



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Verizon Wireless
- APPLICATION NOS.: Initial Study Application No. 8882 and Unclassified Conditional Use Permit No. 3848
- DESCRIPTION: 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.
- LOCATION: 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).

AESTHETICS

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

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

FINDING: NO IMPACT:

The project proposes the placement of new telecommunications facility consisting of a 90-foot-tall monopine wireless communication tower with related facilities on a 30' x 30' fenced site leased area. Per Figure OS-1 of the Fresno County General Plan, there are no scenic roadways fronting the project site. The development of the permanent tower will be placed within an already disturbed area and would not be impacted by the project. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is in an urbanized area located 0.61 miles northeast of the City of Clovis. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact as the design incorporated will adhere to the surrounding landscape (monopine designed tower) intended on reducing any unsightly visual character which would degrade the surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project operational statement states there will be four service lights in the event of night work. Per the Fresno County Zoning Code 820.3.080 the lights will be directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare; installed so that lights do not blink, flash, or be of unusually high intensity or brightness; and be appropriate in height, intensity, and scale to the structures and uses they are serving.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: NO IMPACT:

Per the 2022 Fresno County Important Farmland Map, the subject parcel is designated as Farmland of Local Importance. However, the parcel has been developed as a private

storage facility, and the project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

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

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

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production, and as such will not result in the loss of forest land or conversion of land for non-forest use.

E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project intends to construct a permanent tower for communication purposes. The footprint of the permanent tower is small and would not result in the off-site conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant. Project construction is anticipated to result in minor temporary increases in criteria pollutants, however, the minor increases resulting from construction are not anticipated to result in a significant impact.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions resulting from the use of the tower will not result in significant noise or pollutant concentrations. The nearest sensitive receptor is a homesite located approximately 0.3 miles from the location of the communication facility. In consideration of the proximity of the site to sensitive receptors, the project is not anticipated to result in substantial pollutant concentrations or adverse emissions and will have a less than significant impact.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification as the site is not occupied or has not been a significant habitat for special-status species.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project proposes to construct a communications tower on the subject parcel. There are no riparian habitats, sensitive natural communities, or wetlands within the project site. This project proposal was referred to the California Department of Fish and Wildlife (CDFW), which did not identify any concerns. No impacts were identified relating to: any candidate, sensitive, or special status species; any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS, or Federally-protected wetlands as defined by Section 404 of the Clean Water Act; or the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites.

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

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT:

The project proposes to develop a telecommunications tower on land that has already been disturbed. No reviewing Agencies or Departments expressed concern with the project to indicate that a cultural or historical resource is present on the site. In the unlikely event that human remains, or cultural resources are discovered during ground-disturbing activities, the project will comply with standard mandatory state health and safety laws.

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

According to Figure 8-1 of the 2024 Fresno County General Plan Background Report and the Department of Conservation California Geological Survey the project is not located on a known earthquake fault zone.

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

FINDING: NO IMPACT:

According to the Department of Conservation California Geological Survey the project is not located in an area near a known earthquake fault zone and is not susceptible to liquefaction.

4. Landslides?

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project area is in a low-risk area for landslides.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project site is located in an area with low risk for landslides and liquefaction. There have been no known issues with subsidence in the project area. No geologic unit or unstable soil was identified on the project site.

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

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project site is not located in an area known to have expansive soils.

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

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

FINDING: NO IMPACT:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes the use of a diesel generator to be on only during power outages. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project site is located within 0.75 miles northeast of an existing school (Clovis North High School), and therefore there will be no hazardous emissions within one-quarter mile of a school.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. For reference, the nearest airport is Fresno International Airport and is located 8.25-miles south of the project site.

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

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

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1. Result in substantial erosion or siltation on- or off-site;
 - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 - 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: NO IMPACT:

The project anticipates the development of a new tower and equipment shelter. The most substantial addition of impervious surface would be the equipment shelter which is proposed to be on a 30-foot by 30-foot lease area. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on or offsite. Reviewing agencies and departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

- 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project site is not located on or near an identified mineral resource or mineral producing site.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the construction and operation of a tower and associated communications equipment. A generator is proposed to be used only during emergencies. Noise levels and vibrations associated with the project are not expected to result in significant impacts.

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The project site is not located in an airport land use plan. The nearest airport is Fresno International Airport located approximately 8.25 miles south of the proposed project site.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The proposed project is within a 900-square-foot lease area on an already developed storage facility site and would not extend growth-inducing infrastructure or change the

existing use of the property. The project would not include new housing or land uses that would generate a permanent residential population. Because the project would not introduce residential uses, create substantial employment, or remove or affect existing housing or residents, no replacement housing would be required. Therefore, the project would not induce substantial unplanned population growth or displace people or housing.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not provide concerns regarding the project or a need for additional governmental facilities or alteration to existing governmental facilities. The project proposed the erection of a 90-foot monopine communications tower and does not anticipate utilizing any public facilities during its operation and should not cause negative impact on the public services available. The Fresno County Fire Protection District provided comments referencing Fire Code requirements when a building permit is issued for the project.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project intends to develop a communications tower. The use is intended to be unmanned. The project is not expected to increase the use of existing neighborhood and regional parks and does not include the construction or expansion of recreational facilities.

XVII. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

The project does anticipate the occasional maintenance trip for the facility; however, the volume of maintenance trips is not expected to result in impacts related to vehicle miles traveled or any County-adopted program, plan, ordinance, or policy addressing the circulation system. Reviewing agencies and departments did not express concern with the project in terms of a transportation impact resulting from the project.

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

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency or Department provided comments to indicate that a listed or eligible historical resource is located on the project site.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project proposed to construct a new telecommunication facility consisting of a communications equipment shelter, but the location of the construction should not cause significant environmental effects. Reviewing agencies and departments did not identify any significant environmental effects as a result of the project.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project proposes the development of an unmanned telecommunications tower. The project does not anticipate generating any solid waste as a result of operations. Reviewing agencies and departments did not provide comments to indicate that the project would result in solid waste generation in excess of State or local standards, or result in a conflict with federal, state, and local management and reduction statutes and regulation related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

As depicted in the 2025 Fresno County Fire Hazard Severity Zones Map, produced by the California Department of Forestry and Fire Protection, the project site is located within an unzoned Local Responsibility Area.

Additionally, this project was routed for review by the Fresno County Fire Protection District. Reviewing Agencies and Departments did not provide comments to indicate that the project would result in impairment to evacuation plans, exposure to pollutant concentrations, exacerbation of fire risk, or exposure to post-fire risks.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

It has been determined that the project would result in a less than significant impact on Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Tribal Cultural Resources. The project is not anticipated to result in a cumulative considerable impact and would result in a less than significant impact regarding the identified section.

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

FINDING: NO IMPACT:

The project has been determined to not result in environmental effects that would directly or indirectly cause a substantial adverse effect on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study No. 8882 prepared for Unclassified Conditional Use Permit Application No. 3848, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture & Forestry Resources, Biological Resources, Energy, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems, Wildfire, or Mandatory Findings of Significance.

Potential impacts related to Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Tribal Cultural Resources.

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

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County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study Application No. 8882, Unclassified Conditional Use Permit No. 3848

2. Lead agency name and address:

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

3. Contact person and phone number:

Katie Bolton, Planner, (559) 600-4205

4. Project location:

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).

5. Project sponsor's name and address:

Armando Montes, Sequoia Development Services, Inc.
1 Spectrum Pointe Dr., Suite 300, Lake Forest, CA 92630

6. General Plan designation:

Agricultural

7. Zoning:

AL-20(Limited Agricultural, 20-acre minimum parcel size) Zone District.

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

Allow 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.

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

The subject property is currently utilized as a storage facility. The surrounding vicinity is predominantly agricultural, bounded by active crop production to the north and east, and agricultural fields to the west and south.

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

None

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:


Katie Bolton, Planner

Date: 6/5/2026

REVIEWED BY:


Tawanda Mtunga, Principal Planner

Date: 6-5-2026

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 8882 and
Unclassified Conditional Use Permit
No. 3848)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

Fresno County General Plan, Policy Document
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation

KB
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3800-3899\3848 (Cell Tower Armando Montes)\CEQA\2. Initial Study Checklist.docx

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: E202610000158

Project Title: Initial Study No. 8881 and Unclassified Conditional Use Permit No. 3848

Lead Agency: County of Fresno

Contact Name: Katie Bolton

Email: kbolton@fresnocountyca.gov Phone Number: (559) 600-4205

Project Location: Fresno Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

It has been determined that there would be no impacts to Agriculture & Forestry Resources, Biological Resources, Energy, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/ Housing, Public Services, Recreation, Transportation, Utilities/Service Systems, Wildfire, or Mandatory Findings of Significance.

Potential impacts related to Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Tribal Cultural Resources.

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

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy were identified by reviewing Agencies, Departments, or the public.

Provide a list of the responsible or trustee agencies for the project.

County of Fresno Department of Public Works and Planning

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 8882 and Unclassified Conditional Use Permit No.3848

Lead Agency: <u>Fresno County</u>	Contact Person: <u>Katie Bolton</u>
Mailing Address: <u>2220 Tulare St</u>	Phone: <u>559-600-4205</u>
City: <u>Fresno</u> Zip: <u>93721</u>	County: <u>Fresno</u>

Project Location: County: Fresno City/Nearest Community: Clovis
 Cross Streets: Northwest corner of Copper Avenue and Auberry Road Zip Code: 93619

Longitude/Latitude (degrees, minutes and seconds): 36 ° 53 ' 57.25 " N / 119 ° 43 ' 05.75 " W Total Acres: 38.03-acres

Assessor's Parcel No.: 580-040-09 Section: 7 Twp.: 12s Range: 21e Base: M.D.B.M.

Within 2 Miles: State Hwy #: N/A Waterways: Big Dry Creek, Enterprise Canal
 Airports: N/A Railways: N/A Schools: Clovis North High school

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input checked="" type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input checked="" type="checkbox"/> Other: Telecommunications
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

AL-20 (Limited Agriculture) Zone District.

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 6/12/2026 Ending Date 7/13/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Armando Montes, Sequoia Development Services Inc.</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1 Spectrum Pointe Dr., Suite 300</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Lake Forest, CA 92630</u>
Contact: <u>Katie Bolton</u>	Phone: <u>562-309-5577</u>
Phone: <u>559-600-4205</u>	

Signature of Lead Agency Representative:  Date: 6/9/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
E202610000158
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PUBLIC WORKS AND PLANNING	LEAD AGENCY EMAIL	DATE 06/08/2026
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COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202610000158
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PROJECT TITLE
 INITIAL STUDY NO. 8882 & UNCLASS CUP PERMIT NO. 3848

PROJECT APPLICANT NAME COUNTY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 906-2549
PROJECT APPLICANT ADDRESS 2220 TULARE ST 6TH, 6TH FL	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<u>0.00</u>

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other NOI
 TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Priscilla Gonzalez Deputy Clerk
---	---

E202610000158



County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

FILED

JUN 10 2026 TIME 4:25pm

FRESNO COUNTY CLERK
BY _____

DEPUTY
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 8882 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8882 and UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3848 filed by **ARMANDO MONTES, SEQUOIA DEVELOPMENT SERVICES INC.** 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).

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8882 and the draft Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Negative Declaration from June 12, 2026 to July 13, 2026.

Email written comments to kbolton@fresnocountyca.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Katie Bolton
2220 Tulare Street, 6TH Floor
Fresno, CA 93721

IS No. 8882 and the draft Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/Initialstudies. An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained from Katie Bolton at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on July 16, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Negative Declaration.

For questions, please call Katie Bolton at (559) 600-4205

Published: June 12,2026

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8882	LOCAL AGENCY PROPOSED NEGATIVE DECLARATION		County Clerk File No: E-202610000158
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Katie Bolton, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): Armando Montes, Sequoia Development Services, Inc.	Project Title: Initial Study No. 8882 & Unclassified Conditional Use Permit No. 3848		
Project Description: 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.			
Justification for Negative Declaration: Based upon the Initial Study prepared for 8882 Unclassified Conditional Use Permit No. 3848, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems. Potential impacts related to Aesthetics, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant. Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – June 12, 2026		Review Date Deadline: Planning Commission – July 16, 2026	
Date: June 12, 2026	Type or Print Signature: Tawanda Mtunga Senior Planner	Submitted by (Signature): Katie Bolton Planner	

State 15083, 15085

County Clerk File No.: E-202610000158

**LOCAL AGENCY
PROPOSED
NEGATIVE DECLARATION**



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
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
Garfield Water District, Attn: Paul Woodworth
San Joaquin Valley Air Pollution Control District, Attn: ceqa@valleyair.org
Pacific Gas and Electric, Attn: 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

KB

G:\4360Devs&Plan\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., 6th Floor
Fresno, Ca. 93721

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

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 District¹: AL-20

14. Existing General Plan Land Use Designation¹: _____

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

- 24. *Anticipated volume of water to be used (gallons per day)²:* 0-N/A
- 25. *Proposed method of liquid waste disposal:*
 septic system/individual
 community system³-name N/A
- 26. *Estimated volume of liquid waste (gallons per day)²:* 0-N/A
- 27. *Anticipated type(s) of liquid waste:* 0-N/A
- 28. *Anticipated type(s) of hazardous wastes²:* N/A
- 29. *Anticipated volume of hazardous wastes²:* 0- N/A
- 30. *Proposed method of hazardous waste disposal²:* 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

¹*Refer to Development Services and Capital Projects Conference Checklist*

²*For assistance, contact Environmental Health System, (559) 600-3357*

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 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.

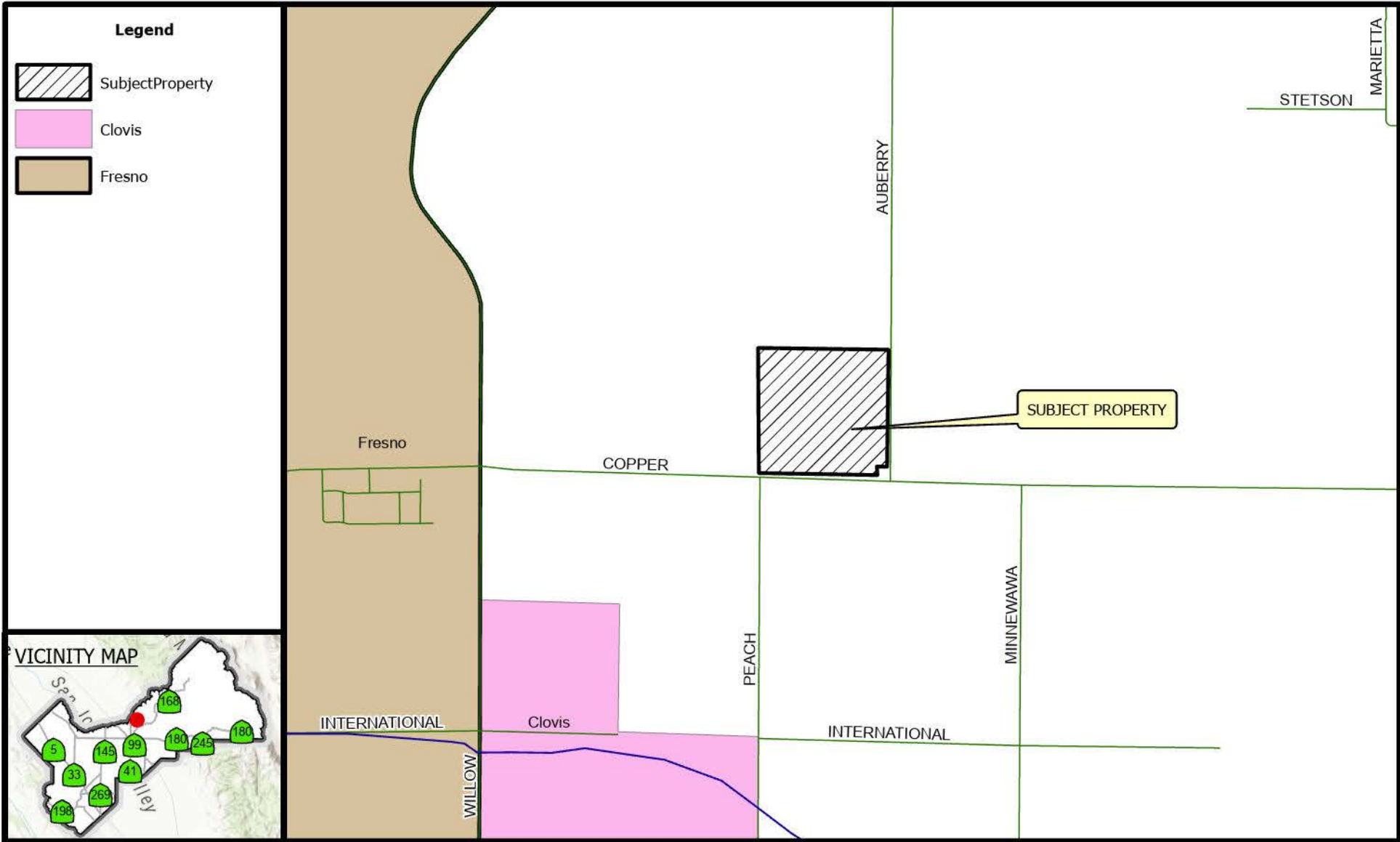
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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

Armando Montes




Applicant's Signature

2/10/26

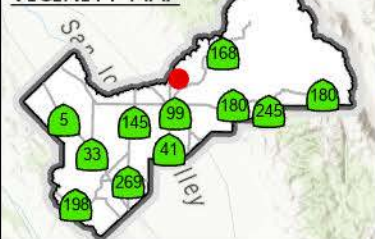
Date



Legend

-  SubjectProperty
-  Clovis
-  Fresno

VICINITY MAP

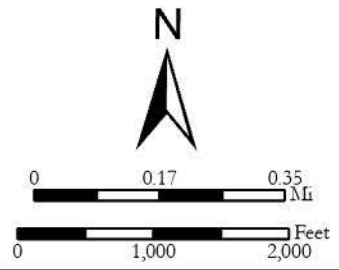


LOCATION MAP



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



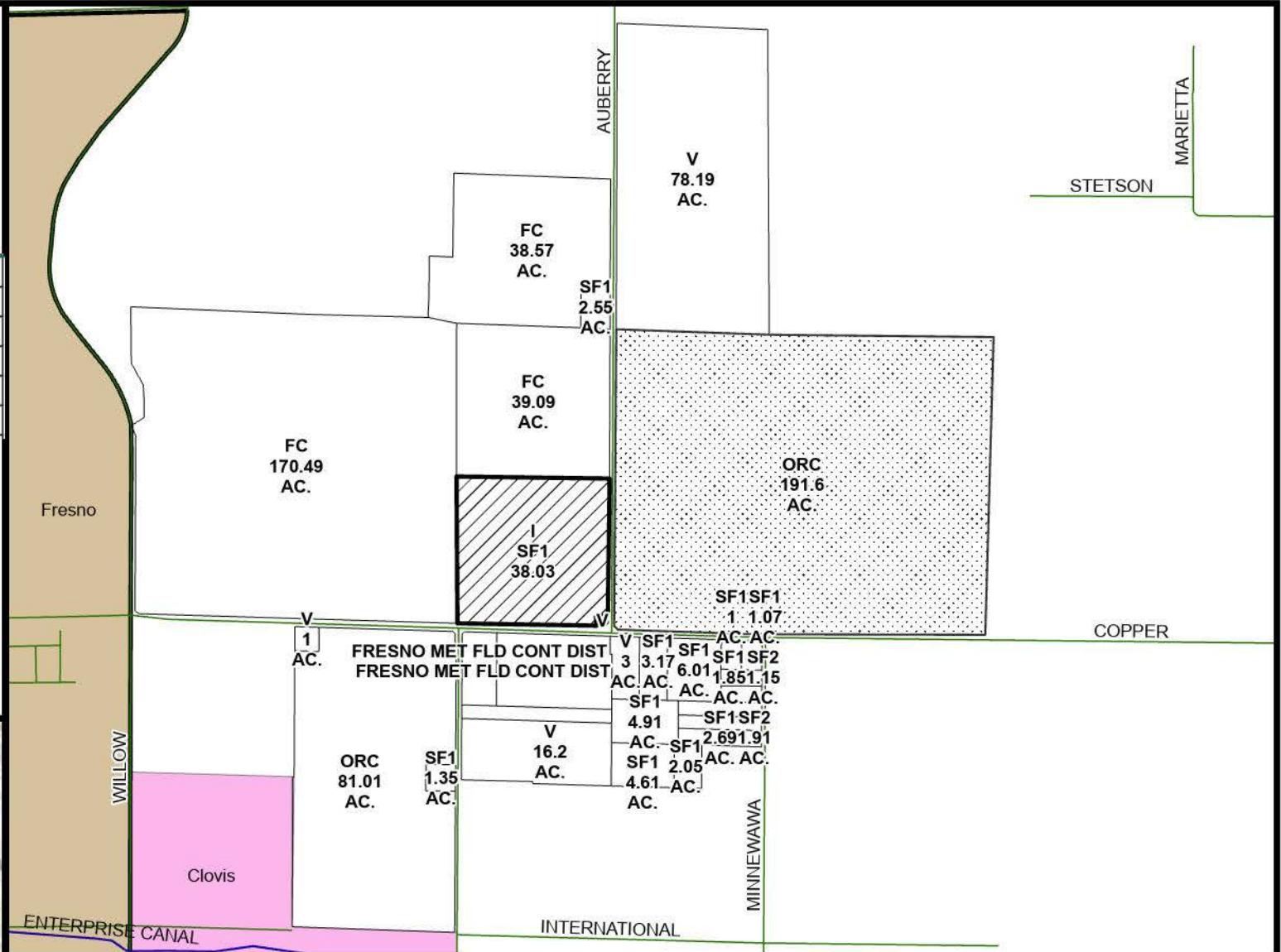
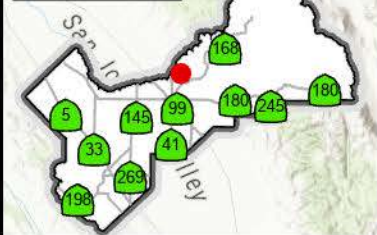
LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND

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

VICINITY MAP

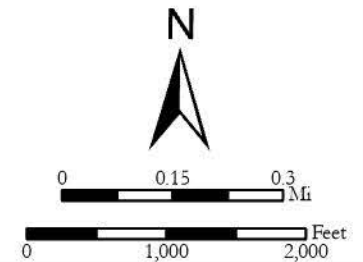


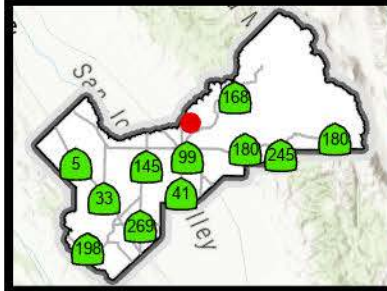
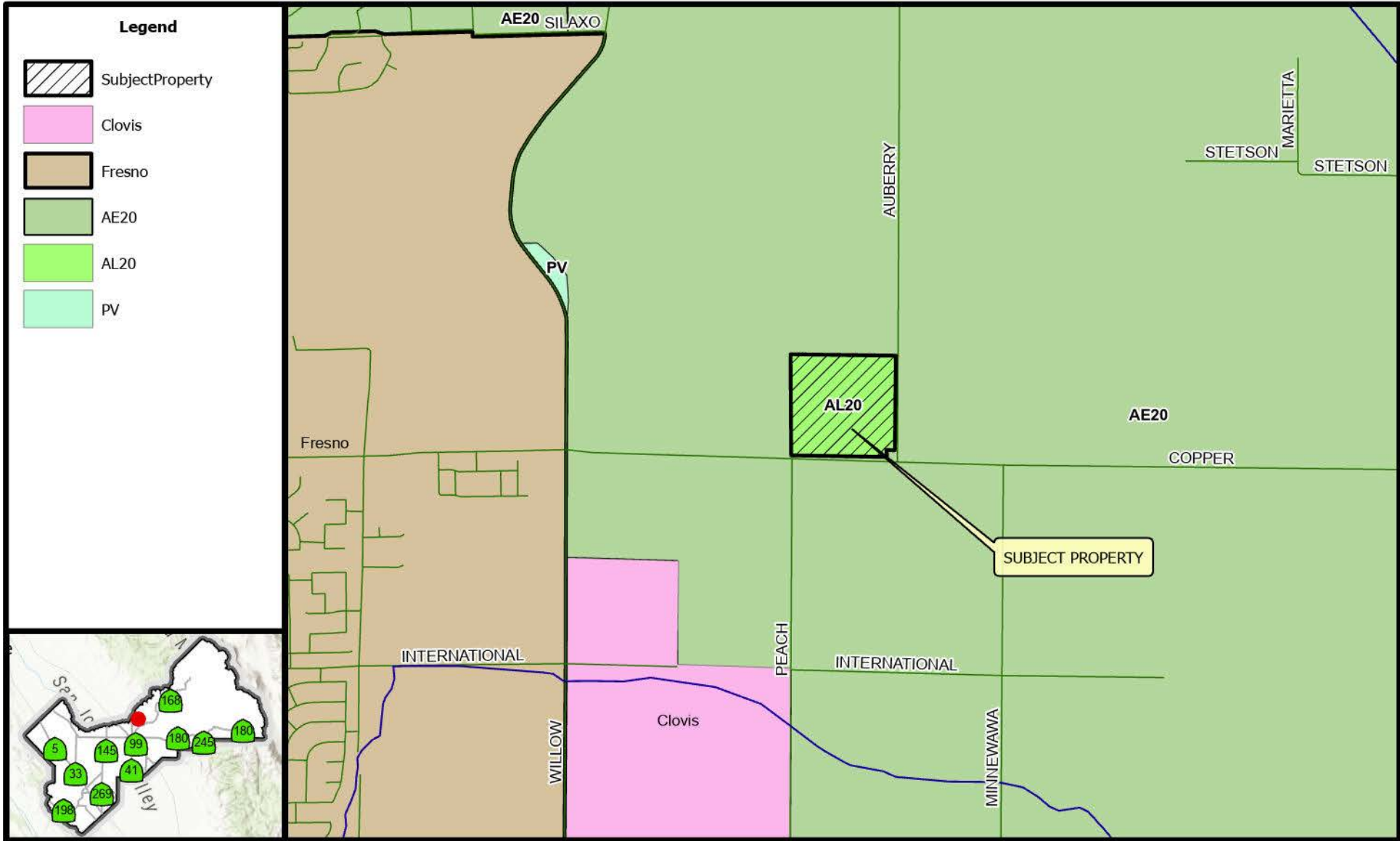
Existing Land Use Map

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



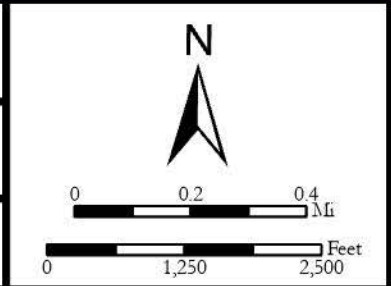


Existing Zoning Map

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



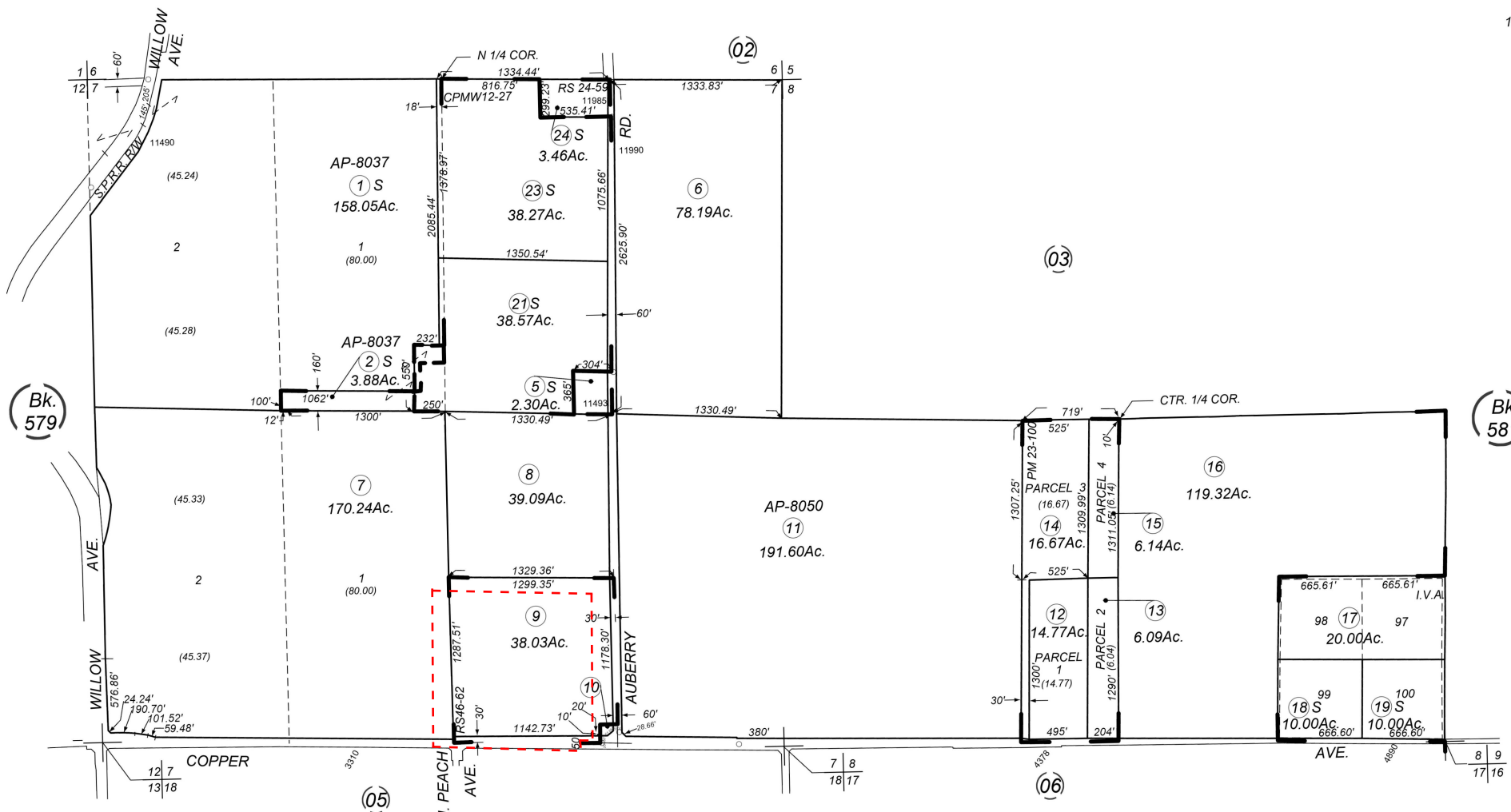
-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

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.

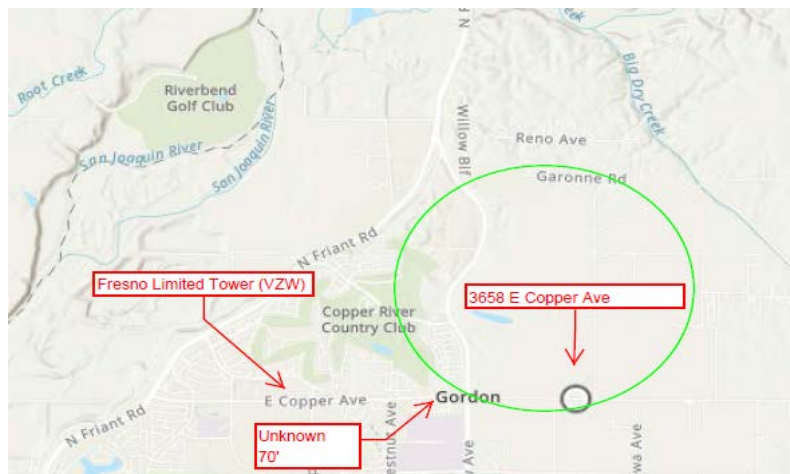
Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations. In addition to seeking the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

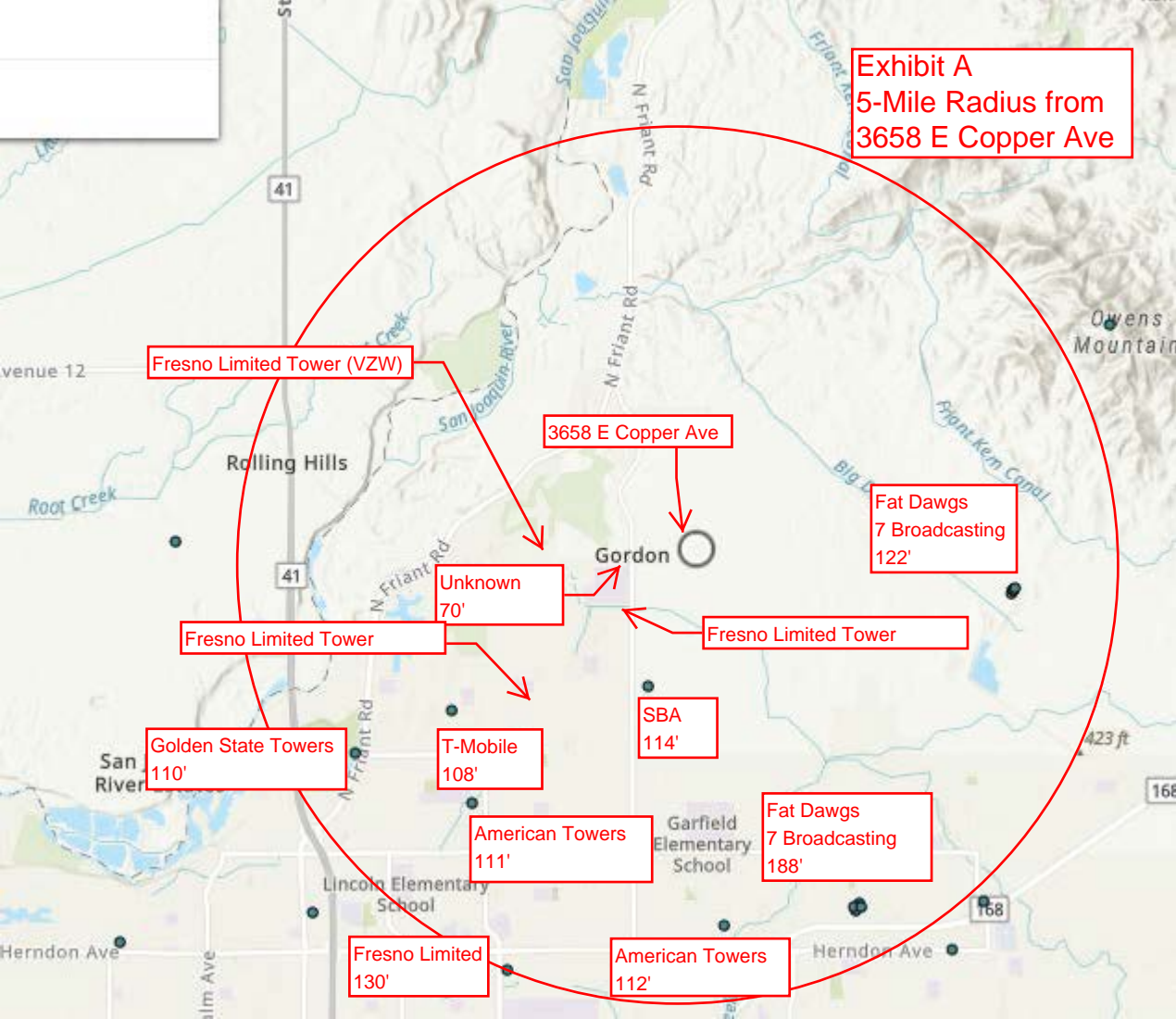
- Facility has been designed as a faux pine tree (monopine) to screen equipment and is also located on the back of the property furthest from Copper Ave, shielding it as much as possible from public viewshed.

- ▶ 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'

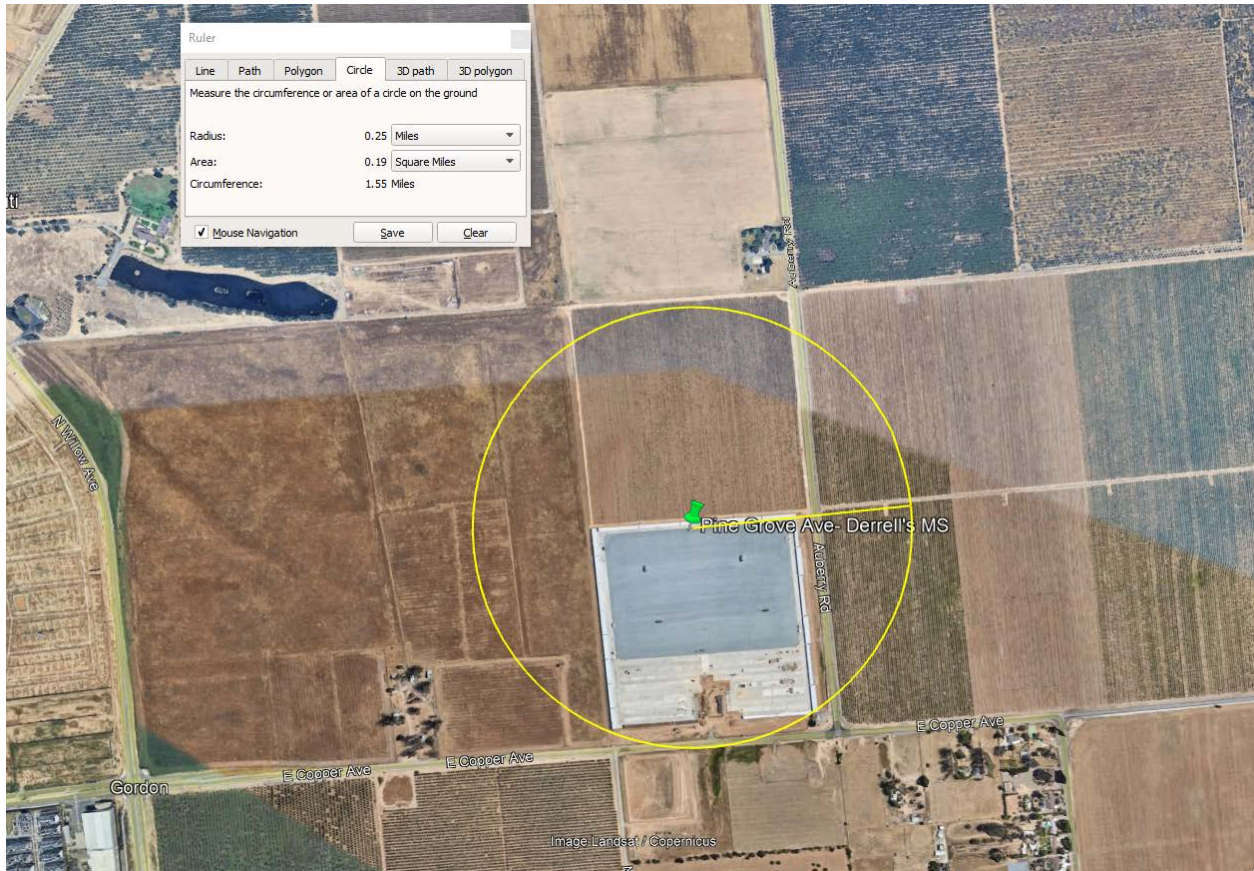
American Towers
112'



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

Map of Existing Residences Within ¼ Mile

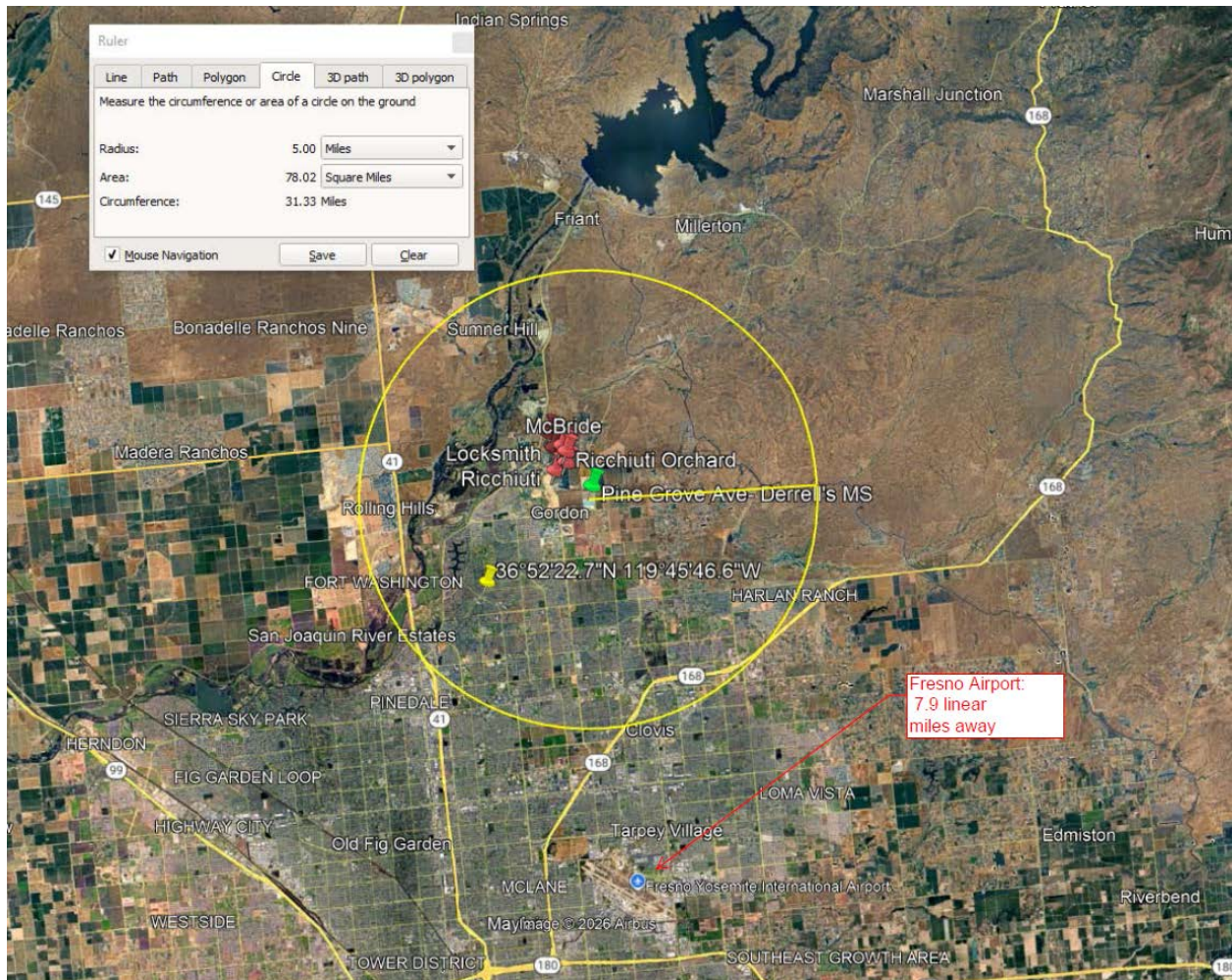
We found no existing residences within the ¼ mile radius of the facility. Please see map below.



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

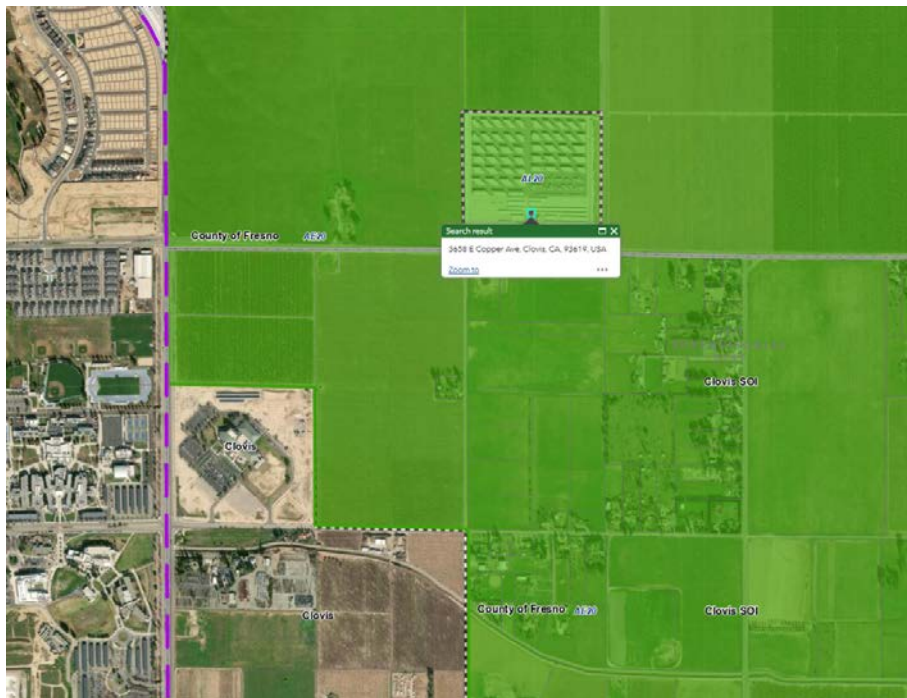
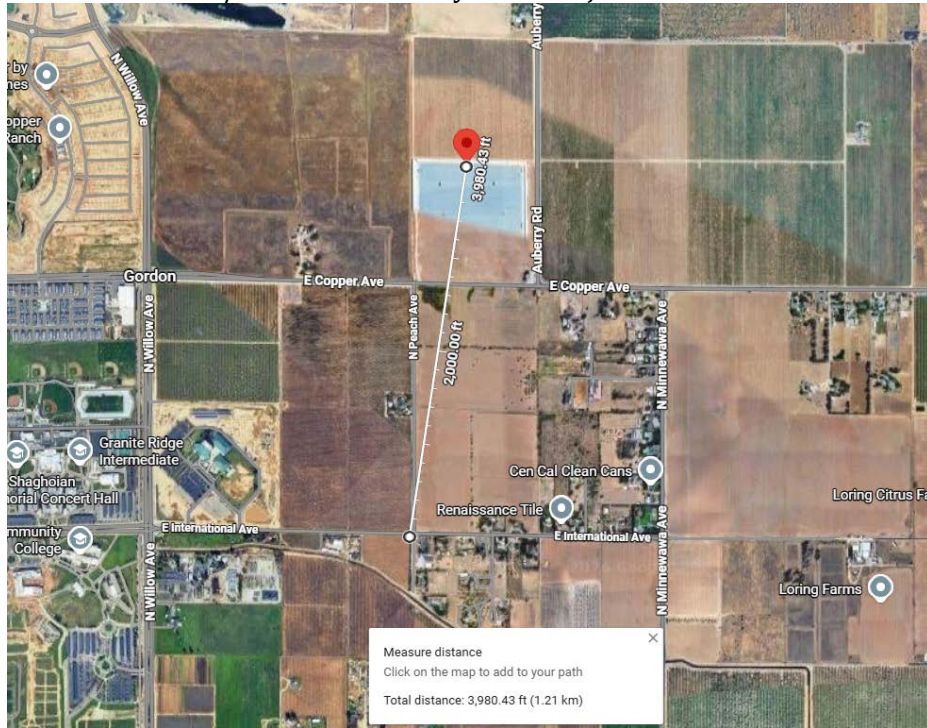
Map of Existing Airstrips within 5-Mile Radius

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.

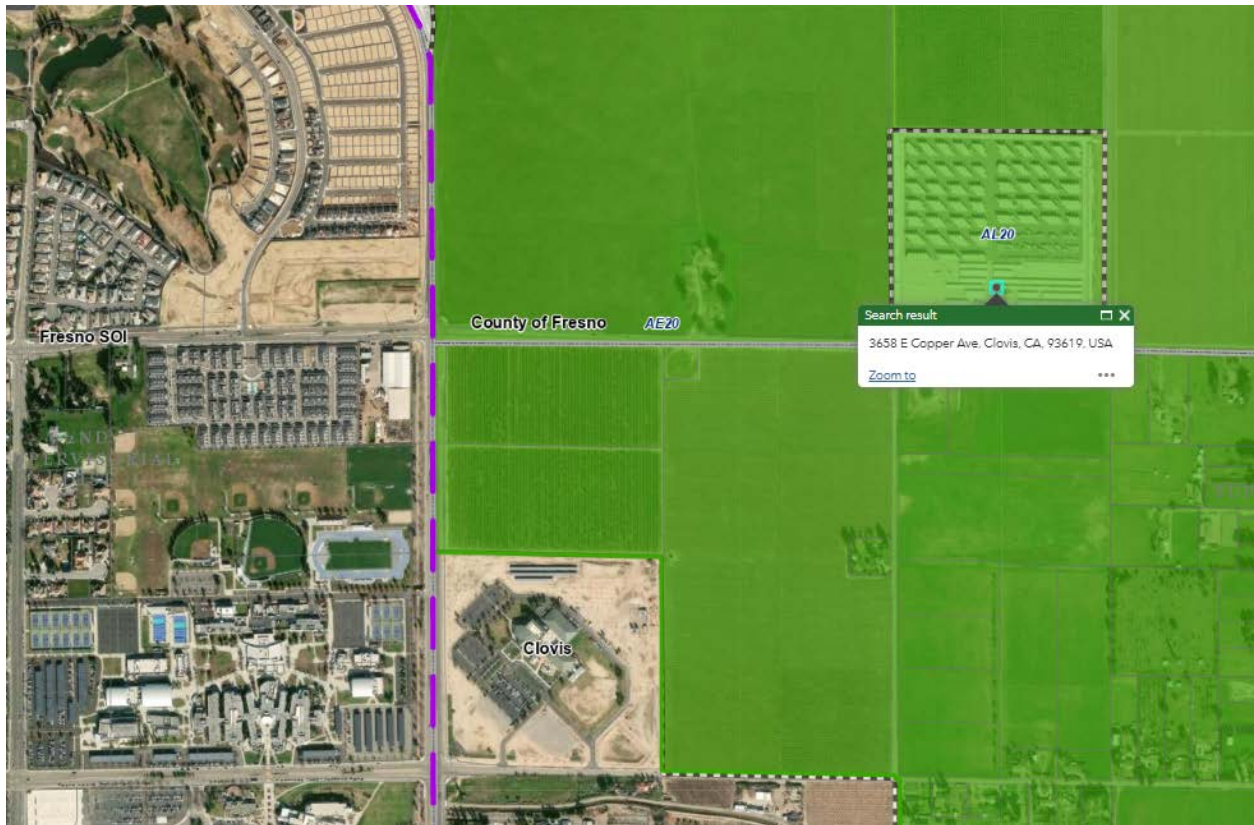


Verizon Willow & Friant Distance from Nearby Jurisdictions

+/- 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



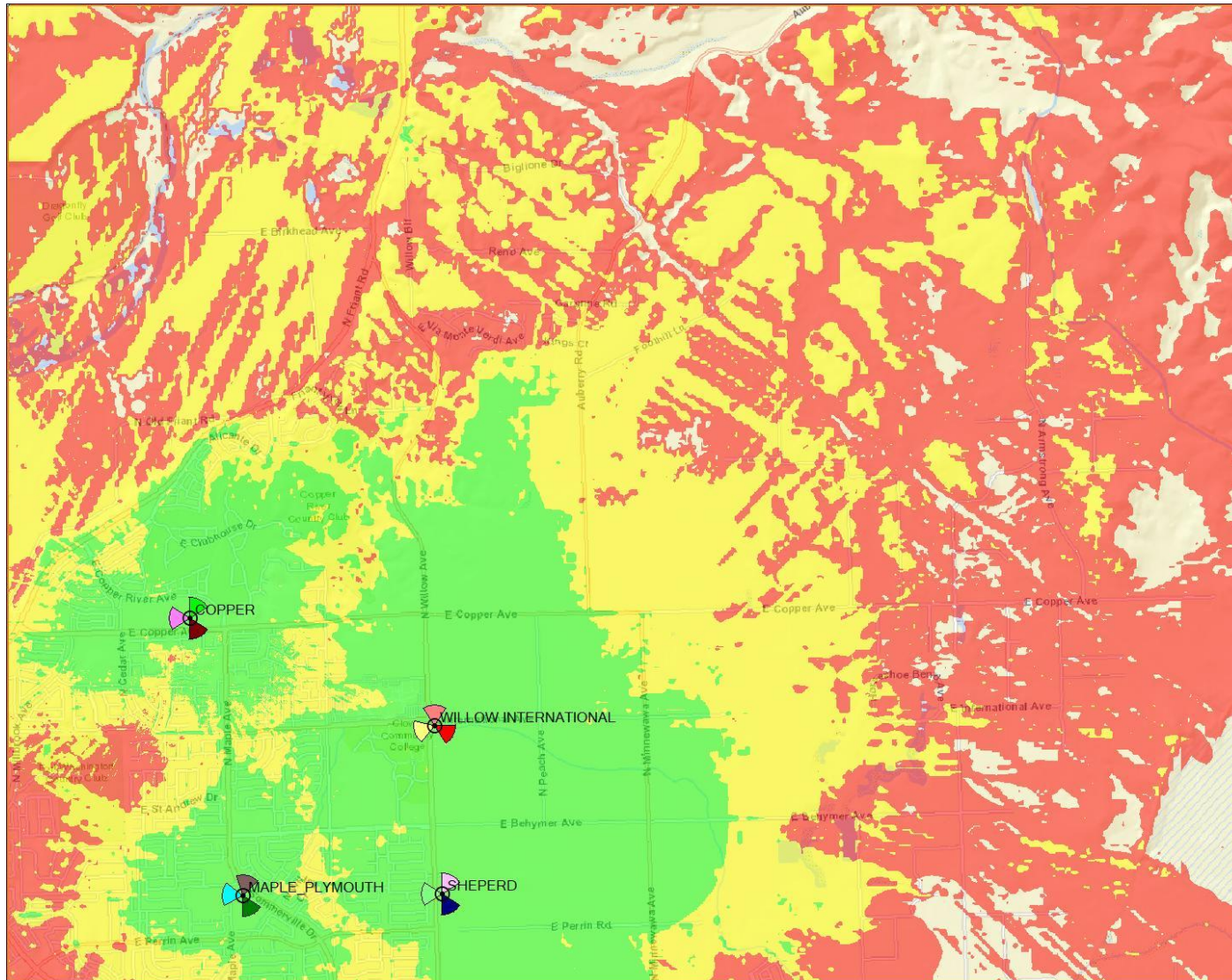
Justification Statement

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.





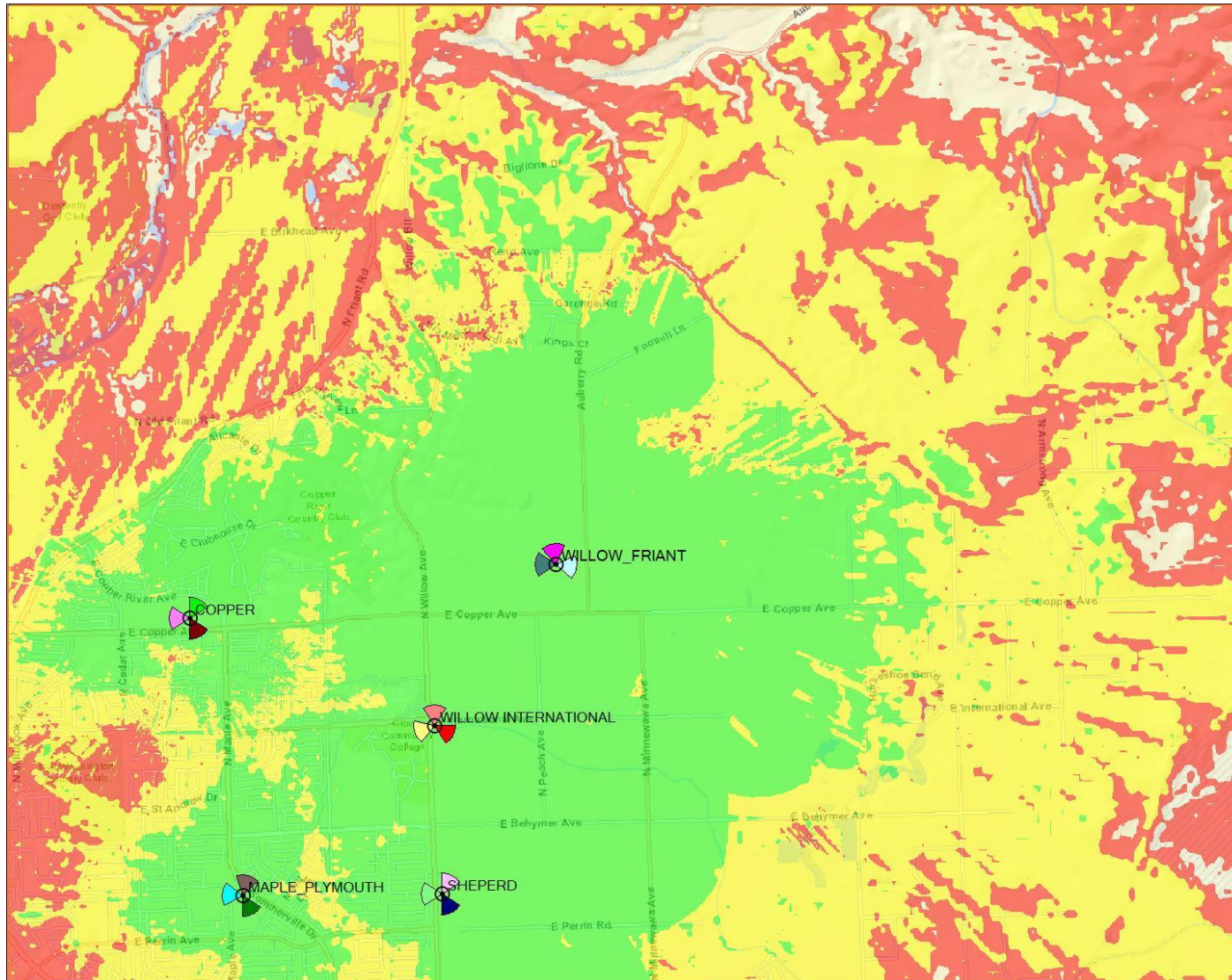
Current Coverage without Willow_Friant site



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

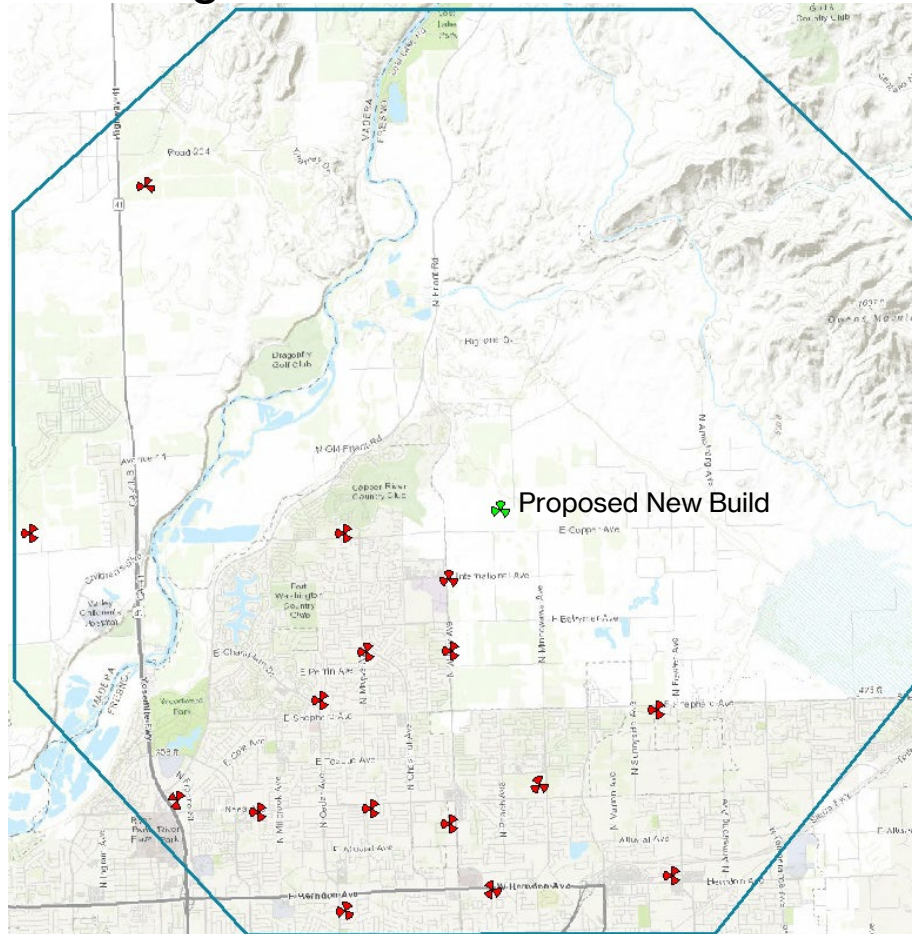


Proposed Coverage with Willow_Friant site



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

Existing Macro Sites Within 5 miles



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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





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

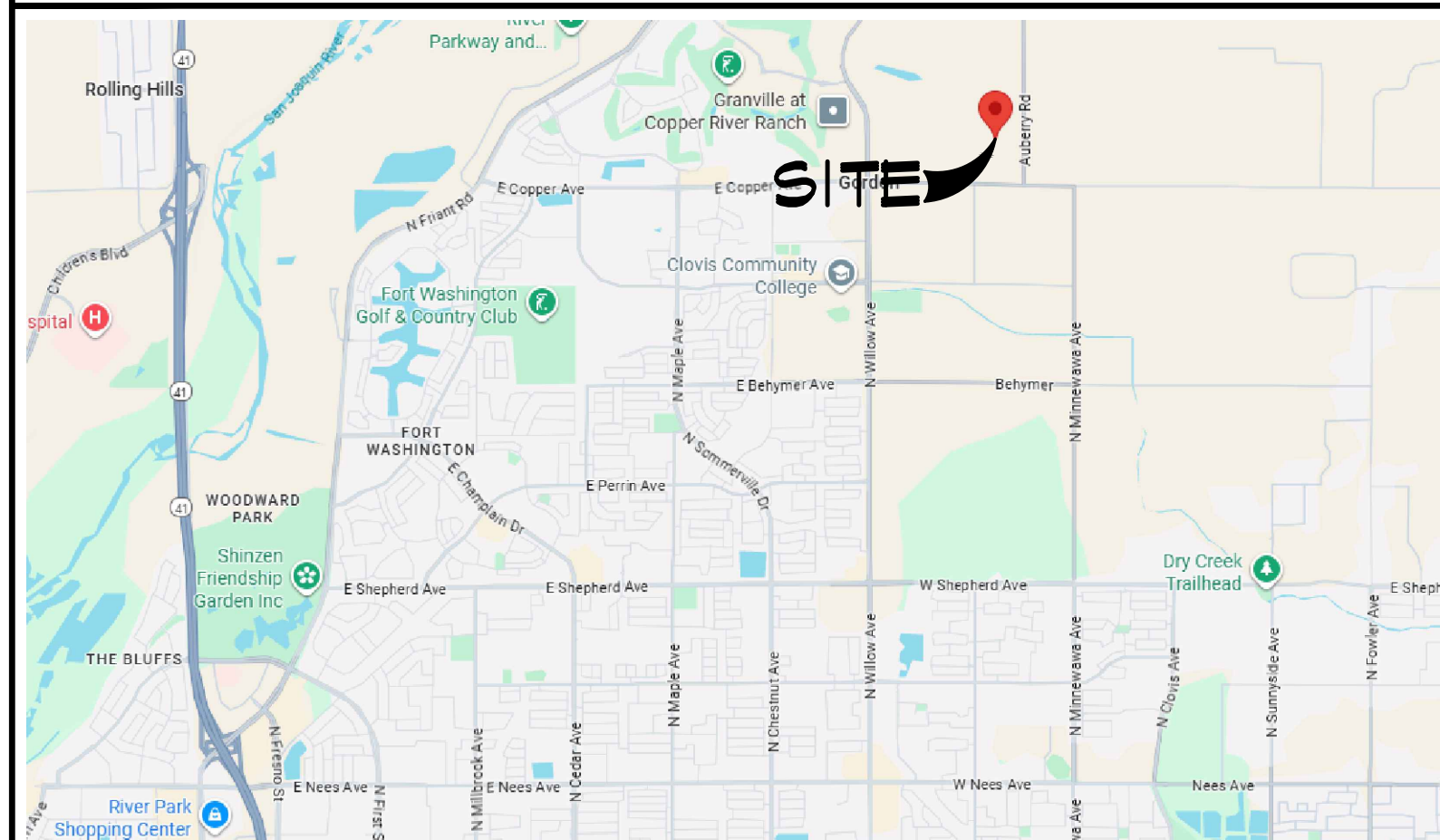
SYMBOLS/ABBREVIATIONS LEGEND

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

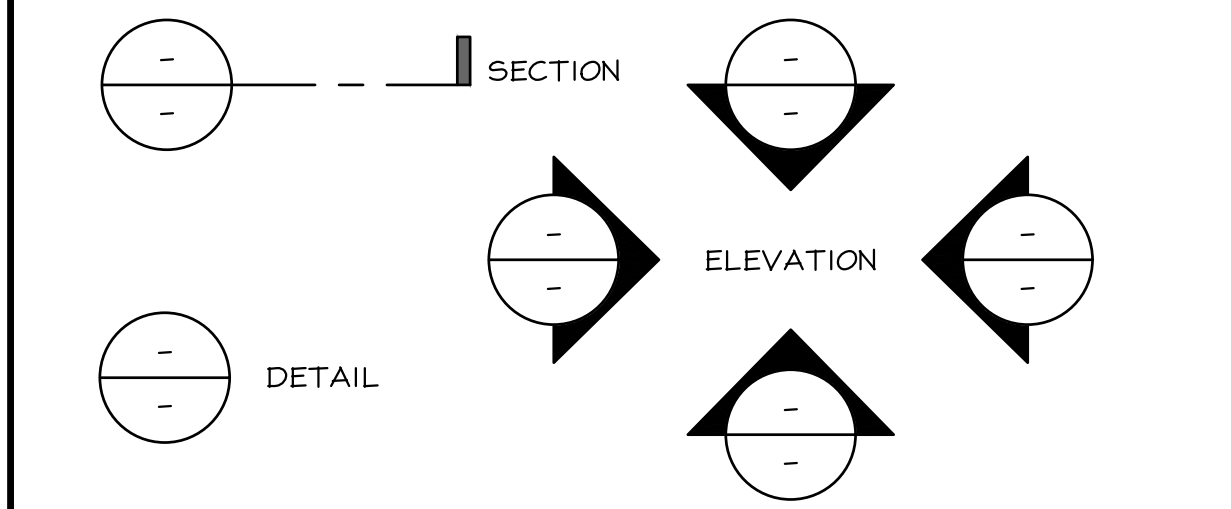
A&E PROJECT MANAGER:
 ALL STATES ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92630
 CONTACT: ROGER FLORES
 PHONE: (562) 841-1264
 EMAIL: roger@zatzaii.com

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.



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

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:

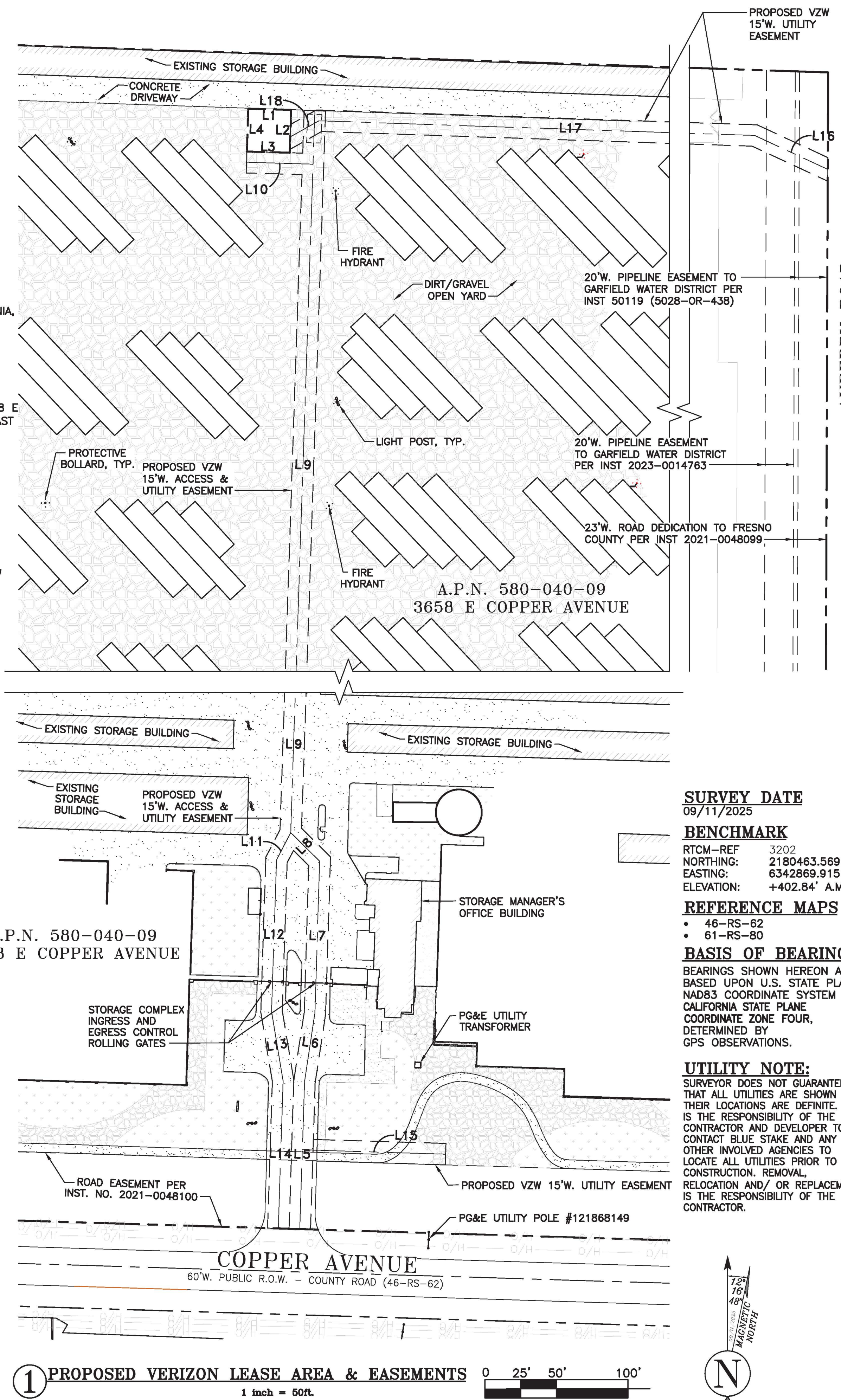
A STRIP OF LAND, FIFTEEN (15) FEET IN WIDTH LAYING EQUALLY TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, AND OVER A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF, MORE PARTICULARLY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



1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630



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

SURVEY DATE
09/11/2025

BENCHMARK

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

REFERENCE MAPS

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

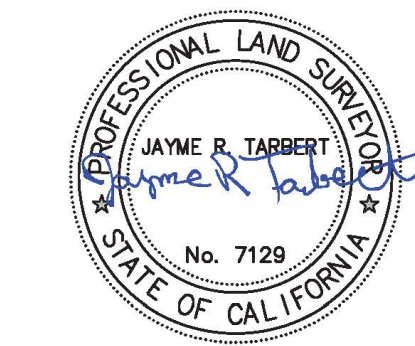
BASIS OF BEARING

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.

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

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

verizon^v

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

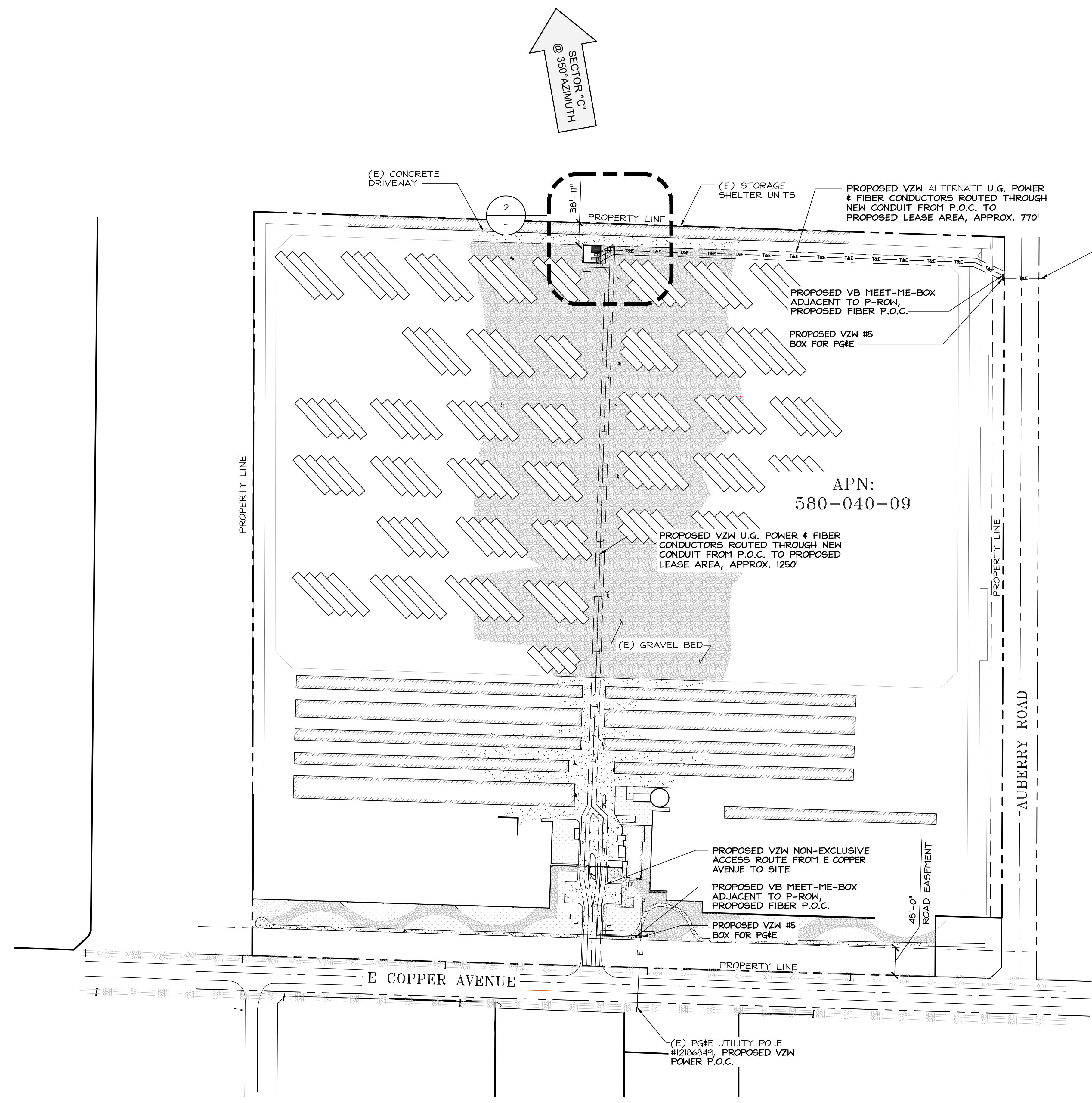
**NOT TO BE USED
FOR CONSTRUCTION**

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

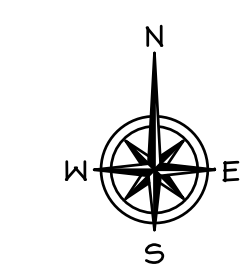


APN:
580-040-09

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 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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A	10/17/2025	90% ZD's FOR REVIEW	LS

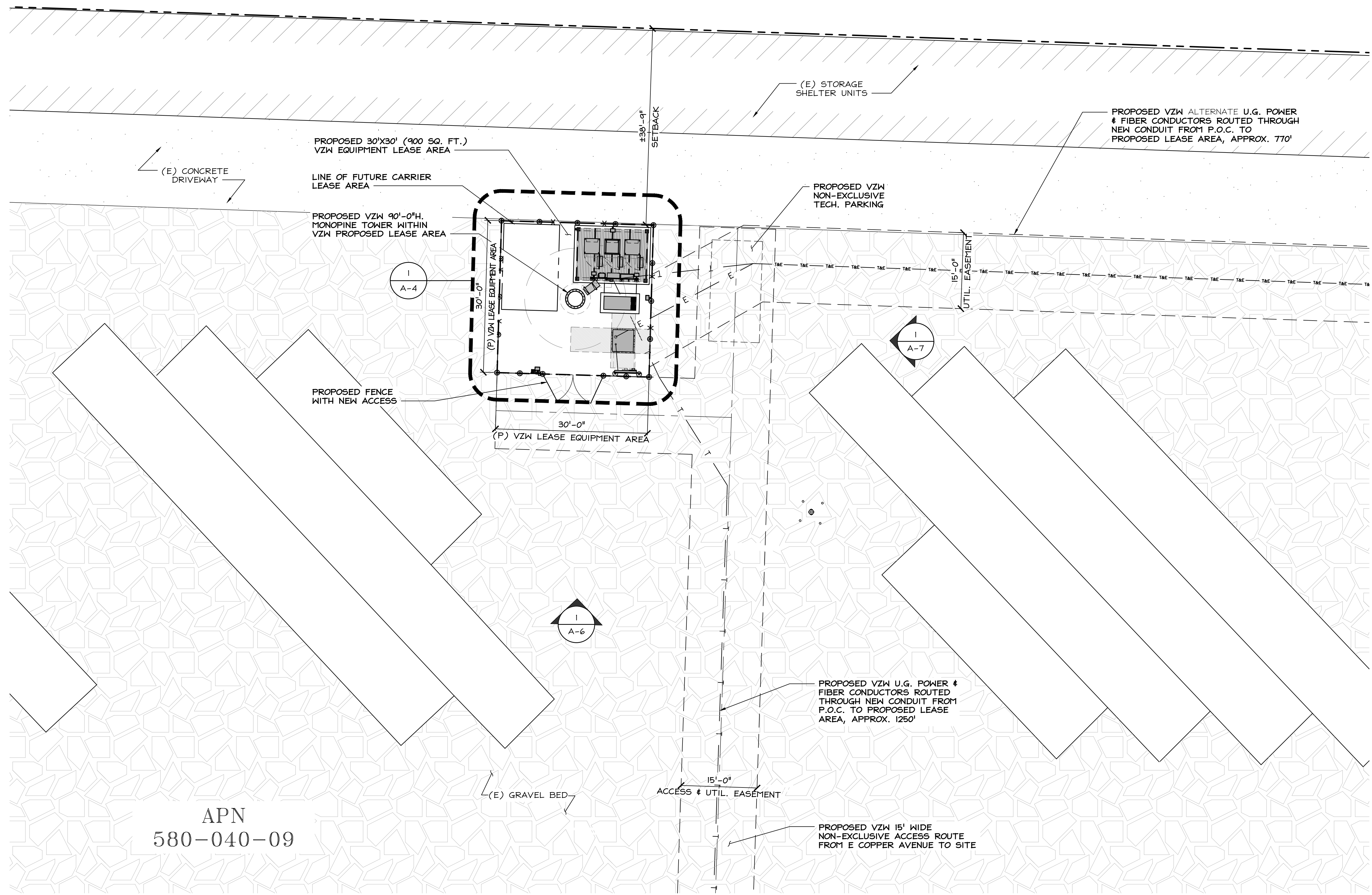
NOT TO BE USED FOR CONSTRUCTION

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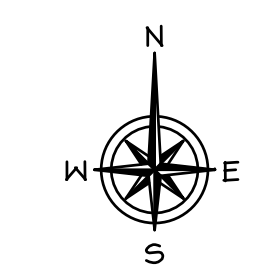
WILLOW FRIANT MONOPINE:
3658 E COPPER AVENUE
CLOVIS, CA 93619

SHEET TITLE
ENLARGED EQUIPMENT SITE PLAN

SHEET NUMBER
A-2



APN
580-040-09



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	
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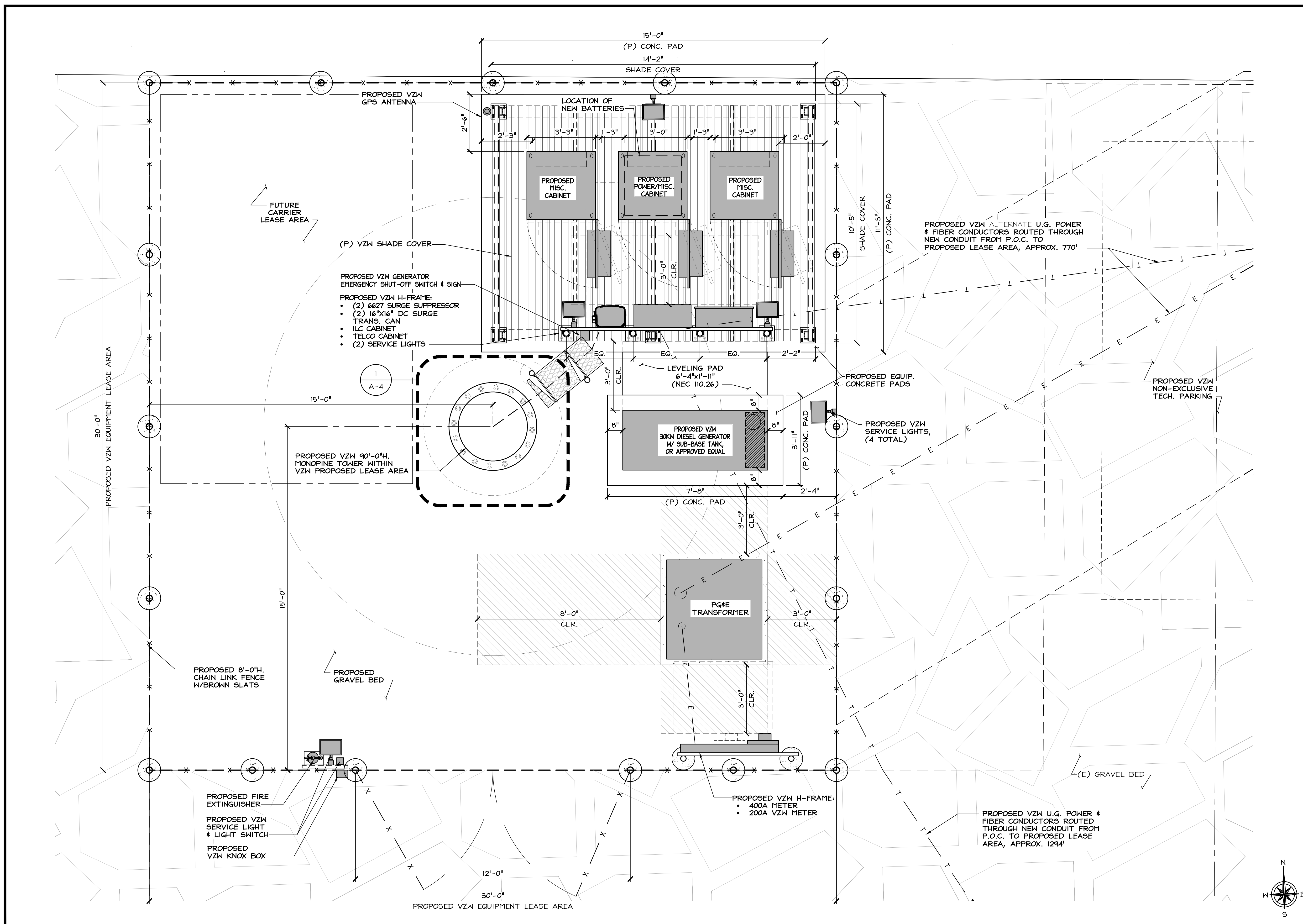
NOT TO BE USED FOR CONSTRUCTION

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

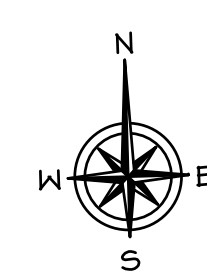
SHEET TITLE
EQUIPMENT LAYOUT PLAN

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'



verizon^v

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

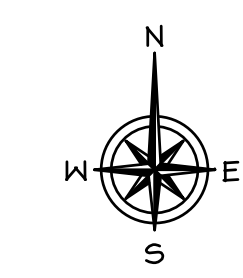
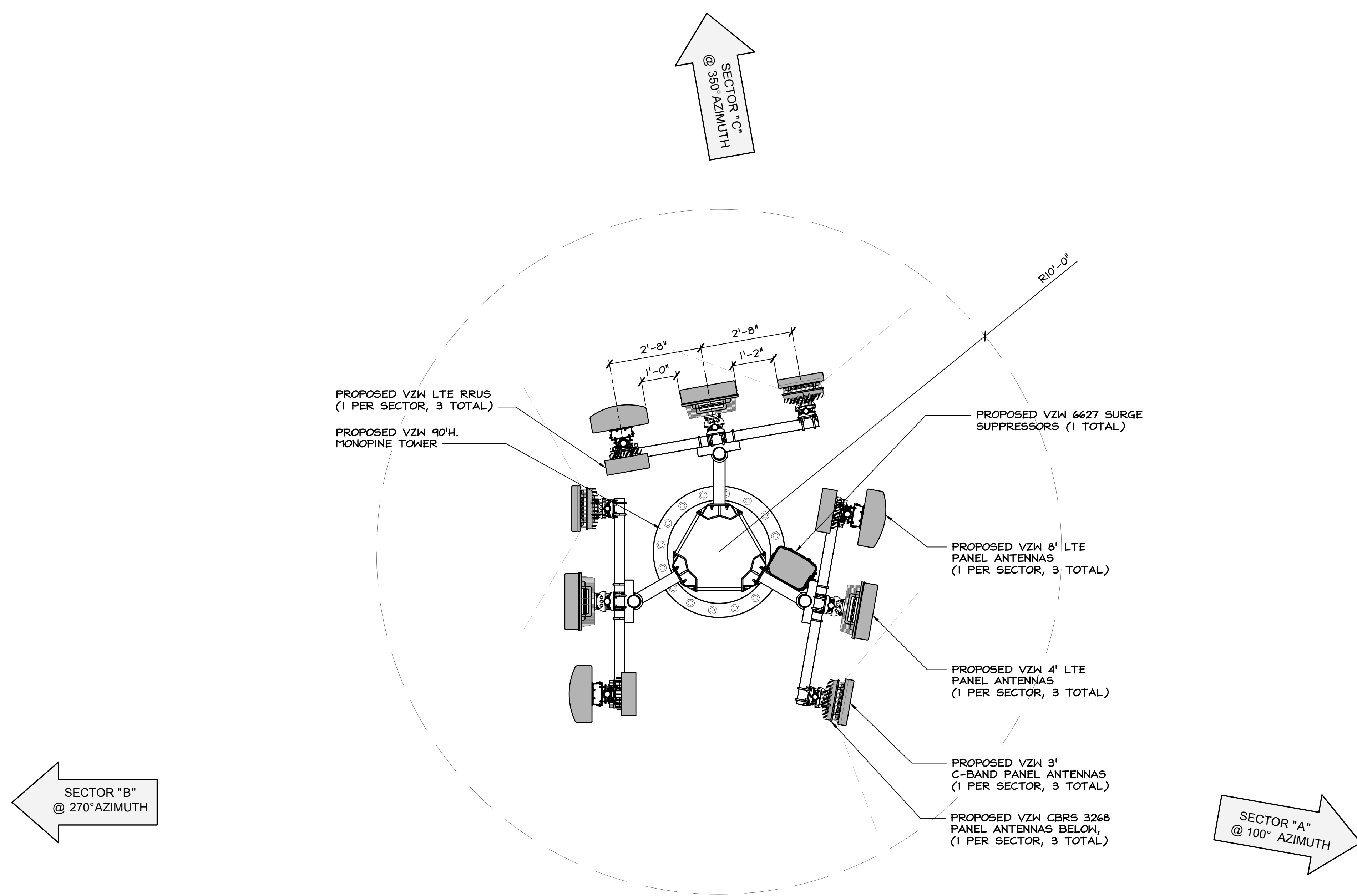
NOT TO BE USED FOR CONSTRUCTION

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.

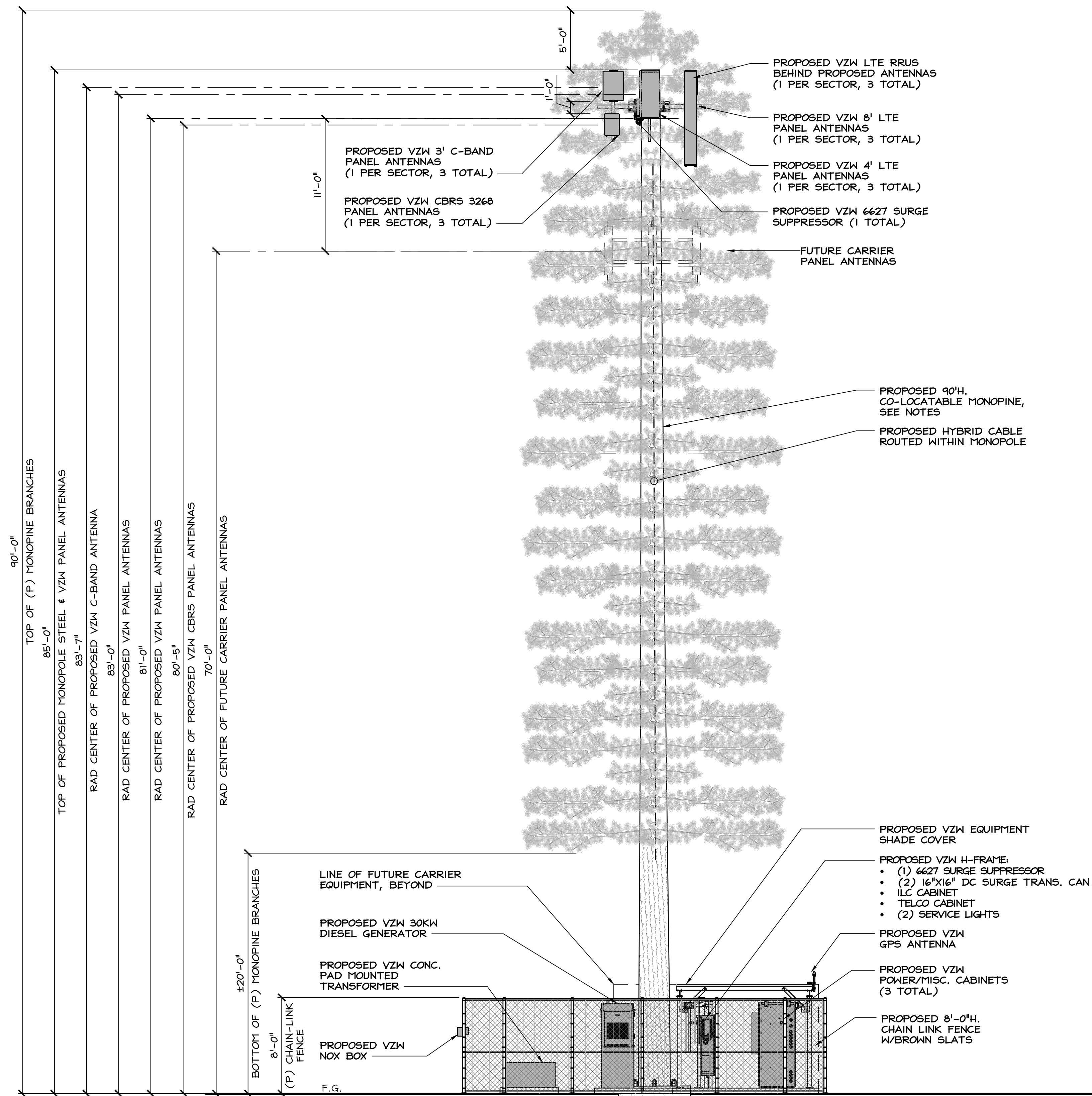
WILLOW FRIANT
MONOPINE:
3658 E COPPER AVENUE
CLOVIS, CA 93619

SHEET TITLE
ANTENNA LAYOUT PLAN

SHEET NUMBER
A-4



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^v
 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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B	10/31/2025	95% ZD's FOR APPROVAL	RN
A	10/17/2025	90% ZD's FOR REVIEW	LS

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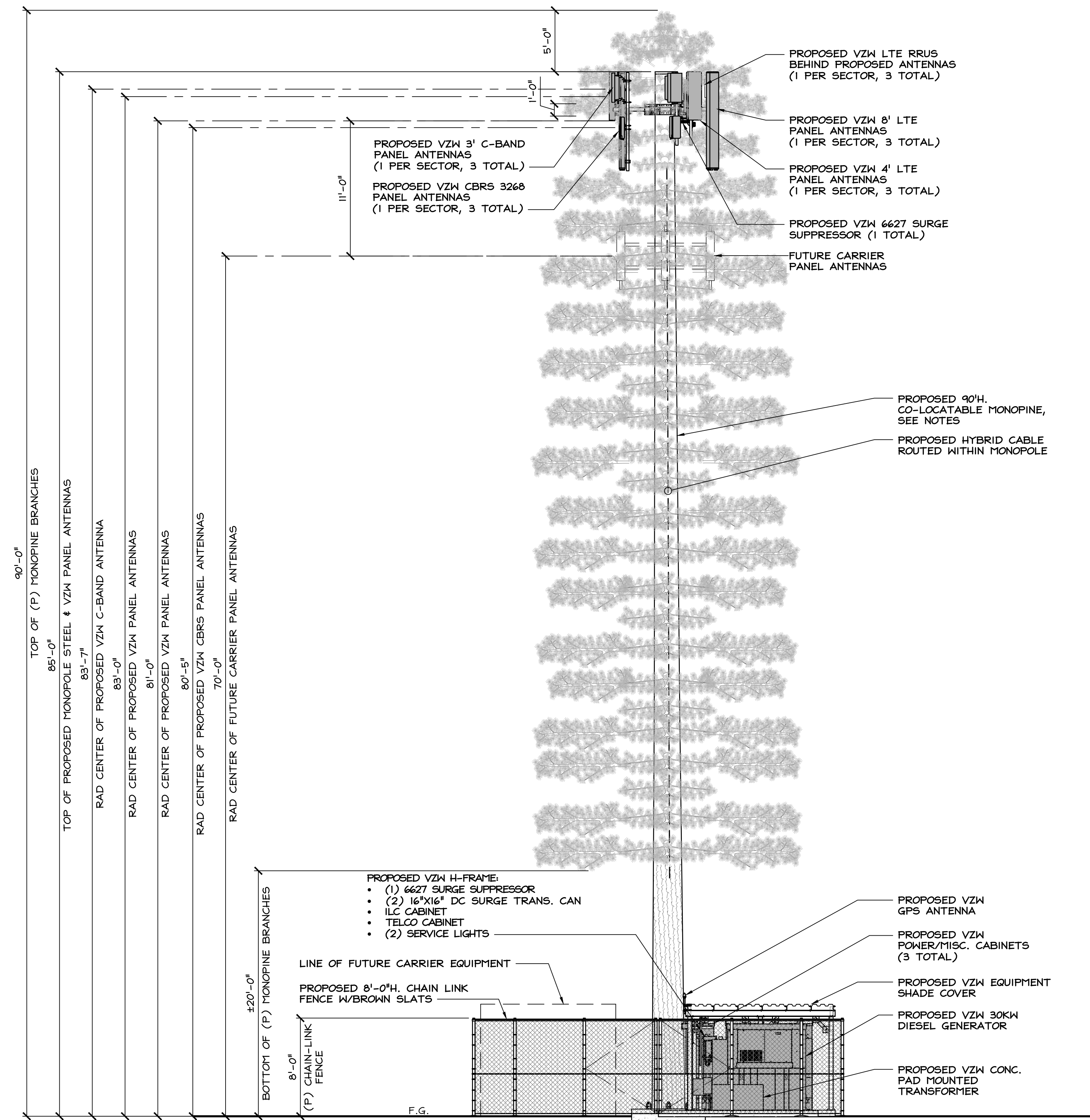
WILLOW FRIANT MONOPOLE:
 3658 E COPPER AVENUE
 CLOVIS, CA 93619

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



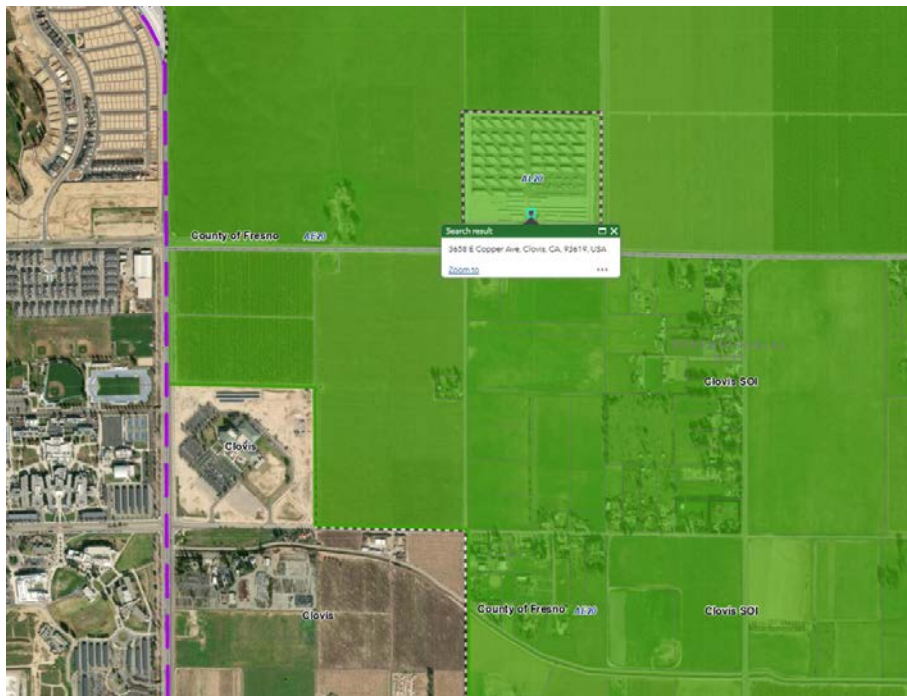
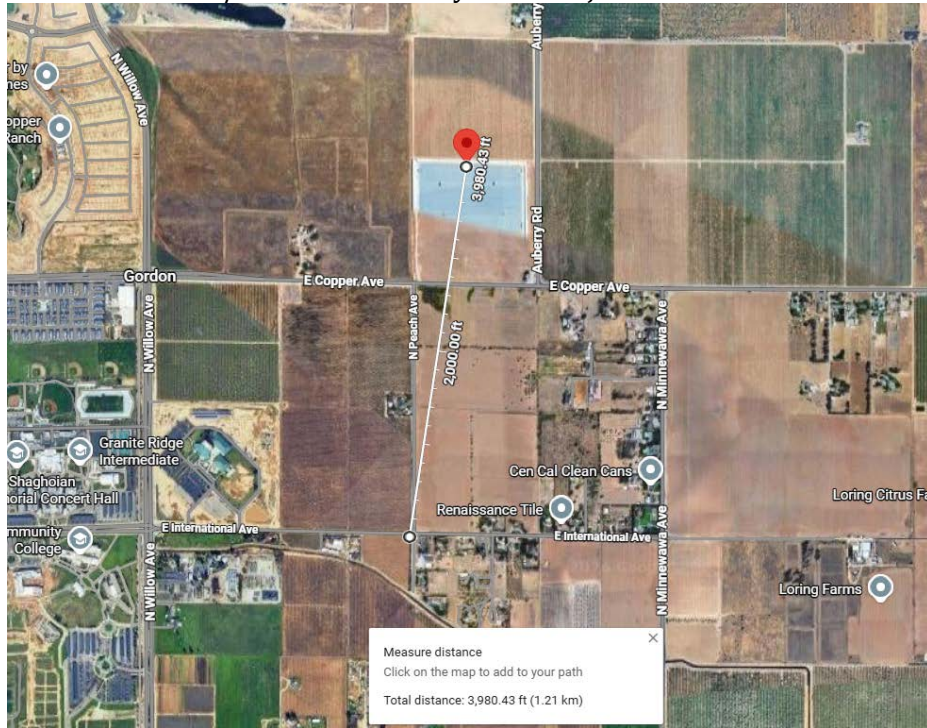
EXISTING



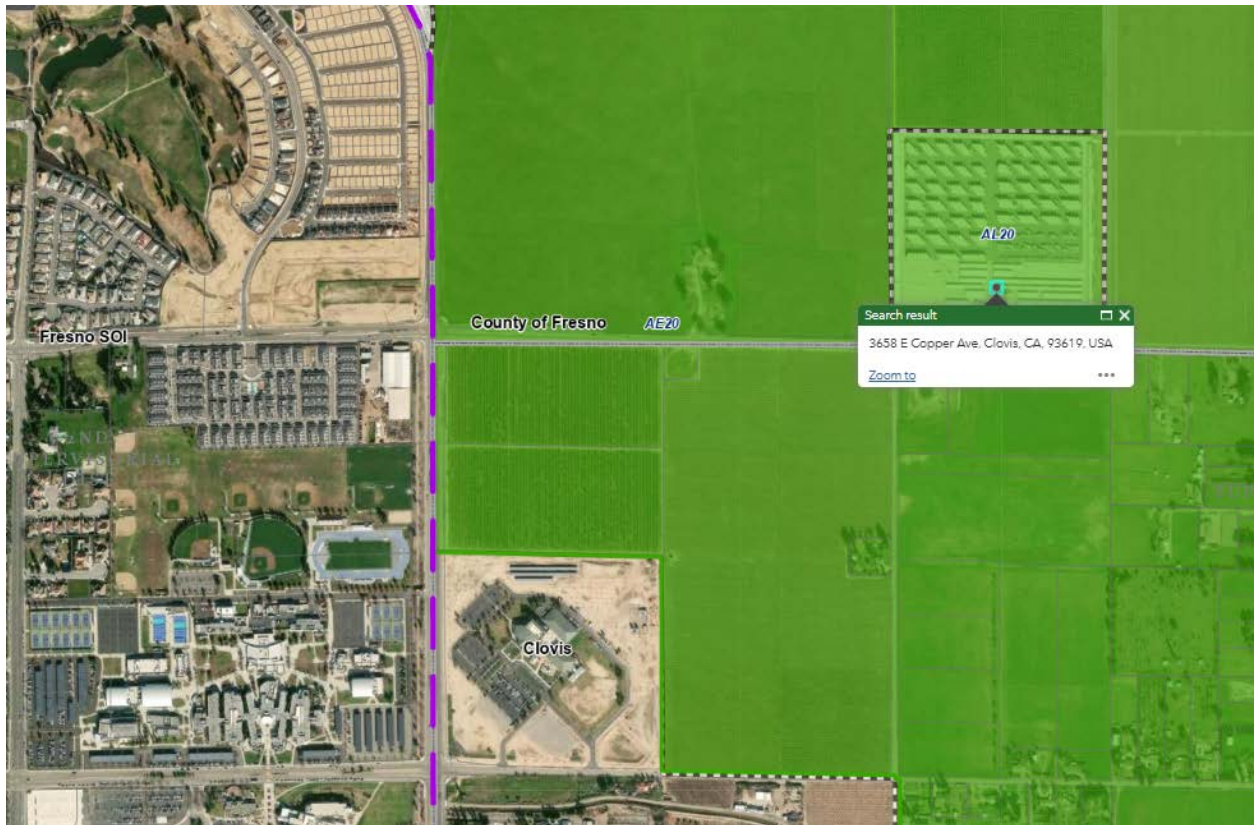
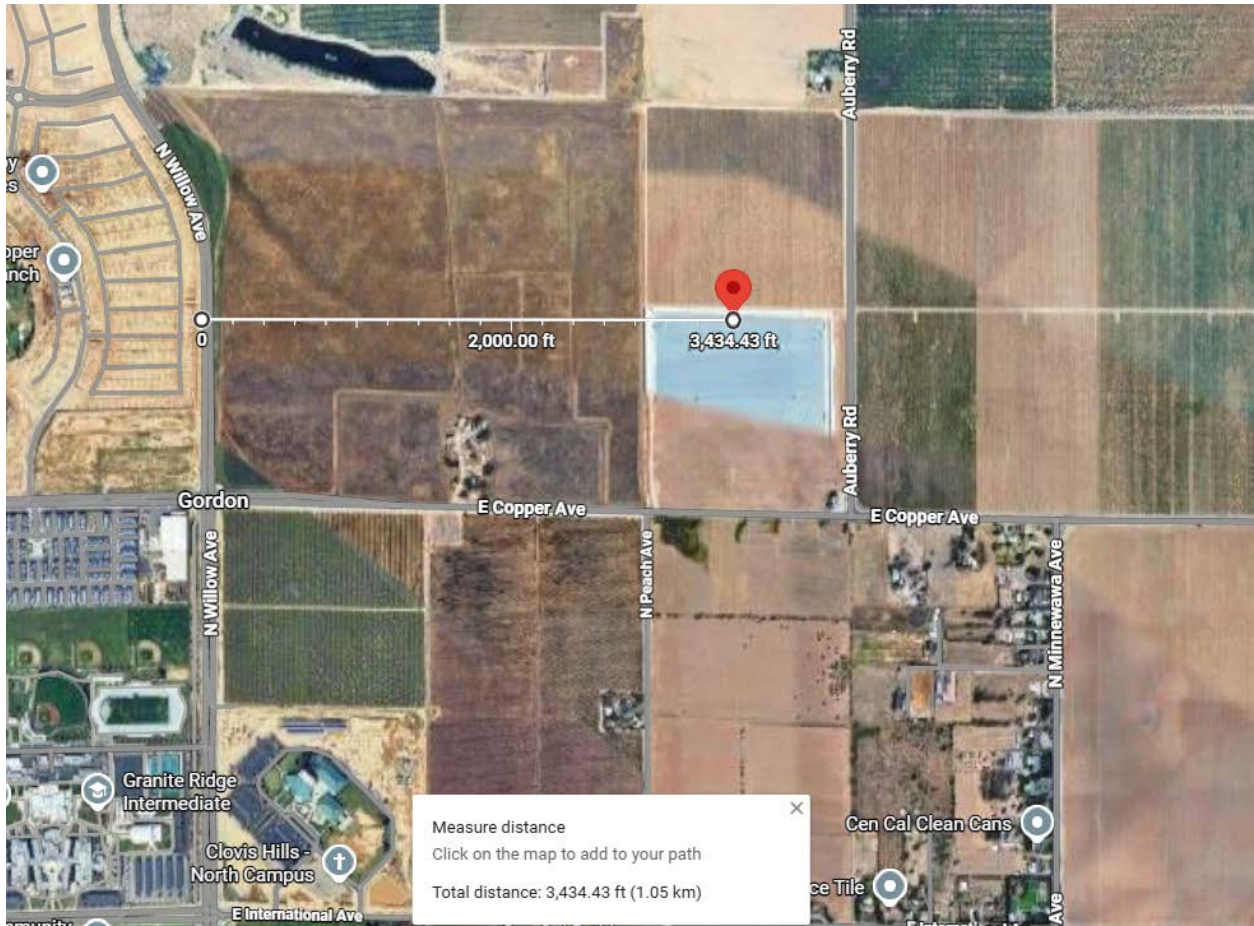
PROPOSED LOOKING NORTHEAST FROM COPPER AVENUE

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

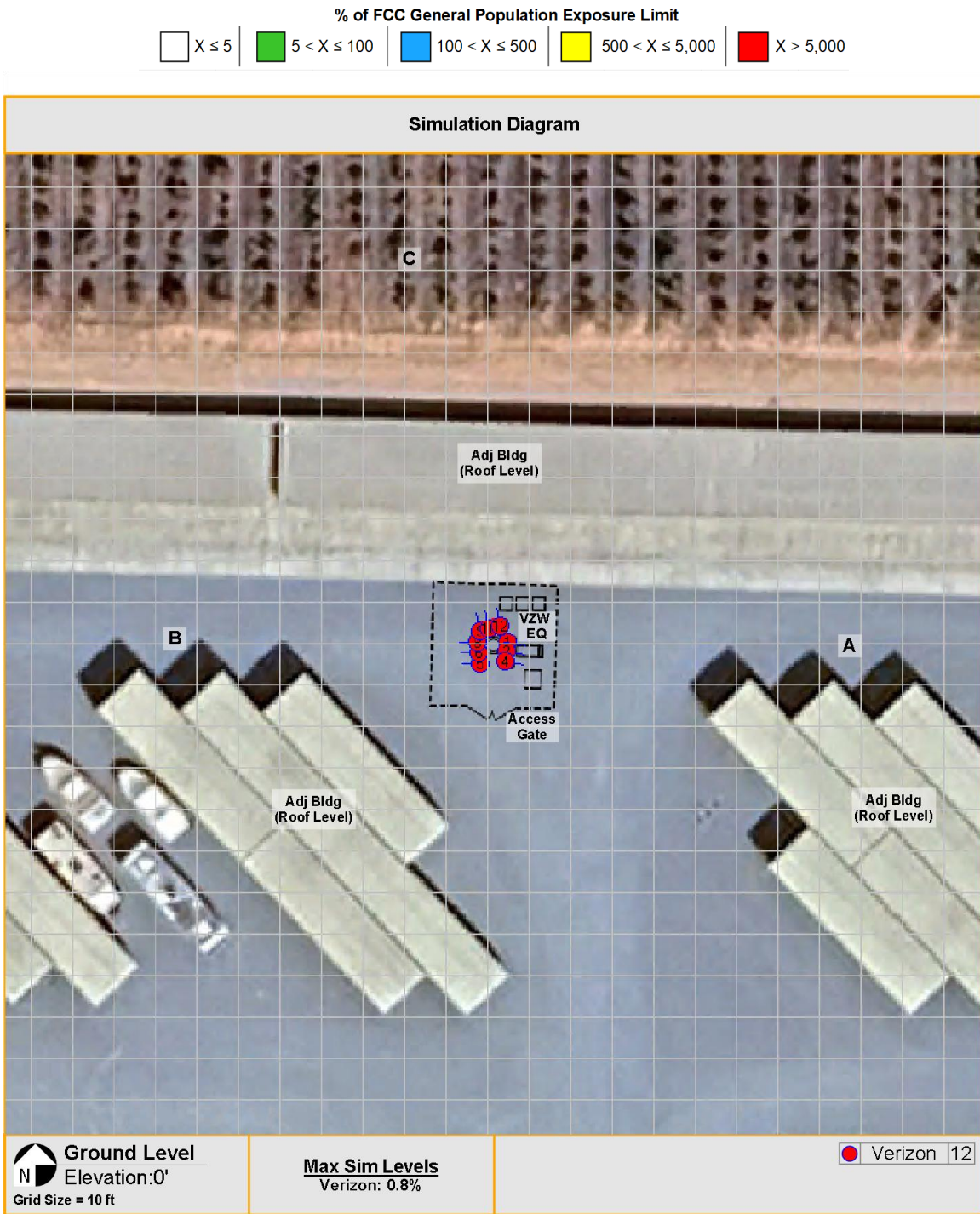
The table below reflects the technical specifications provided by our clients and/or gathered from physical field surveys where applicable. This final configuration, including power settings and antenna orientations must be maintained to remain in compliance with FCC guidelines. For co-locators or nearby 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

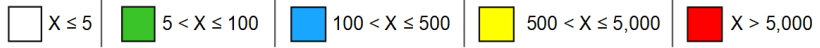
3.0 ANALYSIS

3.1 Emission Predictions¹

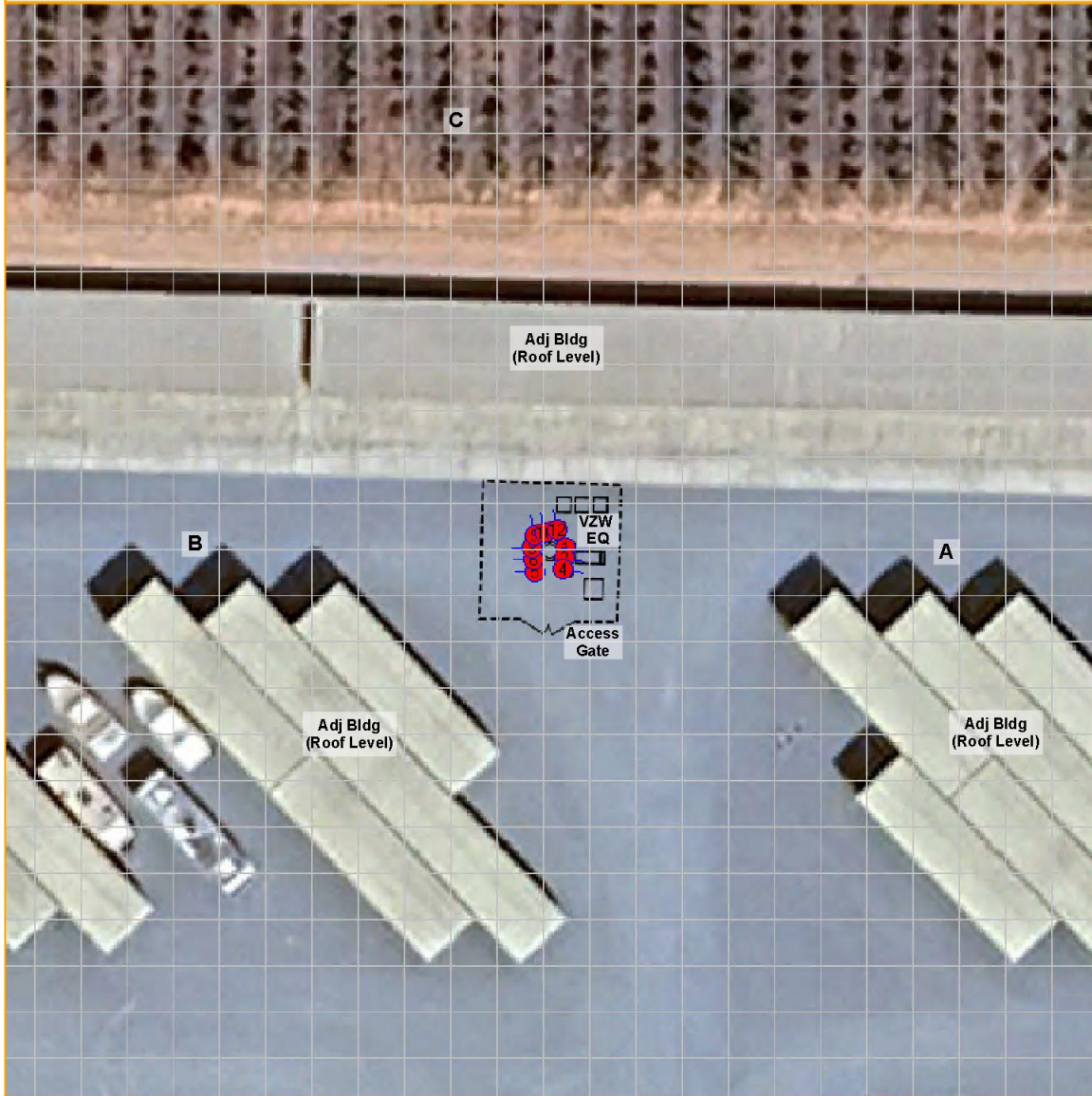


¹ See Appendix C

% of FCC General Population Exposure Limit



Simulation Diagram

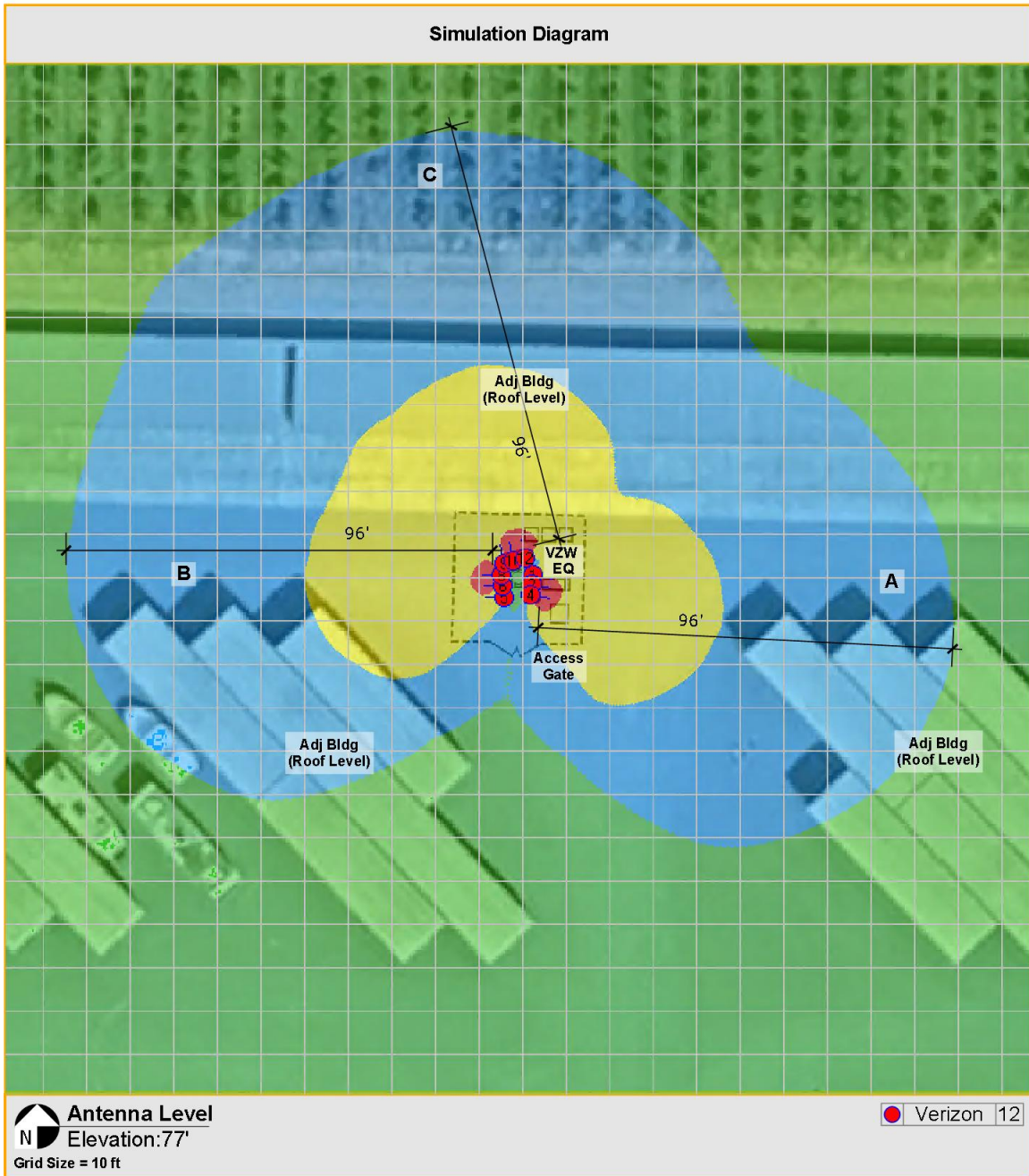
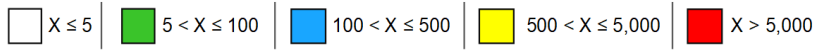


Adj Roof Level
N Elevation: 15'
Grid Size = 10 ft

Max Sim Levels
Verizon: 1.5%

Verizon 12

% of FCC General Population Exposure Limit



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 ²)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm ²)	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 Model² 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.

² Roofmaster(tm)

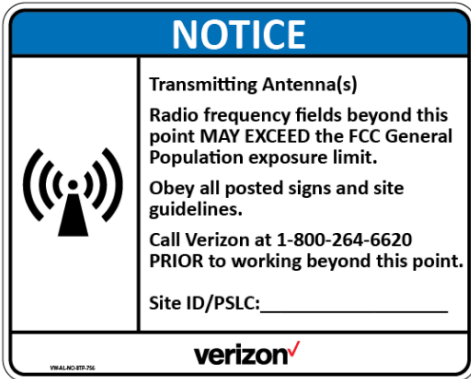
Appendix E: Sample RF Advisory Signs³



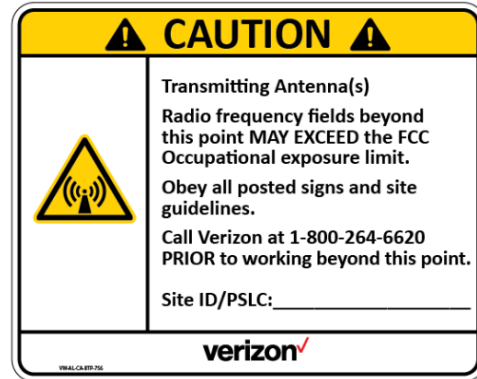
GUIDELINES



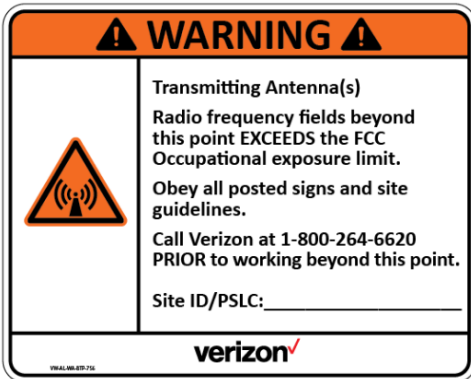
NOC INFORMATION



NOTICE



CAUTION



WARNING

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