


2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

**AUBERRY ROAD / HWY 168**  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

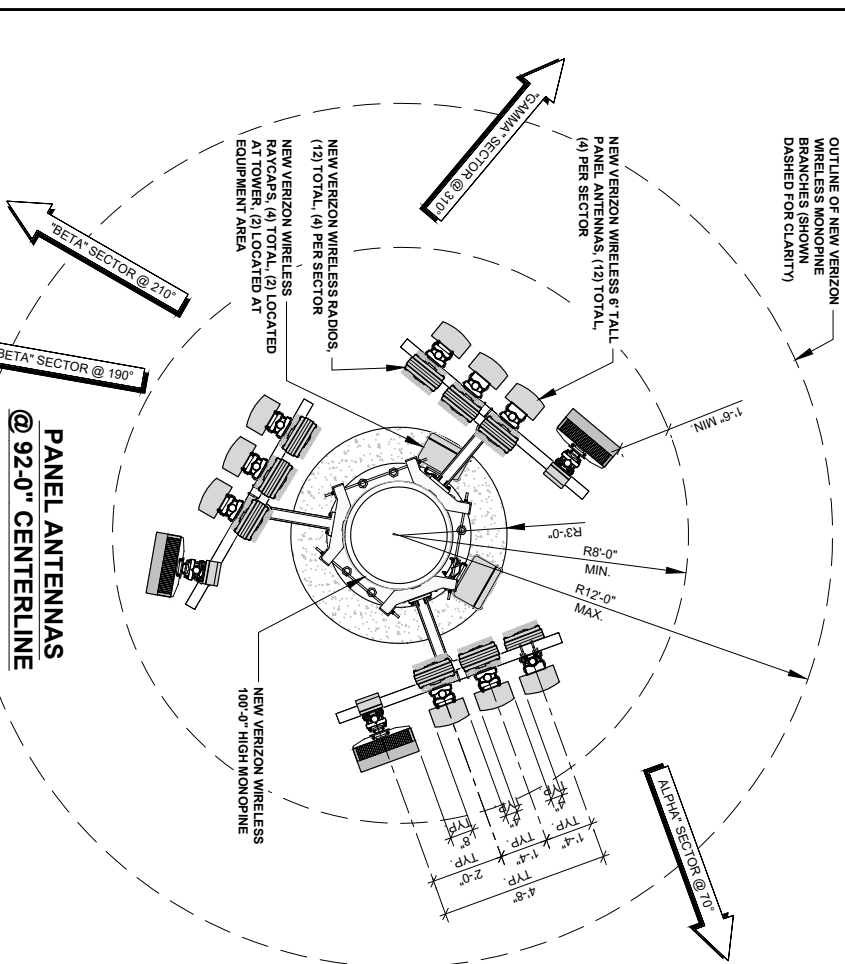
SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUTS**

**A-2**



**EQUIPMENT LAYOUT**

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



**PANEL ANTENNA LAYOUT**

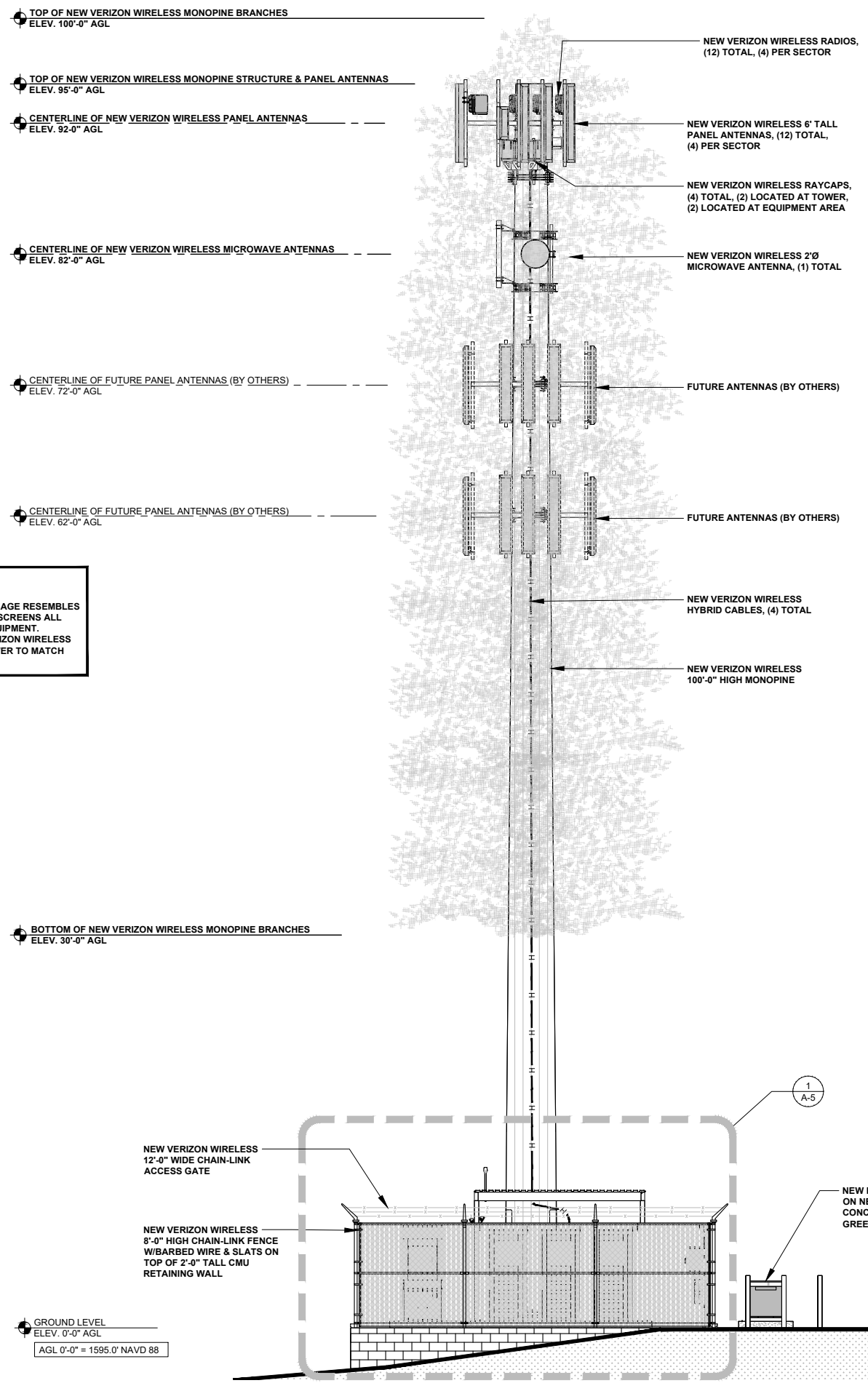
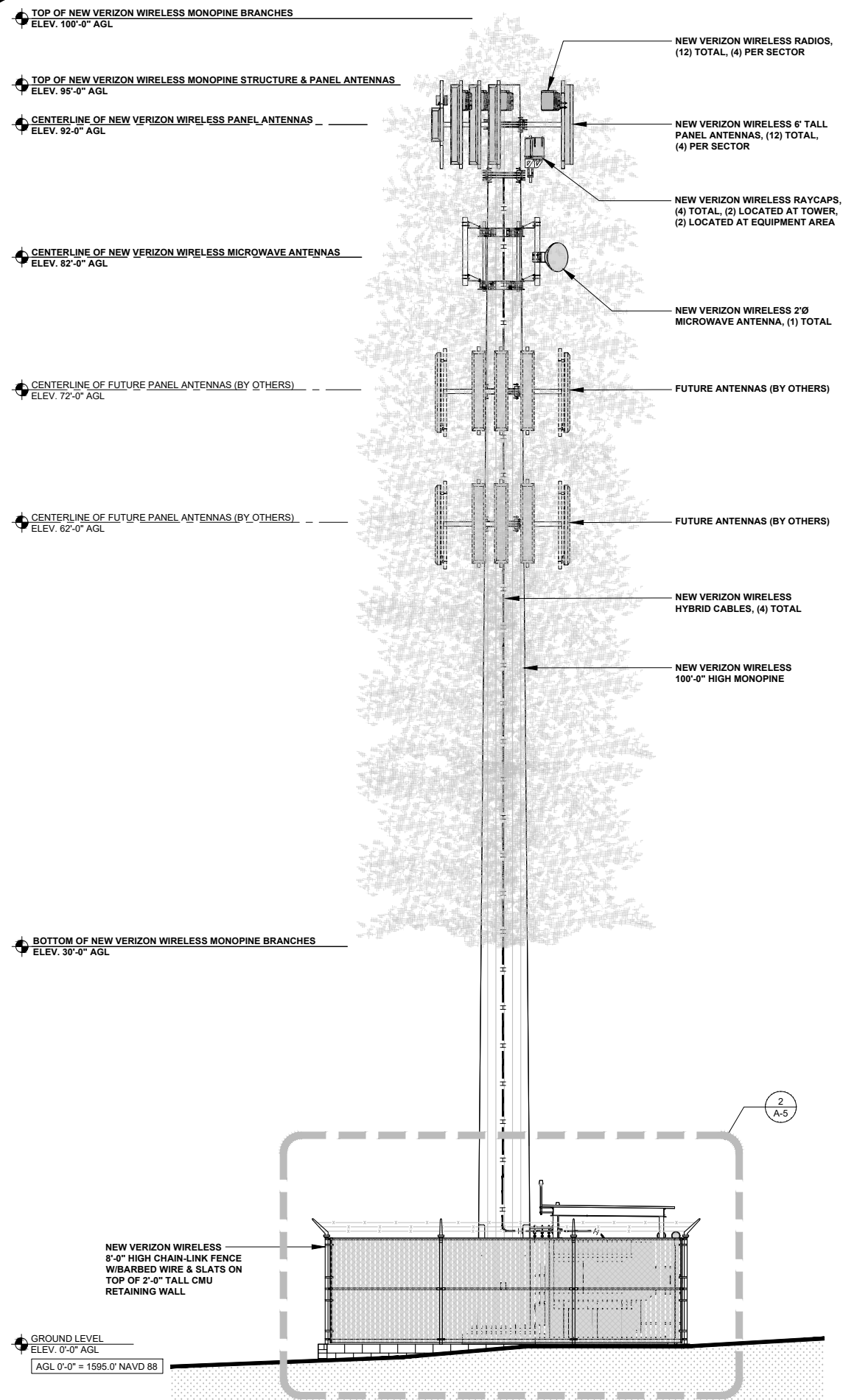
SCALE: 3/8" = 1'-0" (24x36)  
(OR) 3/16" = 1'-0" (11x17)



**AUBERRY ROAD / HWY 168**  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUTS**

**A-2**



**NOTES:**

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

**SOUTHEAST ELEVATION**

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

**2**

**NORTHEAST ELEVATION**

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

**1**

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD

**SDC**  
A Nokia company

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

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

**verizon**

2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

**AUBERRY ROAD / HWY 168**  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

**SHEET TITLE:**  
**NORTHEAST & SOUTHEAST ELEVATIONS**

**A-3**



TOP OF NEW VERIZON WIRELESS MONOPINE BRANCHES  
ELEV. 100'-0" AGL

TOP OF NEW VERIZON WIRELESS MONOPINE STRUCTURE & PANEL ANTENNAS  
ELEV. 95'-0" AGL

CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS  
ELEV. 92'-0" AGL

NEW VERIZON WIRELESS 6' TALL  
PANEL ANTENNAS, (12) TOTAL,  
(4) PER SECTOR

NEW VERIZON WIRELESS RAYCAPS,  
(4) TOTAL, (2) LOCATED AT TOWER,  
(2) LOCATED AT EQUIPMENT AREA

CENTERLINE OF NEW VERIZON WIRELESS MICROWAVE ANTENNAS  
ELEV. 82'-0" AGL

NEW VERIZON WIRELESS 2'Ø  
MICROWAVE ANTENNA, (1) TOTAL

CENTERLINE OF FUTURE PANEL ANTENNAS (BY OTHERS)  
ELEV. 72'-0" AGL

FUTURE ANTENNAS (BY OTHERS)

CENTERLINE OF FUTURE PANEL ANTENNAS (BY OTHERS)  
ELEV. 62'-0" AGL

FUTURE ANTENNAS (BY OTHERS)

NEW VERIZON WIRELESS  
HYBRID CABLES, (4) TOTAL

NEW VERIZON WIRELESS  
100'-0" HIGH MONOPINE

BOTTOM OF NEW VERIZON WIRELESS MONOPINE BRANCHES  
ELEV. 30'-0" AGL

NEW VERIZON WIRELESS  
8'-0" HIGH CHAIN-LINK FENCE  
W/BARBED WIRE & SLATS ON  
TOP OF 2'-0" TALL CMU  
RETAINING WALL

NEW PG&E TRANSFORMER ON  
NEW 3'-0" X 4'-4" CONCRETE PAD  
PER PG&E GREENBOOK MANUAL

GROUND LEVEL  
ELEV. 0'-0" AGL

AGL 0'-0" = 1595.0' NAVD 88

4  
A-5

NEW VERIZON WIRELESS  
KNOX BOX & SES LOCKBOX

NEW VERIZON WIRELESS  
12'-0" WIDE CHAIN-LINK  
ACCESS GATE

NOTES:

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

NORTHWEST ELEVATION

0 1.5' 3' 5'

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

2

SOUTHWEST ELEVATION

TOP OF NEW VERIZON WIRELESS MONOPINE BRANCHES  
ELEV. 100'-0" AGL

TOP OF NEW VERIZON WIRELESS MONOPINE STRUCTURE & PANEL ANTENNAS  
ELEV. 95'-0" AGL

CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS  
ELEV. 92'-0" AGL

NEW VERIZON WIRELESS RAYCAPS,  
(4) TOTAL, (2) LOCATED AT TOWER,  
(2) LOCATED AT EQUIPMENT AREA

CENTERLINE OF NEW VERIZON WIRELESS MICROWAVE ANTENNAS  
ELEV. 82'-0" AGL

NEW VERIZON WIRELESS 2'Ø  
MICROWAVE ANTENNA, (1) TOTAL

CENTERLINE OF FUTURE PANEL ANTENNAS (BY OTHERS)  
ELEV. 72'-0" AGL

FUTURE ANTENNAS (BY OTHERS)

CENTERLINE OF FUTURE PANEL ANTENNAS (BY OTHERS)  
ELEV. 62'-0" AGL

FUTURE ANTENNAS (BY OTHERS)

NEW VERIZON WIRELESS  
HYBRID CABLES, (4) TOTAL

NEW VERIZON WIRELESS  
100'-0" HIGH MONOPINE

BOTTOM OF NEW VERIZON WIRELESS MONOPINE BRANCHES  
ELEV. 30'-0" AGL

NEW PG&E TRANSFORMER ON  
NEW 3'-0" X 4'-4" CONCRETE PAD  
PER PG&E GREENBOOK MANUAL

GROUND LEVEL  
ELEV. 0'-0" AGL

AGL 0'-0" = 1595.0' NAVD 88

3  
A-5

NEW VERIZON WIRELESS  
8'-0" HIGH CHAIN-LINK FENCE  
W/BARBED WIRE & SLATS ON  
TOP OF 2'-0" TALL CMU  
RETAINING WALL

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



A Nokia company

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

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

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

**verizon**

2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

AUBERRY ROAD/  
HWY 168

PID # 16994410

MDG ID # 5000918175

30663 LOCKWOOD LN  
PRATHER, CA 93428

SHEET TITLE:

SOUTHWEST &  
NORTHWEST ELEVATIONS

**A-4**

0 1.5' 3' 5'

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

1



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



**SDC**  
A Nokia company

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

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

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



2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

AUBERRY ROAD /  
HWY 168

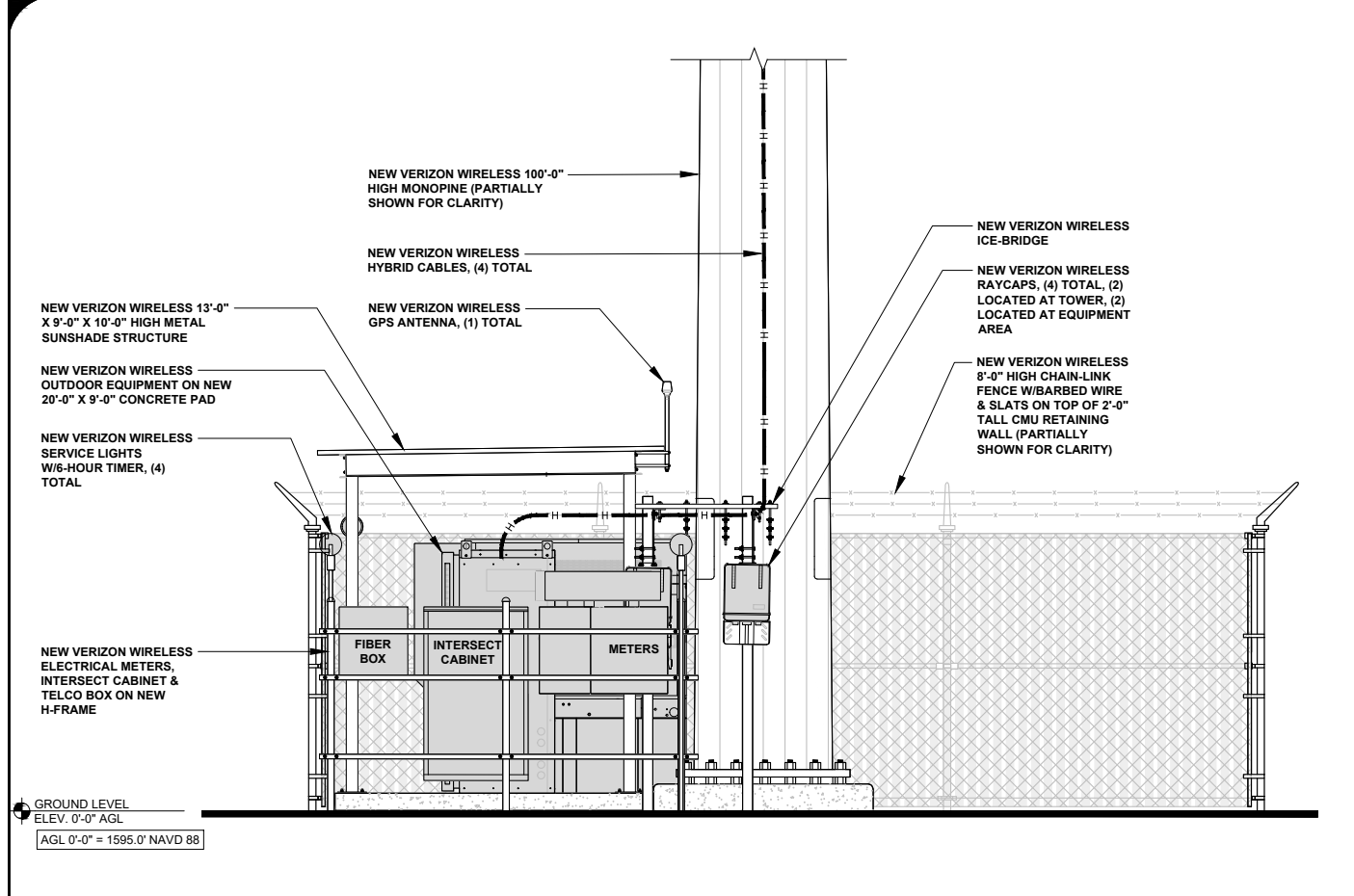
PID # 16994410

MDG ID # 5000918175

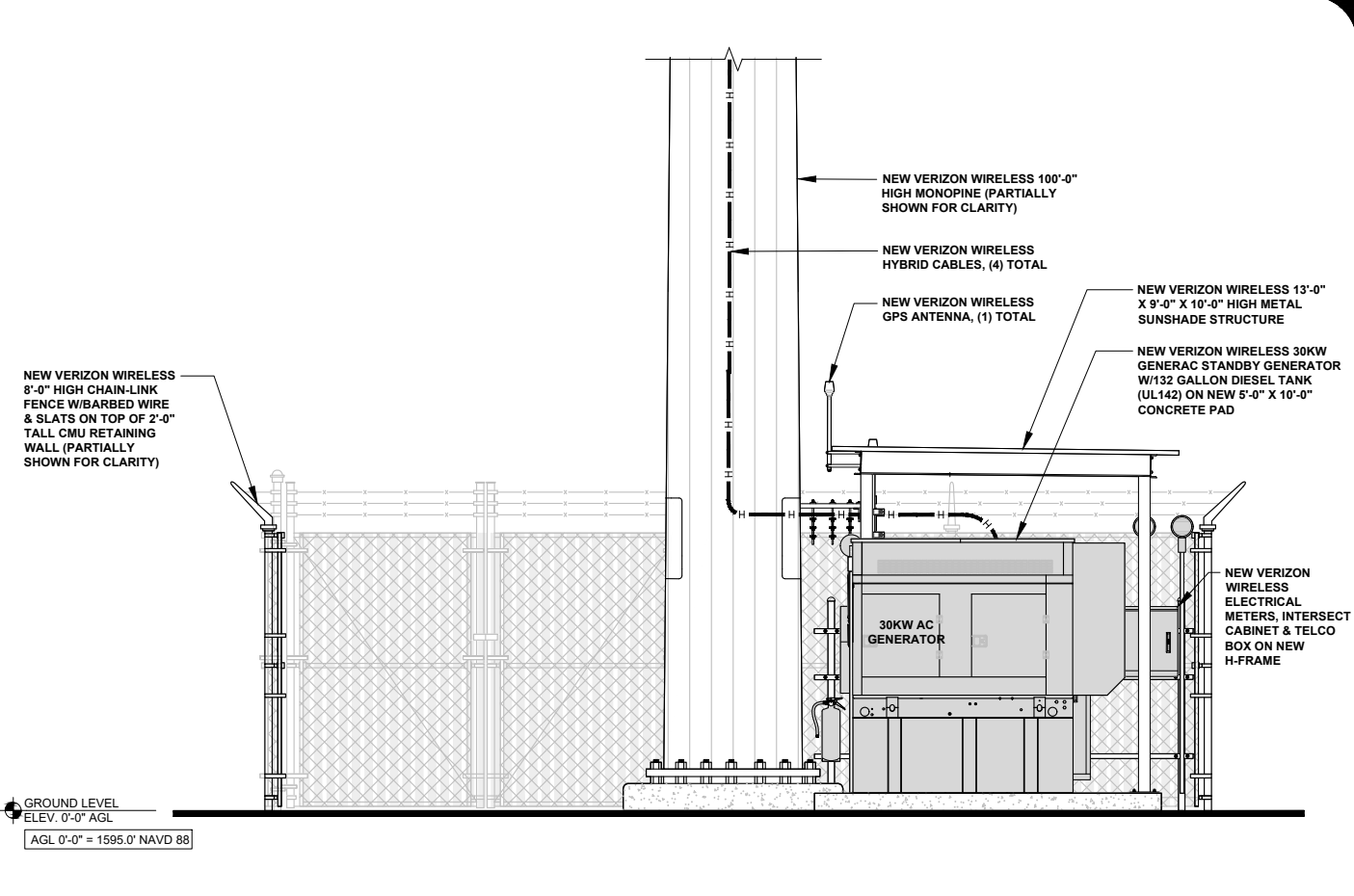
30663 LOCKWOOD LN  
PRATHER, CA 93428

SHEET TITLE:  
EQUIPMENT ELEVATIONS

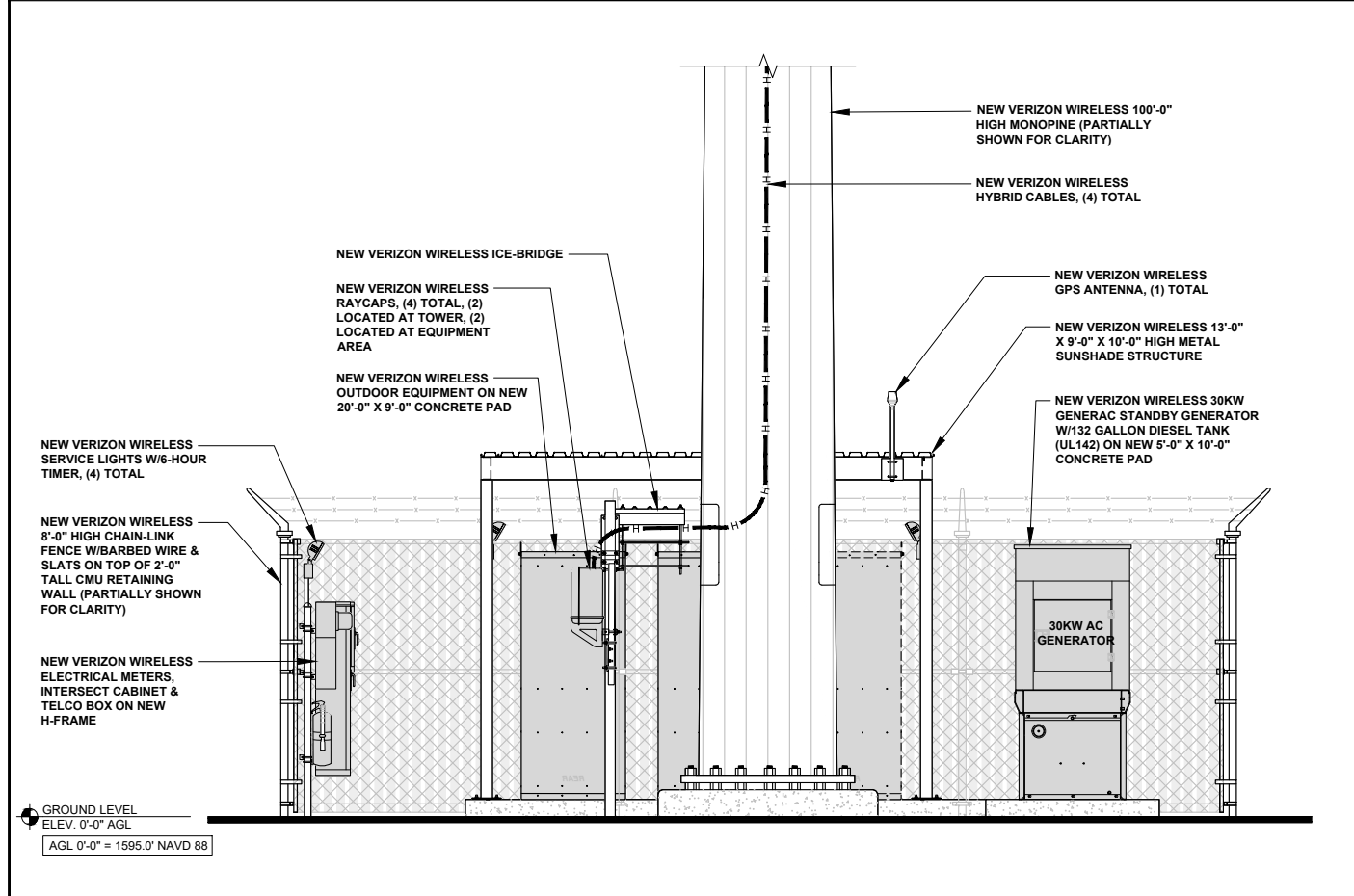
**A-5**



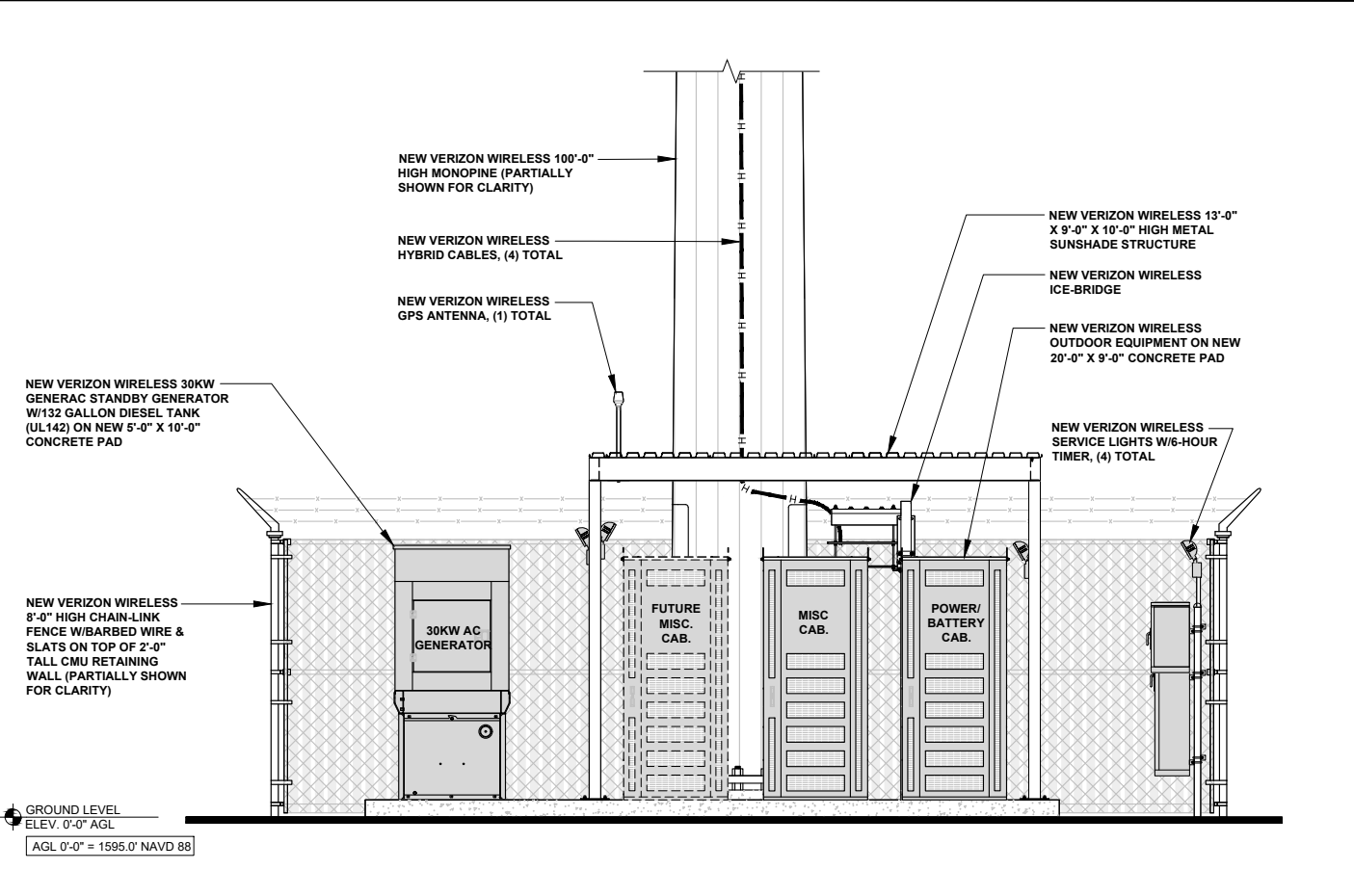
**NORTHWEST EQUIPMENT ELEVATION** SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **4**



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



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



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

**UTILITY GENERAL NOTES:**

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

**UTILITY NOTES**

SCALE  
N.T.S. **3**

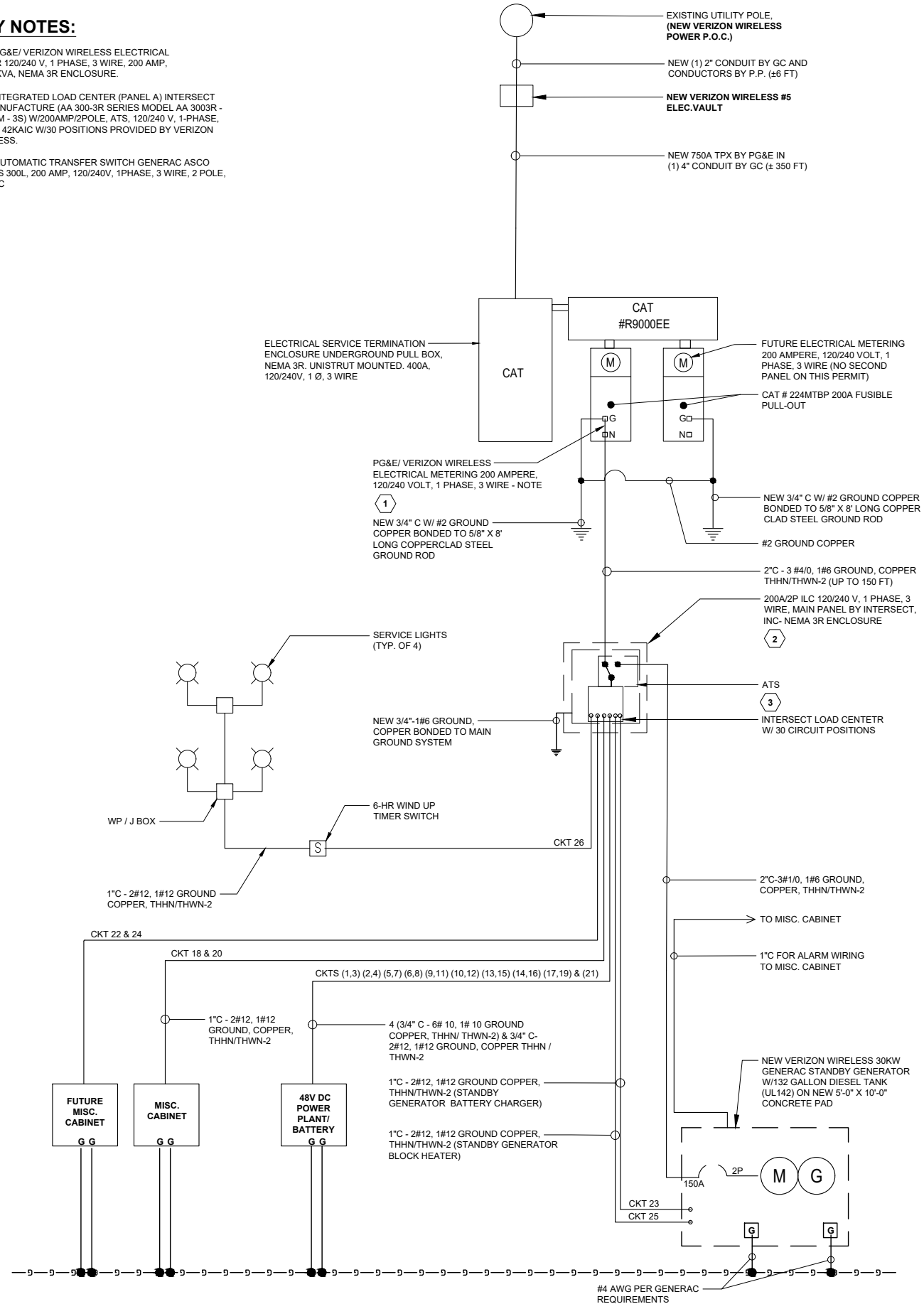
MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC 200 AMP/2P MAIN BREAKER					
DESCRIPTION	C B	CKT NO.	PHASE 1	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A	1	3,600	-	48VDC POWER PLANT RECTIFIER #5
	2P	3	-	3,600	48VDC POWER PLANT RECTIFIER #6
48VDC POWER PLANT RECTIFIER #2	30A	5	3,600	-	48VDC POWER PLANT RECTIFIER #7
	2P	7	-	3,600	48VDC POWER PLANT RECTIFIER #8
48VDC POWER PLANT RECTIFIER #3	30A	9	3,600	-	FIBER CABINET/MISC. GFI RECEPTACLE 1
	2P	11	-	3,600	FIBER CABINET/MISC. GFI RECEPTACLE 2
48VDC POWER PLANT RECTIFIER #4	30A	13	3,600	-	SPARE FOR FUTURE CABINET
	2P	15	-	3,600	SPARE FOR FUTURE CABINET
SURGE SUPPRESSOR	30A	17	1,200	-	SERVICE LIGHTS
	2P	19	-	1,200	SPACE
48VDC POWER PLANT INTERIOR OUTLET	15A	21	500	-	SPACE
STDBY GENERATOR BATT. CHARGER	20A	23	-	1,200	
STDBY GENERATOR BLOCK HEATER	20A	25	1,200	-	
SPACE	-	27	-	500	
SPACE	-	29	-	-	
<b>LOAD PHASE 1</b>			<b>17,300</b>	<b>17,300</b>	<b>LOAD PHASE 2</b>
<b>TOTAL LOAD (PHASE 1 &amp; 2) =</b>			<b>34,600 VA</b>		
<b>ADDITIONAL 25% CONTINUOUS LOAD =</b>			<b>125 VA</b>		
<b>TOTAL LOAD =</b>			<b>34,725 VA</b>		
<b>TOTAL AMPS =</b>			<b>144.7 AMPS</b>		
<b>TOTAL KVA =</b>			<b>34.7 KVA</b>		

**PANEL SCHEDULE**

SCALE  
N.T.S. **2**

**KEY NOTES:**

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



**1-LINE DIAGRAM**

SCALE  
N.T.S. **1**

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	05/15/2023	90% ZONING	LD
1	07/06/2023	100% ZONING	FA
2	09/05/2023	100% ZONING	LD



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

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

**verizon**  
2770 SHADELANDS DR, BUILDING 11  
WALNUT CREEK, CA 94598

AUBERRY ROAD/  
HWY 168  
PID # 16994410  
MDG ID # 5000918175  
30663 LOCKWOOD LN  
PRATHER, CA 93428

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

**E-1**

# Alternative Candidate Analysis



Auberry Road & Hwy 168  
30663 Lockwood Ln., Prather, CA 93428  
APN: 118-422-57



**April 8, 2024**

**Summary of Site Evaluations**

**Conducted by: SAC Wireless**

## **Introduction:**

In early 2020, it became necessary for Verizon Wireless to pursue new coverage in the County of Fresno area. Due to increased usage of wireless devices requiring cellular data, Verizon's existing sites in the nearby area are approaching overload, which will create disruptions to Verizon users, including personal, commercial, and emergency users. Therefore, Verizon Wireless is proposing a new wireless facility, which is described below, to provide offload capacity relief and improved coverage to the County of Fresno area. Through multiple

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

Based on a comprehensive search of available sites over the last couple of years and after careful location analysis, Verizon Wireless has concluded that the site located at 30663 Lockwood Ln., Prather, CA 93428 constitutes the least intrusive alternative to help fill the identified significant gap in coverage/capacity based on the guidelines set forth by the County of Fresno. Through this process, nine (9) site alternatives were reviewed and eliminated based upon engineering analysis, lack of cooperation by potential landlords, or unresponsiveness by potential landlords. With these sites exhausted, Verizon Wireless proposes a New 100' Monopine at 30663 Lockwood Ln. which is located in Prather, California. This property will be described further in this Alternative Analysis. While it is not the only feasible site which meets the County of Fresno requirements, as well as the coverage and capacity needs of the community as well as emergency service providers, it is the only site candidate which reaches both the Radio Frequency Engineer (RF) coverage requirements while having Landlord interest.

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

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

This also results in a disruption to access to emergency services; since many police, fire, and ambulance services use the Verizon 4G network to track their resources, dispatch assets, and relay data, should an emergency occur during a sector overload, the systems they rely on could be unusable. The site Auberry Rd, at 130663 Lockwood Ln. meets the required objectives as well as provides adequate coverage for emergency services.

## **II. Methodology**

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

## **III. Analysis**

Verizon Wireless has sought a suitable location for a wireless facility to serve the surrounding area, of the County of Fresno area. As collocation of facilities is generally preferred, Verizon Wireless first searched for collocation sites which could meet the needs of the coverage and capacity gap. With no feasible existing wireless towers available to collocate, Verizon surveyed the coverage/capacity gap area for available building and ground sites for a new wireless facility. The property at 30663 Lockwood Ln., Prather, CA 93428, site was chosen as the preferred location because it had the best location for wireless reach, appropriate height for coverage, and the least construction concerns.

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

## **Auberry Rd/Hwy 168- Candidates Considered but Not Proposed**

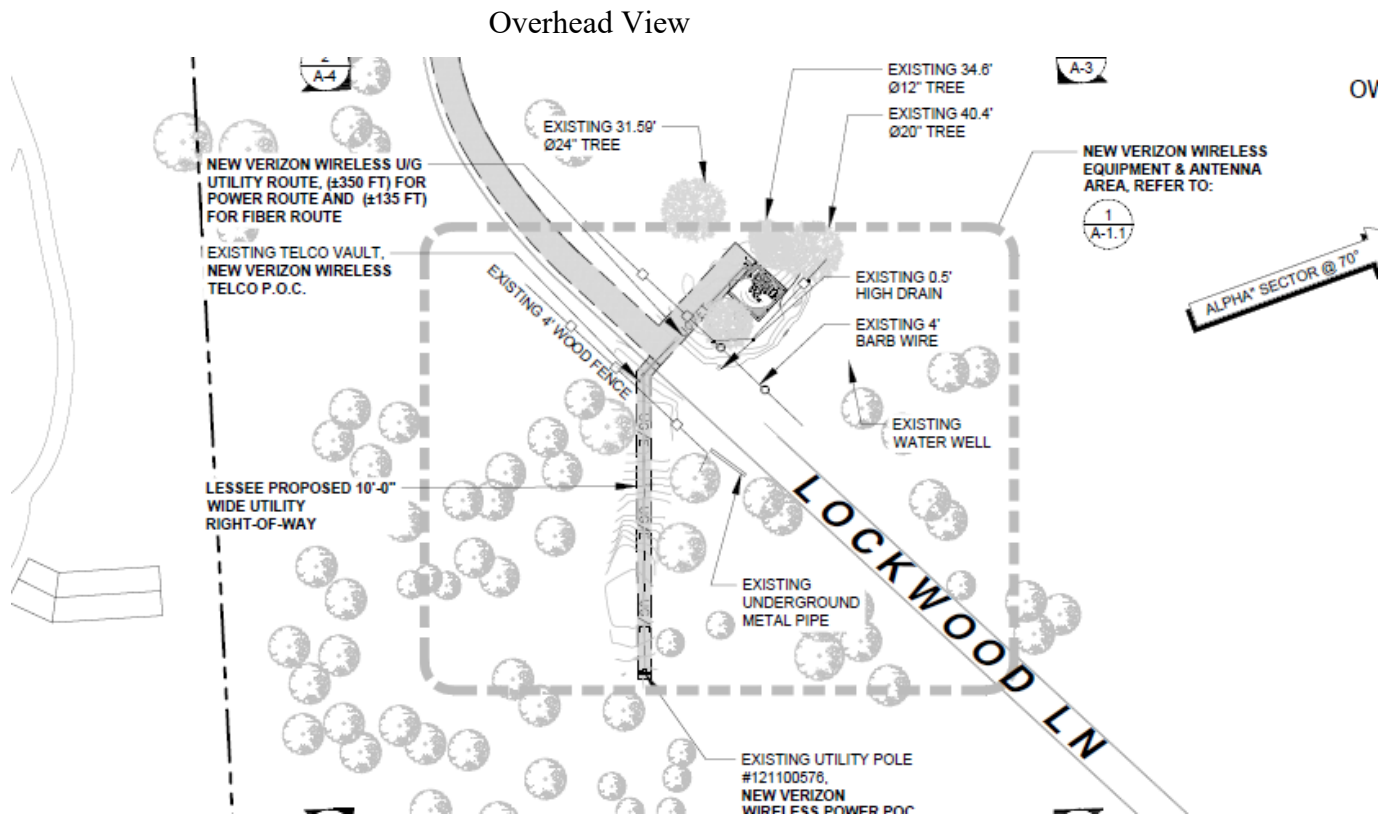
1. ATC Site #42003 - 33472 Cotton Tail Lane. Prather, Ca. - 70' Monopole - 3.11 Miles North East from SR. - Tower is too far from search ring and will not achieve RF coverage objectives.
2. CCI Site #871460 - 42612 Auberry Rd. Prather, Ca. - 166' Guyed Tower - 5.25 Miles North East of SR. -Tower is too far from search ring and will not achieve RF coverage objectives.
3. CCI Site#845807 - Black Mountain - 78' Tower - 3.73 Miles South East of SR. Tower is too far from search ring and will not achieve RF coverage objectives.
4. Page - 29688 Auberry Rd. Prather, Ca. - Letter of Intent was sent to landlord and no response received/landlord not interested.
5. Singh - Hwy 168 - Raw Land, Prather, Ca. - Letter of Intent sent to landlord and no response received.
6. Fuller - 29696 Auberry Rd. Prather, Ca. - Letter of Intent sent to landlord and no response received.
7. Corporate of Presiding Bishop Church - 29740 Auberry Rd. Prather, Ca. - Letter of Intent sent to landlord, they were not interested.
8. Church of Jesus Christ of Latter Day Saints - 29711 Auberry Rd. Prather, Ca. -Letter of Intent sent to landlord. We made contact, but they were not interested.
9. Falcon Junction - 29586 Auberry Rd. Prather, Ca. - No Response from Landlord.



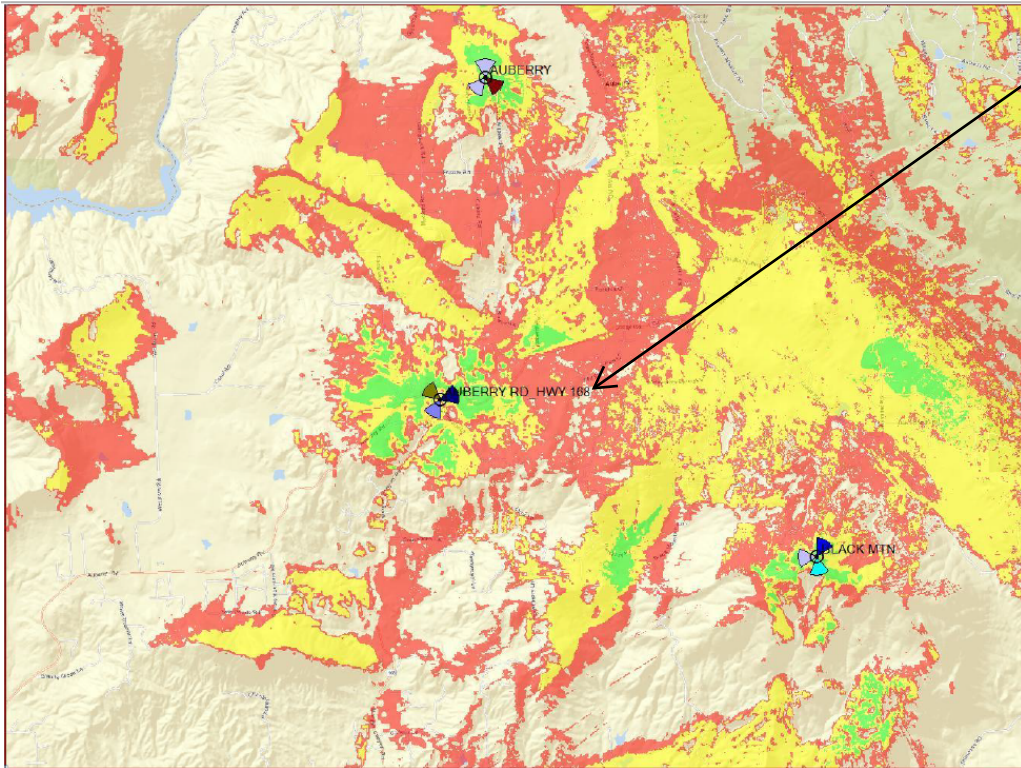
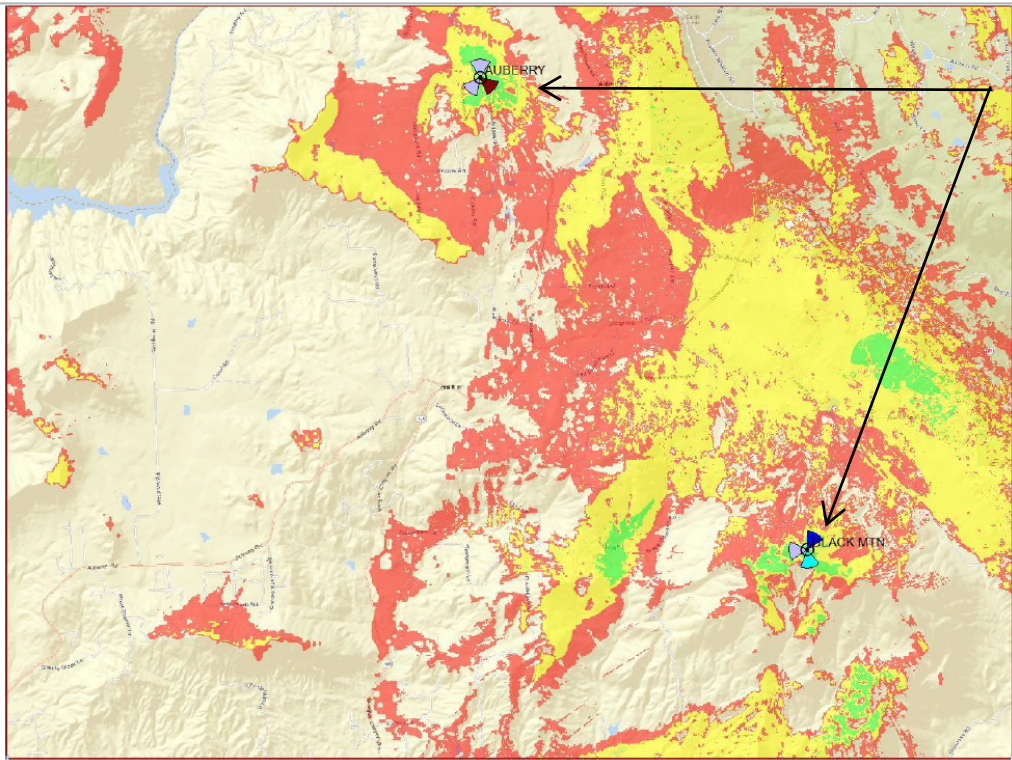
# Summary of Candidates Reviewed

## Proposed Candidate - Auberry Rd/Hwy 198

APN: 118-422-57  
Address: 30663 Lockwood Ln.  
Prather, CA 93428  
Zoning: CUP  
Site Type: 100' Monopine

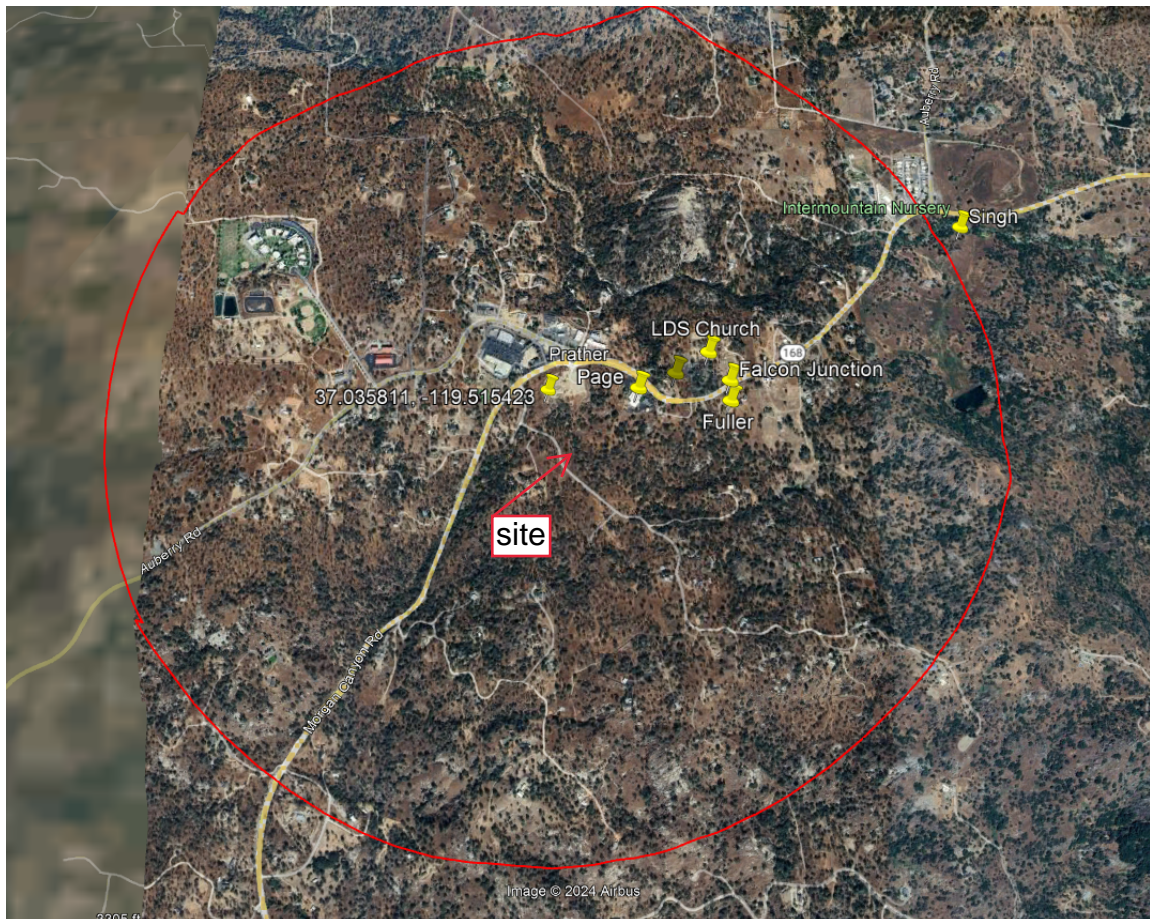


**Auberry Rd/Hwy 198 - RF Coverage Maps (existing/proposed)**





# LOCATION MAP OF SEARCH RING AND ALTERNATIVES





#### Conclusion-

Verizon Wireless has pursued these nine (9) potential site alternatives within the identified significant coverage/capacity gap over the last couple of years, with each being subsequently eliminated due to issues such proximity to other towers. Based on this thorough analysis and evaluation, Verizon Wireless concludes that the proposed installation at 30663 Lockwood Ln., Prather, CA 93428 is the most effective, least intrusive, and most easily constructible site available to address the significant gap in coverage/capacity and the community's wireless needs. This site also represents the best possible candidate based on its limited visual impact, ease of access, and proximity to utilities.



---

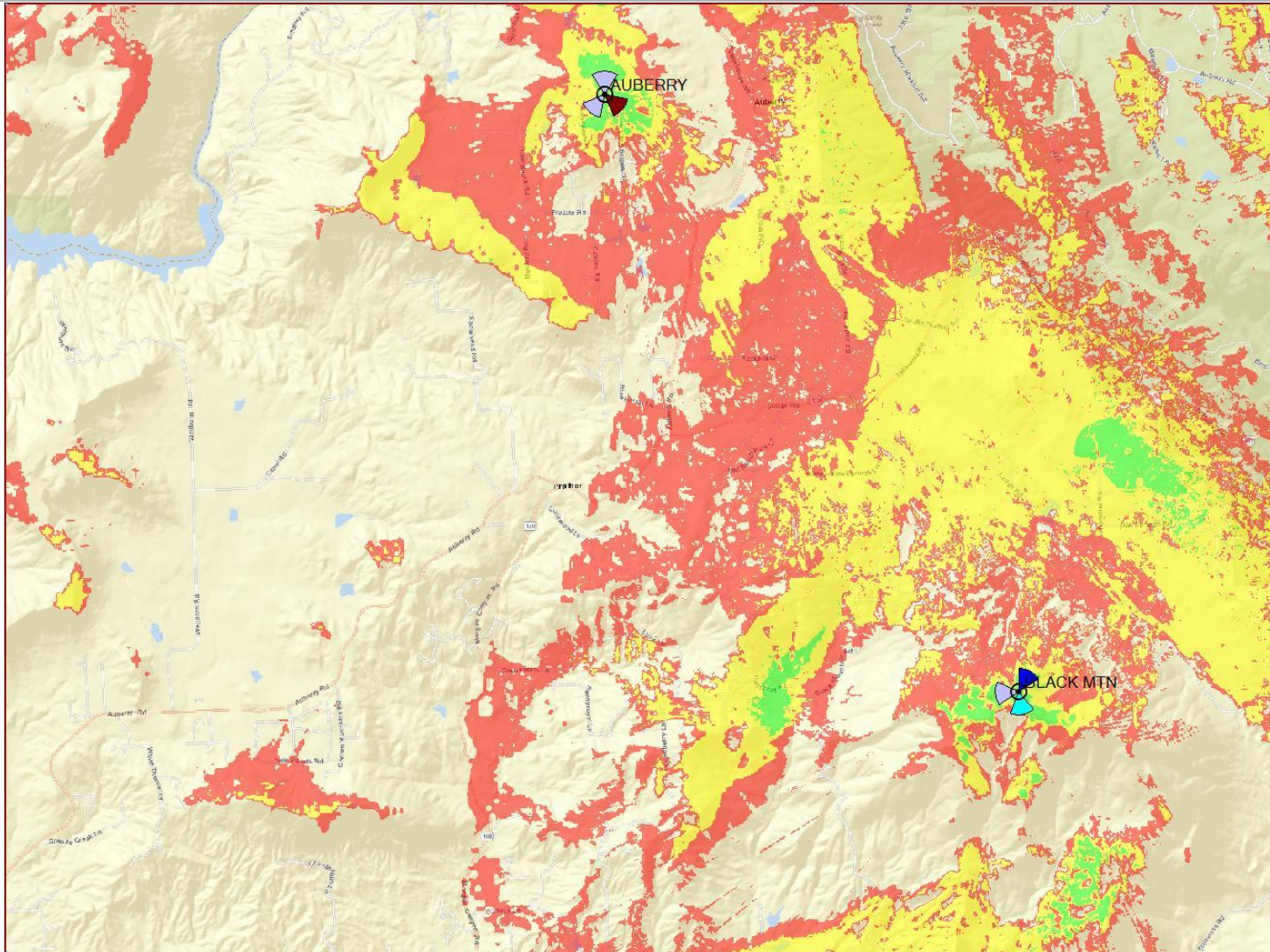
# Auberry Rd\_Hwy 168

## Propagation Maps

Prepared by Verizon Wireless  
RF Engineering



# Auberry Rd\_Hwy 168 – Existing Coverage

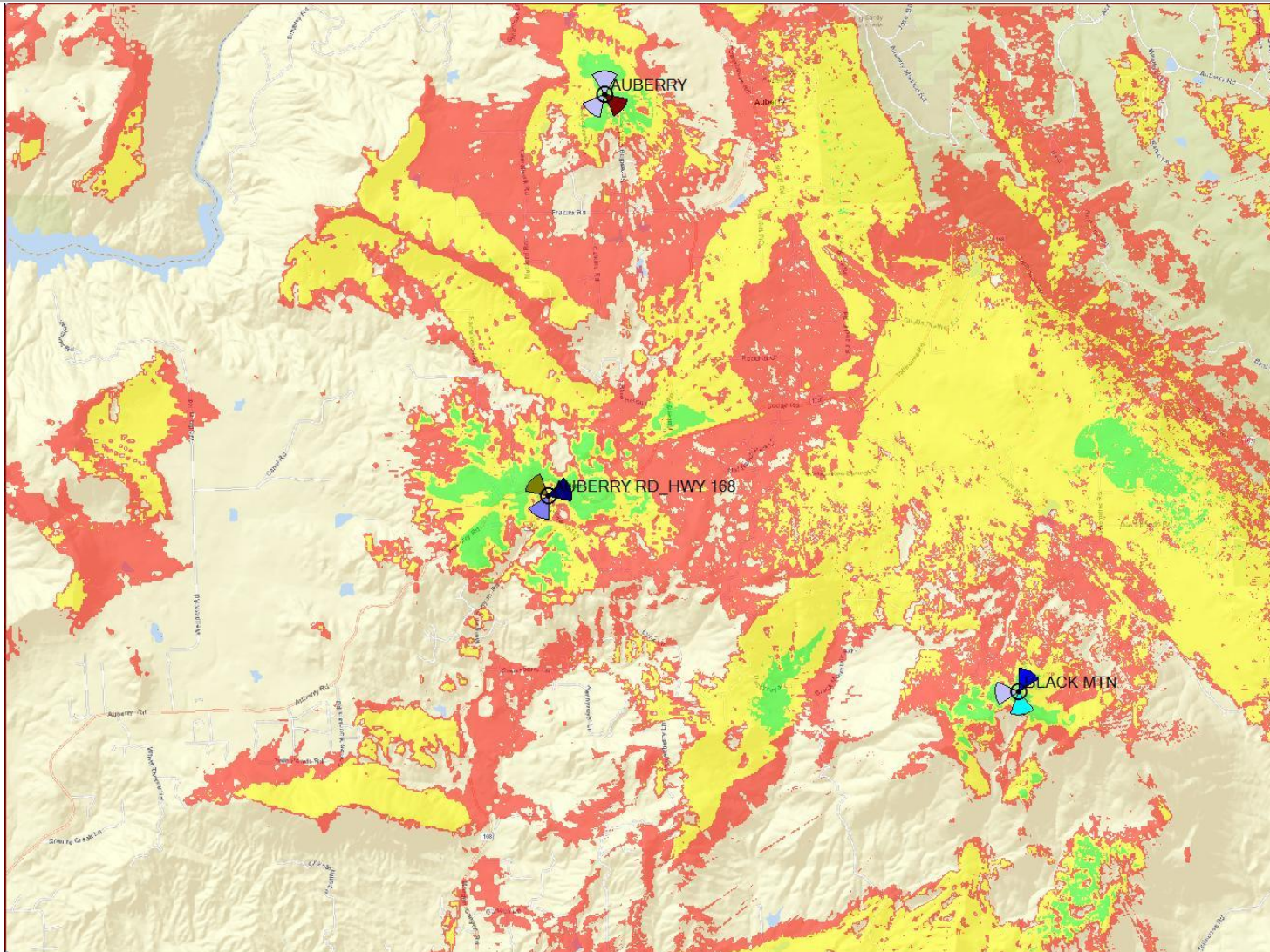


- LTE: RSRP**
- Indoor
  - Vehicle
  - Outdoor





# Auberry Rd\_Hwy 168 – Proposed Coverage



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



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

1. **Property Owner :** Steve Rau **Phone/Fax** 559-903-7693

**Mailing Address:** 383 Orlando Drive, Cambria, CA 93428  
**Street** **City** **State/Zip**

2. **Applicant :** SAC Wireless c/o Verizon Wireless **Phone/Fax:** \_\_\_\_\_

**Mailing Address:** 333 University Drive, Ste 200, Sacramento, CA 95825  
**Street** **City** **State/Zip**

3. **Representative:** Courtney Standridge **Phone:** 602-885-3676

**Mailing Address:** Same as SAC Wireless above  
**Street** **City** **State/Zip**

4. **Proposed Project:** Verizon Wireless proposes a 100' monopine (fake cell tower) and related equipment w/in a 30' x 30' lease area.

5. **Project Location:** Private Property

6. **Project Address:** 30663 Lockwood Ln., Prather, CA 93651

7. **Section/Township/Range:** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ 8. **Parcel Size:** \_\_\_\_\_

9. **Assessor's Parcel No.** 118-422-57 **OVER.....**



10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

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

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?  Yes  No  
If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District<sup>1</sup>: General Commerical \_\_\_\_\_

14. Existing General Plan Land Use Designation<sup>1</sup>: Private Property \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

15. Present land use: Rural Private Property/Open Space \_\_\_\_\_  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements: See attached site plan. 20' ROW/Access easement off Lockwood Ln.

Describe the major vegetative cover: Open natural space \_\_\_\_\_

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

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

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Commercial 1,300' to the N. \_\_\_\_\_

South: Sparse Residential Parcels \_\_\_\_\_

East: Sparse Residential Parcels \_\_\_\_\_

West: Sparse Residential Parcels \_\_\_\_\_



24. *Anticipated volume of water to be used (gallons per day)<sup>2</sup>: none* \_\_\_\_\_
25. *Proposed method of liquid waste disposal:*  
 *septic system/individual*  
 *community system<sup>3</sup>-name* none \_\_\_\_\_
26. *Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 0* \_\_\_\_\_
27. *Anticipated type(s) of liquid waste: 0* \_\_\_\_\_
28. *Anticipated type(s) of hazardous wastes<sup>2</sup>: 0* \_\_\_\_\_
29. *Anticipated volume of hazardous wastes<sup>2</sup>: 0* \_\_\_\_\_
30. *Proposed method of hazardous waste disposal<sup>2</sup>: 0* \_\_\_\_\_
31. *Anticipated type(s) of solid waste: 0* \_\_\_\_\_
32. *Anticipated amount of solid waste (tons or cubic yards per day): 0* \_\_\_\_\_
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0* \_\_\_\_\_
34. *Proposed method of solid waste disposal: Site will be cleaned up using BPs* \_\_\_\_\_
35. *Fire protection district(s) serving this area: Prather Fire* \_\_\_\_\_
36. *Has a previous application been processed on this site? If so, list title and date:* \_\_\_\_\_  
 \_\_\_\_\_
37. *Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No x*
38. *If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_*

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

Courtney Standridge \_\_\_\_\_ 2/27/24 \_\_\_\_\_  
*SIGNATURE* *DATE*

<sup>1</sup>*Refer to Development Services and Capital Projects Conference Checklist*

<sup>2</sup>*For assistance, contact Environmental Health System, (559) 600-3357*

<sup>3</sup>*For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259*

# **NOTICE AND ACKNOWLEDGMENT**

## **INDEMNIFICATION AND DEFENSE**

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

## **STATE FISH AND WILDLIFE FEE**

*State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

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

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

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

C.Standridge  
Applicant's Signature

2/27/24  
Date



January 24, 2024

SAC Wireless, LLC  
300 Airport Road, Suite 1  
Elgin, IL 60123

Re: **Noise Assessment Letter**  
PID #16994410  
30663 LOCKWOOD LN  
PRATHER, CA 93428

Auberry Road / HWY 168 is a proposed Verizon telecommunications macro site located in Fresno County, CA. Verizon is proposing to add a pre-manufactured equipment cabinet with a door mounted heat exchanger and a new emergency backup generator. Based on our review of the project drawings and technical specifications, the following is a summary of our noise assessment of the proposed equipment.

Per **Fresno County 8.40.040 - Exterior noise standards.**

- A. It is unlawful for any person, including an owner, whether through the owner or the owner's agent, lessee, sublessor, sublessee or occupant, at any location within the unincorporated area of the county, to create any noise, or to allow the creation of any noise, on property owned, leased, occupied or otherwise controlled by such person which causes the exterior noise level when measured at any affected single- or multiple-family residence, school, hospital, church or public library situation in either the incorporated or unincorporated area to exceed the noise level standards as set forth in the following table:

**Table 1**

Category	Cumulative Number of minutes in any one-hour time period	Noise Level Standards, dBA	
		Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65





- B. In the event the measured ambient noise level exceeds the applicable noise level standard in any category above, the applicable standard shall be adjusted so as to equal the ambient noise level.
- C. Each of the noise level standards specified above shall be reduced by five dB(A) for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
- D. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be measured, the noise level measured while the source is in operation shall be compared directly to the noise level standards.

## NOISE ANALYSIS

Of the supporting equipment planned for this project, Table 2 below presents the primary noise sources of concern.

**Table 2 – Supporting Equipment Noise Data**

Noise Source	Equipment Type	Make	Model	Size	Manufacturer's Published Noise Data (dBA)	Noise Data Reference Distance (ft)
A	Heat Exchanger	--	--	--	65	5
B	Generator	Generac	SDC030	30 kW	66 <sup>[1]</sup>	23

[1] Sound pressure is based on Gen Set with Level 2 sound attenuated enclosure, full-load operating conditions.

Our review of the package did not reveal any other significant noise sources. The Equipment is proposed to be installed on private property behind an 8'-0" high chain-link fence w/barbed wire & slats on top of 2'-0" tall CMU retaining wall.

To properly present this assessment, our noise modeling has assumed following scenarios: 1) the generator is operating in the full load condition; 2) Ambient noise is not considered; 3) other existing on-site equipment creating noises are ignored and 4) fencing/landscaping currently on site is not taken into consideration.

The site and its adjacent properties are located within Fresno County, and the telecommunication site sits within **APN 118-422-57**. The nearest significant adjacent property line is located to the West (**APN 118-422-53**). The measurement of sound shall be taken from the nearest residential property line, towards the source of the sound, which equates to **399 ft** from the Cabinet A/C unit to property line and



**400 ft** from the generator to property line. Measurements to the actual residences are at larger distances than calculated in this report.

The generator is for emergency backup during power failure conditions. Generator is exercised once a week for one half hour maximum during daytime hours only. A/C unit on the pre-manufactured cabinet can run continuously during day and nighttime. Noise levels measurements per Table 2, calculated to the property line of the nearest residence, is as follows:

**Noise Source 'A' – Cabinet mounted A/C = 29.7 dBA (total of 3 cabinets)**

**Noise Source 'B' – Generator = 43.7 dBA**

**Combined Sources = 44.2 Total of dBA**

Based on Fresno County ordinance, the maximum noise level is 50 dBA's during daytime and 45 dBA's at night. The combined anticipated level of both the generator and the cabinet mounted A/C units meet the County's daytime and nighttime standard even though only the A/C units are expected to run simultaneously at night. As sound pressure levels attenuate with increasing distance from the sound source, noise levels due to the supporting equipment at all remaining surrounding property lines, are anticipated to be less than 45 dBA's, meeting the noise standards outlined in this report.

## CONCLUSION

Based on the project documentation, our noise assessment indicates that the proposed VERIZON Telecommunications Facility complies with requirements mandated by Fresno County at all adjacent 'Residencial' property lines for all hourly noise metrics outlined in Table above. To avoid any misunderstanding, I hereby state that to the best of my knowledge, belief and professional judgment, this report represents an accurate appraisal of VERIZON's equipment, based upon careful evaluation of Manufacturer's data to the extent reasonably possible.

Please reach out if I can be of further assistance.

Respectfully Submitted  
For the Firm,

Digitally signed by Robert Lara  
Date: 2024.01.25 22:56:21-05'00'

Robert J Lara



Department of Public Works and Planning  
DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION

Information Requirements  
for Communication Tower Applications  
(Supplement to Conference Checklist)

The Fresno County Board of Supervisors has adopted "Wireless Communication Guidelines" which are used in the review of all proposed communication towers. The Project Description/Operational Statement required for your application must, in addition to the subjects listed on the Operational Statement Checklist, include information relevant to the "Guidelines" (see attachments). The items listed below identify the key information requirements related to the "Guidelines".

- Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria). **See Op Statement and Coverage Maps**
- Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site. **Planner confirm this is not needed.**
- 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. **See Op Statement & Coverage Maps**
- Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area. **Colocations were not available within the search ring. See Atl Analysis**
- Submit detailed information documenting consideration of any alternative sites (other than existing towers).
- Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers. **See drawings for colocation heights for other carriers ;**
- Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers. **Specific space needs of future carriers cannot be determined however VZ lease area will be designed to accomodated additional equipment. Otherwise additional land can be negotiated w/landlord.**
- Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site. **See site plan**
- Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site. **See site plan**
- 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. **Site location and design compliance.**
- 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). **Complied**
- 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). **Complied**
- Identify total number of existing towers in Fresno County. **Check with county records**
- Identify total number of existing tower sites on which co-location has occurred with other communication carriers. **Information unavailable**
- Indicate total number of tower sites planned for location in Fresno County. **Sites are proposed as needed.**

**NOTE: The information identified above must be provided in order to accept your application for processing.**

OVER.....

## 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).
- ✓7. Siting of towers in rural agricultural areas should be subject to the following criteria and requirements:
  - a. Tower sites should be selected to minimize disruption to agricultural aircraft operations, farm irrigation systems, and movement of farm equipment. Applicants should describe factors specific to the property that have been addressed in the site selection. If site selection negotiation is conducted with an absentee owner, a supporting statement from the farm manager should be provided.
  - b. Towers should be placed adjacent to the farm homesite or other existing farm buildings. If there are no improvements on the property, the preferred location is at the edge of the field or adjacent to existing farm access roads. Locations at the center of fields or sections of land should be avoided.
  - c. Generally, guyed towers should not be allowed, except for Broadcast T.V., Broadcast Radio, and Amateur Radio.
  - d. Towers should be sited to minimize aesthetic impacts to adjacent homesites on surrounding properties.
  - e. Towers should be sited to minimize impacts to adjacent farming operations on surrounding properties.
- ✓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.
- ✓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.



CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT

Policy and Procedures

---

ENTITLEMENTS: CONDITIONAL USE PERMIT

ISSUE NO. 33

TITLE: UNMANNED TELECOMMUNICATION TRANSCIVER FACILITY

DATE: June 20, 2006

STATEMENT

To better serve customers, the Planning and Development Department modified the procedures for design, analysis, and processing of a special permit (conditional use permit) that authorizes the installation and operation of a wireless telecommunications facility. Due to changing technology, competition between license purveyors, and the general geography of the Fresno/Clovis Metropolitan Area, the City of Fresno has received numerous conditional use permit applications for installation of wireless communication facilities at various locations throughout the city. The purpose of these changes is to promote quality, clarity, and consistency in applying the requirements and guidelines for the acceptance, processing, and approval of these applications, while maximizing the utility of existing and future unmanned telecommunication transceiver facilities.

DEVELOPMENT

Policy and Guideline

In order to preserve the integrity of local aesthetics, attractive external appearances and an appealing environment, the "Policy for Review of Communication Tower Conditional Use Permit Applications" was approved by the City Council on November 19, 2001. With this, and future volumes, written policies are being set for the Planning and Development Department and service providers to consider in the design review, analysis, and processing of wireless communication facility conditional use permit applications.

POLICY AND PROCEDURES

1. POLICY GUIDELINE

A. SINGLE TELECOMMUNICATION CARRIER ON A SINGLE MAST

- .1. The proposed mast shall be a slim line monopole design and not exceed a height of 70 feet.
2. Slim line monopole shall not exceed an 18-inch diameter from base to top.
3. Antennas may be vertically stacked not exceeding a total measurement of 30 feet downward from the top of the mast.

OVER.....

4. All electrical conduit and/or vinyl coated coax cabling shall be internal to the mast or radome/sheath from the base to the antenna and shall not be visible.
5. All antennas shall be installed inside a radome.
6. A radome (sheath covering) shall be installed covering the uppermost portion of the monopole and all antennas.
7. The radome shall not exceed 36-inches in diameter and not be more than 30 feet in vertical length from the top of the mast.
8. Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.
9. Associated with each wireless telecommunications facility shall be a parking area identified for service vehicles through appropriate signage and/or striping, or through identifying adequate public parking in close proximity to the facility available to accommodate service vehicles.
10. Attachment of a microwave dish is not permissible.
11. A telecommunication mast may exceed 70 feet in height only when special conditions exist such as attachment of additional wireless antennas to existing telecommunications towers; or when new facilities are to be located inside of the city's C-4 zoned Central Business District, which will be considered on a case-by-case basis.
12. A telecommunication mast with a maximum height of 100 feet, not exceeding a 24-inch diameter from base to top, a radome not exceeding 36-inches in diameter, with all antennas on the top 40 feet of the mast, may be allowed in public and private open space areas that are a minimum of five acres in size; and in industrial areas will be considered on a case-by-case basis. Existing structures in these open space and industrial areas (i.e., light standards and other towers) may also be utilized for antennae.

✓ B. CO-LOCATION OF MULTIPLE TELECOMMUNICATION CARRIERS ON A SINGLE MAST

1. The proposed telecommunication mast for co-location of multiple carriers shall be a 70-foot to 80-foot slim line monopole design. Extension of an existing 70-foot mast may be considered on a case-by-case basis.
2. Slim line monopole shall not exceed a 24-inch diameter from base to top.

3. Antennas may be vertically stacked not exceeding a total measurement of 40 feet downward from the top of the mast.
4. All electrical conduit and/or vinyl coated coax cabling shall be internal to the mast or radome/sheath from the base to the antenna, and shall not be visible.
5. All antennas shall be installed inside a radome.
6. Antennas may be vertically stacked not exceeding a total measurement of 40 feet downward from the top of the mast.
7. The radome shall not exceed 36-inches in diameter and shall not be more than 40 feet in vertical length from the top of the mast.
8. Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.
9. Associated with each wireless telecommunications facility shall be a parking area identified for service vehicles through appropriate signage and/or striping, or through identifying adequate public parking in close proximity to the facility available to accommodate service vehicles.
10. Attachment of a microwave dish is not permissible.
11. A telecommunication mast may exceed 80 feet in height only when special conditions exist such as attachment of additional wireless antennas to existing telecommunications towers; or when new facilities are to be located within the city's C-4-zoned Central Business District, which will be considered on a case-by-case basis.
12. A telecommunication mast with a maximum height of 100 feet, not exceeding a 24-inch diameter from base to top, a radome not exceeding 36-inches in diameter, with all antennas on the top 40 feet of the mast, may be allowed in public and private open space areas that are a minimum of five acres in size; and in industrial areas will be considered on a case-by-case basis. Existing structures in these open space and industrial areas (i.e., light standards and other towers) may also be utilized for antennae.

C. EXISTING LATTICE TOWER

1. Placement of antenna and operational equipment on an existing lattice structure will be considered on a case-by-case basis.

OVER.....

D. LANDSCAPING/FENCING

1. A landscaped buffer strip shall be constructed, contain and maintain deciduous and evergreen trees and shrubs, per City of Fresno landscaping requirements and standards along the exterior perimeter of any facility equipment compound which fronts onto a major or local street and is visible from the public right-of-way.
2. The landscaped buffer strip shall be at least 3-foot wide, or wider, with a raised curb encircling the facility as may be required by the Fresno Municipal Code (FMC) or through the special permit issuance and appeals process.
3. There shall be a 6-foot high solid wall (Public Works Department, Standard Drawing P-35) or approved architecturally designed solid fence installed surrounding the equipment compound. Slatted chain-link fencing will only be considered when the equipment facility is substantially masked from public view (Public Works Department, Standard Drawing P-45), or is located in a commercial or industrial zone district.

2. PROCEDURAL GUIDELINES

- A. Applicants proposing to install and operate a new unmanned telecommunication transceiver facility in the City of Fresno will be subject to these guidelines and must obtain a special permit (conditional use permit) issued by the City of Fresno, Planning and Development Department.
- B. Applicants with an approved special permit (conditional use permit) proposing to add an additional carrier to a unmanned telecommunication transceiver facility in the City of Fresno will be subject to these guidelines and required to amend the special permit by submitting an Amended Permit (Minor) application to the City of Fresno, Planning and Development Department, for processing.
- C. Modification to an existing unmanned telecommunication transceiver facility related to replacement of equipment, antennas, cabinets, which do not materially change the operations of the facility may be accomplished through amending the special permit (conditional use permit) by submitting a Revised Exhibit (major) application to the City of Fresno, Planning and Development Department, for processing.
- D. Modification to an existing unmanned telecommunication transceiver facility will be subject to these guidelines set forth in this policy entitled Unmanned Telecommunication Transceiver Facility, Issue No. 33, unless determined by the Planning and Development Department Director to be inappropriate.
- E. Submittal of a special permit (conditional use permit) application may cause a review of planning and building permits activity for the subject property to ensure compliance with the Fresno Municipal Code (FMC). An identified planning/building or code violation may require the property owner to make necessary correction prior to the issuance of a special permit.

- F. Site Plan drawings are required and shall include all boundaries, structures and features of the subject property, including but not limited to, north arrow, scale, public utility poles and boxes, guy wires, signs, fire hydrants, dimensioning of all parking stalls, loading zone(s), existing and proposed building, labeling of building square footage, trash receptacles and tree wells located within the existing and proposed public rights-of-way.
  - 1. Elevation drawings shall show all mast and radome dimensions, placement, and design features.
  - 2. Provide a drawing detail that includes antenna array design and width and depth of antennas, both proposed and existing.
  - 3. Provide an elevation drawing of vertical stacking of antennas.
- G. The Director of Planning and Development may condition additional architectural features (monopine, monopalm, horizontal installation, application of color) to a mast or facility structure to ensure compatibility with the surrounding physical environment and conformity to with these guidelines.
- H. All required improvements shall be in accordance with FMC, Section 12-405-B, and constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department.
- I. There shall be no new unmanned telecommunication transceiver facility located within 100 yards of an existing wireless telecommunication site.
- J. This Policy and Procedures supersede the previously guidelines enacted by the Fresno Planning Commission and City Council.

### 3. DEFINITIONS

- A. Unmanned Telecommunication Transceiver Facility – A combination of ground mounted equipment (often in cabinets or shelters), necessary utilities, and a slim line monopole with supporting antennas and cabling required to provide communications services. This secured (fenced) compound contains the infrastructure necessary to provide wireless services to the community.
- B. Mast – See slim line monopole.
- C. Slim Line Monopole – A continuous, smooth, round cross section monopole with no cutouts or exterior attachments such as climbing pegs.
- D. Radome – The purpose of the radome is to conceal the antennas mounted to the telecommunication mast. This cylindrical, external sheath covers the antenna arrays mounted to a mast. The radome is constructed of an RF transparent material and painted to match the pole a condition of approval.



- E. Co-Location of Multiple Telecommunication Carriers – A wireless telecommunication facility for more than one carrier or communications provider which includes ground equipment, mast, radome, antennae, and other structures to support the operation of wireless telecommunication facility.

4. REFERENCES - Fresno Municipal Code

*Section 12-304-B-11. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT*

The following uses may be permitted, except where expressly prohibited, when such uses are deemed by the Director or the Commission to be essential and desirable for the public welfare and convenience and when such uses are in conformity with the General Plan and its objectives, subject to the issuance of a conditional use permit in accordance with Sections 12-405 and 12-406.

Public utilities and public service structures, uses and buildings, except as otherwise provided in this Zoning Ordinance.

*Section 12-405-A-2. CONDITIONAL USE PERMIT*

A conditional use permit shall be granted only when it is found that:

*Finding 1:* All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls, and fences, parking, loading, recycling areas, landscaping, and other required features (Section 12-405-A-2a).

*Finding 2:* 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 (Section 12-405-A-2b).

*Finding 3:* The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. The third finding shall not apply to uses that are subject to the provision of Section 12-306-N-30.

*Section 12-405-B-1, 2, 3, 4, 5, 6, 7, 8. CONDITIONS OF APPROVAL*

The issuance of any special permit may be subject to such conditions as deemed necessary to be appropriate or necessary to assure compliance with the intent and purpose of this Zoning Ordinance and established general and specific plans and policies of the city to protect the public health, safety, or welfare.

*Section 12-406. SPECIAL PERMITS; PROCEDURES*

This section shall govern the procedure for the issuance of the special permits set forth in Section 12-405.

*Section 12-306-N. SPECIAL STANDARDS OF PRACTICE AND REGULATIONS*

- Water Efficient Landscaping Standards (In its entirety).
- Landscaping (In its entirety).

5. APPLICABLE POLICIES AND PROCEDURES

- Performance Standards for Parking Lot Shading, Planning and Development Department
- Anti-Graffiti Landscaping, Landscaped Buffer Development and Planting Standards, Planning and Development Department
- Design Guidelines for Buffers/Median/Street Trees, Department of Public Works

6/20/06