



# County of Fresno

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

DATE: March 25, 2026

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 of Planning  
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: James Anders,  
Principal Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Tawanda Mtunga, Principal 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, 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, Program Manager  
Resources Division, Attn: Daniel Amann, Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts  
Manager  
Road Maintenance and Operations Division, Attn: Mohamoud Mohamed, Senior  
Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
California Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
Fresno County Fire Districts, Attn: Diane Rodriguez, [FKU.prevention-  
planning@fire.ca.gov](mailto:FKU.prevention-planning@fire.ca.gov)  
Fresno County Department of Agriculture, Attn: Melissa Cregan  
Fresno Metropolitan Flood Control District, Attn:  
[developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)  
Garfield Water District, Attn: Paul Woodworth  
San Joaquin Valley Air Pollution Control District, Attn: [ceqa@valleyair.org](mailto:ceqa@valleyair.org)  
Pacific Gas and Electric, Attn: [pgeparreview@pge.com](mailto:pgeparreview@pge.com)

FROM: Katie Bolton, Planner  
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit Application No. 3848 and Initial Study No. 8882

APPLICANT: Verizon Wireless

DUE DATE: **April 9, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow for the construction and operation of a new wireless telecommunications facility consisting of a 90-foot-tall monopine tower in a 900 square foot leased area on a 38.03-acre parcel. The subject property is located within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the north-west corner of Copper Ave and Auberry Rd, approximately half a mile north of the City of Clovis. (APN: 580-040-09) (3658 E Copper) (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 the conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **April 9, 2026**. 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, Katie Bolton, 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) 600-4205, or email [kbolton@fresnocountyca.gov](mailto:kbolton@fresnocountyca.gov)

KB

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3800-3899\3848 (Cell Tower Armando Montes)\Routing\CUP 3848 Routing Ltr.doc  
*Activity Code (Internal Review): 2384*

Enclosures



armando.montes@sequoia-ds.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: ( ) Inside / ( ) Outside District No.: FLOOD PRONE: No Yes PROPOSAL

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

GENERAL PLAN POLICIES: LAND USE DESIGNATION: COMMUNITY PLAN: REGIONAL PLAN: SPECIFIC PLAN: SPECIAL POLICIES: SPHERE OF INFLUENCE: ANNEX REFERRAL (LU-G17/MOU): PROCEDURES AND FEES: ( ) GPA: ( ) MINOR VA: ( ) AA: ( ) HD: ( ) CUP: ( ) AG COMM: ( ) DRA: ( ) ALCC: ( ) VA: ( ) IS/PER\*: ( ) AT: ( ) Viol. (35%): ( ) TT: ( ) Other: ( ) PLA: Filing Fee: \$ COMMENTS: ( ) TPM: Pre-Application Fee: - \$269.90 ( ) TPMW: Total County Filing Fee:

FILING REQUIREMENTS: OTHER FILING FEES: ( ) Land Use Applications and Fees ( ) Archaeological Inventory Fee: \$75 at time of filing ( ) This Pre-Application Review form (Separate check to CSU Bakersfield) ( ) Copy of Deed / Legal Description ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,968.75) ( ) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.) ( ) Letter Verifying Deed Review ( ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required. ( ) Site Plans - One (1) Copy (folded to 8.5"X11") \*PDF COPY PREFERRED ( ) 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

BY: DATE: PHONE NUMBER: (559) -

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY: ( ) COVENANT ( ) SITE PLAN REVIEW ( ) MAP CERTIFICATE ( ) BUILDING PLANS ( ) PARCEL MAP ( ) BUILDING PERMITS ( ) FINAL MAP ( ) WASTE FACILITIES PERMIT ( ) FMFCD FEES ( ) SCHOOL FEES ( ) ALUC or ALCC ( ) OTHER (see reverse side)

PLU # 113 Fee: \$269.90 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: 3/9/26

CUP 3848  
(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services 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  
Toll Free: 1-800-742-1011 Ext. 0-4497

### 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:

Propose new wireless telecommunications facility consisting of 90' monopine tower within a 900 sq ft lease space area. Please see attached project description for further details.

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: North \_\_\_\_\_ side of E Copper Ave  
between Auberry Rd \_\_\_\_\_ and N Willow Ave \_\_\_\_\_  
Street address: 3658 E Copper Ave, Clovis, CA

APN: 580-040-09 Parcel size: \_\_\_\_\_ Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(S): \_\_\_\_\_

I, Armando Montes Digitally signed by Armando Montes  
DN: cn=Armando Montes, o, ou,  
email=armando.montes@sequoia-ds.com, c=US  
Date: 2026.01.12 07:07:28 -0800 (*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.

Welsco LP/Derrel's Mini Storage	3239 W. Ashlan Ave	Fresno	CA	559-224-9900
Owner (Print or Type)	Address	City	Zip	Phone
Verizon Wireless	2770 Shadelands Dr	Walnut Creek	94598	
Applicant (Print or Type)	Address	City	Zip	Phone
Armando Montes, Sequoia Deployment Services Inc	1 Spectrum Pointe Dr, Suite 130	Lake Forest	92630	562-309-5577
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: armando.montes@sequoia-ds.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: N/A \_\_\_\_\_

SEWER: Yes  / No

Agency: N/A \_\_\_\_\_

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

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

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

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

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

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

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

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

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

**General Requirements**

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

**Specific Information to be Shown**

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

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



# County of Fresno

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

## 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 :** Wesclo LP/ Derrel's Mini Storage **Phone/Fax** (559) 224-9900

**Mailing Address:** 3239 W Ashlan Ave Fresno CA 93722  
**Street City State/Zip**

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

**Mailing Address:** 2770 Shadelands Dr, BLD 11 Walnut Creek CA 94598  
**Street City State/Zip**

3. **Representative:** Armando Montes, Sequoia Deployment Services Inc **Phone/Fax:** (562) 309-5577

**Mailing Address:** 1 Spectrum Pointe Dr, Suite 130 Lake Forest CA 92630  
**Street City State/Zip**

4. **Proposed Project:** Please see attached project description.

5. **Project Location:** northern portion of the property.

6. **Project Address:** 3658 E Copper Ave. Clovis, CA 93619

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

9. **Assessor's Parcel No.** 580-040-09 **OVER.....**

10. Land Conservation Contract No. (If applicable): N/A

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 <u>FCFPD</u>	

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>: AL-20

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

**ENVIRONMENTAL INFORMATION**

15. Present land use: Storage  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Property is currently a storage facility, with small building throughout and securely enclosed.

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:

no

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

North: AE-20 Exclusive Agricultural

South: AE-20 Exclusive Agricultural

East: AE-20 Exclusive Agricultural

West: AE-20 Exclusive Agricultural

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. **Transportation:**

**NOTE:** The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?  
           Yes   x   No

B. **Daily traffic generation:**

I. **Residential - Number of Units**            N/A  
**Lot Size**             
**Single Family**             
**Apartments**           

II. **Commercial - Number of Employees**            0\*  
**Number of Salesmen**             
**Number of Delivery Trucks**             
**Total Square Footage of Building**           

III. **Describe and quantify other traffic generation activities:**           

           \*facility is unnammed, however a technician will visit site once per month for maintainence

20. Describe any source(s) of noise from your project that may affect the surrounding area:            Backup generator is being proposed, however will only be used in a mass power outage. Sound roughly measured at 65.4dB(A) at 23' away.

21. Describe any source(s) of noise in the area that may affect your project:             
           None

22. Describe the probable source(s) of air pollution from your project:            If backup generator is in use, there will be emissions. Besides that, no other air pollution/emissions.

23. Proposed source of water:  
( ) private well  
( ) community system<sup>3</sup>--name:            N/A            OVER.....

- 24. *Anticipated volume of water to be used (gallons per day)<sup>2</sup>:* 0-N/A
- 25. *Proposed method of liquid waste disposal:*  
 *septic system/individual*  
 *community system<sup>3</sup>-name* N/A
- 26. *Estimated volume of liquid waste (gallons per day)<sup>2</sup>:* 0-N/A
- 27. *Anticipated type(s) of liquid waste:* 0-N/A
- 28. *Anticipated type(s) of hazardous wastes<sup>2</sup>:* N/A
- 29. *Anticipated volume of hazardous wastes<sup>2</sup>:* 0- N/A
- 30. *Proposed method of hazardous waste disposal<sup>2</sup>:* N/A
- 31. *Anticipated type(s) of solid waste:* N/A
- 32. *Anticipated amount of solid waste (tons or cubic yards per day):* 0- N/A
- 33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* 0- N/A
- 34. *Proposed method of solid waste disposal:* N/A
- 35. *Fire protection district(s) serving this area:* FCFPD
- 36. *Has a previous application been processed on this site? If so, list title and date:* None
- 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.**

Armando Montes 2/10/26  
**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*

*(Revised 12/14/18)*

# **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, 2019: \$3,271.00 for an EIR; \$2,354.75 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.*

*Armando Montes*

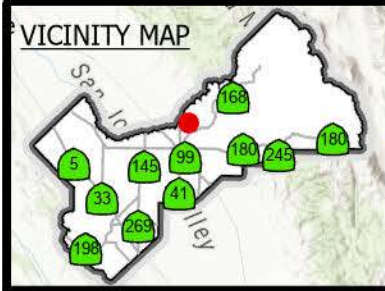
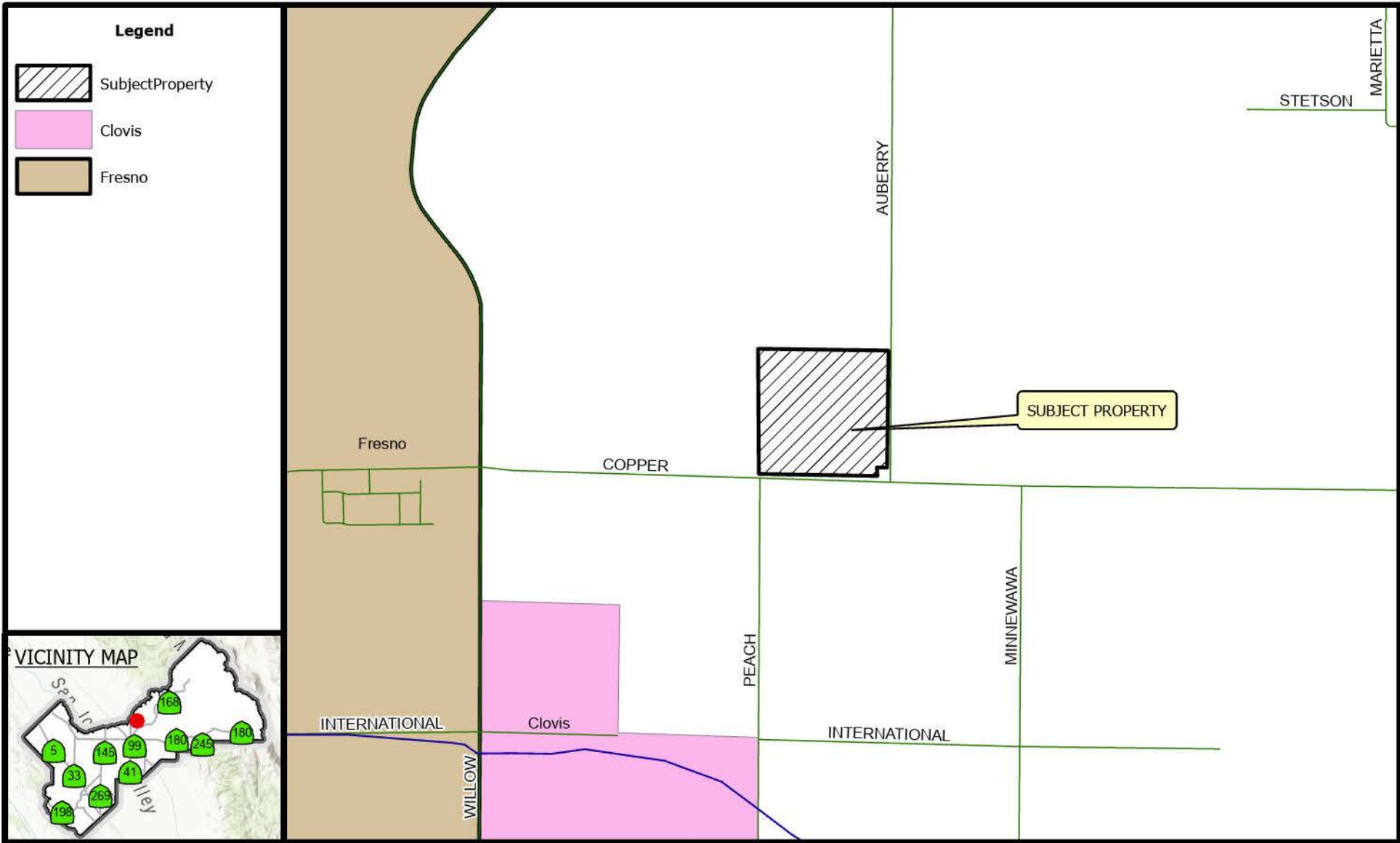
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*Applicant's Signature*

2/10/26

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*Date*

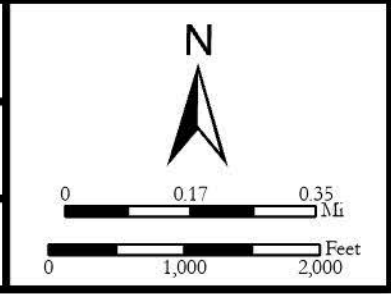


# LOCATION MAP



## CUP3848

## 2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 3/24/2026



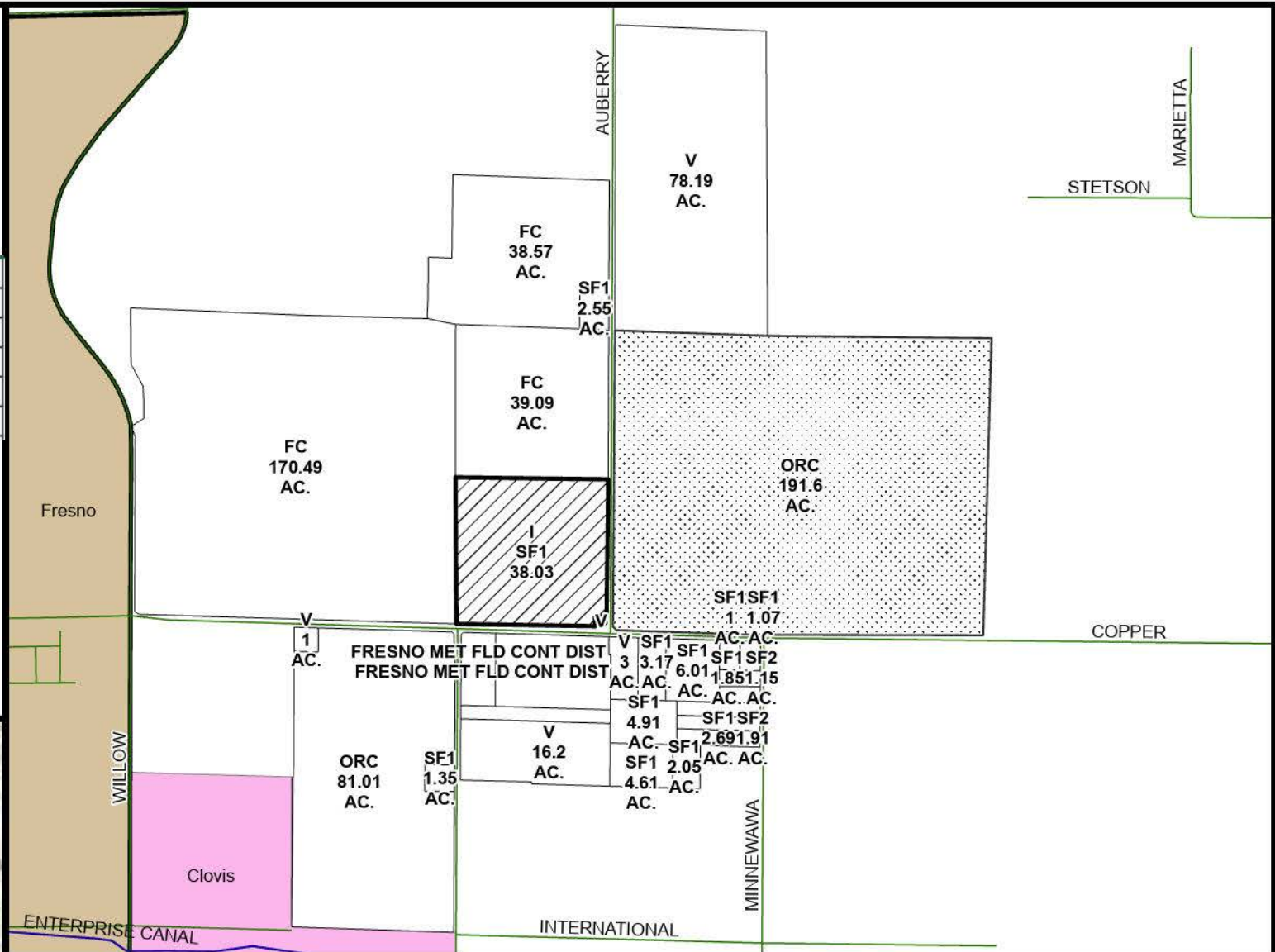
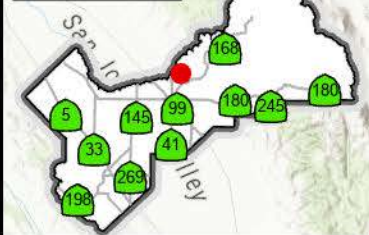
**LEGEND:**

-  Subject Property
-  Ag Contract Land

**LEGEND**

- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT
- FC - FIELD CROP
- I - INDUSTRIAL
- ORC - ORCHARD

**VICINITY MAP**

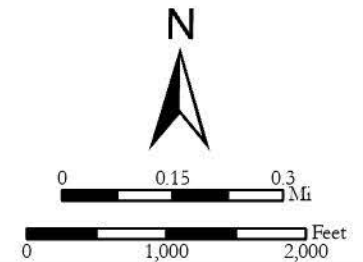


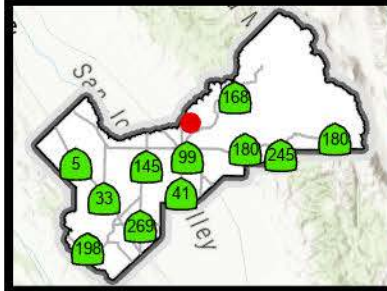
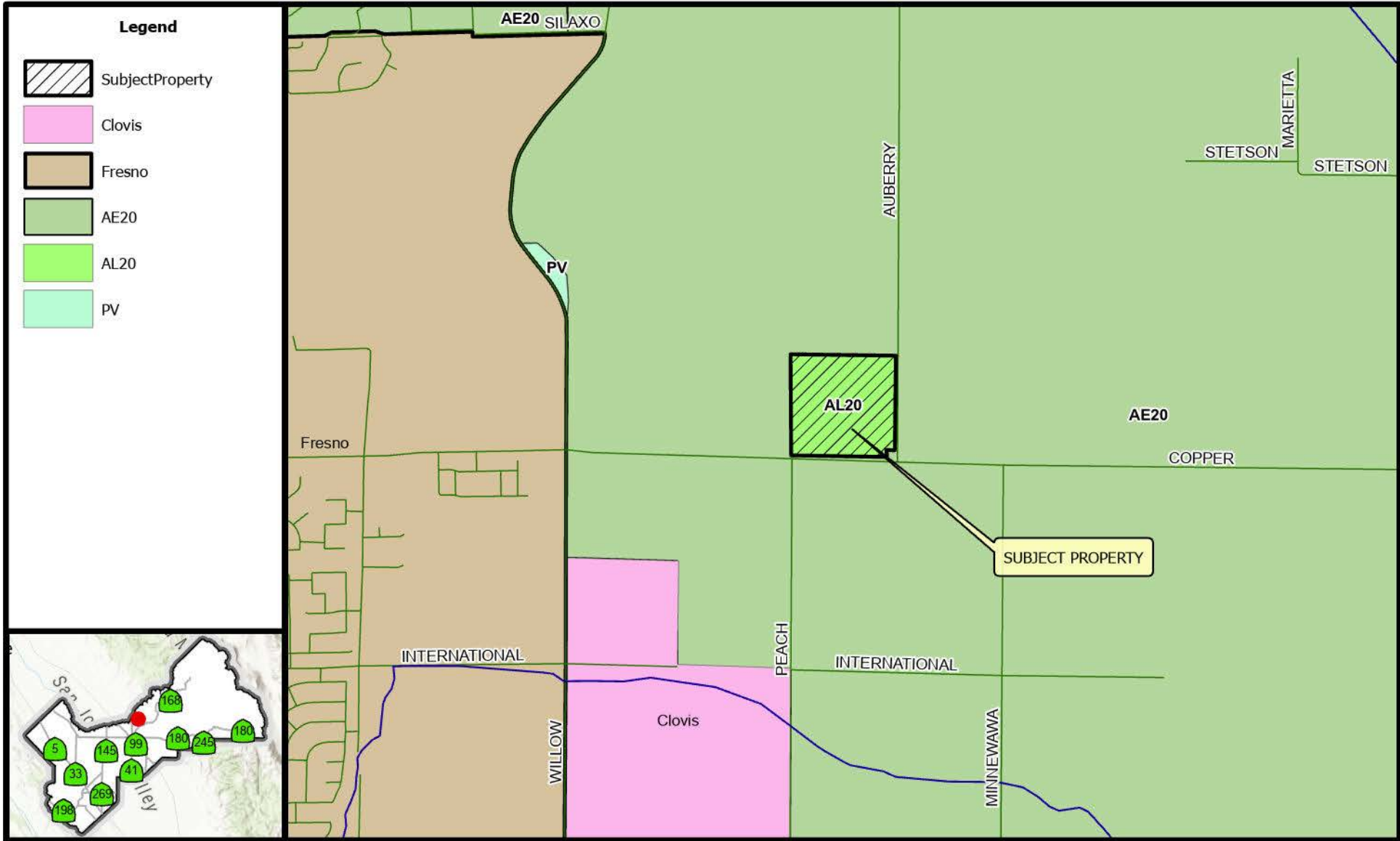
**Existing Land Use Map**

**CUP3848**

**2026**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 3/24/2026



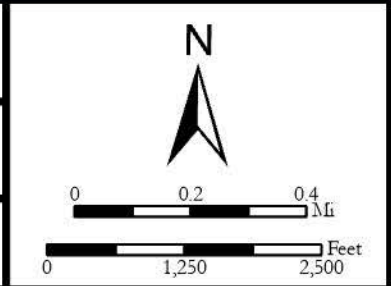


# Existing Zoning Map

CUP3848  
STR 13 - 15S / 20E

2026

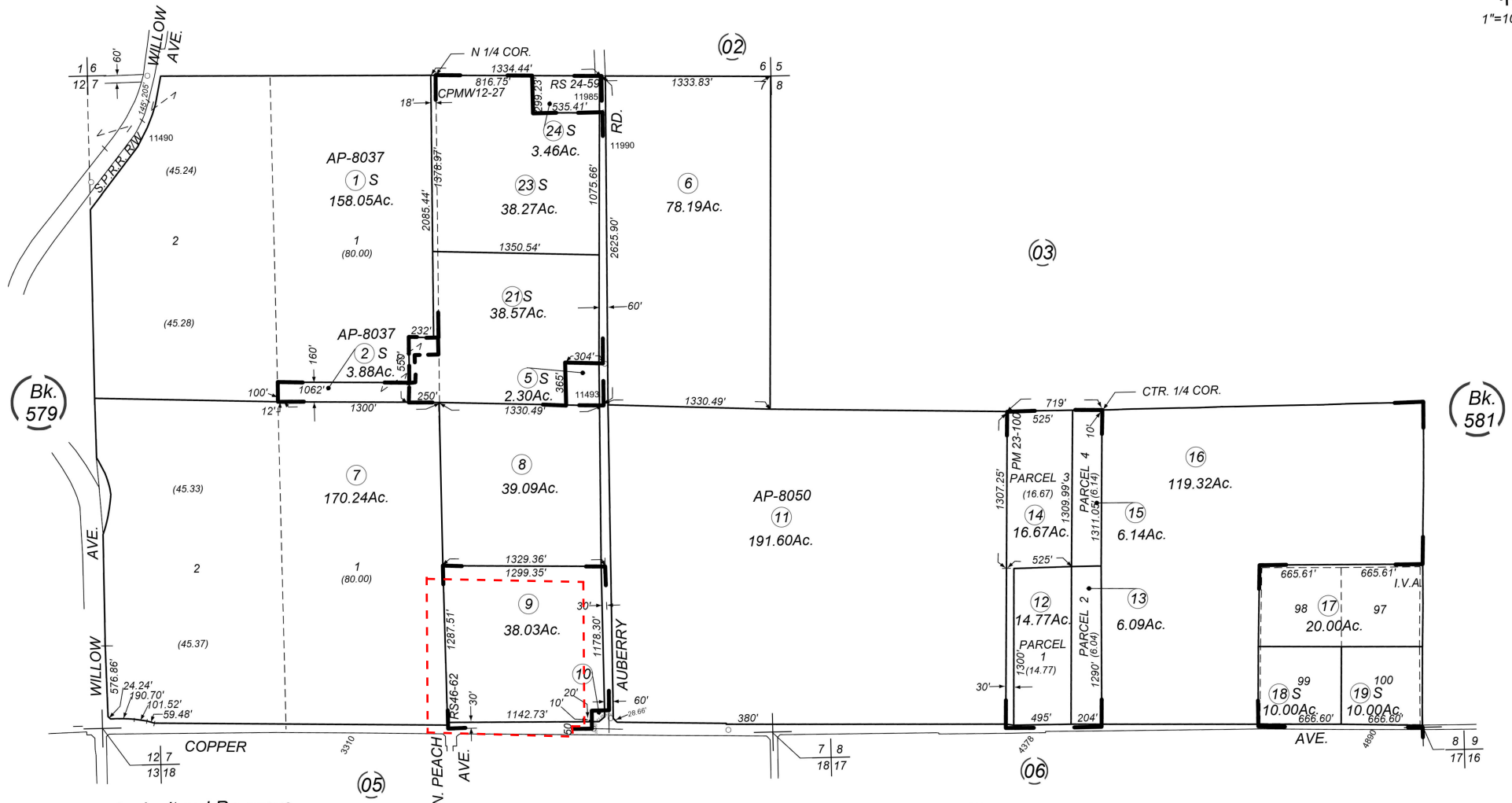
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 3/24/2026



-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.

SUBDIVIDED LAND & POR. SEC.7 & 8, T.12S., R.21E., M.D.B. & M.

Tax Rate Area **580-04**  
 76-005  
 76-019  
 76-045



Agricultural Preserve  
 Cert. of Prcl Map Waiver No. 12-27 Doc No. 35322, 03/28/2014  
 International Vineyards, Tract A - R.S. Bk. 4, Pg. 39  
 Parcel Map No.2921 - Bk.23, Pg.100

Record of Survey - Bk. 24, Pg. 59  
 Record of Survey - Bk. 46, Pg. 62

Assessor's Map Bk. 580 - Pg. 04  
 County of Fresno, Calif.

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



Verizon Wireless Proposed Wireless Telecommunications Facility  
Willow Friant- 3658 E Copper Ave, Clovis, CA 63619

### **Operational Checklist**

- 1) Verizon Wireless is proposing and requesting the approval of a new wireless telecommunications facility within Fresno County. The proposed project consists of the installation of (1) 90' co-locatable Monopine, (6) 6' Panel antennas, (3) 3' panel antennas (1), (3) Pad-mounted Equipment Cabinets, (6) Radio Remote Units, (2) Surge Suppressors, (1) Rack mounted Telco Cabinet (1) Pad mounted 30 kW Generator and with sub-base fuel. The objective of this facility is to provide improved network coverage and capacity to the expanding residential and commercial area of Clovis.

The following describes the everyday operation of the wireless facility:

- 2) The proposed project will be an unmanned, full operational facility, operating 24 hours 7 days per week in order to provide coverage and capacity for our customers.
- 3) This site will not result in any customers and there may be one employee, with a service vehicle, at the site per month for routine maintenance.
- 4) This site will only result in the amount of one maintenance employee who would care for the site monthly
- 5) This site is unmanned, however it will require occasional maintenance and will be visited by a technician once per month. Vehicles vary from car to pickup truck.
- 6) As the site will be on private property, there is an access driveway located on E Copper Ave that leads north onto the parcel allowing us to maintain our site. Access through private property is paved in concrete.
- 7) There will not be any addition or subtracting of parking stalls as this project will not require them due to the lack of employees, customers or service vehicles. The site is also private property and there is an ample amount of space for any needed maintenance
- 8) The wireless facility will not offer any goods for sale as this site is not a retail store.
- 9) The wireless Facility will only use equipment for the purpose of coverage and capacity for the wireless consumers. Such equipment includes antennas, radios, cables, fiber, electrical cabinets,

services lights and a backup generator which will only be used in the event of a power outage. Please see Photo simulation.

- 10) The wireless facility will not use any daily supplies or materials, nor will it need to store any supplies or materials
- 11) The Wireless Facility will change the surrounding aesthetics as a 90' monopine is needed to aid in the coverage and capacity of the surrounding areas. This pole construction is designed to resemble a pine tree, to provide the least amount of impact to the surrounding areas in the least intrusive means. The design being proposed will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses.
- 12) As this project will not have any customers or employees to the site daily, there will be no solid or liquid waste to dispose of
- 13) There will not be any water volume needed for this project as there is no equipment that would require any water
- 14) The site will not include any advertisement for Verizon or any other carrier or company
- 15) There will not be any additional building(s) proposed with this project, only the 90' monopine tower as detailed in our drawings.
- 16) As stated above, there will be no need for the construction of new building(s) as the proposed site is to construct a monopole for the use of Wireless Telecommunications
- 17) The site will have (4) service lights, however they will only be used in the event of night work. Lights will directed in a downward position to reduce light to adjacent properties and be operated manually or on timer. No outdoor sound amplification will be used.
- 18) The site will be enclosed by a 30'x30'x8'chain link fence with brown privacy slats at the base of the pole and around the equipment to keep it separate from any citizen or customer in the surrounding area
- 19) All information is provided within the Plans, Site Analysis and included studies/exhibits.
- 20) The signed LOA shall be used for the information needed from the signed owner on the application page



## Wireless Telecommunication Facility

### Project Narrative & Analysis

Applicant: Verizon Wireless  
2770 Shadelands Dr, Building 11  
Walnut Creek, CA 94598

Owner: Welsco LP/ Derrel's Mini Storage  
3239 W. Ashlan Ave  
Fresno, CA 93722

Rep.: Sequoia Deployment Services, Inc.  
1 Spectrum Pointe Dr., Suite 130  
Lake Forest, CA 92630

Armando Montes  
armando.montes@sequoia-ds.com

Site No.: Willow Friant

Location: 3658 E Copper Ave  
Clovis, CA 93619  
APN: 580-040-09

### Project Description

Verizon Wireless is proposing to construct an unmanned wireless facility that would consist of a 90' monopine and ground level mounted equipment cabinets all located within a 900 square foot lease area. Pole mounted equipment includes (6) 6-foot panel antennas and (3) 3-foot panel antennas, (6) remote radio units and (1) surge suppressor distributed between separate sectors. All cabling will be routed internally in the monopine.

All equipment for the antennas would be located at the base of the structure behind a proposed 8'-0" chain-link fence with brown privacy slats. The equipment enclosure will include (3) cabinets, (1) GPS antenna, (4) service lights, a fiber telco box, and (1) surge suppressor. The equipment would be serviced by PG&E and fiber will come from approximately 1250'-0" through underground trenching. The proposed facility would not require grading other than this trenching. Access to the facility would be from an existing road on property that starts at the entrance of the property at E. Cooper Ave.

Verizon is also proposing an on-site 30KW generator with a sub-base fuel tank, located behind the chain link fence, in the event of a commercial power failure.

### Objective

This primary objective for this project is to improve network coverage and capacity in this expanding residential and commercial area of Clovis. As the area continues to grow the capacity of the network needs to increase to keep up with the needs of the community in the area. This project will fill in a coverage gap in all spectrum bands, particularly the mid-bands where the bulk of network capacity resides in order to maintain a quality service level.

### **Maintenance and Monitoring Program**

Verizon Wireless uses a combination of remote monitoring and on-site activity to maintain their wireless facilities. The remote monitoring is operational twenty-four hours a day, seven days a week, three hundred sixty-five days a year, continuously and monitors for the proper function of the facility as well as various silent alarms. In addition to the off-site monitoring a technician visits the site approximately once per month for maintenance. When a problem is found, or maintenance is required, the technician schedules the work appropriately in compliance with the conditions of approval and lease agreements regarding maintenance timing and scope.

### **Radio Emissions**

The facility will be compliant with all Federal Communications Commission (“FCC”) regulations. Please refer to the Radio Emission Report included in the zoning package for full information regarding radio frequencies and maximum power output. The facility will display appropriate FCC compliance signage; no further signage or lighting is proposed or required.

### **Design**

Verizon takes into consideration the surrounding landscape, jurisdictional design guidelines and landlord preference when deciding on a how build a wireless telecommunications facility. Given the location of the facility and county design guidelines, Verizon felt that it would be best to design the tower as a monopine so that it would to screen from public views and future development. The proposed height of the tower is also necessary to achieve coverage goals and to reduce the need for additional facilities in the future. More height allows for greater coverage and also makes this a candidate for future co-location opportunities with other carriers. Given the lack of interest from nearby property owners, building additional (shorter)towers to achieve the same coverage would be extremely unlikely. More height for antennas is ideal for a variety of reasons. Antenna signal distributes in a spray fashion, so more height would allow for more covered space. The next benefit is terrain, typically large trees and increase in elevation will impact how far signal can travel. Lastly, having antennas at a higher height allows the antennas to operate at full capacity without EME concerns. If antennas are too low, then antennas will need to be tuned down so that they are compliant with FCC regulations, thus not optimizing the full potential of the facility. Verizon is always open to other carriers for future co-location, with the understanding that they would be responsible for their own ground lease space.

### **Alternative Site Analysis**

Verizon Wireless determines the need for a new wireless telecommunications facility through the collection of network test data, customer comments, projected growth in customer network usage, and the effects of the deployment of new technologies that both improve service and capability of the network.

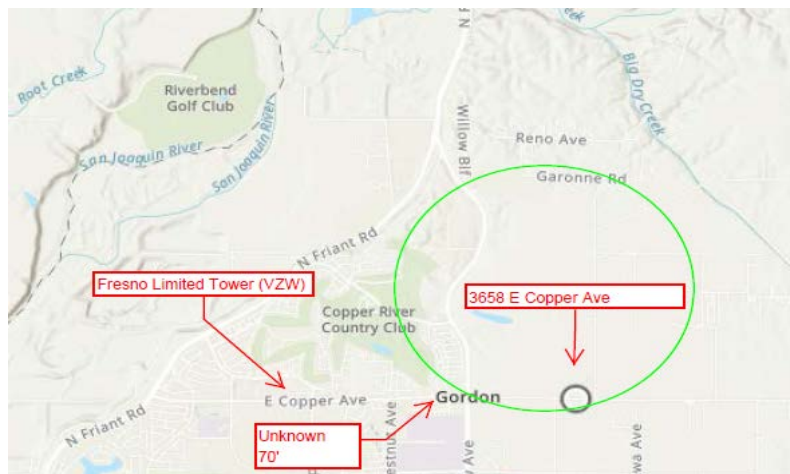
Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations. In addition to seeking the “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.

With that said, there were no viable candidates available within the search area already existing or feasible for collocation. We’ve also included a snippet of our map of nearby existing facilities which illustrates the lack of existing towers in our target area. As such, Verizon Wireless search moved to candidates within the ring where a freestanding design might be feasible. However, this also proved to be very challenging as most of the adjacent property owners did not want to jeopardize future development for a wireless telecommunications facility. Below are the properties we investigated.

### Alternative Candidates Map



Snippet from Existing Map with Target Search Area (Green Circle)



The following is a summary of the candidates reviewed within the search area:

Site Name / Property Owner	Property Address / Assessor's Parcel No.	Additional Notes
Derrel's Mini Storage	36.899299, -119.718327	Current candidate.
12133 N Willow Ave	36.9124656, -119.7285462	Landlord did not respond to our Letter of Interest (LOI), not a viable candidate
McBride	36.91090623, -119.7270499	Landlord did not respond to our Letter of Interest (LOI), not a viable candidate
Ricchiuti	36.9051778, -119.732033	Property owner currently looking to develop property, does not want site near future residential entrance. Not a viable candidate
Ricchiuti Orchard	36.90746632, -119.7275252	Property owner looking to develop property and does not want to jeopardize property value, not a viable candidate.
Silaxo	36.91234455, -119.7318503	Landlord did not respond to our Letter of Interest (LOI), not a viable candidate
Trinity	36.91197582, -119.7270963	Property owner would not sign Letter of Interest (LOI), not a viable candidate
Locksmith	36.912902623, -119.728507457	Property owner would not sign Letter of Interest (LOI), not a viable candidate
Vintage	36.917145832, -119.733129234	Property currently undergoing subdivision for future development, property owner did not want to jeopardize value, not a viable candidate.
Monte Verde HOA	36.9137002844, -119.727480155	Property owner would not sign Letter of Interest (LOI), not a viable candidate
Unknown Tower	36.89572132049416, -119.73247312222527	Existing tower is designed as a slimline monopole with an extremely small enclosure. No space on the pole or enclosure for our proposed equipment, even with allowable modifications. Also, property has since been developed into a residential neighborhood. Not a viable candidate.



## VZW WILLOW & FRIANT- 3658 E COPPER AVE, CLOVIS, CA

### INFORMATION REQUIREMENTS FOR COMMUNICATION TOWER APPLICATIONS

- ▶ Submit detailed information to justify the need for the tower site (e.g., network design, search ring, specific site selection criteria).
  - Verizon is proposing a wireless telecommunications facility in order to improve network coverage and capacity to the expanding residential and commercial area of Clovis. As this area continues to grow, the capacity of the network needs to increase to keep up with the needs of the community in the area. This project will fill in coverage gap in all spectrum bands, particularly the mid-band levels where the bulk of network capacity resides in order to maintain a quality of service. Please see attached Project Narrative and Analysis for greater detail.
- ▶ Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.
  - We have provided Prop Maps that demonstrate the improved coverage to the surrounding neighborhood.
- ▶ 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.
  - We have provided a map, to the best of our abilities, of existing towers within a 5-mile radius of the proposed facility. Please see map below, labeled Exhibit A.
- ▶ Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.
  - As demonstrated in our Project Narrative & Analysis, along with our map of existing facilities (Exhibit A), there is severe lack of co-location opportunities in our target area. We did provide information on a preliminary evaluation of the closest facility, however, it was not viable due to lack of size, available space and concerns about distance from target coverage area.
- ▶ Submit detailed information documenting consideration of any alternative sites (other than existing towers).
  - We have provided information on other properties that were considered and can be located in our Project Narrative & Analysis.
- ▶ Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.
  - Please see attached "Statement for Co-Location" for specific language we incorporate in our leases.
- ▶ Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.
  - Please see sheets A-3, A-5 and A-6 of the project drawings for future co-location callouts.

► Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.

- No residences are located within ¼ mile of the proposed tower, please map below labeled Exhibit B.

► Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.

- No airstrips are located within 5-mile radius of the proposed tower, please map below labeled Exhibit C.

► 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.

Response:

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

- While property is zoned Agriculture Exclusive”, it is currently developed as a storage facility with no active agriculture. Letter of Authorization from the property owner serves as support for the proposed project.

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.

- As previously mentioned, property has been developed as a storage unit. Facility will be located on the back end of the property and utilizing existing access road. Will not impede on operations.

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

- Project is designed as a monopine tower, not a guyed tower.

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

- There are no residential properties within a ¼ mile of facility. However, tower is designed as a faux tree to hide visibility of equipment.

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

- No foreseeable impact on adjacent properties aircrafts or operations as tower does not encroach on property lines, will not be painted or use reflective materials, and will only use service lights in the event of nightwork.

► 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).

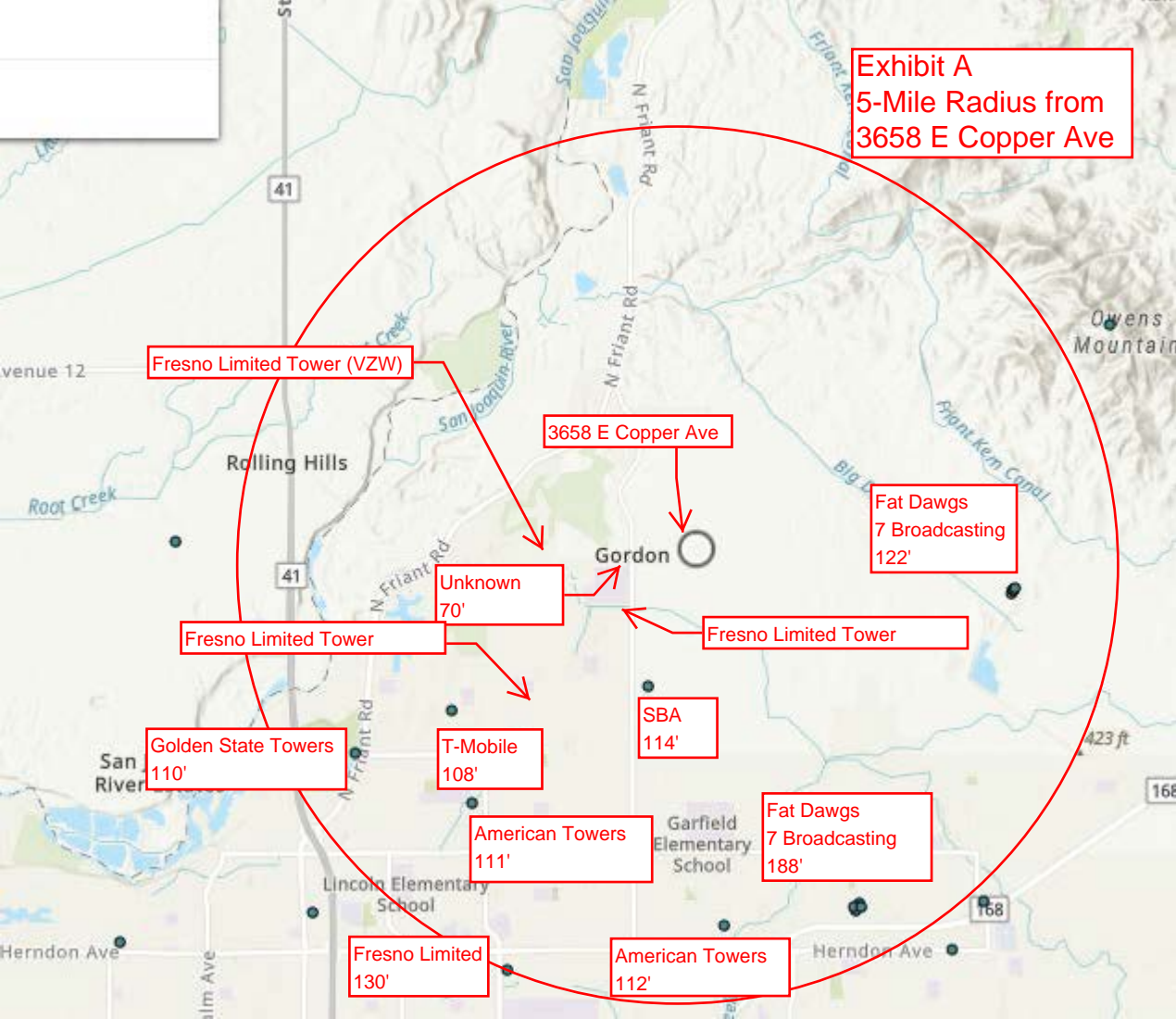
- Project is not located within a half mile boundary of Fresno or Clovis city jurisdiction, please see map below labeled Exhibit D.

► 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).

- Facility has been designed as a faux pine tree (monopine) to screen equipment and is also located on the back of the property furthest from Copper Ave, shielding it as much as possible from public viewshed.
  
- ▶ Identify total number of existing towers in Fresno County.
  - Unclear to determine the total number of towers in Fresno County, as many belong to other carriers, but have done the best of abilities to identify as many as possible within a 5 mile radius to our project.
  -
  
- ▶ Identify total number of existing tower site on which co-location has occurred with other communication carriers.
  - Unclear and hard to determine as there are many facilities within the county.
  
- ▶ Indicate total number of tower sites planned for location in Fresno County.
  - This is the only Verizon facility being proposed at this time.

Exhibit A  
5-Mile Radius from  
3658 E Copper Ave



Fresno Limited Tower (VZW)

3658 E Copper Ave

Fat Dawgs  
7 Broadcasting  
122'

Unknown  
70'

Fresno Limited Tower

Fresno Limited Tower

Golden State Towers  
110'

T-Mobile  
108'

SBA  
114'

American Towers  
111'

Fat Dawgs  
7 Broadcasting  
188'

Fresno Limited  
130'

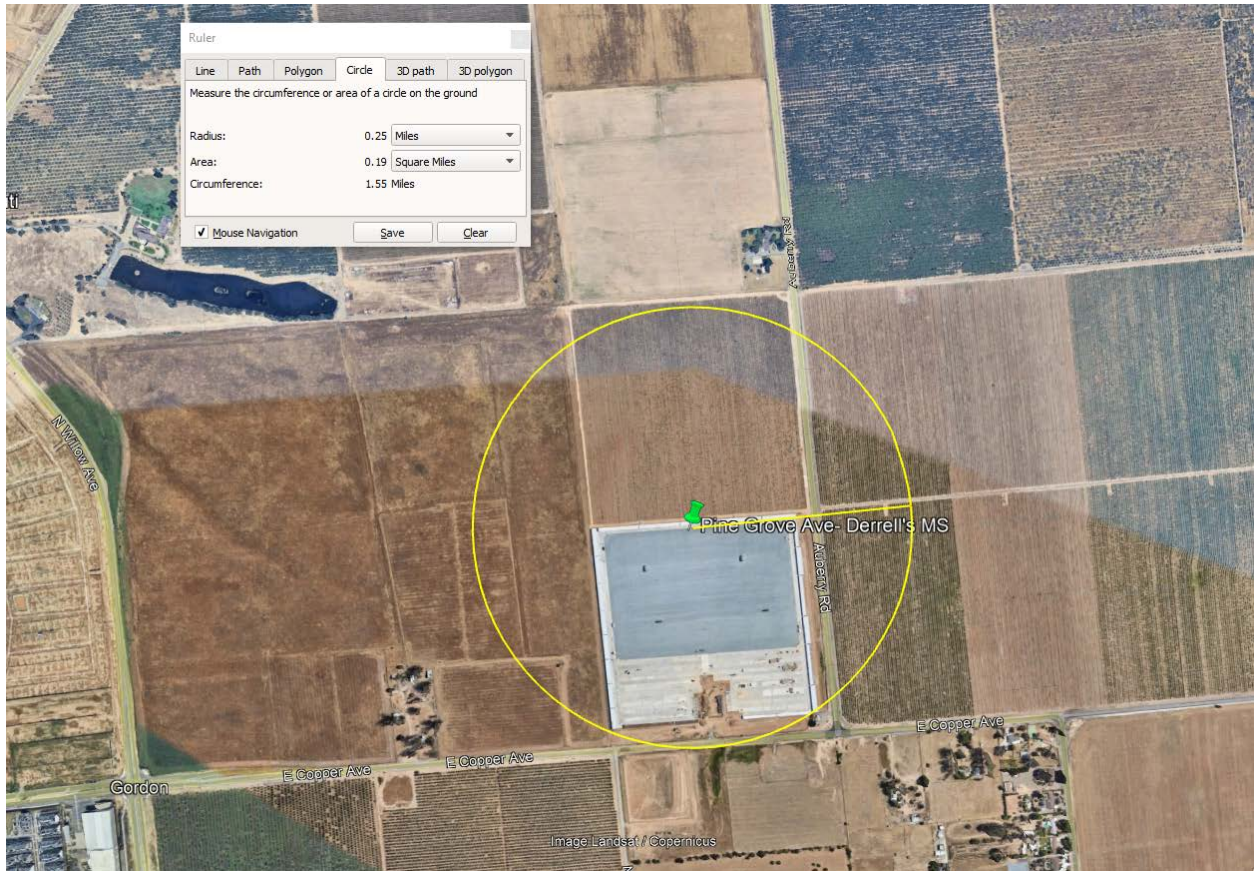
American Towers  
112'



## Verizon Wireless Proposed Wireless Telecommunications Facility Willow Friant- 3658 E Copper Ave, Clovis, CA

### Map of Existing Residences Within ¼ Mile

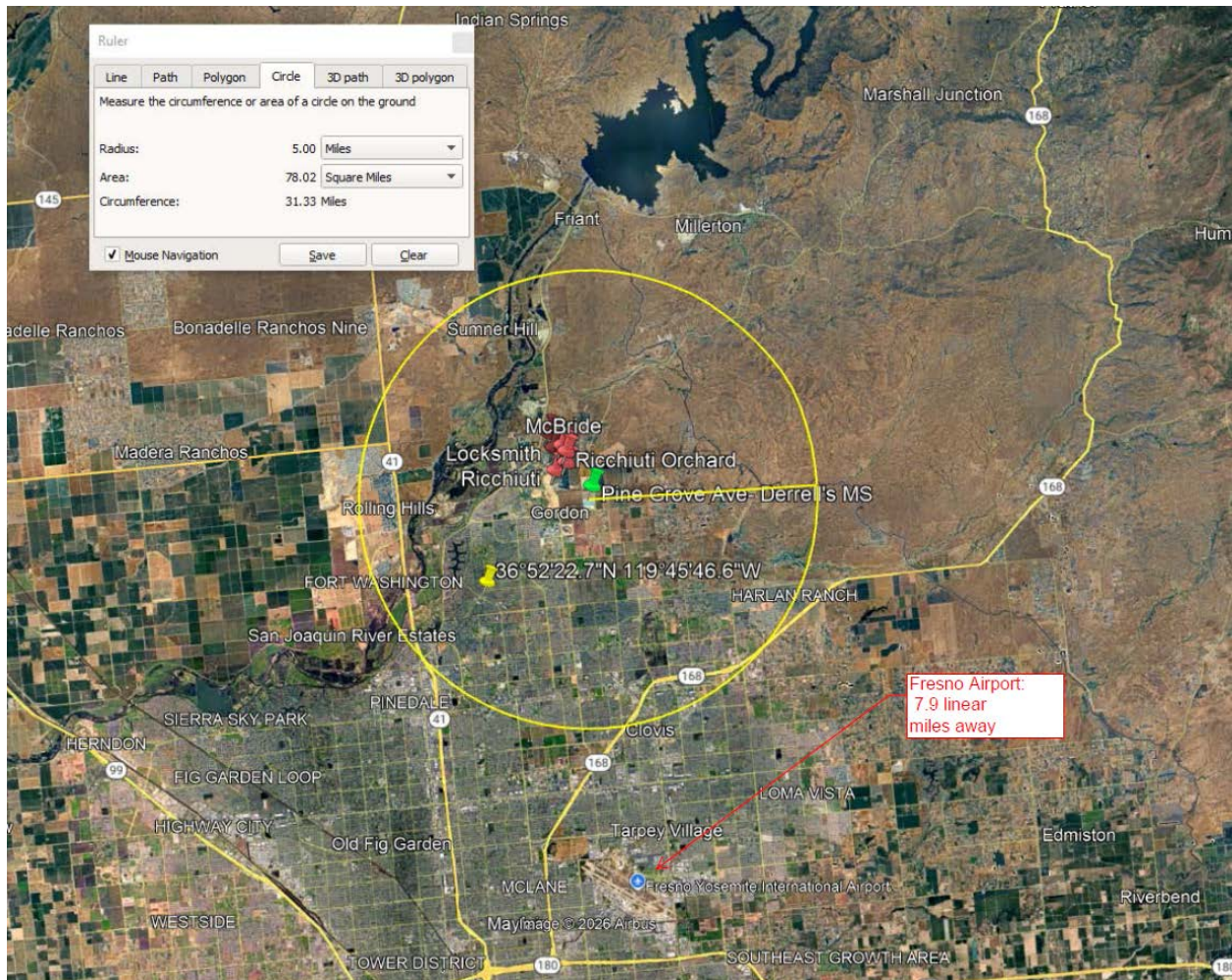
We found no existing residences within the ¼ mile radius of the facility. Please see map below.



## Verizon Wireless Proposed Wireless Telecommunications Facility Willow Friant- 3658 E Copper Ave, Clovis, CA

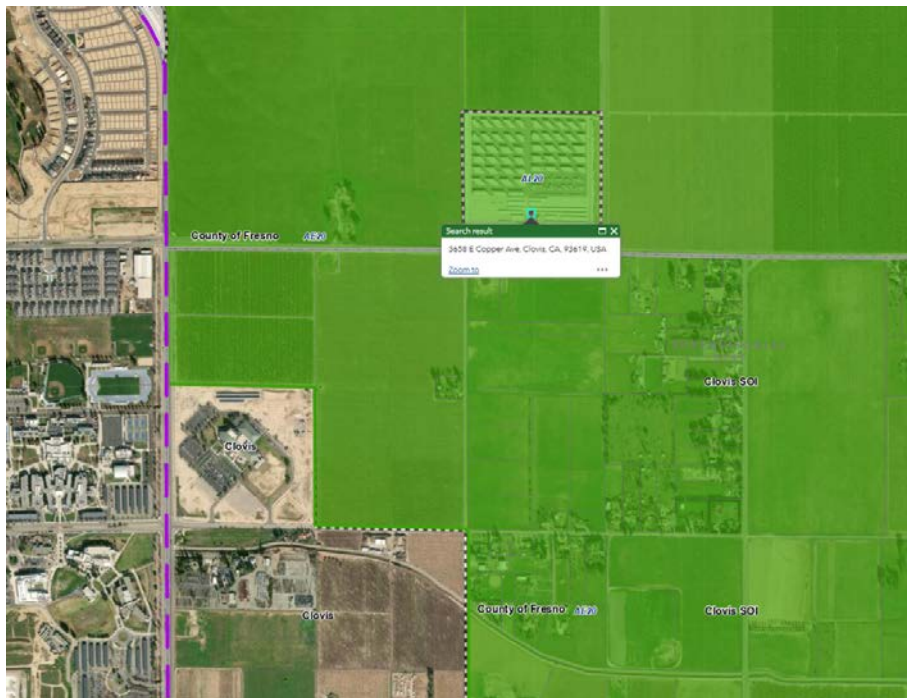
### Map of Existing Airstrips within 5-Mile Radius

We found no existing airstrips within the 5-mile boundary, please see map below. The closest airstrip is Fresno Airport and is 7.9 linear miles away.

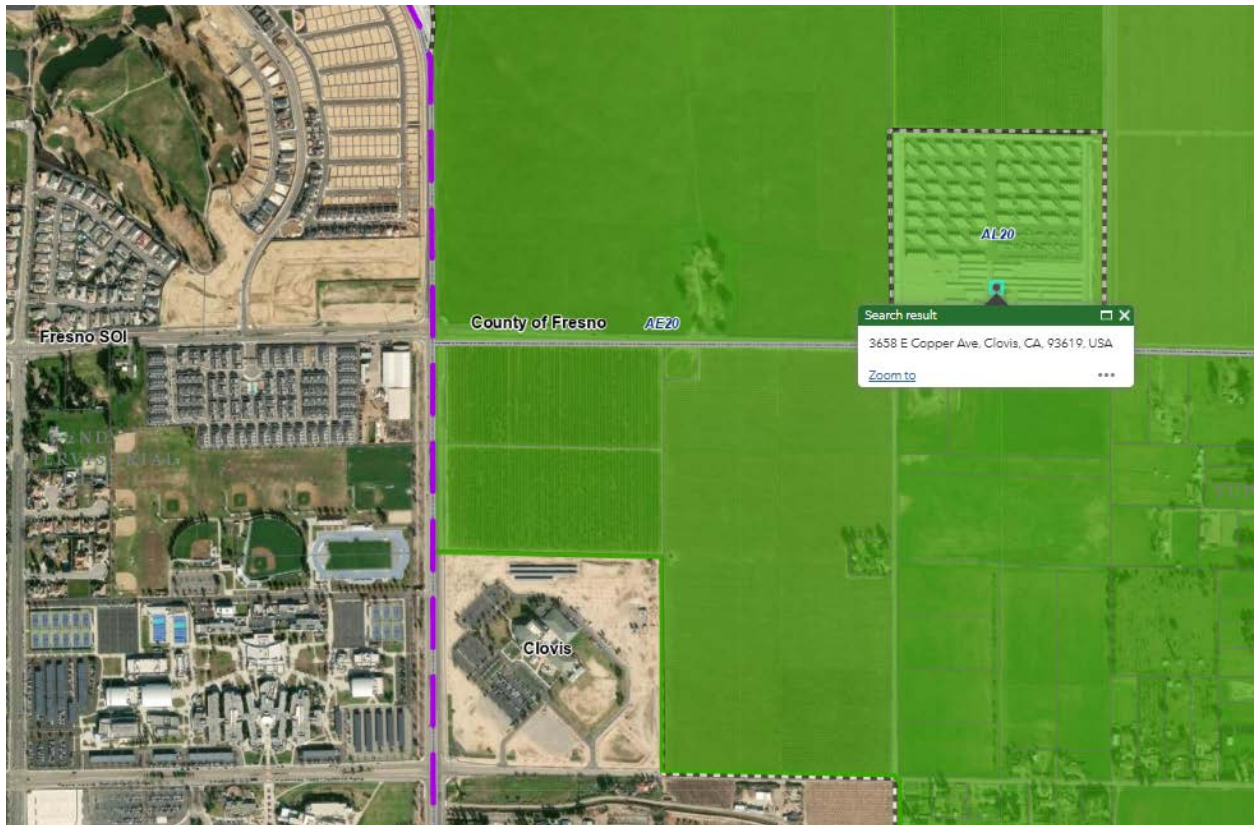


### Verizon Willow & Friant Distance from Nearby Jurisdictions

+/- 3980 ft from City of Clovis jurisdiction



+/- 3,434 ft from City of Fresno jurisdiction



1 Spectrum Pointe Drive, Suite 130, Lake Forest, CA 92630

# **WILLOW & FRIANT**

## **JUSTIFICATION & COVERAGE**

Joshua Ehrlich, Sr.

RF Engineer

01/07/2026



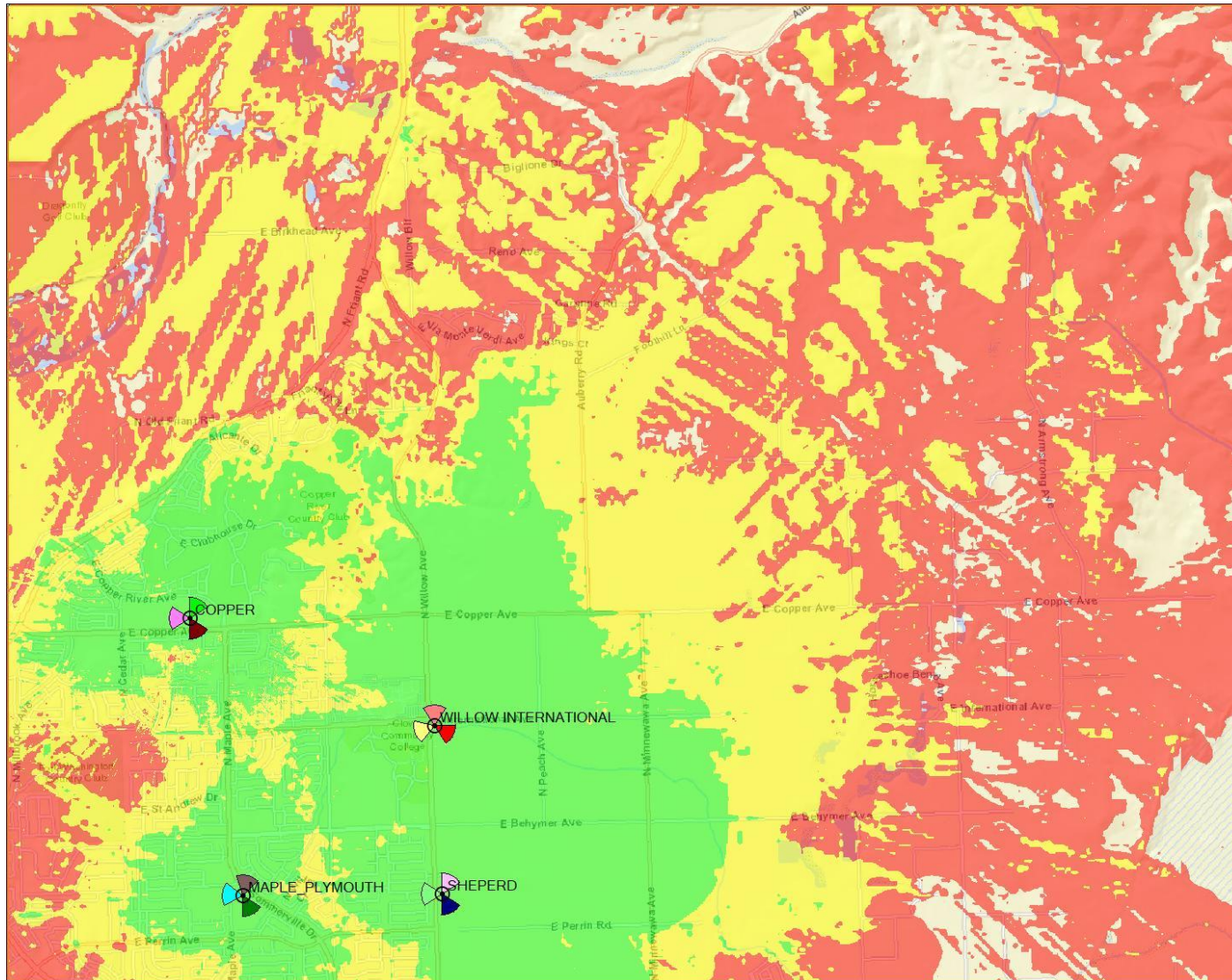
## Justification Statement

This primary objective for this project is to improve network coverage and capacity in this expanding residential and commercial area of Clovis. As the area continues to grow the capacity of the network needs to increase to keep up with the needs of the community in the area. This project will fill in a coverage gap in all spectrum bands, particularly the mid-bands where the bulk of network capacity resides in order to maintain a quality service level.





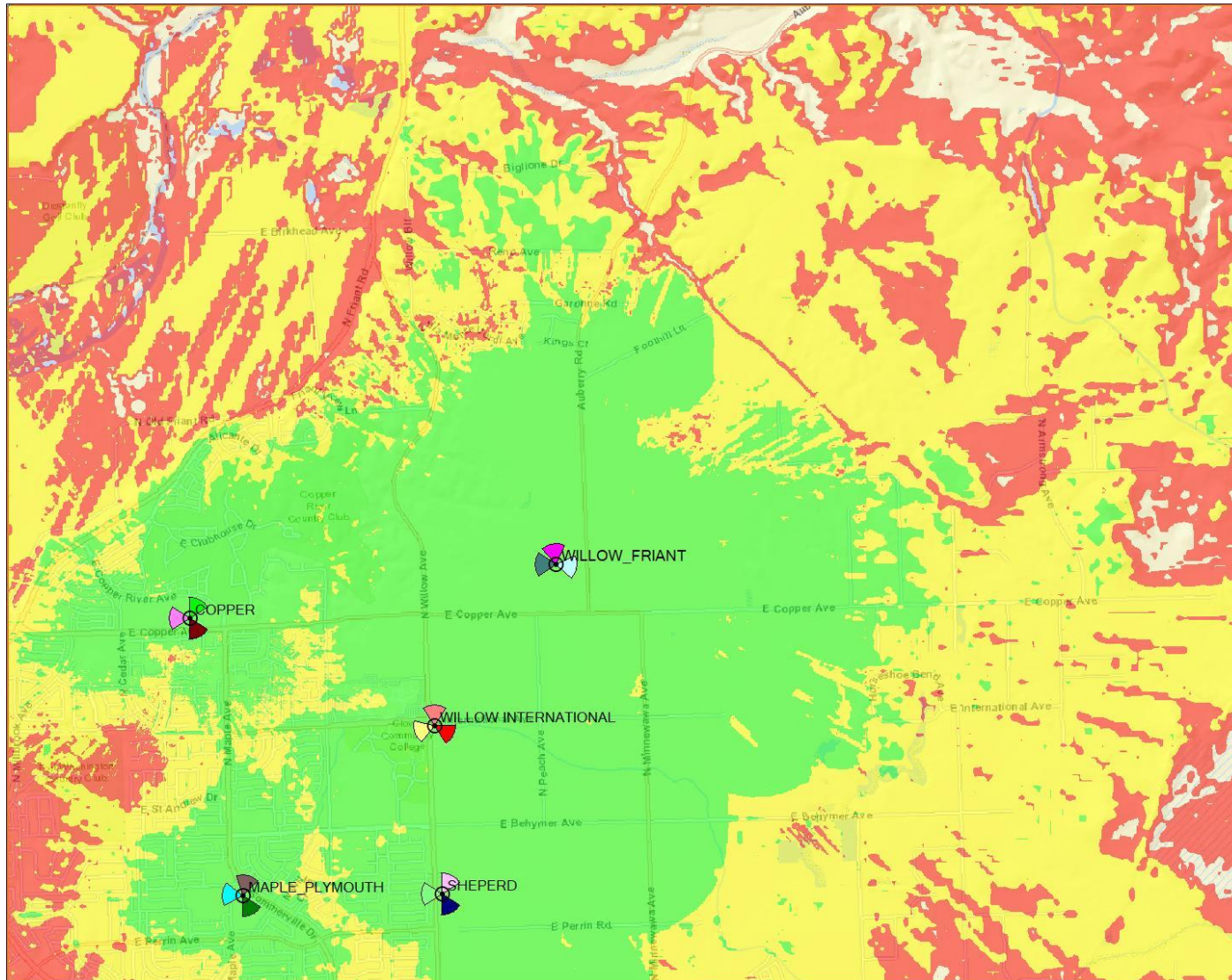
# Current Coverage without Willow\_Friant site



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

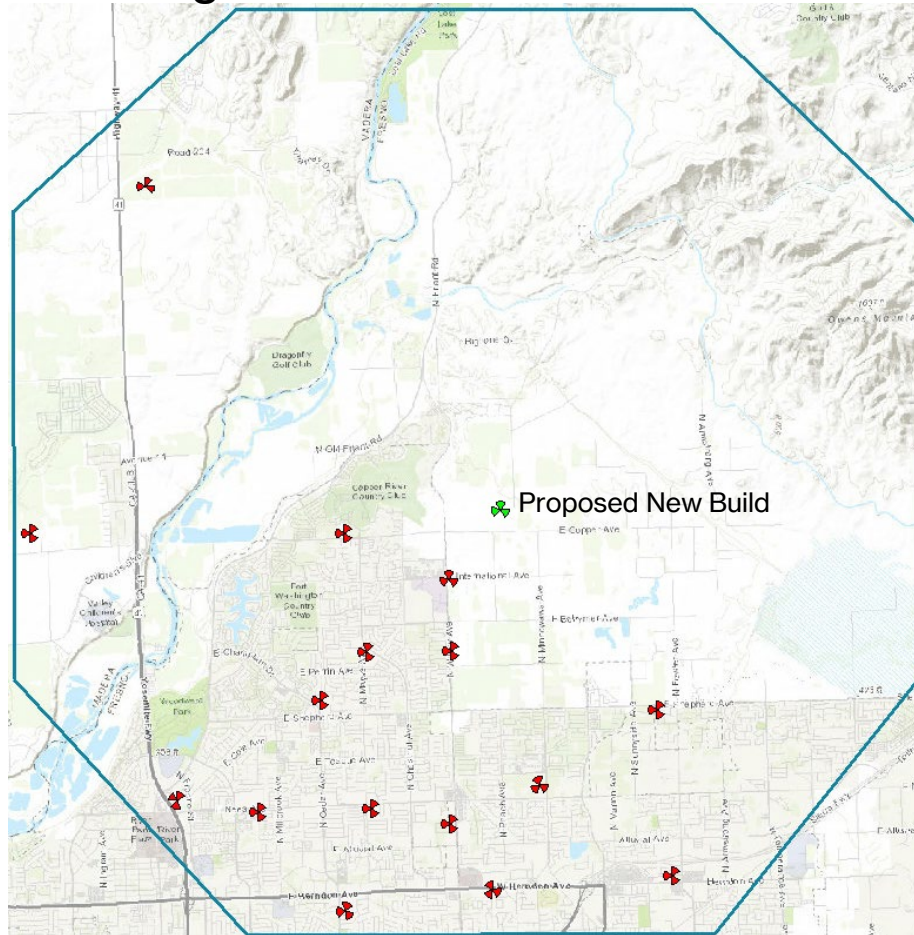


# Proposed Coverage with Willow\_Friant site



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

# Existing Macro Sites Within 5 miles



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



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# Safe harbor statement

NOTE: In this presentation we have made forward-looking statements. These statements are based on our estimates and assumptions and are subject to risks and uncertainties. Forward-looking statements include the information concerning our possible or assumed future results of operations. Forward-looking statements also include those preceded or followed by the words “anticipates,” “believes,” “estimates,” “expects,” “hopes” or similar expressions. For those statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. We undertake no obligation to revise or publicly release the results of any revision to these forward-looking statements, except as required by law. Given these risks and uncertainties, readers are cautioned not to place undue reliance on such forward-looking statements. The following important factors, along with those discussed in our filings with the Securities and Exchange Commission (the “SEC”), could affect future results and could cause those results to differ materially from those expressed in the forward-looking statements: adverse conditions in the U.S. and international economies; the effects of competition in the markets in which we operate; material changes

in technology or technology substitution; disruption of our key suppliers’ provisioning of products or services; changes in the regulatory environment in which we operate, including any increase in restrictions on our ability to operate our networks; breaches of network or information technology security, natural disasters, terrorist attacks or acts of war or significant litigation and any resulting financial impact not covered by insurance; our high level of indebtedness; an adverse change in the ratings afforded our debt securities by nationally accredited ratings organizations or adverse conditions in the credit markets affecting the cost, including interest rates, and/or availability of further financing; material adverse changes in labor matters, including labor negotiations, and any resulting financial and/or operational impact; significant increases in benefit plan costs or lower investment returns on plan assets; changes in tax laws or treaties, or in their interpretation; changes in accounting assumptions that regulatory agencies, including the SEC, may require or that result from changes in the accounting rules or their application, which could result in an impact on earnings; the inability to implement our business strategies; and the inability to realize the expected benefits of strategic transactions.

**As required by SEC rules, we have provided a reconciliation of the non-GAAP financial measures included in this presentation to the most directly comparable GAAP measures in materials on our website at [www.verizon.com/about/investors](http://www.verizon.com/about/investors)**





**PROJECT ID:** WILLOW FRIANT  
**SITE ADDRESS:** 3658 E COPPER AVENUE  
 CLOVIS, CA 93619  
**COUNTY:** FRESNO  
**APN:** 580-040-09  
**JURISDICTION:** COUNTY OF FRESNO  
**ZONING:** AL-20- LIMITED AGRICULTURE  
**PROJECT:** INITIAL BUILD  
**MDG LOCATION ID:** 5000875395  
**FUZE ID:** 17574103



**PROJECT DESCRIPTION**

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY ON PROPOSED MONOPINE, TO CONSIST OF THE FOLLOWING:

**SCOPE OF WORK**

- NEW 30'X30' (900 SQ. FT.) EQUIPMENT LEASE AREA WITHIN NEW CHAIN LINK WITH BROWN SLAT ENCLOSURE
- NEW 10'-5"X14'-2" SHADE COVER
- NEW 90'-0" MONOPINE TOWER
- INSTALL NEW 400A PANEL W/ 200A METER FOR VZW
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) H-FRAME MOUNTED TELCO CABINET
- INSTALL (1) H-FRAME MOUNTED ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (4) NEW SERVICE LIGHTS.
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ SUB-BASE TANK
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (6) LTE RRUS.
- INSTALL (2) SURGE SUPPRESSORS (1 @ EQUIPMENT LOCATION # 1 @ ANTENNA LOCATION)

**SITE INFORMATION**

**LATITUDE (NAD83):** 36° 53' 57.47" N (36.899297)  
**LONGITUDE (NAD83):** 119° 43' 5.78" W (-119.718272)  
**ZONING:** AL-20- LIMITED AGRICULTURE  
**JURISDICTION:** COUNTY OF FRESNO  
**PARCEL NUMBER:** 580-040-09  
**OCCUPANCY:** U  
**CONSTRUCTION TYPE:** V-B  
**POWER:** PG&E

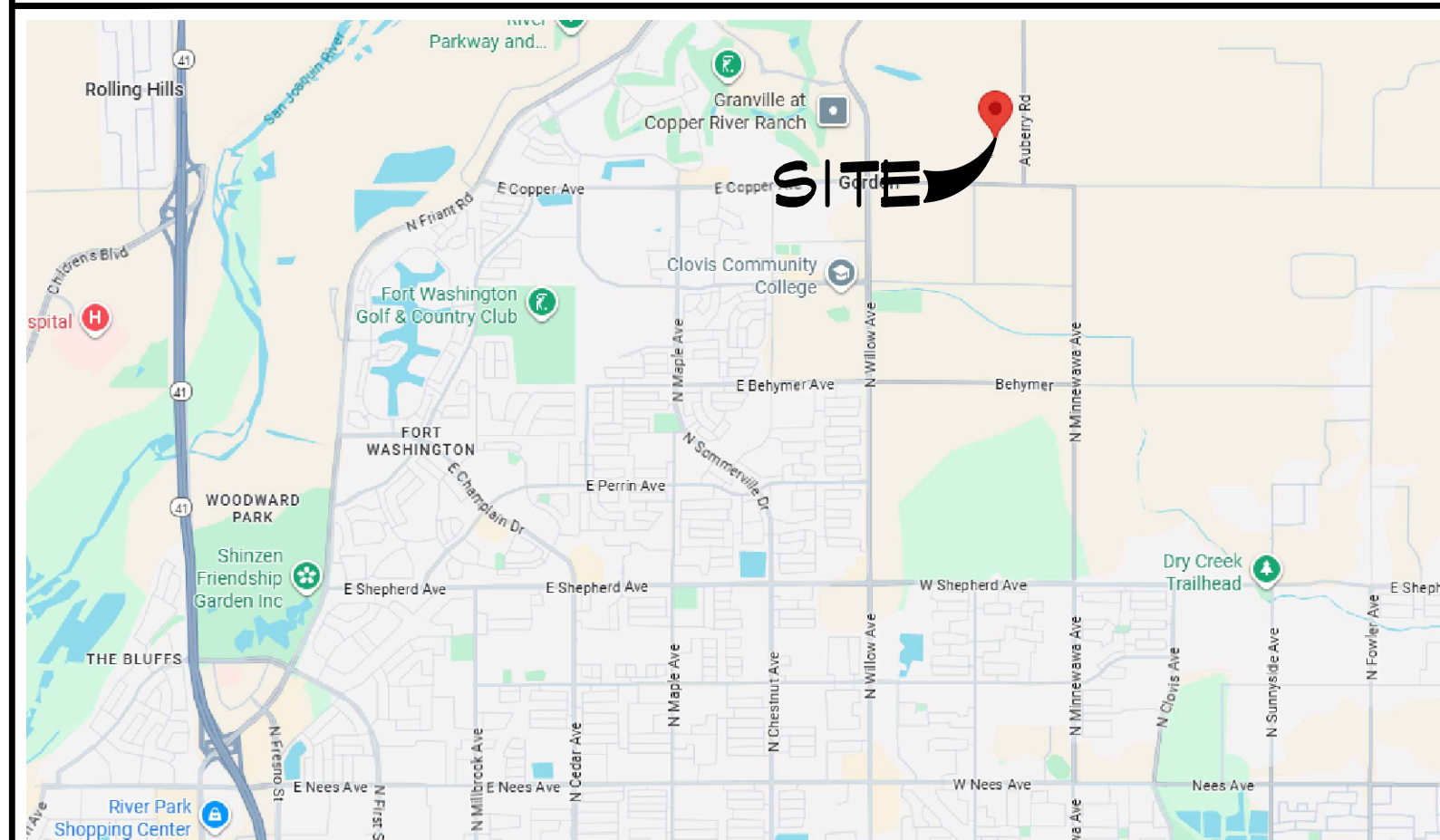
**SYMBOLS/ABBREVIATIONS LEGEND**

ADD'L	ADDITIONAL	L.	LONG(ITUDINAL)
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'Y	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTWN.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONC.	CONCRETE	REQ'D	REQUIRED
CONN.	CONNECTION(OR)	RGS.	RIGID GALVANIZED STEEL
CONST.	CONSTRUCTION	SCH.	SCHEDULE
CONT.	CONTINUOUS	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
D.F.	DOUGLAS FIR	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DIM.	DIMENSION	TEMP.	TEMPORARY
EA.	EACH	THK.	THICK(NESS)
ELEV.	ELEVATION	TYP.	TYPICAL
EMT.	ELECTRICAL METALLIC TUBING	U.G.	UNDER GROUND
(E)	EXISTING	U.L.	UNDERWRITERS LABORATORY
F.G.	FINISH GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W	WIDE (WIDTH)
HT.	HEIGHT	w/	WITH
IN.(")	INCH(ES)	WD.	WOOD
LB.(#)	POUND(S)	W.P.	WEATHERPROOF
L.F.	LINEAR FEET (FOOT)		

**DRAWING INDEX**

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	TITLE INFORMATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED EQUIPMENT SITE PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS

**VICINITY MAP & SITE IMAGE**



**PROJECT TEAM**

**APPLICANT:**  
 VERIZON WIRELESS  
 2770 SHADELANDS DRIVE,  
 BUILDING II  
 WALNUT CREEK, CA 94598

**LEASING MANAGER:**  
 SEQUOIA DEPLOYMENT SERVICES, INC  
 1 SPECTRUM POINTE DRIVE, STE 130  
 LAKE FOREST, CA 92630  
 CONTACT: BOB BALLMAIER  
 PHONE: (949) 278-7747  
 EMAIL: bob.ballmaier@sequoia-ds.com

**ZONING MANAGER:**  
 SEQUOIA DEPLOYMENT SERVICES, INC  
 1 SPECTRUM POINTE DRIVE, STE 130  
 LAKE FOREST, CA 92630  
 CONTACT: ARMANDO MONTES  
 PHONE: (562) 309-5577  
 EMAIL: armando.montes@sequoia-ds.com

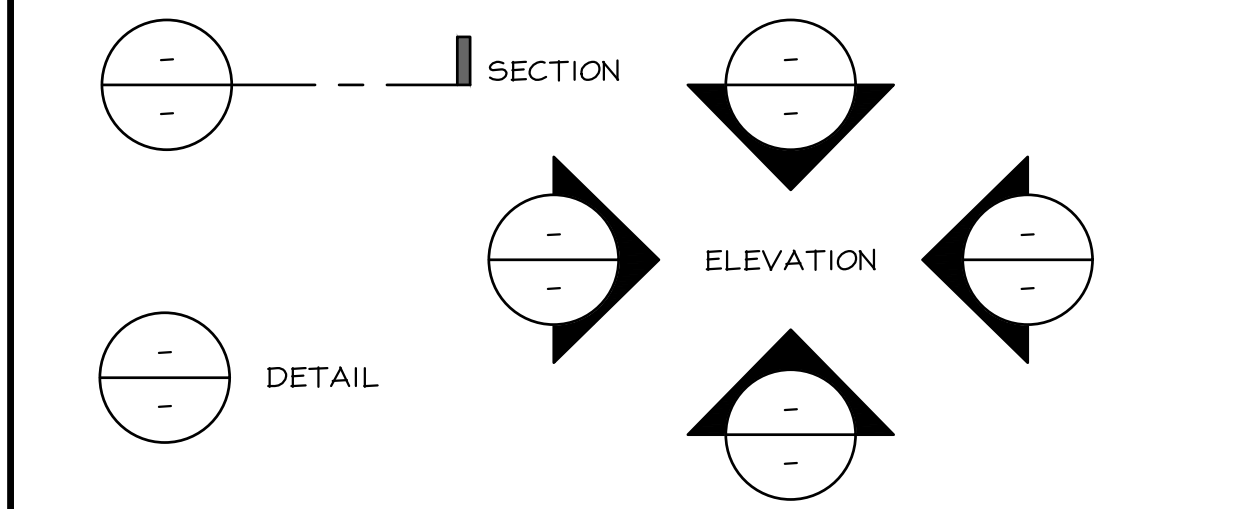
**A&E PROJECT MANAGER:**  
 ALL STATES ENGINEERING & SURVEYING  
 23675 BIRTCHE DRIVE  
 LAKE FOREST, CA 92630  
 CONTACT: ROGER FLORES  
 PHONE: (562) 841-1264  
 EMAIL: roger@zatzaii.com

**PROPERTY OWNER:**  
 WESCLO LP/DERRREL'S MINI  
 STORAGE, INC.  
 3239 N ASHLAN AVENUE  
 FRESNO, CA 93722  
 (559) 224-9900  
 mdelean@derrrels.com

**CODE COMPLIANCE**

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE,
- CALIFORNIA HISTORICAL BUILDING CODE,
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE CITY / COUNTY ORDINANCES



	CONCRETE (SURFACE)		CHAIN LINK FENCE
	CONCRETE (CUT)		WOOD FENCE
	EARTH		WROUGHT IRON FENCE
	GRAVEL		OVERHEAD WIRES
	PLYWOOD		POWER CONDUIT
	STEEL		GROUND CONDUCTOR
	EXISTING GRASS		PROPERTY LINE
	ELEVATION DATUM		CENTERLINE

**ADMINISTRATIVE REQUIREMENTS**

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE.

**DO NOT SCALE DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**PROJECT ID:** WILLOW FRIANT  
**DRAWN BY:** LS  
**CHECKED BY:** RF

REV	DATE	DESCRIPTION	
I	02/12/2026	100% ZD's FOR SUBMITTAL	NC
O	11/24/2025	100% ZD's FOR SUBMITTAL	RF
C	11/14/2025	100% ZD's FOR APPROVAL	RN
B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

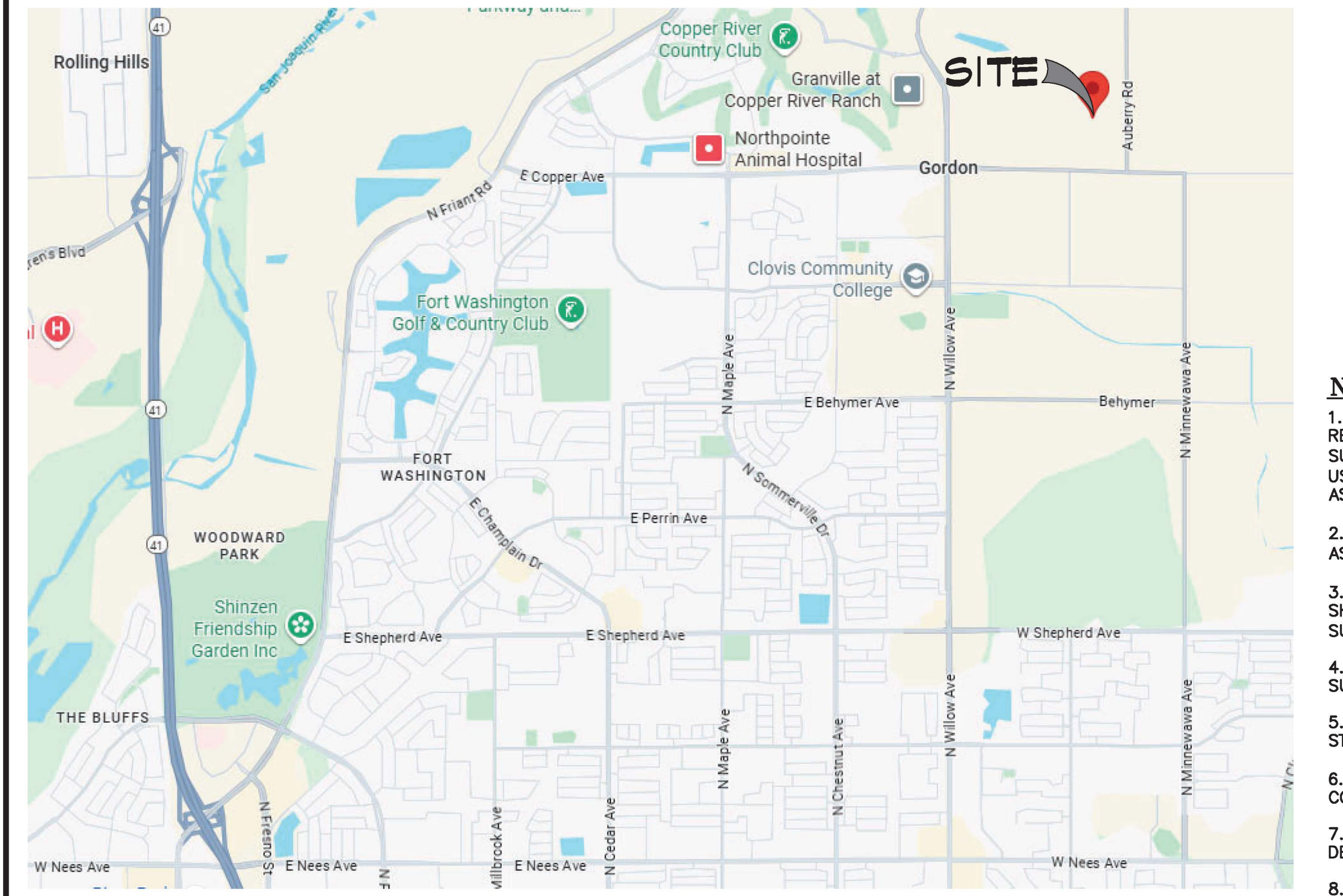
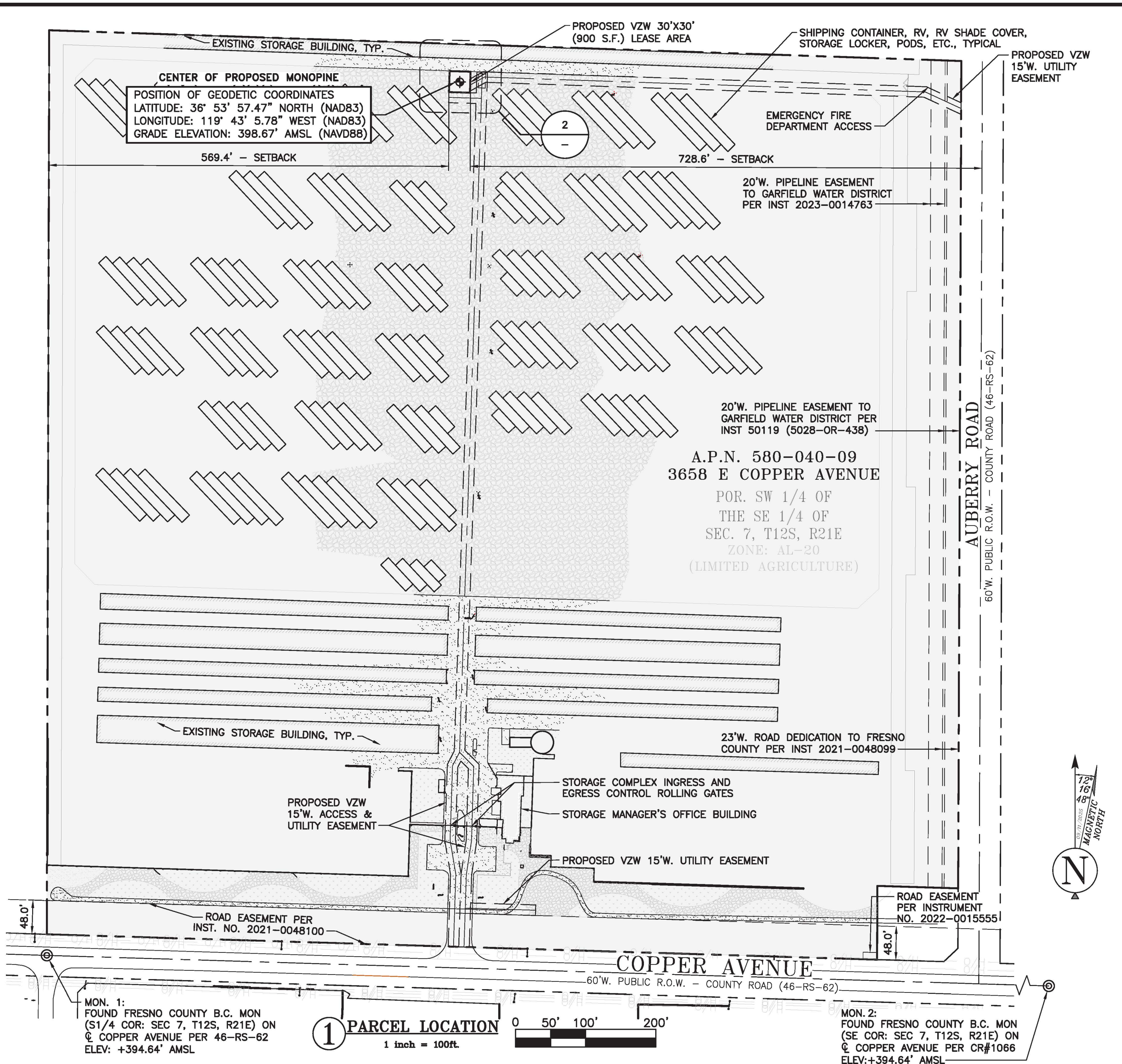
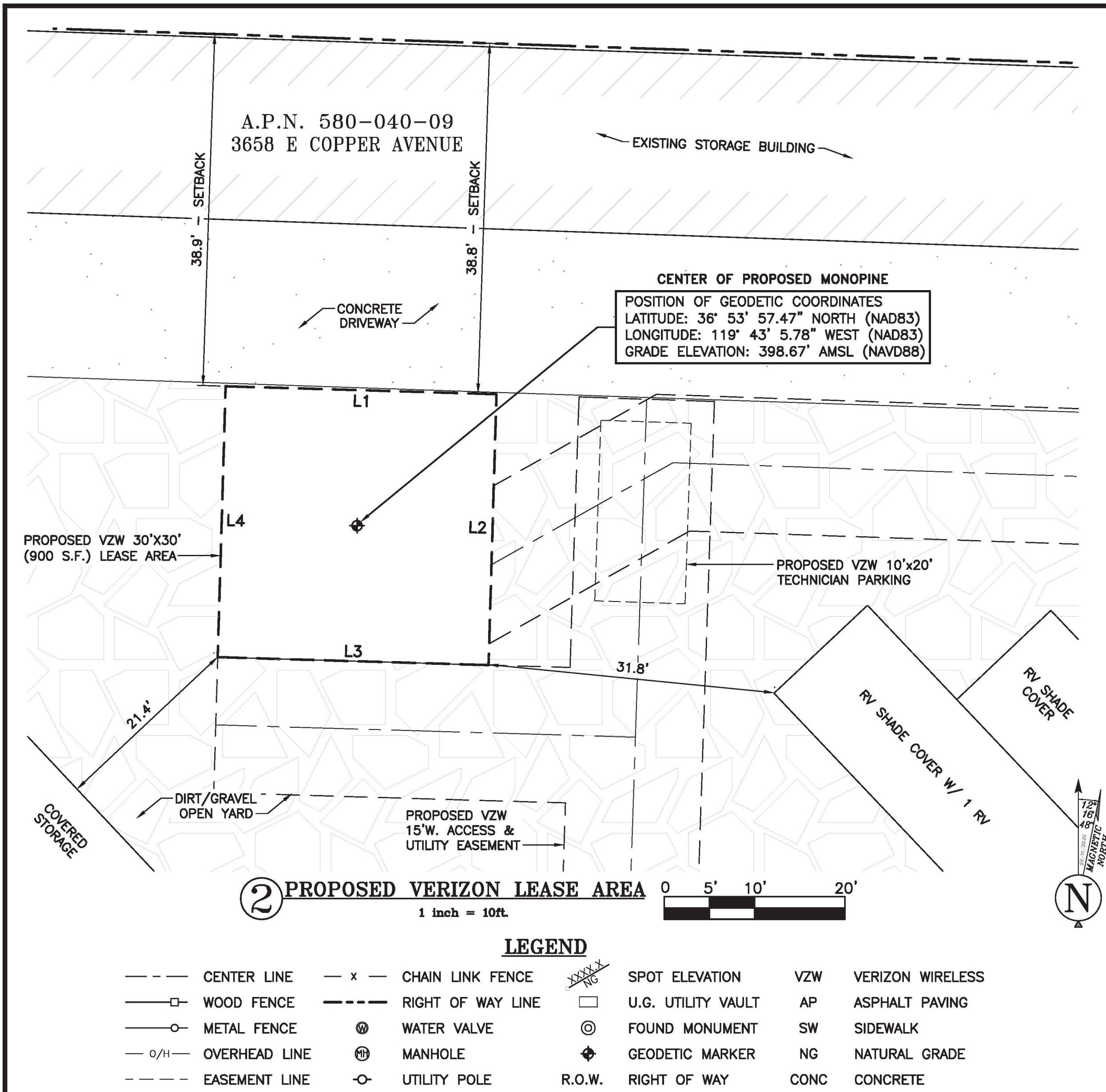
**NOT TO BE USED FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**WILLOW FRIANT MONOPINE:**  
 3658 E COPPER AVENUE  
 CLOVIS, CA 93619

SHEET TITLE  
 TITLE SHEET

SHEET NUMBER  
 T-1



SEE SHEET C-2 FOR TITLE INFORMATION & PROPOSED VERIZON WIRELESS LEASE AREA & EASEMENTS

**NOTES:**

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. RELIEVES ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. OF ANY AND ALL LIABILITY.
- THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE UNINCORPORATED LANDS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA.
- TITLE INFORMATION SHOWN HEREON IS PER 'CTLA GUARANTEE FORM NO. 28 - CONDITION OF TITLE' ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY AS GUARANTEE NO.: 7313140; FILE NO.: 7313140; GUARANTEE NO.: 5026900-7313140; AND DATED: AUGUST 20, 2025.
- THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- PROPOSED LEASE AREA, PATHS FOR ACCESS, UTILITIES, AND INCIDENTALS PURPOSES TO WIRELESS TELECOMMUNICATIONS FACILITY ARE SHOWN ON SHEET C-2 FOR CLARITY. SEE SHEET C-2 FOR PROPOSED VERIZON WIRELESS SITE LEASE, ACCESS, AND UTILITY EASEMENTS.

**BENCHMARK SURVEY DATE**

RTCM-REF	3202	09/11/2025
NORTHING:	2180463.569	
EASTING:	6342869.915	
ELEVATION:	+402.84' A.M.S.L.	

**REFERENCE MAPS**

- 46-RS-62
- 61-RS-80

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FOUR, DETERMINED BY GPS OBSERVATIONS.

**UTILITY NOTE:**

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**FEMA FLOOD ZONE:**

FLOOD ZONE 'X' PER FEMA FIRM PANEL #06019C1040H (EFFECTIVE DATE: 2/18/2000); COMMUNITY NAME: FRESNO COUNTY; COMMUNITY NUMBER: 065029

**verizon**

2770 SHADELANDS DRIVE  
BUILDING 11  
WALNUT CREEK, CA 9459

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.  
1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT NO: WILLOW-FRIANT  
DRAWN BY: NC  
CHECKED BY: JRT/ZQ/WZ

REV	DATE	DESCRIPTION	
O	10/09/2025	FINAL SURVEY (PTR)	NC
A	09/17/2025	PRELIMINARY DRAWING	NC

PROFESSIONAL LAND SURVEYOR  
JAYME R. TARBERT  
Wyma R. TARBERT  
No. 7129  
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

WILLOW-FRIANT  
A.P.N.: 580-040-09  
3658 E COPPER AVENUE  
CLOVIS, CA 93619  
NEW SITE BUILD

SHEET TITLE  
SITE SURVEY

SHEET NUMBER  
C-1

**TITLE INFORMATION**

TITLE INFORMATION SHOWN HEREON IS PER 'REPORT OF TITLE' ISSUED BY: 'CTLA FORM 28 - CONDITION OF TITLE' ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY AS GUARANTEE NO.: 7313140; FILE NO.: 7313140; GUARANTEE NO.: 5026900-7313140; AND DATED: AUGUST 20, 2025 AT 7:30 A.M.

**LEGAL DESCRIPTION:**

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

THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER (S1/2 W1/2 SE1/4), LESS THE SOUTH 135 FEET OF THE EAST 145 FEET OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF.

EXCEPTING THEREFROM THE SOUTH 30 FEET OF THE SAID LAND AS DEEDED TO THE COUNTY OF FRESNO, BY DEED RECORDED MAY 01, 1981 IN BOOK 7715 OF OFFICIAL RECORDS AT PAGE 759, FRESNO COUNTY RECORDS.

APN: 580-040-09

**EXCEPTIONS:**

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2025-2026, A LIEN NOT YET DUE OR PAYABLE.
- THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDED OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED APRIL 10, 1876 IN BOOK 1 OF PATENTS, PAGE 44, AS FOLLOWS: / SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 1888 IN BOOK 78 OF DEEDS, PAGE 261. / IN FAVOR OF: THE COUNTY OF FRESNO / AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 1889 IN BOOK 92 OF DEEDS, PAGE 467. / IN FAVOR OF: THE COUNTY OF FRESNO / AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR RAILROAD RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 23, 1893 IN BOOK 173 OF DEEDS, PAGE 126. / IN FAVOR OF: SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION / AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR THE RIGHT OF ENTER SAID PROPERTY AND REMOVE ONE-HALF INTEREST IN ALL OIL, GOLD OR OTHER MINERALS AS RESERVED IN SAID DEED AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 1925 AS INSTRUMENT NO. 29580 IN BOOK 605, PAGE 272 OF OFFICIAL RECORDS. / IN FAVOR OF: HARRY W. BALL AND PEARL BALL, HIS WIFE / AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1946 AS INSTRUMENT NO. 66615 IN BOOK 2407, PAGE 206 OF OFFICIAL RECORDS. / IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION / AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 26, 1964 AS INSTRUMENT NO. 50119 IN BOOK 5028, PAGE 438 OF OFFICIAL RECORDS. / IN FAVOR OF: GARFIELD WATER DISTRICT / AFFECTS: AS DESCRIBED THEREIN
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY FILED MAY 21, 2002 IN BOOK 46, PAGE 62.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY FILED NOVEMBER 30, 2015 IN BOOK 61, PAGE 80 THROUGH 85.
- AN OFFER OF DEDICATION FOR RIGHT-OF-WAY EASEMENT FOR A FUTURE PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 2021 AS INSTRUMENT NO. 2021-0048099 OF OFFICIAL RECORDS. / TO: THE COUNTY OF FRESNO A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
- AN OFFER OF DEDICATION FOR RIGHT-OF-WAY EASEMENT FOR A FUTURE PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 2021 AS INSTRUMENT NO. 2021-0048100 OF OFFICIAL RECORDS. / TO: THE COUNTY OF FRESNO A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
- AN EASEMENT FOR PUBLIC ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 04, 2022 AS INSTRUMENT NO. 2022-0015555 OF OFFICIAL RECORDS. / IN FAVOR OF: COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA / AFFECTS: AS DESCRIBED THEREIN
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT RUNNING WITH THE LAND REGARDING RIGHT TO FARM NOTICE RECORDED MARCH 08, 2022 AS INSTRUMENT NO. 2022-0030744 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT DEFERMENT OF CONSTRUCTION RECORDED NOVEMBER 23, 2022 AS INSTRUMENT NO. 2022-0142132 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED PIPELINE EASEMENT AGREEMENT RECORDED FEBRUARY 17, 2023 AS INSTRUMENT NO. 2023-0014763 OF OFFICIAL RECORDS.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY STREET, ROAD, ALLEY AND/OR HIGHWAY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

**PROPOSED LEASE AREA LEGAL DESCRIPTION:**

REAL PROPERTY WITHIN THE UNINCORPORATED LANDS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF LESSORS LOT, MORE COMMONLY KNOWN AS 3658 E COPPER AVENUE, THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 88° 04' 13" EAST A DISTANCE OF 571.64 FEET, THENCE LEAVING SAID NORTHERLY LINE AT RIGHT ANGLES SOUTH 01° 55' 47" WEST A DISTANCE OF 38.93 FEET TO THE POINT OF BEGINNING, THENCE;

- L-1: SOUTH 88° 19' 41" EAST A DISTANCE OF 30.00 FEET; THENCE
- L-2: SOUTH 01° 40' 19" WEST A DISTANCE OF 30.00 FEET; THENCE
- L-3: NORTH 88° 19' 41" WEST A DISTANCE OF 30.00 FEET; THENCE
- L-4: NORTH 01° 40' 19" EAST A DISTANCE OF 30.00 FEET; TO POINT OF BEGINNING.

PROPOSED VERIZON LEASE AREA CONTAINS 900.00 SQUARE FEET / 0.0207 ACRES, MORE OR LESS.

**PROPOSED ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:**

REAL PROPERTY WITHIN THE UNINCORPORATED LANDS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, FIFTEEN (15) FEET IN WIDTH LAYING EQUALLY TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, AND OVER A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWESTERLY CORNER OF LESSORS LOT, MORE COMMONLY KNOWN AS 3658 E COPPER AVENUE, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 88° 15' 09" EAST A DISTANCE OF 594.31 FEET TO THE POINT OF BEGINNING, THENCE;

- L-5: NORTH 01° 49' 20" EAST A DISTANCE OF 103.24 FEET; THENCE
- L-6: NORTH 08° 38' 44" EAST A DISTANCE OF 48.64 FEET; THENCE
- L-7: NORTH 01° 45' 46" EAST A DISTANCE OF 105.96 FEET; THENCE
- L-8: NORTH 45° 15' 42" WEST A DISTANCE OF 28.49 FEET; THENCE
- L-9: NORTH 01° 54' 59" EAST A DISTANCE OF 931.93 FEET TO A POINT HEREIN REFERRED TO AS 'POINT A' THENCE CONTINUING ALONG THE SAME COURSE, NORTH 01° 54' 59" EAST A DISTANCE OF 37.43 FEET TO THE TERMINUS OF THIS COURSE FOR A TOTAL LINE LENGTH OF 969.36 FEET; THENCE
- L-10: FROM ABOVE DESCRIBED 'POINT A' NORTH 88° 19' 41" WEST A DISTANCE OF 46.49 FEET; THENCE RETURNING TO THE SOUTHERLY TERMINUS OF LINE 9 ABOVE, AND BEGINNING A NEW COURSE THEREFROM;
- L-11: SOUTH 27° 30' 25" WEST A DISTANCE OF 21.47 FEET; THENCE
- L-12: SOUTH 01° 52' 54" WEST A DISTANCE OF 105.96 FEET; THENCE
- L-13: SOUTH 09° 25' 09" EAST A DISTANCE OF 49.29 FEET; THENCE
- L-14: SOUTH 01° 49' 20" WEST A DISTANCE OF 103.26 FEET; TO THE POINT OF TERMINUS.

THE SIDELINE BOUNDARIES OF THIS EASEMENT SHALL BE LENGTHENED OR SHORTENED TO END IN ROADWAY/RIGHT-OF-WAY, PROPERTY, OR LEASE LINES, AS REQUIRED TO RESPECT ALL SENIOR LAND RIGHTS/USE/OCCUPATION CONDITIONS.

PROPOSED VERIZON ACCESS & UTILITY EASEMENT CONTAINS 23,505.99 SQUARE FEET/±0.5396 ACRES, MORE OR LESS.

**PROPOSED UTILITY EASEMENT LEGAL DESCRIPTION:**

REAL PROPERTY WITHIN THE UNINCORPORATED LANDS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, FIFTEEN (15) FEET IN WIDTH LAYING EQUALLY TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, AND OVER A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWESTERLY CORNER OF LESSORS LOT, MORE COMMONLY KNOWN AS 3658 E COPPER AVENUE, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 88° 15' 09" EAST A DISTANCE OF 694.61 FEET, THENCE LEAVING SAID SOUTHERLY LINE AT RIGHT ANGLES SOUTH 01° 44' 52" EAST A DISTANCE OF 55.50 FEET TO THE POINT OF BEGINNING, THENCE;

- L-15: NORTH 88° 15' 08" WEST A DISTANCE OF 100.23 FEET TO TERMINATE INTO LINE 5 OF THE ABOVE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

THE SIDELINE BOUNDARIES OF THIS EASEMENT SHALL BE LENGTHENED OR SHORTENED TO END IN RIGHT-OF-WAY, PROPERTY, OR LEASE LINES, AS REQUIRED TO RESPECT ALL SENIOR LAND RIGHTS/CONDITIONS.

PROPOSED VERIZON NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT CONTAINS 1,391.01 SQUARE FEET/±0.0320 ACRES, MORE OR LESS.

**PROPOSED UTILITY EASEMENT LEGAL DESCRIPTION:**

REAL PROPERTY WITHIN THE UNINCORPORATED LANDS OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

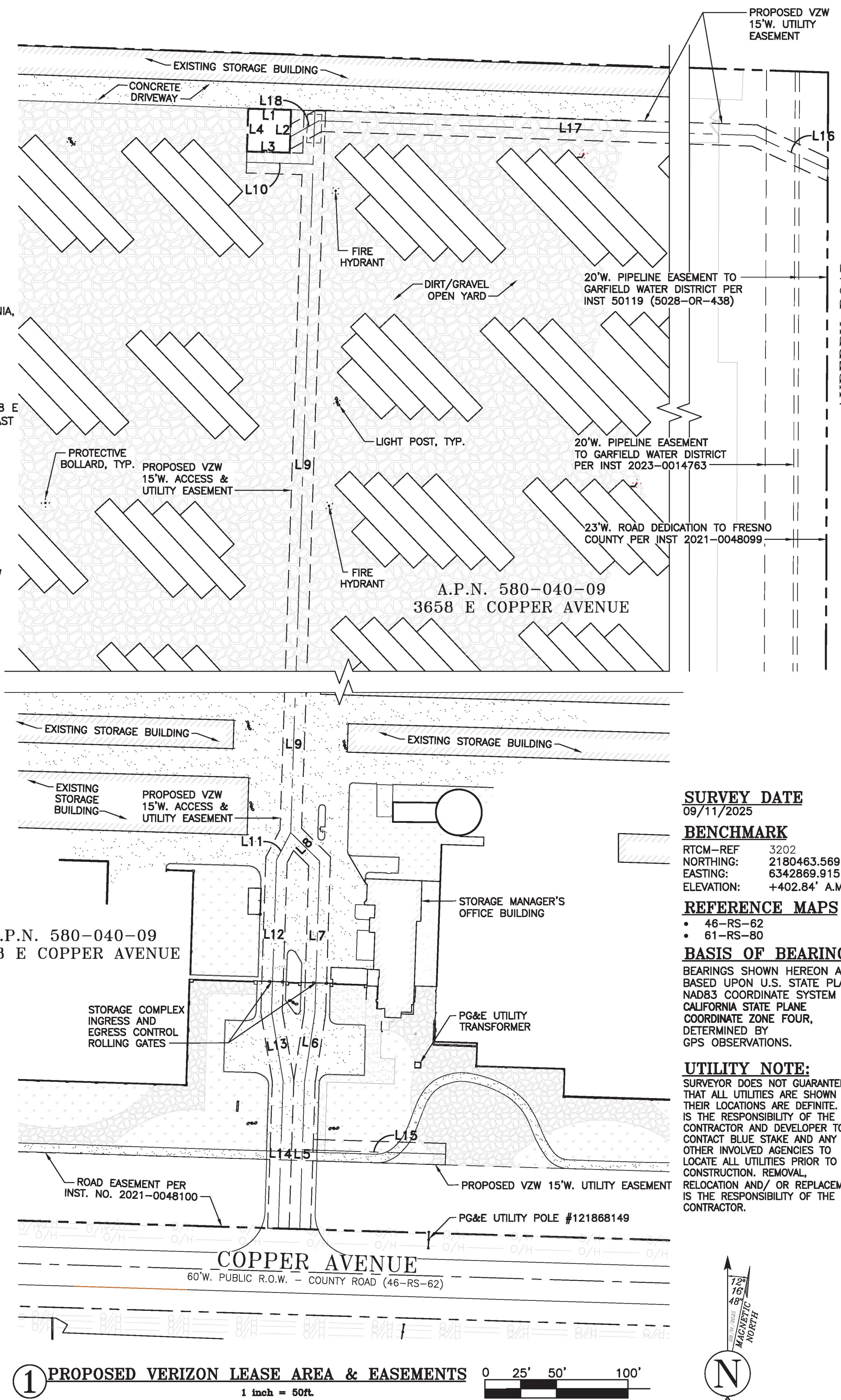
A STRIP OF LAND, FIFTEEN (15) FEET IN WIDTH LAYING EQUALLY TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, AND OVER A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEASTERLY CORNER OF LESSORS LOT, MORE COMMONLY KNOWN AS 3658 E COPPER AVENUE, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 0° 13' 04" WEST A DISTANCE OF 67.80 FEET TO THE POINT OF BEGINNING, THENCE;

- L-16: NORTH 65° 08' 24" WEST A DISTANCE OF 56.32 FEET THENCE
- L-17: NORTH 88° 03' 35" WEST A DISTANCE OF 628.08 FEET THENCE
- L-18: SOUTH 60° 39' 48" WEST A DISTANCE OF 23.05 FEET TO TERMINATE AT THE LEASE LINE

THE SIDELINE BOUNDARIES OF THIS EASEMENT SHALL BE LENGTHENED OR SHORTENED TO END IN RIGHT-OF-WAY, PROPERTY, OR LEASE LINES, AS REQUIRED TO RESPECT ALL SENIOR LAND RIGHTS/CONDITIONS.

PROPOSED VERIZON NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT CONTAINS 10,611.63 SQUARE FEET/±0.2436 ACRES, MORE OR LESS.

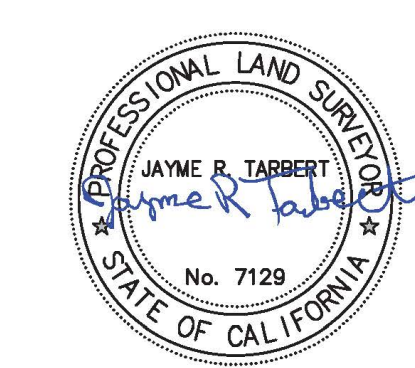


2770 SHADELANDS DRIVE  
BUILDING 11  
WALNUT CREEK, CA 9459



PROJECT NO: WILLOW-FRIANT  
DRAWN BY: NC  
CHECKED BY: JRT/ZQ/WZ

REV	DATE	DESCRIPTION	
O	10/09/2025	FINAL SURVEY (PTR)	NC
A	09/17/2025	PRELIMINARY DRAWING	NC



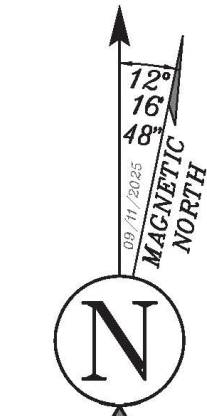
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

WILLOW-FRIANT  
A.P.N.: 580-040-09  
3658 E COPPER AVENUE  
CLOVIS, CA 93619  
NEW SITE BUILD

SHEET TITLE  
TITLE INFORMATION

SHEET NUMBER  
C-2

1 PROPOSED VERIZON LEASE AREA & EASEMENTS



NOTES:  
CONTRACTOR TO APPROVE KNOX SYSTEM WITH  
FIRE PREVENTION BUREAU PRIOR TO ORDERING  
AND INSTALL.

**verizon**<sup>v</sup>

2770 SHADELANDS DRIVE,  
BUILDING 11  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.  
1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID: WILLOW FRIANT  
DRAWN BY: LS  
CHECKED BY: RF

REV	DATE	DESCRIPTION	
I	02/12/2026	100% ZD's FOR SUBMITTAL	NC
O	11/24/2025	100% ZD's FOR SUBMITTAL	RF
C	11/14/2025	100% ZD's FOR APPROVAL	RN
B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

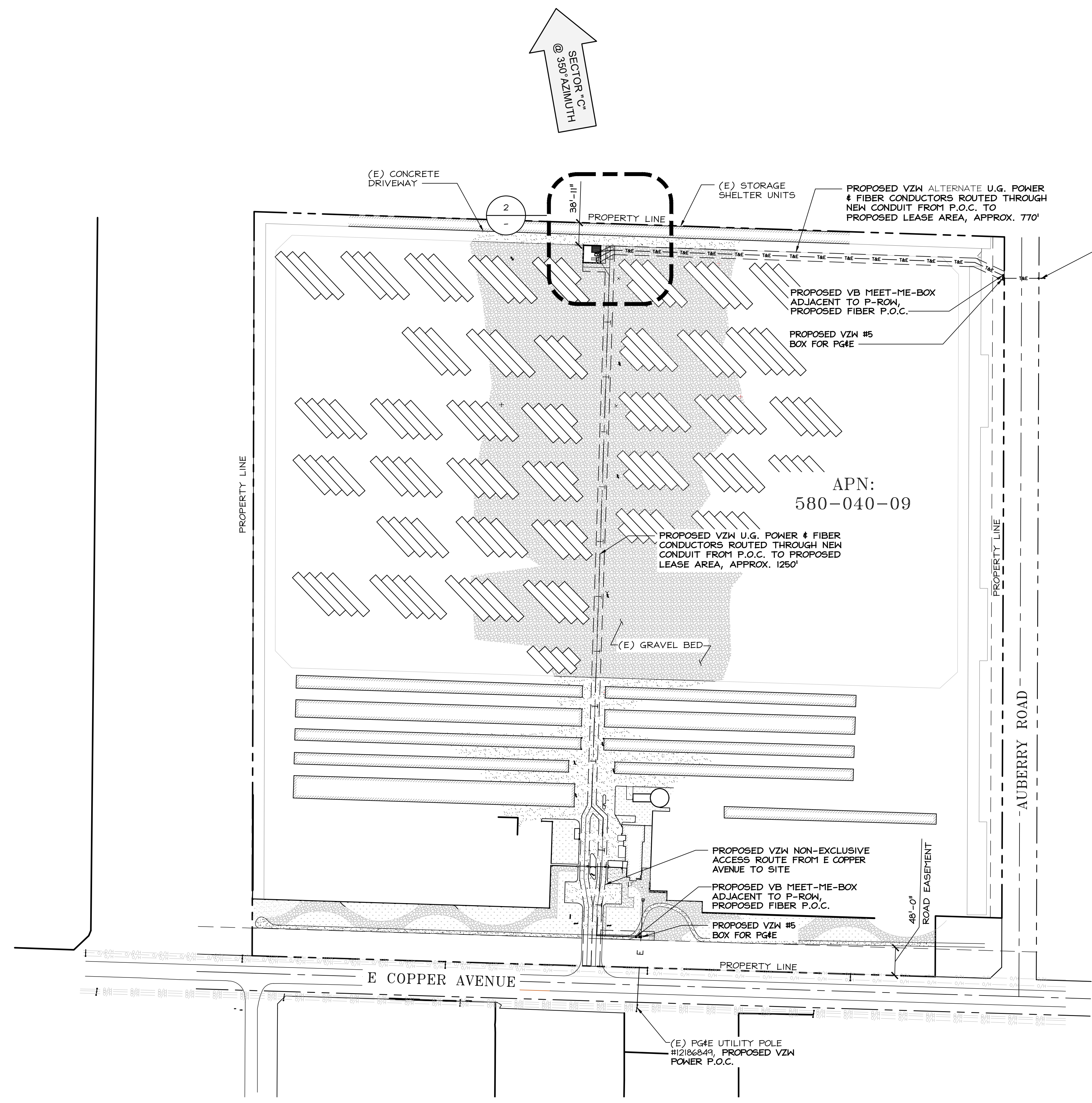
**NOT TO BE USED  
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE  
DIRECTION OF A LICENSED PROFESSIONAL  
ENGINEER, TO ALTER THIS DOCUMENT.

WILLOW FRIANT  
MONOPINE:  
3658 E COPPER AVENUE  
CLOVIS, CA 93619

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**A-1**

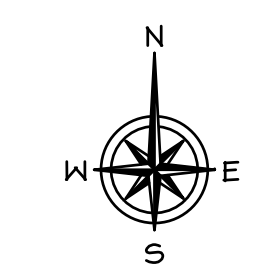


APN:  
580-040-09

SECTOR "B"  
@ 270° AZIMUTH

SECTOR "C"  
@ 360° AZIMUTH

SECTOR "A"  
@ 100° AZIMUTH



**OVERALL SITE PLAN**

24"x36" SCALE: 1" = 100'-0"  
11"x17" SCALE: 1" = 200'-0" 100' 50' 0' 100'

**1**

**verizon**

2770 SHADELANDS DRIVE,  
BUILDING II  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.  
1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID: WILLOW FRIANT

DRAWN BY: LS

CHECKED BY: RF

REV	DATE	DESCRIPTION	
I	02/12/2026	100% ZD's FOR SUBMITTAL	NC
O	11/24/2025	100% ZD's FOR SUBMITTAL	RF
C	11/14/2025	100% ZD's FOR APPROVAL	RN
B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

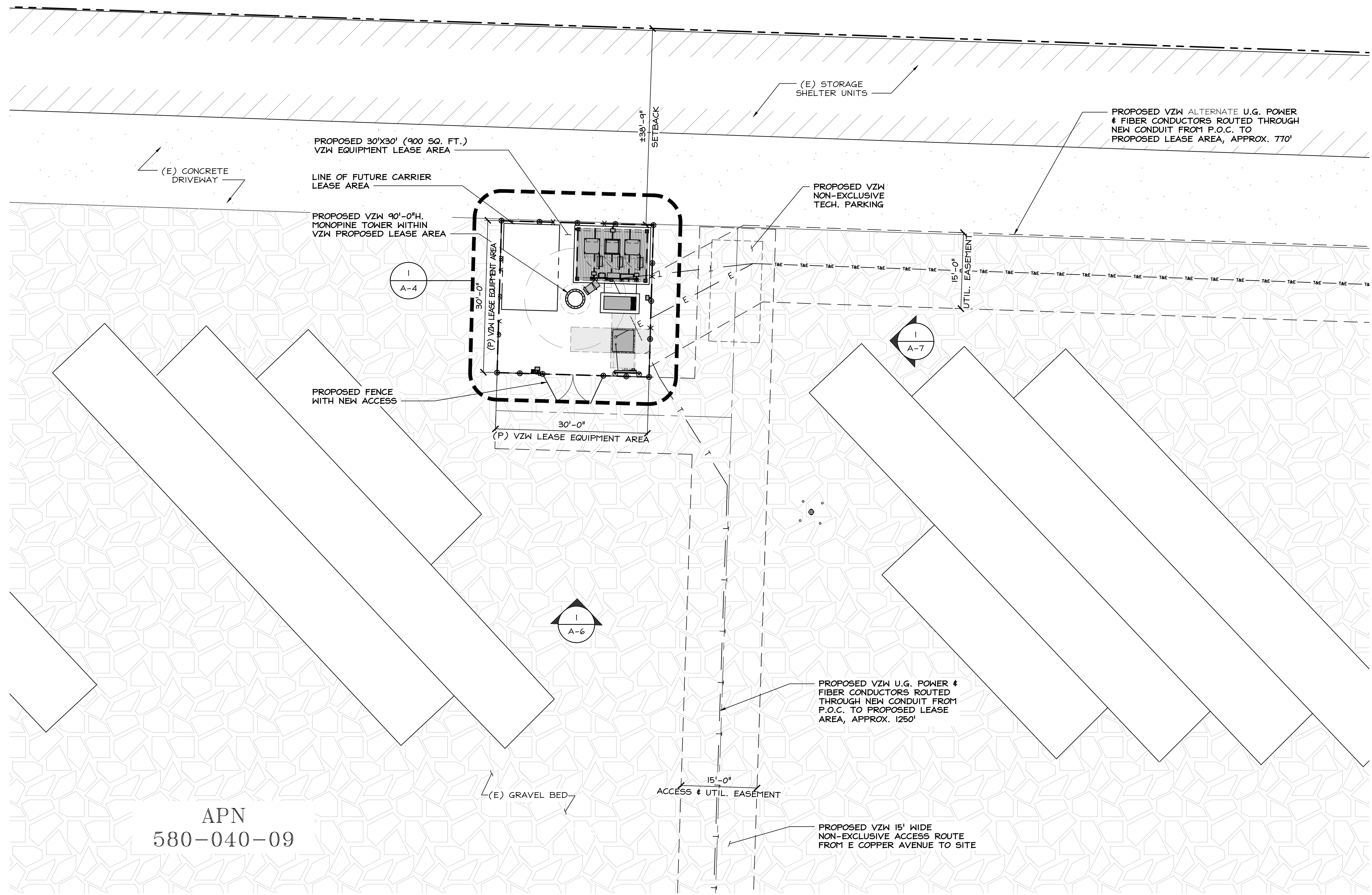
**NOT TO BE USED FOR CONSTRUCTION**

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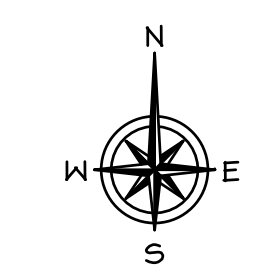
**WILLOW FRIANT MONOPINE:**  
3658 E COPPER AVENUE  
CLOVIS, CA 93619

SHEET TITLE  
**ENLARGED EQUIPMENT SITE PLAN**

SHEET NUMBER  
**A-2**



APN  
580-040-09



**ENLARGED EQUIPMENT SITE PLAN**

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"

**verizon**

2770 SHADELANDS DRIVE,  
BUILDING 11  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.  
1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID: WILLOW FRIANT  
DRAWN BY: LS  
CHECKED BY: RF

REV	DATE	DESCRIPTION	
I	02/12/2026	100% ZD's FOR SUBMITTAL	NC
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B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

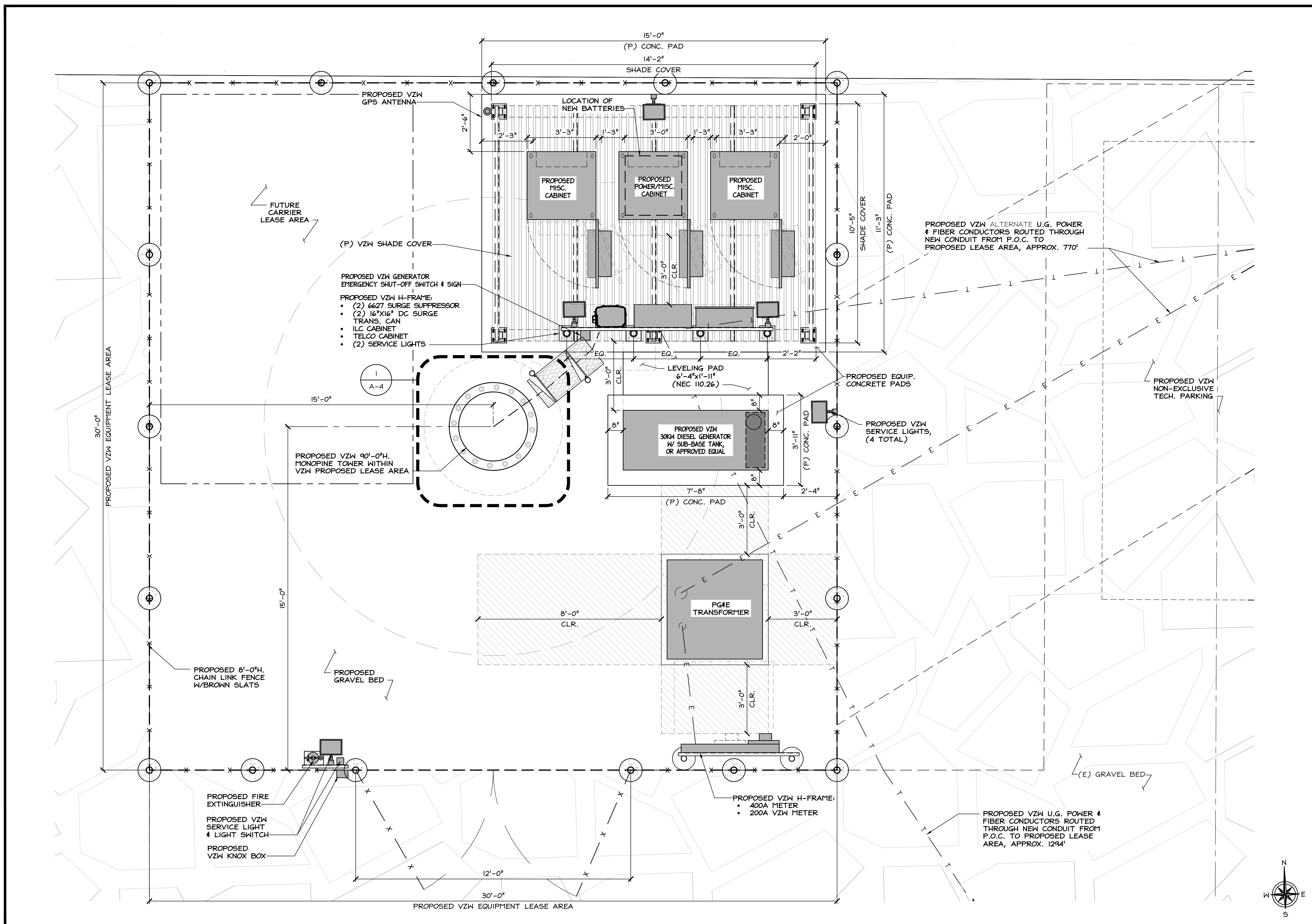
**NOT TO BE USED  
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**WILLOW FRIANT  
MONOPINE:**  
3658 E COPPER AVENUE  
CLOVIS, CA 93619

SHEET TITLE  
**EQUIPMENT LAYOUT PLAN**

SHEET NUMBER  
**A-3**

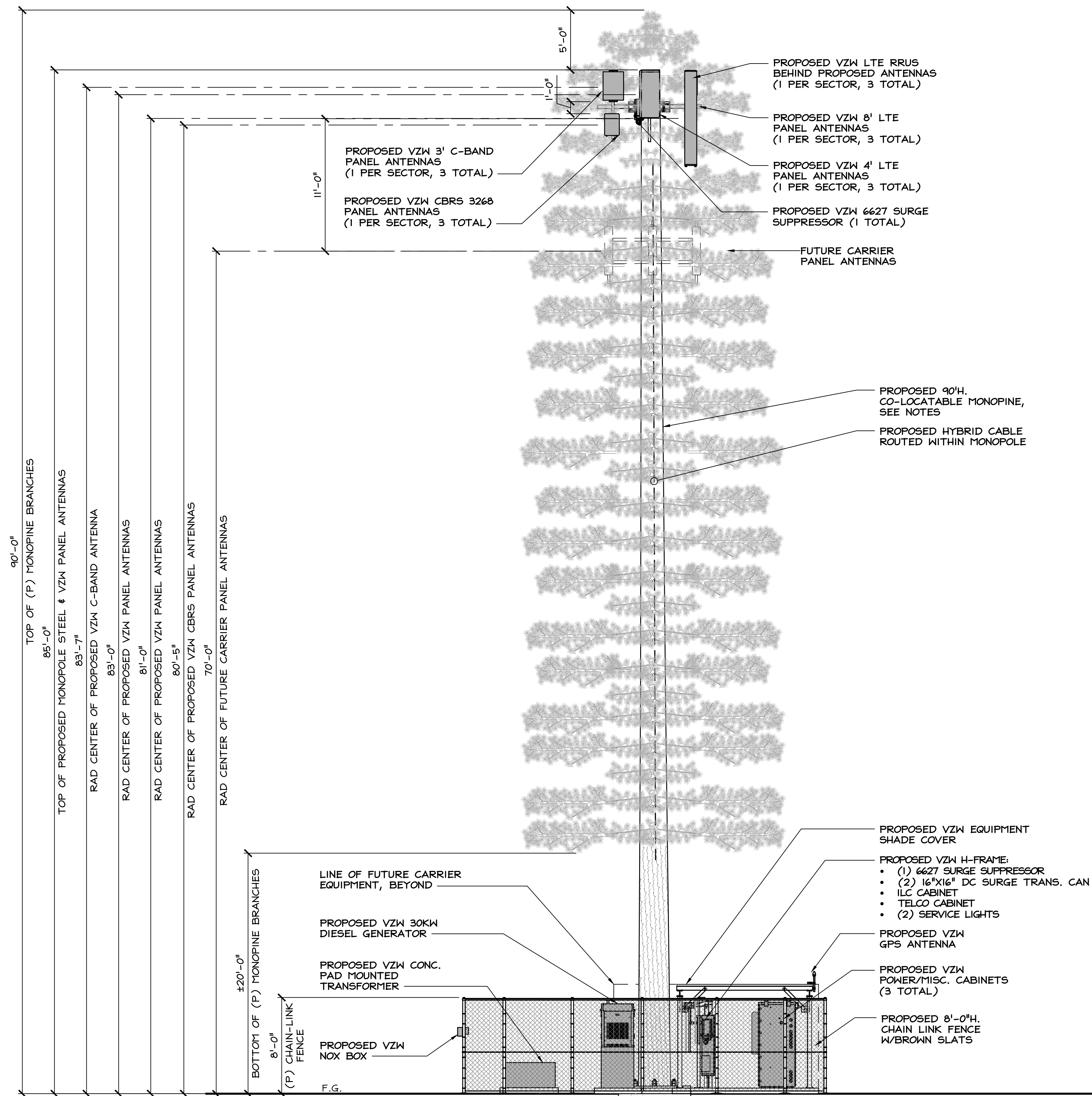


**EQUIPMENT LAYOUT PLAN**

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"  
1 2' 1' 0' 2'



NOTES:  
 PROPOSED ANTENNAS SHALL HAVE FOLIAGE SOCKS MATCHING THE COLOR AND TEXTURE OF THE MONOPINE FOLIAGE.  
 PROPOSED MONOPINE BARK TO BE TEXTURED TO RESEMBLE NATURAL TREE BARK CLADDING AND PAINTED WITH SHERWIN-WILLIAMS (SW 6146 UMBER) OR SIMILAR.



**verizon**<sup>v</sup>  
 2770 SHADELANDS DRIVE,  
 BUILDING 11  
 WALNUT CREEK, CA 94598

**SEQUOIA**  
 DEPLOYMENT SERVICES, INC.  
 1 SPECTRUM POINTE DRIVE, SUITE 130  
 LAKE FOREST, CA 92630-2283

**ALLSTATES**  
 ENGINEERING & SURVEYING  
 23675 BIRTCHE DRIVE  
 LAKE FOREST, CA 92630

PROJECT ID: WILLOW FRIANT  
 DRAWN BY: LS  
 CHECKED BY: RF

REV	DATE	DESCRIPTION	
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O	11/24/2025	100% ZD's FOR SUBMITTAL	RF
C	11/14/2025	100% ZD's FOR APPROVAL	RN
B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

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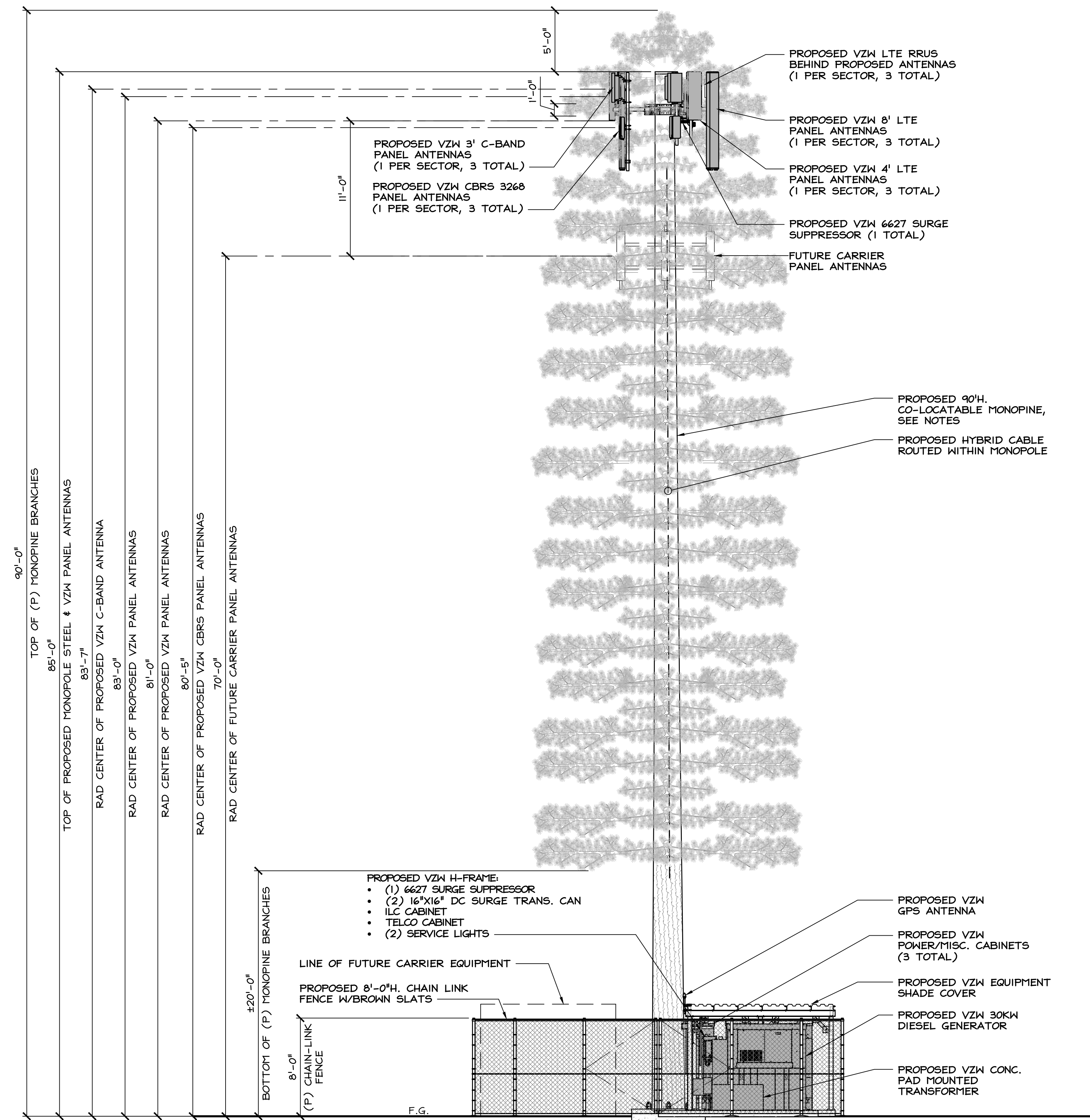
**WILLOW FRIANT MONOPOLE:**  
 3658 E COPPER AVENUE  
 CLOVIS, CA 93619

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-5**

**PROPOSED EAST ELEVATION**

NOTES:  
 PROPOSED ANTENNAS SHALL HAVE FOLIAGE SOCKS MATCHING THE COLOR AND TEXTURE OF THE MONOPINE FOLIAGE.  
 PROPOSED MONOPINE BARK TO BE TEXTURED TO RESEMBLE NATURAL TREE BARK CLADDING AND PAINTED WITH SHERWIN-WILLIAMS (SW 6146 UMBER) OR SIMILAR.



PROJECT ID:	WILLOW FRIANT
DRAWN BY:	LS
CHECKED BY:	RF

REV	DATE	DESCRIPTION	
I	02/12/2026	100% ZD's FOR SUBMITTAL	NC
O	11/24/2025	100% ZD's FOR SUBMITTAL	RF
C	11/14/2025	100% ZD's FOR APPROVAL	RN
B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

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**WILLOW FRIANT MONOPOLE:**  
 3658 E COPPER AVENUE  
 CLOVIS, CA 93619

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-6**

**PROPOSED SOUTH ELEVATION**



**Verizon Wireless Proposed Wireless Telecommunications Facility  
Willow & Friant- 3658 E Copper Ave**

**Photo Survey**

Looking East towards property



Looking North towards property



Looking West towards property



Looking South towards property



Looking Southwest towards property



Looking North at Proposed facility location



Looking South from proposed facility location



Looking West from proposed facility location



Looking East from proposed facility location





EXISTING



PROPOSED      LOOKING NORTHWEST FROM COPPER AVENUE



EXISTING



PROPOSED MONOPINE

PROPOSED

LOOKING SOUTHWEST FROM AUBERRY ROAD



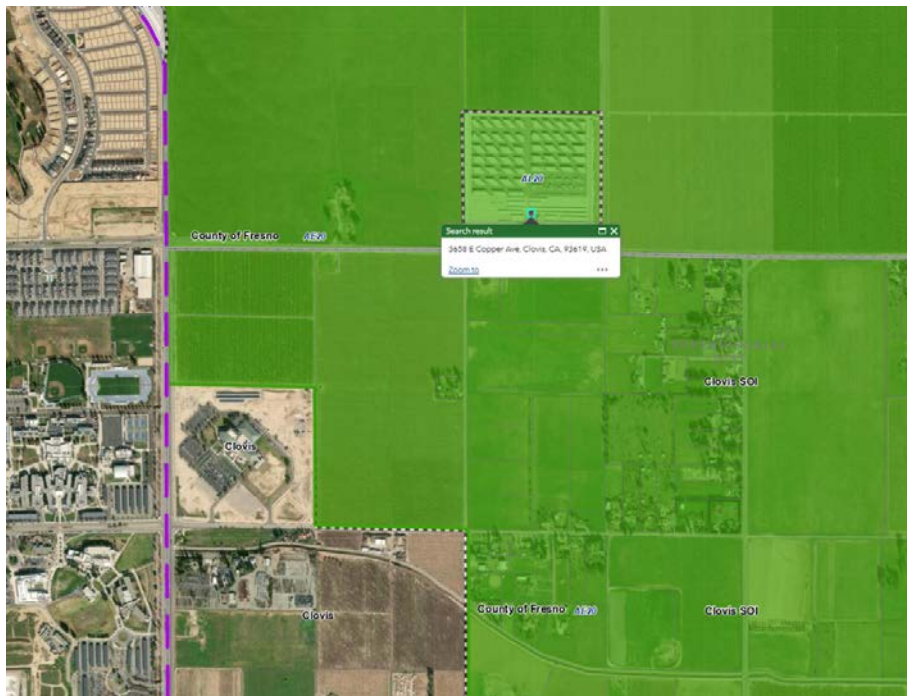
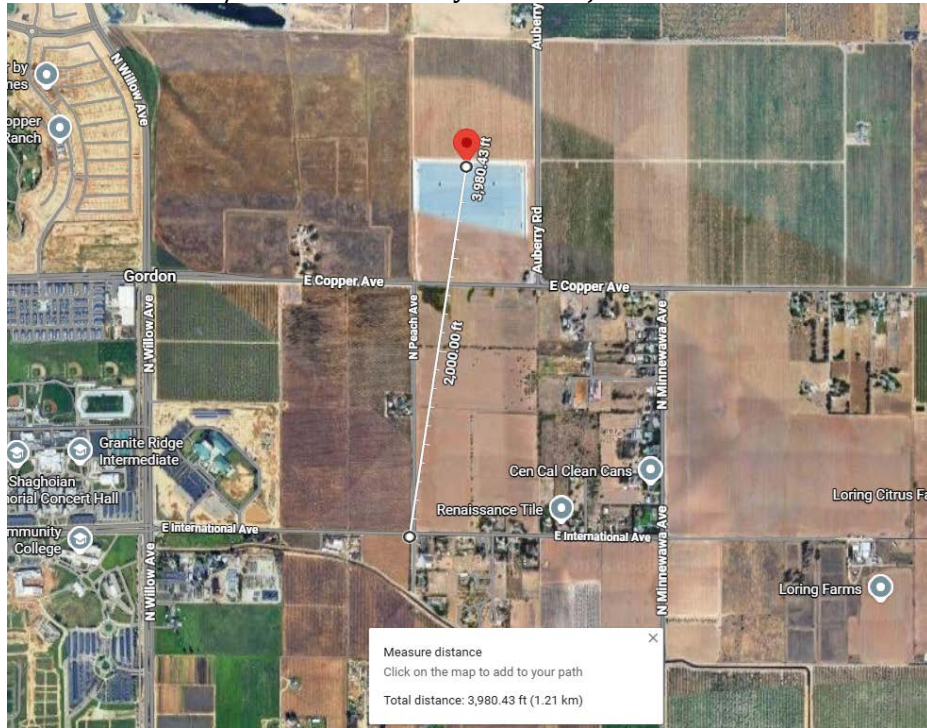
EXISTING



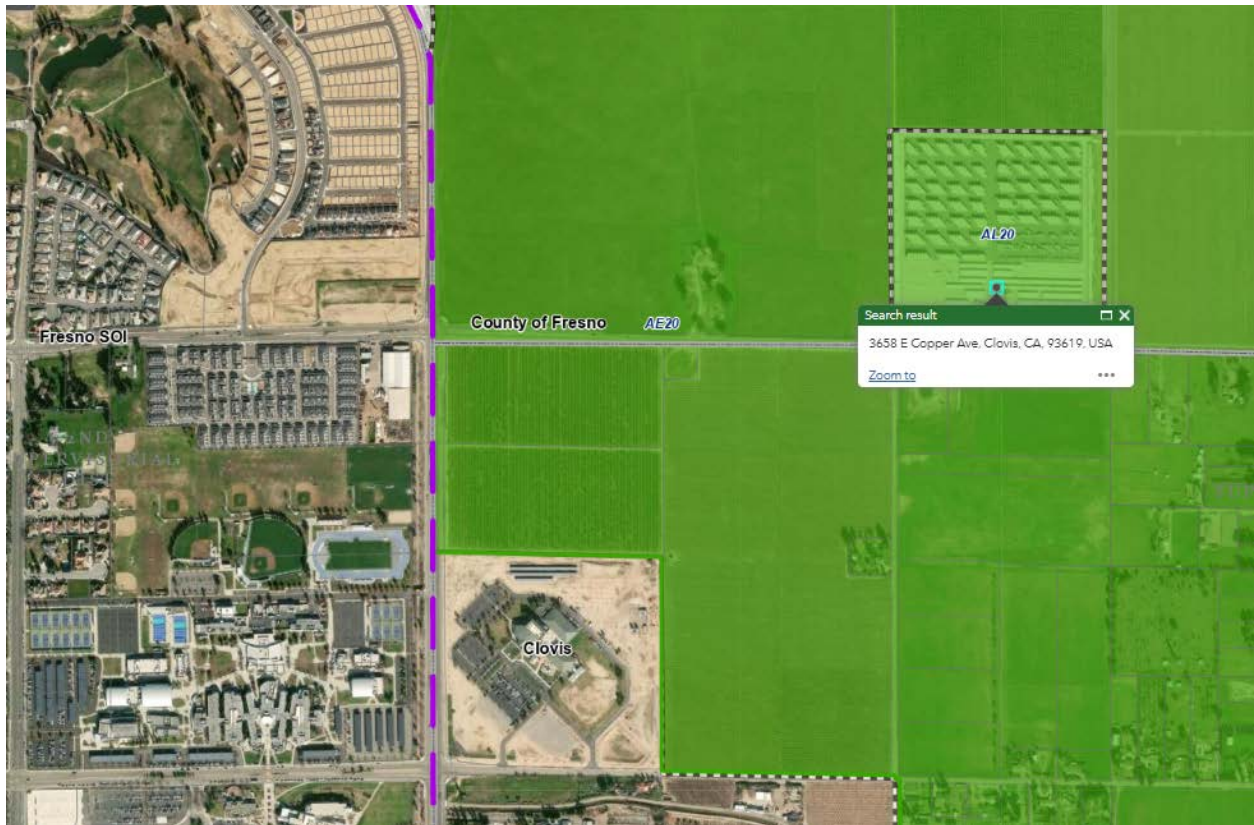
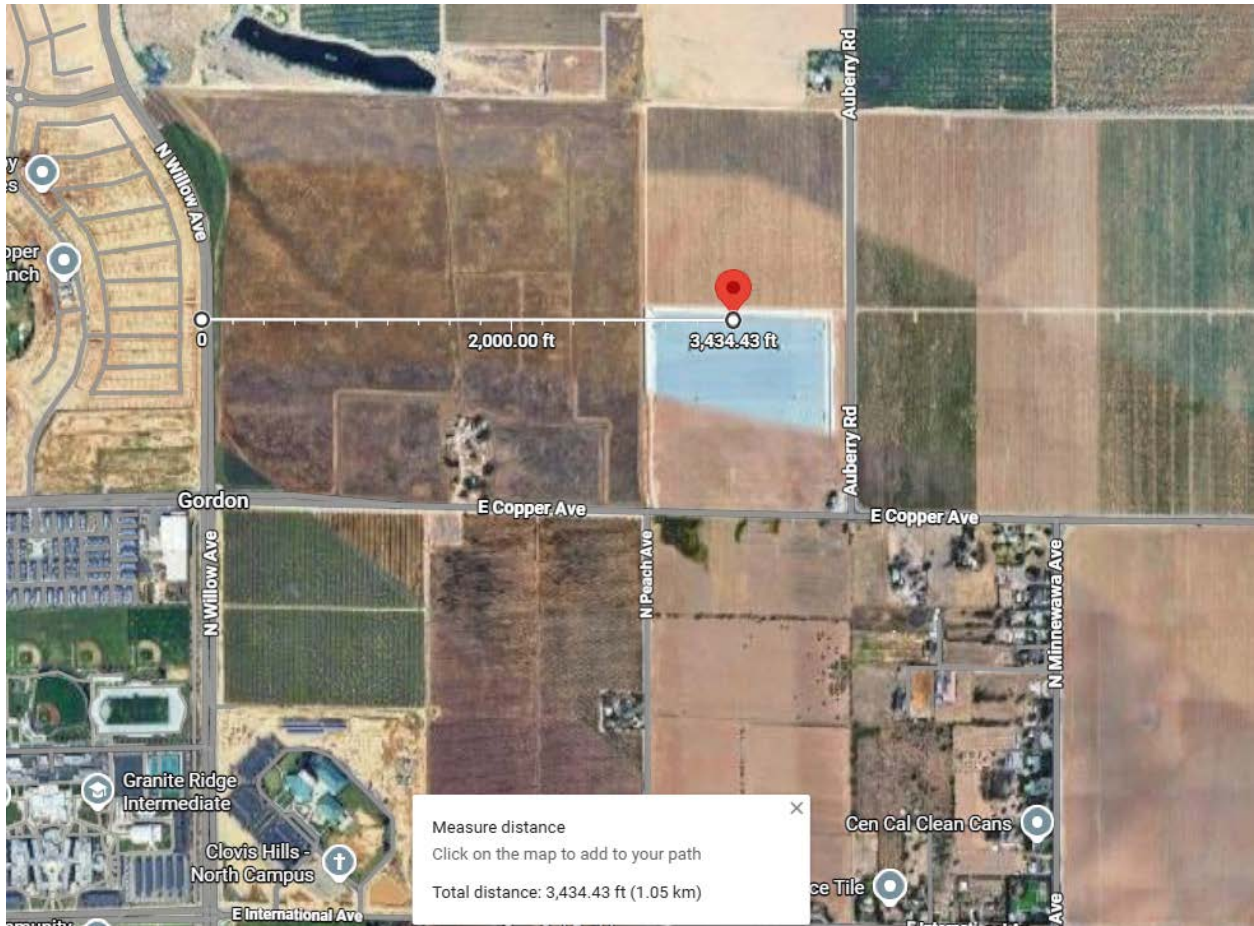
PROPOSED      LOOKING NORTHEAST FROM COPPER AVENUE

## Verizon Willow & Friant Distance from Nearby Jurisdictions

+/- 3980 ft from City of Clovis jurisdiction



+/- 3,434 ft from City of Fresno jurisdiction



1 Spectrum Pointe Drive, Suite 130, Lake Forest, CA 92630

## RADIO FREQUENCY ELECTROMAGNETIC ENERGY EXPOSURE REPORT

PRE-Activation

Prepared for Verizon

Site Name: **WILLOW FRIANT**  
Site Num: **694186\_5000875395**  
Site Type: **Monopine**

Located at:

3658 E. Copper Ave  
Clovis, CA 93619  
Latitude: 36.899299 / Longitude: -119.718327

Report Date: **12/09/2025**  
Report By: **Jamie Santos, RF Engineer**

Based on FCC Rules and Regulations, Verizon is compliant.

## TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	3
2.0 SITE DESCRIPTION	3
2.1 Site Map	4
2.2 Antenna Inventory	5
3.0 ANALYSIS	6
3.1 Emission Predictions	6
4.0 CONCLUSION	9
4.1 Results	9
4.2 Recommendation(s)	9
4.3 Statement of Compliance	9
4.4 Engineer Certification	9
Appendix A: Background	10
Appendix B: Measurement and/or Computer Simulation Methods	11
Appendix C: Plot Legend	11
Appendix D: Limitations	11
Appendix E: Sample RF Advisory Signs	12

## 1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by Verizon, care of Sequoia, to determine whether its wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. This report contains a PRE-activation, computer-simulated analysis of the Electromagnetic Energy (EME) exposure resulting from the facility. The cumulative analysis includes contributions from existing wireless carriers on site, where applicable and information is provided. Results are compared to FCC’s General Population (GP) Maximum Permissible Exposure (MPE) Limits. The tables below summarizes the results of our EME assessment at a glance:

*EME Summary*

Analyzed Elevation(s)	Height Above Ground Level (ft AGL)	Results (% GP)	Status
Ground	0	0.8	Pass
Adjacent Bldg Roof	15	1.5	Pass

## 2.0 SITE DESCRIPTION

The wireless telecommunication facility is located on the ground. The facility consists of 1 wireless carrier(s) or operator(s): Verizon. The antennas are typically grouped into sectors pointing in different directions to achieve the desired areas of coverage. Verizon’s antennas are mounted on a monopine tower.

## 2.1 Site Map



## 2.2 Antenna Inventory

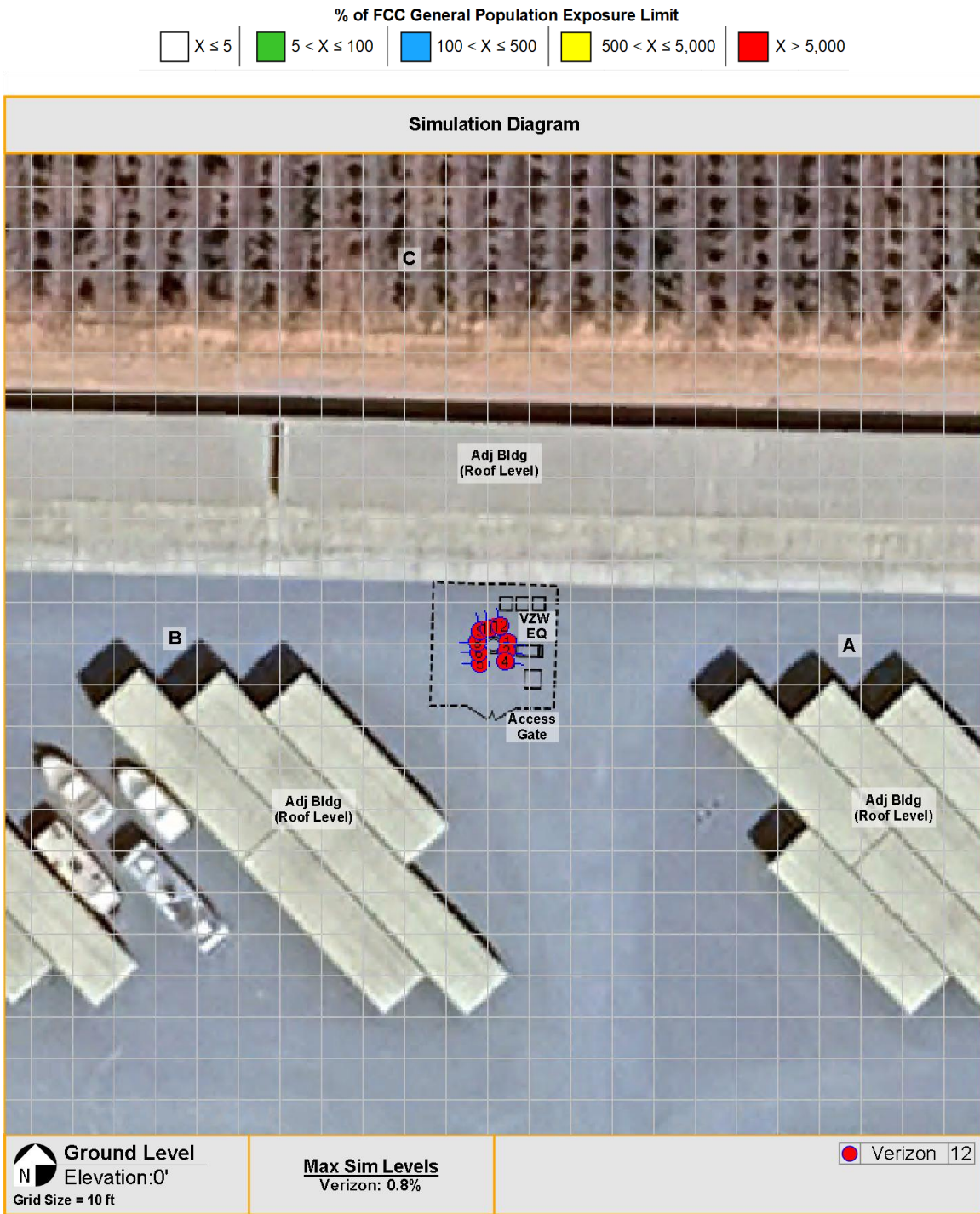
The table below reflects the technical specifications provided by our clients and/or gathered from physical field surveys where applicable. This final configuration, including power settings and antenna orientations must be maintained to remain in compliance with FCC guidelines. For co-locators or nearby transmitters, conservative estimates are used for purposes of a cumulative study where information is not provided or available.

### *Site Technical Specifications*

Antenna ID	Antenna Num	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Duty Cycle Factor	Total ERP (Watts)	Rad Center Height Above Ground (Z) (ft)
A1	1	Verizon	Commscope	NN-65C-HG-R1B	Panel	746	100	74	8.0	13.6	240	1.0	5537	81.0
A1	1	Verizon	Commscope	NN-65C-HG-R1B	Panel	880	100	70	8.0	13.9	240	1.0	5906	81.0
A2	2	Verizon	Ericsson	AIR3283	Panel	1965	100	61	3.9	17.7	80	1.0	4668	83.0
A2	2	Verizon	Ericsson	AIR3283	Panel	2120	100	61	3.9	18.2	240	1.0	15862	83.0
A3	3	Verizon	Ericsson	AIR6419	Panel	3700	100	11	2.4	23.5	320	0.8	56669	83.6
A4	4	Verizon	Ericsson	AIR3268	Panel	3500	100	13	1.8	20.6	60	0.8	5450	80.4
B1	5	Verizon	Commscope	NN-65C-HG-R1B	Panel	746	270	74	8.0	13.6	240	1.0	5537	81.0
B1	5	Verizon	Commscope	NN-65C-HG-R1B	Panel	880	270	70	8.0	13.9	240	1.0	5906	81.0
B2	6	Verizon	Ericsson	AIR3283	Panel	1965	270	61	3.9	17.7	80	1.0	4668	83.0
B2	6	Verizon	Ericsson	AIR3283	Panel	2120	270	61	3.9	18.2	240	1.0	15862	83.0
B3	7	Verizon	Ericsson	AIR6419	Panel	3700	270	11	2.4	23.5	320	0.8	56669	83.6
B4	8	Verizon	Ericsson	AIR3268	Panel	3500	270	13	1.8	20.6	60	0.8	5450	80.4
C1	9	Verizon	Commscope	NN-65C-HG-R1B	Panel	746	350	74	8.0	13.6	240	1.0	5537	81.0
C1	9	Verizon	Commscope	NN-65C-HG-R1B	Panel	880	350	70	8.0	13.9	240	1.0	5906	81.0
C2	10	Verizon	Ericsson	AIR3283	Panel	1965	350	61	3.9	17.7	80	1.0	4668	83.0
C2	10	Verizon	Ericsson	AIR3283	Panel	2120	350	61	3.9	18.2	240	1.0	15862	83.0
C3	11	Verizon	Ericsson	AIR6419	Panel	3700	350	11	2.4	23.5	320	0.8	56669	83.6
C4	12	Verizon	Ericsson	AIR3268	Panel	3500	350	13	1.8	20.6	60	0.8	5450	80.4

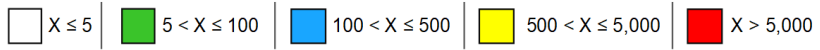
### 3.0 ANALYSIS

#### 3.1 Emission Predictions<sup>1</sup>

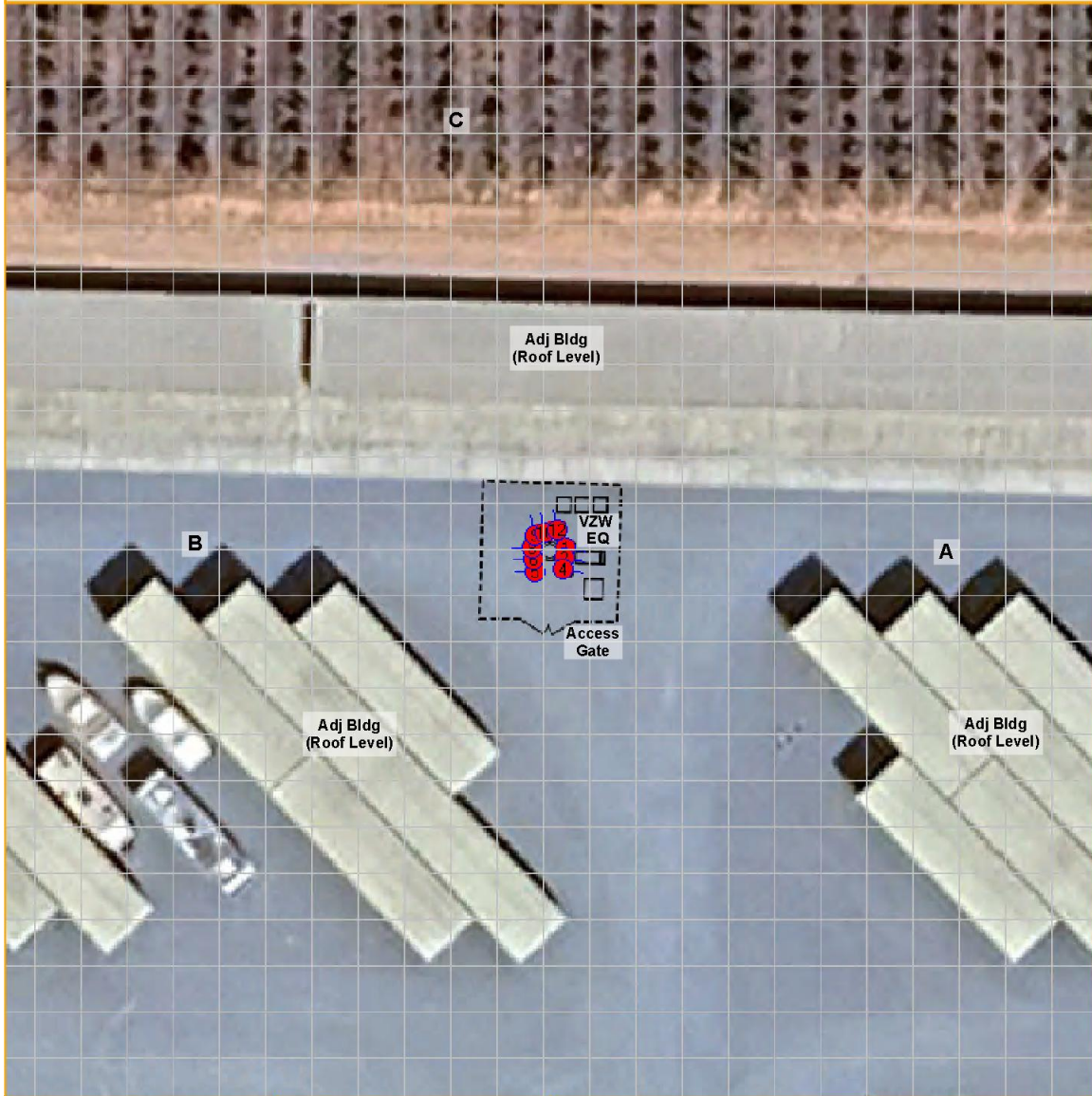


<sup>1</sup> See Appendix C

% of FCC General Population Exposure Limit



Simulation Diagram

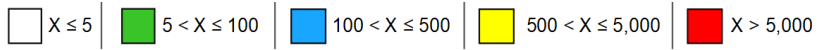


Adj Roof Level  
N Elevation: 15'  
Grid Size = 10 ft

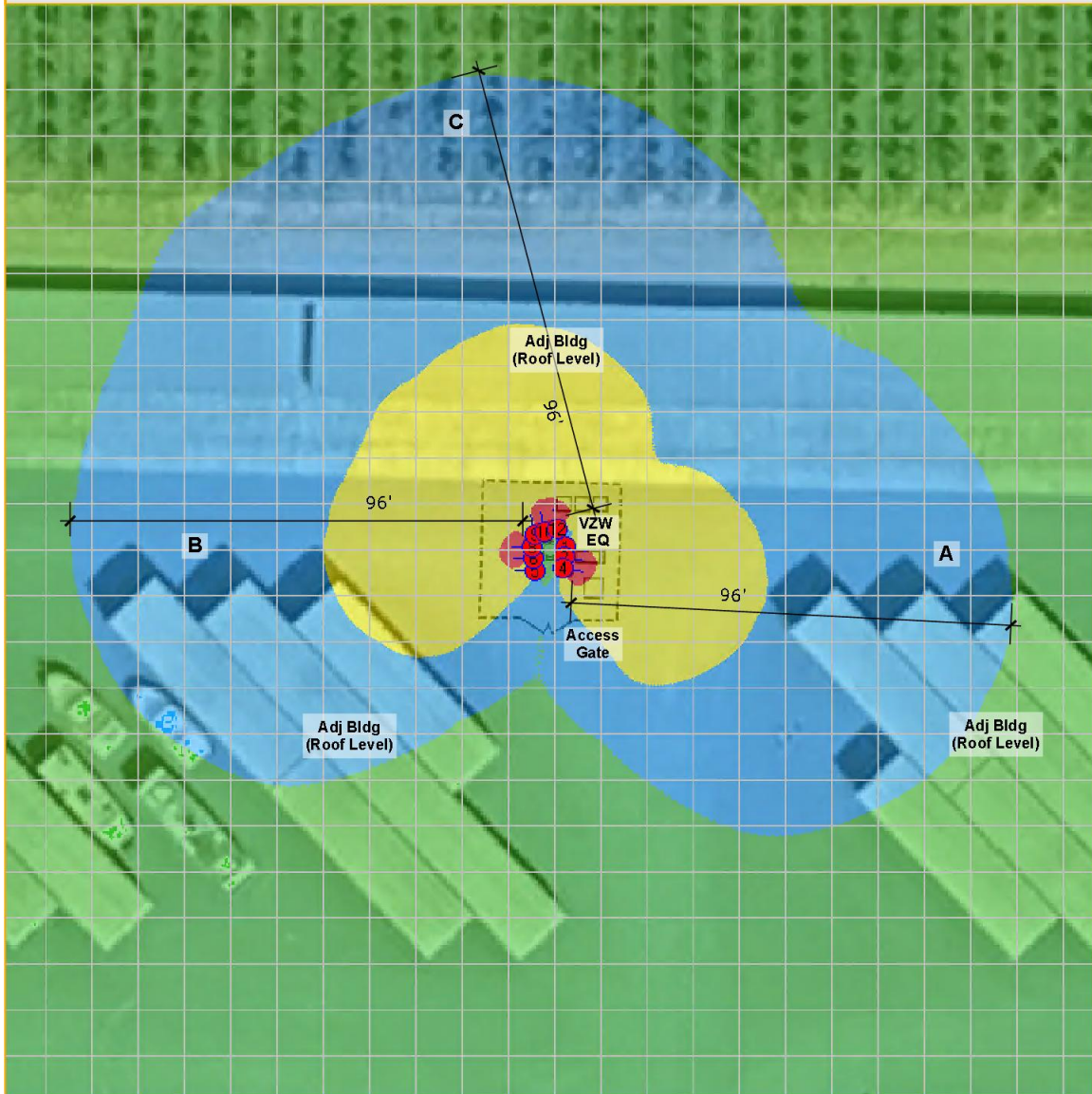
Max Sim Levels  
Verizon: 1.5%

Verizon 12

% of FCC General Population Exposure Limit



Simulation Diagram



**Antenna Level**  
 N Elevation: 77'  
 Grid Size = 10 ft

Verizon 12

## 4.0 CONCLUSION

### 4.1 Results

For a typical 6-foot person standing in accessible areas on the Ground and Adjacent Bldg Roof, exposure levels for Verizon's site are calculated to be BELOW the FCC's most stringent General Population MPE Limits.

At antenna elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antenna(s). The maximum overexposed areas extend 96-feet from the front face of the Verizon antenna(s). There are no other buildings or surrounding structures at or higher than antenna height within the overexposed areas. Beyond this clearance distance, exposure levels are predicted to be below the FCC's General Population MPE Limits.

The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that Verizon employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them.

### 4.2 Recommendation(s)

Further actions are not required.

### 4.3 Statement of Compliance

Based on the results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

### 4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.



## Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population (GP) and Occupational (OC).

*FCC MPE Limits (from OET-65)*

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

**General population/uncontrolled** limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

**Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

In general, when the guidelines specified in § 1.1310 are exceeded in an accessible area due to the emissions from multiple fixed transmitters, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose transmitters produce, at the area in question, power density levels that exceed 5% of the power density exposure limit applicable to their particular transmitter or field strength levels that, when squared, exceed 5% of the square of the electric or magnetic field strength limit applicable to their particular transmitter.

The FCC classifies four categories, 1 through 4, reflecting potential RF exposure scenarios along with required signage:

- Category 1 - levels at or below the MPE limits (100%) - GREEN Information sign is optional.
- Category 2 - levels between 1x up to 5x GP MPE limits (100%-500%) - BLUE Notice sign required.
- Category 3 - levels between 5x up to 50x GP MPE limits (500%-5,000%) - YELLOW Caution sign required.
- Category 4 - levels greater than 50x GP MPE limits (>5,000%) - ORANGE or RED Warning sign required.

## Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded. A result higher than 100% exceeds the FCC's General Population MPE Limits.

Dtech uses an industry standard power density prediction computer Model<sup>2</sup> to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. In addition, the analysis is performed at 80% duty cycle for all (C-Band/CBRS/mmWave/AAH) TDD technologies. All other frequencies are operating at 100% duty cycle transmitting at maximum total power. Lower Interiors (if applicable), were analyzed 10-feet below roof level with a 10dB deck attenuation. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits.

## Appendix C: Plot Legend

Plot color legends adhere to the FCC's category classification: WHITE represents areas where exposure levels are predicted to be at or below 5%; GREEN (Category 1) between 5% & up to 100%, which is below the MPE limits; BLUE, YELLOW & RED (Categories 2, 3 and 4 respectively) above 100%, which exceeds the MPE limits. Individuals can safely occupy areas in WHITE and GREEN for indefinite amount of time; whereas areas in BLUE, YELLOW & RED must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

## Appendix D: Limitations

The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

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<sup>2</sup> Roofmaster(tm)

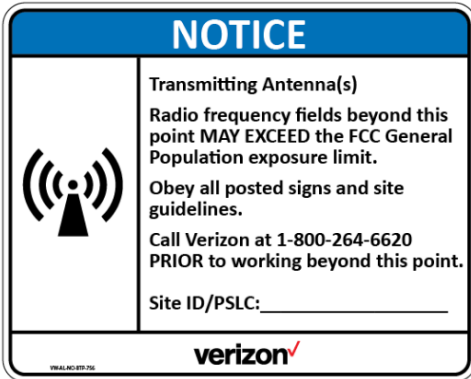
Appendix E: Sample RF Advisory Signs<sup>3</sup>



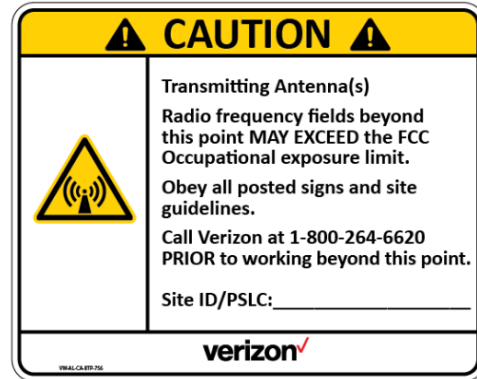
GUIDELINES



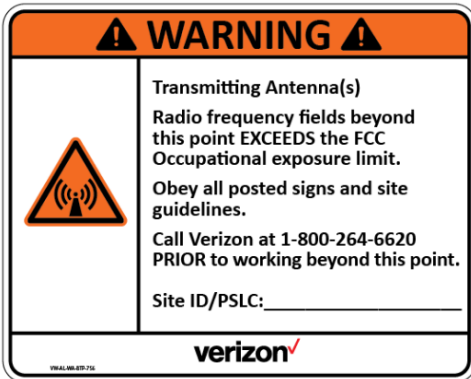
NOC INFORMATION



NOTICE



CAUTION



WARNING

<sup>3</sup> The above signage is for reference only. Actual signs may be updated in accordance to Verizon RF policy