REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, January 20, 2026
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 83057534606# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at https://www.zoom.us/j/83057534606. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: August 12, 2025 / October 14, 2025 / November 4, 2025 / December 9, 2025

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Chairperson has the option of asking the

speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

PUBLIC HEARINGS:

1. **CUP 2025-11 & SPR 2025-27 – Wireless Telecommunication Tower (Report by Robert Smith)**

   Subject: Consideration of an application (continued from the December 9, 2025 Planning Commission meeting) for a Conditional Use Permit (CUP 2025-11) and Site Plan Review (SPR 2025-27) to allow for the construction of a new wireless telecommunication facility (cell tower) composed of a 65 foot tall monopole/tree and associated ground facilities within a 500 square-foot lease area on a ±3.77-acre parcel located on the west side of Golden State Boulevard between Avenue 17 and North Schnoor Avenue (APN: 013-250-001).

   Recommendation:

   Conduct a public hearing and adopt:

   a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15301/Class 1 (Existing Facilities) and 15303/Class 3 (New Construction or Conversions of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-11 and Site Plan Review 2025-27, subject to the findings and conditions of approval.

2. **GPA 2026-01 – Housing Element Update (Report by Will Tackett)**

   Subject: Consideration of General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element Update. The Housing Element is one of eight mandatory elements of a General Plan and is required by California State Law to be updated every eight years.

   Recommendation:

   Conduct a public hearing and adopt:

   a. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve General Plan Amendment (GPA) No. 2026-01 for the 2024-2032 Housing Element.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing planninginfo@madera.gov. Those who are hearing

impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.

- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City of Madera – Planning Department, 205 W. 4th Street, Madera, CA 93637 during normal business hours.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

All Planning Commission actions may be appealed to the City Council. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION for an appeal period.

If you have any questions or comments regarding this hearing notice, you may call the Planning Department at (559) 661-5430. Si usted tiene preguntas, comentarios o necesita ayuda con interpretación, favor de llamar el Departamento de Planeamiento por lo menos 72 horas antes de esta junta (559) 661-5430.

REPORT TO THE PLANNING COMMISSION

Prepared by:
Robert Smith, Senior Planner

Meeting of: January 20, 2026
Agenda Item: 1

SUBJECT

Conditional Use Permit 2025-11 and Site Plan Review 2025-27 Golden State Boulevard Wireless Facility.

RECOMMENDATION

Conduct a public hearing and adopt:

1. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15303/Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-11 subject to the findings and conditions of approval.

SUMMARY:

The Towers of California LLC (applicant) and Pappas Storage LLC. (property owner), has submitted an application for a Conditional Use Permit (CUP) 2025-11 and Site Plan Review (SPR) 2025-19, proposing a new wireless communication facility. Camouflaged as an approximately 74-foot-high monopine on currently improved land containing an active storage use, located on ±3.77-acre parcel located on the west side of Golden State Boulevard between Avenue 17 and North Schnoor Avenue (APN 013-250-001) (Attachment 1).

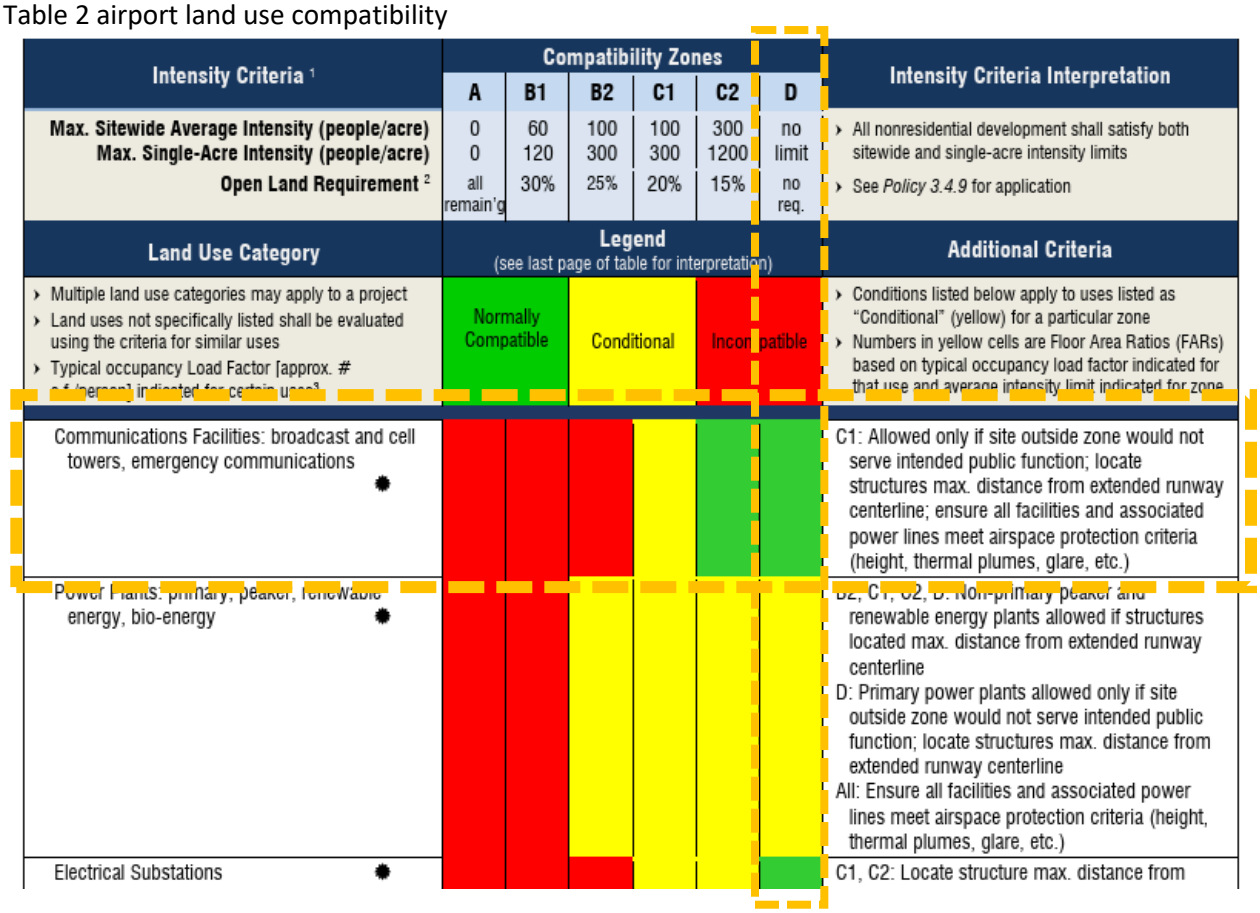
CUP 2025-11 and SPR 2025-19 propose to construct a wireless communication facility (antenna monopine, exterior mount camouflaged), located in a non-residential zoning district subject to review by the Planning Commission. The project site is within the D zone of the Airport Land Use Compatibility District, a non-residential district that allows this type of installation, and use, in the D zone, with restrictions for structures over 120'. The proposed wireless facility has been reviewed and found to be consistent with all development standards of the City Municipal Code. Development Standards are contained in Chapter 9 'Wireless Facilities' (Code 10-9.01 to 10-9.16), the intent of the Wireless Facilities Ordinance is to balance the need for wireless facilities with the community's value of maintaining the City's visual environment and the requirements of state and federal law.

Table 1 below provides an overview of the project site characteristics.

Table 1: *Project Overview*	
Project Number:	CUP 2025-11 and SPR 2025-19.
Applicant:	The Towers of California LLC
Owner:	Pappas Storage LLC.

Location:	West side of Golden State Boulevard between Avenue 17 and North Schnoor Avenue (APN 013-250-001).
Project Area:	Improved, active Industrial
General Plan Land Use:	Industrial and Industrial Park (I and IP)
Zoning District:	I (Industrial)
Site Characteristics	Occupied, flat, rectangular site adjacent to improved Road.

Table 2 airport land use compatibility



Intensity Criteria [1]	Compatibility Zones A	B1	B2	C1	C2	D	Intensity Criteria Interpretation
Max. Sitewide Average Intensity (people/acre)	0	60	100	100	300	no limit	› All nonresidential development shall satisfy both sitewide and single-acre intensity limits
Max. Single-Acre Intensity (people/acre)	0	120	300	300	1200		
Open Land Requirement [2]	all remain'g	30%	25%	20%	15%	no req.	› See *Policy 3.4.9* for application
Land Use Category	**Legend** (see last page of table for interpretation)						**Additional Criteria**
› Multiple land use categories may apply to a project › Land uses not specifically listed shall be evaluated using the criteria for similar uses › Typical occupancy Load Factor [approx. # s.f./person] indicated for certain uses[3]	Normally Compatible		Conditional		Incompatible		› Conditions listed below apply to uses listed as "Conditional" (yellow) for a particular zone › Numbers in yellow cells are Floor Area Ratios (FARs) based on typical occupancy load factor indicated for that use and average intensity limit indicated for zone
Communications Facilities: broadcast and cell towers, emergency communications ●							C1: Allowed only if site outside zone would not serve intended public function; locate structures max. distance from extended runway centerline; ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.)
Power Plants: primary, peaker, renewable energy, bio-energy ●							B2, C1, C2, D: Non-primary peaker and renewable energy plants allowed if structures located max. distance from extended runway centerline D: Primary power plants allowed only if site outside zone would not serve intended public function; locate structures max. distance from extended runway centerline All: Ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.)
Electrical Substations ●							C1, C2: Locate structure max. distance from

ANALYSIS:

Site Characteristics:

The site has an active use as storage including what appears to be ancillary truck repair services which do not form part of this project. The wider area is generally surrounded by agricultural uses on open vacant land. At the northern corner is the recently complete Industrial warehouse, and to the south a long established towing operator at the south east corner.

The project site is located within the city limits. Emergency vehicle access exists along the eastern property line of the site which effectively creates a project site and development area that is less than 5 acres in size. Surrounding the site on all adjacent sides are industrial and commercial land uses, with some residential development in the wider vicinity.

Project Description:
The applicant indicates radiofrequency (RF) engineers have identified a significant gap in Verizon coverage in the vicinity of Golden State Boulevard and Ellis Street, and the surrounding community. Therefore, the applicant is requesting approval of a conditional use permit and site plan review, which would allow for a wireless communication facility camouflaged as an approximately 74-foot-high monopine with an associated ground equipment enclosure.

The proposed monopine tree is the applicants' best effort to offer a solution to improve cellular service in the area while reducing aesthetic impacts in the surrounding environment. The wireless communication facility would consist of the approximately 74 foot-high monopine structure, "walk up cabinet", panel antennas, Remote Radio Units (RRUs) at antenna level, one Global Positioning System (GPS) antenna, DC-9 surge suppressors, and DC-12 outdoor units all within an 6-foot-high, chain link fence, within an approximately 500-square-foot enclosure.

The wireless communication facility would operate 24 hours a day, seven days a week. Verizon personnel would visit the site for general maintenance. Direct vehicle access would be provided through the existing site/use. Photo simulations of the proposed project and ground equipment enclosure are included (Attachment 5). The proposed project will create additional network coverage and capacity to serve the surrounding residential neighborhoods. Specifically, the proposed facility will resolve an existing gap in Verizon coverage within the vicinity. Propagation maps, provided (Attachment 6), show the coverage created by the addition of the new facility.

Camouflage/Concealment Measures:
The camouflage/concealment measures, ensure that antennas and related wireless equipment are screened from public view to the greatest extent possible and ensure that the wireless facility is compatible with the surrounding area. All ground-mounted equipment will be placed within the 6-foot-high chain link fence creating the equipment enclosure. The project has employed concealment measures to ensure the proposed monopine and any future modifications made to this facility will be visually compatible with the site and surrounding neighborhood. The monopine would be located to the west of the existing site, screen to a degree by various existing operations and structures within the existing yard. Some existing large trees at the property boundary will also provide screening and enhance camouflage measures. The location of the pole within an existing industrial area will not create a facility that is out of place and have limited visual impact.

The monopine has been specifically scaled and designed for a maximum height of approximately 74 feet to blend with the existing industrial facility and surroundings of the storage use and existing trees along the western property line. Specific design criteria to conceal the antennas and support components will include:

- limiting antenna arrays to a maximum of 9 feet in length;
- mounting antenna arrays directly to the tree trunk and limiting any protrusion beyond the trunk as depicted on the plans;
- installing tree branches which will extend a minimum of 3 feet beyond the antenna panels and support equipment;
- painting the monopole "tree trunk" to resemble a tree trunk including bark and surface of which will molded to resemble the surface of tree bark; and
- installing "branches" made of fiberglass to resemble the branches and leaves of a real pine tree.

The intent of these concealment measures would allow the City to address any requests for future modification(s) to this wireless facility, including any wireless tower or base station, that constitutes an "eligible facility request," that does not "substantially change" the physical dimensions of this wireless facility, pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (47 U.S.C. § 1455) and the City Municipal Code.

Height:
The project site is within the Airport Compatibility Zone D, which only requires airport land use review for structures above 120'. The proposed pole height at 74' therefore does not require review from the Airport Land Use Commission (ALUC), and the use within that zone is also supported.

Analysis:
The intent of the Wireless Facilities Ordinance in Chapter 9 'Wireless Facilities' (Code 10-9.01 to 10-9.16) is to balance the need for wireless facilities with the community's value of maintaining the City's visual environment and the requirements of state and federal law. To do this, the Wireless Ordinance establishes guidelines for design and review depending on the design proposed. Although building-mounted design is the most discreet facility approach, and a free-standing pole with exterior-mounted antennas as the most conspicuous. The project site is the only one the applicant has been able to secure to be able to make this type of application.

The proposed project complies with the requirements of the wireless facilities ordinance. The proposed wireless communication facility will be located in such a manner as to be screened by the existing buildings and surrounding trees. Given the proposed design considerations shown on the plans and the distance of the monopine to the nearest long views, the visual impact of the project will be minimized. Additionally, all ground-mounted equipment will be placed within an equipment enclosure on this industrial lot and, therefore, blend into the surrounding environment.

Health Effects:
The Federal Communications Commission (FCC) regulates the establishment of radio frequency (RF) safety standards in the United States. The City is not permitted to set its own standards, regardless of whether they may be higher, lower, or even the same as the FCC's standards. The FCC does, however, allow the City to determine whether a proposed wireless project meets the requirements of FCC 47 CFR § 1.1307 et seq. (the "FCC rules") and FCC Office of Engineering and Technology Bulletin 65 (OET 65), sections which set forth RF safety requirements.

An RF Compliance Report was submitted for this project (Attachment 6). Based on the findings of the consultant's review, the project complies with all FCC requirements. The study concluded that the wireless facility will comply with FCC RF safety rules. As such, the City does not have the authority to deny or substantially further condition this project based solely on concerns for health and safety.

ENVIRONMENTAL REVIEW:

Pursuant to California Environmental Quality Act (CEQA) Guidelines - Article 19, the proposed project has been found to be exempt pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures.

RECOMMENDED ACTION:

The Commission will be acting on Conditional Use Permit Application No. 2025-11 and Site Plan Review 2025-19. Staff recommend the Commission approve:

1. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15303/Class 3 (New Construction or Conversion of small Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-11 and Site Plan Review 2025-19 subject to the findings and conditions of approval.

ALTERNATIVES:

As an alternative, the Commission may elect to:

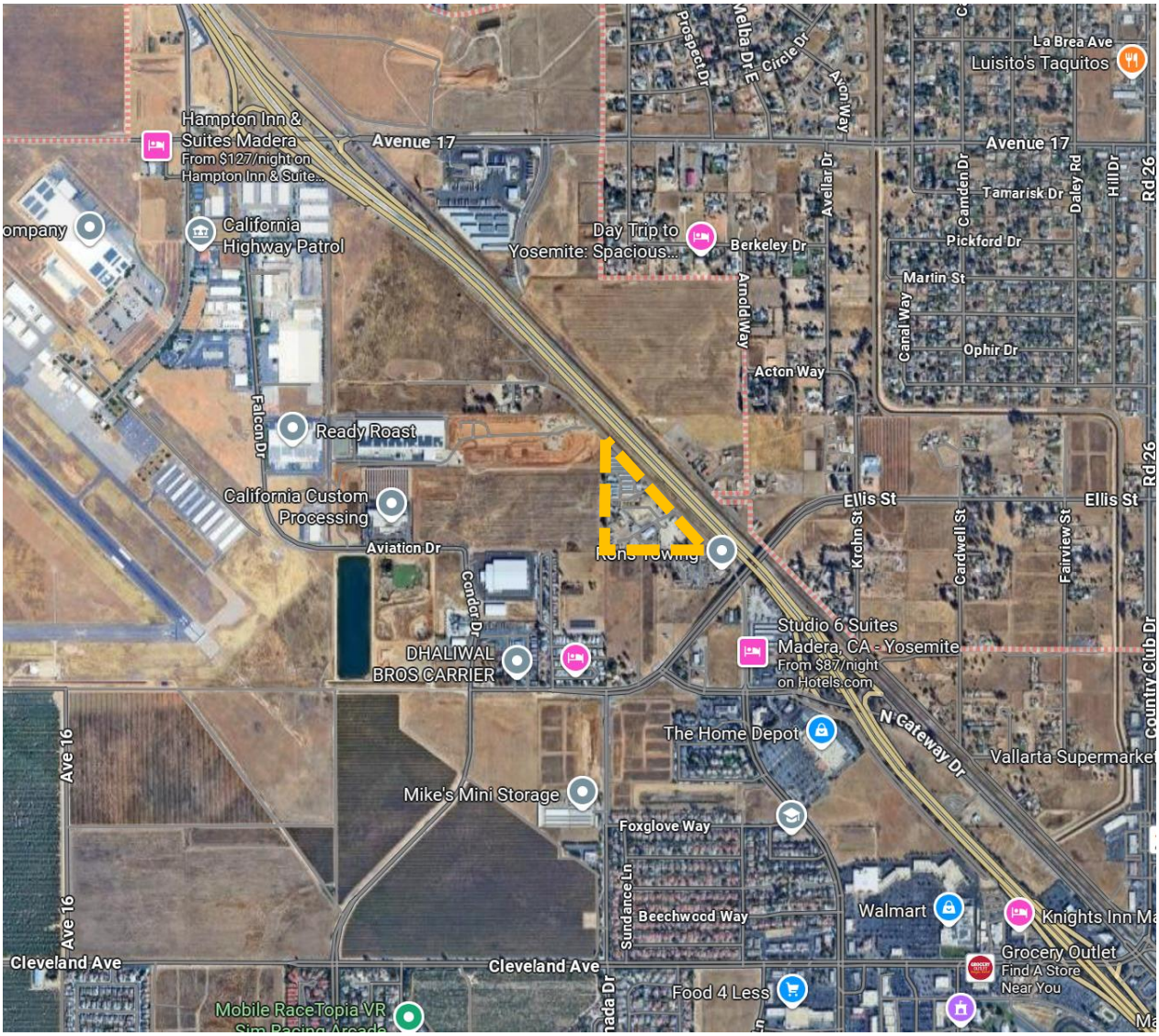
1. Move to refer the item back to staff and/or continue the public hearing to a future Planning Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution: (Commission to specify and articulate reasons for referral/continuance).
2. Move to recommend denial of one or more requests based on specified findings (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Vicinity Map
2. General Plan Land Use Map
3. Zoning Map
4. Airport Compatibility Map
5. Site Plan, Floor Plans and Elevations
6. Supplemental Information from Applicant
7. Planning Commission Resolution
   Exhibit A: Conditions of Approval

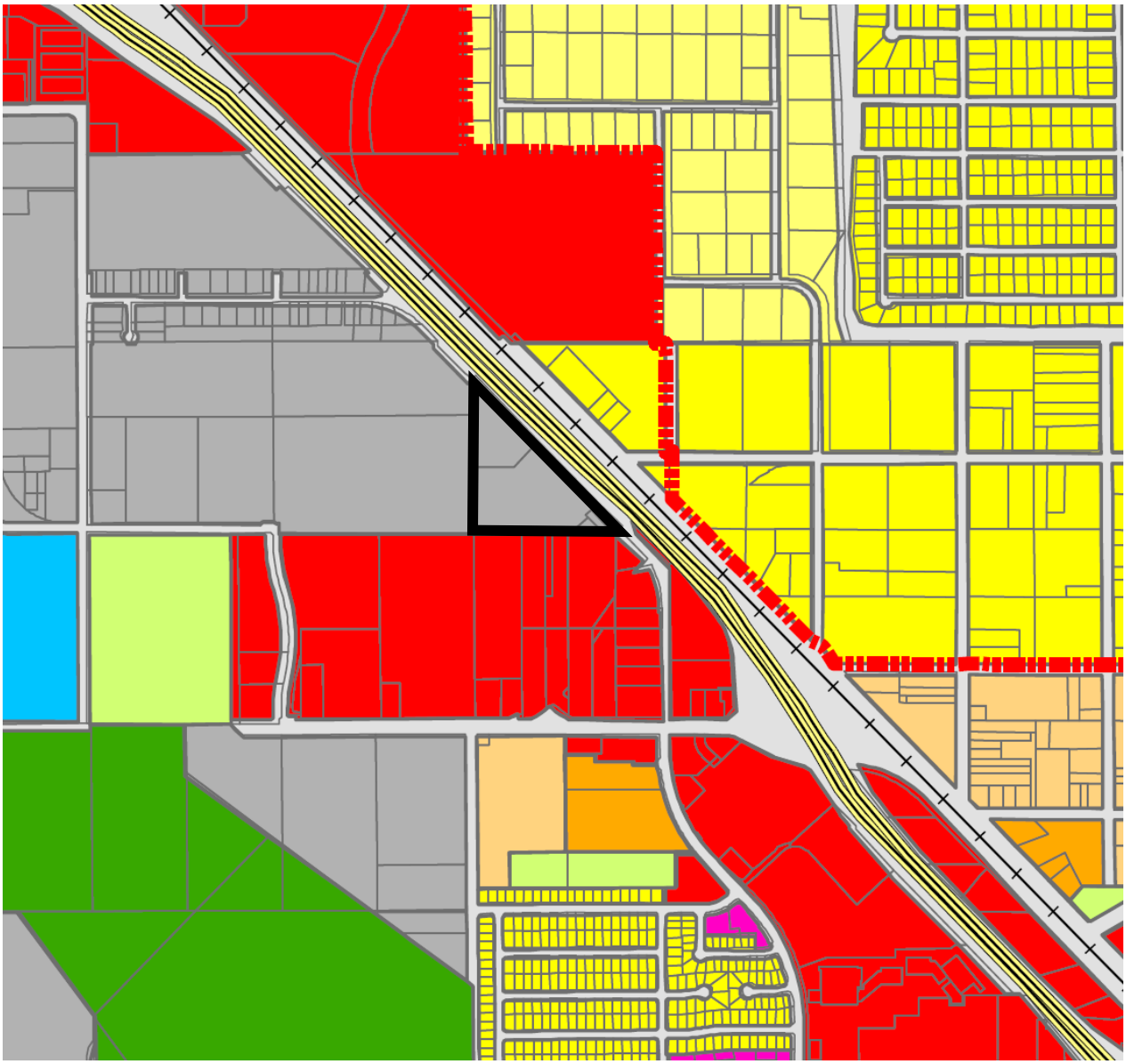
ATTACHMENT 1

Vicinity Map


Hampton Inn & Suites Madera
From $127/night on Hampton Inn & Suite...
Avenue 17
California Highway Patrol
Day Trip to Yosemite: Spacious...
Berkeley Dr
Arnold Way
Martin St
Canal Way
Ophir Dr
Acton Way
Falcon Dr
Ready Roast
California Custom Processing
Aviation Dr
Condor Dr
Ellis St
Krohn St
Cardwell St
Fairview St
Studio 6 Suites Madera, CA - Yosemite
From $87/night on Hotels.com
DHALIWAL BROS CARRIER
The Home Depot
N Cateway Dr
Mike's Mini Storage
Foxglove Way
Sundance Ln
Beechwood Way
Walmart
Grocery Outlet
Find A Store Near You
Food 4 Less
Cleveland Ave
Ave 16
Mobile RaceTopia VR
La Brea Ave
Luisito's Taquitos
Tamarisk Dr
Pickford Dr
Rd 26
Country Club Dr

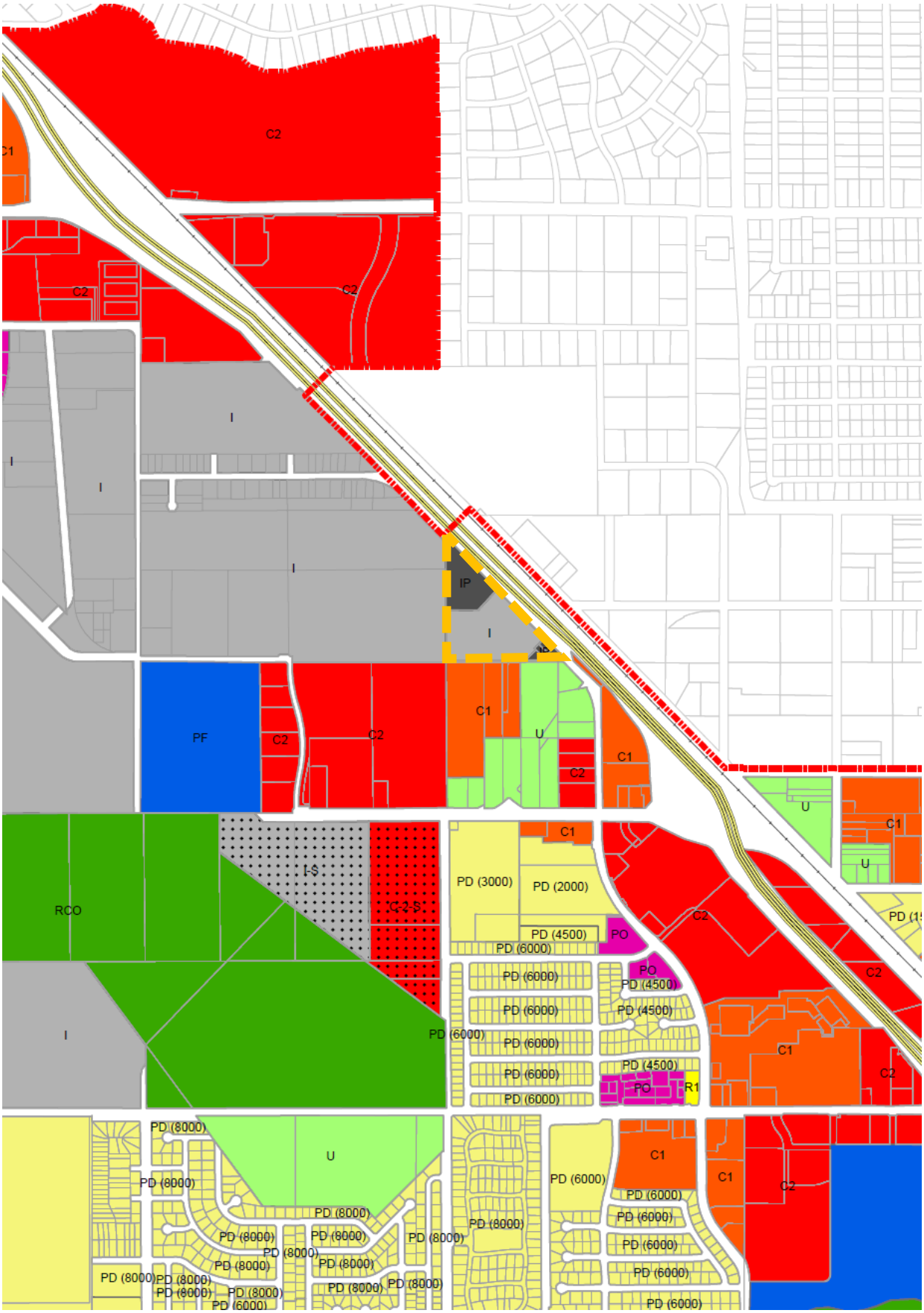
ATTACHMENT 2

City of Madera General Plan Land Use Map



ATTACHMENT 3

City of Madera Zoning Map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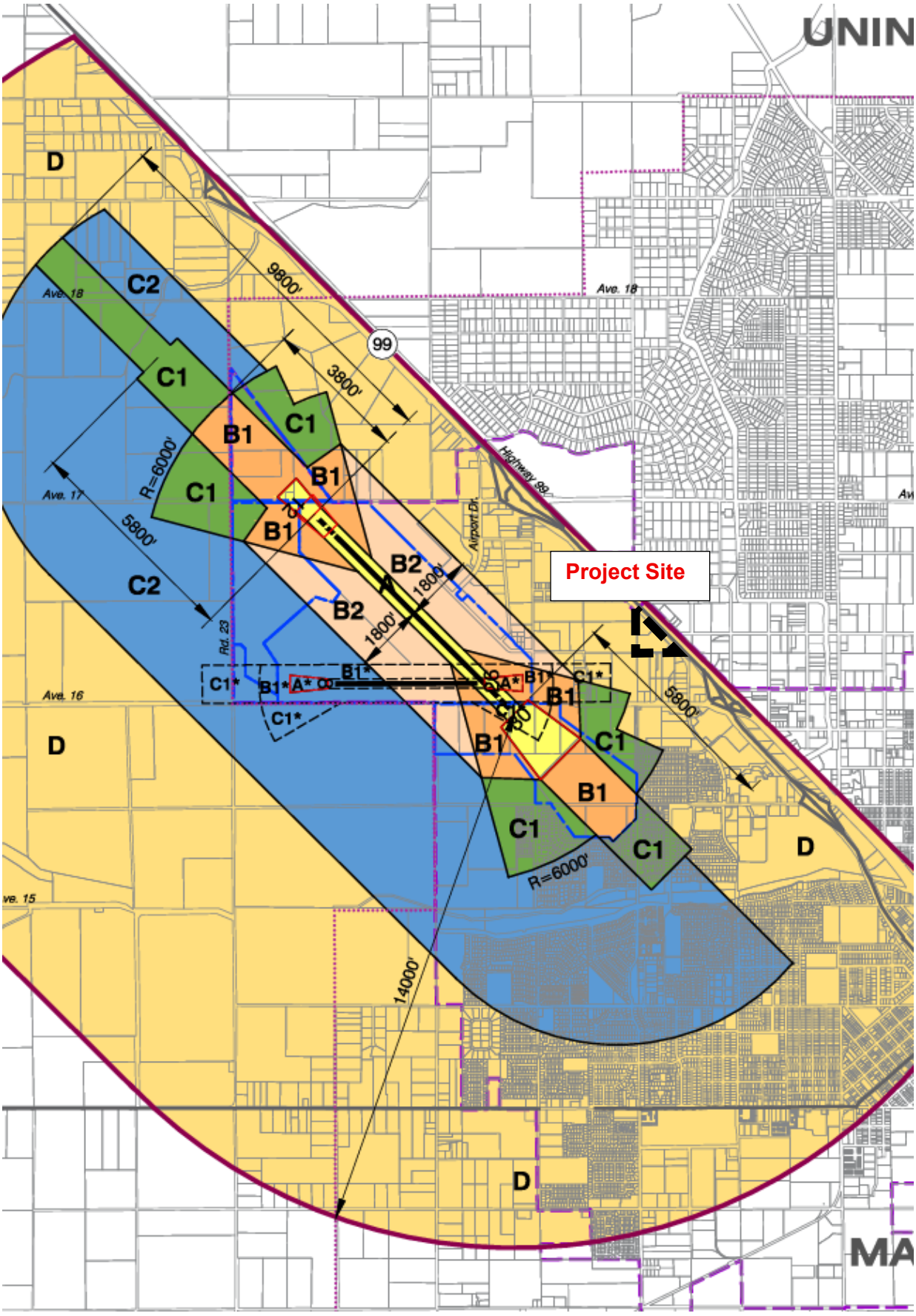
ATTACHMENT 4

Airport Compatibility Map


Project Site
D
C2
C1
B1
B2
C1*
B1*A*
9800'
3800'
5800'
1800'
R=6000'
14000'
Ave. 18
Ave. 17
Ave. 16
Rd. 23
Airport Dr.
Highway 99
99

Zone	Noise and Overflight Factors	Safety and Airspace Protection Factors
A *Runway Protection Zone*	*Noise Impact: Very High* › Mostly above CNEL 65 dB	*Risk Level: Very High* › Includes Runway Protection Zones › 20% of near-runway general aviation accidents occur in this zone › Aircraft altitude <200 feet above runway › Object heights restricted to <35 feet in some areas
B1 *Inner Approach/ Departure Zone*	*Noise Impact: High* › Typically above CNEL 60 dB › Single-event noise sufficient to disrupt wide range of land use activities including indoors if windows open	*Risk Level: High* › Encompasses areas overflown by aircraft at low altitudes—typically only 200 to 400 feet above runway › 22% of off-runway general aviation accidents near airports take place here › Object heights restricted to <35 feet in some areas
B2 *Sideline Zone*	*Noise Impact: Moderate to High* › Mostly above CNEL 60 dB › Exposed to loud single-event noise from take-offs	*Risk Level: Low to Moderate* › Area not normally overflown by aircraft; primary risk is with aircraft (especially twins) losing directional control on takeoff › About 5% of off-runway general aviation accidents near airports happen in this zone › Object heights restricted to <35 feet in some areas
C1 *Outer Approach/ Departure Zone*	*Noise Impact: Moderate* › Single-event noise from routine overflight sufficient to disrupt indoor and outdoor activities	*Risk Level: Moderate* › Includes areas where aircraft turn from base to final approach legs of standard traffic pattern and descend from traffic pattern altitude › Zone also includes areas where departing aircraft normally complete transition from takeoff power and flap settings to climb mode and have begun to turn to their en route heading › 4% of off-runway general aviation accidents near airports occur here › Object heights restricted to as little as 70 feet
C2 *Primary Traffic Pattern Zone*	*Noise Impact: Low to Moderate* › Primary traffic pattern east of Chowchilla Municipal Airport and west of Madera Municipal Airport; aircraft typically at or below 1,000-foot traffic pattern altitude; individual events occasionally loud enough to intrude upon indoor and outdoor activities	*Risk Level: Low to Moderate* › 18% of off-runway general aviation accidents near airports occur here, but the large area encompassed means a low likelihood of accident occurrence in any given location › Risk concern is primarily with uses for which potential consequences are severe (e.g. intensive uses and airspace hazards) › Airspace concern is generally with object heights >150 feet above runway elevation
D *Other Airport Environs*	*Noise Impact: Low* › Occasional overflights intrusive to some outdoor activities	*Risk Level: Low* › Risk concern only with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)

Table 3B

ATTACHMENT 5

Site Plan & Elevations

PROJECT DESCRIPTION:

A (N) VERTICAL BRIDGE UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) VERTICAL BRIDGE LEASE AREA W/ (N) VERIZON WIRELESS LEASE AREA INSIDE & (N) UTILITIES TO (N) SITE LOCATION
- (N) VERTICAL BRIDGE MONOPOLE W/ (N) VERIZON WIRELESS ANTENNAS, & ANTENNA EQUIPMENT

vertical bridge

US-CA-5934

MADERA AIRPORT NORTH

2842 N. GOLDEN STATE BOULEVARD
MADERA, CA 93637

65' MONOPOLE

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
ZONING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

CODE COMPLIANCE:

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

VICINITY MAP
N.T.S.

DRAWING INDEX

DRAWING #	TITLE	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	DETAILS	-
A-4.2	DETAILS	-
E-1.1	ELECTRICAL PLAN	-

LOCATION MAP
N.T.S.

PROJECT INFORMATION

SITE NAME:	MADERA AIRPORT NORTH
VERTICAL BRIDGE SITE ID:	US-CA-5934
MDG LOCATION ID:	5000964848
COUNTY:	MADERA
JURISDICTION:	CITY OF MADERA
APN:	013-250-001
SITE ADDRESS:	2842 N. GOLDEN STATE BOULEVARD MADERA, CA 93637
CURRENT ZONING:	IP (INDUSTRIAL PARK)
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
LATITUDE:	N 36° 59' 12.41" NAD 83 N (36.986781°) NAD 83
LONGITUDE:	W 120° 05' 31.18" NAD 83 W (-120.091994°) NAD 83
GROUND ELEVATION:	262.5' AMSL

PROJECT INFORMATION

PROPERTY OWNER:	PAPPAS STORAGE LLC 1871 CAROB COURT GILROY, CA 95020
APPLICANT:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
LEASING CONTACT:	ATTN: ROCKY CORDOVA (916) 616-0468 RCORDOVA@COMPLETEWIRELESS.NET
ZONING CONTACT:	ATTN: STEVE PROO (916) 838-6713 SPROO@COMPLETEWIRELESS.NET
CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET
TOWER OWNER:	THE TOWERS, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487 SITE ID: US-CA-5934 SITE NAME: MADERA AIRPORT NORTH
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

vertical bridge

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

ENGINEER:
StreamLine Engineering and Design Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

REV	SUBMITTAL/REVISION	CAD	DATE
5	CLIENT REV	J.Z.	12/02/25
4	CLIENT REV	D.H.	11/24/25
3	CLIENT REV	C.T.C	09/05/25
2	CLIENT REV	C.T.C	08/14/25
1	ZD 100%	T.T.	07/28/25
0	ZD 90%	SEAD	06/07/25

DRAWN: SEAD
CHECKED: J. GRAY
APPROVED: -

PROJECT NUMBER: US-CA-5934

PROJECT TITLE:
MADERA AIRPORT NORTH
2842 N. GOLDEN STATE BOULEVARD
MADERA, CA 93637

ENGINEER STAMP:
PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R. SORENSEN
S4469

DRAWING TITLE:
TITLE SHEET

Drawing Scale: AS NOTED
Date: 12/02/2025
ZD

DRAWING NUMBER:
T-1.1

Legal description per Iron Crest National Title Company File Number IC–TWR–204206–C and VTB–205268–C Dated October 22, 2025.

Exhibit "A" Legal Description

The land referred to herein below is situated in the City of Madera, County of Madera, State of California and is described as follows:

Being a Parcel of Land lying in the Southwest Quarter of Section 11, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, in the County of Madera, State of California, more particularly described as follows:

Beginning at a point of the West line of the Southwest Quarter of said section 11, distant thereon North 00°27'58" West, 440.59 feet from the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 11; thence continuing along the West line of the Southwest Quarter of said Section 11, North 00°27'58" West, 608.60 feet; thence North 46°05'07" East, 16.88 feet to a point on the Southwesterly line of Golden State Boulevard; thence along the Southwesterly line of Golden State Boulevard the following three (3) courses, South 44°33'15" East, 555.12 feet; thence North 89°57'20" West, 14.04 feet; thence South 44°33'15" East, 82.73 feet; thence South 45°26'45" West, 233.16 feet; thence South 89°32'35" West, 274.53 feet to the point of beginning.

Parcel ID No.: 013–250–001–000

This being the same property conveyed to Pappas Storage LLC, a California limited liability company from Vaxholm Storage, LLC, a California limited liability company in a Grant Deed dated May 7, 2019 and recorded May 15, 2019 as Instrument No. 2019010113 in Madera County, California.

LEASE AREA DESCRIPTION

THE LEASE AREA REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, AND IS A PORTION OF THE PROPERTY CONVEYED TO PAPPAS STORAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FROM VAXHOLM STORAGE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN A GRANT DEED DATED MAY 7, 2019 AND RECORDED MAY 15, 2019 AS INSTRUMENT NO. 2019010113 IN MADERA COUNTY, CALIFORNIA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST MOST CORNER OF THE AFOREMENTIONED PARCEL OF LAND; THENCE ALONG THE SOUTH BOUNDARY THEREOF NORTH 89°32'49" EAST, 63.55 FEET; THENCE LEAVING SAID SOUTH BOUNDARY NORTH 0°27'11" WEST, 1.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 89°32'49" EAST, 60.00 FEET; THENCE NORTH 0°27'11" WEST, 35.00 FEET; THENCE SOUTH 89°32'49" WEST, 60.00 FEET; THENCE SOUTH 0°27'11" EAST, 35.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LEASE AREA WHICH BEARS NORTH 89°32'49" EAST, 63.55 FEET AND NORTH 0°27'11" WEST, 1.00 FEET FROM THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL OF LAND THENCE ALONG THE BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA NORTH 0°27'11" WEST, 35.00 FEET AND NORTH 89°32'49" EAST, 60.00 FEET; THENCE LEAVING SAID LEASE AREA BOUNDARY NORTH 89°32'49" EAST, 70.45 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 44°05'47"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 53.87 FEET; THENCE NORTH 45°27'02" EAST, 139.44 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 43°58'07"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 38.37 FEET; THENCE NORTH 89°25'08" EAST, 45.96 FEET; THENCE SOUTH 44°32'58" EAST, 16.24 FEET TO THE SOUHH BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND; THENCE ALONG SAID SOUTH BOUNDARY AND EAST BOUNDARY NORTH 45°27'02" EAST, 10.00 FEET AND NORTH 44°32'58" WEST, 48.30 FEET; THENCE LEAVING SAID EAST BOUNDARY SOUTH 45°27'02" WEST, 10.00 FEET; THENCE SOUTH 0°34'52" EAST, 3.08 FEET; THENCE SOUTH 89°25'08" WEST, 23.70 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 43°58'07"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 53.72 FEET; THENCE SOUTH 45°27'02" WEST, 139.44 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 44°05'47"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 38.48 FEET; THENCE SOUTH 89°32'49" WEST, 10.45 FEET TO THE POINT OF CURVATURE OF A NON–TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 60°00'00", AND A CHORD OF 50.00 FEET BEARING SOUTH 37°19'23" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 52.36 FEET; THENCE SOUTH 89°32'49" WEST, 20.00 FEET TO THE POINT OF CURVATURE OF A NON–TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 60°00'00", AND A CHORD OF 50.00 FEET BEARING NORTH 36°25'00" EAST; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 52.36 FEET; THENCE SOUTH 89°32'49" WEST, 50.00 FEET; THENCE SOUTH 0°27'11" EAST, 55.00 FEET; THENCE NORTH 89°32'49" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER AND ACROSS THE EASTERLY 10.0 FEET OF THE AFOREMENTIONED PARCEL OF LAND.

SCHEDULE B, Part II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenants in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B Part I - Requirements are met.

The Exception is a standard Exception and not the type to be depicted hereon

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or noticed of such proceedings, whether or not shown by the records of such agency or by the Public Records.

The Exception is a standard Exception and not the type to be depicted hereon

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

The Exception is blanket in nature and is not plottable.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

The Exception is blanket in nature and is not plottable.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

The Exception is a standard Exception and not the type to be depicted hereon

6. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

The Exception is blanket in nature and is not plottable.

7. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public records at Date of Policy

The Exception is a standard Exception and not the type to be depicted hereon

8. Any claim to (a) ownership of or rights to minerals or similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

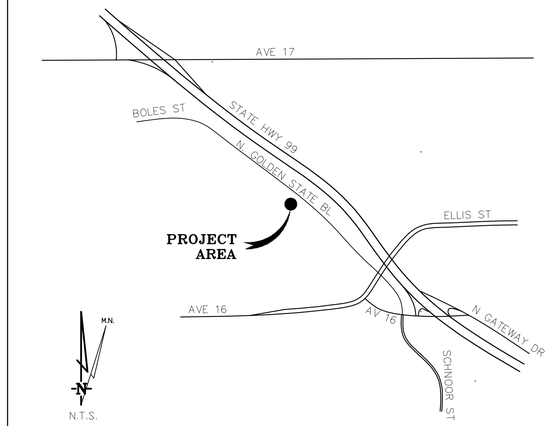
The Exception is blanket in nature and is not plottable.

9. Rights of fee simple owners in and to the subject property.

The Exception is blanket in nature and is not plottable.

10. Terms and conditions of an unrecorded lease, as evidenced by a(n) Memorandum of Option to Lease between Pappas Storage LLC, a California limited liability company and The Towers, LLC ,a Delaware limited liability company, dated April 18, 2025 and recorded April 29, 2025 in (instrument) 2025008802, in Madera County, California.

The Exception is blanket in nature and is not plottable.



Madera, CA

VICINITY MAP

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DATE OF SURVEY: 05–14–25

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF MADERA, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

FEMA FIRM ZONE "X" PER FIRM 06039C1155E DATED 09/26/2008.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.30' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N.A.

ASSESSOR'S PARCEL NUMBER: 013–250–001

LANDLORD(S): PAPPAS STORAGE LLC
1871 CAROB CT.
GILROY, CA 95020

Project Name:	US–CA–5934 Madera Airport North
Project Site Location:	2842 N. Golden State Blvd. Madera, CA 93637 Madera County
Parcel Number:	013–250–001
Date of Observation:	05–14–25

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole

Coordinates

Latitude: N 36°59'12.41" (NAD83)	N 36°59'12.61" (NAD27)
Longitude: W 120°05'31.18" (NAD83)	W 120°05'27.59" (NAD27)
Latitude: N 36.986781° (NAD83)	N 36.986834° (NAD27)
Longitude: W 120.091994° (NAD83)	W 120.090997° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 262.5' AMSL

NOTES:

1. AT THE TIME OF FIELD SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.
2. LEASE AREA AND EASEMENTS ARE ENTIRELY WITHIN UNDERLYING PARCEL OF LAND.
3. ACCESS AND UTILITIES EASEMENTS CONNECT TO PUBLIC RIGHT OF WAY.
4. SURVEY PREPARED FOR TOWERS OF CALIFORNIA, LLC.

General Certification:

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, its lenders, and administrative agents and each of their respective successors and/or assigns, and Iron Crest National Title Company.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
RIGHTS OF WAY • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885–0426
fax: (530) 823–1309

REGISTERED PROFESSIONAL ENGINEER
KENNETH D. GEIL
14803
EXP. 3–31–25
CIVIL
STATE OF CALIFORNIA

The Towers, LLC

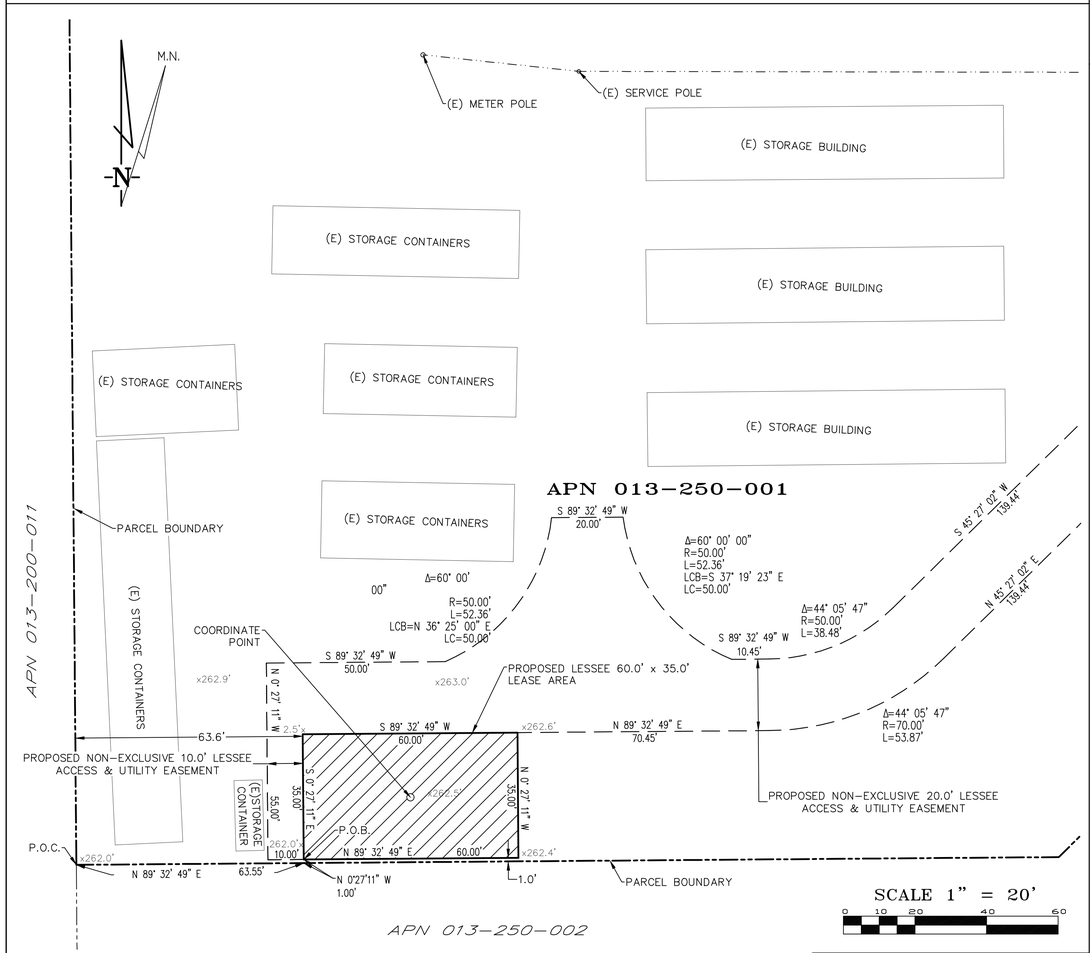
US–CA–5934
Madera Airport North
2842 N. Golden State Blvd.
Madera, CA 93637

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
05–16–25	Preliminary Drawing	DG
07–28–25	rev. esmt.	DG

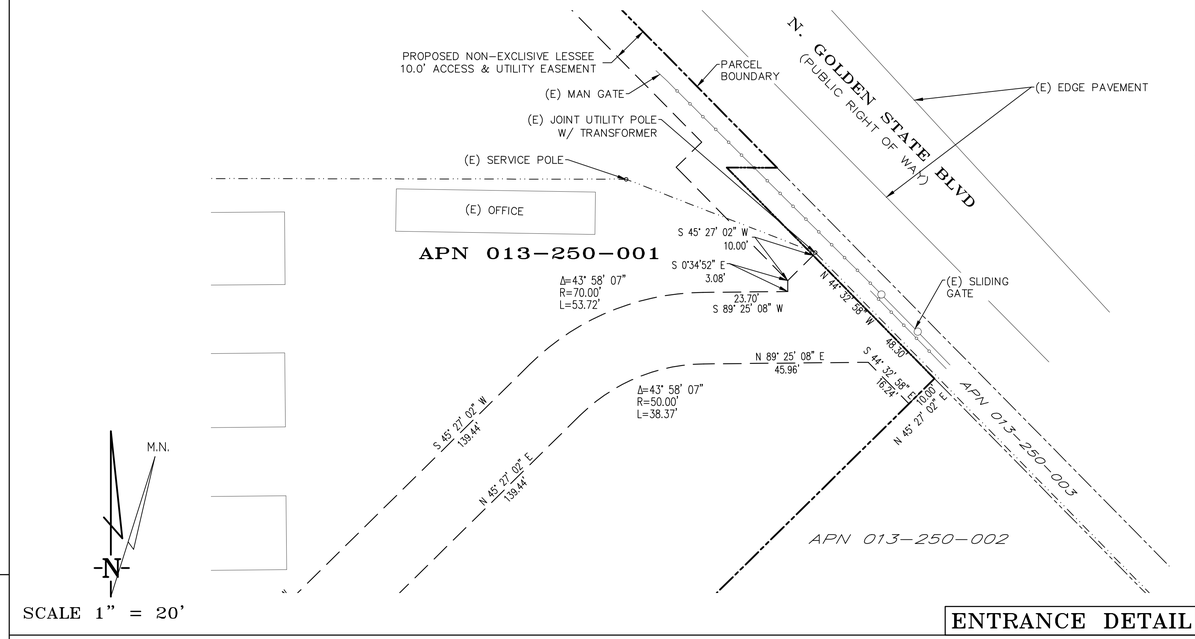
Sheet
C–1
of 2

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



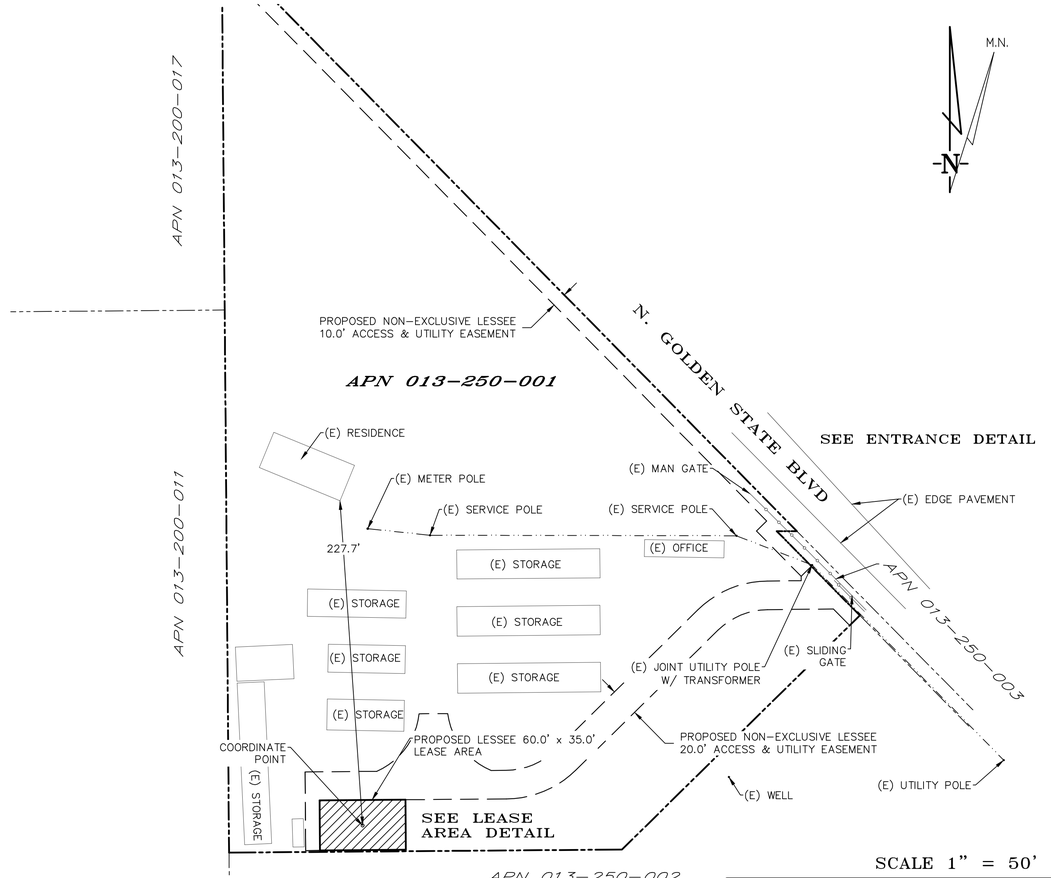
SCALE 1" = 20'

LEASE AREA DETAIL



SCALE 1" = 20'

ENTRANCE DETAIL



SCALE 1" = 50'

OVERALL PROJECT AREA

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1228 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885-0426
fax: (530) 823-1309

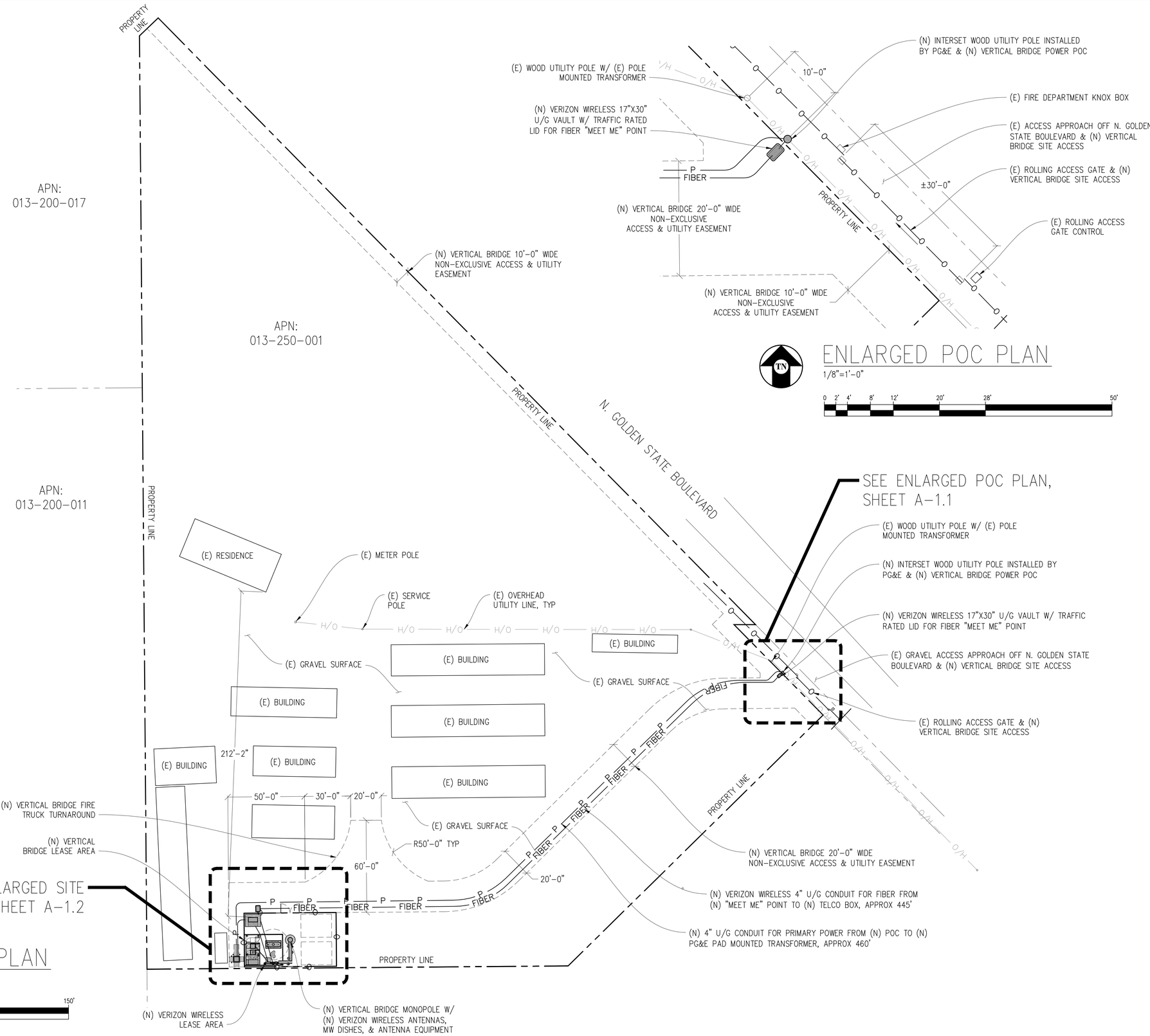
REGISTERED PROFESSIONAL ENGINEER
KENNETH D. GEIL
14803
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

The Towers, LLC

US-CA-5934
Madera Airport North
2842 N. Golden State Blvd.
Madera, CA 93637

PLOT PLAN AND SITE TOPOGRAPHY

Sheet
C-2
of 2



vertical bridge

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

ENGINEER:

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Contact: Kevin Sorensen Phone: 916-660-1930
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1	ZD 100%	T.T.	07/28/25
0	ZD 90%	SEAD	06/07/25

DRAWN: SEAD
CHECKED: J. GRAY
APPROVED: -

PROJECT NUMBER: US-CA-5934

PROJECT TITLE:

MADERA AIRPORT NORTH

2842 N. GOLDEN STATE BOULEVARD
MADERA, CA 93637

ENGINEER STAMP:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

DRAWING TITLE:

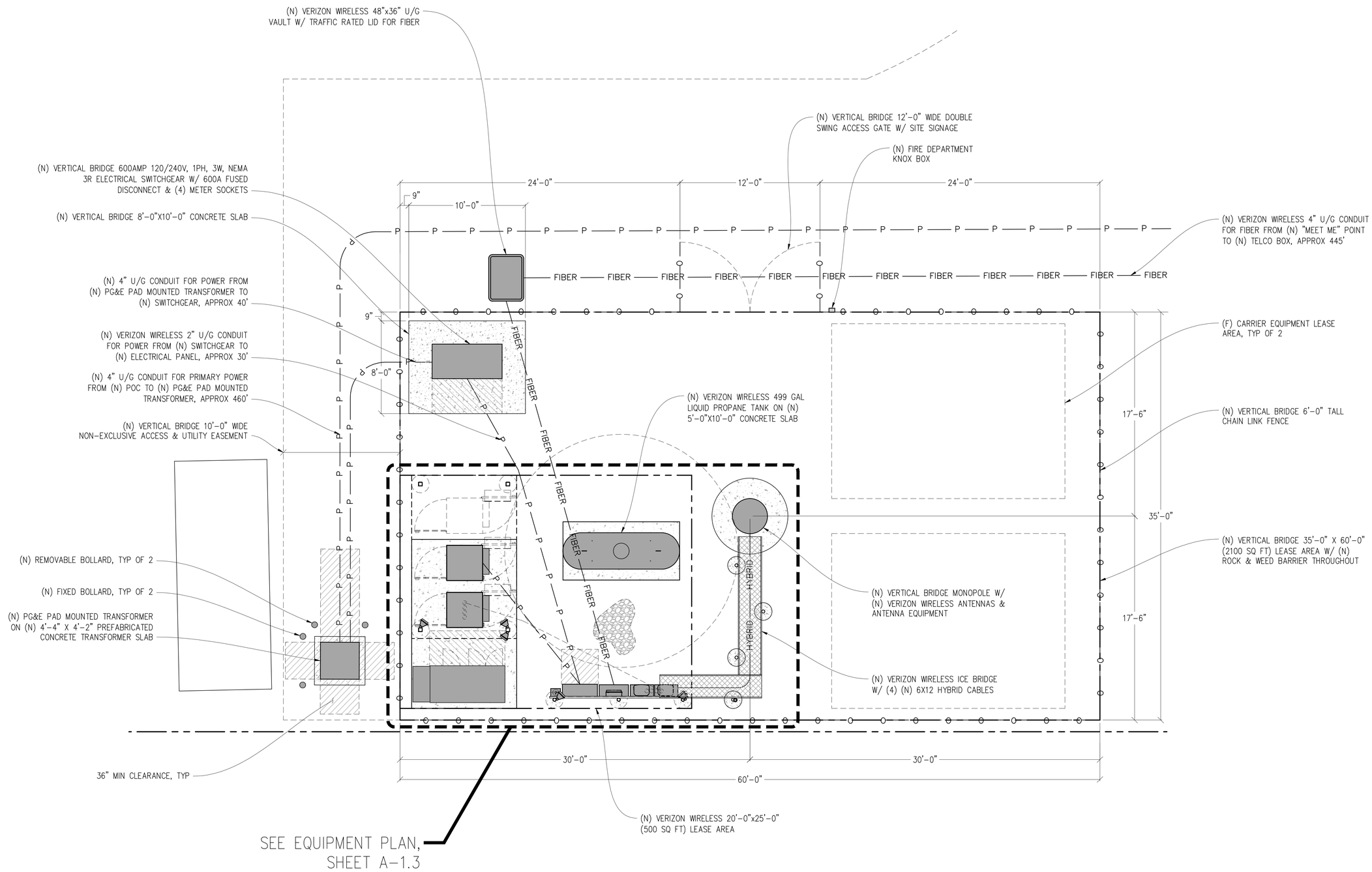
OVERALL SITE PLAN

Drawing Scale: AS NOTED
Date: 12/02/2025

ZD

DRAWING NUMBER:

A-1.1



ENLARGED SITE PLAN

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

vertical bridge

verizon

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KEVIN R. SORENSEN
S4469

DRAWING TITLE:

ENLARGED SITE PLAN

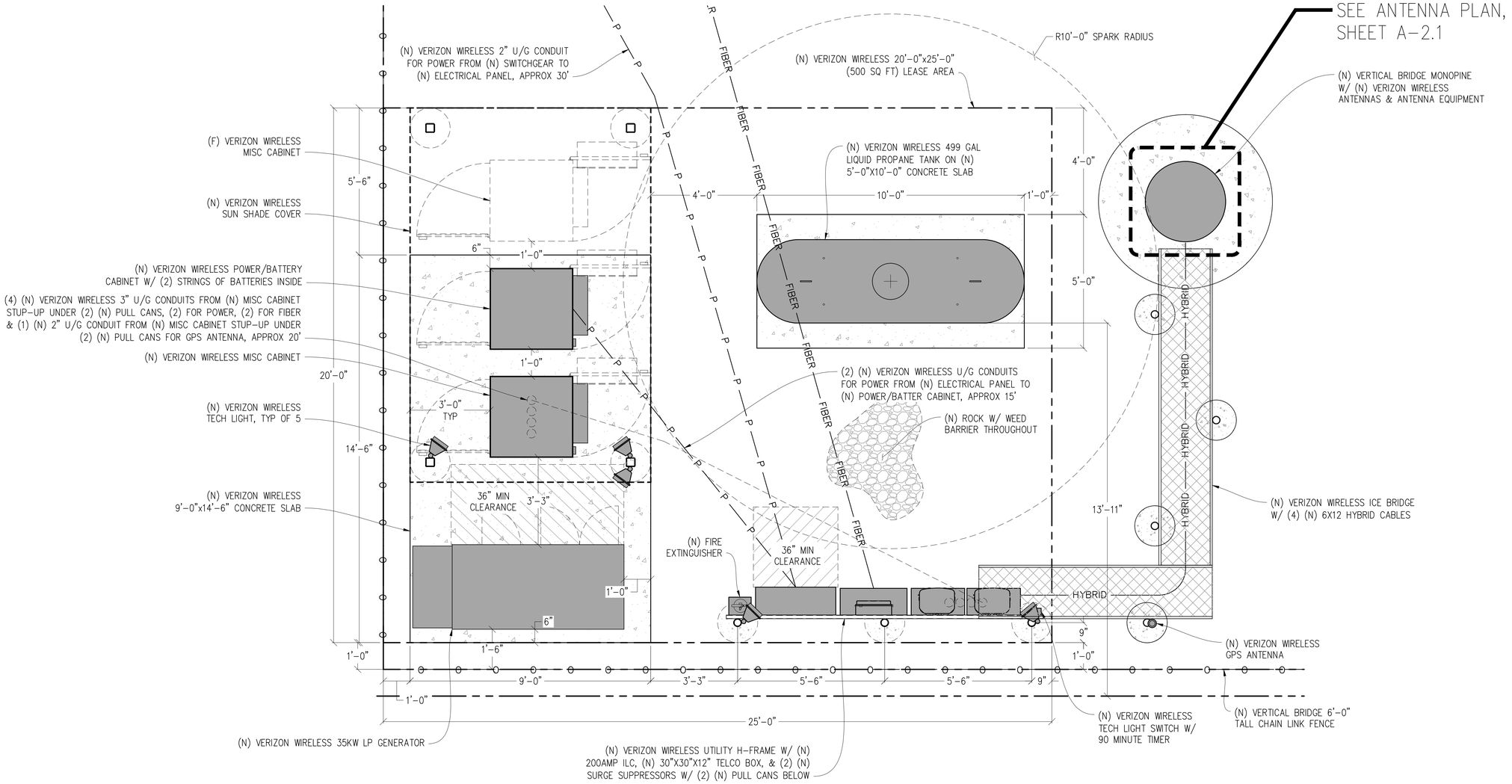
Drawing Scale: AS NOTED

Date: 12/02/2025

ZD

DRAWING NUMBER:

A-1.2



EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

vertical bridge

verizon

2770 SHADELANDS DR, BLDG 11
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EQUIPMENT PLAN

Drawing Scale: AS NOTED

Date: 12/02/2025

ZD

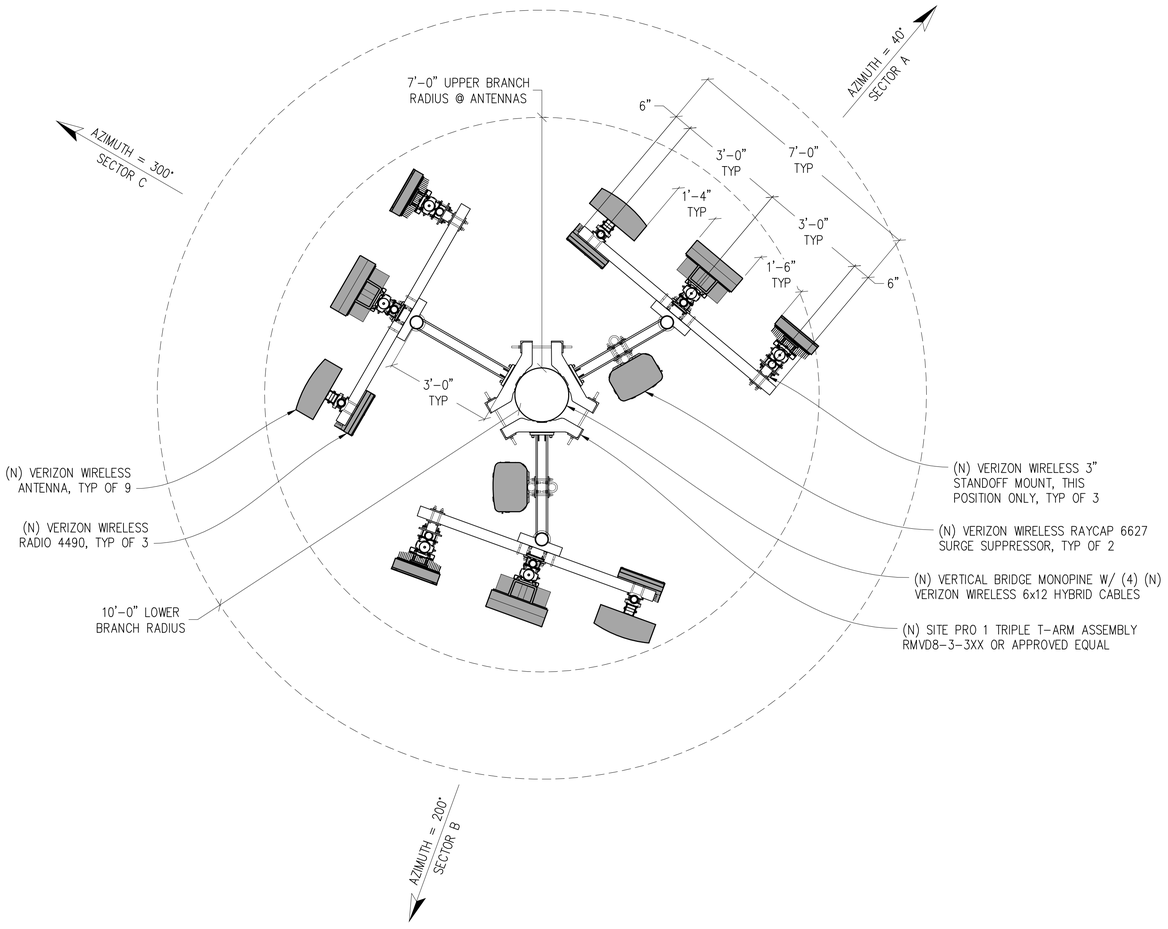
DRAWING NUMBER:

A-1.3

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS
ALPHA	A1	NNHH-65B-R4	40°	±62'-0"	(1) 4490	(2) 6x12	80'	(1) 6627	0	0
	A2	AIR 3283	40°	±63'-0"	INTEGRATED	SHARED	–	SHARED	0	0
	A3	AIR 6419	40°	±63'-10"	INTEGRATED	SHARED	–	SHARED	0	0
BETA	B1	NNHH-65B-R4	200°	±62'-0"	(1) 4490	(2) 6x12	80'	(1) 6627	0	0
	B2	AIR 3283	200°	±63'-0"	INTEGRATED	SHARED	–	SHARED	0	0
	B3	AIR 6419	200°	±63'-10"	INTEGRATED	SHARED	–	SHARED	0	0
GAMMA	C1	NNHH-65B-R4	300°	±62'-0"	(1) 4490	SHARED	–	SHARED	0	0
	C2	AIR 3283	300°	±63'-0"	INTEGRATED	SHARED	–	SHARED	0	0
	C3	AIR 6419	300°	±63'-10"	INTEGRATED	SHARED	–	SHARED	0	0

NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

vertical bridge

verizon

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Drawing Scale: AS NOTED

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ZD

DRAWING NUMBER:

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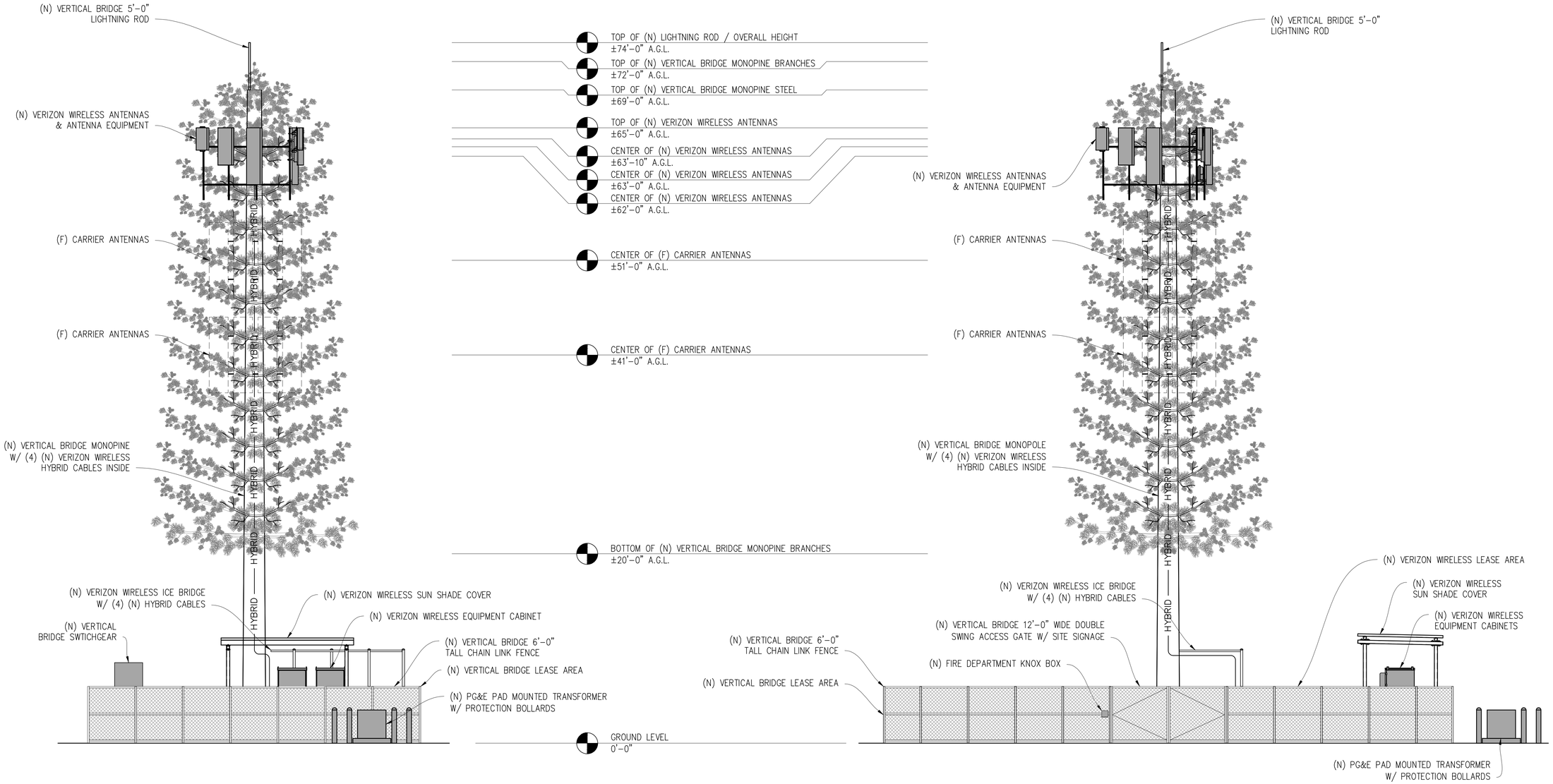

WEST ELEVATION

3/16"=1'-0"

0 6" 1' 2' 3' 5' 7' 11' 15'

NORTH ELEVATION

3/16"=1'-0"

0 6" 1' 2' 3' 5' 7' 11' 15'

vertical bridge

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

ENGINEER:

Streamline Engineering and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

REV	SUBMITTAL/REVISION	CAD	DATE
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4	CLIENT REV	D.H.	11/24/25
3	CLIENT REV	C.T.C	09/05/25
2	CLIENT REV	C.T.C	08/14/25
1	ZD 100%	T.T.	07/28/25
0	ZD 90%	SEAD	06/07/25

DRAWN: SEAD
CHECKED: J. GRAY
APPROVED: -

PROJECT NUMBER: US-CA-5934

PROJECT TITLE:

MADERA AIRPORT NORTH

2842 N. GOLDEN STATE BOULEVARD
MADERA, CA 93637

ENGINEER STAMP:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

DRAWING TITLE:

ELEVATIONS

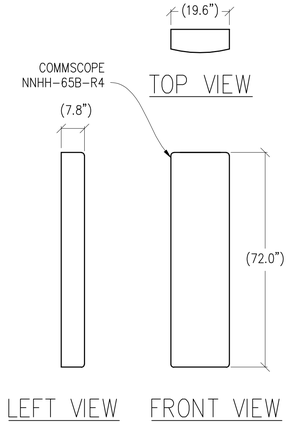
Drawing Scale: AS NOTED

Date: 12/02/2025

ZD

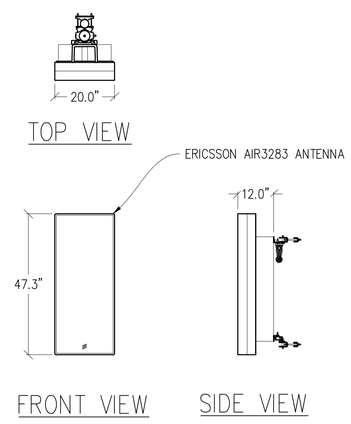
DRAWING NUMBER:

A-3.1



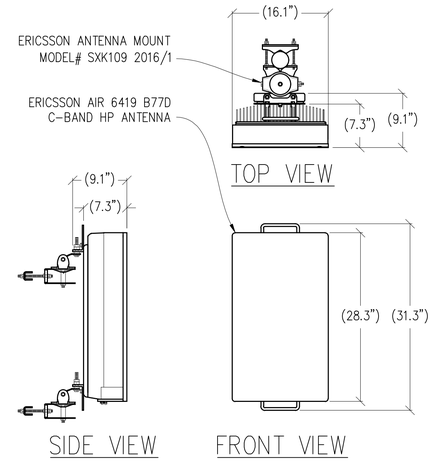
1 ANTENNA DETAIL

½"=1' MAX WEIGHT: 77.4 LBS



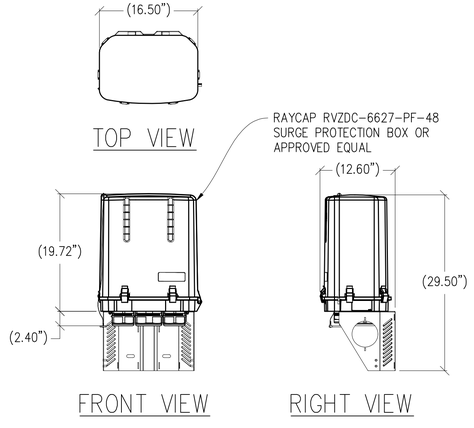
2 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 110 LBS



3 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT: 64 LBS

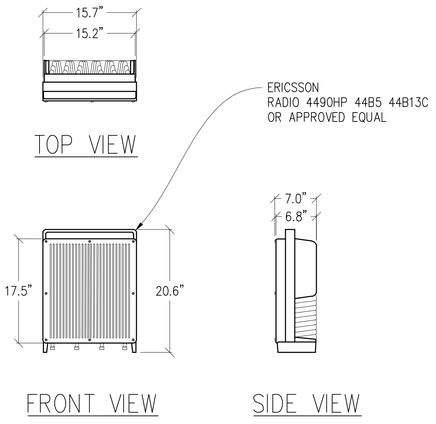


4 SURGE PROTECTION BOX

1"=1'-0" MAX WEIGHT: 32.0 LBS

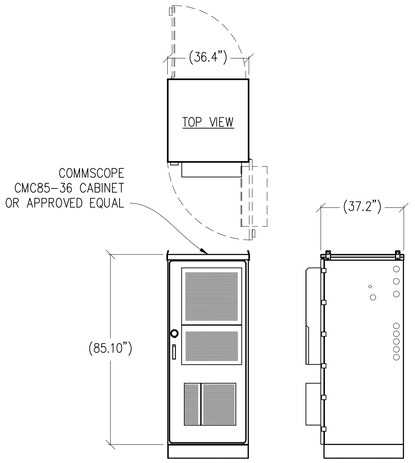
NOTES:

1. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB UP AREA)
2. MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS CONNECT DIRECTLY TO MLCB. (MLCB HEIGHT MAY VARY WITH CB SELECTION)
3. CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
4. ENGINE SERVICE CONNECTIONS:
   FUEL INLET L/P GAS = ¾" NPT FEMALE COUPLING
   FUEL INLET NATURAL GAS = ¾" NPT FEMALE COUPLING
   OIL DRAIN = ½" NPT FEMALE COUPLING
   EXHAUST OUTLET = 3" O.D. MUFFLER
5. AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED
6. DOORS MUST BE ABLE TO OPEN AT LEAST 90° TO BE REMOVED
7. BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION & RECIRULATION OF DISCHARGE AIR &/OR IMPROPER COOLING AIR FLOW
8. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE & THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED
9. CIRCUIT BREAKER
   -AC LOADS LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER
   -REFER TO LUG SIZING CHART AVAILABLE ON GEN-CONNECT
10. EPA AIR QUALITY REGULATIONS REQUIRE THE CATALYST TO REMAIN MOUNTED



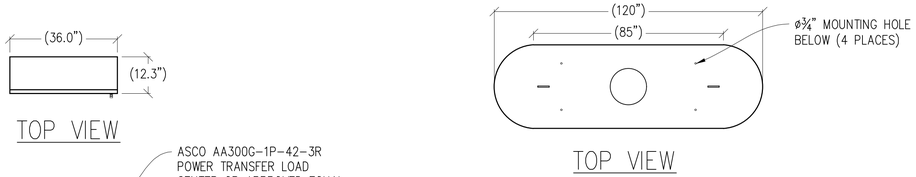
5 RADIO 4490HP DETAIL

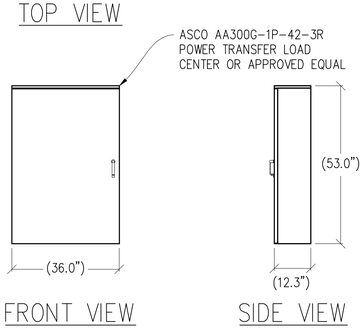
1"=1'-0" MAX WEIGHT: 65 LBS



6 CABINET DETAIL

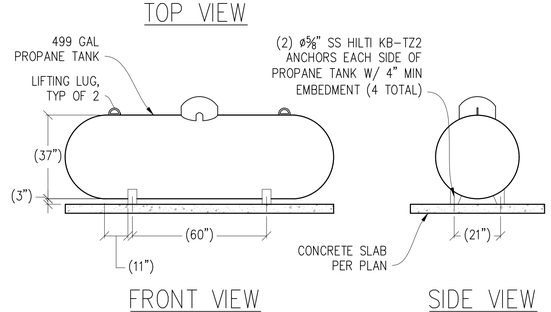
⅜"=1'-0" MAX WEIGHT: 2352 LBS





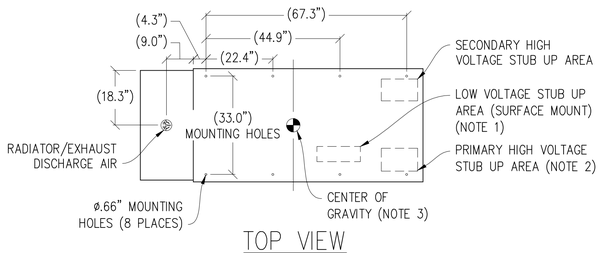
8 ILC CABINET DETAIL

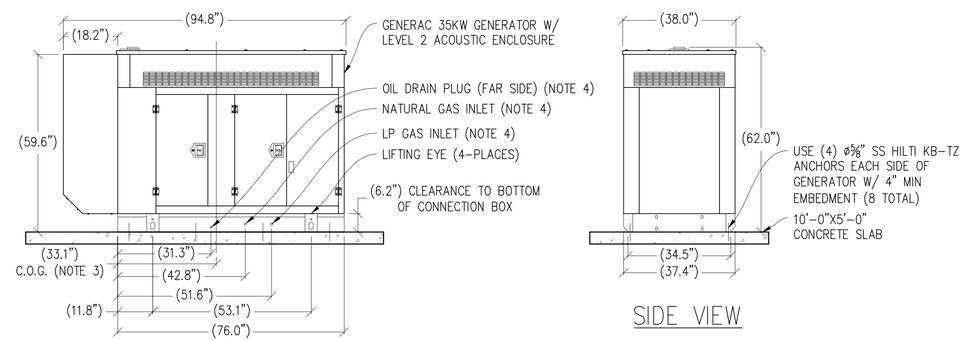
½"=1'-0" MAX WEIGHT: 210 LBS



9 PROPANE TANK DETAIL

⅜"=1'-0"





7 GENERATOR DETAIL

½"=1'-0"

vertical bridge

verizon

2770 SHADELANDS DR, BLDG 11
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1	ZD 100%	T.T.	07/28/25
0	ZD 90%	SEAD	06/07/25

DRAWN: SEAD
CHECKED: J. GRAY
APPROVED: -

PROJECT NUMBER: US-CA-5934

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2842 N. GOLDEN STATE BOULEVARD
MADERA, CA 93637

ENGINEER STAMP:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

DRAWING TITLE:

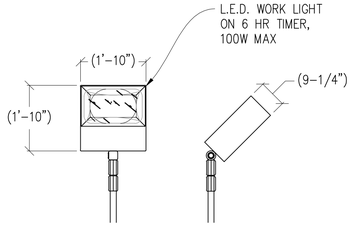
DETAILS

Drawing Scale: AS NOTED
Date: 12/02/2025

ZD

DRAWING NUMBER:

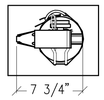
A-4.1



FRONT VIEW SIDE VIEW

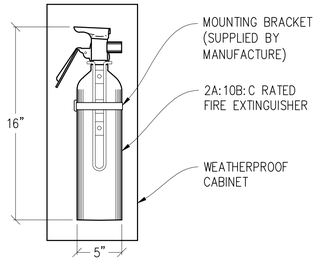
1 TECH LIGHT DETAIL

½"=1'-0"



TOP VIEW

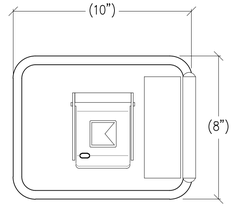
SPECIFICATIONS
SIZE & CAPACITY: 6 LBS
HEIGHT: 16 IN
WIDTH: 7-3/4 IN
DEPTH: 5 IN
RANGE: 15-21 FT



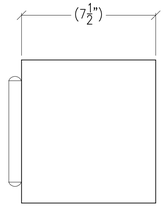
FRONT VIEW

2 FIRE EXTINGUISHER

N.T.S.



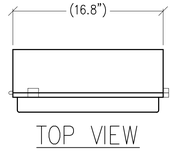
FRONT VIEW



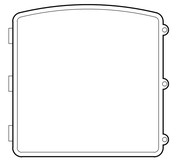
SIDE VIEW

3 KNOX-BOX 3200 DETAIL

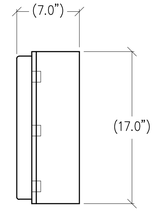
3"=1'-0"



TOP VIEW



FRONT VIEW



RIGHT VIEW

4 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS

verticalbridge

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

ENGINEER:

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APPROVED: -

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MADERA AIRPORT NORTH

2842 N. GOLDEN STATE BOULEVARD
MADERA, CA 93637

ENGINEER STAMP:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

DRAWING TITLE:

DETAILS

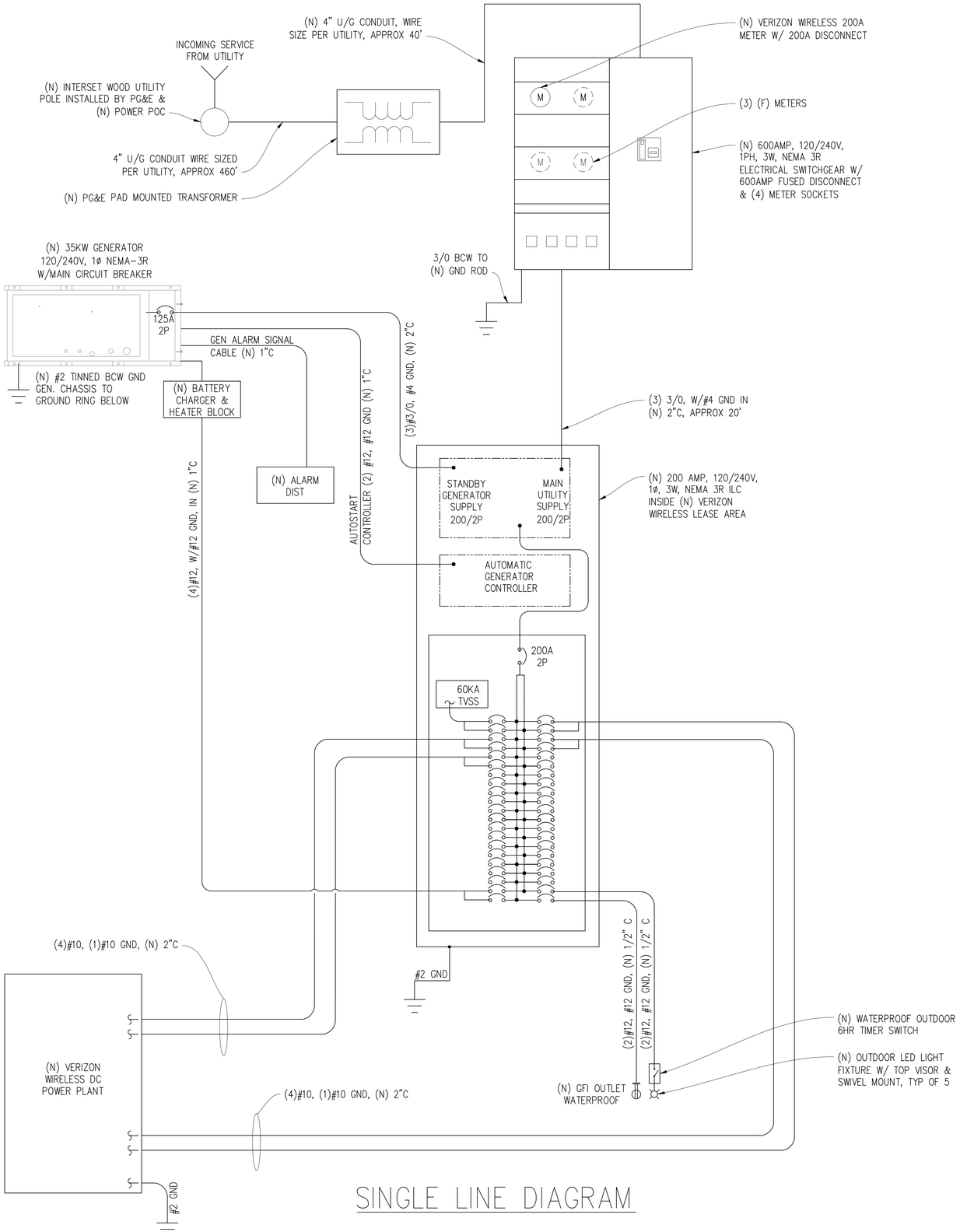
Drawing Scale: AS NOTED

Date: 12/02/2025

ZD

DRAWING NUMBER:

A-4.2



SINGLE LINE DIAGRAM

PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	30/2	DC POWER PLANT	2292	
	30	" "	" "	3	4	" "	" "		2292
2292		DC POWER PLANT	30/2	5	6	30/2	" "	2292	
	2292	" "	" "	7	8	" "	" "		2292
2292		" "	30/2	9	10	–	BLANK		
	2292	" "	" "	11	12	–	" "		
		BLANK	–	13	14	–	" "		
		" "	–	15	16	–	" "		
		" "	–	17	18	–	" "		
		" "	–	19	20	–	" "		
		" "	–	21	22	–	" "		
		" "	–	23	24	–	" "		
		" "	–	25	26	–	" "		
		" "	–	27	28	–	" "		
		" "	–	29	30	–	" "		
		" "	–	31	32	–	" "		
		" "	–	33	34	–	" "		
		" "	–	35	36	–	" "		
		" "	–	37	38	–	" "		
	1000	GEN BATTERY CHARGER	20/1	39	40	20/1	TECH LIGHTS		300
300		GEN BATTERY HEATER	20/1	41	42	20/1	GFI RECEPTACLE	180	
4914	5614	PHASE TOTALS					PHASE TOTALS	4764	4884
TOTAL VA =	20176	TOTAL AMPS =	84						
TOTAL KVA =	20.18								

vertical bridge

verizon

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APPROVED: -

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2842 N. GOLDEN STATE BOULEVARD
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ENGINEER STAMP:
PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R. SORENSEN
S4469

DRAWING TITLE:
ELECTRICAL PLAN

Drawing Scale: AS NOTED
Date: 12/02/2025
ZD

DRAWING NUMBER:
E-1.1

ATTACHMENT 6

Supplemental Information from Applicant

verizon

Madera Airport North
2842 N. Golden State Boulevard, CA
Photosims Produced on 11-23-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing

Proposed

view from Ellis Street looking northwest at site

verizon

Madera Airport North
2842 N. Golden State Boulevard, CA
Photosims Produced on 11-23-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Golden State Boulevard looking southeast at site

verizon

Madera Airport North
2842 N. Golden State Boulevard, CA
Photosims Produced on 11-23-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Golden State Boulevard looking southwest at site

verizon

Madera Airport North
2842 N. Golden State Boulevard, CA
Photosims Produced on 11-23-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Environmental Noise Assessment

Madera Airport North Verizon Cellular Facility

Madera County, California

BAC Job #2025-067

Prepared For:

Complete Wireless Consulting, Inc.

Attn: Alliyah Muhammad
Project Coordinator
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet
Principal Consultant
Board Elected Member, INCE-USA (ID#20964)

August 26, 2025

BOLLARD
Acoustical Consultants

Introduction

The Madera Airport North Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 2842 N Golden State Boulevard in Madera County, California (APN: 013-250-001). The outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project site location with aerial imagery is shown in Figure 1. The studied site drawings are dated June 7, 2025.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project emergency generator and outdoor equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

Madera County General Plan

Section 7 of the Madera County General Plan contains noise level limits for noise-sensitive uses affected by non-transportation (stationary) noise sources, such as those proposed by the project. The County's non-transportation noise level standards (Table 7.A.4 of the General Plan) have been reproduced below in Table 1. The County's noise level standards are to be applied at the property line of a receiving noise-sensitive land use.

Table 1
Maximum Allowable Noise Exposure for Non-Transportation Noise Sources

Noise Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly L_{eq}, dB	50	45
Maximum Level (L_{max}), dB	70	65

Source: Madera County General Plan, Section 7, Table 7.A.4

Project Noise Generation

As discussed previously, there are two project noise sources which are considered in this evaluation: the equipment cabinet cooling systems and the emergency diesel generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

Legend

- Proposed Verizon Cellular Equipment Lease Area (Approximate Location)
- # Noise-Sensitive Receptor (Residence)

N

Scale (Feet)

0 150 300

Madera Airport North Verizon Cellular Facility

Madera County, California

Proposed Cellular Facility Lease Area
& Nearest Noise-Sensitive Receptors

Figure 1

BOLLARD Acoustical Consultants

Equipment Cabinet Noise Source and Reference Noise Levels

The project proposes the installation of two (2) equipment cabinets within the equipment lease area shown in Figure 1. Based on a review of the project site plans, the cabinets assumed for the project are as follows: one (1) Commscope CMC-85-36 power/battery cabinet and one (1) miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinet reference noise levels are provided in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.

Table 2
Reference Noise Level Data of Proposed Equipment Cabinets

Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (ft)
Commscope CMC-85-36	1	60	5
McLean T-20	1	66	5
Note: Manufacturer specification sheets provided as Appendix C.			

Generator Noise Source and Reference Noise Level

The project also proposes the installation of an emergency standby diesel generator within the lease area to maintain cellular service during emergency power outages. According to the project site plans, the generator assumed for installation at this site is a Kohler Model 30REOZK. According to the manufacturer sound level data sheets, provided as Appendix D, the reference sound pressure levels for proposed generator are 79 dB at 23 feet when equipped with a weather enclosure, and 65 dB at 23 feet when equipped with a sound enclosure. For this analysis, it is assumed that the project generator will be equipped with the manufacturer's sound enclosure, resulting in a reference sound pressure level of 65 dB at 23 feet.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month, during daytime hours only, for a duration of approximately 15 minutes. The emergency generator would not operate at night, except during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

Predicted Facility Equipment Noise Levels at Nearby Noise-Sensitive Receptors

According to the Madera County Zoning Map Viewer, the project parcel and adjacent parcels contain commercial zoning. Commercial land uses are typically not considered to be noise-sensitive, but rather noise-generating. The closest identified existing noise-sensitive receptors to the cellular facility lease area (off project parcel) have been identified as residences, identified as receptors 1-3 in Figure 1. Using the provided site plans for scaling distances, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the property lines of the closest noise-sensitive receptors (residences) was calculated and the results of those calculations are presented in Table 3. Satisfaction with the County's noise

level limits at the closest noise-sensitive receptors would ensure compliance and more distant noise-sensitive receptors.

Table 3
Summary of Project-Related Noise Exposure at Nearby Noise-Sensitive Receptors

Noise-Sensitive Receptor[1]	Distance from Lease Area (ft)[2]	Predicted Equipment Noise Level (dB)	
		Cabinets, L_{eq}	Generator, L_{max}
1 – Residence	700	24	35
2 – Residence	650	25	36
3 – Residence	800	23	34

[1] Location of noise-sensitive receptor (residence) is shown in Figure 1.
[2] Distance scaled from lease area to receptor property line using the provided site plans and County Map Viewer.

Source: BAC 2025

Because the cooling fans of the proposed equipment cabinets could potentially be in operation continuously during warm nighttime hours, the operation of the cabinets would be subject to the Madera County General Plan *nighttime* hourly average noise level standard of 45 dB L_{eq} (Table 1). As indicated in Table 3, combined predicted outdoor equipment cabinet noise levels ranging from 23 dB L_{eq} to 25 dB L_{eq} at the property lines of the closest identified off-parcel noise-sensitive receptors (residences) would satisfy the General Plan 45 dB L_{eq} nighttime noise level limit by a wide margin. As a result, no further consideration of equipment cabinet noise mitigation measures would be warranted for the project relative to Madera County General Plan noise level criteria.

Project representatives have indicated that the proposed generator would be in operation for routine testing and maintenance twice a month during daytime hours for no more than 15 minutes and would only operate at night during emergencies. Because the project generator would only operate during daytime hours for brief periods required for testing and maintenance, the operation of the generator was assessed relative to the Madera County General Plan *daytime* maximum noise level standard of 70 dB L_{max} (Table 1). As shown in Table 3, predicted generator noise levels ranging from 34 dB L_{max} to 36 dB L_{max} at the property lines of the closest identified off-parcel noise-sensitive receptors (residences) would satisfy the General Plan 70 dB L_{max} daytime noise level standard by a wide margin. As a result, no further consideration of emergency generator noise mitigation measures would be warranted for the project relative to Madera County General Plan noise level criteria.

Conclusion

Based on the analysis and results presented in this assessment, project-related equipment noise exposure is expected to satisfy the applicable Madera County General Plan noise level criteria at the closest noise-sensitive receptors (residences). As a result, no further consideration of equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Madera Airport North Verizon Cellular Facility in Madera County, California. Please contact BAC at (530) 537-2328 or dariog@bacnoise.com with any questions or requests for additional information.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

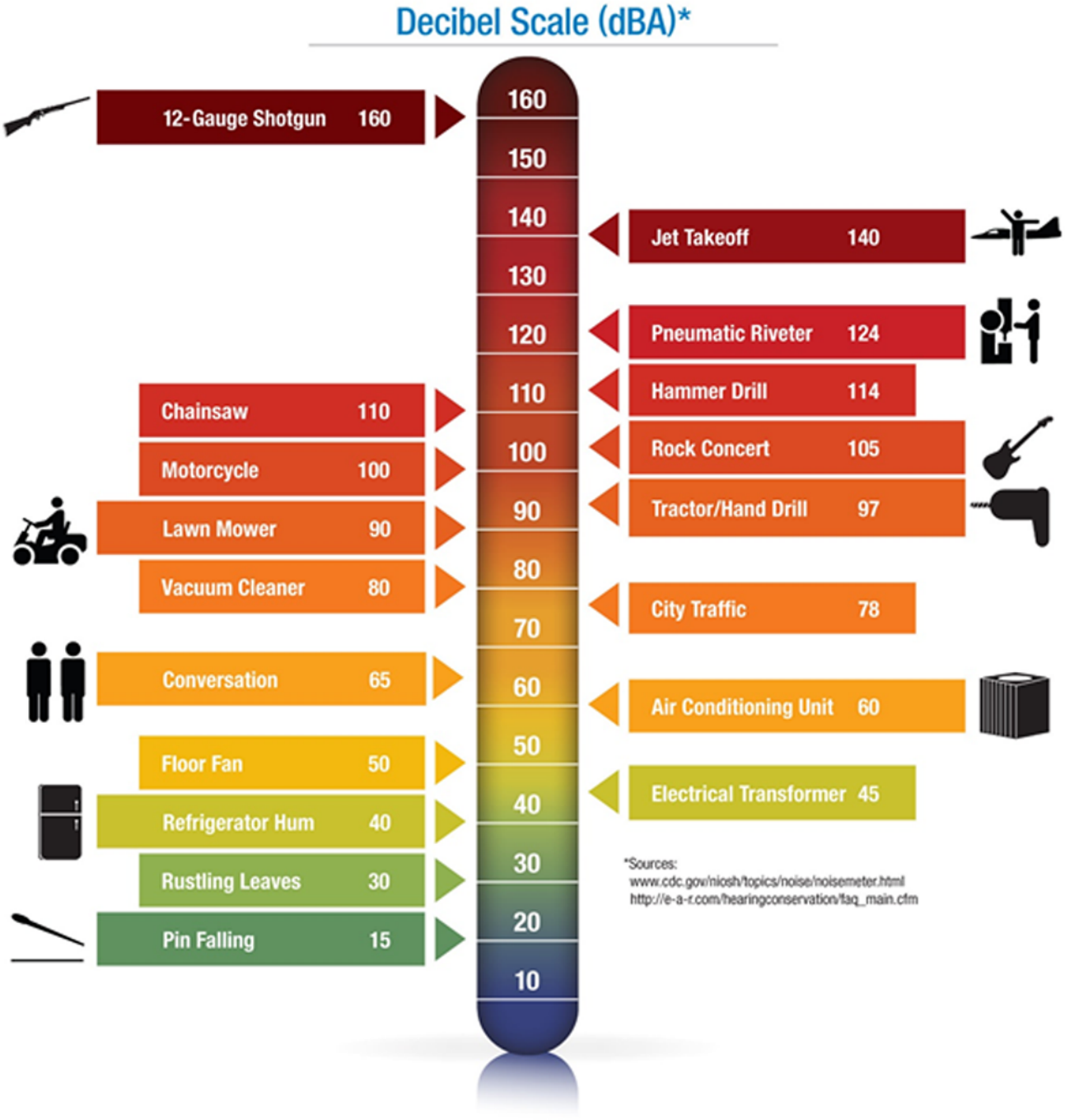
Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources



760250956 | CMC-85-36C

CMC-85, Equipment and Battery Cabinet NiCd, 3-String, 4 kW Air Conditioner, DC

The cabinet is designed to combine wireless telecom power equipment and NiCad batteries into one cabinet. Equipment ranges from DC power system, Fiber slack tray, cell site router and other servers equipped by customer. This cabinet provide mechanical and environmental protection for the equipment inside. Cooling of active equipment is achieved by DC rated 4100W Air Conditioner.

- Excellent Thermal Performance to be compatible with both Heat Exchanger andAir Conditioner.
- Provide enough space for the Power system and other network servers.
- Provide option for security/access control via Puck Lock system.
- Provide the flexible access for the cable entrance.
- Provide the flexible heater Solution for the cold ambient application.
- Provide the flexible configurations to give best in class maximum equipmentrack mounting space (Up to 35 total RU)
- Platform products to share many parts including plinth, solar shield, and hybridcable storage units.
- Excellent cable management system.

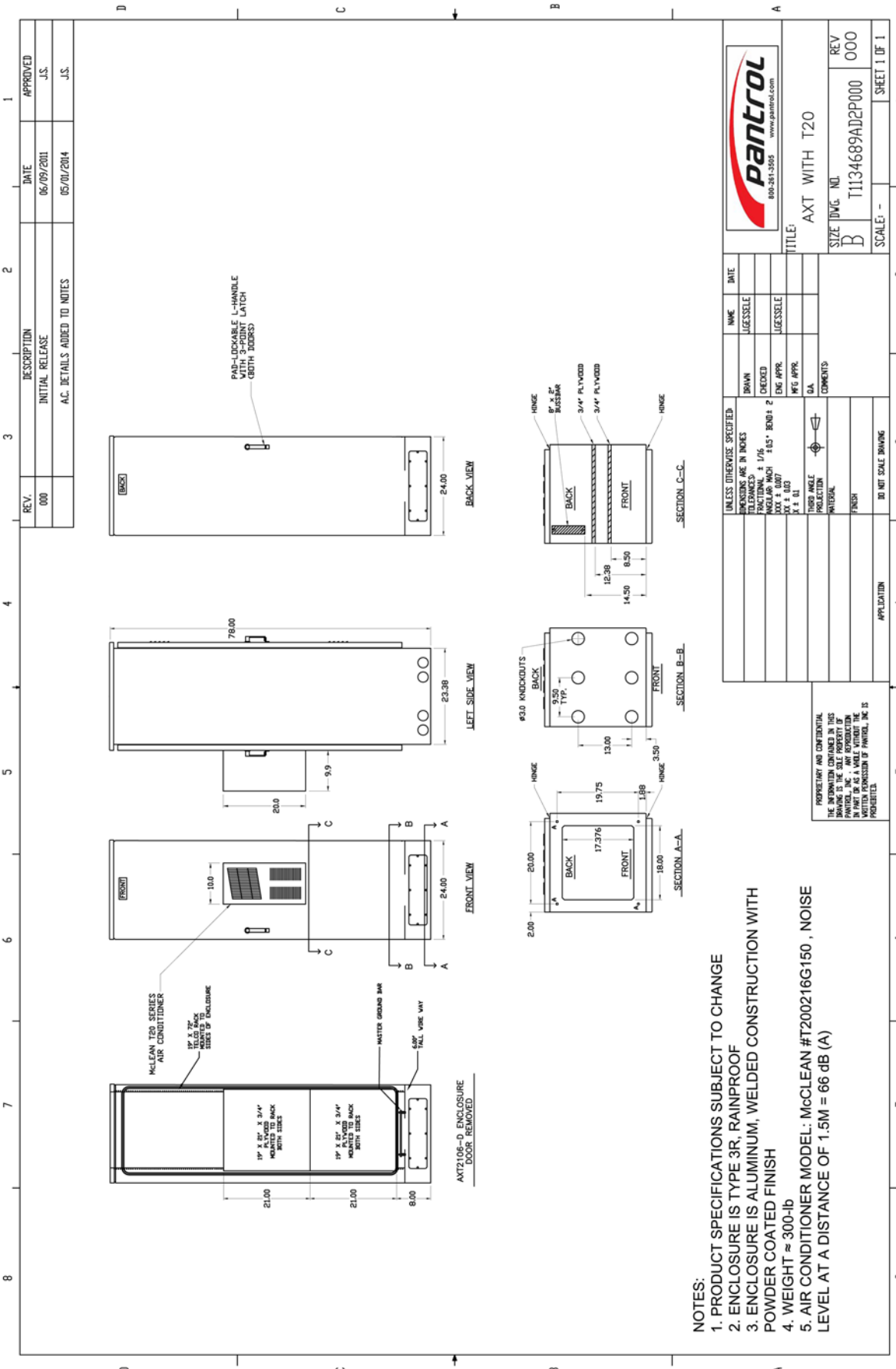
Product Classification

Regional Availability	Latin America | North America
Portfolio	CommScope®
Product Type	Macro cell site enclosure
Product Series	CMC

General Specifications

Access	Bottom: Power compartment | Rear Wall: Hybrid Cables | Side Wall: Power or other cables compartment
Alarm Type	Door open (both front and side doors) | HVAC alarms (including high temperature, failure) | Overheat | S2 module, 20P or standard and user defined alarms | Thermal probe
Batteries Supported	3 strings of Nicad batteries from Multiple OEM
Battery Storage	2 battery shelves for holding up to 3 Nicad battery strings
Cabinet Type	Baseband cabinet | Battery back-up cabinet | Transmission cabinet
Capacity	500W Heater built in Air Conditioner
Color	Light Gray (RAL 7035) | Others available at additional cost
Cooling	DC Rated 4100W Air Conditioner Or 420W/k Thermosiphon unit for equipment compartment
Door Security	Quarter turn lock, puck lock system for rear door | Swing handle, puck lock system for front door
Mounting	Mounts directly to steel dunnage with supplied ½" hardware | Mounts to concrete pad with customer supplied anchors | Optional 6" plinth
Noise Emission, maximum	60 dBA

Appendix C-2


REV.
DESCRIPTION
DATE
APPROVED
000
INITIAL RELEASE
06/09/2011
J.S.
A.C. DETAILS ADDED TO NOTES
05/01/2014
J.S.
PAD-LOCKABLE L-HANDLE WITH 3-POINT LATCH (BOTH DOORS)
BACK
BACK VIEW
LEFT SIDE VIEW
FRONT
FRONT VIEW
McLEAN T20 SERIES AIR CONDITIONER
19" X 72" TELCO BACK MOUNTED TO SIDES OF ENCLOSURE
MASTER GROUND BAR
6.69" TALL VENT WAY
19" X 21" X 3/4" PLYWOOD MOUNTED TO BACK BOTH SIDES
AXT2106-D ENCLOSURE DOOR REMOVED
SECTION C-C
SECTION B-B
SECTION A-A
HINGE
8" X 2" BUSSBAR
3/4" PLYWOOD
Ø3.0 KNOCKOUTS
9.50 TYP.
17.376
UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± 1/16
ANGULAR: MACH ± 0.5° BEND ± 2°
XXX ± 0.007
XX ± 0.03
X ± 0.1
THIRD ANGLE PROJECTION
MATERIAL
FINISH
APPLICATION
DRAWN
CHECKED
ENG. APPR.
MFG APPR.
Q.A.
COMMENTS:
NAME
DATE
LGESSELE
LGESSELE
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TITLE:
AXT WITH T20
SIZE
B
DWG. NO.
T1134689AD2P000
REV
000
SCALE: -
SHEET 1 OF 1
NOTES:
1. PRODUCT SPECIFICATIONS SUBJECT TO CHANGE
2. ENCLOSURE IS TYPE 3R, RAINPROOF
3. ENCLOSURE IS ALUMINUM, WELDED CONSTRUCTION WITH POWDER COATED FINISH
4. WEIGHT ≈ 300-lb
5. AIR CONDITIONER MODEL: McCLEAN #T200216G150 , NOISE LEVEL AT A DISTANCE OF 1.5M = 66 dB (A)

Appendix D-1
Generator Sound Level Data

Weather Enclosure and Subbase Fuel Tank Specifications

Fuel Tank Capacity, L (gal.)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
15REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	585 (1290)	not available	0 (0)	77
301 (80)	48/53			1649 (64.9)	793 (1749)		432 (17)	
465 (123)	72/82			1852 (72.9)	851 (1876)		635 (25)	
15REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	48/58	2575 (101.4)	882 (34.7)	1573 (61.9)	932 (2055)	not available	356 (14)	77
476 (126)	72/84			1700 (66.9)	996 (2196)		483 (19)	
638 (168)	96/112			1827 (71.9)	1064 (2345)		610 (24)	
20REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	621 (1370)	not available	0 (0)	79
301 (80)	24/38			1649 (64.9)	829 (1829)		432 (17)	
465 (123)	48/58			1852 (72.9)	887 (1956)		635 (25)	
622 (164)	72/78			2030 (79.9)	936 (2065)		813 (32)	
20REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/41	2575 (101.4)	882 (34.7)	1573 (61.9)	968 (2135)	not available	356 (14)	79
476 (126)	48/60			1700 (66.9)	1032 (2276)		483 (19)	
638 (168)	72/80			1827 (71.9)	1100 (2425)		610 (24)	
838 (221)	96/105			1979 (77.9)	1181 (2605)		762 (30)	
30REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	680 (1500)	not available	0 (0)	79
301 (80)	24/30			1759 (69.3)	888 (1959)		432 (17)	
622 (164)	48/63			2140 (84.3)	995 (2195)		813 (32)	
791 (209)	72/80	2070 (81.5)		2241 (88.3)	1042 (2298)		914 (36)	
30REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/33	2575 (101.4)	882 (34.7)	1573 (61.9)	1027 (2265)	not available	356 (14)	79
638 (168)	48/64			1827 (71.9)	1159 (2555)		610 (24)	
838 (221)	72/85			1979 (77.9)	1240 (2735)		762 (30)	
1056 (279)	96/107			2241 (88.3)	1323 (2919)		914 (36)	
40REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1048 (2310)	not available	0 (0)	79
505 (133)	24/36			1838 (72.4)	1328 (2928)		483 (19)	
868 (229)	48/62			2142 (84.4)	1427 (3146)		787 (31)	
1043 (275)	72/74			2244 (88.4)	1464 (3228)		889 (35)	
40REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/38	2896 (114.0)	1070 (42.1)	1787 (70.4)	1514 (3337)	not available	432 (17)	79
898 (237)	48/64			2015 (79.4)	1647 (3631)		660 (26)	
1057 (279)	72/75			2117 (83.4)	1706 (3762)		762 (30)	
1520 (401)	96/108			2269 (89.4)	1825 (4024)		914 (36)	
50REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1063 (2344)	not available	0 (0)	79
505 (133)	24/29			1838 (72.4)	1343 (2962)		483 (19)	
868 (229)	48/50			2142 (84.4)	1442 (3180)		787 (31)	
1527 (403)	72/88	2896 (114.0)		2269 (89.4)	1585 (3496)		914 (36)	
50REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/31	2896 (114.0)	1070 (42.1)	1787 (70.4)	1529 (3371)	not available	432 (17)	79
898 (237)	48/52			2015 (79.4)	1662 (3665)		660 (26)	
1520 (401)	72/87			2269 (89.4)	1840 (4058)		914 (36)	
2028 (535)	96/116	4020 (158.3)			2041 (4500)			

Appendix D-2
Generator Sound Level Data

Weather Enclosure and Subbase Fuel Tank Specifications (continued)

Fuel Tank Capacity, L (gal)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
60REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1102 (2430)	not available	0 (0)	80
505 (133)	24/25			1838 (72.4)	1382 (3048)		483 (19)	
1043 (275)	48/51			2244 (88.4)	1518 (3348)		889 (35)	
1527 (403)	72/75	2896 (114.0)		2269 (89.4)	1624 (3582)		914 (36)	
60REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/26	2896 (114.0)	1070 (42.1)	1787 (70.4)	1568 (3457)	not available	432 (17)	80
1057 (279)	48/52			2117 (83.4)	1733 (3882)		762 (30)	
1520 (401)	72/74			2269 (89.4)	1852 (4144)		914 (36)	
2028 (535)	96/99	4020 (158.3)			2053 (4586)			

Note: Data in table is for reference only, refer to the respective ADV drawings for details.

* Max. weight includes the generator set (wet) using the largest alternator option, enclosure with acoustic insulation added, silencer, and tank (no fuel).

† State code fuel tank specifications (height and weight) do not include I-beam option.

‡ Width dimension shown includes rubber door stops.

§ Log average sound pressure level of 8 measured positions around the perimeter of the unit at a distance of 7 m (23 ft). Refer to TIB-114 for details.

Sound Enclosure and Subbase Fuel Tank Specifications

Fuel Tank Capacity, L (gal)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
15REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	594 (1310)	530 (1168)	0 (0)	64
301 (80)	48/53			1649 (64.9)	802 (1769)	738 (1627)	432 (17)	
465 (123)	72/82			1852 (72.9)	860 (1896)	796 (1754)	635 (25)	
15REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	48/58	2575 (101.4)	882 (34.7)	1573 (61.9)	941 (2075)	877 (1933)	356 (14)	64
476 (126)	72/84			1700 (66.9)	1005 (2216)	941 (2074)	483 (19)	
638 (168)	96/112			1827 (71.9)	1073 (2365)	1009 (2223)	610 (24)	
20REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	630 (1390)	566 (1248)	0 (0)	65
301 (80)	24/38			1649 (64.9)	838 (1849)	774 (1707)	432 (17)	
465 (123)	48/58			1852 (72.9)	896 (1976)	832 (1834)	635 (25)	
622 (164)	72/78			2030 (79.9)	945 (2085)	881 (1943)	813 (32)	
20REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/41	2575 (101.4)	882 (34.7)	1573 (61.9)	977 (2155)	913 (2013)	356 (14)	65
476 (126)	48/60			1700 (66.9)	1041 (2296)	977 (2154)	483 (19)	
638 (168)	72/80			1827 (71.9)	1109 (2445)	1045 (2303)	610 (24)	
838 (221)	96/105			1979 (77.9)	1190 (2625)	1126 (2483)	762 (30)	
30REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	689 (1520)	624 (1378)	0 (0)	65
301 (80)	24/30			1759 (69.3)	897 (1979)	832 (1837)	432 (17)	
622 (164)	48/63			2140 (84.3)	1004 (2215)	939 (2073)	813 (32)	
791 (209)	72/80	2070 (81.5)		2241 (88.3)	1051 (2318)	986 (2176)	914 (36)	
30REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/33	2575 (101.4)	882 (34.7)	1573 (61.9)	1036 (2285)	971 (2143)	356 (14)	65
638 (168)	48/64			1827 (71.9)	1168 (2575)	1103 (2433)	610 (24)	
838 (221)	72/85			1979 (77.9)	1249 (2755)	1184 (2613)	762 (30)	
1056 (279)	96/107			2241 (88.3)	1332 (2939)	1267 (2797)	914 (36)	
40REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1059 (2335)	957 (2110)	0 (0)	64
505 (133)	24/36			1838 (72.4)	1339 (2953)	1237 (2728)	483 (19)	
868 (229)	48/62			2142 (84.4)	1438 (3171)	1336 (2946)	787 (31)	
1043 (275)	72/74			2244 (89.4)	1475 (3253)	1373 (3028)	889 (35)	

Radio Frequency Electromagnetic Energy (RF-EME) Report

Prepared for Verizon Wireless

Site name:	Madera Airport North
Verizon Wireless Site number:	17458353
EBI site number:	057810-PR
Address:	2842 N. Golden State Blvd., Madera, CA, 93637
Latitude:	36.9868
Longitude:	-120.091
Structure Type:	Monopole
Report Writer:	Kobi Thompson
Original Report Date:	22 July 2025

Prepared by EBI Consulting

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Table of Contents

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Executive summary

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Wireless upgrade to an existing facility ("facility.") Site 17458353 – Madera Airport North, located at 2842 N. Golden State Blvd., Madera, CA, to determine RF-EME exposure levels from proposed **Verizon** telecommunications equipment at this site. As described in greater detail in Appendix C – Federal Communications Commission (FCC) Requirements of this report, the FCC has developed Maximum Permissible Exposure (MPE) Limits for the general population and for occupational activities. The FCC requires wireless system operators to perform an assessment of potential human exposure to RF fields emanating from all transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the MPE limit in the FCC regulations. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME regulations/compliance standards

This report describes modeling calculations of RF levels associated with the existing and proposed antennas. We have performed 3-dimensional modeling calculations to account for the effects of the antennas at all roof level(s) and at street level employing standard FCC mathematical models for calculating the effects of the antennas in a conservative manner. Therefore, our results provide worst-case RF levels to ensure the conclusions are conservative with regard to compliance with the FCC limit for safe continuous exposure.

.

Statement of Compliance

There are no other existing antenna carriers at the site to include in the compliance assessment. Note that FCC regulations require any future antenna co-locators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the Site. As presented in the sections below, our conclusions are based on worst-case modeling calculations related to the existing and proposed antennas.

At ground level, the maximum cumulative exposure level from Verizon Wireless at this Site is approximately 16.13 percent of the FCC's general population limit (3.226 percent of the FCC's occupational limit).

Notwithstanding, workers climbing/accessing the Monopole should be informed about the presence and locations of antennas and their associated fields. Due to the use of such conservative calculations for purposes of our analysis, it should be noted that the exposure levels actually caused by the antennas will likely be less significant than the calculated results herein.

Notwithstanding, it is also recommended that in connection with a lockout/tagout procedure, any non-Verizon Wireless worker/contractor who will be working on the Tower contact Verizon

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Wireless since only Verizon Wireless has the ability to lockout/tagout the Facility, or to authorize others to do so.

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1. Site Description

This project site includes the following **Verizon** wireless telecommunication antennas on a Monopole located at 2842 N. Golden State Blvd., Madera, CA.

Ant ID	Sector	Owner	Antenna model	Mech. Downtilt (°)	Azimuth (°)	Height (ft)	Technology and Frequency (MHz)	Elec. Tilt (°)	HBW (°)	Aperture (feet)	Tx (#)	Total Power Input	Antenna Gain (dBd)	Total ERP (Watts)
1	A	Verizon	NNHH-65B-R4	0	80	61	LTE 700	2 to 14	66	6	2	240	12.45	4219.02
1	A	Verizon	NNHH-65B-R4	0	80	61	LTE 850	2 to 14	64	6	2	240	12.85	4626.06
2	A	Verizon	AIR 6419 B77D Envelope	0	80	62.8	3.82GHz	0	99.2	2.7	2	320	22.95	50136.03
3	A	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	80	62	LTE 1900	2	121.7	3.94	2	240	20.41	26376.14
3	A	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	80	62	LTE 2100	2	121.1	3.94	2	240	21.01	30283.86
4	B	Verizon	NNHH-65B-R4	0	180	61	LTE 700	2 to 14	66	6	2	240	12.45	4219.02
4	B	Verizon	NNHH-65B-R4	0	180	61	LTE 850	2 to 14	64	6	2	240	12.85	4626.06
5	B	Verizon	AIR 6419 B77D Envelope	0	180	62.8	3.82GHz	0	99.2	2.7	2	320	22.95	50136.03
6	B	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	180	62	LTE 1900	2	121.7	3.94	2	240	20.41	26376.14
6	B	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	180	62	LTE 2100	2	121.1	3.94	2	240	21.01	30283.86
7	C	Verizon	NNHH-65B-R4	0	280	61	LTE 700	2 to 14	66	6	2	240	12.45	4219.02
7	C	Verizon	NNHH-65B-R4	0	280	61	LTE 850	2 to 14	64	6	2	240	12.85	4626.06
8	C	Verizon	AIR 6419 B77D Envelope	0	280	62.8	3.82GHz	0	99.2	2.7	2	320	22.95	50136.03
9	C	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	280	62	LTE 1900	2	121.7	3.94	2	240	20.41	26376.14
9	C	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	280	62	LTE 2100	2	121.1	3.94	2	240	21.01	30283.86

*A duty cycle of 80% has been applied to all CBRS, mmWave and C-Band technologies. This is reflected in the total ERP.

Ant ID	Owner	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Utility Pole	Z-Height Adjacent Roof	Z-Height Adjacent Roof	Z-Height Adjacent Roof	Z-Height Ground
1	Verizon	N/A	N/A	61	31.00	49.00	56.00	59.00	61
1	Verizon	N/A	N/A	61	31.00	49.00	56.00	59.00	61
2	Verizon	N/A	N/A	62.8	31.00	49.00	56.00	59.00	62.8
3	Verizon	N/A	N/A	62	31.00	49.00	56.00	59.00	62
3	Verizon	N/A	N/A	62	31.00	49.00	56.00	59.00	62
4	Verizon	N/A	N/A	61	31.00	49.00	56.00	59.00	61
4	Verizon	N/A	N/A	61	31.00	49.00	56.00	59.00	61
5	Verizon	N/A	N/A	62.8	31.00	49.00	56.00	59.00	62.8
6	Verizon	N/A	N/A	62	31.00	49.00	56.00	59.00	62
6	Verizon	N/A	N/A	62	31.00	49.00	56.00	59.00	62
7	Verizon	N/A	N/A	61	31.00	49.00	56.00	59.00	61
7	Verizon	N/A	N/A	61	31.00	49.00	56.00	59.00	61
8	Verizon	N/A	N/A	62.8	31.00	49.00	56.00	59.00	62.8

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Ant ID	Owner	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Utility Pole	Z-Height Adjacent Roof	Z-Height Adjacent Roof	Z-Height Adjacent Roof	Z-Height Ground
9	Verizon	N/A	N/A	62	31.00	49.00	56.00	59.00	62
9	Verizon	N/A	N/A	62	31.00	49.00	56.00	59.00	62

Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the Monopole with antenna locations.

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2. Worst-Case Predictive Modeling

This section provides details of the installation that the compliance assessment is performed for. Information about the compliance calculation software utilized, predicted emission results and antenna safety setbacks are included.

Compliance simulation software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.
The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

IXUS version number: 4.14 (0)2025.1.0 (Calculator: 2025.1).
Compliance exposure standard: FCC OET 65.

The parameters used for modeling are summarized in the Site Description antenna inventory table in the Section above.

Other Carrier Antennas

There are no other wireless carriers with equipment installed at this site.

Modeling Results

At ground level the maximum cumulative exposure level from Verizon Wireless at this Site is approximately 16.13 percent of the FCC's general population limit (3.226 percent of the FCC's occupational limit). **N**otwithstanding, workers climbing the Monopole should be informed about the presence and locations of antennas and their associated fields.

A site would be considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

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As the site is in compliance with applicable FCC limits as designed, and in accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in the Section above.

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3. Mitigation/Site Control Options

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort.There are no barriers recommended on this site. Barriers are not recommended because the areas of concern extend into free space over lower walking/working surfaces.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the Monopole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All persons accessing elevated positions on adjacent structures (ex. rooftop, utility pole, monopole, etc.) along with nearby elevated features, such as trees, within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable..

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4. Summary and Conclusions

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by **Verizon Wireless** Site 17458353 – Madera Airport North, located at, Madera, CA, 93637, to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible walking/working surface related to the Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans; **Verizon Wireless** should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact **Verizon Wireless** since only **Verizon Wireless** has the ability to lockout/tagout the facility, or to authorize others to do so.

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5. Limitations

This report was prepared at the request of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information «SVGen1» provided by the client. At the time of this report, no additional areas were identified on adjacent elevated surfaces that exceed the FCC's general population MPE. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the Site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

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Appendix A – Certifications

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I, Kobi Thompson, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.

- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.

- I 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.

- I have reviewed the data provided by the client and incorporated it into this RF EME Report, such that the information contained in this report is true and accurate to the best of my knowledge.

Signed: *Kobi Thompson*

By: Kobi Thompson

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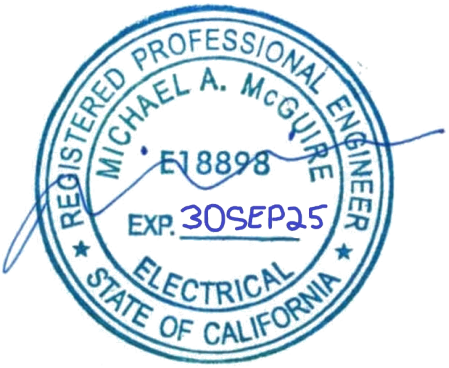
Reviewed and Approved by:



sealed 23jul2025

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

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Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

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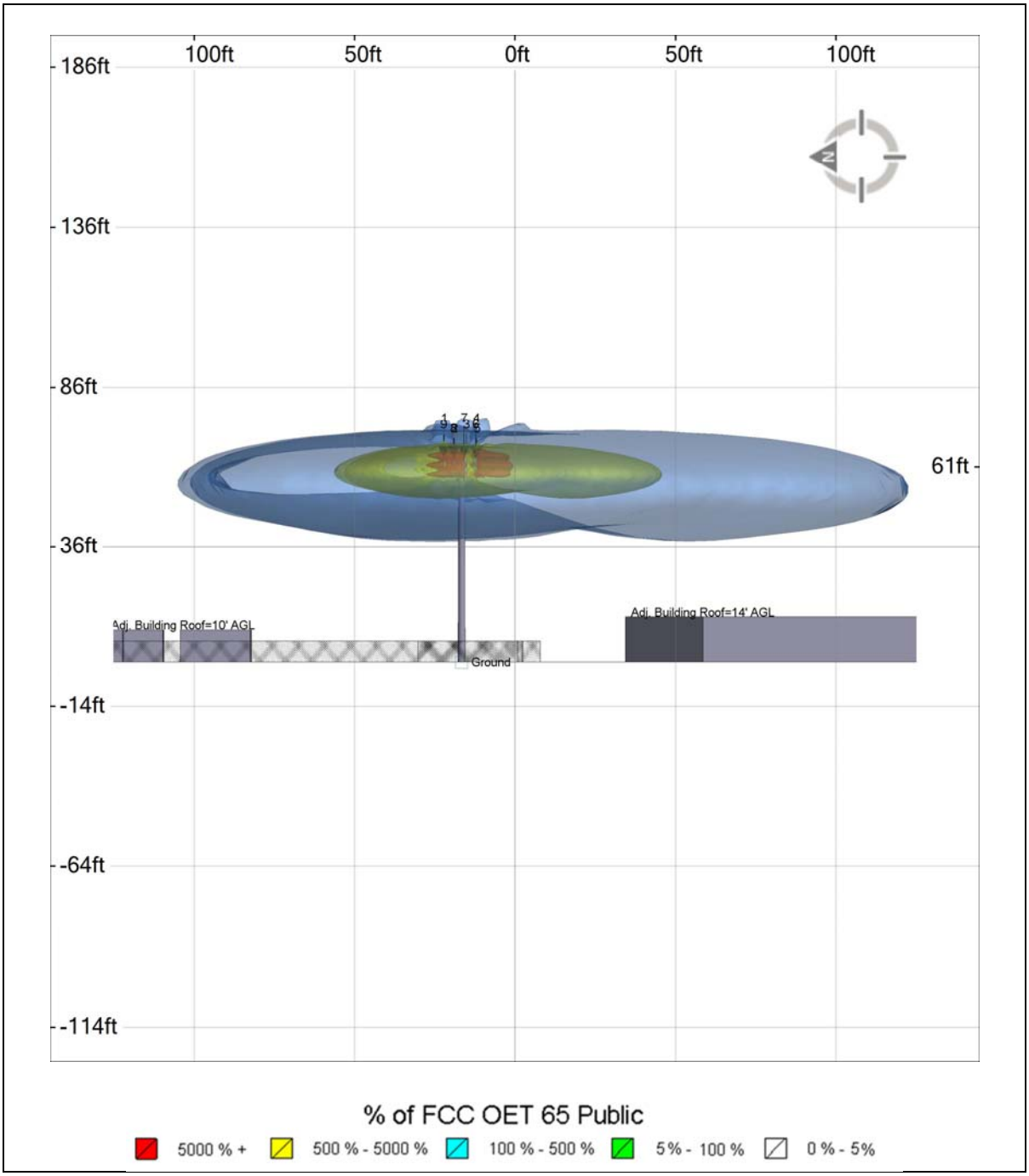
Elevation View



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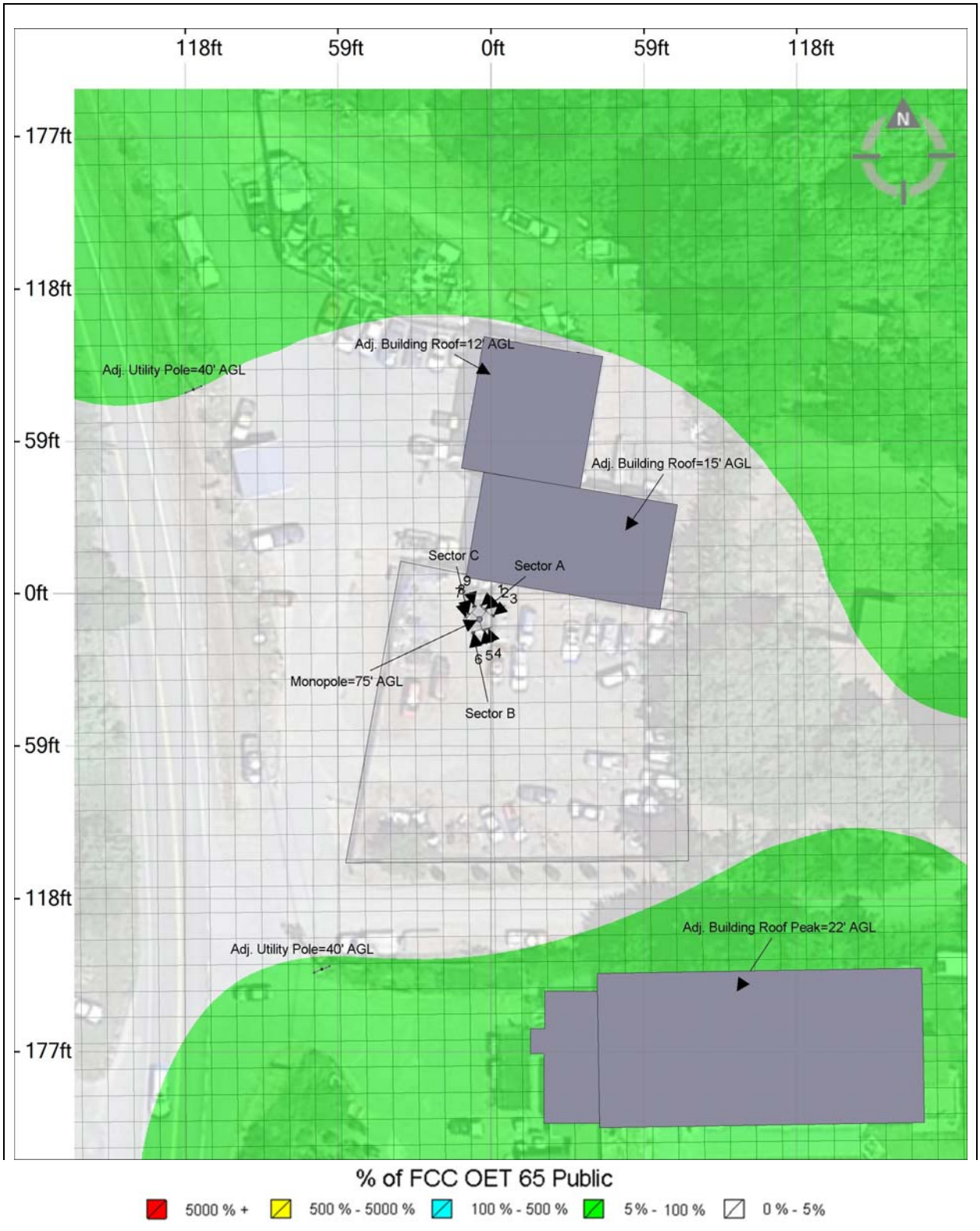
Reference Plane: Ground Level=0'



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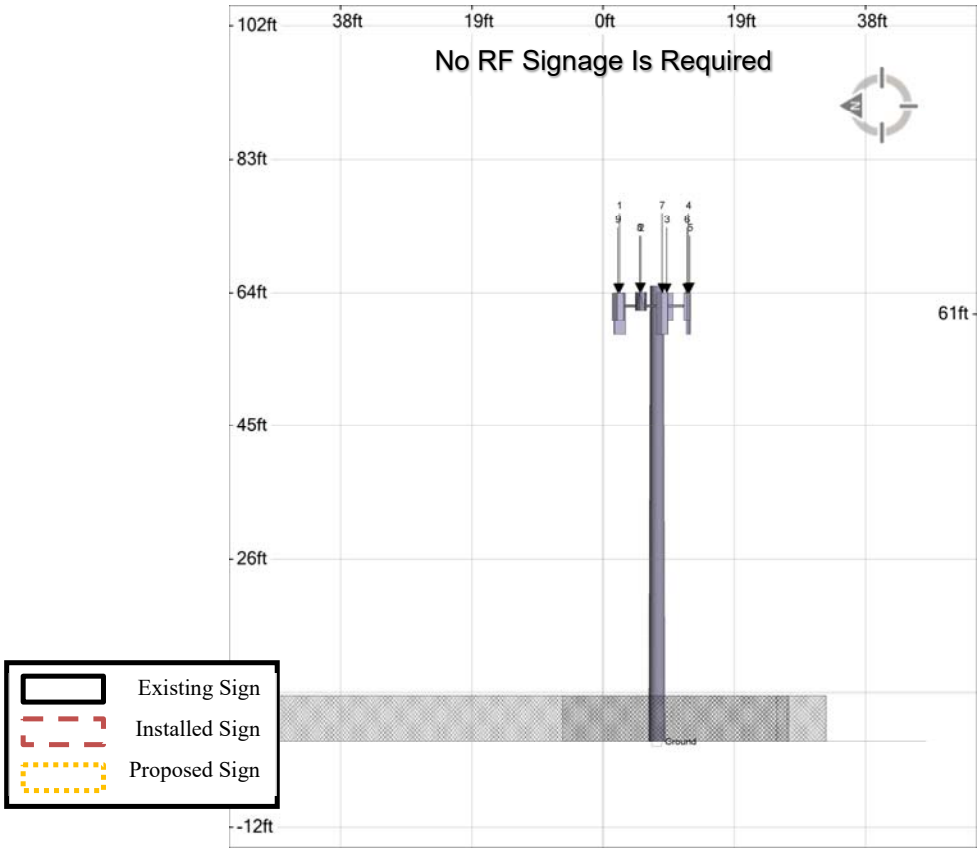
a. Site Mitigation Diagram (Signage/Barriers)

Mitigation Overview



Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A

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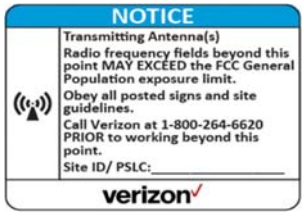
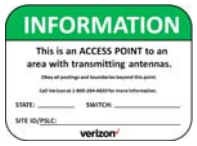
RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

Category One - Information	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment	• Employ Lockout/Tag out
• Enact control of hazard areas	• Utilize personal alarms & protective clothing
• Limit exposures	• Prevent access to hazardous locations
• Employ medical surveillance and accident response	• Develop or operate an administrative control program

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Appendix C – Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

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

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range. These limits are considered protective of these populations.

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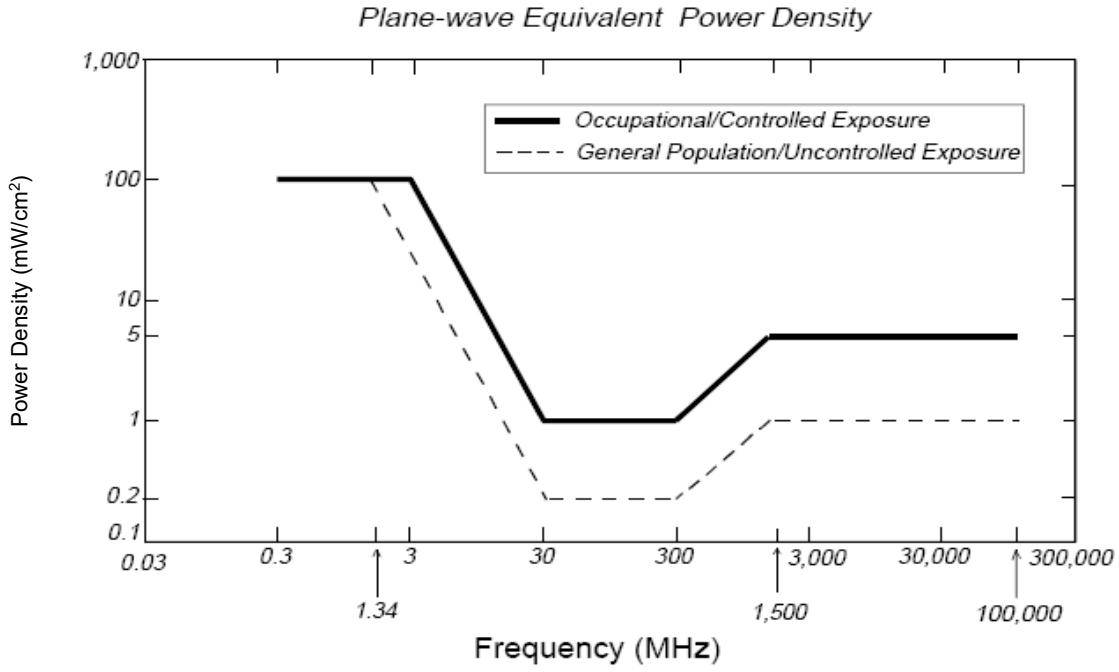
Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	$(900/f^2)$*	6
30-300	61.4	0.163	1.0	6
300-I,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	$(180/f^2)$*	30
30-300	27.5	0.073	0.2	30
300-I,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



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Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by wireless carriers in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

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ATTACHMENT 7

Planning Commission Resolution

Exhibit A – Conditions of Approval

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO SECTION 15303/CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING CONDITIONAL USE PERMIT (CUP) 2025-11 AND SITE PLAN REVIEW (SPR) 2025-19

WHEREAS, Towers of California LLC (applicant) and Pappas Storage LLC. (property owner), submitted an application for Conditional Use Permit (CUP 2025-11) and Site Plan Review (SPR 2025-19), "the project," pertaining to installation of a 70' monopine, a 500 square foot lease area and associated infrastructure described on a ±3.77-acre parcel located on the west side of Golden State Boulevard between Avenue 17 and North Schnoor Avenue (APN 013-250-001), in the City of Madera, CA ("site"); and

WHEREAS, the site is designated for Industrial land uses on the General Plan Land Use Map and is zoned I (Industrial) by the Zoning Ordinance; and

WHEREAS, in accordance with the provisions of City Municipal Code (CMC) § 10-3.1102, CUP 2025-11 and SPR 2025-19 was filed to request authorization to construct a 70-foot-tall unmanned monopine wireless telecommunication tower and related equipment and facilities for Verizon Wireless on the project site; and

WHEREAS, operations proposed in accordance with CUP 2025-11 and SPR 2025-19 have been determined to be able to occur on the site in a manner that is not detrimental to the welfare and well-being of the surrounding uses and the City at large; and

WHEREAS, a preliminary environmental assessment was performed and the proposed project was found to be Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15303/Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, under the City's Municipal Code, the Planning Commission is authorized to review and approve conditional use permits and environmental assessments for projects on behalf of the City; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law; and

WHEREAS, the Planning Commission received and independently reviewed CUP 2025-11 and SPR 2025-19 at a duly noticed meeting on January 20, 2026; and

WHEREAS, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, after due consideration of the items before it, the Planning Commission now desires to adopt this Resolution determining the project is Categorically Exempt from the provisions of Section 15303/Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines and approving CUP 2025-11 and SPR 2025-19.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission determines that the project is exempt under Section 15303/Class 3 (New Construction or Conversion of Small Structures) of the State of California Environmental Quality Act (CEQA) Guidelines because the project is limited to development and use of a 70-foot tall unmanned monopine wireless telecommunications tower, ancillary equipment and facilities in a developed area. The use will not involve the use of significant amounts of hazardous substances. Necessary public services and facilities within reasonable length are available for purposes of the project and the surrounding area is not environmentally sensitive. None of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and there are no unusual circumstances.

3. Findings to Approve CUP 2025-11: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of the use permit, as conditioned. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Finding a: *The proposal is consistent with the General Plan and Zoning Ordinance.*

The proposed wireless facility uses are consistent with the goals, objectives and policies of the General Plan Industrial land use designation and the I (Industrial) zone district.

The proposed use is not considered to be of a sensitive nature, the introduction of which would generally obstruct or adversely impact the ability to develop planned industrial lands and/or viability to conduct operations for which planned for industrial uses and zoned industrial areas are intended.

CUP 2025-11 was filed to request authorization to allow construction of a 70-foot-tall unmanned wireless monpine tower telecommunications facility to be established on the site in accordance with the provisons of City Municipal Code (CMC) § 10-3.1102.

As conditioned, development of the site is consistent with the Madera General Plan goals and policies and the Design and Development Guidelines.

Finding b: *The proposed use will be compatible with the surrounding properties.*

The proposed unmanned telecommunications facility use is not intensive is compatible with adjacent industrial uses. For this reason, the proposed use of the project site will contribute to the viability of the site adjacent industrial planned and zoned lands.

The proposed use is not considered to be of a sensitive nature. The project site is a preferred site as defined by the provisions of Title X, Chapter 9 of the City Municipal Code. The project site and surrounding area is planned and zoned for industrial use. Typical industrial operations should be expected to occur and should not be deemed to constitute a nuisance due to the introduction of the subject use on the project site.

As conditioned, the wireless facility will be compatible with the surrounding land uses and the established codes, standards and policies relating to traffic safety, street improvements and environmental quality.

Finding c: *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.*

The proposed wireless communications facility will not result in a detriment to the health, safety, peace, morals, comfort, or general welfare of persons or property in the surrounding area. The operations of this proposal have been conditioned. The general welfare and safety of the surrounding uses and the City at large are not negatively impacted and will be protected.

The Applicant submitted a Pre-Activation Radio Frequency Electromagnetic Energy Exposure Report in accordance with the provisions of the City Municipal Code. This report concluded exposure levels are calculated to be below the FCC's most stringent General Population MPE Limits.

4. Findings for SPR 2025-19: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of SPR 2025-19, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106 and Title X, Chapter 9. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Finding a. *The proposal is consistent with the General Plan, operative plans and Municipal Code.*

The property is zoned I (Industrial), which is consistent with the existing General Plan land use designation of I (Industrial) pursuant to Table LU-A: General Plan/Zoning Consistency of the General Plan. As conditioned, the project is consistent with the purpose and intent of the I zone district and does not conflict with City standards or other provisions of the Code including those specifically pertaining to Wireless Facilities at Title X, Chapter 9 of the City Municipal Code. Therefore, the project is consistent with the General Plan and Zoning Ordinance of the City of Madera.

The project site is not located within the boundaries of a specific plan.

Finding b: *The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.*

The proposed project includes a wireless tower monopine unmanned telecommunications facilities and minor improvements within a 500 square foot lease area.

Site Plan Review 2025-19 has been evaluating with respect to surrounding land and is consistent with applicable requirements for development in the I zone district including provisions for access to and from the site, parking, drainage, and lighting. The project will comply with all location and design standards of Title X, Chapter 9 of the City Municipal Code pertaining to Wireless Facilties and is conditioned to ensure safety and welfare of the public is maintained. The project will not generate significant amounts of noise, light, or traffic.

Finding c. *The proposal is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.*

Site Plan Review 2025-19 only requires minimum improvements as it proposed development limited to a described 500 square foot lease area on a developed parcel within the City. The project will create a paved access path to the telecommunications area. All established legal policies relating to traffic, street improvements, and environmental quality will be satisfied.

5. Findings for Wireless Facility: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of the proposed wireless facility, as conditioned. With conditions, the project is consistent with the Location Standards and Design Standards for Wireless Facilities in the City Municipal Code Sections 10-9.09 and 10-9.10 respectively. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Finding a. *The proposed wireless facility is in a preferred location; or the proposed wireless facility is in a discouraged location and the applicant has demonstrated through a meaningful comparative analysis that no more preferred location or support structure would be technically feasible and potentially available;*

The proposed wireless facility is planned to be located on a property planned for Industrial uses and withing the I (Industrial) zone district, which is considered to be a preferred location.

Site analysis was complete for purposes of evaluation of other site alternatives, Verizon Wireless concluded that the proposed monopine facility at a maximum height of 70 feet is the least intrusive means to address the significant gap in coverage/capacity, and to address the community's wireless needs. This conclusion arises primarily from the fact that the proposed facility is the only location where there is both a willing property owner to lease space and a location on the property which presents a location for a wireless facility with little or no visual or noise impacts and is therefore preferred under the guidelines of the Madera Municipal Code.

The project may be considered consistent and compatible with the other existing uses in the surrounding area. Conditions placed on the project and compliance with the codified provisions of the CMC will ensure that the development and operation of the project does not have a substantial adverse impact on the surrounding uses.

Finding b. *The proposed wireless facility complies with all applicable development standards in this chapter and any other applicable findings required for the approval, such*

as § 10-3.1301 of this chapter (conditional use permits) or § 10-3.4.0106 of this chapter (site plan review);

Location standards for wireless facilities are provided at CMC § 10-9.09; identifying "preferred locations," for which no alternative sites analysis is required for new stealth facilities. Monopine towers are considered a "stealth facility," defined by the CMC as, "concealment techniques that make a wireless facility look like something other than a wireless facility." Industrial zones are listed as preferred locations.

Design Standards are also provided at CMC § 10-910, including but not limited to: Concealment; Overall height; Setbacks; Fall zone; Noise; Landscaping; Security Measures; Secondary power sources; Lights; Signage; Utilities; Parking & access; Equipment; and, design requirements for monopines.

The design standards provide that all wireless facilities must be compliant with maximum overall height limits applicable to structures on the underlying parcel; provided, however, that a stealth wireless facility may exceed the applicable height limit by not more than ten feet. The height standards within the I (Industrial) zone district specify building height limits, and yard requirements shall be as specified in the use permit.

The location of the lease area should not obstruct or result in an impediment to future development on the larger parcel.

Finding c. *The applicant has provided a signed statement that indicates its willingness to allow other carriers and site operators to collocate transmission equipment with the proposed wireless facility whenever technically feasible and aesthetically desirable in accordance with applicable provisions in this chapter; and*

The applicant has provided a signed statement that indicates its willingness to permit other carriers and site operators to collocate transmission equipment with the proposed wireless facility when feasible and aesthetically desirable.

Finding d. *The applicant has demonstrated that the proposed wireless facility will comply with all applicable FCC regulations and guidelines for human exposure to RF emissions and will not, either individually or cumulatively with other transmitters in the vicinity, result in RF exposures that exceed the FCC's maximum permissible exposure level for the general population.*

The applicant has provided a detailed report concluding that the proposed wireless facilities is consistent and compliant with all applicable FCC regulations and guidelines regarding to human exposure RF emissions and will not result in RF exposure that exceeds FCC's maximum permissible exposure either individually or cumulatively with other transmitters in the vicinity of the project site as the report indicated that the RF levels are well below maximum permissible exposure.

6. Approval of CUP 2025-11 and SPR 2025-19: Given that all findings can be made, the Planning Commission hereby approves CUP 2025-11 and SPR 2025-19 as conditioned and set forth in the Conditions of Approval attached as Exhibit "A".

7. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 20th day of January 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____
David Brletic
Planning Manager

Exhibit "A" Conditions of Approval for CUP 2025-11 and SPR 2025-19

EXHIBIT "A"
CUP 2025-11 and SPR 2025-19
New Verizon Tower
CONDITIONS OF APPROVAL
January 20, 2026

NOTICE TO APPLICANT

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project, or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made. All discretionary conditions of approval for CUP 2025-11 and SPR 2025-19 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 15 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and

wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this permit.

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. **Such check shall be made payable to the Madera County Clerk and submitted to the City of Madera Planning Department no later than three (3) working days following action on CUP 2025-11 and SPR 2025-19**.
2. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions **within thirty (30) days of the date of approval for this use permit.**
3. The applicant's failure to utilize CUP 2025-11 and SPR 2025-19 within two years following the date of this approval shall render permit(s) null and void unless a written request for an extension has been submitted to and approved by the Commission in accordance with the provisions of City Municipal Code (CMC) § 10-3.1311(A).
4. CUP 2025-11 and SPR 2025-19 may be made null and void without any additional public notice or hearing at any time upon both the benefactors of use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish CUP 2025-11 and SPR 2025-19.
5. The project site and facilities shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions, staff may schedule a public hearing before the Commission within 45 days of the violation to revoke the permits or modify the conditions of approval.
6. All plans submitted for on-site construction or building permits must incorporate and reflect all requirements outlined in the herein listed conditions of approval. Should the need for any deviations from these requirements arise, or for any future changes or additions not considered by the Planning Commission, they may be requested in writing for consideration of approval by the Planning Manager and/or City Engineer. The Planning Manager may determine that substantive changes require formal modification to the conditional use permit and/or site plan review by the Commission.
7. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
8. It shall be the responsibility of the property owner to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to any building permit final issuance.

9. Approval of this conditional use permit is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

   The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

   Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

Building Department

10. A building permit is required for the site including all structures and infrastructure (electrical). Plans must be submitted to the Building Department for review and approval. No work shall commence until permits are issued.

Fire Department

11. A Knox Box or Knox Padlock is required for access. If located more than 150 feet from the public right-of-way, a paved fire access road shall be provided.

12. One, 2A10BC rated fire extinguisher is required, which must be serviced and mounted in an accessible location. NOTE: If storage batteries, a generator, or fuel tanks are placed on site the type and rating will need to be upgraded for the hazard.

Planning Department

13. Proposed elevations of all sides of the monopine, or other such appropriate tree type, shall be submitted for approval to the Planning Department, clearly detailing the stealthing measures required to disguise the new telecommunications pole and include:

    - limiting antenna arrays to a maximum of 9 feet in length;
    - mounting antenna arrays directly to the tree trunk and limiting any protrusion beyond the trunk as depicted on the plans;
    - Antennas shall not protrude beyond the external leaf line of the branches;
    - Painting the monopole "tree trunk" to resemble the color of tree trunk; and
    - installing "branches" made of UV resistant branches to resemble the branches and leaves of a real pine tree.

14. Standard Conditions. Except as may be authorized therein, all wireless facilities approved under Title X, Chapter 9 of the City Municipal Code or deemed approved by the operation of law shall be automatically subject to the conditions in § 10-9.11(A) et seq. of the City Municipal Code and these conditions shall be deemed to be incorporated by reference to any permit approved or deemed approved by law.
15. Vandalism and graffiti shall be corrected per the MMC.
16. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be restricted to the dumpster on the project site.
17. The property owner, operator and/or manager shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
18. The property owner and/or benefactor of the use permit(s) shall comply with all federal, state and local laws. Material violations of any of those laws concerning the use(s) may be cause for revocation of said use permit(s).
19. All other proposed uses that are not permitted by right in the Industrial zone district shall be individually processed as separate Conditional Use Permit(s).

<u>Building and Site Aesthetics</u>

20. The proposed project shall comply with all Design Standards within § 19-9.10 et seq. of the City Municipal Code, including but not limited to, the following:
    a. The proposed monopine shall comply with those provisions included within § 19-9.10(O)(3) et seq. of the City Municipal Code. This includes, but is not limited to, shape and branching.
21. The construction and placement of all structures approved as part of SPR 2025-19 shall be in close conformance with the elevation drawings, as reviewed and approved by the Commission.
22. The applicant/developer shall provide the Planning Department with a final color and materials board and representative color section rendering of the proposed buildings.
23. Prior to the issuance of building permits, the applicant shall identify on the site plan the following information for Planning Department review and approval:
    - The location of all-natural gas and electrical utility meter locations
    - The location of all HVAC (heating, ventilation or air conditioning) equipment
    - The location of all compressor equipment, and mechanical and electrical equipment
24. The specifications and types of exterior lighting fixtures to be installed on the site shall be submitted to and approved by the Planning Department prior to the issuance of building permits. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs will not be permitted.
25. The developer shall contact the City Engineer when all site lighting is operational. Additional light screening may be required.
26. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the city. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning

of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.

Signage

27. Signage shall be in accordance with City standards, and all signs shall be reviewed and approved by the Planning Department prior to the issuance of a separate sign construction permit which may be required by the Building Department.
    a. Signage; decals; advertisements shall comply with § 10-9,10(J) of the City Municipal Code.
28. Address sign designs shall be approved by the Planning Department prior to the issuance of building permits.
29. All proposed construction announcement sign uses shall conform to the sign ordinance.

END OF CONDITIONS

REPORT TO THE PLANNING COMMISSION

Prepared by:
Will Tackett, Community Development Director

Meeting of: January 20, 2026
Agenda Number: 2

SUBJECT:

Consideration of General Plan Amendment (GPA) No. 2026-01 for the 2024–2032 Housing Element Update.

RECOMMENDATION:

Conduct a public hearing and adopt:

1. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve General Plan Amendment (GPA) No. 2026-01 for the 2024-2032 Housing Element.

BACKGROUND:

The Housing Element is one of eight mandatory elements of a General Plan and is required by California State Law to be updated every eight years. The City of Madera last updated its Housing Element in 2016. The City, in coordination with consultant Michael Baker International, has been preparing an update to the City's Housing Element as required by State law. The updated Housing Element must address what land use planning steps the City will take so that the City is able to meet its Regional Housing Needs Allocation (RHNA).

Below is a brief overview of the process followed to update the Housing Element to date:

- March 21, 2023: Virtual community workshop
- June 24-26, 2024: Stakeholder outreach meetings
- March 3, 2025: First draft Housing Element published online for public review
- April 16, 2025: Submittal of draft Housing Element to HCD
- July 14, 2025: HCD review letter received
- August 26, 2025: Technical assistance meeting #1 with HCD
- September 25, 2025: Technical assistance meeting #2 with HCD
- November 21, 2025: Technical assistance meeting #3 with HCD
- November 24, 2025: Second draft Housing Element published online for public review
- December 1, 2025: Second draft Housing Element submitted to HCD

SUMMARY:

The Housing Element is composed of six main chapters.

- **Review of Past Accomplishments:** This chapter reviews the 2016–2024 Housing Element; evaluates its progress on housing goals, objectives, and policies; determines the effectiveness of these policies; and describes how these policies will be incorporated in the 2024–2032 Housing Element. The chapter also reviews progress toward meeting the 2016–2024 RHNA and effectiveness at serving special needs populations.
- **Housing Needs Assessment:** This section evaluates characteristics that inform housing need, including population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes housing needs of various special needs groups, including elderly persons, large households, female-headed households, persons with disabilities (including developmental disabilities), homeless persons, farmworkers, and extremely low-income households.
- **Sites and Resources:** This section provides an overview of available land resources and residential sites for future housing development; evaluates how these resources can satisfy future housing needs; reviews financial and administrative resources available to support affordable housing; and discusses resources available for the development, rehabilitation, and preservation of housing in Madera. The chapter identifies specific sites with capacity to meet the RHNA. It is important to note that the inclusion of a site does not require the jurisdiction or landowner to build or finance housing on the site. Suitable sites are selected only to demonstrate the capacity for housing.
- **Constraints on Housing:** This section identifies and evaluates factors that may pose significant constraints or burdens that limit or constrain the production of housing necessary to meet local and regional housing needs and the goals and objectives of the General Plan.
- **Affirmatively Furthering Fair Housing (AFFH):** This chapter analyzes barriers that restrict access to opportunities and identifies goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population.
- **Goals, Policies, and Programs:** The Housing Element update includes programs that the City will implement over the eight-year planning period. Each program has an action, timeline to complete the action, funding source, implementing agency, and, where applicable, a quantified objective and/or geographic target for the program. The City of Madera's Community Development Department is largely the implementing agency for Housing Element programs.

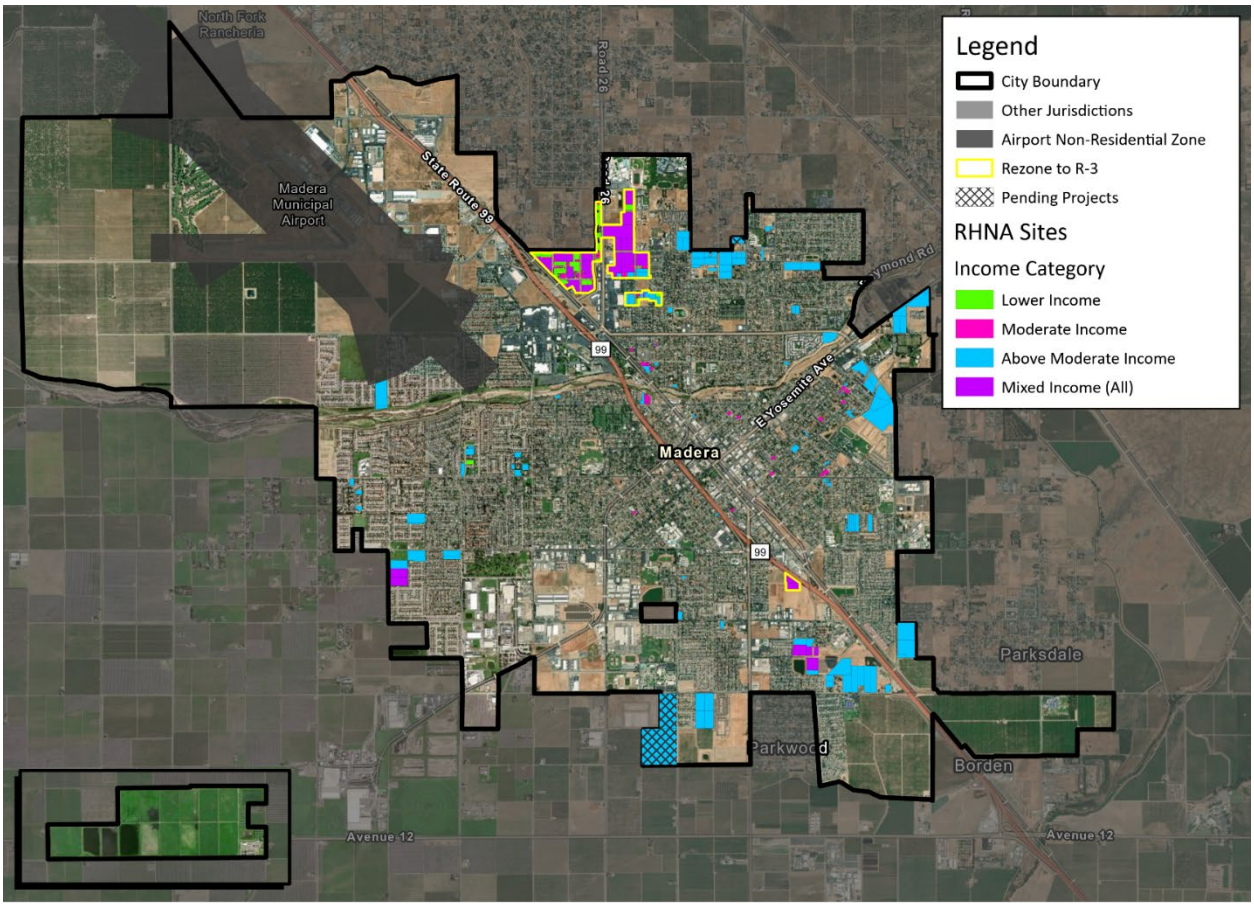
Regional Housing Needs Allocation Obligation

The City of Madera is required to maintain sufficient land and sites capacity to meet the RHNA for the eight-year planning period, from 2024–2032. There must always be appropriate zoning and development standards in place for the RHNA to be met. The table below describes the RHNA allocation for the City of Madera and the units yielded from the identified opportunity sites.

	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total RHNA
Area Median Income	<50%	50%–80%	81%–120%	> 120%	-
6th Cycle Total RHNA (2024–2032)	1,238	958	1,170	2,874	6,240
Current Projects	-	-	-	352	352
ADUs	-	-	-	2	2
Unmet RHNA	1,238	958	1,170	2,520	5,886
Identified RHNA Site Capacity	1,486	1,150	1,404	3,024	7,064

Note: ADU = accessory dwelling unit

The sites inventory identifies 82 opportunity sites to be rezoned in order to create capacity for the number of units in the RHNA. As noted in Program A-1, ±123.4 total acres throughout the City are proposed to be rezoned to the R3 zone. The Housing Element will be deemed substantially compliant once it is adopted and these rezonings are complete.



RHNA Sites and Pending Projects

Other Notable Programs

In addition to the noted proposed rezoning, several other programs are included to promote housing mobility, streamline processes, and provide improvements within the City. Notable programs include the following:

- **Program A-1, Rezoning Plan:** The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address affirmatively furthering fair housing (AFFH) goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. This includes rezoning 82 parcels (±123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, and 1,340 above-moderate RHNA units).
- **Program A-2, General Plan and Zoning Densities:** The City will revise densities so that the zoning and General Plan densities align. Specifically, the City will increase the density of the R2 zone from 0–14.52 dwelling units per acre (du/ac) to 0–20 du/ac and revise the density of the R3 zone from 0–24.2 du/ac to 20–50 du/ac.

- **Program A-5, Accessory Dwelling Unit Production:** This program includes a set of efforts to encourage ADU production, including highlighting the existing ADU bonus program, adopting a set of preapproved/rereviewed plans, developing promotional and educational material, and monitoring ADU production and affordability levels.
- **Program D-1, Incentives and Assistance for Lower-Income and Special Needs Housing:** This program includes a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term "special needs households" covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Efforts include expedited processing for projects with lower-income units; incentives to developers including modification of development standards; continuing existing financial assistance through the City's Grants Administration Division; and technical support and outreach to developers.
- **Program E-1, Neighborhood Revitalization:** This program includes a suite of existing and new efforts to support neighborhood revitalization. It includes the existing Neighborhood Revitalization Program, revitalization and redevelopment fee waivers, a windshield survey, adopting an adaptive reuse ordinance, home rehabilitation grants, and funding prioritization.
- **Program E-2, Place-Based Improvements:** The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and lower-income areas of the City as identified throughout the AFFH chapter.

Next Steps

Following recommendation for adoption from the Planning Commission, the housing element will move forward to City Council for adoption. Upon adoption of the Housing Element by the City Council, HCD will be notified and a copy of the adopted Housing Element update will be submitted to HCD. HCD will confirm receipt of the adopted revised Housing Element update and will note that full compliance with State law is dependent on the City completing its planned rezoning as outlined in the Housing Element.

No action regarding future zoning amendments is proposed at this meeting. Subsequent public hearings must be held by the Planning Commission and City Council to consider land use and/or amendments as referenced in the Housing Element. Once the rezonings are completed and HCD is notified, the City will have a fully compliant Housing Element.

ENVIRONMENTAL REVIEW:

General Plan Amendment (GPA) 2026-01 is an update to the General Plan Housing Element as required by State law and has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

The amendment is exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the amendment is further exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15283, which states, "CEQA does not apply to regional housing needs determinations made by HCD, a council of governments, or a city or county pursuant to Section 65584 of the Government Code."

PLANNING COMMISSION ACTION:

In accordance with the provisions of California Government Code § 65353(a), before the adoption or amendment of a general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption or amendment of a general plan.

The Commission will be making a recommendation to the City Council. Staff recommends the Planning Commission conduct a public hearing to review the 2024–2032 Housing Element, as revised in response to comments from the California Department of Housing and Community Development (HCD); and,

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve General Plan Amendment (GPA) No. 2026-01 for the 2024-2032 Housing Element.

ALTERNATIVES:

1. Move to continue the public hearing to a future Planning Commission meeting at a date and time certain (Planning Commission to specify date) or refer the matter back to staff to be rescheduled at a later meeting date to-be-determined; with direction to staff.
2. Move to recommend approval with modification(s) or recommend denial of the proposed amendment based upon specific findings. (Planning Commission should articulate reasons for recommended modifications or denial).

ATTACHMENTS:

1. Planning Commission Resolution
2. 2024–2032 Housing Element

ATTACHMENT 1

Planning Commission Resolution

RESOLUTION NO. 2038

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE COUNCIL OF THE CITY OF MADERA APPROVE GENERAL PLAN AMENDMENT (GPA) NO. 2026-01 FOR THE 2024-2032 HOUSING ELEMENT.

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, General Plan Amendment (GPA) 2026-01, a comprehensive update to the Housing Element of the Madera General Plan for the 2024–2032 planning period, has been initiated and prepared by the City of Madera; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true and are incorporated by reference in this resolution; and

WHEREAS, the California Department of Housing and Community Development (HCD) issued letters finding that the draft 2024–2032 Housing Element was not in compliance with state law on July 14, 2025; and

WHEREAS, pursuant to state law, a revised draft 2024–2032 Housing Element was prepared to address all comments received from HCD and statutory requirements to comply with State Housing Element Law and was submitted to HCD for review on December 1, 2025; and

WHEREAS, based on the factors and substantial evidence described in the Sites Inventory of the Housing Element, incorporated herein by reference, the existing uses on underutilized sites identified to accommodate the lower-income Regional Housing Needs Allocation are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, a preliminary environmental assessment was performed and the General Plan amendment was found to be exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]), the common sense exemption covering activities with no possibility of having a significant effect on the environment; and

WHEREAS, pursuant to the provisions of California Government Code § 65353(a), before the adoption or amendment of a general plan, the Planning Commission shall hold at least one public hearing before approving a recommendation on the adoption or amendment of a general plan; and

WHEREAS, the City provided notice of the Planning Commission hearing held on January 20, 2026, as required by law; and

WHEREAS, the Planning Commission received and independently reviewed GPA 2026-01 and conducted a duly noticed public hearing on January 20, 2026, at which time it solicited public testimony concerning the Housing Element update and considered the CEQA determination for the proposed amendment; and

WHEREAS, after due consideration of all the items before it, the Planning Commission now desires to adopt this Resolution recommending the City Council approve GPA 2026-01 for the 2024–2032 Housing Element.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The foregoing recitals are true and correct and are incorporated herein.

2. CEQA: The Planning Commission recommends the City Council determine General Plan Amendment (GPA) 2026-01 is exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is further exempt pursuant to 14 Cal. Code. Regs Section 15162(a) of the CEQA Guidelines. Further, to the extent the Regional Housing Needs determinations are made, the amendment is further exempt from CEQA Guidelines 14 Cal. Code. Regs Section 15283, which states, "CEQA does not apply to regional housing needs determinations made by HCD, a council of governments, or a city or county pursuant to Section 65584 of the Government Code.

3. Recommendation to City Council to Approve GPA 2026-01: Based on the evidence in the record, the Planning Commission recommends the Council approve GPA 2026-01 for the 2024–2032 Housing Element with no further revision.

4. Effective Date: This resolution is effective immediately.

* * * * *

Passed and recommended to City Council for adoption by the Planning Commission of the City of Madera this 20th day of January 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____
Robert Gran Jr.
Planning Commission Chairperson

Attest:

_____
David Brletic
Planning Manager

ATTACHMENT 2

2024–2032 Housing Element

https://www.madera.gov/media/klalm2g3/madera-housing-element-hcd-draft-2-11-24-2025-1.pdf