



AGENDA

PLANNING COMMISSION

TUESDAY OCTOBER 22, 2024

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is hereby given that the Planning Commission will hold a Regular Meeting, on October 22, 2024 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA.

Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

- Chairperson Pruitt*
- Vice Chairman Stoppenbrink*
- Commissioner Helmar*
- Commissioner Hill*
- Commissioner Papietro*

Staff:

- Sean Brewer, Assistant City Manager*
- Marissa Trejo, City Manager*

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during

the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Meeting Minutes for Approval 8-13-24

PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 024P-008, Approving Conditional Use Permit and Variance Application CUP 24-04 with Conditions for the Construction of a New 80' Foot Cellular Monopine with Associated Ground Mounted Equipment at 200 Cambridge Ave.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Meeting Minutes for Approval 8-13-24
Meeting Date Tuesday, October 22, 2024
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- ☐ Minutes for Approval 8-13-2024

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210

Tuesday, August 13, 2024

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

Assistant City Manager Sean Brewer announced the following changes to the Agenda: None

Vice Chairperson stated Chairperson should be reflected as "Vacant" under the Roll-Call section of the Agenda.

ROLL CALL

Commissioners: *Chairperson – Vacant*
Vice Chairman Stoppenbrink
Commissioner Helmar
Commissioner Hill
Commissioner Papietro
Commissioner Yeadon

Staff: *Assistant City Manager, Sean Brewer*
City Clerk, Shannon Jensen - Absent

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

None

INFORMATION/CONSENT CALENDAR

1. Meeting Minutes for Approval 07-09-2024

*Motion by Helmar, Second by Hill to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 3/2 Majority Voice Vote. (Papietro and Yeadon – Abstained)*

PUBLIC HEARINGS

1. Adoption of Resolution No. 024P-006 Recommending to the City Council, Consideration and Approval of Ordinance No. 868, Amending the Planning and Zoning Code Related to Permitting vehicle washing facilities, gymnasiums, and drive-through facilities (Zoning Text Amendment Application ZTA 24-03)

Assistant City Manager Sean Brewer provided a brief overview of the item.

Vice Chairman Stoppenbrink opened the Public Hearing for public comment. Seeing none, Vice Chairman Stoppenbrink closed the Public Hearing.

*Motion by Papietro, Seconded by Helmar to Adopt Resolution No. 024P-006 Recommending Approval of Ordinance No. 868 , a Zoning Text Amendment to Amend the Planning and Zoning Code related to Vehicle Washing Facilities, Gymnasiums, and Drive-Throughs. **Approved** by a 5/0 Majority Roll-Call Vote.*

2. Approval of a Tentative Subdivision Map (TSM 24-01) and Site Plan Review (46 Lot Single-Family Residential Development)

Assistant City Manager Sean Brewer provided a brief overview of the item.

Vice Chairman Stoppenbrink opened the Public Hearing for public comment.

Cesar Martinez, project contractor, expressed his excitement about the project.

Robert Trejo, project consultant, also expressed excitement about the project and believes houses will be available for sale by June 2025.

Seeing no other comments, Vice Chairman Stoppenbrink closed the Public Hearing.

*Motion by Hill, Seconded by Helmar to Adopt Resolution No. 024P-007 Approving a Site Plan Review and Tentative Subdivision Map Application No. TSM 24-01 to be located at the North Side of Chardonnay and Near Merced Avenue in the Warthan Meadows Master Planned Development. **Approved** by a 5/0 Majority Roll-Call Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Reorganization

Assistant City Manager Sean Brewer provided a brief overview of the item.

*Motion by Hill, Seconded by Papietro to Approve the Appointment of Vice Chairman Stoppenbrink to the Position of Chairperson. **Approved** by a 5/0 Majority Roll-Call Vote.*

*Motion by Papietro, Seconded by Yeadon to Approve the Appointment of Commissioner Hill to the Position of Vice-Chairman. **Approved** by a 5/0 Majority Voice Vote.*

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairperson Announcements

None

ADJOURN 6:51PM

APPROVED:

Chairperson / Vice Chairperson

ATTEST:

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Adoption of Resolution No. 024P-008, Approving Conditional Use Permit and Variance Application CUP 24-04 with Conditions for the Construction of a New 80' Foot Cellular Monopine with Associated Ground Mounted Equipment at 200 Cambridge Ave.

Meeting Date Tuesday, October 22, 2024

Project Location: 200 Cambridge Ave, Coalinga, CA 93210

Applicant: Philip Decker, SAC Wireless, on behalf of Verizon, 333 University Ave, Sacramento, CA 95825

Owner: Coalinga Elks Lodge, PO Box 1013, Coalinga, CA 93210

Prepared By: Sean Brewer, Interim City Manager

I. RECOMMENDATION:

The recommendation is for the Planning Commission to approve:

- Resolution 024P-008 for an application for Conditional Use Permit (CUP No. 24-04) and Variance based on the Findings, and subject to the Conditions of Approval.

II. BACKGROUND:

On August 26, 2024 the City began processing an application for a conditional use permit and variance for the construction of a new telecommunications monopine cellular facility to be located at the existing Elk's Lodge at 200 Cambridge Ave. The property is currently zoned MX (Mixed Use Commercial) with a General Plan Designation of (MX) where telecommunication facilities are permitted subject to a conditional use permit. In addition to the CUP, a variance is required for the height increase in order to facilitate enhanced coverage in the City related to this monopine.

Conditional Use Permit Application

In accordance with Section 9-5.125(e), all commercial telecommunication and wireless services and facilities shall require a conditional use permit. This use classification requires special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

Variance

Variances are intended to provide a mechanism for relief from the strict application of this title where strict

application will deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions. Variances may be granted with respect to dimensional and performance standards, but variances from the use regulations of this title are not allowed.

California Environmental Quality Act

This application constitutes a project in accordance with the California Quality Act, therefore staff has prepared an environmental analysis as part of this land use application.

Comments

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal including conditions of approval reflect feedback from the necessary City Departments.

III. PROPOSAL AND ANALYSIS:

Verizon Wireless is proposing the construction of a new 80-foot cellular tower (faux monopine tree) and the associated ground mounted equipment at 200 Cambridge Ave (APN: 070-060-05S). The proposed unmanned telecommunications facility consists of nine (9) Verizon panel antennas and associated equipment, to be mounted at a 72' and 73'9" centerline, 2 microwave antennas at 52' centerline, on a 80' tall monopine to resemble a pine tree. Top of steel would be 75', with the remaining 5' of height consisting of the artificial branches that make up the monopine's crown. (This is necessary to stealth the antennas while maintaining the tapered look of a natural tree.)

The 60' by 35' equipment area will be surrounded by a 6'-tall chain link fence with vinyl slats. The lease area will contain a walk-in cabinet and 30KW standby diesel generator installed on a new concrete pad, along with a 132 gallon diesel fuel storage tank. Power and telecommunications cables will be installed underground within the lease area.

All antenna arrays, wiring equipment will be encased inside of the mono-pine trunk and enclosure. The monopine is designed to appear just like a large pine tree, with sufficient foliage to conceal the antenna arrays. The "trunk" will include a bark-like finish, and coloring to match that of an actual pine tree. There will be no reflective material on the "tree" and will comply with the General Standards for Wireless Telecommunication Facilities. The wireless site has been designed as a co-locatable facility with land available for one additional carrier's equipment. The design for co-location will limit the potential for proliferation of cell towers in the immediate vicinity. Any new antennas will be integrated into the pine tree design and equipment screened from view.

Surrounding Uses

Location	Use
South	Public Facilities (West Hill College)
North	Industrial - Future Mining Operation (Granite)
West	Public Facilities (Storm Basin / Sports Complex)
East	Commercial (Existing Hotel)

Standards for all Telecommunications Facilities 9-5.125

Requirement/Development Standard	Proposed Project	Complies (Yes/No)
A network design plan for all of the service provider's existing and planned	Coverage Maps showing existing LTE coverage and proposed LTE	Yes

<p>sites in the City and surrounding jurisdictions. The network design plan shall indicate the location of existing and proposed facilities and the service area covered by each site.</p>	<p>coverage have been provided in relation to existing sites throughout the community.</p>	
<p>For new telecommunication facility locations, a written statement with supporting maps and documents showing that the possibility of co-location has been fully explored and is not possible at the time of application.</p>	<p>An alternative site analysis was provided identifying possible co-location opportunities and unfortunately the locations identified are not suitable for future needs. See attached Alternative Site Analysis.</p>	<p>Yes</p>
<p>An evaluation of the radio frequency (RF) field exposure conditions of the facility, prepared by a qualified electrical engineer licensed by the state of California, demonstrating that the radiation levels generated by the facility meet Federal standards and that interference to consumer electronic products is unlikely to occur. The evaluation shall include the maximum exposure conditions directly adjacent to the antenna and at the closest point the public could come into contact with radiation, including upper floors of residential, institutional or commercial buildings, the maximum exposure conditions at the nearest residential use, the maximum exposure at the nearest school or day care use, the maximum exposure level at the nearest hospital or nursing home, and the maximum cumulative exposure conditions of all commercial wireless services and facilities within one mile of the proposed site. Certification shall be provided by the electrical engineer prior to final inspection of the facility that the RF field exposure conditions are per the submitted evaluation</p>	<p>As presented in the Radio Frequency Study (attached), based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to Verizons proposed antenna that exceed the FCC's occupational and/or general public exposure limits at this site.</p>	<p>Yes</p>
<p>A site plan showing the location of proposed facilities, and the location and use of existing buildings on the site and adjacent properties.</p>	<p>The Site Plan has been provided and reviewed by staff for compliance in addition to comments provided by the City Engineer.</p>	<p>Yes</p>
<p>Visual representations sufficient to accurately show the appearance of the proposed facility, such as elevation drawings, photographic simulations, mock-ups, and/or story poles. When feasible, scaled mock-ups shall be</p>	<p>Full Photo Simulations have been provided of the proposed facility from a North, West, East and South orientation.</p>	<p>Yes</p>

<p>A co-location agreement binding the applicant and property owner to make the facility available in the future for the installation of additional communication equipment by other wireless communication providers.</p>	<p>As a condition of approval, the applicant prior to issuance of a building permit shall provide a copy of a co-location agreement which shall be reviewed and approved by the City Attorney.</p>	<p>Conditioned (#9)</p>
<p>An abandonment agreement, requiring removal of the facility if use is discontinued for more than one year.</p>	<p>As a condition of approval, the applicant, prior to issuance of a building permit shall provide a copy of an abandonment agreement which shall be reviewed and approved by the City Attorney.</p>	<p>Conditioned (#8)</p>
<p>If a monopole is proposed, an explanation as to why other facility types are not being considered, and a description of proposed screening of the monopole from public and private residential view.</p>	<p>This has been discussed in the alternative analysis in that other locations were not suitable for the needs of the project and result in the necessary coverage desired. The mono-pine will create an artificial natural element to blend in with the surrounding environment to the extent possible and balance the immediate need for increased cellular and wireless coverage in the City.</p>	<p>Yes</p>
<p>All monopoles shall be limited to the maximum height allowed for the Zoning District in which it is located.</p>	<p>Staff has analyzed the variance request for an increase in height and made the appropriate findings to support approval of such increase. See findings below in the report.</p>	<p>Variance (Yes)</p>
<p>Monopoles shall be considered only when the applicant demonstrates that the proposed facility cannot, or should not, be placed on an existing building, utility pole, or other structure.</p>	<p>The applicant discussed this in the alternative site's analysis and ground that this facility could not be placed on either a building or existing structures due to the height needed to provide adequate coverage.</p>	<p>Yes</p>
<p>Monopoles shall be located a minimum of 150 feet away from any property line of a residentially zoned property.</p>	<p>The closest residentially zoned property is approximately 720 Feet to the east and nothing closer than approximately 1,500 in any other direction (Posa Chanet).</p>	<p>Yes</p>
<p>Substantial landscaping or other screening shall be provided to screen monopoles from public or private residential view. Landscape screening shall be designed to achieve its desired appearance within a two-year period of time.</p>	<p>Screening has been provided as a way to reduce visibility of the equipment and with the development of a mono-pine, this will limit the industrial metal monopole look where a tree structure attempts to blend in with</p>	<p>Yes</p>

	the surrounding environment to the extent possible.	
Monopoles shall be designed to minimize their visual impact to the greatest extent feasible, considering technological requirements, by means of placement, screening, and camouflage, such as enclosures and structures made to look similar to or compatible with existing architecture, and artificial trees.	There are a variety of trees within the surrounding areas but limited trees in the direct vicinity of the proposed site. Staff did not think it would be feasible to require the applicant to provide additional artificial trees to create a blending effect when there are very few trees in the direct vicinity of the proposed site.	Yes
Monopole equipment facilities shall be screened from public view.	The equipment has been screened from view by chain link fence and slating material.	Yes

Public Notification

On October 10, 2024, public hearing notices for this project were posted and mailed to property owners located within 300 feet of the project site. As of this report, the City has received no written or oral comments on the project.

Environmental Review

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Project is a project under CEQA.

Staff has reviewed the project to determine the required level of review under CEQA. The project is categorically exempt from CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This exemption includes projects that involve the construction and location of limited numbers of new, small facilities or structures.

The Project consists of a CUP to construct and operate a wireless cellular facility to improve the wireless coverage and capacity for both current and new customers. The proposed location is not considered environmentally sensitive. All public utilities and services will be available to the Project site. Based on staff’s review of the Project, no special circumstances exist that would create a reasonable possibility that granting a CUP for this project will have a significant effect on the environment. Therefore, the proposed Project is exempt from CEQA and no further environmental review is required.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

Telecommunications Findings

The proposed telecommunication facility will provide a public benefit to the City of Coalinga. The

City of Coalinga is lacking in cellular and wireless coverage and with the addition of a new facility, it will drastically improve coverage in the community when cellular reliability and wireless coverage is important to public safety, education and communication.

The radiofrequency report demonstrates that the proposed facility is within public exposure and occupational limits established by the Federal Communications Commission (FCC). The radiofrequency report prepared and provided by the applicant confirms that it meets the public exposure occupational limits established by the FCC.

The proposed telecommunication facility is visually compatible with the building it is attached to, and its neighborhood and surroundings, in compliance with the standards in Section 9-5.125(i) of this article, Visual Compatibility. The proposed monopine, in staff's opinion is the best attempt to blend an industrial facility (typically a monopole or lattice structure) into the existing natural environment. Although there may not be several pine trees in town where there are several coastal redwoods that may represent a similar appearance to the artificial pine tree proposed by the applicant.

If a new location is being proposed, the applicant has demonstrated that co-location is not possible elsewhere. See Attached Alternative Sites Analysis.

Any other required finding for Conditional Use Permits. Conditional Use permit findings have been provided below and in the resolution.

All proposed modifications to existing telecommunication and wireless facilities shall demonstrate continued compliance with public exposure and occupational limits established by the FCC, as well as continued visual compatibility with the building that the facility is attached to, and its neighborhood and surroundings, in compliance with the standards in Section 9-5.125(i), Visual Compatibility. This has been included as a condition of approval to ensure ongoing compliance with public exposure and occupational limits as established by the FCC.

Conditional Use Permit Findings

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

Staff feels that the findings for a conditional use permit have been met and will not have a detrimental effect on health, safety and general welfare of the community.

General Plan consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

Asset for the neighborhood. The nature use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

All elements of project are consistent with the City's adopted General Plan. The project is also in compliance with the Wireless Communication Facilities regulations found in the Planning and Zoning Code. The site design and layout will meet the design criteria while providing wireless coverage to a part of town where there now exists a coverage gap.

Variance Findings

A variance shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record. Applications for variances shall be reviewed administratively in accordance with these findings.

(1) There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of this title will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

Siting of telecommunication facilities require extensive technical analysis to ensure the placement of the facility will result in adequate coverage including the ability to co-locate. The coverage maps identify the proposed location as a suitable location to provide the desired outcome of effective coverage to the community after conducting the alternative sites analysis.

The request to exceed the maximum height allowed by 30 feet is necessary to provide maximum cellular coverage in the immediate residential and commercial areas in addition to allow for collocation at lower heights as shown in the site plan. Furthermore, the planning and zoning code prohibits wireless telecommunication facilities in residential zones, except for such facilities are located on a major collector or arterial street or associated with permitted nonresidential uses such as parks or high density residentially zones so siting these facilities are critical to ensure adequate coverage. The proposed monopine will be designed as a pine tree and designed to blend in with the existing environment to the extent possible considering the limited trees within the direct vicinity. Furthermore, the applicant will improve the site with fencing and screening to further conceal the equipment enclosure.

(2) Such special circumstances were not by the owner or applicants;

The increase in height is not a special circumstance created by the owner or applicant. The height increase will substantially improve the cellular and wireless coverage in the area of the proposed monopine as described in the coverage maps and siting analysis in addition to providing opportunity for co-location. The increased height will benefit the surrounding properties with increased coverage in cellular service as well as wireless service. Any incremental lowering of the antennas would lead to an incremental loss in coverage, limit co-location and possibly invalidate the project.

(3) The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and

There are currently three (3) other cellular towers in the city limits. One is located on Lucille and W. Elm Ave at approximately 90 feet, the AT&T Monopine on Truman at 70 feet, and the other on 1st Street near Forest which is about 80 feet in height. The height limit for towers in the MX (Mixed Use Commercial) district is 50 feet. Exceptions to the height limit may be granted when the Planning Commission approves a variance to do so. The height of the proposed cellular antenna tower is 80 feet, thus requiring a variance approved by the Planning Commission. This is something that any other project proponent would have the ability to request with adequate analysis and consideration to alternative co-location.

The highest point of the antennas is 75 feet in order to optimize its coverage objectives. Any incremental lowering of the antennas would lead to an incremental loss in coverage and possibly no-project. The

Applicant has solicited to co-locate the wireless antennas at nearby locations on existing electrical towers; however, the property owners have expressed no interest in the co-location of new antennas. Given the Applicant's assertion that the location provides the best capacity coverage in the area and the property owners of other suitable sites expressed no interest in co-locating, staff believes the request for a height exception for a 30-foot increase is reasonable and therefore supports the request.

ATTACHMENTS:

Description

- ☐ Resolution No. 024P-008
- ☐ Variance Application
- ☐ Photo Simulations
- ☐ CUP Application
- ☐ Site Plan Drawings
- ☐ Verizon RF Report
- ☐ Network Coverage Map
- ☐ Possible Co-Location Sites Analysis

RESOLUTION 020P-008

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 24-04 AND A VARINACE FOR THE CONSTRUCTION OF A NEW 80' TELECOMMUNICATIONS MONOPOLE (MONOPINE) STRUCTURE TO BE LOCATED AT 200 CAMBRIDGE AVE

WHEREAS, the City of Coalinga Community Development Department has received an application from the applicant, SAC Wireless, on Behalf of Verizon Wireless, for the construction of a new eighty-foot (80') Telecommunications Monopole (Monopine) at 200 Cambridge Ave (070-060-05S); and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on October 22, 2024 to take testimony with regard to the proposed applications, and;

WHEREAS, Public Hearing Notices were sent to all property owners within 300 feet of the site as required by Local and State law, and;

WHEREAS, the Planning Commission has determined that this project is exempt from further environmental review under CEQA Guidelines §15303 related to the construction or conversion of small structures, and;

WHEREAS, the Planning Commission completed its review of the proposed application and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail/email, and;

WHEREAS, the Planning Commission has made the following conditional use permit findings based on the development proposal:

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

WHEREAS, the Planning Commission has confirmed the following variance findings approving the increase in monopine height:

1. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of this title will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;
2. Such special circumstances were not by the owner or applicants; and
3. The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

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**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission approves the application for conditional use permit and variance for the construction of a new 80' monopine telecommunications facility with conditions (Exhibit A) and reports and exhibits associated with this project.

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at their regular meeting held on the 22<sup>nd</sup> day of October 2024.

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Planning Commission Chairman/Vice Chairman

ATTEST:

\_\_\_\_\_  
City Clerk/Deputy City Clerk

## Exhibit A

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 24-02 (200 Cambridge Ave)**

1. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any State law, statute and regulation, or City Ordinance is violated. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to Section 9-6.114.
2. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable state and /or local statutes. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
3. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant/Developer shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
4. *Permit validity and renewal.* The Permit shall be valid for a period of ten (10) years. If the applicant fails to submit a renewal application at least ninety (90) days prior to expiration of the permit, the permit shall expire. Approval of the Community Development Director shall be required for permit renewal. In the event a timely submitted renewal application has not been acted upon, the permit shall extend beyond the ten (10) year period until the renewal permit has been acted upon. The renewal shall be valid for an additional five (5) years from renewal approval or the prior permit expiration, whichever is later.
5. The applicant shall maintain current radiofrequency reports and submit such reports when requested by the Community Development Director to demonstrate continued compliance with applicable FCC standards for public exposure and occupational limits.
6. This approval shall become null and void if a building permit has not been applied for within one (1) year of the effective date of conditional approval. A one time extension of

- six (6) months shall be granted by the Community Development Director or his/her designee with a written request inclusive of reasoning.
7. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes and submitted plans. All applicable construction shall obtain a building permit and comply with the requirements of the Planning, Building, Public Works Police and Fire Departments.
  8. The approved facility (monopine and associated equipment) shall be removed if the facility's use is discontinued for more than one year. The applicant shall sign a statement, provided to the Community Development Director or his/her designee prior to the issuance of a building permit.
  9. The monopine shall be developed and constructed to specifically allow co-location of other providers on the tower. The application shall provide a copy of the lease agreement (redacted if necessary) to the City identifying that co-location is permitted by right at this location.
  10. Access to the wireless cellular facility shall be through the existing driveway on Cambridge Ave.
  11. The wireless cellular facility shall not block the existing drainage pattern. If construction of the Project results in substantive changes to existing drainage patterns, City review and approval of grading plans shall be required.
  12. The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Building Plans.
  13. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Building Plans
  14. The Applicant shall submit plans for the generator diesel fuel tank to CCSD Fire for review and approval.

**CITY OF COALINGA  
VARIANCE TO  
ZONING ORDINANCE APPLICATION**

CUP 24-04  
Application Number

7/31/2024  
Date

|                                               |                                                                      |
|-----------------------------------------------|----------------------------------------------------------------------|
| <b>APPLICANT INFORMATION:</b>                 | Coalinga Lodge No. 1613, Benevolent Protective Order of ELKS (owner) |
| Applicant/Property Owner Name:                | SAC Wireless (applicant) /                                           |
| Applicant's Mailing Address:                  | 333 University Ave, Sacramento, CA 95825                             |
| Telephone Number:                             | 626-482-9379                                                         |
| Assessor Parcel No.                           | 070-060-05S                                                          |
| Property Location (Street Address):           | 200 Cambridge Ave, Coalinga, Ca 93210                                |
| Legal Description (lot, block, tracts, etc.): | Sur Rts 2.34 Ac In Se 1/4 Sec 29 T20r15                              |

|                                                                                                                                                                                                                                                                                                      |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PROPERTY USE INFORMATION:</b>                                                                                                                                                                                                                                                                     |  |
| Current Zoning: <u>MU Mixed Use</u> Existing Use: <u>Elks Clubhouse</u>                                                                                                                                                                                                                              |  |
| Existing Number of Lots: _____ Proposed Number of Lots: _____                                                                                                                                                                                                                                        |  |
| Area of Parcel (s) <u>130,680 sq ft</u>                                                                                                                                                                                                                                                              |  |
| Proposed Use: <u>Add 80' cell tower</u>                                                                                                                                                                                                                                                              |  |
| The answers to the following questions must be made full and complete.                                                                                                                                                                                                                               |  |
| 1. What are the special circumstances applicable to the property involved or to the intended use of the property, including size shape topography location, or surroundings (but not including monetary hardship), That do not apply generally to other property in the same zone or vicinity? _____ |  |
| <u>Unused space, away from residential</u>                                                                                                                                                                                                                                                           |  |
| 2. What are the reasons that the property involved is unique and that such variance is necessary for the preservation and enjoyment of a substantial property right? _____                                                                                                                           |  |
| <u>Height required to meet Verizon's objective of improving cell coverage throughout Coalinga.</u>                                                                                                                                                                                                   |  |
| 3. Would the proposed uses be materially detrimental to the public welfare or injurious to persons or property in the vicinity? _____                                                                                                                                                                |  |
| <u>No</u>                                                                                                                                                                                                                                                                                            |  |
| 4. What were the original deed restrictions, if any, affecting the use of the property involved? Give the expiration date of these restrictions. _____                                                                                                                                               |  |
| <u>Property is subject to the Redevelopment Plan for the Coalinga Redevelopment Project as adopted by Ordinance No. 50 (attached)</u>                                                                                                                                                                |  |

5. When was the above described property acquired by the applicant? \_\_\_\_\_

1965

6. What are the provisions of the ordinance from which you are requesting a variance? \_\_\_\_\_

Height maximum

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER (S) are required as applicable.

The forgoing statement and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

*Philip Decker*

Signature of APPLICANT/AGENT

Philip Decker

Name of APPLICANT/AGENT (Please Print)

333 University Ave., Sacramento, CA 95825

Mailing Address

626-482-9379

Telephone Number



Signature of OWNER

Richard E Hill

Name of OWNER (Please Print)

249 w cedar ave coalinga

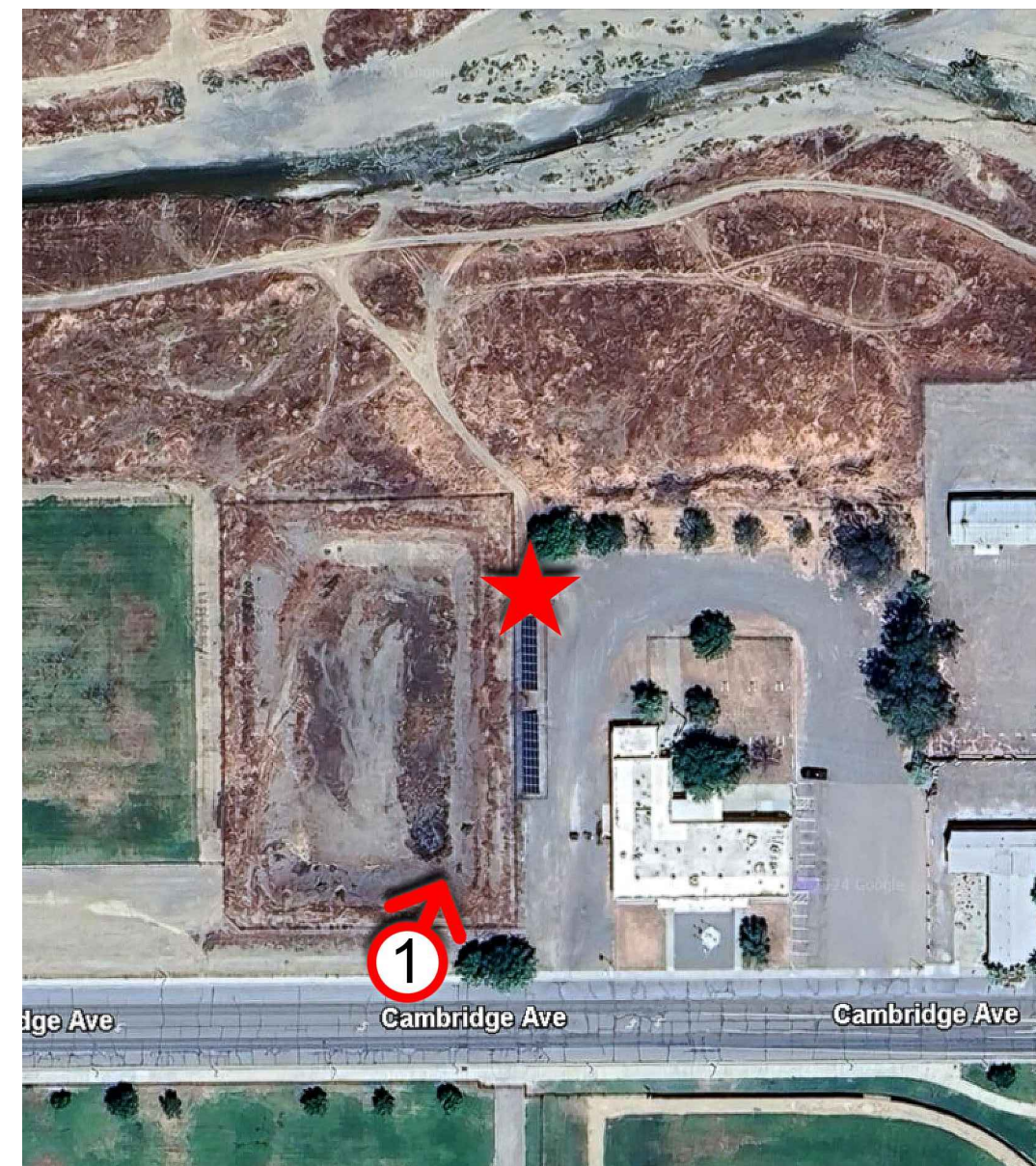
Mailing Address

5592128404

Telephone Number



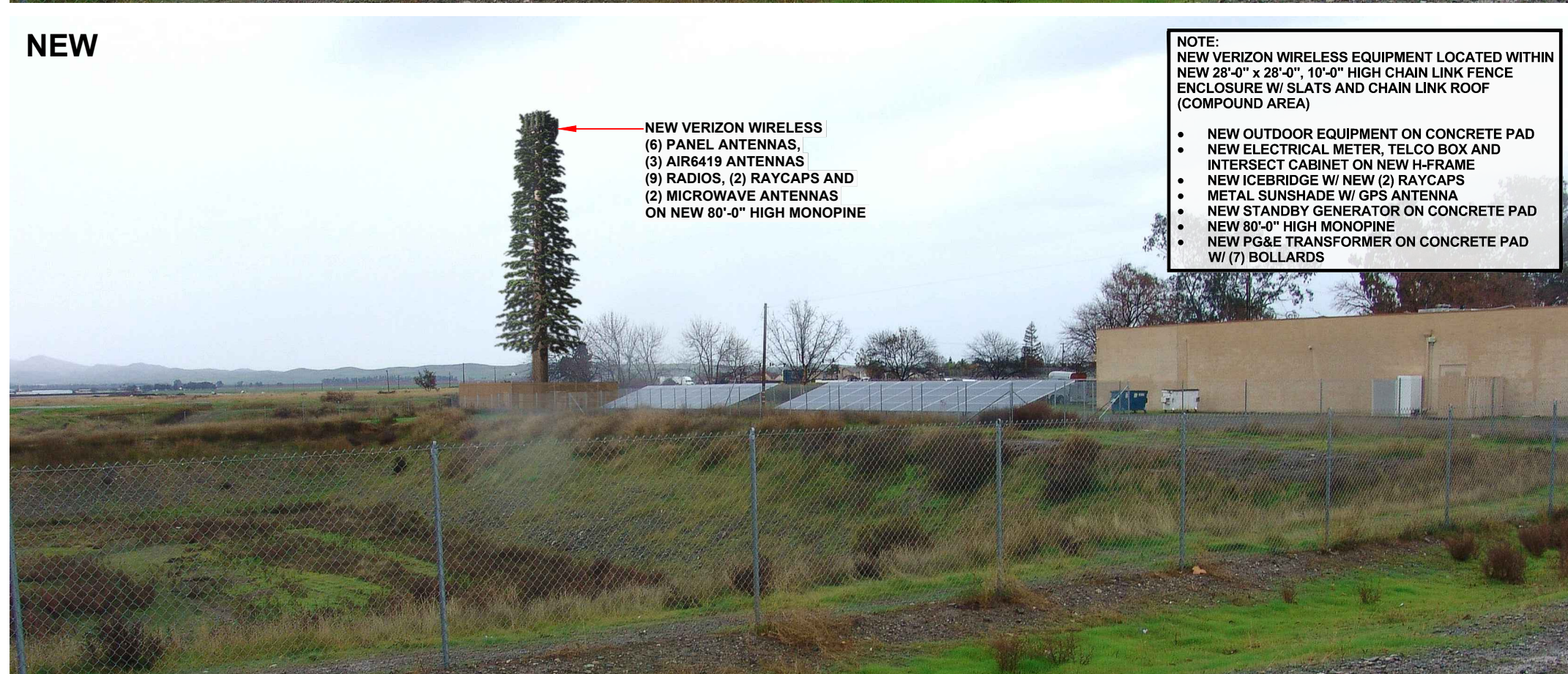
PHOTOSIMULATION VIEWPOINT 1



EXISTING



NEW



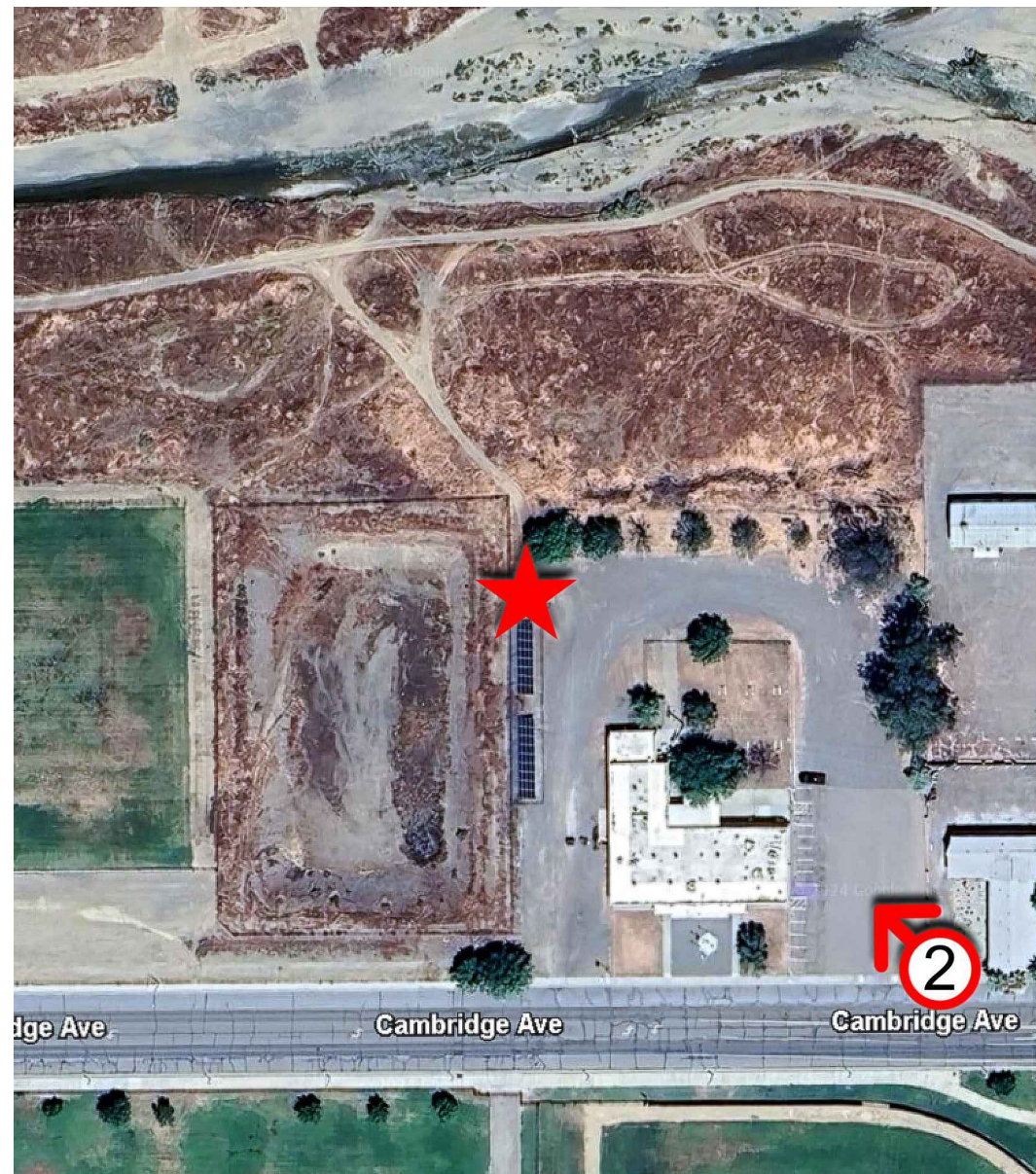
NEW VERIZON WIRELESS  
(6) PANEL ANTENNAS,  
(3) AIR6419 ANTENNAS  
(9) RADIOS, (2) RAYCAPS AND  
(2) MICROWAVE ANTENNAS  
ON NEW 80'-0" HIGH MONOPINE

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN  
NEW 28'-0" x 28'-0", 10'-0" HIGH CHAIN LINK FENCE  
ENCLOSURE W/ SLATS AND CHAIN LINK ROOF  
(COMPOUND AREA)

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ NEW (2) RAYCAPS
- METAL SUNSHADE W/ GPS ANTENNA
- NEW STANDBY GENERATOR ON CONCRETE PAD
- NEW 80'-0" HIGH MONOPINE
- NEW PG&E TRANSFORMER ON CONCRETE PAD W/ (7) BOLLARDS



## PHOTOSIMULATION VIEWPOINT 2



### EXISTING



### NEW



**NOTE:**  
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN  
 NEW 28'-0" x 28'-0", 10'-0" HIGH CHAIN LINK FENCE  
 ENCLOSURE W/ SLATS AND CHAIN LINK ROOF  
 (COMPOUND AREA)

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ NEW (2) RAYCAPS
- METAL SUNSHADE W/ GPS ANTENNA
- NEW STANDBY GENERATOR ON CONCRETE PAD
- NEW 80'-0" HIGH MONOPINE
- NEW PG&E TRANSFORMER ON CONCRETE PAD W/ (7) BOLLARDS

NEW VERIZON WIRELESS  
 (6) PANEL ANTENNAS,  
 (3) AIR6419 ANTENNAS  
 (9) RADIOS, (2) RAYCAPS AND  
 (2) MICROWAVE ANTENNAS  
 ON NEW 80'-0" HIGH MONOPINE



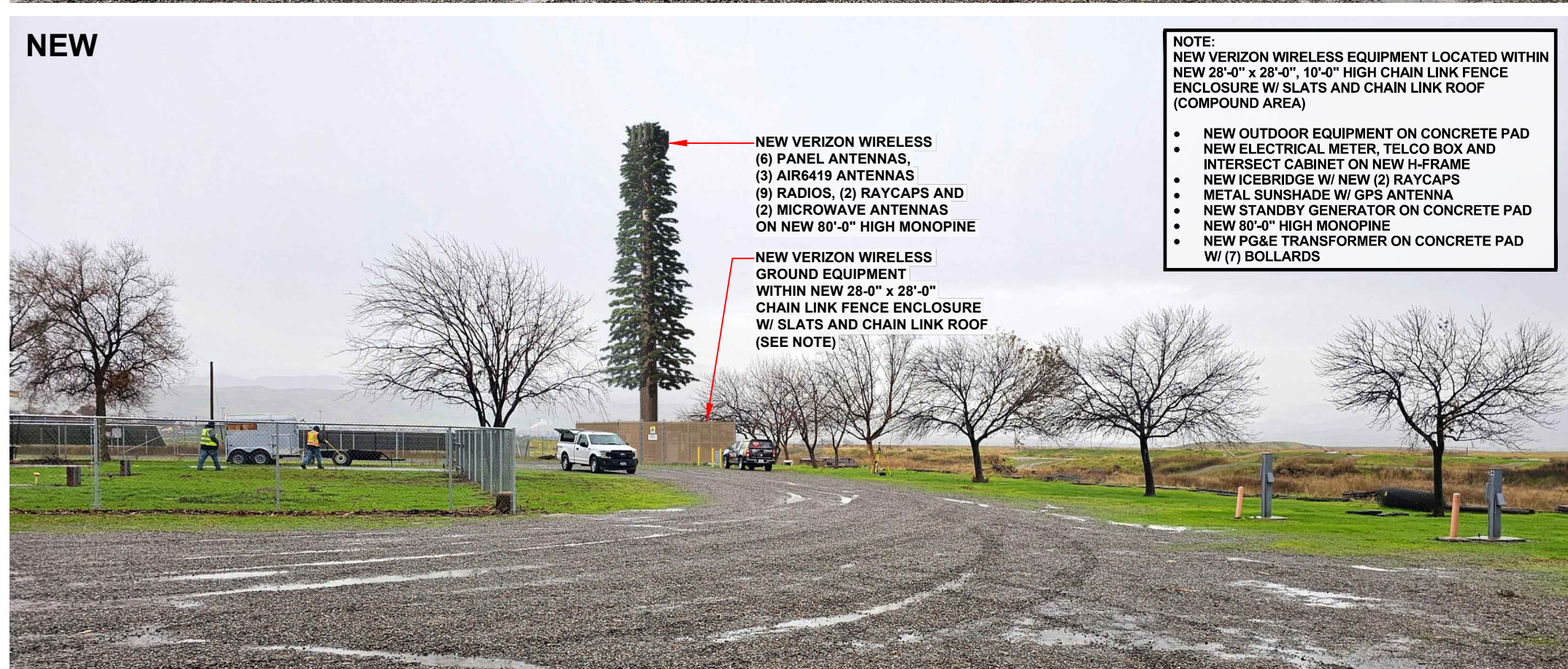
## PHOTOSIMULATION VIEWPOINT 3



### EXISTING



### NEW



NEW VERIZON WIRELESS  
 (6) PANEL ANTENNAS,  
 (3) AIR6419 ANTENNAS  
 (9) RADIOS, (2) RAYCAPS AND  
 (2) MICROWAVE ANTENNAS  
 ON NEW 80'-0" HIGH MONOPINE

NEW VERIZON WIRELESS  
 GROUND EQUIPMENT  
 WITHIN NEW 28'-0" x 28'-0"  
 CHAIN LINK FENCE ENCLOSURE  
 W/ SLATS AND CHAIN LINK ROOF  
 (SEE NOTE)

**NOTE:**  
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN  
 NEW 28'-0" x 28'-0", 10'-0" HIGH CHAIN LINK FENCE  
 ENCLOSURE W/ SLATS AND CHAIN LINK ROOF  
 (COMPOUND AREA)

- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
- NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
- NEW ICEBRIDGE W/ NEW (2) RAYCAPS
- METAL SUNSHADE W/ GPS ANTENNA
- NEW STANDBY GENERATOR ON CONCRETE PAD
- NEW 80'-0" HIGH MONOPINE
- NEW PG&E TRANSFORMER ON CONCRETE PAD W/ (7) BOLLARDS



**CITY OF COALINGA  
CONDITIONAL USE PERMIT APPLICATION**

CUP 24-04  
Application Number

7/31/2024  
Date

**APPLICANT INFORMATION:**

Applicant/Property Owner: Coalinga Lodge No. 1613, Benevolent Protective Order of ELKS

Mailing Address: P.O. Box 1013 coalinga ca 93210

Telephone Number: \_\_\_\_\_ Assessor Parcel Number: 070-060-05S

Property Location: 200 CAMBRIDGE AVE. COALINGA, CA 93210

Legal Description (lot, block, Tracts, etc.) See attached title report

\_\_\_\_\_

\_\_\_\_\_

**PROPERTY USE INFORMATION:**

Current Zoning: MX - MIXED USE

Existing Number of Lots: \_\_\_\_\_ Proposed Number of Lots: \_\_\_\_\_ Area of Parcel: 3 acres

Proposed Use: Cell tower

\_\_\_\_\_

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures). \_\_\_\_\_

30' x 30' lease area for tower and related equipment

\_\_\_\_\_

\_\_\_\_\_

(If additional space is required attach separate sheet of paper)

Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

*Philip Decker*

*Richard E. Hill*

Signature of APPLICANT/AGENT

Signature of OWNER

Philip Decker, SAC Wireless, on behalf of Verizon

Richard E. Hill

Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

333 University Ave, Sacramento, CA 95825

249 W cedar ave Coalinga Ca 93210

Mailing Address

Mailing Address

626-482-9379

559-212-8404

Telephone Number

Telephone Number



# NORTH COALINGA

PID # 17193570  
 MDG L ID # 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

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

**Know what's below.  
Call before you dig.**

## ISSUE STATUS

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



A Nokia company  
 9020 ACTIVITY RD, SUITE A  
 SAN DIEGO, CA 92126  
 www.sacw.com  
 312.895.4977

### PROPRIETARY INFORMATION

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

**EVEREST**  
 - INFRASTRUCTURE PARTNERS -  
 EVEREST INFRASTRUCTURE  
 TWO ALLEGHENY CENTER,  
 NOVA PLACE TOWER 2, STE. 703  
 PITTSBURGH, PA 15212

### PROJECT TEAM

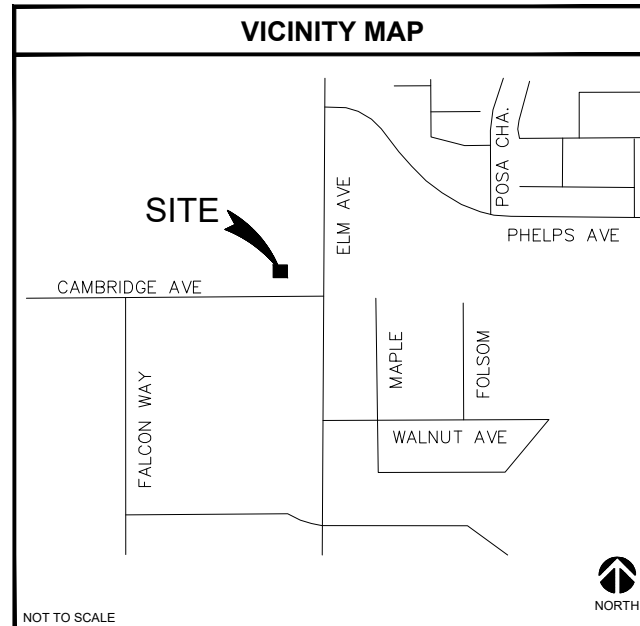
**SITE ACQUISITION**  
 SAC WIRELESS, LLC.  
 333 UNIVERSITY AVE  
 SUITE 200  
 SACRAMENTO, CA 95825  
 CONTACT: PHILIP DECKER  
 TELEPHONE: (626) 482-9379  
 PHILIP.DECKER@SACW.COM

**PLANNING**  
 SAC WIRELESS, LLC.  
 333 UNIVERSITY AVE  
 SUITE 200  
 SACRAMENTO, CA 95825  
 CONTACT: PHILIP DECKER  
 TELEPHONE: (626) 482-9379  
 PHILIP.DECKER@SACW.COM

**ARCHITECT:**  
 SAC AE DESIGN GROUP, INC  
 NESTOR POPOWYCH, AIA  
 9020 ACTIVITY RD.  
 SAN DIEGO, CA 92126  
 CONTACT: JULIAN BRIANO  
 TELEPHONE: (760) 219-9269  
 JULIAN.BRIANO@SACW.COM

**SURVEYOR:**  
 SMITHCO SURVEYING ENGINEERING  
 P.O. BOX 61626  
 BAKERSFIELD, CA 93380  
 CONTACT: GREG SMITH, PLS  
 TELEPHONE: (661) 393-1217  
 GSMITH@SMITHCO.NET

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



### PROJECT SUMMARY

**APPLICANT/LESSEE**  
  
 EVEREST INFRASTRUCTURE  
 TWO ALLEGHENY CENTER  
 NOVA PLACE TOWER 2, SUITE 703  
 PITTSBURGH, PA 15212

**APPLICANT'S REPRESENTATIVE**  
 SAC WIRELESS, LLC.  
 333 UNIVERSITY AVE  
 SUITE 200  
 SACRAMENTO, CA 95825  
 CONTACT: PHILIP DECKER  
 TELEPHONE: (626) 482-9379  
 PHILIP.DECKER@SACW.COM

**PROPERTY OWNER:**  
 OWNER: BENEVOLENT PROTECTIVE ORDER OF  
 ELKS COALINGA LODGE NO 1613  
 ADDRESS: 200 CAMBRIDGE AVE  
 COALINGA, CA 93210  
 PHONE: (559) 934-2100  
 EMAIL: COALINGAELKS1613@GMAIL.COM  
 CONTACT: JERRY OR RICHARD HILL  
 PHONE: (559) 212-9404  
 EMAIL: KABOOM58@SBCGLOBAL.NET

**PROPERTY INFORMATION:**  
 SITE NAME: NORTH COALINGA  
 SITE NUMBER: 5000875519  
 SITE ADDRESS: 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210  
 JURISDICTION: CITY OF COALINGA

**ASSESSOR'S PARCEL NUMBER**  
 070-060-055

**COORDINATES**  
 LATITUDE: 36° 09' 06.92" NAD 83  
 LONGITUDE: -120° 21' 23.47" NAD 83

**CONSTRUCTION INFORMATION**  
 AREA OF CONSTRUCTION: 2280 SQ FT  
 OCCUPANCY: U  
 TYPE OF CONSTRUCTION: V-B  
 CURRENT ZONING: MX - MIXED USE  
 ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

| SHEET | DESCRIPTION                                    |
|-------|------------------------------------------------|
| T-1   | TITLE SHEET                                    |
| C-1   | SITE SURVEY                                    |
| C-2   | SITE SURVEY                                    |
| A-1   | SITE PLAN & ENLARGED SITE PLAN                 |
| A-2   | EQUIPMENT LAYOUT                               |
| A-2.1 | ANTENNAS LAYOUTS                               |
| A-3   | NORTH & EAST ELEVATIONS                        |
| A-4   | SOUTH & WEST ELEVATIONS                        |
| A-5   | EQUIPMENT ELEVATIONS                           |
| E-1   | 1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES |

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING PER RFDS DATED: 20240808\_135422

- NEW VERIZON WIRELESS 35'-0" X 60'-0" LEASE AREA
- NEW VERIZON WIRELESS 10'-0" HIGH CHAIN-LINK FENCE W/SLATS
- NEW VERIZON WIRELESS CHAIN LINK ROOF
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON NEW 9'-0" X 14'-0"X1'-0" HIGH CONCRETE PAD
- NEW VERIZON WIRELESS 13'-0" X 9'-0" X 9'-0" HIGH METAL SUNSHADE STRUCTURE
- (1) NEW VERIZON WIRELESS 30KW GENERAC STANDBY GENERATOR W/132 GALLON DIESEL TANK (UL142) ON NEW RAISED 5'-0" X 10'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- NEW VERIZON WIRELESS INTERSECT CABINET & TEL CO BOX ON NEW H-FRAME
- NEW EVEREST PAD MOUNTED 800A SERVICE SWITCHBOARD
- (1) NEW VERIZON WIRELESS 8'-0" HIGH MONOPOL
- (6) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS, (2) PER SECTOR
- (3) NEW VERIZON WIRELESS AIR6419 ANTENNAS, (1) PER SECTOR
- (2) NEW VERIZON WIRELESS MICROWAVE ANTENNA, (1) 4Ø & (1) 2Ø
- (9) NEW VERIZON WIRELESS RADIOS
- (4) NEW VERIZON WIRELESS RAYCAPS 6627
- (2) NEW VERIZON WIRELESS HYBRID CABLES
- (4) NEW VERIZON WIRELESS SERVICE LIGHTS W/60-90 MIN. TIMER SWITCH
- (1) NEW VERIZON WIRELESS KNOX BOX & (1) SES LOCKBOX
- (1) NEW VERIZON WIRELESS ICE-BRIDGE
- (3) NEW VERIZON WIRELESS 17X30 FIBER VAULT
- NEW PG&E TRANSFORMER ON NEW 4'-2" X 4'-4" TRANS. PAD PER PG&E GREENBOOK MANUAL
- (7) NEW BOLLARD FOR TRANSFORMER, (5) FIXED AND (2) REMOVABLE PER PG&E GREENBOOK MANUAL

### CODE COMPLIANCE

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

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

### GENERAL CONTRACTOR NOTES

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

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

**NORTH COALINGA**  
 PID 17193570  
 MDG L ID# 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

SHEET TITLE:  
**TITLE SHEET**

**T-1**

**ZONING DRAWINGS**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO (NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES)

**NOTES:**

APN: 070-060-05S  
 OWNER: BENEVOLENT PROTECTIVE ORDER OF ELKS COALINGA LODGE NO 1613

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

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 7061055, DATED DECEMBER 05, 2023 WITHIN SAID TITLE REPORT THERE ARE FOURTEEN (14) EXCEPTIONS LISTED, FIVE (5) OF WHICH ARE EASEMENTS AND THREE (3) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060045, PANEL NO. 3213H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THE SITE FALLS WITHIN ZONE "AE", WHICH ARE AREAS GIVEN A BASE FLOOD ELEVATION WITH THE SITE HAVING A BASE FLOOD ELEVATION OF 676 FEET.

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

LAT. 36° 09' 06.89" N. NAD 83  
 LONG. 120° 21' 23.28" W. NAD 83  
 ELEV. 675.0' NAVD 88 (BASIS OF DRAWING)

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

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

REAL PROPERTY IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 15 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED DATED SEPTEMBER 9, 1955, FROM STANDARD OIL COMPANY OF CALIFORNIA TO WILLIAM E. LONG, ET AL, RECORDED SEPTEMBER 29, 1955, IN BOOK 3663 OF OFFICIAL RECORDS, AT PAGE 588, SAID CORNER BEING A POINT ON THE SOUTHERLY LINE OF SAID SECTION 29, DISTANT WESTERLY THEREON 300 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION AND ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED DATED SEPTEMBER 9, 1955, AND ITS NORTHERLY PROLONGATION, 340 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 300 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, A DISTANCE OF 340 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 29; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 300 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID PARCEL 100 FEET IN DEPTH; PROVIDED, HOWEVER, THAT THE SURFACE OF SAID PARCEL SHALL NEVER BE USED FOR THE EXPLORATION, DEVELOPMENT, EXTRACTION, REMOVAL OR STORAGE OF SAID OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS.

APN: 070-060-05-S

**LEGEND**

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

**OVERALL SITE MAP**

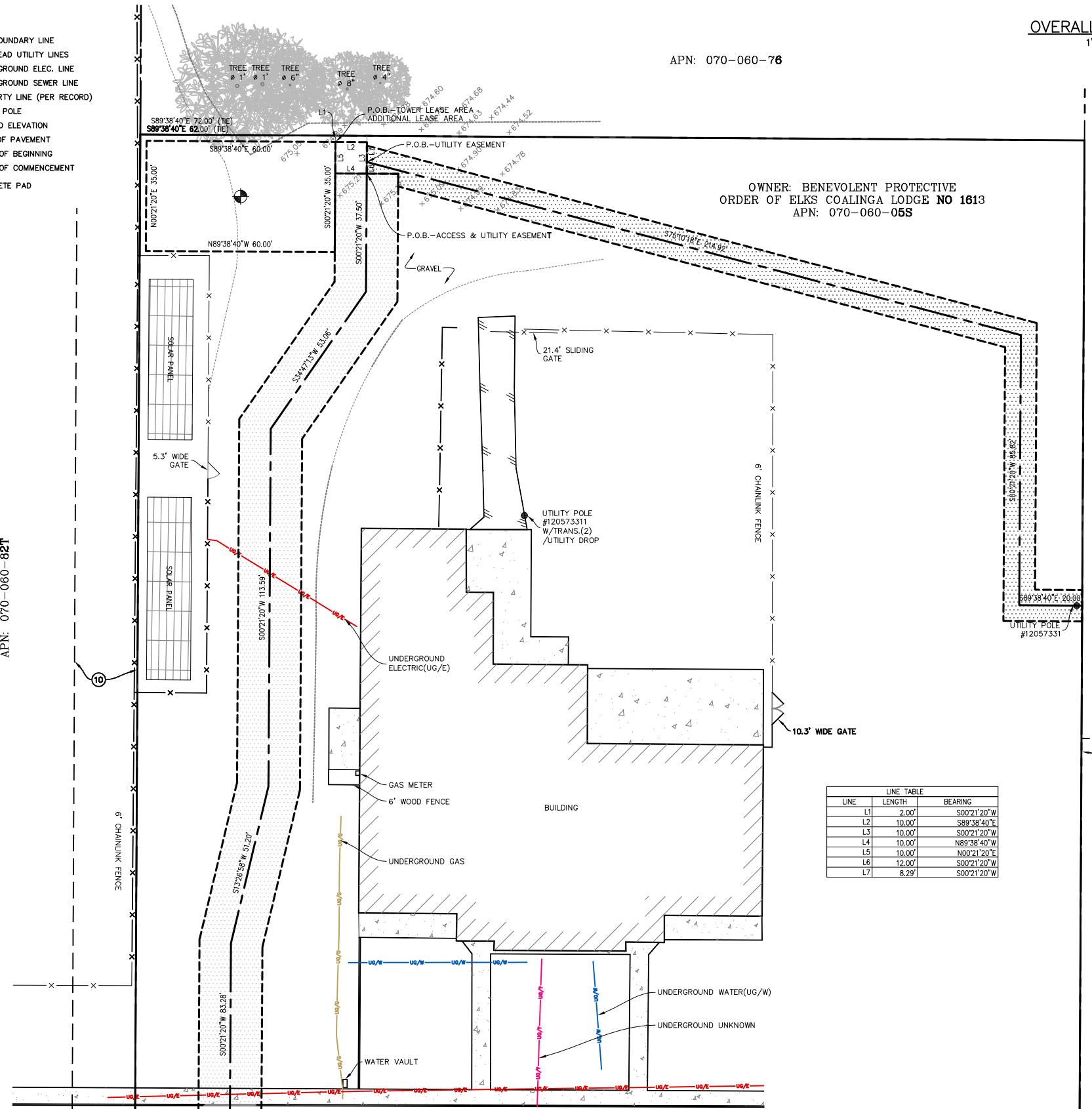
1" = 20'

APN: 070-060-76

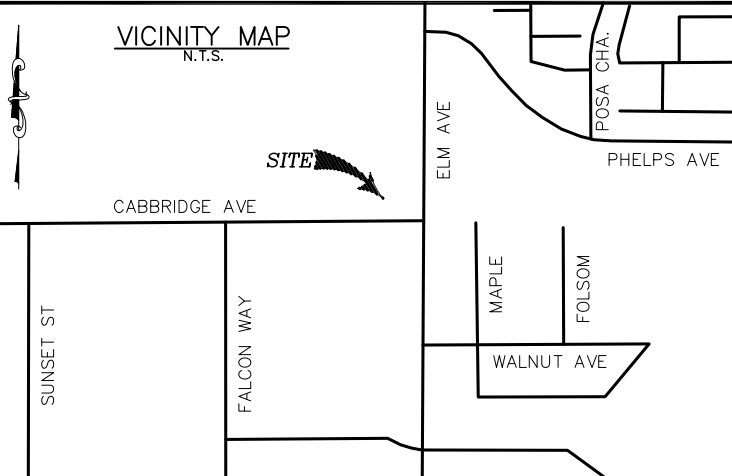
OWNER: BENEVOLENT PROTECTIVE ORDER OF ELKS COALINGA LODGE NO 1613  
 APN: 070-060-05S

APN: 070-060-82T

APN: 070-060-82T



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 2.00'  | S00°21'20"W |
| L2   | 10.00' | S89°38'40"E |
| L3   | 10.00' | S00°21'20"W |
| L4   | 10.00' | N89°38'40"W |
| L5   | 10.00' | N00°21'20"E |
| L6   | 12.00' | S00°21'20"W |
| L7   | 8.29'  | S00°21'20"W |



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

**ISSUE STATUS**

| REV | DATE     | DESCRIPTION          | BY |
|-----|----------|----------------------|----|
| 0   | 01/24/24 | PRELIMINARY          | LA |
| 1   | 01/29/24 | ADD GPRS             | LA |
| 2   | 03/11/24 | LEASE & TITLE REVIEW | EJ |
| 3   | 03/26/24 | IN-HOUSE REVISION    | EJ |
| 4   | 08/28/24 | REDESIGN             | EJ |



**PROPRIETARY INFORMATION**

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



**NORTH COALINGA**

MDG #  
 5000875519  
 200 CAMBRIDGE AVE  
 COALINGA, CA 93210

FRESNO COUNTY

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

**C-1**

PROPOSED TOWER LEASE AREA DESCRIPTION:

BEING A PORTION OF LAND IN GRANT DEED NO. 58811, RECORDED IN BOOL 4264, PAGE 171, FRESNO COUNTY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE NORTH LINE OF SAID LAND S89°38'40"W, A DISTANCE OF 62.00 FEET; THENCE S00°21'20"W, A DISTANCE OF 2.00 FEET; TO THE TRUE POINT OF BEGINNING;

- 1) THENCE S00°21'20"W, A DISTANCE OF 35.00 FEET;
- 2) THENCE N89°38'40"W, A DISTANCE OF 60.00 FEET;
- 3) THENCE N00°21'20"E, A DISTANCE OF 35.00 FEET;
- 4) THENCE S89°38'40"E, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,100 SQUARE FEET, MORE OR LESS.

PROPOSED ADDITIONAL LEASE AREA DESCRIPTION:

BEING A PORTION OF LAND IN GRANT DEED NO. 58811, RECORDED IN BOOL 4264, PAGE 171, FRESNO COUNTY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE NORTH LINE OF SAID LAND S89°38'40"W, A DISTANCE OF 62.00 FEET; THENCE S00°21'20"W, A DISTANCE OF 2.00 FEET; TO THE TRUE POINT OF BEGINNING;

- 1) THENCE S89°38'40"W, A DISTANCE OF 10.00 FEET;
- 2) THENCE N00°21'20"W, A DISTANCE OF 10.00 FEET;
- 3) THENCE N89°38'40"E, A DISTANCE OF 10.00 FEET;
- 4) THENCE S00°21'20"E, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS AND UTILITY ROUTE PREMISE DESCRIPTION:

BEING A 20.00 FOOT STRIP OF LAND BEING A PORTION OF LAND IN GRANT DEED NO. 58811, RECORDED IN BOOL 4264, PAGE 171, FRESNO COUNTY, STATE OF CALIFORNIA, FALLING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE NORTH LINE OF SAID LAND S89°38'40"W, A DISTANCE OF 72.00 FEET; THENCE S00°21'20"W, A DISTANCE OF 12.00 FEET; TO THE TRUE POINT OF BEGINNING;

- 1) THENCE S00°21'20"W, A DISTANCE OF 37.50 FEET;
- 2) THENCE S34°47'13"W, A DISTANCE OF 53.06 FEET;
- 3) THENCE S00°21'20"W, A DISTANCE OF 113.59 FEET;
- 4) THENCE S13°26'58"W, A DISTANCE OF 51.20 FEET;
- 5) THENCE S00°21'20"W, A DISTANCE OF 83.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAMBRIDGE AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS UTILITY ROUTE PREMISE DESCRIPTION:

BEING A 10.00 FOOT STRIP OF LAND BEING A PORTION OF LAND IN GRANT DEED NO. 58811, RECORDED IN BOOL 4264, PAGE 171, FRESNO COUNTY, STATE OF CALIFORNIA, FALLING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE NORTH LINE OF SAID LAND S89°38'40"W, A DISTANCE OF 72.00 FEET; THENCE S00°21'20"W, A DISTANCE OF 8.29 FEET; TO THE TRUE POINT OF BEGINNING;

- 1) THENCE S75°10'18"E, A DISTANCE OF 214.92 FEET;
- 2) THENCE S00°21'20"W, A DISTANCE OF 85.82 FEET;
- 3) THENCE S89°38'40"E, A DISTANCE OF 20.00 FEET TO THE TERMINUS OF THIS DESCRIPTION.

EASEMENT(S) PER TITLE REPORT:

- 6. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JULY 10, 1894 IN BOOK P OF PATENTS, PAGE 288.  
>>> NOT PLOTTABLE – EXACT LOCATION COULD NOT BE DETERMINED <<<
- 8. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 29, 1955 AS BOOK 3663, PAGE 588 OF OFFICIAL RECORDS.  
>>> PLOTTED AS SHOWN HEREON <<<
- 10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT RECORDED MAY 23, 1983 AS INSTRUMENT NO. 1983-44759 OF OFFICIAL RECORDS.  
>>> PLOTTED AS SHOWN HEREON <<<
- 11. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE COALINGA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED SEPTEMBER 20, 1983 AS INSTRUMENT NO. 1983-86883 OF OFFICIAL RECORDS.  
>>> NOT PLOTTABLE – BLANKET IN NATURE <<<
- 13. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED CITY OF COALINGA FACADE EASEMENT AND MAINTENANCE COVENANT RECORDED DECEMBER 03, 2010 AS INSTRUMENT NO. 2010-160887 OF OFFICIAL RECORDS.  
>>> NOT PLOTTABLE – BLANKET IN NATURE <<<

ISSUE STATUS

| REV | DATE     | DESCRIPTION          | BY |
|-----|----------|----------------------|----|
| 0   | 01/24/24 | PRELIMINARY          | LA |
| 1   | 01/29/24 | ADD GPRS             | LA |
| 2   | 03/11/24 | LEASE & TITLE REVIEW | EJ |
| 3   | 03/26/24 | IN-HOUSE REVISION    | EJ |
| 4   | 08/28/24 | REDESIGN             | EJ |

SMITHCO JOB NO.: 82-1644



A Nokia company

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

PROPRIETARY INFORMATION

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



2770 SHADELANDS DRIVE, BLDG 11  
WALNUT CREEK, CA 94598

NORTH  
COALINGA

MDG #

5000875519  
200 CAMBRIDGE AVE  
COALINGA, CA 93210

FRESNO  
COUNTY

SHEET TITLE:

SITE SURVEY

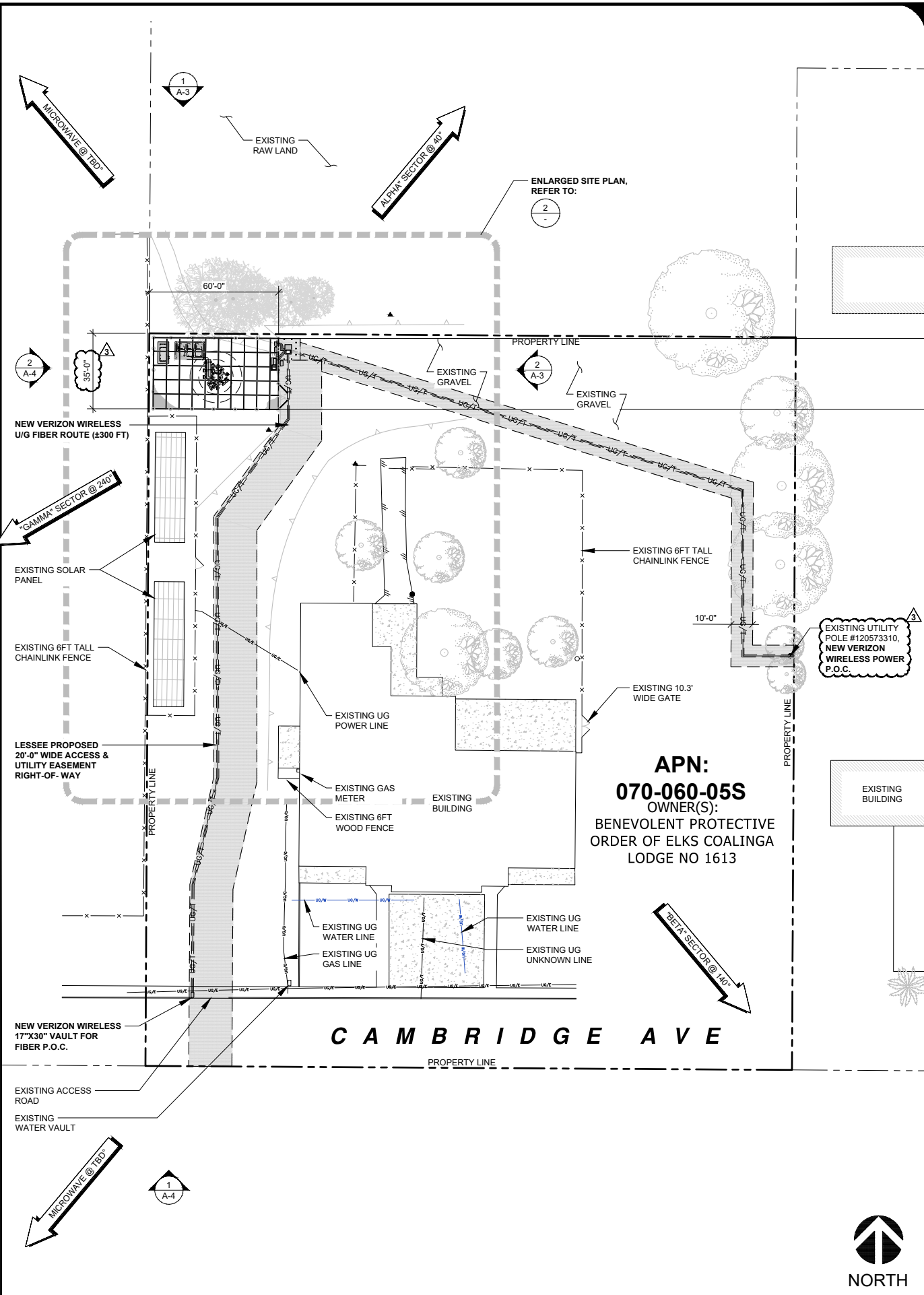
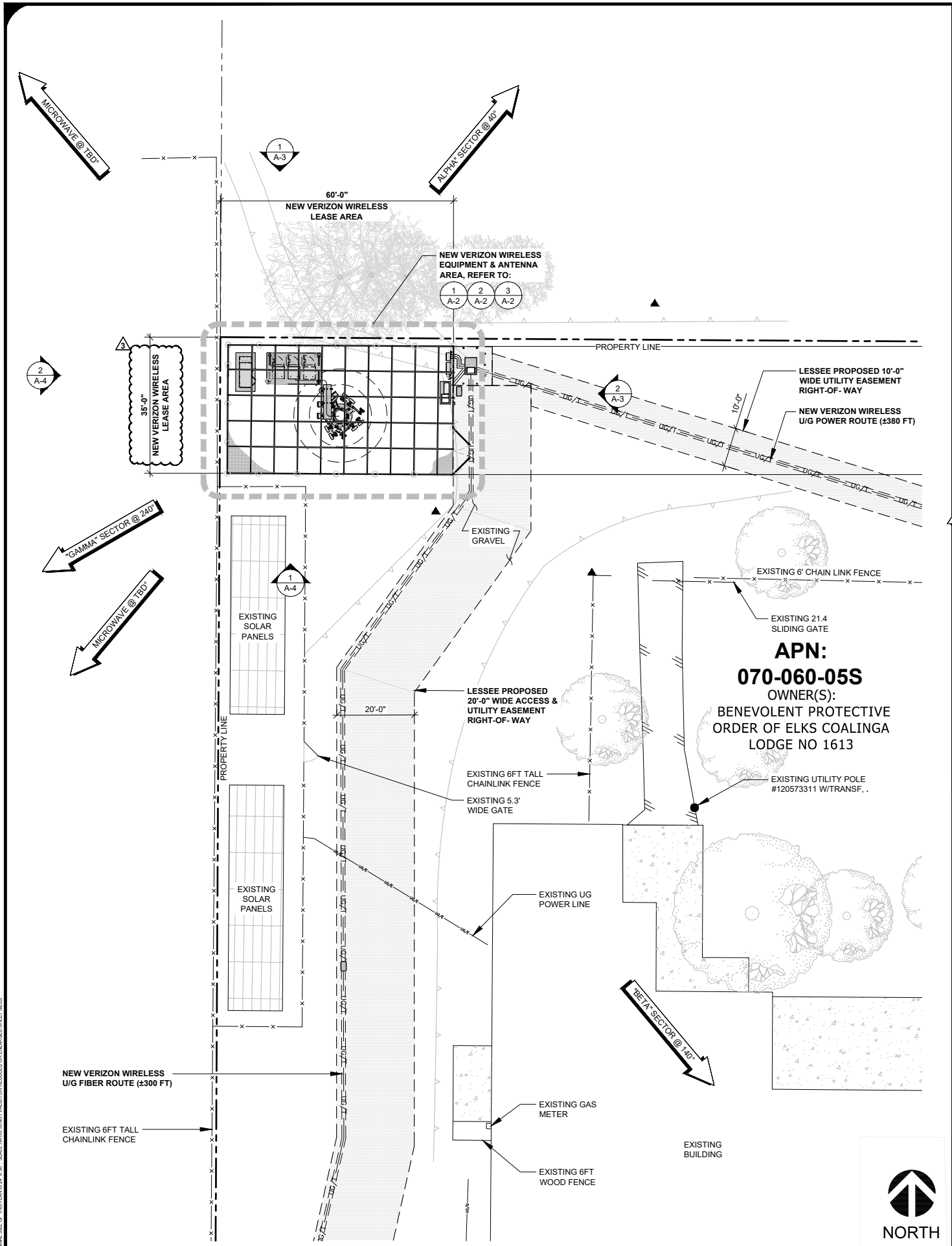
FOR EXAMINATION ONLY

C-2



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





| ISSUE STATUS |            |             |     |
|--------------|------------|-------------|-----|
| REV.         | DATE       | DESCRIPTION | BY  |
| 0            | 01/09/2024 | 90% ZONING  | LD  |
| 1            | 02/07/2024 | 100% ZONING | LD  |
| 2            | 06/11/2024 | 100% ZONING | Jb. |
| 3            | 07/15/2024 | 100% ZONING | MA  |
| 4            | 09/09/2024 | 100% ZONING | Jb. |



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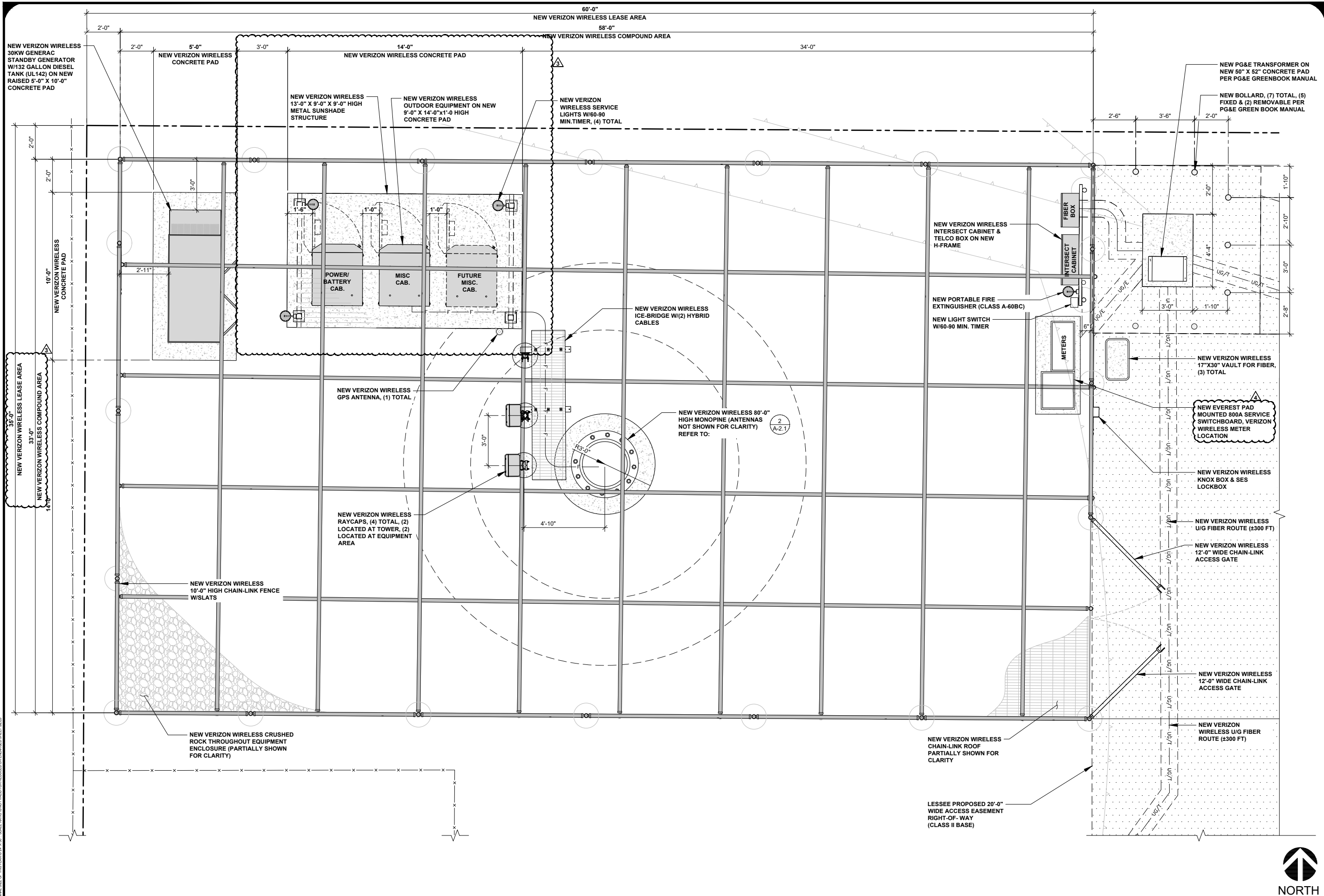
**APN: 070-060-05S**  
 OWNER(S):  
 BENEVOLENT PROTECTIVE ORDER OF ELKS COALINGA LODGE NO 1613

**NORTH COALINGA**  
 PID 17193570  
 MDGL ID# 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

SHEET TITLE:  
**SITE PLAN**

**A-1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO PRINT/VALD FOR REDUCED OR ENLARGED SHEET SIZES.



**ISSUE STATUS**

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



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**EVEREST**  
 INFRASTRUCTURE PARTNERS  
 EVEREST INFRASTRUCTURE  
 TWO ALLEGHENY CENTER,  
 NOVA PLACE TOWER 2, STE. 703  
 PITTSBURGH, PA 15212

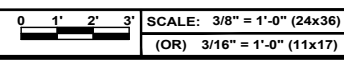
**NORTH COALINGA**  
 PID 17193570  
 MDGL ID# 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

SHEET TITLE:  
**EQUIPMENT LAYOUT**

**A-2**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO SHOWN FOR REDUCED OR ENLARGED SHEET SIZES.

**EQUIPMENT LAYOUT**



**ISSUE STATUS**

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



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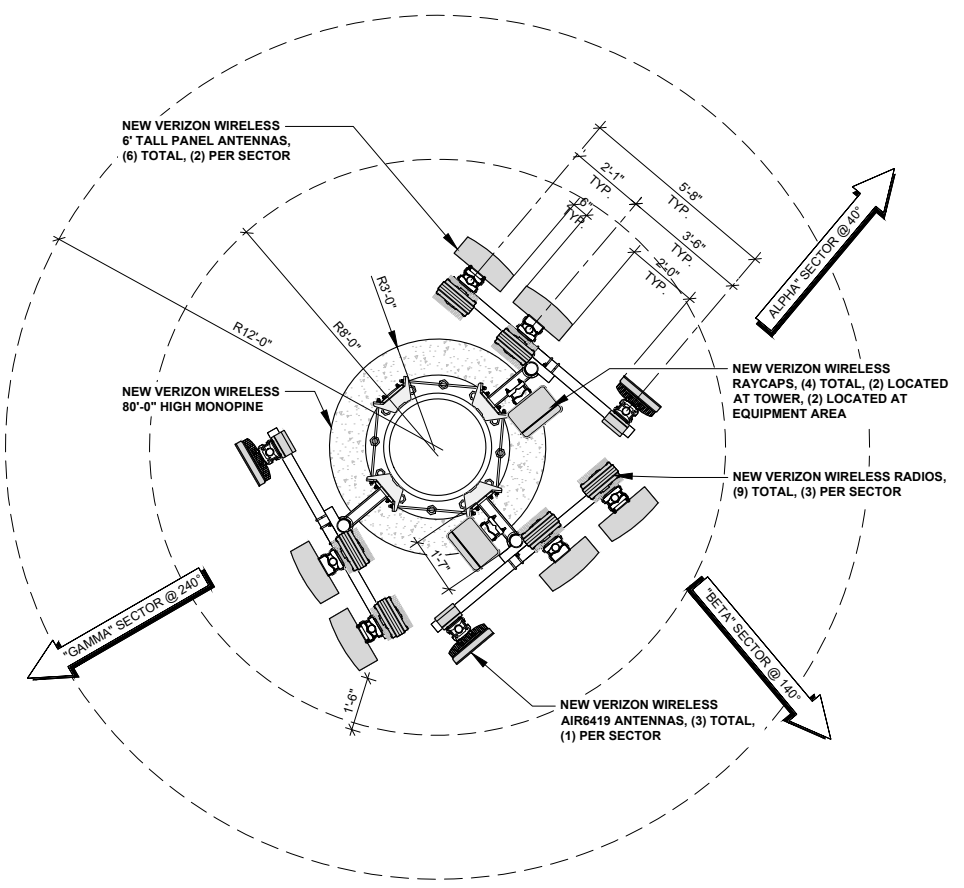
EVEREST INFRASTRUCTURE  
 TWO ALLEGHENY CENTER,  
 NOVA PLACE TOWER 2, STE. 703  
 PITTSBURGH, PA 15212



**NORTH COALINGA**  
 PID 17193570  
 MDG L ID# 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

SHEET TITLE:  
**ANTENNA LAYOUTS**

**A-2.1**



**PANEL ANTENNAS**  
**@ 72'-0" & 73'-9" CENTERLINE**

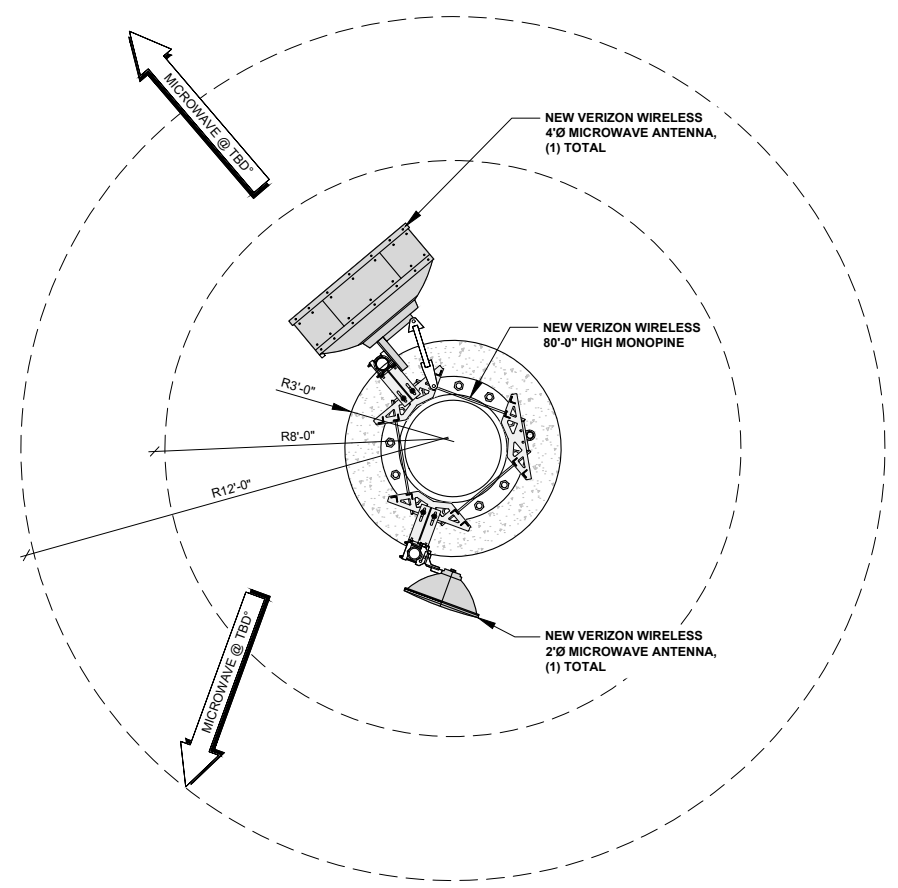


NORTH

**PANEL ANTENNA LAYOUT**

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

**1**



**MICROWAVE ANTENNAS**  
**@ 52'-0" CENTERLINE**



NORTH

**MICROWAVE LAYOUT**

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

**1**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO PRINT FOR REDUCED OR ENLARGED SHEET SIZES.



**ISSUE STATUS**

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



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**EVEREST**  
— INFRASTRUCTURE PARTNERS —  
EVEREST INFRASTRUCTURE  
TWO ALLEGHENY CENTER,  
NOVA PLACE TOWER 2, STE. 703  
PITTSBURGH, PA 15212

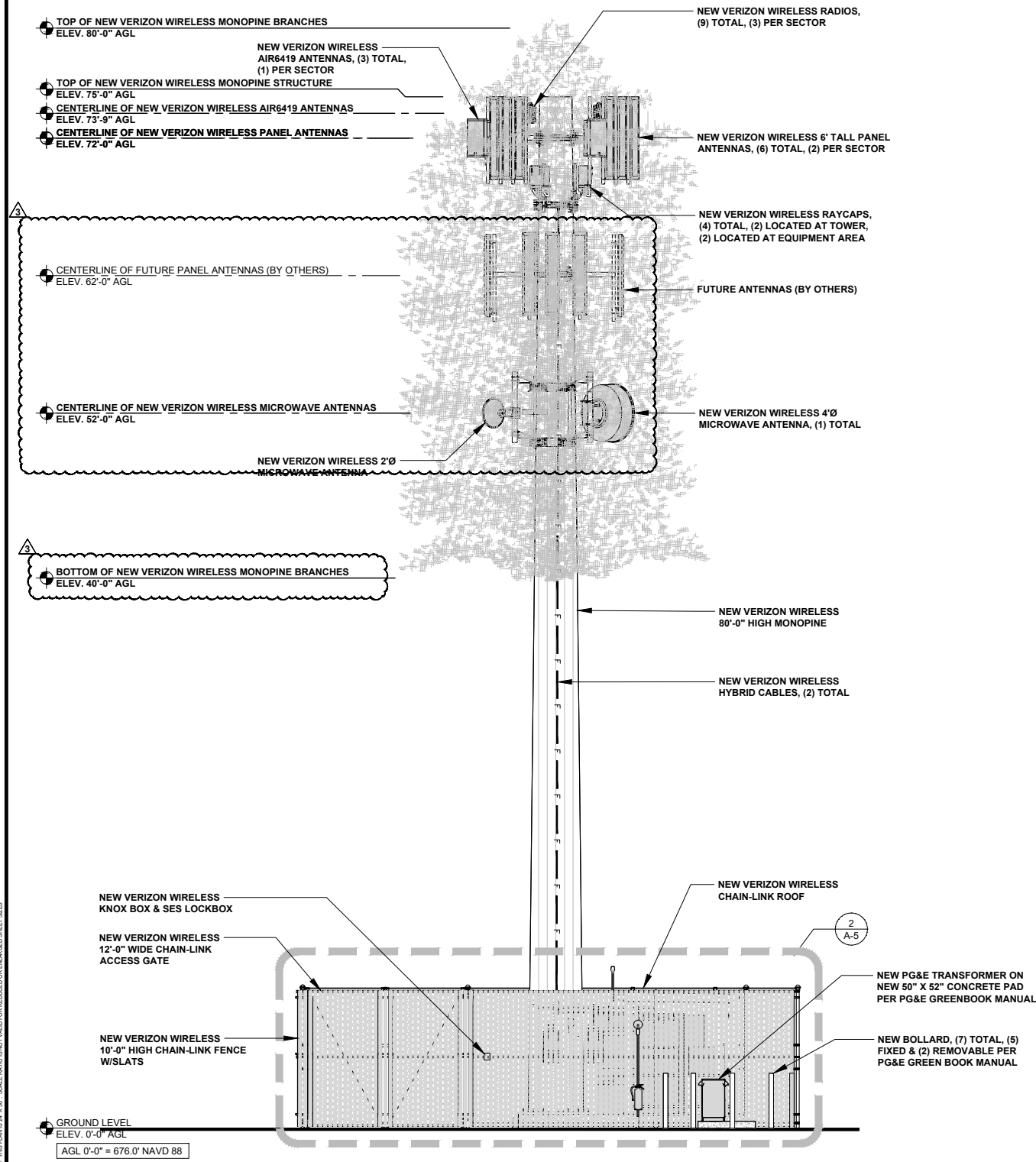
**NORTH COALINGA**  
PID 17193570  
MDGL ID# 5000875519  
200 CAMBRIDGE AVE.  
COALINGA, CA 93210

SHEET TITLE:  
**NORTH & EAST ELEVATIONS**

**A-3**

**NOTES:**

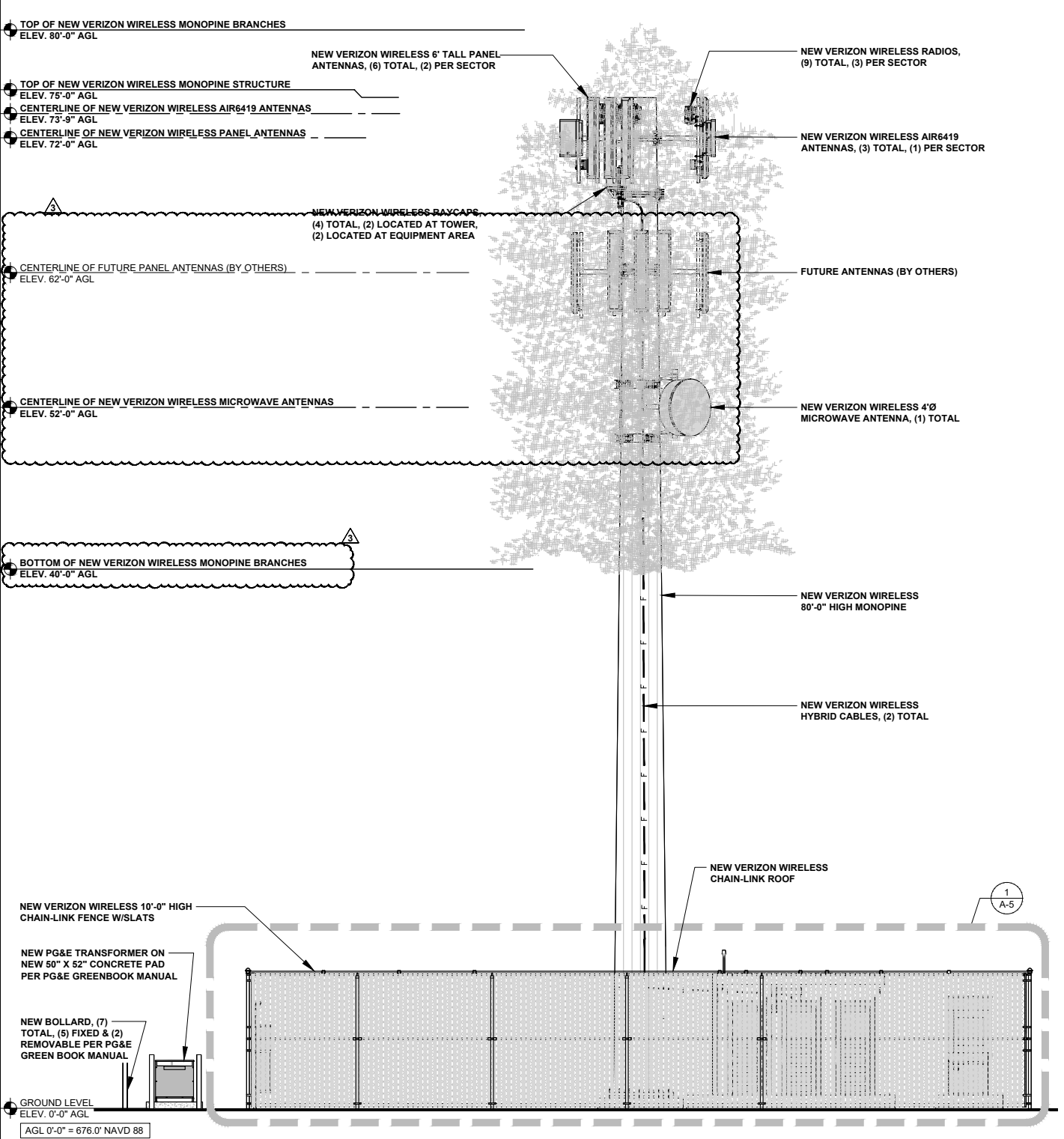
- THE MONOPINE FOLIAGE RESEMBLES A TREE AND FULLY SCREENS ALL ANTENNAS AND EQUIPMENT.
- PAINT ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE.



**EAST ELEVATION**

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

**2**



**NORTH ELEVATION**

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

**1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO SHOWN IN PARENTHESES FOR REDUCED OR ENLARGED SHEET SIZES.

**ISSUE STATUS**

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



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EVEREST INFRASTRUCTURE  
 TWO ALLEGHENY CENTER,  
 NOVA PLACE TOWER 2, STE. 703  
 PITTSBURGH, PA 15212

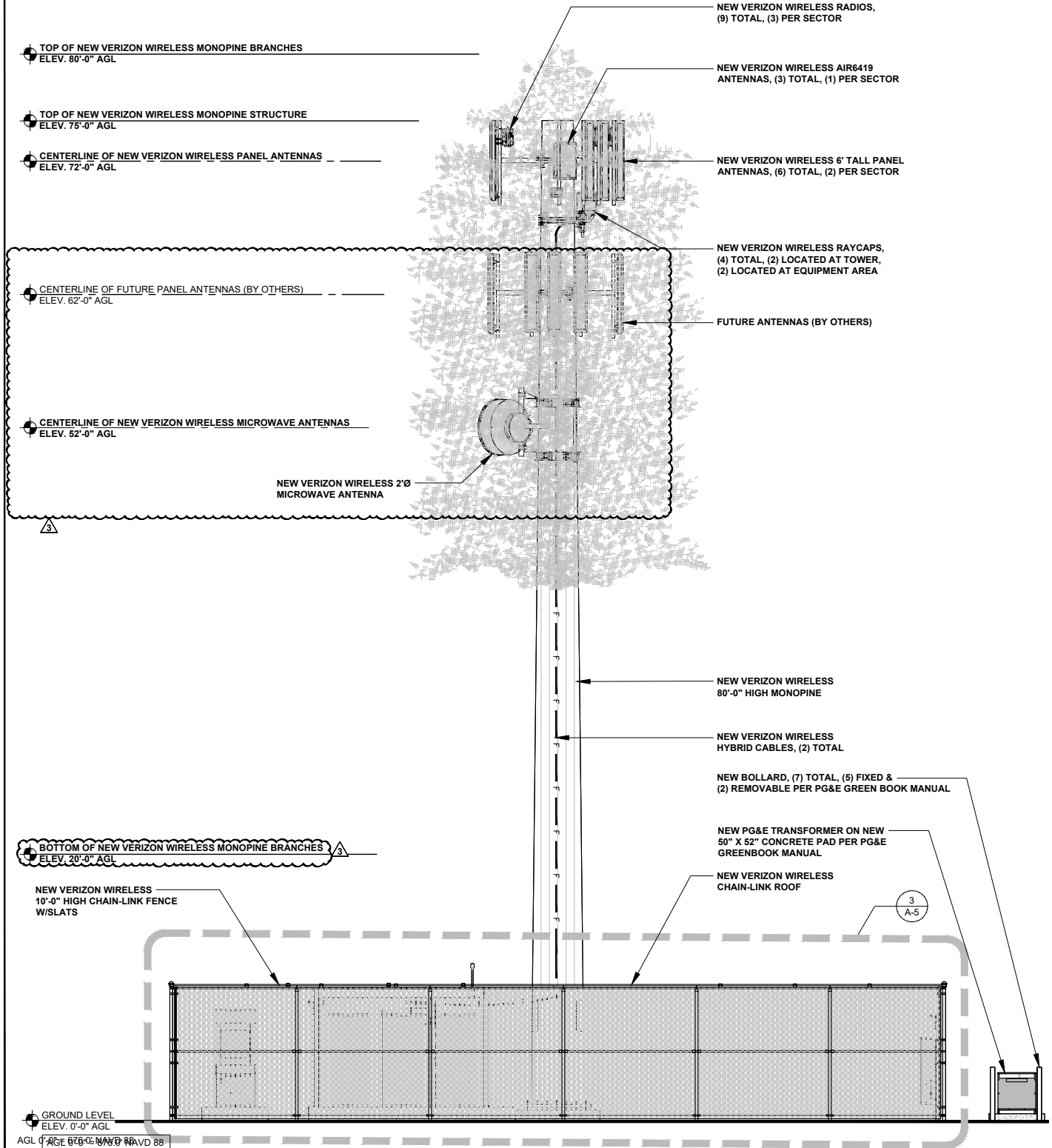
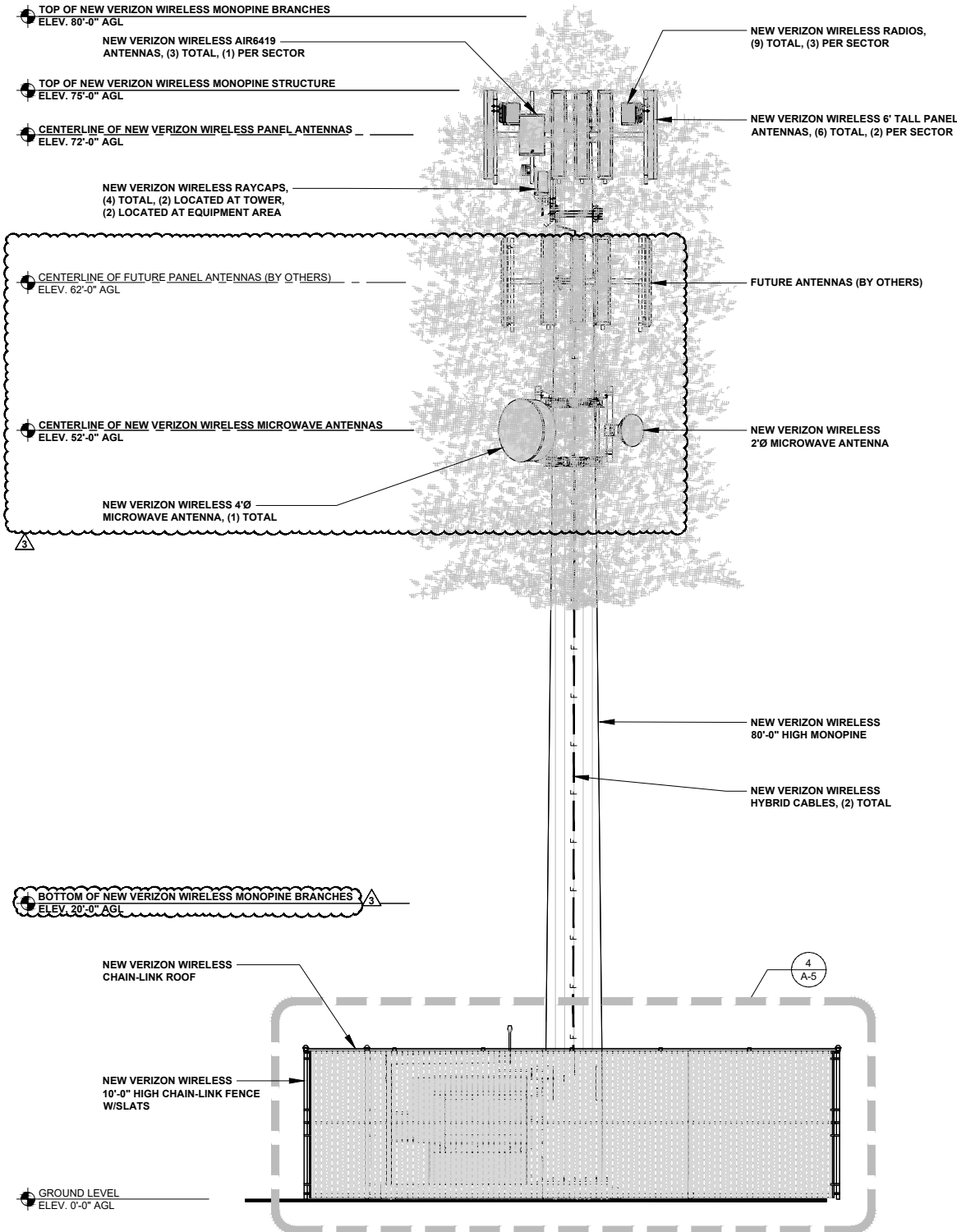
**NORTH  
 COALINGA**  
 PID 17193570  
 MDG L ID# 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

SHEET TITLE:  
**SOUTH & WEST  
 ELEVATIONS**

**A-4**

**NOTES:**

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



NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO PRINT/PLANT FOR REDUCED OR ENLARGED SHEET SIZES.

AGL 0'-0" = 676.0' NAVD 88

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

**2**

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

**1**



**ISSUE STATUS**

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



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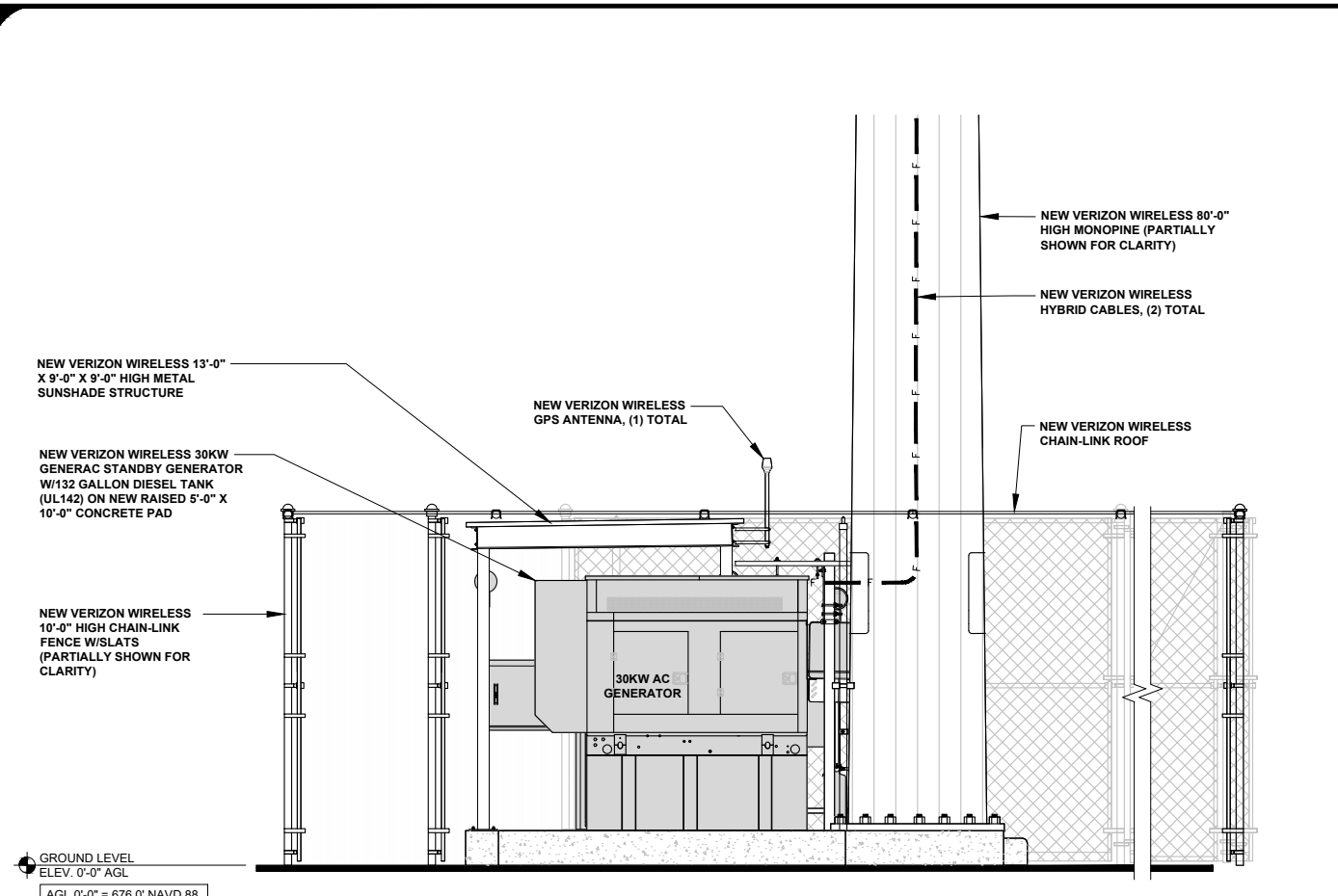


EVEREST INFRASTRUCTURE  
 TWO ALLEGHENY CENTER,  
 NOVA PLACE TOWER 2, STE. 703  
 PITTSBURGH, PA 15212

**NORTH COALINGA**  
 PID 17193570  
 MDG L ID# 5000875519  
 200 CAMBRIDGE AVE.  
 COALINGA, CA 93210

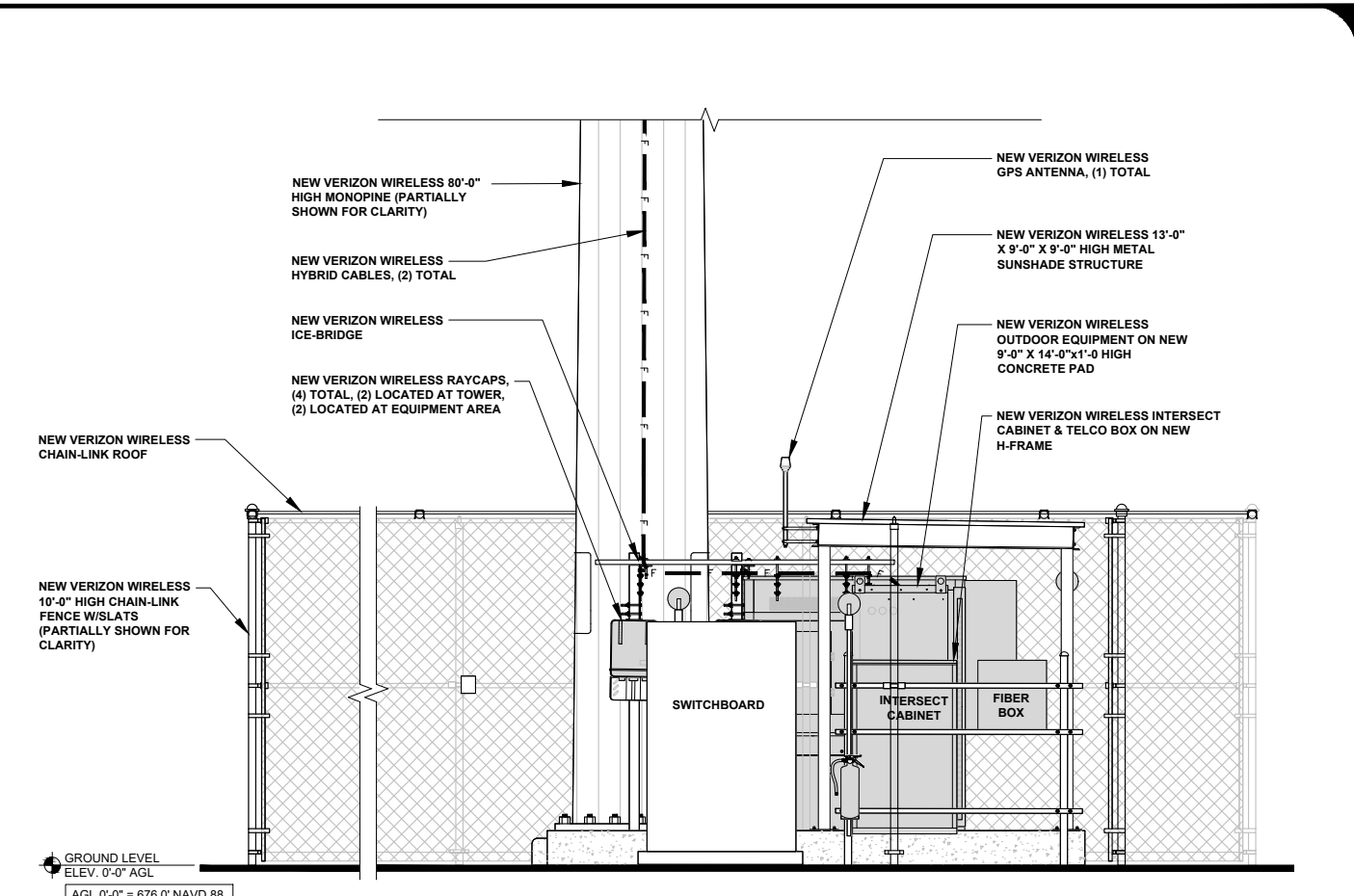
SHEET TITLE:  
**EQUIPMENT ELEVATIONS**

**A-5**



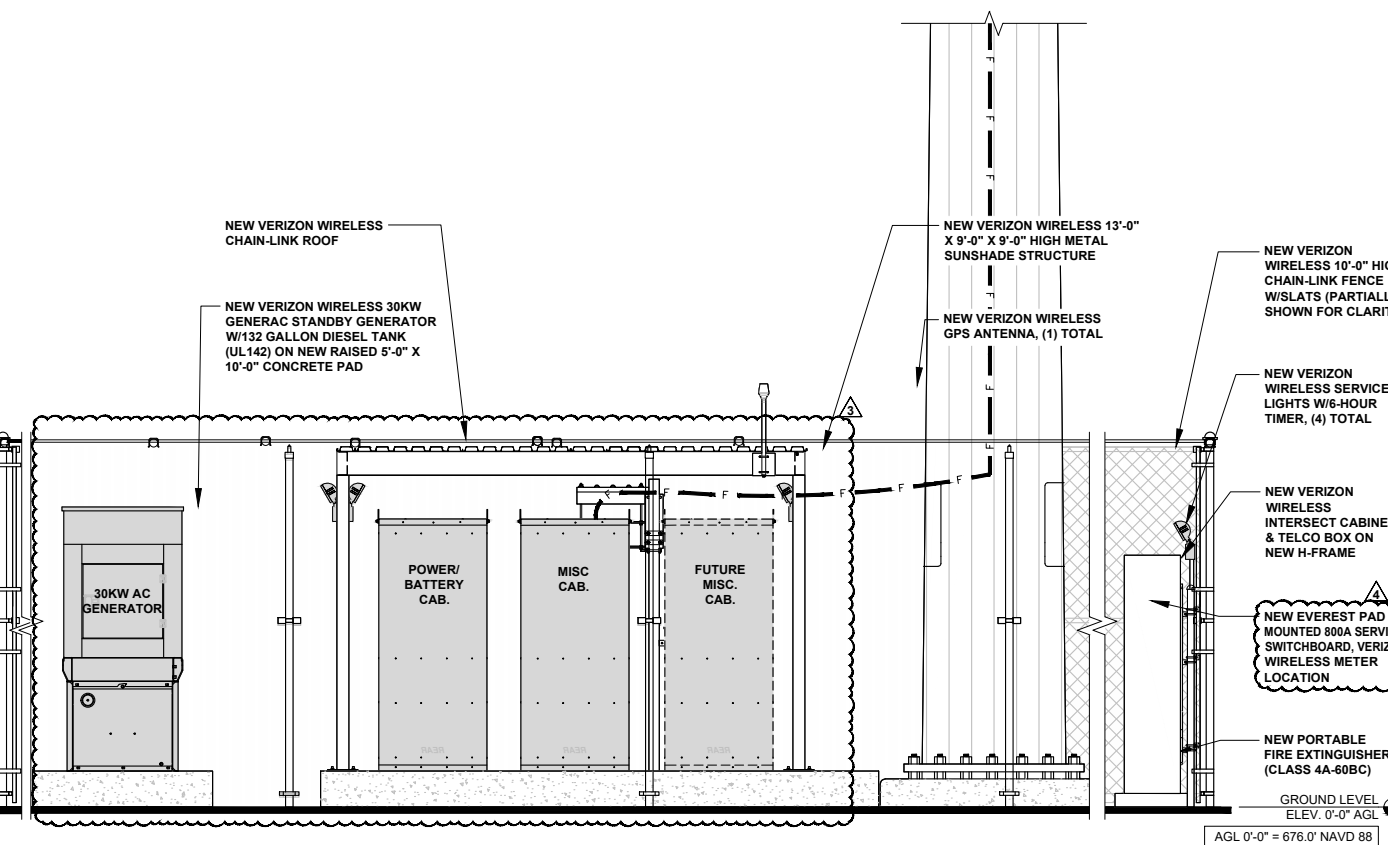
**WEST EQUIPMENT ELEVATION**

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



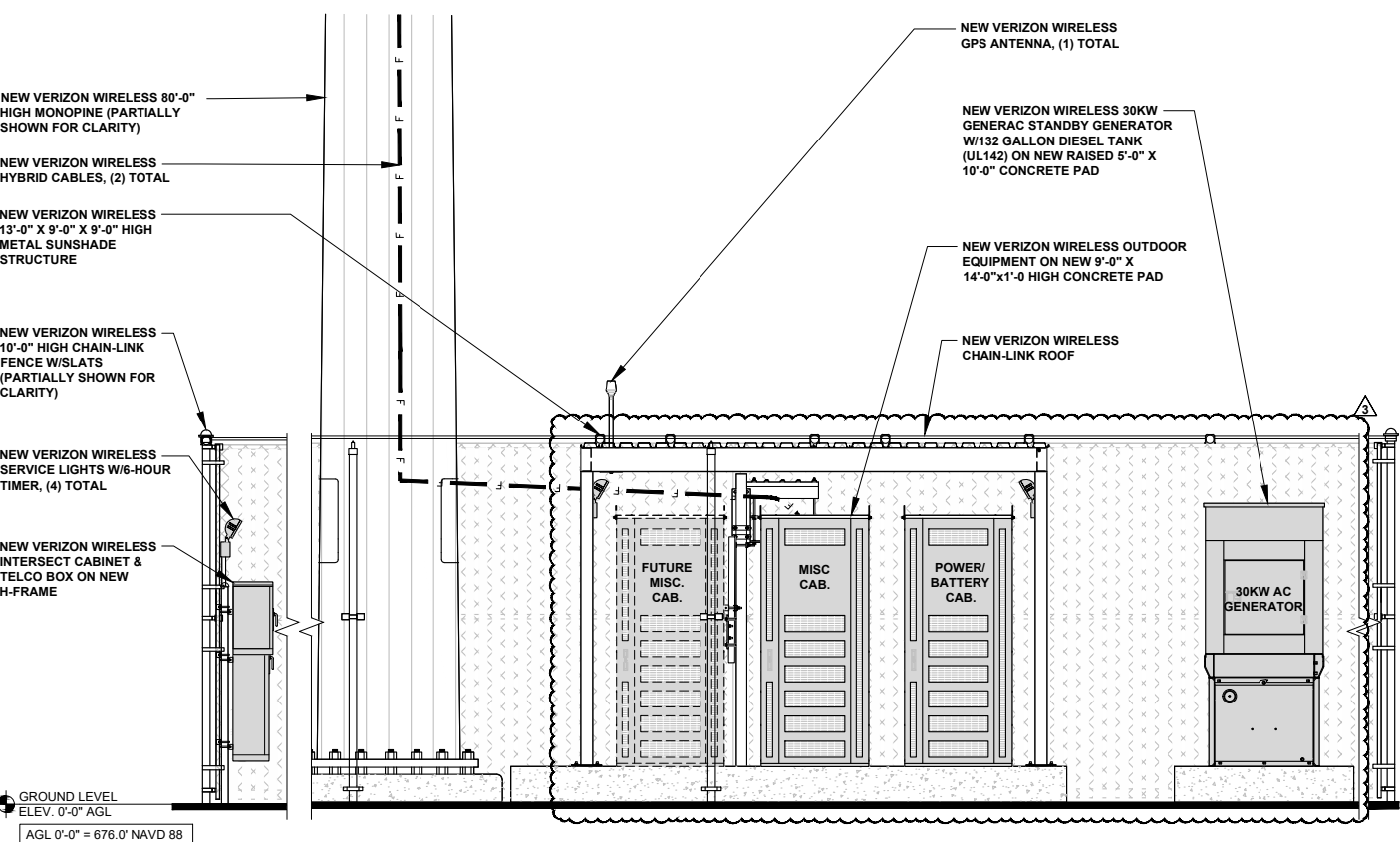
**EAST EQUIPMENT ELEVATION**

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



**SOUTH EQUIPMENT ELEVATION**

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



**NORTH EQUIPMENT ELEVATION**

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

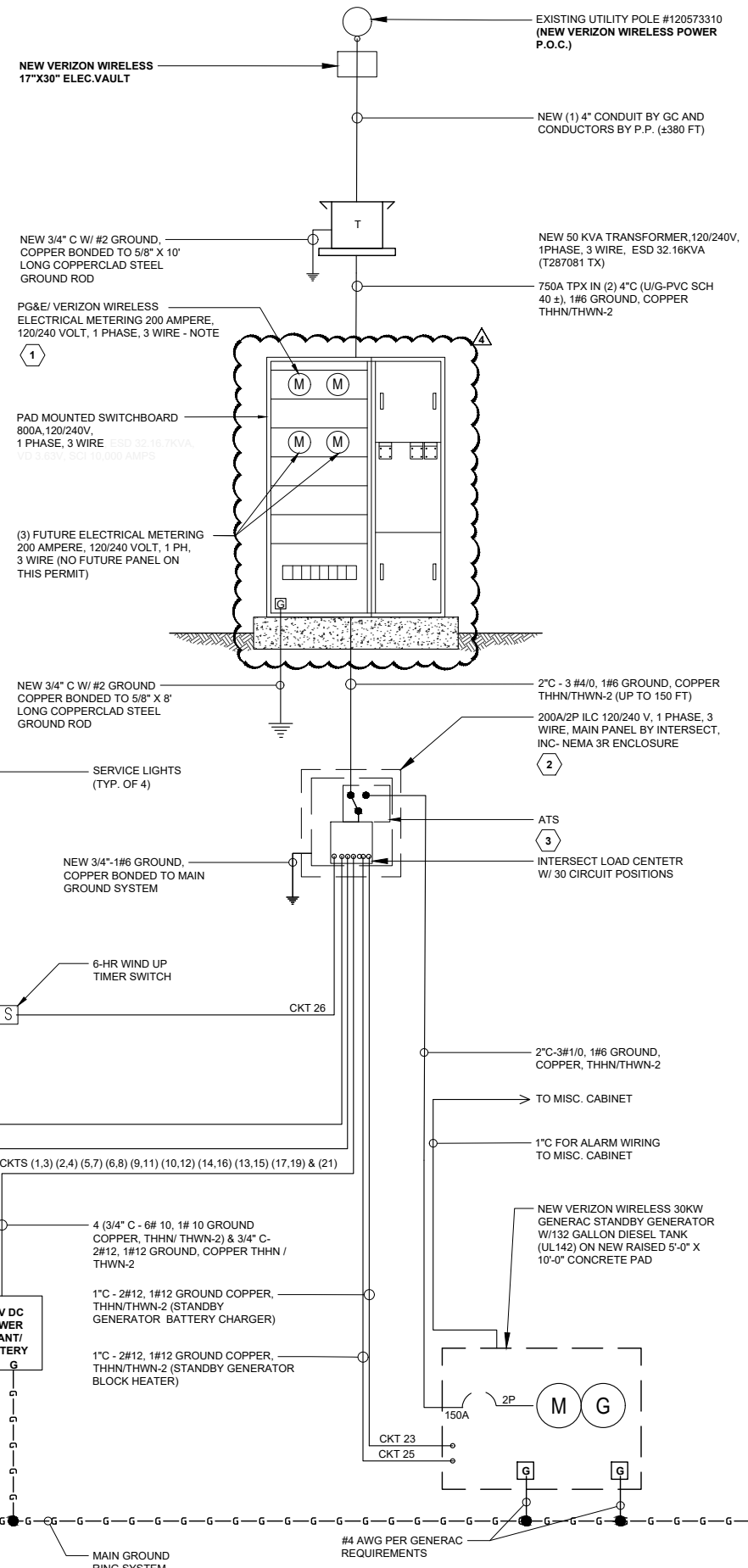
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO PRINT/VALID FOR REDUCED OR ENLARGED SHEET SIZES.

UTILITY GENERAL NOTES:

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

KEY NOTES:

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



UTILITY NOTES

SCALE: NTS 3

| MAIN ELECTRICAL PANEL<br>MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES<br>120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC<br>200 AMP/2P MAIN BREAKER |     |         |            |         |                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|------------|---------|--------------------------------------|
| DESCRIPTION                                                                                                                                                       | C/B | CKT NO. | PHASE 1    | PHASE 2 | DESCRIPTION                          |
| 48VDC POWER PLANT RECTIFIER #1                                                                                                                                    | 30A | 1       | 3,600      | -       | 48VDC POWER PLANT RECTIFIER #6       |
| 48VDC POWER PLANT RECTIFIER #2                                                                                                                                    | 2P  | 3       | -          | 3,600   | 48VDC POWER PLANT RECTIFIER #7       |
| 48VDC POWER PLANT RECTIFIER #3                                                                                                                                    | 30A | 5       | 3,600      | -       | 48VDC POWER PLANT RECTIFIER #8       |
| 48VDC POWER PLANT RECTIFIER #4                                                                                                                                    | 2P  | 7       | -          | 3,600   | SURGE SUPPRESSOR                     |
| 48VDC POWER PLANT RECTIFIER #5                                                                                                                                    | 30A | 9       | 3,600      | -       | FIBER CABINET/MISC. GFI RECEPTACLE 1 |
| 48VDC POWER PLANT INTERIOR OUTLET                                                                                                                                 | 2P  | 11      | -          | 3,600   | FIBER CABINET/MISC. GFI RECEPTACLE 2 |
| STDBY GENERATOR BATT. CHARGER                                                                                                                                     | 30A | 13      | 2,000      | -       | SPARE FOR FUTURE CABINET             |
| STDBY GENERATOR BLOCK HEATER                                                                                                                                      | 2P  | 15      | -          | 2,000   | SERVICE LIGHTS                       |
| SPACE                                                                                                                                                             | 30A | 17      | 2,500      | -       | SPACE                                |
| SPACE                                                                                                                                                             | 2P  | 19      | -          | 2,500   | SPACE                                |
| LOAD PHASE 1                                                                                                                                                      |     |         | 17,000     | 17,000  | LOAD PHASE 2                         |
| TOTAL LOAD (PHASE 1 & 2) =                                                                                                                                        |     |         | 34,000 VA  |         |                                      |
| ADDITIONAL 25% CONTINUOUS LOAD =                                                                                                                                  |     |         | 125 VA     |         |                                      |
| TOTAL LOAD =                                                                                                                                                      |     |         | 34,125 VA  |         |                                      |
| TOTAL AMPS =                                                                                                                                                      |     |         | 142.2 AMPS |         |                                      |
| TOTAL KVA =                                                                                                                                                       |     |         | 34 KVA     |         |                                      |

PANEL SCHEDULE

SCALE: NTS 2

1-LINE DIAGRAM

SCALE N.T.S. 1

ISSUE STATUS

| REV. | DATE       | DESCRIPTION | BY  |
|------|------------|-------------|-----|
| 0    | 01/09/2024 | 90% ZONING  | LD  |
| 1    | 02/07/2024 | 100% ZONING | LD  |
| 2    | 06/11/2024 | 100% ZONING | Jb. |
| 3    | 07/15/2024 | 100% ZONING | MA  |
| 4    | 09/09/2024 | 100% ZONING | Jb. |



A Nokia company  
9020 ACTIVITY RD, SUITE A  
SAN DIEGO, CA 92126  
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312.895.4977

PROPRIETARY INFORMATION

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



EVEREST INFRASTRUCTURE  
TWO ALLEGHENY CENTER,  
NOVA PLACE TOWER 2, STE. 703  
PITTSBURGH, PA 15212

NORTH  
COALINGA  
PID 17193570  
MDG L ID# 5000875519  
200 CAMBRIDGE AVE.  
COALINGA, CA 93210

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

E-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO PRINT IS 1/8" = 1'-0" FOR REDUCED OR ENLARGED SHEET SIZES.



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## Radio Frequency Emissions Compliance Report for Verizon Wireless

|                     |                             |                             |                    |
|---------------------|-----------------------------|-----------------------------|--------------------|
| <b>Site Name:</b>   | <b>Riverland CV</b>         | <b>Site Structure Type:</b> | <b>Monopine</b>    |
| <b>Address:</b>     | <b>200 Cambridge Avenue</b> | <b>Latitude:</b>            | <b>36.151922</b>   |
|                     | <b>Coalinga, CA 93210</b>   | <b>Longitude:</b>           | <b>-120.356519</b> |
| <b>Report Date:</b> | <b>May 2, 2024</b>          | <b>Project:</b>             | <b>New Build</b>   |

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### Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Riverland CV installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

### Certification

I, David C. Cotton, Jr., am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.



Table 1: FCC Limits

| Frequency (MHz) | Limits for General Population/ Uncontrolled Exposure |                          | Limits for Occupational/ Controlled Exposure |                          |
|-----------------|------------------------------------------------------|--------------------------|----------------------------------------------|--------------------------|
|                 | Power Density (mW/cm <sup>2</sup> )                  | Averaging Time (minutes) | Power Density (mW/cm <sup>2</sup> )          | Averaging Time (minutes) |
| 30-300          | 0.2                                                  | 30                       | 1                                            | 6                        |
| 300-1500        | f/1500                                               | 30                       | f/300                                        | 6                        |
| 1500-100,000    | 1.0                                                  | 30                       | 5.0                                          | 6                        |

f=Frequency (MHz)

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left( \frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P<sub>in</sub> is the power input to the antenna, θ<sub>BW</sub> is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

## Analysis

Verizon Wireless proposes the following installation at this location:

- (6) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS, (2) PER SECTOR
- (3) NEW VERIZON WIRELESS AIR6419 ANTENNAS, (1) PER SECTOR
- (2) NEW VERIZON WIRELESS MICROWAVE ANTENNA, (1) 4'Ø & (1) 2'Ø

The antennas will be mounted on an 80-foot Monopole with centerlines 72 & 73.80 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to have been installed at this site by other wireless operators.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 22.66% of the FCC General Population limits. Incident at adjacent structures depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 36.24% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or adjacent structures. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

### Compliance Requirement Diagram (Access Location)



Figure 2: Mitigation Recommendations

### Appendix A: Operating Parameters Considered in this Analysis

| Antenna #: | Carrier: | Manufacturer | Pattern:                           | Band (MHz): | Mech Az (deg): | Mech DT (deg): | H BW (deg): | Length (ft): | TPO (W): | Channels: | Utilization | Loss (dB): | Gain (dBd): | ERP (W): | EIRP (W): | Rad Center (ft): |
|------------|----------|--------------|------------------------------------|-------------|----------------|----------------|-------------|--------------|----------|-----------|-------------|------------|-------------|----------|-----------|------------------|
| 1          | Verizon  | JMA          | MX16FIT665-xx 02DT                 | 700         | 40             | 0              | 62          | 6            | 60       | 4         | 100         | 0          | 11.95       | 3760     | 6169      | 72               |
| 1          | Verizon  | JMA          | MX16FIT665-xx 02DT                 | 850         | 40             | 0              | 51          | 6            | 60       | 4         | 100         | 0          | 12.25       | 4029     | 6610      | 72               |
| 1          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 1900        | 40             | 0              | 65          | 6            | 60       | 4         | 100         | 0          | 15.85       | 9230     | 15143     | 72               |
| 1          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 2100        | 40             | 0              | 63          | 6            | 30       | 4         | 100         | 0          | 16.05       | 4833     | 7928      | 72               |
| 1          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 2100        | 40             | 0              | 63          | 6            | 30       | 4         | 100         | 0          | 16.05       | 4833     | 7928      | 72               |
| 2          | Verizon  | JMA          | MX16FIT665-02 02DT                 | 3500        | 40             | 0              | 53          | 6            | 15       | 4         | 80          | 0          | 11.55       | 857      | 1407      | 72               |
| 3          | Verizon  | ERICSSON     | SON AIR6419 TB 03.21.2023 3700 VZW | 3700        | 40             | 0              | 11          | 2.4          | 320      | 1         | 80          | 0          | 23.45       | 70819    | 116185    | 73.8             |
| 4          | Verizon  | JMA          | MX16FIT665-xx 02DT                 | 700         | 140            | 0              | 62          | 6            | 60       | 4         | 100         | 0          | 11.95       | 3760     | 6169      | 72               |
| 4          | Verizon  | JMA          | MX16FIT665-xx 02DT                 | 850         | 140            | 0              | 51          | 6            | 60       | 4         | 100         | 0          | 12.25       | 4029     | 6610      | 72               |
| 4          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 1900        | 140            | 0              | 65          | 6            | 60       | 4         | 100         | 0          | 15.85       | 9230     | 15143     | 72               |
| 4          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 2100        | 140            | 0              | 63          | 6            | 30       | 4         | 100         | 0          | 16.05       | 4833     | 7928      | 72               |
| 4          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 2100        | 140            | 0              | 63          | 6            | 30       | 4         | 100         | 0          | 16.05       | 4833     | 7928      | 72               |
| 5          | Verizon  | JMA          | MX16FIT665-02 02DT                 | 3500        | 140            | 0              | 53          | 6            | 15       | 4         | 80          | 0          | 11.55       | 857      | 1407      | 72               |
| 6          | Verizon  | ERICSSON     | SON AIR6419 TB 03.21.2023 3700 VZW | 3700        | 140            | 0              | 11          | 2.4          | 320      | 1         | 80          | 0          | 23.45       | 70819    | 116185    | 73.8             |
| 7          | Verizon  | JMA          | MX16FIT665-xx 02DT                 | 700         | 240            | 0              | 62          | 6            | 60       | 4         | 100         | 0          | 11.95       | 3760     | 6169      | 72               |
| 7          | Verizon  | JMA          | MX16FIT665-xx 02DT                 | 850         | 240            | 0              | 51          | 6            | 60       | 4         | 100         | 0          | 12.25       | 4029     | 6610      | 72               |
| 7          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 1900        | 240            | 0              | 65          | 6            | 60       | 4         | 100         | 0          | 15.85       | 9230     | 15143     | 72               |
| 7          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 2100        | 240            | 0              | 63          | 6            | 30       | 4         | 100         | 0          | 16.05       | 4833     | 7928      | 72               |
| 7          | Verizon  | JMA          | MX16FIT665-xx 00DT                 | 2100        | 240            | 0              | 63          | 6            | 30       | 4         | 100         | 0          | 16.05       | 4833     | 7928      | 72               |
| 8          | Verizon  | JMA          | MX16FIT665-02 02DT                 | 3500        | 240            | 0              | 53          | 6            | 15       | 4         | 80          | 0          | 11.55       | 857      | 1407      | 72               |
| 9          | Verizon  | ERICSSON     | SON AIR6419 TB 03.21.2023 3700 VZW | 3700        | 240            | 0              | 11          | 2.4          | 320      | 1         | 80          | 0          | 23.45       | 70819    | 116185    | 73.8             |
| 10         | Verizon  | ANDREW       | VHLP4-11                           | 11000       | 0              | 0              | 1.5         | 4            | 0.2      | 1         | 100         | 0          | 38.7        | 1483     | 2432      | 62               |
| 11         | Verizon  | ANDREW       | VHLP2-18                           | 18000       | 160            | 0              | 2.1         | 2            | 0.2      | 1         | 100         | 0          | 37          | 1002     | 1644      | 62               |

Notes: Table depicts recommended operating parameters for Verizon Wireless proposed operations.



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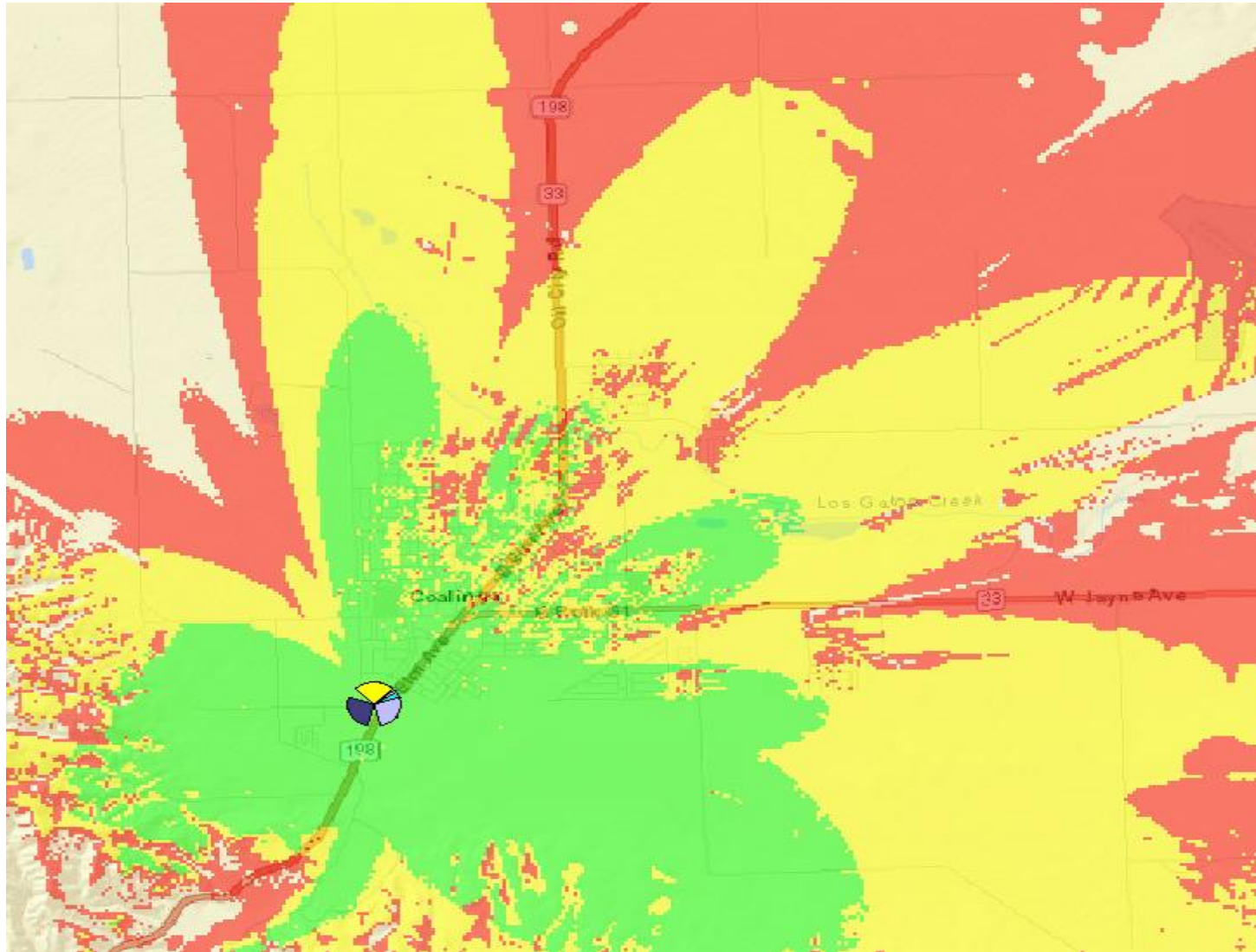
# North Coalinga Propagation Maps

Prepared by Verizon Wireless RF  
Engineering





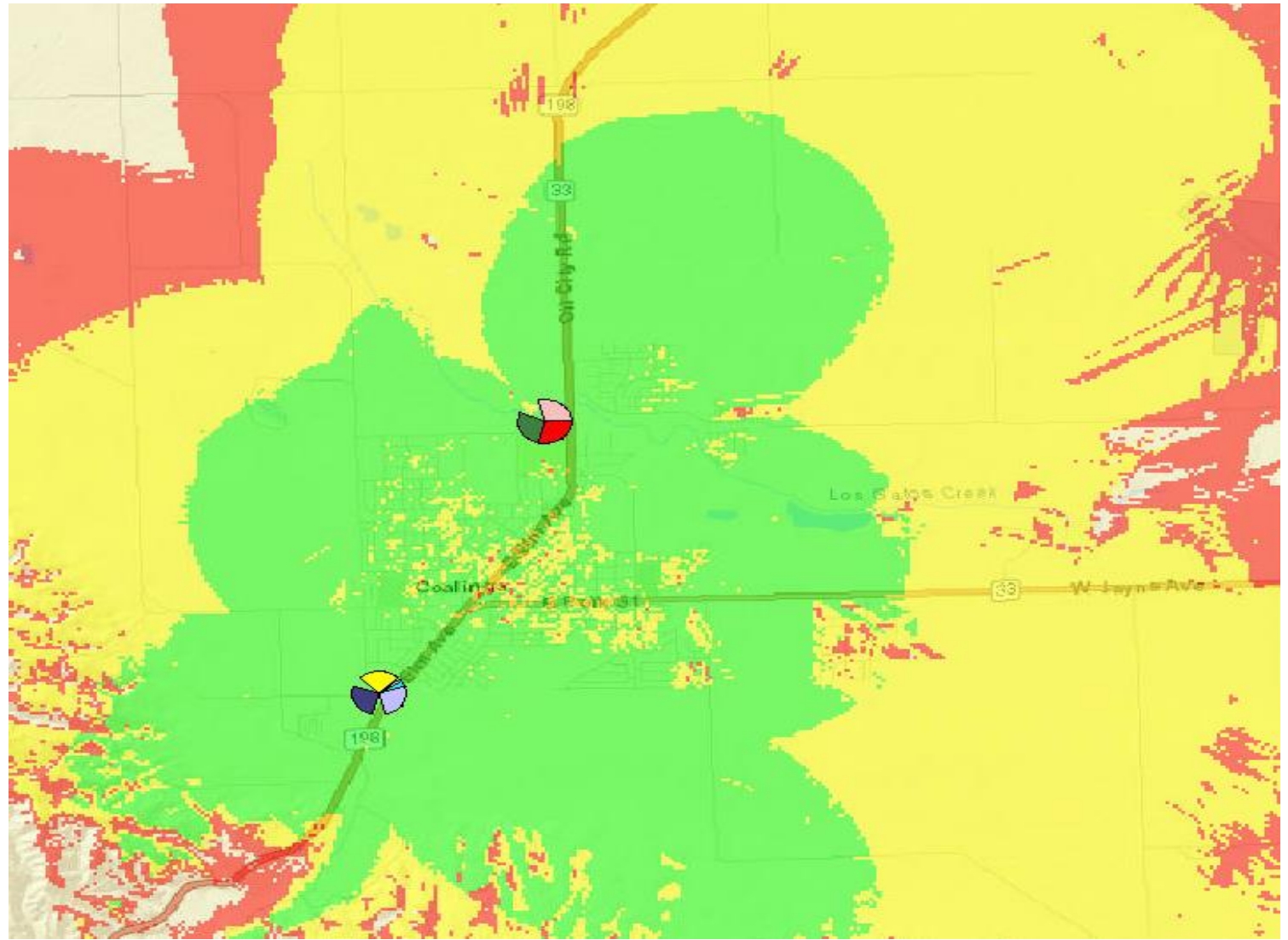
# Current existing coverage from Coalinga site



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



# Proposed coverage with North Coalinga site



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



## Colocation Possibilities

There is a lack of buildings in the area that would provide Verizon RF Engineer's request for a ~72' antenna centerline. Please see below for proof the possibility of colocation on existing towers has been fully explored and is not possible at the time of application:

- 1- Proposed Verizon site.
- 2- City of Coalinga Tower - 150 W. Elm Ave. - Tower too thin to support Verizon's antennas, may already be overloaded.
- 3- 100 1st St. - Broadcast tower, no cellular antennas. No space on tower. Not accepted by Verizon Radio Frequency Engineer.
- 4- CHP Tower - 125 S 6th St. - Too close to existing Verizon site and does not provide adequate height.
- 5- Existing Verizon site.
- 6- Stealth "Monopine" tower – Too small, top of tower already taken, would not provide adequate height, too close to existing Verizon site.

