

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF
IN THE COUNCIL CHAMBERS



AGENDA

REEDLEY PLANNING COMMISSION REGULAR MEETING

5:00 P.M. – THURSDAY, JUNE 17, 2021

Meeting will be held at:
City of Reedley Council Chambers
845 "G" Street
Reedley, California 93654

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made 48 hours prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19

In recognition of the guidance from the California Department of Public Health in response to the COVID-19 pandemic, those who choose to attend the City Council meeting physically must wear a mask or face covering and practice social distancing by remaining at least 6 feet apart from other attendees. Hand sanitizer will be available at the entrance to the Council Chambers for use upon entering and exiting the room. If you are sick, please do not attend the meeting in person.

The meeting will be webcast and accessed at: <https://reedley.ca.gov/city-council/city-council-live-stream/>

Webex Participation:

Members of the public are encouraged to observe and participate in the Planning Commission meeting virtually, to maximize the safety of all meeting participants. Reasonable efforts will be made to allow verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may utilize the "raise your hand" option during public comment portions of the meeting using the electronic feature on the Webex program, and the Clerk will inform the Chair of the participant's desire to provide public comment. The Clerk will not be monitoring the in-meeting chat window, and any such comments placed within the chat will not be considered as part of the public record for any item. Due to the new, untested format of these meetings, the City cannot guarantee that participants who wish to provide public comment via Webex will occur as expected.

Members of the public who wish to provide written comments are encouraged to submit their comments to the Clerk via e-mail at ellen.moore@reedley.ca.gov at least two (2) hours prior to the start of the meeting to ensure that the comments will be available to the Planning Commission. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided to the Planning Commission at the meeting. Please note that written comments received will not be read aloud during the meeting, but will be included with the meeting minutes, and filed as record.

Thank you for your cooperation. Our community's health and safety is our highest priority.

Commissioners
Ron Hudson, Chair
Alberto Custodio, Vice-Chair
Rosemary Luzania

William Conrad

Pete Perez

Staff
Rob Terry, AICP, Director
Ellen Moore, Senior Planner

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT – *Provides an opportunity for members of the public to address the Planning Commission on items of interest to the public within the Commission’s jurisdiction and which are not already on the agenda this evening. It is the policy of the Commission not to answer questions impromptu. Concerns or complaints will be referred to the Community Development Director’s office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Commission as each item is brought up for discussion.*

NOTICE TO PUBLIC

*Under a **CONSENT AGENDA** category, a recommended course of action for each item is made. Any Commissioner may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended course of action, and the Commission can approve the remainder of the **CONSENT AGENDA**.*

CONSENT AGENDA

1. Minutes of Regular Meeting, March 4, 2021 - *Recommend Commission Approve*

PUBLIC HEARING

2. Consideration of Environmental Assessment No. 2021-7 and Conditional Use Permit Application No. 2021-3
Through Resolution No. 2021-08, staff recommends that the Planning Commission take the following actions:
 - a) APPROVE Environmental Assessment No. 2021-7, a Categorical Exemption under Section 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.
 - b) APPROVE Conditional Use Permit Application No. 2021-3, authorizing the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street.
3. Update Regarding Revised Placement of a Mural on the West-facing Wall of the Cortezia Styling Salon Building Located at 1452 11th Street
Due to a change in the mural application and overall size, and slight variation from original layout, staff is providing the Commission with an update on such items, all of which are considered to still be within the original recommendation approved through Resolution No. 2021-04. Staff did advertise the update as a public hearing to allow for any public input to be received and discussed by the Commission.

DIRECTOR'S REPORT

4. Community Development Department Updates

FUTURE AGENDA ITEMS

- July 1, 2021 – None at this time
- July 15, 2021 – Change of Zone, Tentative Parcel Map, Conditional Use Permit
- August 5, 2021 – None at this time
- August 19, 2021 – None at this time

ADJOURNMENT

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 4, 2021

The regular meeting of the Reedley Planning Commission was held Thursday, March 4, 2021, in the City of Reedley Council Chambers, 845 “G” Street, Reedley. Chair Hudson called the meeting to order at 5:01 p.m.

Pledge of Allegiance - led by Commissioner Luzania.

ROLL CALL

Commissioners Present: William Conrad, Alberto Custodio, Rosemary Luzania, Pete Perez, Ron Hudson.

Commissioners Excused: None.

City Staff Present: Rob Terry, Community Development Director, Ellen Moore, Senior Planner, Chief Joe Garza, Police Chief

PUBLIC COMMENT

Chair Hudson opened the public comment period at 5:03 p.m. and closed the public comment period at 5:03 p.m. after noting there was no public comment.

CONSENT AGENDA

1. Minutes of Regular Meeting, January 21, 2021

Commissioner Custodio moved, Commissioner Conrad seconded, to approve the minutes of Regular Meeting, January 21, 2020, as amended. Motion carried by the following vote:

AYES: Custodio, Conrad, Luzania, Perez, Hudson.
NOES: None.
ABSTAIN: None.
ABSENT: None.

PUBLIC HEARING

2. Consideration of Environmental Assessment No. 2020-16 and Conditional Use Permit Application No. 2020-6 Through Resolution No. 2021-07, staff recommends that the Planning Commission take the following actions:
 - a) APPROVE Environmental Assessment No. 2020-16, a Categorical Exemption under Sections 15301 (Class 1/Existing Facilities) and 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines
 - b) APPROVE Conditional Use Permit Application No. 2020-6, authorizing the potential for sale of beer, wine and distilled spirits for off-site consumption within an existing 3,428 square-foot mini-market (Oaks Mini Mart), located at 1720 E Dinuba Ave

Commissioner Luzania recused herself from the meeting at 5:05 p.m. because she lives within 500 feet of the proposed project.

Senior Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff, the applicant, Ranjit Singh of The Oaks Mini Mart, the applicant's representative, Al Solis of Sol Development Associates, and Chief of Police Joe Garza.

Chair Hudson called for a break at 5:55 p.m. and called the meeting back to order at 6:03 p.m.

Chair Hudson opened and closed the public hearing at 6:03 p.m. after hearing no public comment.

Commissioner Perez moved, Commissioner Custodio seconded, whereas the Planning Commission, using their independent judgement, approved Environmental Assessment No. 2020-16 and Conditional Use Permit Application No. 2020-6 through Resolution No. 2021-07 with the following revisions to Part C of the Conditions of Approval:

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 4, 2021

2. Reedley Police Department:

- b. The liquor/distilled spirits storage area shall remain locked at all times except for when the shelving is being stocked. The liquor/distilled spirits sales area behind the point of sale counter does not have to be locked.
- c. The window adjacent to the liquor/distilled spirits sales area shall have a cover/partition installed that allows visibility for employees during business hours, but provides added security when the business is closed.

Motion carried by the following vote:

AYES:	Perez, Custodio, Hudson.
NOES:	Conrad.
ABSTAIN:	Luzania.
ABSENT:	None.

Commissioner Luzania returned to the meeting at 6:11 p.m.

3. Public Hearing and Recommendations for the Placement of a Painted Mural on the West-facing Wall of the Cortezia Styling Salon Building Located at 1452 11th Street
Through Resolution No. 2021-04, staff recommends that the Planning Commission take the following actions:

- a) Conduct a public hearing to allow an opportunity for any interested parties to present any comments on proposed design and placement of the proposed painted mural; and
- b) RECOMMEND THAT THE CITY COUNCIL ADOPT Environmental Assessment No. 2020-14, making a Finding of No Possibility of a Significant Effect, and declaring the activity is not subject to CEQA; and
- c) RECOMMEND TO THE CITY COUNCIL APPROVAL of Sign Permit Application 2020-12, placement of a painted mural on the west-facing wall of the Cortezia Styling Salon building located at 1452 11th Street

Director R. Terry presented the staff report to the Planning Commission. The Planning Commission asked questions of staff and Chief of Police Joe Garza. Chair Hudson opened and closed the public hearing at 6:39 p.m. after hearing no public comment.

Commissioner Conrad moved, Commissioner Luzania seconded, whereas the Planning Commission, using their independent judgement, approved the placement of a painted mural on the West facing wall of the Cortezia Styling Salon Building Located at 1452 11th Street through Resolution No. 2021-04. Motion carried by the following vote:

AYES:	Conrad, Luzania, Custodio, Perez, Hudson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

ADMINISTRATIVE BUSINESS

4. Consideration of a One-Year Extension of Time for Vesting Tentative Subdivision Map No. 6229
Through Resolution No. 2021-05, staff recommends that the Planning Commission take the following actions:

- a) APPROVE a One-Year Extension of Time for Vesting Tentative Subdivision Map No. 6229, a 186-Lot Subdivision Located on the Northeast corner of Duff Avenue and Buttonwillow Avenue

Senior Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Hudson opened and closed the public hearing at 6:46 p.m. after hearing no public comment.

Commissioner Custodio moved, Commissioner Conrad seconded, whereas the Planning Commission, using their independent judgement, approved the one-year extension of time for Vesting Tentative Subdivision Map No. 6229 through Resolution No. 2021-05. Motion carried by the following vote:

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 4, 2021

AYES: Custodio, Conrad, Luzania, Perez, Hudson.
NOES: None.
ABSTAIN: None.
ABSENT: None.

5. Consideration of Draft Farmland Preservation Program for the City of Reedley
Through Resolution No. 2021-06, staff recommends that the Planning Commission take the following actions:

a) RECOMMEND TO THE CITY COUNCIL ADOPTION of the Reedley Farmland Preservation Program

Director R. Terry presented the following amended staff recommendation and amended Resolution No. 2021-6:

a) RECOMMEND TO THE CITY COUNCIL ACCEPTANCE of the Reedley Farmland Preservation Program document, and direct staff to return to with an analysis of (1) economic impact of a 1:1 mitigation ratio, and (2) review of SGMA impact on farmland fallowing and preservation potential, prior to policy and/or program adoption.

Director R. Terry presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Hudson opened and closed the public hearing at 7:24 p.m. after hearing no public comment.

Commissioner Perez moved, Commissioner Custodio seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council acceptance of the Reedley Farmland Preservation Program document, and directing staff to return to with an analysis of (1) economic impact of a 1:1 mitigation ratio, and (2) review of SGMA impact on farmland fallowing and preservation potential, prior to policy and/or program adoption, through amended Resolution No. 2021-6. Motion carried by the following vote:

AYES: Perez, Custodio, Conrad, Luzania, Hudson.
NOES: None.
ABSTAIN: None.
ABSENT: None.

6. Consideration of the 2020 Annual Progress Report for the Reedley General Plan and Housing Element
Through Resolution No. 2021-03, staff recommends that the Planning Commission take the following actions:

a) RECOMMEND that the City Council of the City of Reedley receive and file the 2020 Annual Progress Report for the Reedley General Plan and Housing Element and direct the Community Development Department to file said report with the Governor's Office of Planning and Research and the California Department of Housing and Community Development

Senior Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Hudson opened and closed the public hearing at 7:36 p.m. after hearing no public comment.

Commissioner Luzania moved, Commissioner Conrad seconded, whereas the Planning Commission, using their independent judgement, recommended that the City Council of the City of Reedley receive and file the 2020 Annual Progress Report for the Reedley General Plan and Housing Element and direct the Community Development Department to file said report with the Governor's Office of Planning and Research and the California Department of Housing and Community Development through Resolution No. 2021-03. Motion carried by the following vote:

AYES: Luzania, Conrad, Custodio, Perez, Hudson.
NOES: None.
ABSTAIN: None.
ABSENT: None.

DIRECTOR'S REPORT

Director R. Terry provided an update on community development activity.

REEDLEY PLANNING COMMISSION REGULAR MEETING – March 4, 2021

FUTURE AGENDA ITEMS

- March 18, 2021 – None at this time
- April 1, 2021 – None at this time
- April 15, 2021 – None at this time
- May 6, 2021 – Change of Zone and Conditional Use Permit Application

ADJOURNMENT

Commissioner Conrad made a motion to adjourn the meeting. Commissioner Perez seconded. Motion carried unanimously. Meeting adjourned at 7:52 p.m.

ATTEST:

Rob Terry, Secretary

Ron Hudson, Chair
Reedley Planning Commission



REEDLEY PLANNING COMMISSION

ITEM NO: 2

DATE: June 17, 2021

TITLE: Consideration of Environmental Assessment No. 2021-7 and Conditional Use Permit Application No. 2021-3

FROM: Rob Terry, AICP, Director *RT*
Community Development Department

BY: Ellen Moore, Senior Planner *EM*
Community Development Department

RECOMMENDATION

Through Resolution No. 2021-08, staff recommends that the Planning Commission take the following actions:

- a) APPROVE Environmental Assessment No. 2021-7, a Categorical Exemption under Section 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.
- b) APPROVE Conditional Use Permit Application No. 2021-3, authorizing the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street.

EXECUTIVE SUMMARY

Conditional Use Permit Application No. 2021-3 pertains to the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street. Verizon is proposing a 120-foot tall monopine stealth tower (a monopole tower that looks like a pine tree) within a 625 square foot leasing area surrounded by 8-foot tall chain link fencing with privacy slats and barbed wire.

Environmental Assessment No. 2021-7 determined that the project is Categorically Exempt under Section 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.

The proposed project is consistent with the Reedley 2030 General Plan and the Reedley Municipal Code zone district and property development standards.

PROJECT DESCRIPTION/BACKGROUND

In order to accommodate the new phasing plan for Reedley High School, the lattice tower that is located on the high school campus is proposed to be removed by the school district. All lessees and/or carriers on the tower, including Verizon Wireless, are being asked to look for other locations in the City in order to maintain adequate coverage. Verizon approached the owners of Pioneer Equipment, Inc. regarding the subject property and came to a lease agreement for an unmanned telecommunication wireless facility located at 1714 9th Street. During a meeting on April 28, 2021 to coordinate the relocation of lessees and/or carriers on the tower, City staff received a report that John Campbell, KCUSD Superintendent, has no opposition towards the proposed location of the Verizon tower.

Conditional Use Permit Application No. 2021-3 pertains to the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street, which is on the south side of the H St Alley, between 9th St and 10th St. Verizon is proposing a 120-foot tall monopine stealth tower (a monopole tower that looks like a pine tree) within a 625 square foot leasing area surrounded by 8-foot tall chain link fencing with privacy slats and barbed wire.

The addition of barbed wire on the proposed leasing area fencing is appropriate due to the property's ML (Light Industrial) zone district designation and because there is existing barbed wire fencing surrounding the subject property. While privacy slats on chain link fencing is not ideal due to the potential for graffiti, the leasing area fencing would already be surrounded by existing fencing, which may discourage graffiti. In addition, the privacy slats would screen the ground mounted equipment within the leasing area from view of the Reedley Parkway. The applicant indicated that the slats would be green or tan to best match the surroundings.

Equipment proposed within the leasing area on the ground includes but is not limited to the following:

- Equipment cabinets
- Standby generator
- two (2) raycaps
- One (1) GPS antenna
- Two (2) service lights with a 6-hour timer
- Other miscellaneous equipment

Equipment proposed to be mounted onto the tower at various heights includes but is not limited to the following:

- Twelve (12) 6-foot tall panel antennas
- Twelve (12) radios
- two (2) raycaps
- Five (5) omni antennas for the City of Reedley's emergency response communications
- Appropriate cabling to connect antennas to ground equipment

Verizon is proposing a 12-foot wide access easement right-of-way on the subject property in order to access the lease area from the alley behind G Street between 9th Street and 10th Street. Verizon is also proposing a 5-foot wide utility easement that is aligned with the utility conduits that are proposed to run on top of the existing metal building next to the proposed tower location.

The City of Reedley's emergency response communications equipment is also located on the high school campus tower that is proposed to be removed. City staff approached the applicant to see if it was possible for the City of Reedley's equipment to be located on the proposed Verizon Wireless tower. The applicant is currently working with City staff and their communications engineers to pursue this possibility and discuss the technical details for Reedley's emergency response communications, which is why the proposed site plan and photo simulations show City of Reedley equipment as well as Verizon's equipment. With these ongoing discussions, there may be changes to the site plan, however the changes are anticipated to be minor and there is no anticipated expansion of the existing lease space.

General Plan Consistency

The subject property is located within the boundaries of the 2030 General Plan. The general plan land use designation for the property is Light Industrial, which is land designated for "restrictive, non-intensive manufacturing, processing and storage activities which do not have the potential for detrimental impacts on surrounding properties" (Reedley 2030 General Plan, page 44).

The project proposes to install a telecommunication wireless facility, which does not have the potential for detrimental impacts on surrounding properties and is consistent with the objectives of the Light Industrial General Plan Land Use Designation. The proposed project meets City of Reedley General Plan Policies LU 2.7.49 and LU 2.7.50.

Zoning Ordinance Consistency

The property is zoned as Light Industrial (ML). The installation of a new telecommunication wireless facility is a conditional use in the Light Industrial zone district, therefore the proposed use is consistent with the Reedley Municipal Code.

Because the subject property is adjacent to the Reedley Parkway, which is zoned as RCO, there is a 15' setback required along the property line that abuts the RCO zone district per the Municipal Code. The lease area is located 24'-6" away from the existing 6' high chain link fence and 31'-9" away from the Reedley Parkway. City staff is supportive of the monopine tree design because of the tower's close proximity to the existing tree canopy of the Reedley Parkway. The closer the monopine tree is to the Parkway trees, the more it can blend in with the Parkway trees.

The City also crafted a policy on telecommunication facilities that provides guidelines for new and existing telecommunication facilities. See Attachment 3. Pursuant to the Policy, 100' is the maximum height mentioned in the policy, however taller facilities may be considered on a case-by-case basis in industrial zone districts during the CUP process. City staff is supportive of a 120' high tower in order provide adequate cell tower coverage for the Reedley community, as well as provide a location for emergency response communications equipment. Regardless of the height of the tower, upon building permit submittal, applicant shall provide a structural analysis indicating that the proposed tower is safe and adequate to support the proposed loads, including wind loads, as per the 2019 California Building Code.

After the Conditional Use Permit Application was submitted, a Public Hearing Notice was duly published in the Reedley Exponent on June 3rd. Public Hearing Notices were also mailed to the surrounding neighbors as required by Section 10-18-1 of the Reedley Municipal Code. See Attachment 4.

BORDERING PROPERTY INFORMATION

	<u>Planned Land Use</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	Downtown Commercial	Central and Community Commercial (CC)	Commercial downtown businesses
East	Public/Institutional Facility	Light Industrial (ML)	Reedley Museum
South	Open Space	Resource Conservation and Open Space (RCO)	Reedley Parkway
West	Public Institutional Facility	Light Industrial (ML)	City Hall Employee Parking Lot

ENVIRONMENTAL REVIEW

Environmental Assessment No. 2021-7 determined that the project is Categorically Exempt under Section 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines. See Attachment 5.

FINANCIAL IMPACT

The project applicant has paid all entitlement application fees.

ATTACHMENTS

1. Resolution No. 2021-08
2. Conditions of Approval, dated June 17, 2021
3. CD-010 Wireless Telecommunications Policy
4. Public Noticing and Mapping
5. Environmental Assessment No. 2020-16

RESOLUTION NO. 2021-08

**A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT APPLICATION NO. 2021-3 AND RELATED
ENVIRONMENTAL EVALUATION NO. 2021-7**

WHEREAS, Conditional Use Permit Application No. 2021-3 pertains to authorizing the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street

WHEREAS, the project site is an approximately 1.497-acre property located at 1720 East Dinuba Avenue (APN: 368-010-27), The south side of the H St Alley, between 9th St and 10th St; and

WHEREAS, Verizon Wireless is relocating their equipment from an existing tower at Reedley High School and is proposing a 120-foot monopine stealth tower (a monopole tower that looks like a pine tree) with antennas, a standby generator, and equipment cabinets within a 625 square foot leasing area surrounded by 8-foot tall chain link fencing; and

WHEREAS, the project was evaluated and processed in accordance with provisions of the California Environmental Quality Act; and

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on June 17, 2021, held a public hearing to review the conditional use permit application and environmental evaluation; and

WHEREAS, the Planning Commission received public testimony, oral and written staff report, and deliberated; and

WHEREAS, the City of Reedley Planning Commission determined that the proposed project is consistent with the general plan planned land use designation, zone district designation and property development standards, pursuant to the Municipal Code; and

WHEREAS, Environmental Assessment No. 2021-7 determined that this project is categorically exempt under Section 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, pursuant to California Environmental Quality Act, the City of Reedley Planning Commission hereby finds that an environmental evaluation was conducted for this project and declares that no evidence has emerged as a result of said evaluation to indicate that the proposed project will have any potential, either individually or cumulatively, for adverse effect on surrounding environment.

NOW, THEREFORE, BE IT RESOLVED that the City of Reedley Planning Commission using their independent judgment hereby approved Conditional Use Permit Application No. 2021-3 and Environmental Evaluation No. 2021-7 based on the following:

1. The above recitals are true and correct; and
2. The Planning Commission finds that Conditional Use Permit Application No. 2021-3 is consistent with the goals and polices of the Reedley General Plan; and
3. The Planning Commission finds pursuant to the Reedley Municipal Code Section 10-18-7A, that the Conditional Use Permit Application No. 2021-3 conditions have been applied to the land necessary for the preservation and enjoyment of a substantial property right; and
4. The Planning Commission finds pursuant to the Reedley Municipal Code Section 10-18-7B, that Conditional Use Permit Application No. 2021-3 is in accordance with the purposes of the zone district in which the site is located; and
5. The Planning Commission finds pursuant to the Reedley Municipal Code Section 10-18-7C, that the Conditional Use Permit Application No. 2021-3 proposed use will comply with each of the applicable provisions of this title; and
6. The Planning Commission approves Environmental Assessment No. 2021-7, a Categorical Exemption under Sections 15301 (Class 1/Existing Facilities) and 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines, dated February 25, 2021; and
7. The Planning Commission approves the attached conditions of approval for Conditional Use Permit Application No. 2021-3, dated June 17, 2021; and
8. This resolution is effective immediately upon adoption.

This foregoing resolution is hereby approved and adopted this 17th day of June, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ron Hudson, Chair
City of Reedley Planning Commission

ATTEST:

Rob Terry, Secretary

Attachment: Conditional Use Permit Application No. 2021-3 Conditions of Approval dated June 17, 2021

ATTACHMENT TO RESOLUTION No. 2021-08

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION NO. 2021-3
DRAFT CONDITIONS OF APPROVAL
JUNE 17, 2021**

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project.

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.

PROJECT INFORMATION

Assessor's Parcel No.:	368-010-27
Project Address:	1714 9 th Street, Reedley, CA 93654
Project Location:	The south side of the H St Alley, between 9 th St and 10 th St
Existing Planned Land Use:	Central Downtown Planned Land Use Designation
Existing Zoning:	ML (<i>Light Industrial</i>) Zone District
Project Description:	Conditional Use Permit Application No. 2021-3 pertains to the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9 th Street. Verizon is relocating their equipment from an existing tower at Reedley High School and is proposing a 120-foot tall monopine stealth tower (a monopole tower that looks like a pine tree) with 12 antennas, a standby 30KW AC generator, and equipment cabinets within a 625 square foot leasing area surrounded by 8-foot tall chain link fencing. The lease area is located 24'-5" away from the existing 6' high chain link fence and 32'-10" away from the Reedley Parkway. Verizon is also proposing a 12-foot wide access easement right-of-way in order to access the lease area from the alley behind G Street between 9 th Street and 10 th Street. The project is consistent with the 2030 General Plan Central Downtown Planned Land Use Designation and the Reedley Municipal Code ML Light Industrial Zone District Designation.

GENERAL CONDITIONS AND REQUIREMENTS

1. Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions that are based on adopted City plans and policies, those determined through site plan review and environmental assessments essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are essential to health, safety, and welfare, but would, on the whole, enhance the project and its relationship to the neighborhood and environment.
2. All discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the City of Reedley Community Development Department.
3. Approval of this special 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 including, but not limited to, the following:
 - a. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property; and
 - b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and
 - c. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for commercial use.
4. Approval of this special 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 special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Community Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
5. No uses of land, buildings, or structures shall be permitted other than those specifically approved pursuant to this conditional use permit application.
6. Development shall take place in accordance with all city, county, state and federal laws and regulations.

7. **The exercise of rights granted by this special permit shall commence on June 27, 2019.**
 - a. The applicant may appeal the decision of approval or conditions of approval to the City Council pursuant to Reedley Municipal Code, Title 10, Chapter 10-18-20.
8. Conditional Use Permit Application No. 2021-3 shall expire on June 27, 2022, pursuant to Reedley Municipal Code, Title 10, Section 10-18-11.
 - a. Conditional use permit approval shall expire unless a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan.
 - b. Approval may be extended for an additional period or periods of one year upon written application to the Community Development Department before expiration of the first approval.

CITY OF REEDLEY DEPARTMENTAL REQUIREMENTS

Community Development Department:

Planning Division

1. Development shall take place in accordance with the Central Downtown Planned Land Use Designation, defined in the Reedley 2030 General Plan.
2. Development shall take place in accordance with the ML (*Light Industrial*) Zone District, defined in Title 10 of the Reedley Municipal Code.
1. Development shall take place in accordance with Community Development Department Policy and Procedure No. CD-010 (Wireless Telecommunication Policy).
3. Development shall take place in accordance with Exhibits A, B, C, D, E, F, G, H, I, & J, dated June 14 2021, and Exhibits K, L, M, N, & O, dated June 10, 2021.
4. The proposed telecommunication wireless facility may accommodate the future placement of public utilities or public safety communications equipment, provided that Verizon would have the ability to approve the location at Verizon's sole discretion.

Building Division

5. Upon building permit submittal, applicant shall provide a structural analysis indicating that the proposed tower is safe and adequate to support the proposed loads, including wind loads, as per the 2019 California Building Code.

Administrative Services Department:

6. An active and current lease agreement must be maintained with the current property owner for use of the site. Failure to obtain and/or maintain such an agreement will result in the voiding of this conditional use permit.

OUTSIDE AGENCY REQUIREMENTS

Pacific Gas and Electric Company (PG&E):

7. Development shall take place in accordance with the comment letter provided by Pacific Gas and Electric Company dated May 11, 2021. See Attachment 1.

If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

8. If there are suspected human remains, the Fresno County Coroner Division shall be immediately contacted at (559) 600-3400. If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

Enclosures: Exhibits A, B, C, D, E, F, G, H, I, & J, dated June 14 2021, and Exhibits K, L, M, N, & O, dated June 10, 2021
Attachment 1: PG&E Comment Letter dated May 11, 2021



REEDLEY RELO PSL # 572556

1714 9TH STREET
REEDLEY, CA 93654

EXHIBIT: A
APP #: CUP 2021-3
DATE: 6/14/2021
APPROVED: [Signature]

811 CALL BEFORE YOU DIG

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL), CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth11.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

REV.	DATE	DESCRIPTION	BY
0	02/03/21	90% ZONING	FA
1	03/03/21	100% ZONING	FA
2	03/24/21	REVISED 100% ZONING	FA
3	06/07/21	REVISED 100% ZONING	FA



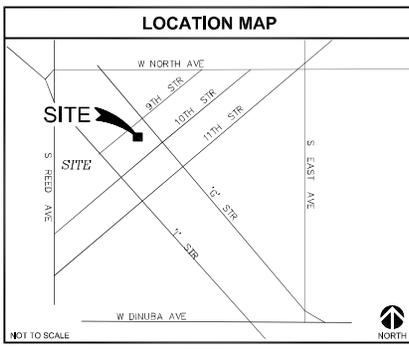
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



REEDLEY RELO
PSL # 572556
1714 9TH STREET
REEDLEY, CA 93654

SHEET TITLE:
TITLE SHEET
T-1

PROJECT TEAM	
SITE ACQUISITION SAC WIRELESS, LLC 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: PETER ANTHONY FERRERI TELEPHONE: (312) 690-4573 PETER.FERRERI@SACW.COM	PLANNING SAC WIRELESS, LLC 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: PETER ANTHONY FERRERI TELEPHONE: (312) 690-4573 PETER.FERRERI@SACW.COM
ARCHITECT: SAC AE DESIGN GROUP, INC NESTOR POPOVICH, AIA 9020 ACTIVITY RD. SAN DIEGO, CA 92126 CONTACT: JULIAN BRANNO TELEPHONE: (619) 736-3109 EXT. 108 FAX: (619) 736-3106 JULIAN.BRANNO@SACW.COM	SURVEYOR: SMITHCO SURVEYING ENGINEERING P.O. BOX 81626 BIRMINGHAM, CA 93380 CONTACT: GREG SMITH, PLS TELEPHONE: (861) 399-1217 GSMITH@SMITHCO.NET
UTILITY COORDINATOR: SAC WIRELESS, LLC 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: RAMON MORENO TELEPHONE: (916) 751-8827 RAMON.MORENO@SACW.COM	



DRIVING DIRECTIONS	
FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 1714 9TH STREET REEDLEY, CA 93654
1. START OUT GOING NORTHEAST ON MITCHELL OR TOWARD OAK GROVE RD.	10. MERGE ONTO CA-99 S VIA EXIT 6 TOWARD MCDISTO FRESNO.
2. TURN LEFT ONTO OAK GROVE RD.	11. TAKE THE MAINING AVENUE EXIT, EXIT 121.
3. TURN LEFT ONTO IRISH BLVD.	12. KEEP RIGHT TO TAKE THE RAMP TOWARD ORANGE COVE/REEDLEY/PARLIER.
4. TURN RIGHT ONTO N MAIN ST.	13. MERGE ONTO E MAINING AVE.
5. MERGE ONTO HENRY ST.	14. CONTINUE ONTO I ST
6. MERGE ONTO S 580 E VIA EXIT 30A.	15. TURN LEFT ONTO W REED AVE
7. MERGE ONTO S 580 E VIA EXIT 46 ON THE LEFT TOWARD STOCKTON/FRESNO.	16. AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO W NORTH AVE.
8. STAY STRAIGHT TO GO ONTO I ST.	17. TURN RIGHT ONTO I ST
9. MERGE ONTO CA-99 S VIA EXIT 46 TOWARD SONOMA/MANTICA.	18. DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION
THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
<ul style="list-style-type: none"> NEW VERIZON WIRELESS 25'-0" x 25'-0" LEASE AREA NEW VERIZON WIRELESS COMM-SYS W/FOLD UP STAIRS NEW VERIZON WIRELESS 200' HIGH MONOPOLE NEW VERIZON WIRELESS 3-0" HIGH CHAIN-LINK FENCE W/ BARBED WIRE & SLATS NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON NEW 100' STEEL RISERS NEW VERIZON WIRELESS 20KW DC POLAR STANDBY GENERATOR W/ 55-GALLON DIESEL TANK (UL 142) ON NEW 6'-0" RISERS
<ul style="list-style-type: none"> (1) NEW VERIZON WIRELESS GPS ANTENNA (1) NEW VERIZON WIRELESS INTERCEPT CABINET ON NEW H-FRAME (12) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS (12) NEW VERIZON WIRELESS RADIOS & (4) RANGERS 8627 (2) NEW VERIZON WIRELESS HYBRID CABLES (2) NEW VERIZON WIRELESS WEATHERHEAD MOUNTED ON EXISTING BUILDING NEW VERIZON WIRELESS SERVICE LIGHTS W/ HOUR TIMER, (2) TOTAL NEW VERIZON WIRELESS INOX BOX & SES LOCKBOX (5) NEW 5' TALL OWN ANTENNAS BY CITY OF REEDLEY COMMUNICATIONS

PROJECT SUMMARY	
APPLICANT/LESSEE verizon 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000	ASSESSOR'S PARCEL NUMBER 3684-010-27
APPLICANT'S REPRESENTATIVE SAC WIRELESS, LLC 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: PETER ANTHONY FERRERI TELEPHONE: (312) 690-4573 PETER.FERRERI@SACW.COM	
PROPERTY OWNER: OWNER: PIONEER FARM EQUIPMENT CO. CONTACT: HERMAN T. WILSON ADDRESS: PO BOX 12406 FRESNO, CA 9377 PHONE: (713) 520-9999 FAX: (713) 520-6003 EMAIL: hwilson@pioneerequipment.com	
PROPERTY INFORMATION: SITE NAME: REEDLEY RELO SITE NUMBER: 572556 SITE ADDRESS: 1714 9TH STREET REEDLEY, CA 93654 JURISDICTION: CITY OF REEDLEY	
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: 25'-0" x 25'-0" = 625 SQ FT OCCUPANCY: U TYPE OF CONSTRUCTION: V4B CURRENT ZONING: COMMUNITY COMMERCIAL ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY NOT REQUIRED.	

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2019 EDITION TITLE 24 CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
<ul style="list-style-type: none"> 2019 CALIFORNIA ADMINISTRATIVE CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA BUILDING CODES 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA ELECTRICAL CODE CITY & COUNTY ORDINANCES

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WFO ADMINISTRATOR:		

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
A-0	VICINITY MAP
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTHEAST & SOUTHEAST ELEVATIONS
A-4	SOUTH WEST & NORTH WEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS
E-1	MLINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES
ZONING DRAWINGS	

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

SAC WIRELESS, LLC, 8880 CAL CENTER DRIVE, SUITE 170, SACRAMENTO, CA 95826

NOTES:

APN: 368-010-27
OWNER: PIONEER FARM EQUIPMENT CO.

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

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 6456766, DATED NOVEMBER 30, 2020. WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, THREE (3) OF WHICH ARE EASEMENTS AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06019; PANEL NO. 2680H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

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

LAT. 36° 35' 51.72" N, NAD 83
LONG. 119° 27' 13.21" W, NAD 83
ELEV. 347.9' NAVD 88 (BASIS OF DRAWING)

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

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

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

LOTS 17 TO 32, INCLUSIVE, IN BLOCK 53 OF THE TOWN (NOW CITY) OF REEDLEY, ACCORDING TO THE MAP THEREOF RECORDED OCTOBER 20, 1891, IN BOOK 5 PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

TOGETHER WITH THE PORTION OF NINTH STREET LYING BETWEEN THE NORTHEASTERLY LINE OF "H" STREET AND A LINE 10 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF THE ALLEY RUNNING THROUGH BLOCKS 53 AND 54, ACCORDING TO THE MAP OF THE TOWN OF REEDLEY RECORDED OCTOBER 20, 1891 IN VOLUME 5 PAGE 6, OF MAPS, FRESNO COUNTY RECORDS, AS VACATED BY THE CITY COUNCIL OF THE CITY OF REEDLEY, BY RESOLUTION NO. 1383, A CERTIFIED COPY THEREOF HAVING BEEN RECORDED JUNE 12, 1964, AS INSTRUMENT NO. 45952 IN BOOK 5021 PAGE 91, AND ALSO RECORDED JUNE 01, 1967 AS INSTRUMENT NO. 36075 IN BOOK 5444, PAGE 82, BOTH OF OFFICIAL RECORDS.

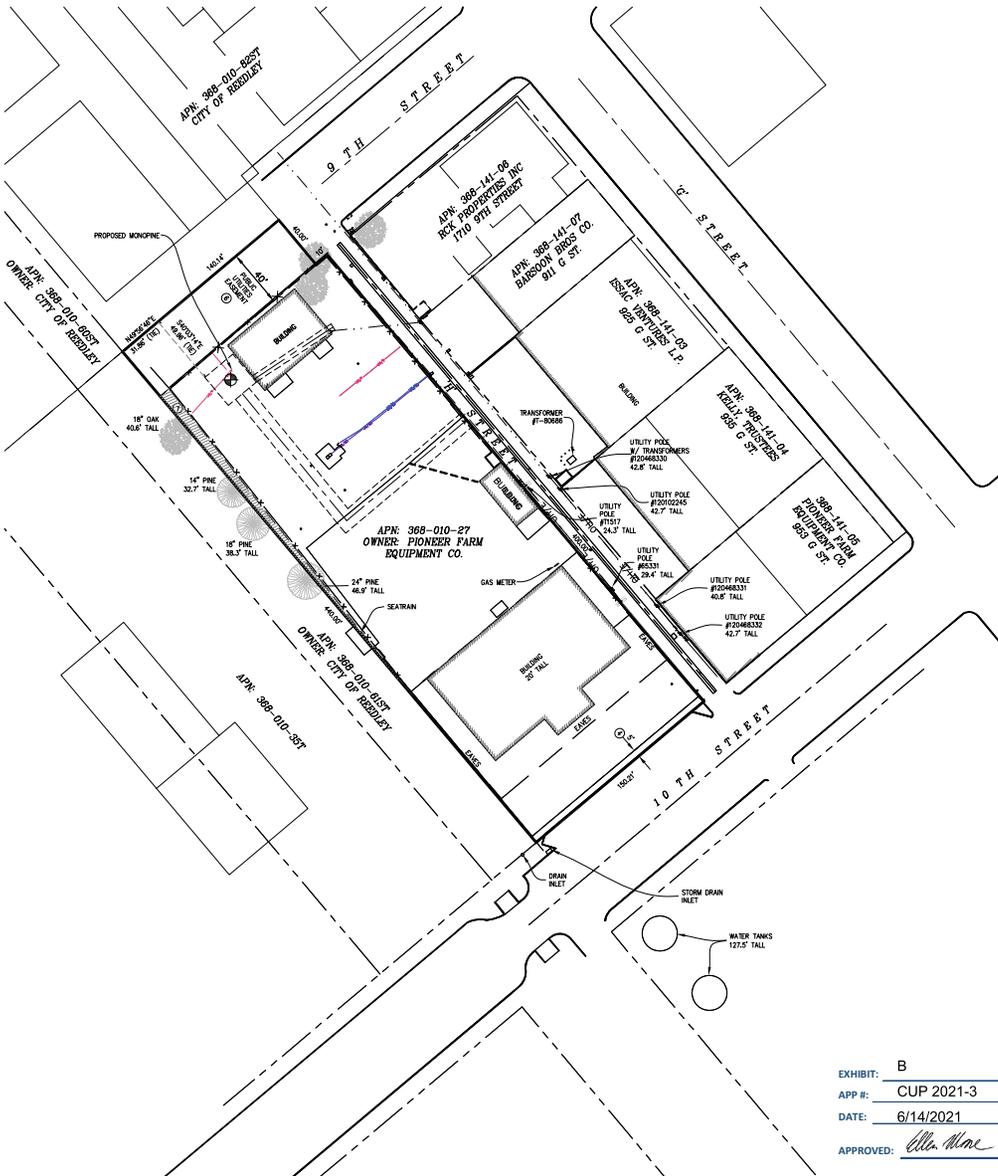
EXCEPTING THEREFROM THAT PORTION OF SAID NINTH STREET LYING NORTHWESTERLY OF THE CENTERLINE THEREOF.

EASEMENT(S) PER TITLE REPORT:

- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 09, 1963 AS INSTRUMENT NO. 96170 IN BOOK 4936 PAGE 845 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF REEDLEY, A MUNICIPAL CORPORATION
AFFECTS: THE SOUTHEASTERLY 5 FEET OF LOT 17
>> PLOTTED, AS SHOWN HEREON. <<
- AN EASEMENT FOR SEWERS, WATER, STORM DRAINS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 12, 1964 AS INSTRUMENT NO. 45952 IN BOOK 5021 PAGE 91, AND ALSO RECORDED JUNE 01, 1967 AS INSTRUMENT NO. 36075 IN BOOK 5444, PAGE 82, BOTH OF OFFICIAL RECORDS.
>> PLOTTED, AS SHOWN HEREON. <<
- AN EASEMENT FOR STORM DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1985 AS INSTRUMENT NO. 85-094523 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF REEDLEY
AFFECTS: AS DESCRIBED THEREIN
>> PLOTTED, AS SHOWN HEREON. <<

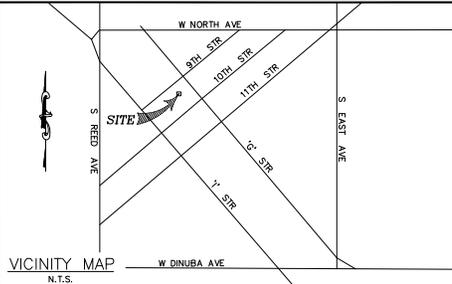
LEGEND

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



OVERALL SITE MAP
1" = 40'

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 4362 • BAKERSFIELD, CA 93380
PHONE: (805) 305-1217 FAX: (805) 393-1218



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/01/21	PRELIMINARY	CC
1	02/03/21	LEASE & EASEMENTS	DL
2	02/04/21	TITLE REVIEWED	DL
3	03/23/21	ADD BLDGS	DA
4	03/23/21	REDLINES	SL
5	06/09/21	REV LEASE LOCATION	DA

SMITHCO JOB NO: 82-1443

SDC WIRELESS
A/E DESIGN GROUP INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.sdcgm.com
619.736.3766

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

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

RECEIVED
JUN 14 2021
CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPT

REEDLEY
RELO
572556

1714 9TH STREET
REEDLEY, CA 93654
FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

EXHIBIT: B
APP #: CUP 2021-3
DATE: 6/14/2021
APPROVED: *Alta M...*

PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:

BEING A PORTION OF LOT 17 THRU 32 & PORTION OF VACATED NINTH STREET OF BLOCK 53, OF THE TOWN OF REEDLEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEASE AREA:

COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE N 49°58'46" E, ON AND ALONG THE NORTHWEST BOUNDARY OF SAID PROPERTY, A DISTANCE OF 31.86 FEET; THENCE LEAVING SAID NORTHWEST BOUNDARY AT RIGHT ANGLES S 40°31'4" E, A DISTANCE OF 49.96 FEET TO THE POINT OF BEGINNING;

- COURSE 1) THENCE N 50°02'55" E, A DISTANCE OF 25.00 FEET;
- COURSE 2) THENCE S 39°57'05" E, A DISTANCE OF 22.48 FEET TO POINT 'A';
- COURSE 3) THENCE CONTINUING S 39°57'05" E, A DISTANCE OF 2.52 FEET;
- COURSE 4) THENCE S 50°02'55" W, A DISTANCE OF 12.50 FEET TO POINT 'B';
- COURSE 5) THENCE CONTINUING S 50°02'55" W, A DISTANCE OF 12.50 FEET;
- COURSE 6) THENCE N 39°57'05" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 12.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF THE ABOVE DESCRIBED PROPERTY FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT 'B':

- COURSE 1) THENCE S 39°25'51" E, A DISTANCE OF 112.70 FEET;
- COURSE 2) THENCE N 49°58'12" E, A DISTANCE OF 107.38 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID PROPERTY, BEING ALSO THE SOUTHWESTERLY RIGHT OF WAY OF H STREET, AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED LESSEE UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

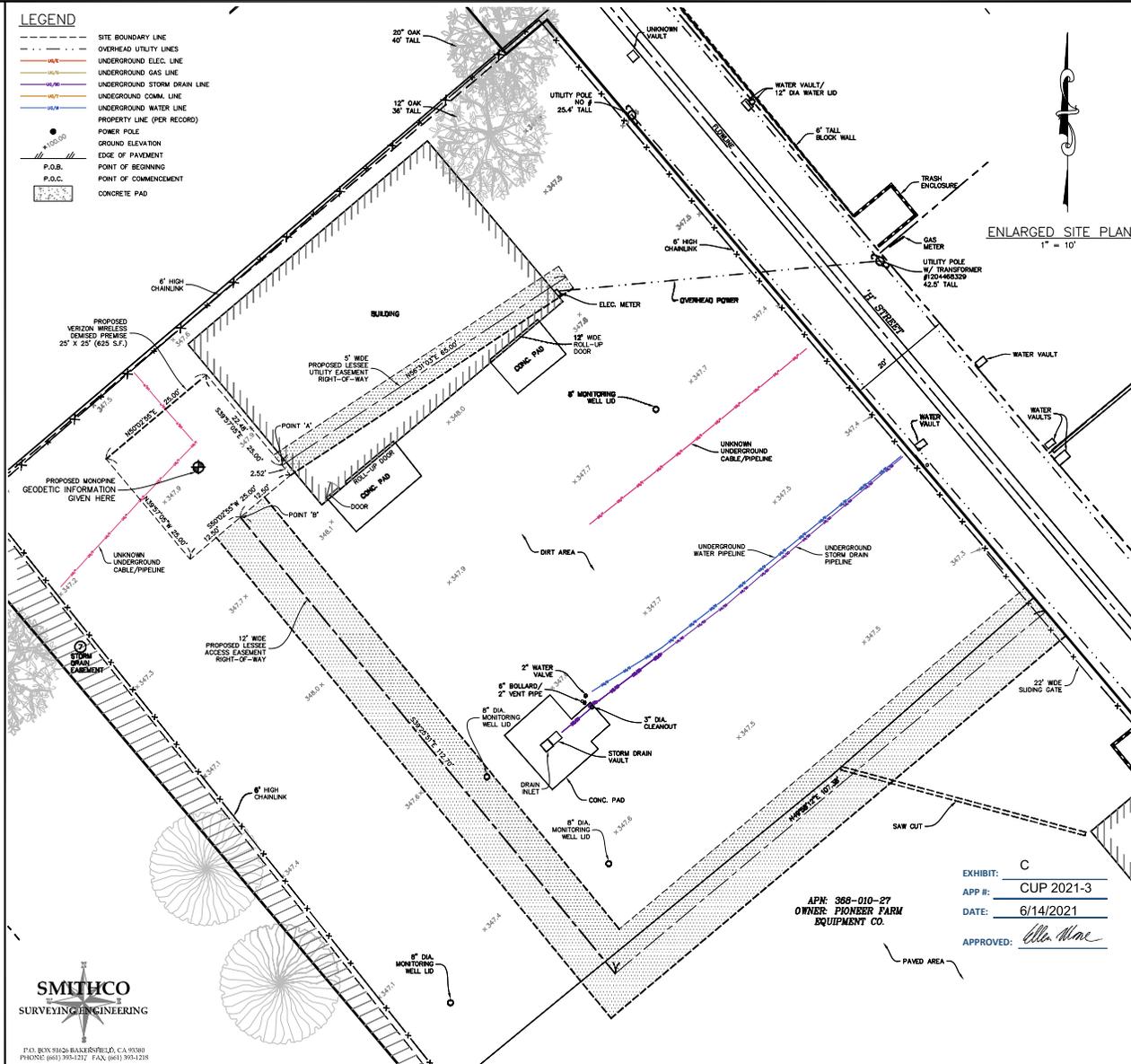
A 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF THE ABOVE DESCRIBED PROPERTY FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT 'A':

- COURSE 1) THENCE N 56°31'03" E, A DISTANCE OF 65.00 FEET TO THE TERMINUS OF THIS DESCRIPTION.

LEGEND

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



ENLARGED SITE PLAN
1" = 10'

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 9124-BALDWIN PARK, CA 91706
PHONE: (661) 305-1212 FAX: (661) 305-1218

APR: 305-010-27
OWNER: PIONEER FARM
EQUIPMENT CO.

EXHIBIT: C
APP #: CUP 2021-3
DATE: 6/14/2021
APPROVED: *W. W. W.*

REV	DATE	DESCRIPTION	BY
0	02/01/21	PRELIMINARY	CC
1	02/03/21	LEASE & EASEMENTS	DL
2	02/04/21	TITLE REVIEWED	DL
3	03/22/21	ADD BLDGS	DA
4	03/23/21	REDLINES	SL
5	06/09/21	REV LEASE LOCATION	DA

SMITHCO JOB NO: 82-1443

ARE DESIGN GROUP, INC.
5015 SHOSHONIA PLACE, STE. 150
SAN DIEGO, CA 92122
www.ardesign.com
619-262-3966

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

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

RECEIVED
JUN 14 2021
CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPT.

REEDLEY
RELO
572556

1714 9TH STREET
REEDLEY, CA 93654
FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

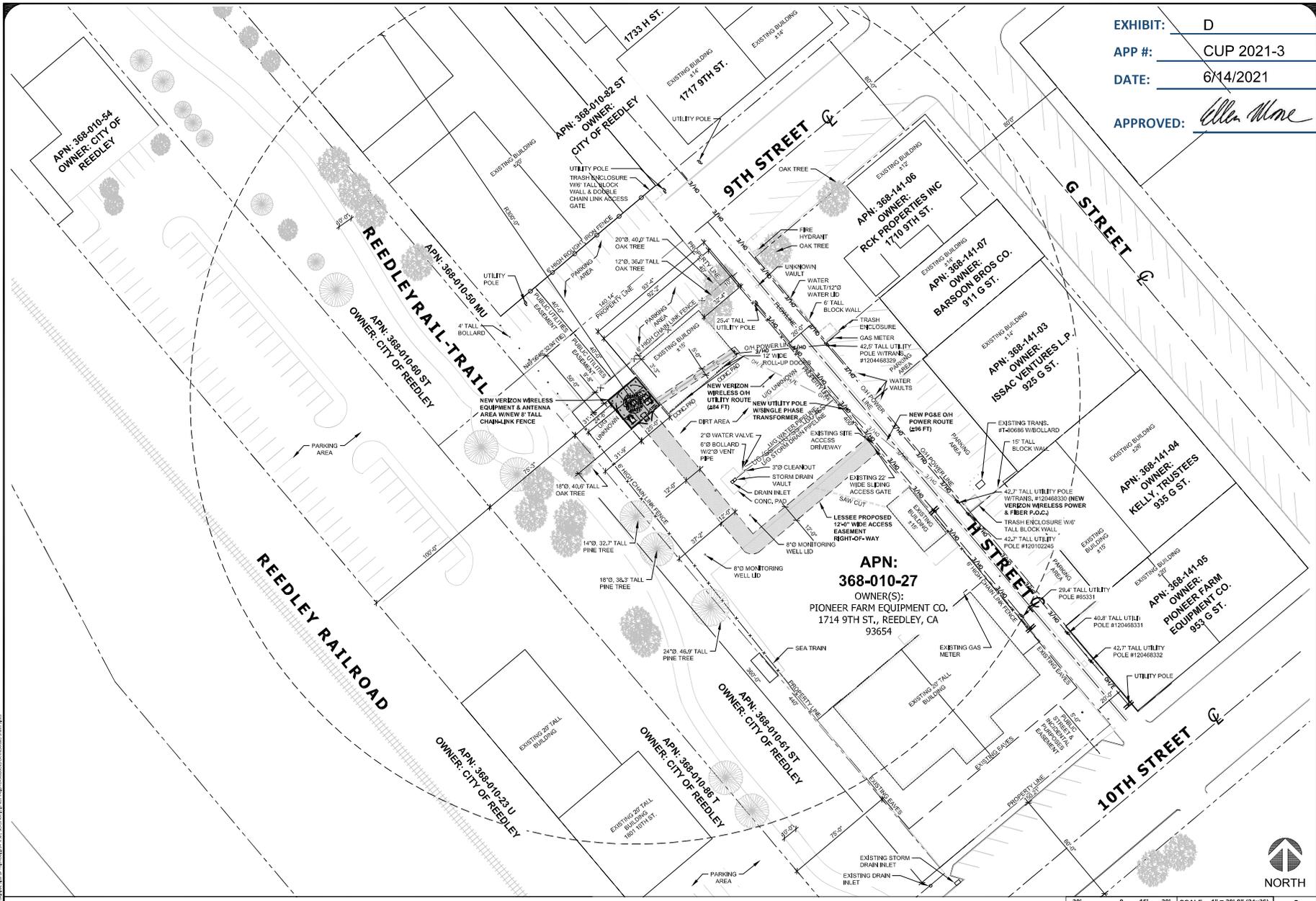


EXHIBIT: D
 APP #: CUP 2021-3
 DATE: 6/14/2021
 APPROVED: *Ulls. Mone*

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	02/03/21	90% ZONING	FA
1	03/03/21	100% ZONING	FA
2	03/24/21	REVISED 100% ZONING	FA
3	06/07/21	REVISED 100% ZONING	FA



PROPRIETARY INFORMATION
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REEDLEY RELO
 PSL# 572556
 1714 9TH STREET
 REEDLEY, CA 93654

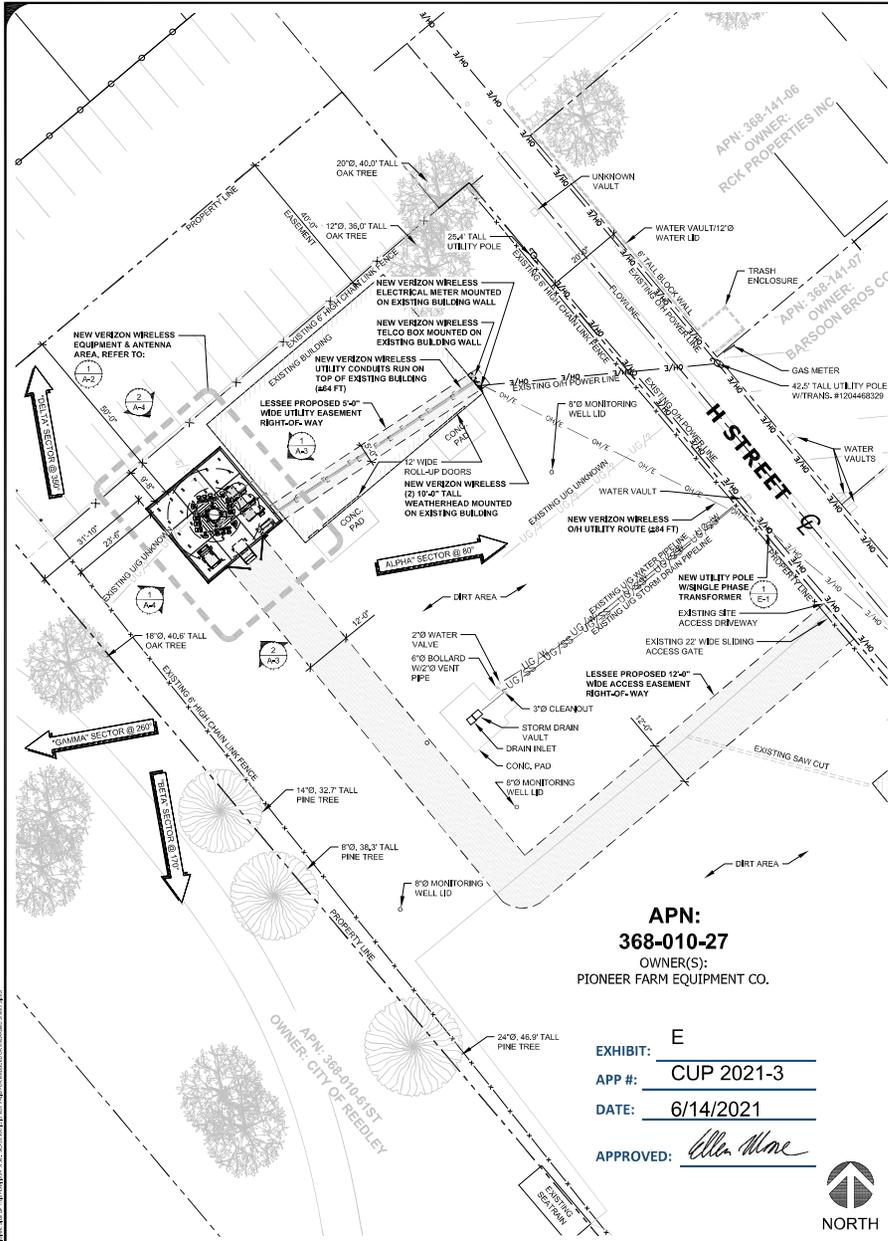
SHEET TITLE:
 VICINITY MAP

A-0

VICINITY MAP

SCALE: 1" = 30'-0" (24x36)
 (OR) 1/2" = 30'-0" (11x17)





APN:
368-010-27
OWNER(S):
PIONEER FARM EQUIPMENT CO.

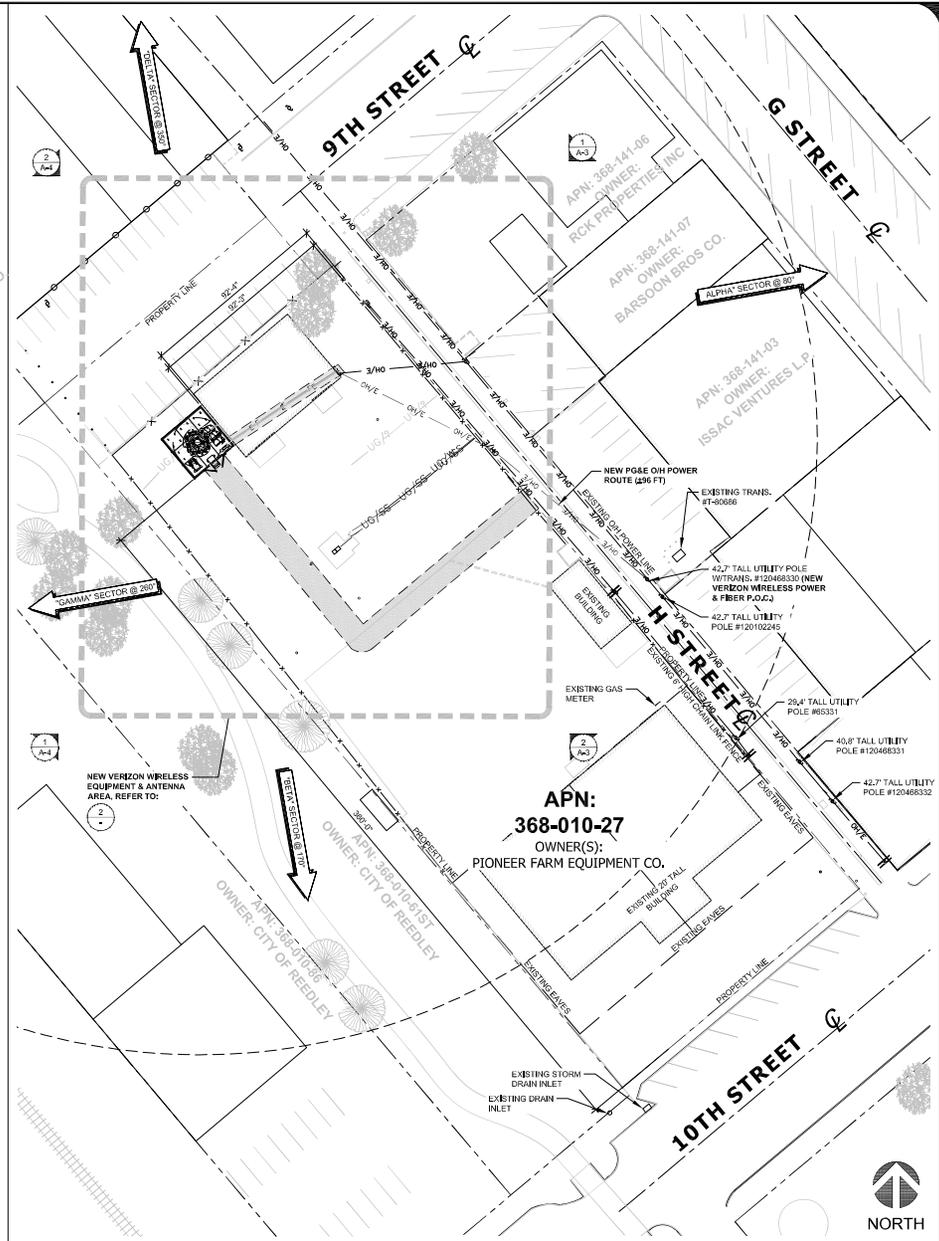
EXHIBIT: E
APP #: CUP 2021-3
DATE: 6/14/2021
APPROVED: *[Signature]*



ENLARGED SITE PLAN

0 4' 8' 16' SCALE: 1/16" = 1'-0" (24x36)
 (OR) 1/32" = 1'-0" (11x17)

2



APN:
368-010-27
OWNER(S):
PIONEER FARM EQUIPMENT CO.



SITE PLAN

0 15' 30' SCALE: 1" = 30'-0" (24x36)
 (OR) 1/2" = 30'-0" (11x17)

1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	02/03/21	90% ZONING	FA
1	03/03/21	100% ZONING	FA
2	03/24/21	REVISED 100% ZONING	FA
3	06/07/21	REVISED 100% ZONING	FA

A Nobile company
 3820 ACILITY BL.
 SAN DIEGO, CA 92126
 www.sdc.com
 619.762.7166

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
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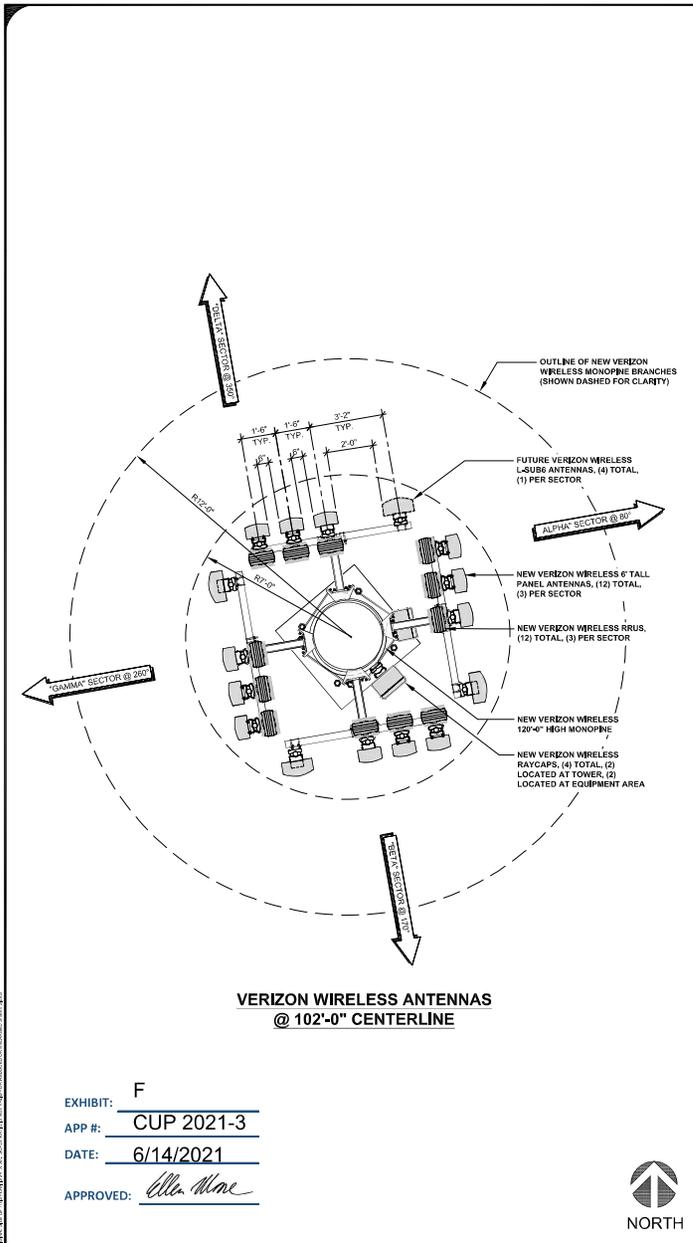
2765 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

RECEIVED
JUN 14 2021
 CITY OF REEDLEY
 COMMUNITY DEVELOPMENT DEPT.

REEDLEY RELO
PSL# 572556
 1714 9TH STREET
 REEDLEY, CA 93854

SHEET TITLE:
SITE PLAN & ENLARGED SITE PLAN

A-1



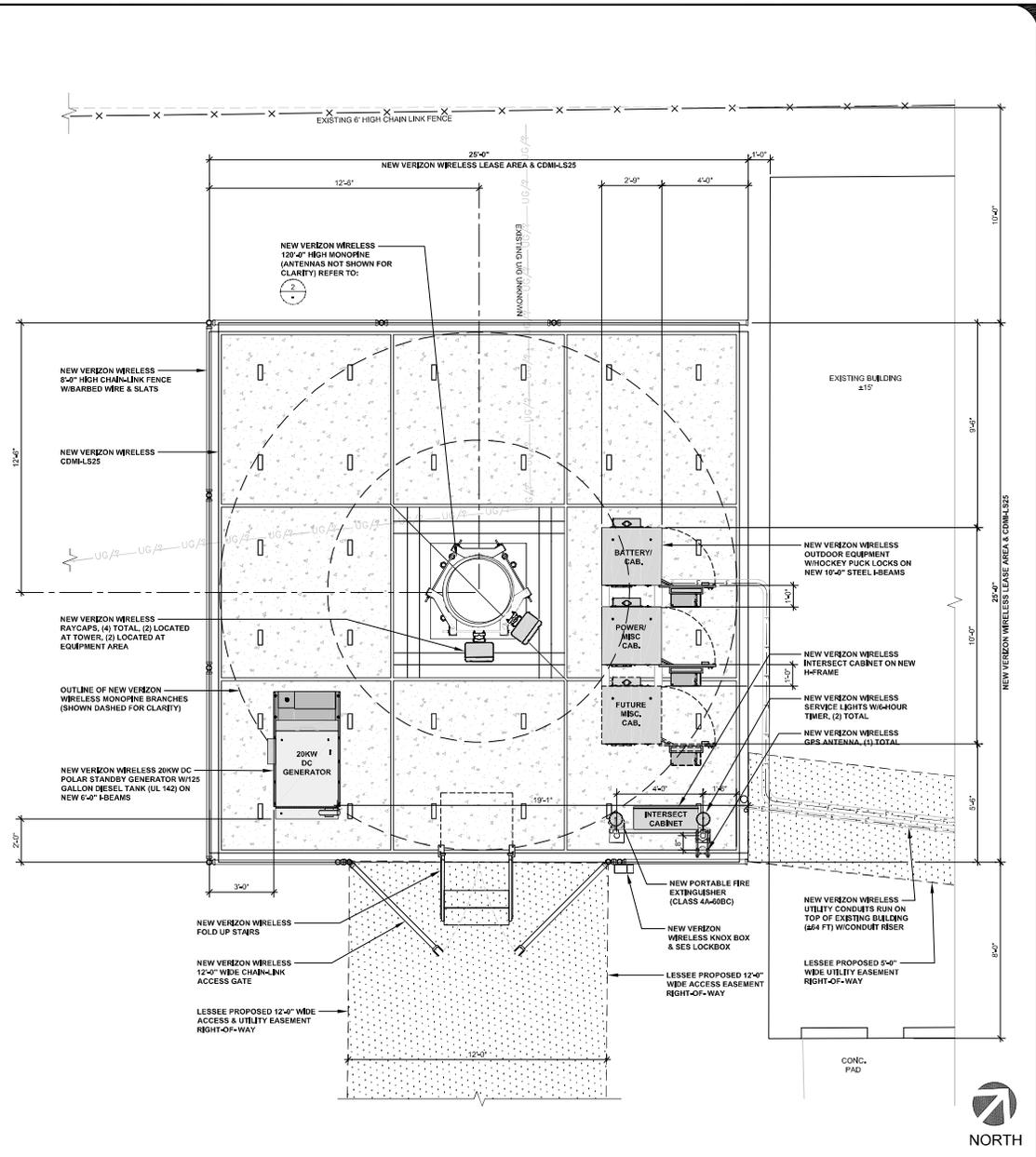
VERIZON WIRELESS ANTENNAS @ 102'-0" CENTERLINE

EXHIBIT: F
 APP #: CUP 2021-3
 DATE: 6/14/2021
 APPROVED: *Alta Nune*



PANEL ANTENNA LAYOUT

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



EQUIPMENT LAYOUT

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

REV.	DATE	DESCRIPTION	BY
0	02/03/21	90% ZONING	FA
1	03/03/21	100% ZONING	FA
2	03/24/21	REVISED 100% ZONING	FA
3	06/07/21	REVISED 100% ZONING	FA

SOC
 A Nokia company
 3830 ACTIVITY BLVD.
 SAN DIEGO, CA 92126
 www.soc.com
 619.262.7668

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

verizon
 2765 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

RECEIVED
JUN 14 2021
 CITY OF REEDLEY
 COMMUNITY DEVELOPMENT DEPT.

REEDLEY RELO
PSL# 572556
 1714 9TH STREET
 REEDLEY, CA 93854

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

A-2

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT ON TOWER TO MATCH
MONOPINE

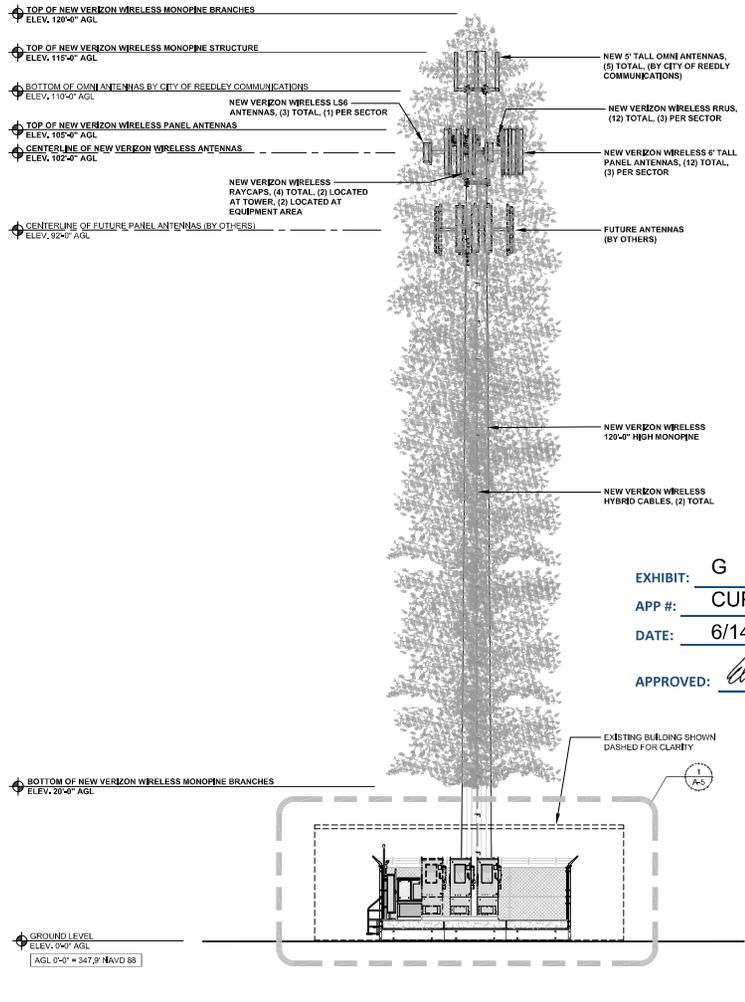
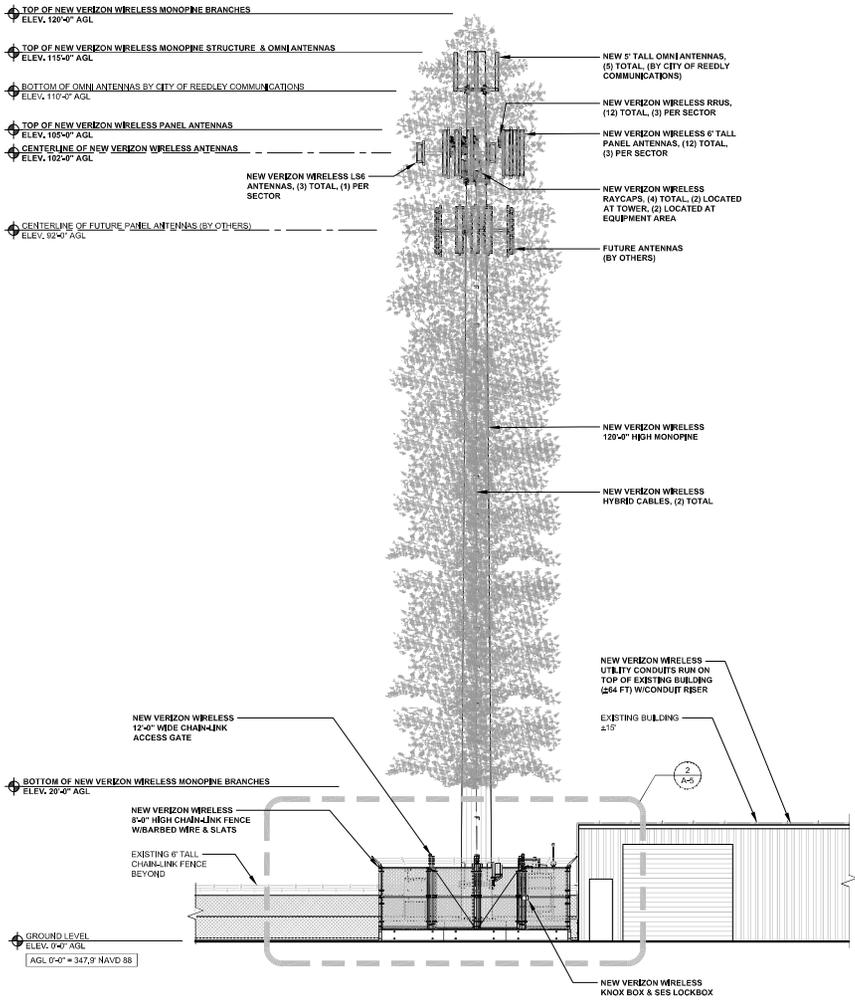


EXHIBIT: G
APP #: CUP 2021-3
DATE: 6/14/2021
APPROVED: *Elle Mone*

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	02/03/21	90% ZONING	FA
1	03/03/21	100% ZONING	FA
2	03/24/21	REVISED 100% ZONING	FA
3	06/07/21	REVISED 100% ZONING	FA



A Nobile company
3830 ACTIVITY BLVD.
SAN DIEGO, CA 92126
www.sdc.com
619.756.2766

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JUN 14 2021
CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPT.

REEDLEY RELO
PSL# 572556
1714 9TH STREET
REEDLEY, CA 93854

SHEET TITLE:
NORTHEAST & SOUTHEAST ELEVATIONS

A-3

SOUTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2

NORTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT ON TOWER TO MATCH
MONOPINE

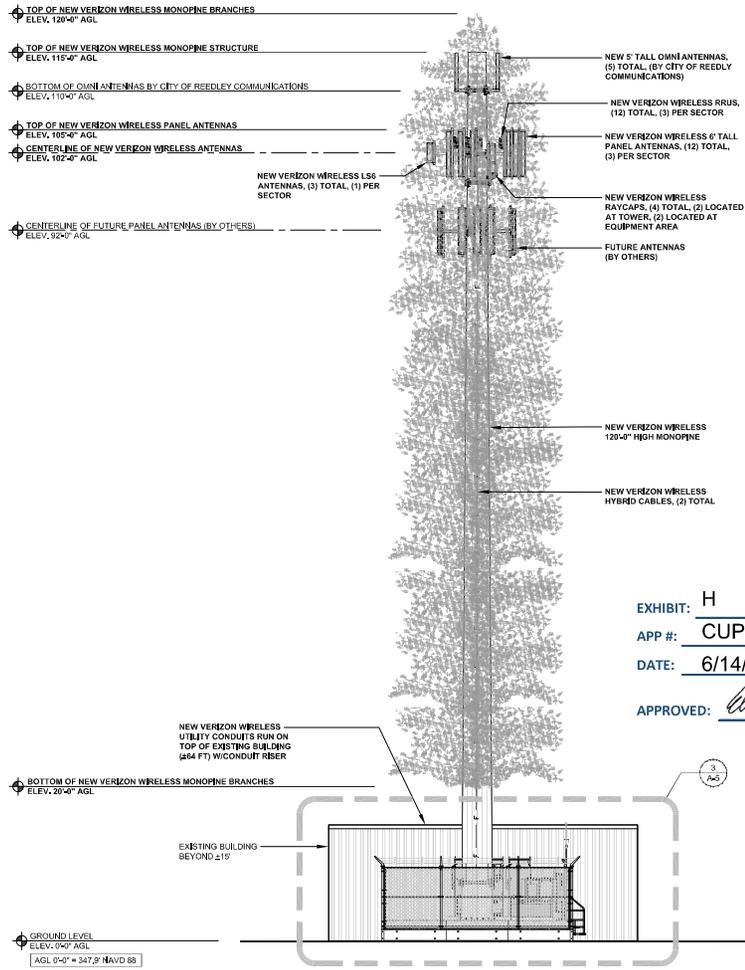
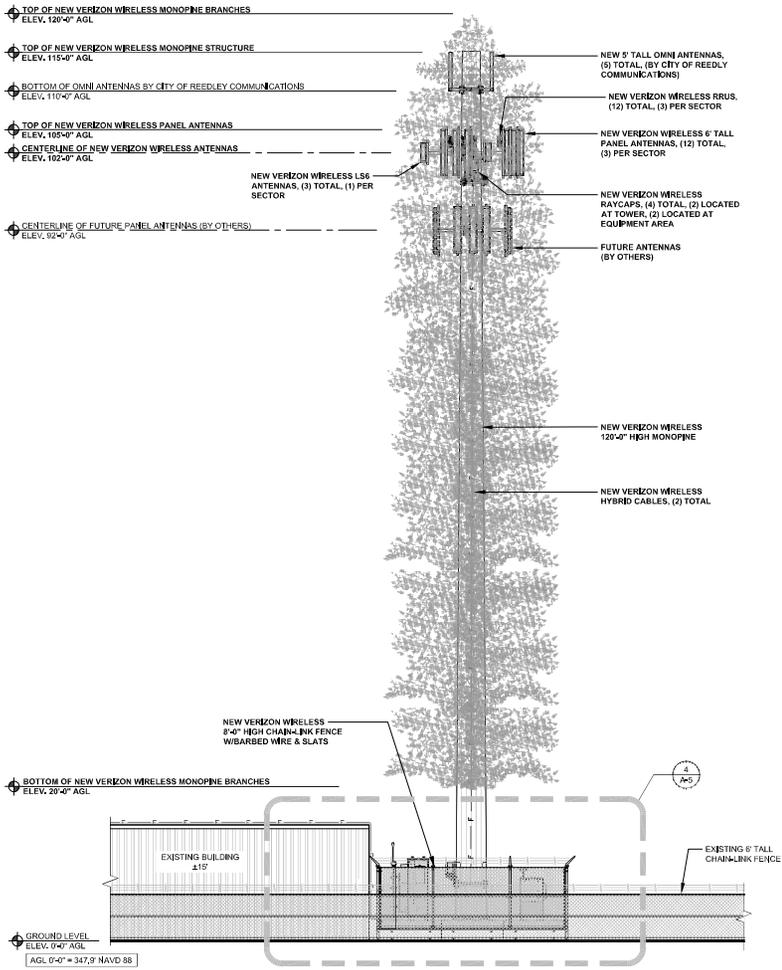


EXHIBIT: H
 APP #: CUP 2021-3
 DATE: 6/14/2021
 APPROVED: [Signature]

NORTHWEST ELEVATION

0' 2' 4' 8'
 SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

2

SOUTHWEST ELEVATION

0' 2' 4' 8'
 SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/03/21	90% ZONING	FA
1	03/03/21	100% ZONING	FA
2	03/24/21	REVISED 100% ZONING	FA
3	06/07/21	REVISED 100% ZONING	FA



A Noble company
 3830 ACTIVITY BLVD.
 SAN DIEGO, CA 92126
 WWW.SDC.COM
 619.562.7166

PROPRIETARY INFORMATION
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2765 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

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 JUN 14 2021

CITY OF REEDLEY
 COMMUNITY DEVELOPMENT DEPT.

REEDLEY RELO
 PSL# 572556
 1714 9TH STREET
 REEDLEY, CA 93854

SHEET TITLE:
**SOUTHWEST &
 NORTHWEST ELEVATIONS**

A-4



REEDLEY RELO
PSL # 572556
1714 9TH STREET
REEDLEY, CA 93654

EXHIBIT: K
APP #: CUP 2021-3
DATE: 6/10/2021



APPROVED: *Ellen Ware*

PHOTOSIMULATION VIEWPOINT 1



NEW



NEW OMNI ANTENNAS
(5) TOTAL (BY CITY OF
REEDLEY COMMUNICATIONS)

NEW VERIZON (12) PANEL ANTENNAS,
(3) LS6 ANTENNAS, (12) RADIOS, AND
(2) RAYCAP ON NEW 120'-0" HIGH MONOPINE

NOTE:
NEW VERIZON WIRELESS EQUIPMENT
LOCATED WITHIN NEW 25'-0" x 25'-0" CHAIN
LINK FENCE ENCLOSURE W/ BARB WIRE

- NEW OUTDOOR EQUIPMENT ON NEW CDM-LS20
- NEW INTERSECT CABINET AND GPS ANTENNA ON NEW H-FRAME
- NEW (2) RAYCAP
- NEW STANDBY GENERATER
- NEW 120'-0" HIGH MONOPINE

EXISTING



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

RECEIVED
 JUN 10 2021
 CITY OF REEDLEY
 COMMUNITY DEVELOPMENT DEPT.

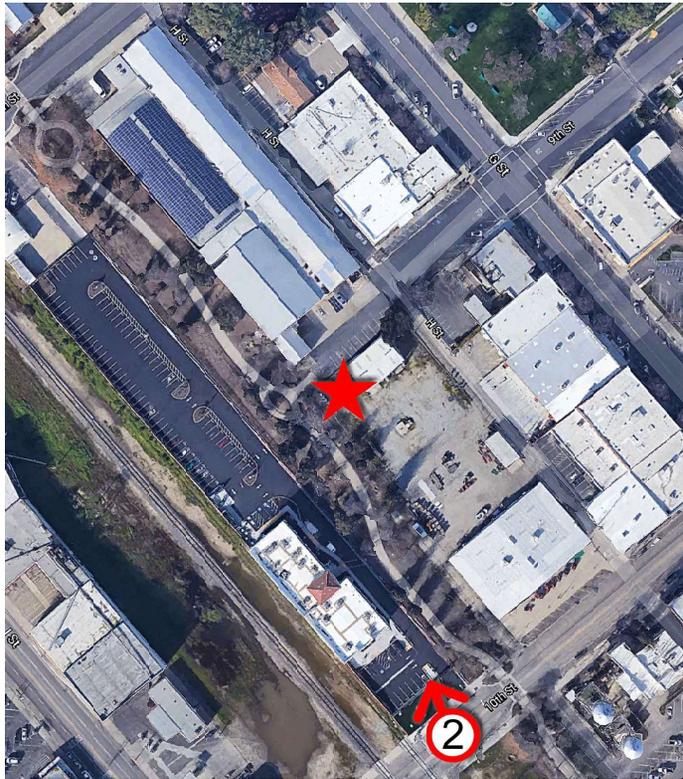


REEDLEY RELO
 PSL # 572556
 1714 9TH STREET
 REEDLEY, CA 93654

EXHIBIT: L
 APP #: CUP 2021-3
 DATE: 6/10/2021
 APPROVED: *Olga Nune*



PHOTOSIMULATION VIEWPOINT 2



NEW



NEW OMNI ANTENNAS
 (5) TOTAL (BY CITY OF
 REEDLEY COMMUNICATIONS)

NEW VERIZON (12) PANEL ANTENNAS,
 (3) LS6 ANTENNAS, (12) RADIOS, AND
 (2) RAYCAP ON NEW 120'-0" HIGH MONOPINE

NOTE:
 NEW VERIZON WIRELESS EQUIPMENT
 LOCATED WITHIN NEW 25'-0" x 25'-0" CHAIN
 LINK FENCE ENCLOSURE W/ BARB WIRE

- NEW OUTDOOR EQUIPMENT ON NEW CDM-LS20
- NEW INTERSECT CABINET AND GPS ANTENNA ON NEW H-FRAME
- NEW (2) RAYCAP
- NEW STANDBY GENERATER
- NEW 120'-0" HIGH MONOPINE

EXISTING



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



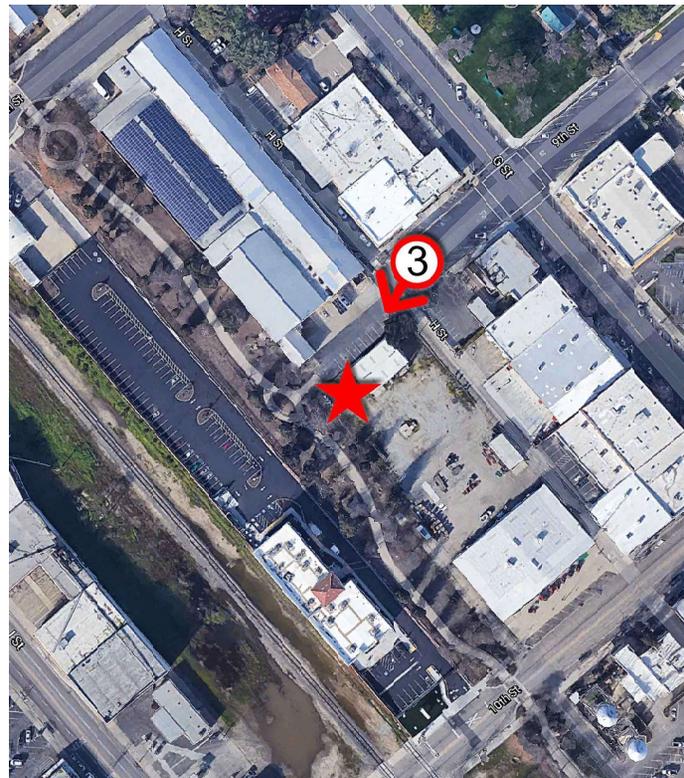
REEDLEY RELO
 PSL # 572556
 1714 9TH STREET
 REEDLEY, CA 93654

EXHIBIT: M
 APP #: CUP 2021-3
 DATE: 6/10/2021



APPROVED: *Elle Moore*

PHOTOSIMULATION VIEWPOINT 3



- NEW OMNI ANTENNAS
(5) TOTAL (BY CITY OF REEDLEY COMMUNICATIONS)
- NEW VERIZON (12) PANEL ANTENNAS,
(3) LS6 ANTENNAS, (12) RADIOS, AND
(2) RAYCAP ON NEW 120'-0" HIGH MONOPINE

NOTE:
 NEW VERIZON WIRELESS EQUIPMENT
 LOCATED WITHIN NEW 25'-0" x 25'-0" CHAIN
 LINK FENCE ENCLOSURE W/ BARB WIRE

- NEW OUTDOOR EQUIPMENT ON NEW
 GDM/LS20
- NEW INTERSECT CABINET AND GPS
 ANTENNA ON NEW H-FRAME
- NEW (2) RAYCAP
- NEW STANDBY GENERATOR
- NEW 120'-0" HIGH MONOPINE



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



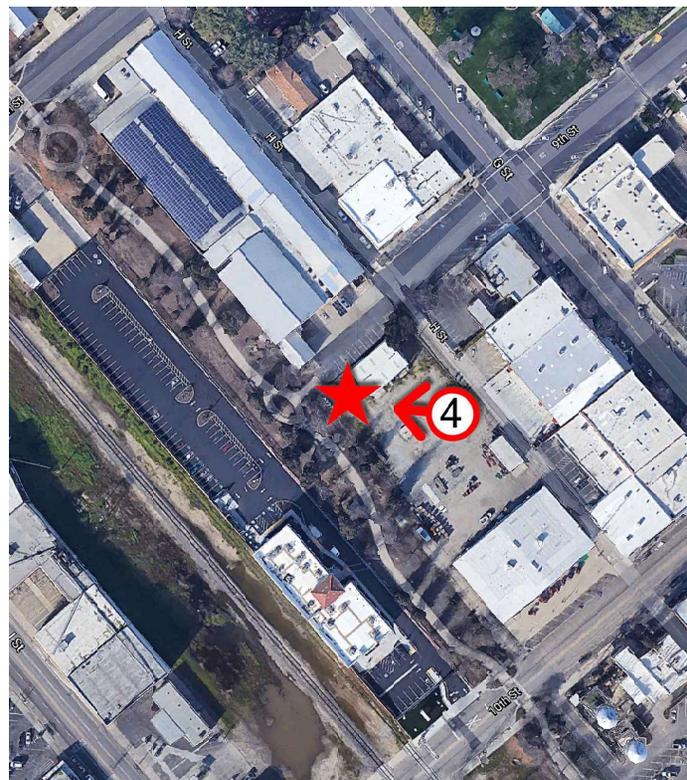
REEDLEY RELO
PSL # 572556
1714 9TH STREET
REEDLEY, CA 93654

EXHIBIT: N
APP #: CUP 2021-3
DATE: 6/10/2021

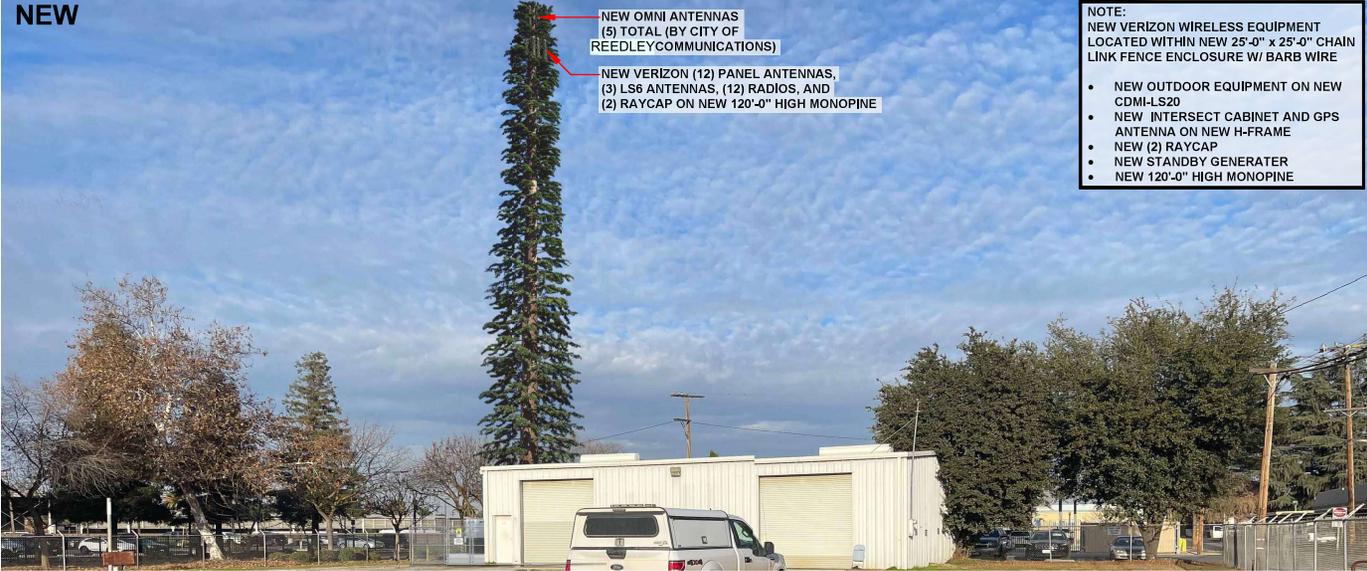


APPROVED: *Olga Mone*

PHOTOSIMULATION VIEWPOINT 4



NEW



NEW OMNI ANTENNAS
(5) TOTAL (BY CITY OF REEDLEYCOMMUNICATIONS)
NEW VERIZON (12) PANEL ANTENNAS,
(3) LS6 ANTENNAS, (12) RADIOS, AND
(2) RAYCAP ON NEW 120'-0" HIGH MONOPINE

NOTE:
NEW VERIZON WIRELESS EQUIPMENT
LOCATED WITHIN NEW 25'-0" x 25'-0" CHAIN
LINK FENCE ENCLOSURE W/ BARB WIRE

- NEW OUTDOOR EQUIPMENT ON NEW CDM-LS20
- NEW INTERSECT CABINET AND GPS ANTENNA ON NEW H-FRAME
- NEW (2) RAYCAP
- NEW STANDBY GENERATER
- NEW 120'-0" HIGH MONOPINE

EXISTING



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

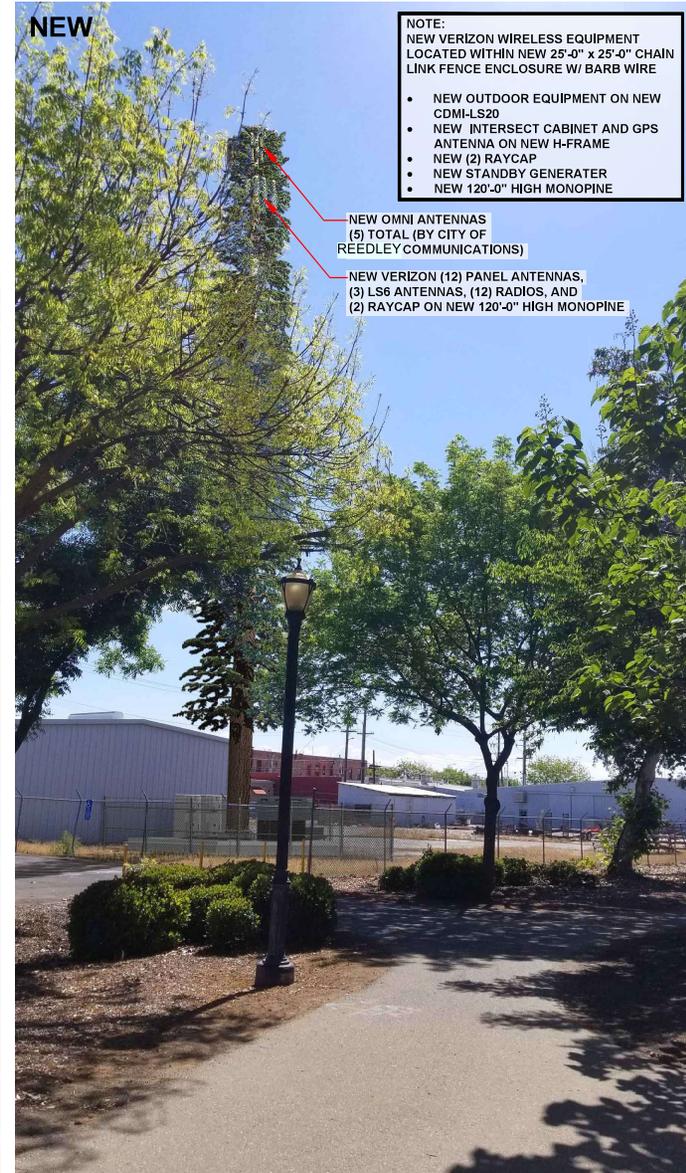
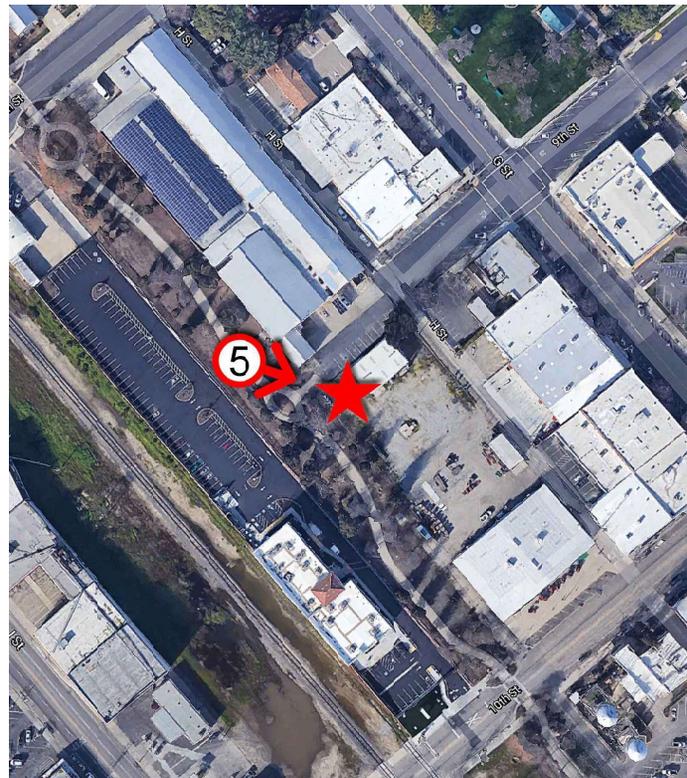


REEDLEY RELO
PSL # 572556
1714 9TH STREET
REEDLEY, CA 93654

EXHIBIT: 0
APP #: CUP 2021-3
DATE: 6/10/2021
APPROVED: Ellen M...



PHOTOSIMULATION VIEWPOINT 5



NOTE:
NEW VERIZON WIRELESS EQUIPMENT
LOCATED WITHIN NEW 25'-0" x 25'-0" CHAIN
LINK FENCE ENCLOSURE W/ BARB WIRE

- NEW OUTDOOR EQUIPMENT ON NEW CDM-LS20
- NEW INTERSECT CABINET AND GPS ANTENNA ON NEW H-FRAME
- NEW (2) RAYCAP
- NEW STANDBY GENERATOR
- NEW 120'-0" HIGH MONOPINE

NEW OMNI ANTENNAS
(5) TOTAL (BY CITY OF REEDLEY COMMUNICATIONS)

NEW VERIZON (12) PANEL ANTENNAS,
(3) LS6 ANTENNAS, (12) RADIOS, AND
(2) RAYCAP ON NEW 120'-0" HIGH MONOPINE

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



May 11, 2021

Ellen Moore
City of Reedley
1733 Ninth St
Reedley, CA 93654

Ref: Gas and Electric Transmission and Distribution

Dear Ellen Moore,

Thank you for submitting the 1714 9th St plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Mid-Valley Times

1130 G Street

Reedley CA

(559) 638-2244

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing- City of Reedley

Conditional Use Permit Application No. 2021-3 &
Environmental Assessment No. 2021-7

CASE NO. _____

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID - VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 3, 2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on June 3, 2021



Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING**

Conditional Use Permit Application No. 2021-3 & Environmental Assessment No. 2021-7

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley Planning Commission will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2021-7:** pertains to the determination that Conditional Use Permit No. 2021-3 is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
2. **Conditional Use Permit Application No. 2021-3:** pertains to the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street. Verizon is relocating their equipment from an existing tower at Reedley High School and is proposing an 80-foot tall monopole stealth tower (a monopole tower that looks like a pine tree) with 12 antennas, a standby 30KW AC generator, and equipment cabinets within a 625 square foot leasing area surrounded by 8-foot tall chain link fencing.

REEDLEY PLANNING COMMISSION

Date: Thursday, June 17, 2021

Time: 5:00 p.m., or thereafter

Place: City Hall Council Chamber

845 "G" Street, Reedley, CA 93654

The Planning Commission Meeting Agenda will be available for review on the City of Reedley's website at <http://www.reedley.com/> by 5:00 p.m. on Monday, June 14, 2021.

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley Planning Commission at, or prior to, the public hearing.

NOTE: Government Code Section 65091 (Planning and Zoning Law) requires that this notice be sent to owners of property within 300 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within 350 feet of the project.

Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Ellen Moore, Senior Planner at (559) 637-4200, ext. 222, or by email at ellen.moore@reedley.ca.gov for more information.

SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19

In recognition of the guidance from the California Department of Public Health in response to the COVID-19 pandemic, those who choose to attend the City Council meeting physically must wear a mask or face covering and practice social distancing by remaining at least 6 feet apart from other attendees. Hand sanitizer will be available at the entrance to the Council Chambers for use upon entering and exiting the room. If you are sick, please do not attend the meeting in person.

The meeting will be webcast and accessed at: <https://reedley.ca.gov/city-council/city-council-live-stream/>

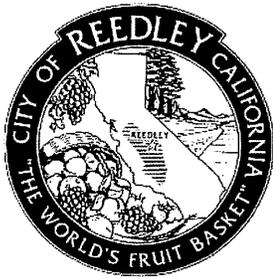
Zoom Participation:

The Planning Commission is encouraging members of the public to observe and participate in the Planning Commission meeting virtually, to maximize the safety of all meeting participants. Reasonable efforts will be made to allow written and verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may "raise their hand" during public comment portions of the meeting using the electronic feature on the zoom program, and the clerk will inform the Chair of the participant's desire to provide public comment. Due to the new, untested format of these meetings, the City cannot guarantee that participants who wish to provide public comment, either in writing or verbally, will occur as expected. The "chat" feature on Zoom will not be monitored or used during the meeting.

Members of the public who wish to provide written comments are encouraged to submit their comments to the clerk at ellen.moore@reedley.ca.gov at least two (2) hours prior to the start of the meeting to ensure that the comments will be available to the Planning Commission. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided to the Planning Commission at the meeting. Please note that written comments received will not be read aloud during the meeting, but will be included with the meeting minutes.

Assessor's Parcel Number: 368-010-27

June 3, 2021



City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
<https://reedley.ca.gov>

COMMUNITY DEVELOPMENT DEPARTMENT

Proof of Service by Mail
(required as per Reedley Municipal Code)

SUBJECT: Notice of Public Hearing (Planning Commission): Environmental Assessment No. 2021-7 and Conditional Use Permit Application No. 2021-3

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF REEDELRY)

I am an employee of the City of Reedley.

On June 3, 2021, I served the attached notice pursuant to Reedley Municipal Code on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail.

I declare, under penalty or perjury, that the foregoing is true and correct.

Executed on June 3, 2021, at City of Reedley
 Community Development Department
 1733 Ninth Street
 Reedley, California 93654.

Attachments: 1. Notice of Public Hearing
 2. List of Addresses
 3. Vicinity Map



Signature

Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
Conditional Use Permit Application No. 2021-3 & Environmental Assessment No. 2021-7**

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley Planning Commission will conduct a public hearing to consider the following:

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REEDLEY PLANNING COMMISSION

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RVJ EQUIPMENT LEASING
LLC
P O BOX 12907
FRESNO CA 93779

AMERICAN
TRAILS
ASSOCIATION
P O BOX 26421
SALT LAKE CITY UT
84126

AY-NC LP
225 MARKET ST
OAKLAND CA
94607

STATE OF CALIFORNIA
DEPT OF GENERAL SERVICES
707 3RD ST
WEST SACRAMENTO CA 95605

JUDITH A
WARKENTIN
2006 N CAMBRIDGE
CIR
REEDLEY CA 93654

KINGS CANYON JOINT UNIFIED SCHOOL DISTRICT
1502 I ST
REEDLEY CA 93654

ISAAC VENTURES
LP
933 G ST
REEDLEY CA
93654

JERRY & JACKIE
KELLY
226 WILLOW
GLENN DR
REEDLEY CA
93654

PIONEER FARM EQUIPMENT
CO
P O BOX 12406
FRESNO CA 93777

RCK PROPERTIES
INC
3383 LIVONIA AVE
LOS ANGELES CA
90034

BARSOOM BROS
CO
P O BOX 1116
REEDLEY CA
93654

ALFONSO & VERONICA
LOPEZ
11428 HIGHRIDGE
CT
CAMARILLO CA
93012

MATTHEW
TUTTLE
1721 N
RIVERVIEW AVE
REEDLEY CA
93654

PI PROPERTIES NO 140
LLC
610 N SANTA ANITA
AVE
ARCADIA CA 91006

MACKY ANTHONY PUCKETT
3690 S MADERA
AVE
KERMAN CA
93630

DEBORAH NEWTON
JOHNSTON
1025 G ST
REEDLEY CA 93654

ANGEL J & ANGELA
HUERTA
975 N SUNSET
AVE
REEDLEY CA
93654

MICHAEL A & BERTHA
L KUBECK
6551 N
SELLAND AVE

FRESNO CA 93711

MICHAEL W & DONNA S
BOSS
718 I ST
REEDLEY CA 93654

CORNER TURN-
O F-THE-
CENTURY
1011 G ST
REEDLEY CA
93654

STREET LIGHT
MINISTRIES
P O BOX 611
REEDLEY CA 93654

CENTRAL
CALIFORNIA
MENNONITE
P O BOX 907
REEDLEY CA 93654

WEST COAST
MENNONITE CENTRAL
COMMITTEE
1010 G ST
REEDLEY CA
93654

DUANE A & KATHRYN L
LAMM
42902 RD 56
REEDLEY CA 93654

LEANNE
MARTENS
1496 W FLORA
AVE
REEDLEY CA
93654

COUNTY OF FRESNO
COUNTY ADMINISTRATIVE OFFICE
2281 TULARE ST ROOM 304
FRESNO CA 93721

SAN JOAQUIN VALLEY RAILROAD
221 NORTH F STREET
EXETER, CA 93221

SAC WIRELESS
ATTN: PETER FERRERI
8880 CAL CENTER DR SUITE 170
SACRAMENTO CA 95826



© 2015 ParcelQuest www.parcelquest.com (888) 217-8999

50 m

Map data ©2021 Google



Wireless Telecommunication Policy

Community Development Department
1733 Ninth Street
Reedley, California 93654
Call (559) 637-4200
or visit www.Reedley.com for information

Policy and Procedure No.

CD-010

Target Audience: General Public, telecommunication providers and site developers, Community Development staff, Planning Commission and City Council.

Purpose: To better serve our customers, we have created these procedures for design, analysis and processing of a special permit (conditional use permit) authorizing the installation and operation of a wireless telecommunications facility. Due to changing technology, competition between license purveyors and the general geography of the area, the City is anticipating receiving applications for installation of wireless communications facilities at various locations throughout the city. The purpose of these changes is to promote quality, clarity and consistency in applying the requirements and guidelines for the acceptance, processing and approval of these applications, while maximizing the utility of existing and future wireless telecommunications facilities.

Policy:

A. SINGLE TELECOMMUNICATION CARRIER ON A SINGLE MAST

1. The proposed mast shall be a slimline monopole design and not exceed 70-foot in height.
2. Slim line monopole shall not exceed an 18-inch diameter from base to top.
3. Antennas may be vertically stacked not exceeding a total measurement of 30 feet downward from the top of the mast.
4. All electrical conduit and/or vinyl-coated coaxial cabling shall be internal to the mast or radome/sheath covering from the base to the antenna, and shall not be visible.
5. All antennas shall be installed inside a radome. A radome shall be installed covering the uppermost portion of the monopole and all antennas.
6. The radome shall not exceed 36 inches in diameter.
7. Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.
8. Associated with each wireless telecommunications facility shall be a parking area identified for service vehicles through appropriate signage and/or striping, or through identifying adequate public parking in close proximity to the facility available to accommodate service vehicles.
9. Attachment of a microwave dish is not permissible.
10. A telecommunication mast may exceed 70 feet in height only when special conditions exist, such as attachment of additional wireless antennas to an existing telecommunications towers; or when new facilities are to be located inside of the City's industrial areas will be considered on a case-by-case basis.

11. A telecommunication mast with a maximum height of 100 feet, not exceeding a 24-inch diameter from base to top, a radome not exceeding 36 inches in diameter, with all antennas on the top 40 feet of the mast, may be allowed in public and private open space areas a minimum of five acres in size and in industrial areas will be considered on a case-by-case basis. Existing structures in these open space and industrial areas (i.e., light standards and other towers) may also be utilized for antennae.

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

1. The proposed telecommunication mast for collocation of multiple carriers shall be a 70-foot to 80-foot slimline monopole design. Extension of an existing 70-foot mast may be considered on a case-by-case basis.

2. Slim line monopole shall not exceed a 24-inch diameter from base to top.

3. Antennas may be vertically stacked not exceeding a total measurement of 40 feet downward from the top of the mast.

4. All electrical conduit and/or vinyl coated coax cabling shall be internal to the mast or radome/sheath from the base to the antenna, and shall not be visible.

5. All antennas shall be installed inside a radome. A radome shall not exceed 40-inches in diameter and shall not be more than 40 feet in vertical length from the top of the mast.

6. Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.

7. Associated with each wireless telecommunications facility shall be a parking area identified for service vehicles through appropriate signage and/or striping, or through identifying adequate public parking in close proximity to the facility available to accommodate service vehicles.

8. Attachment of a microwave dish is not permissible.

9. A telecommunication mast may exceed 80-foot in height only when special conditions exist, such as attachment of additional wireless antennas to existing telecommunications towers; or when new facilities are to be located inside of the City's industrial areas will be considered on a case-by-case basis.

10. A telecommunication mast with a maximum height of 100 feet, not exceeding a 24-inch diameter from base to top, a radome not exceeding 40 inches in diameter, with all antennas on the top 40 feet of the mast, may be allowed in public and private open space areas a minimum of five acres in size and in industrial areas will be considered on a case-by-case basis. Existing structures in these open space and industrial areas (i.e., light standards and other towers) may also be utilized for antennae.

C. LATTICE TOWER

1. Lattice towers are prohibited as a new wireless telecommunication facility.

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

D. LANDSCAPING/FENCING

1. A landscaped buffer strip shall be constructed, contain and maintain deciduous and evergreen trees and shrubs, per City of Reedley landscaping requirements and standards along the exterior perimeter of any facility equipment compound which fronts onto a major or local street and is visible from the public right-of-way.
2. The landscaped buffer strip shall be at least 3 feet wide, or wider, with a raised curb encircling the facility as may be required by the Reedley Municipal Code (FMC) or through the special permit issuance process.
3. There shall be a 6-foot high solid wall (Community Development, Block Wall Drawing) or approved architecturally-designed solid fence installed surrounding the equipment compound. Slatted chain-link fencing will only be considered when the equipment facility is substantially masked from public view (Public Works Department, Engineering Division, Standard Drawing ST-17), or is located in a commercial or industrial zone district.

Definitions:

- A. Wireless Telecommunications Facility – A combination of ground mounted equipment (often in cabinets or shelters), necessary utilities, and a slim line monopole with supporting antennas and cabling required to provide communications services. This secured (fenced) compound contains the infrastructure necessary to provide wireless services to the community.
- B. Mast – See slim line monopole (flanged pole is not permissible).
- C. Slim Line Monopole – A continuous, smooth, round cross section monopole with no cut outs or exterior attachments such as climbing pegs
- D. Radome – The purpose of the radome is to conceal the antennas mounted to the telecommunication mast. This cylindrical, external sheath covers the antenna arrays mounted to a mast. The radome is constructed of an RF transparent material and painted to match the pole a condition of approval.
- E. Co-Location of Multiple Telecommunication Carriers – A wireless telecommunication facility for more than one carrier or communications provider which includes ground equipment, mast, radome, antennae, and other structures to support the operation of wireless telecommunication facility.

Procedures Guidelines:

- A. Applicants proposing to install and operate a new wireless telecommunications facility in the City of Reedley, will be subject to these guidelines and must obtain a special permit (conditional use permit) issued through the City of Reedley, Community Development Department.
- B. Applicants with an approved special permit (conditional use permit) proposing to add an additional carrier to a wireless telecommunication facility in the City of Reedley, will be subject to these guidelines and required to amended the special permit by submitting an Amended Permit (Minor) application to the City of Reedley, Community Development Department.
- C. Modification to an existing facility related to replacement of small pieces of equipment, antennas, cabinets, which do not materially change the operations of the facility may be accomplished through submitting for administrative approval a revised operational statement.

D. Modification to an existing wireless communications facility will be subject to these guidelines set forth in this policy entitled Wireless Telecommunications Facilities, Policy & Procedures CD-010.

E. Submittal of a special permit (conditional use permit) application may cause a review of planning and building permits activity for the subject property to ensure compliance with the Reedley Municipal Code (RMC). An identified planning/building or code violation may require the property owner to make necessary correction prior to the issuance of a special permit.

F. Site Plan drawings are required and shall include all boundaries, structures and features of the subject property, including but not limited to, north arrow, scale, public utility poles and boxes, guy wires, signs, fire hydrants, dimensioning of all parking stalls, loading zone(s), existing and proposed building, labeling of building square footage, trash receptacles and tree wells located within the existing and proposed public rights-of-way, with details as required in the following:

1. Elevation drawings shall show all mast and radome dimensions, placement and design features.
2. Provide a drawing detail which includes antenna array design and width and depth of antennas, both proposed and existing.
3. Provide an elevation drawing of vertical stacking of antennas.

G. The Community Development Director may condition additional architectural features (monopine, monopalm, horizontal installation, application of color) to a mast or facility structure to ensure compatibility with the surrounding physical environment and conformity to with these guidelines.

H. All required public improvements shall be in accordance with RMC, and constructed in accordance with the City of Reedley, Public Works Department, Engineering Division, Standard Drawings.

I. There shall be no new wireless telecommunications facility located within 200 yards of an existing wireless telecommunications site.

Documents Referenced in this Policy/Procedure:

1. Policy Development Proposal, December 20, 2012 – This departmental policy was crafted to provide guidance on how these projects can be developed or conditioned to ensure public health and safety.

This policy if enacted will be for an interim period no longer than six months from the date authorized by the City Manager. At the end of the interim period, the policy statement would be analyzed to determine:

- a) If the policy met the intended goals, if not, no further action would be taken and the policy would sunset;
- b) If the policy met most of the intended goals, the policy could be modified and either granted a time extension or a Code amendment initiated; and
- c) The policy achieved the intended goals and a Code amendment is initiated.

2. The Reedley Municipal Code, Chapter 2, Zoning Definitions may be amended to include the above described definitions.

3. The Reedley Municipal Code, Chapter 13, Supplementary Regulations may be amended to include the above described policy and procedures.

4. The Reedley Municipal Code, Chapter 25, List of Permitted and Conditional USE Matrix may be amended to include the above described telecommunication facility use.

Review and Responsibility:

The Community Service Department is responsible for implementation of this policy through the processing of various special permits (conditional use permit). The Department is also responsible for evaluation, recommendation and future revision of this policy.

Forms (attached): N/A

Department Signature: _____ **Dated:** _____
Community Development Department

City Manager Signature: _____ **Dated:** _____

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

LEAD AGENCY: City of Reedley
1733 Ninth Street
Reedley, CA 93654
Email: ellen.moore@reedley.ca.gov
Phone: 559-637-4200 x 222

APPLICANT: SAC Wireless, Authorized Verizon Wireless Representative
8880 Cal Center Dr Suite 170
Sacramento CA 95826

PROJECT TITLE: Pioneer Monopine Tree
Environmental Assessment No. 2021-7 for Conditional Use Permit
Application No. 2021-3

PROJECT LOCATION: 1714 9th Street, Reedley, CA 93654, located on the south side of the H St Alley, between 9th St and 10th St (APN: 368-010-27)

EXEMPT STATUS: Categorical Exemption

PROJECT DESCRIPTION: Conditional Use Permit Application No. 2021-3 pertains to the installation of a new Verizon Wireless unmanned telecommunication wireless facility on the northwestern portion of a 1.497-acre parcel located at 1714 9th Street. Verizon is relocating their equipment from an existing tower at Reedley High School and is proposing a 120-foot tall monopine stealth tower (a monopole tower that looks like a pine tree) with 12 antennas, a standby 30KW AC generator, and equipment cabinets within a 625 square foot leasing area surrounded by 8-foot tall chain link fencing. The project is consistent with the 2030 General Plan Central Downtown Planned Land Use Designation and the Reedley Municipal Code ML Light Industrial Zone District Designation.

This project is exempt under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15332 (In-Fill Development Projects) of the CEQA Guidelines exempts projects that are consistent with the General Plan and zoning; occur within the city limits on a site less than five acres; contain no habitat for endangered species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and can be adequately served by all required utilities and public services.

The project occurs in the city limits of Reedley and is on a 1.497-acre site surrounded by urban uses. Because the project site is in an urban area, there is no habitat for endangered species on the site. The project site is an industrial equipment yard surrounded by an urban area which has a high level of disturbance within and adjacent to the project area, therefore it lacks suitable habitat for endangered species. The project

City of Reedley
Categorical Exemption
Environmental Assessment No. 2021-7
Conditional Use Permit Application No. 2021-3

would be required to comply with general plan policies and mitigation measures addressed in the Reedley General Plan 2030 Program EIR (SCH# 2010031106), which would determine that the project would not result in any significant effects related to traffic, noise, air quality or water quality. Water and sewer service is not required and the site can be adequately served by PG&E utilities.

The proposed project will involve the installation of an unmanned telecommunication wireless facility, which is an exemption characterized under Section 15332 (Class 32/Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Date: June 17, 2021

Submitted by:



Ellen Moore, Senior Planner
City of Reedley
Community Development Department
(559) 637-4200 ext. 222



REEDLEY PLANNING COMMISSION

ITEM NO: 3

DATE: June 17, 2021

TITLE: Update Regarding Revised Placement of a Mural on the West-facing Wall of the Cortezia Styling Salon Building Located at 1452 11th Street

FROM: Rob Terry, AICP, Director *RT*
Community Development Department

RECOMMENDATION

No formal action is being requested of the Planning Commission, as recommendations and proposed actions listed within Resolution 2021-04, approved by the Planning Commission on March 4, 2021, included allowance for changes relating to design concept, etc. Due to a change in the mural application and overall size, and slight variation from original layout, staff is providing the Commission with an update on such items, all of which are considered to still be within the original recommendation. Staff did advertise the update as a public hearing to allow for any public input to be received and discussed by the Commission.

PROJECT DESCRIPTION/BACKGROUND

On March 4, 2021, the Planning Commission reviewed the design concept and associated support items for placement of a painted mural at 1452 11th Street. The Commission recommended that the City Council approve such placement. Subsequent to the Commission's actions, scheduling challenges prompted the project team to consider alternatives to the original design scope; with the result being a slight modification in conceptual design, an increase in overall sizing, and a change in application (vinyl printed and framed banner vs. painted mural). The revised conceptual design is included with this report as Attachment 2.

While the Commission's original recommendation of approval does allow for adjustments such as those proposed (see Resolution 2021-04, in Attachment 1), staff felt it appropriate to provide an update on the proposed changes to the Commission, and to give both the public and the Commission an additional opportunity to ask any questions and provide comments. Additionally, the Commission may elect to change their original recommendation, if desired. Should the Commission desire to continue with the original recommendation, all support materials and actions will remain in place. Staff has placed notice of this Public Hearing in the Mid-Valley Times, as well as sent notices to property owners within a 350' radius of the proposed location.

ATTACHMENTS

1. Revised Conceptual Design Graphic
2. Public Noticing: Proof of Mailing and Publication
3. 3/4/2021 Planning Commission Staff Report and Attachments

Motion: _____

Second: _____

Sign-focused back lighting to be considered.

add REEDLEY

THANK YOU VETERANS



Update pictures to ensure representation of cultural diversity and gender inclusion of the area; plus all branches of the military.

Anti-graffiti coating proposed below the 7' mark

Mid-Valley Times

1130 G Street
Reedley CA
(559) 638-2244

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing- City of Reedley

Environmental Assessment No. 2020-14

Sign Permit 2020-12

CASE NO. _____

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID -VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 3, 2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on June 3, 2021



Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
Sign Permit 2020-12**

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley Planning Commission will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2020-14:** Recommend that the City Council finds the project is exempt under Section 15002(k)(1), Section 15378(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
2. **Sign Permit 2020-12:** Recommend that the City Council approve the amended design of a community mural proposed to be on the west-facing wall of the Cortezia Styling Salon building, located at 1452 11th Street Reedley, CA 93654.

REEDLEY PLANNING COMMISSION

Date: Thursday, June 17, 2021
Time: 5:00 p.m., or thereafter
Place: City Hall Council Chambers
845 "G" Street, Reedley, CA 93654

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In recognition of the guidance from the California Department of Public Health in response to the COVID-19 pandemic, those who choose to attend the Planning Commission meeting physically must wear a mask or face covering and practice social distancing by remaining at least 6 feet apart from other attendees. Hand sanitizer will be available at the entrance to the Council Chambers for use upon entering and exiting the room. If you are sick, please do not attend the meeting in person.

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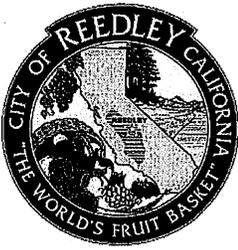
Zoom Participation:

Members of the public are encouraged to observe and participate in the Planning Commission meeting virtually, to maximize the safety of all meeting participants. Reasonable efforts will be made to allow verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may utilize the "raise your hand" option during public comment portions of the meeting using the electronic feature on the Zoom program, and the Clerk will inform the Chair of the participant's desire to provide public comment. The Clerk will not be monitoring the in-meeting chat window, and any such comments placed within the chat will not be considered as part of the public record for any item.

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Assessor's Parcel Numbers: 368-213-14

June 3, 2021



City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
<https://reedley.ca.gov>

COMMUNITY DEVELOPMENT DEPARTMENT

Proof of Service by Mail
(required as per Reedley Municipal Code)

SUBJECT: Notice of Public Hearing (Planning Commission): for Sign Permit -2020-12 – 1452 11th Street

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF REEDLEY)

I am an employee of the City of Reedley.

On June 3, 2021, I served the attached notice pursuant to Reedley Municipal Code on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail.

I declare, under penalty or perjury, that the foregoing is true and correct.

Executed on June 3, 2021, at City of Reedley
 Community Development Department
 1733 Ninth Street
 Reedley, California 93654.

- Attachments: 1. Notice of Public Hearing
2. List of Addresses
3. Vicinity Map

Signature

Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
Sign Permit 2020-12**

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code; and, pursuant to the procedures of Title 10 of the Reedley Municipal Code, the Reedley Planning Commission will conduct a public hearing to consider the following:

1. **Environmental Assessment No. 2020-14:** Recommend that the City Council finds the project is exempt under Section 15002(k)(1), Section 15378(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
2. **Sign Permit 2020-12:** Recommend that the City Council approve the amended design of a community mural proposed to be on the west-facing wall of the Cortezia Styling Salon building, located at 1452 11th Street Reedley, CA 93654.

REEDLEY PLANNING COMMISSION

Date: Thursday, June 17, 2021

Time: 5:00 p.m., or thereafter

Place: City Hall Council Chambers
845 "G" Street, Reedley, CA 93654

The Planning Commission Meeting Agenda will be available for review on the City of Reedley's website at <http://www.reedley.com/> by 5:00 p.m. on Monday, June 14, 2021.

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley Planning Commission at, or prior to, the public hearing.

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Assessor's Parcel Numbers: 368-213-14





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Map data ©2021 Google

UNITED STATES OF AMERICA

KUSCH & KUSCH INC
1053 G ST
REEDLEY CA 93654

MARISOL ROMO
1021 D STREET
REEDLEY CA 93654

SERGIO G & ANNA LETICIA CRUZ
1023 D
REEDLEY CA 93654

JESS & GLORIA RIVERA
1935 11TH ST
LA VERNE CA 91750

LUIS S & ANTONIA E ZAVALA
1039 D ST
REEDLEY CA 93654

NICHOLAS SHONG
815 E HARVARD
FRESNO CA 93704

FIRST UNITED METHODIST
CHURCH
1461 ELEVENTH ST
REEDLEY CA 93654

FIRST UNITED METHODIST
CHURCH
1461 ELEVENTH ST
REEDLEY CA 93654

FIRST UNITED METHODIST
CHURCH
1461 ELEVENTH ST
REEDLEY CA 93654

JUAN C MURO
276 N ALTA
DINUBA CA 93618

ANDREW J & LUCY A
VELASQUEZ
2425 E FALLBROOK
FRESNO CA 93720

JESUS & MARIA F VARGAS
445 MAPLE
REEDLEY CA 93654

KELLY M SANBORN
P O BOX 1462
REEDLEY CA 93654

REEDLEY CITY OF

MAURICE G & CINDY JUNE
DONALDSON
1508 11TH ST
REEDLEY CA 93654

CENTRAL CALIF CONF ASSN
SEVENTH DAY ADV
P O BOX 770
CLOVIS CA 93613

WALTER MARMOLEJO
1145 D ST
REEDLEY CA 93654

HORST & ELLI FRIESEN
1409 W SEQUOIA CIR
REEDLEY CA 93654

STEVEN A KENNEDY
P O BOX 1739
REEDLEY CA 93654

JANZEN PROPERTIES LP
829 S FRANKWOOD
REEDLEY CA 93654

IRWIN R JANZEN
43158 RD 56
REEDLEY CA

RAMIRO TAPIA CANDELARIO
9769 S MENDOCINO
PARLIER CA 93648

RALPH & MARY LOPEZ
876 W CARPENTER
REEDLEY CA 93654

WALTER S & MARJORIE
MARMOLEJO
1145 D STREET
REEDLEY CA 93654

MARIA JESSIE GARCIA ARROYO
1161 D ST
REEDLEY CA 93654

SALVADOR M & MARIA JESSIE
GARCIA
P O BOX 388
REEDLEY CA 93654

PABLO CRUZ SOLORZANO
1421 12TH ST
REEDLEY CA 93654

DELMY ELIZABETH JAUREGUI
1427 12TH ST
REEDLEY CA 93654

HELEN SILVA JOHNSON
1782 EL CODO WAY
SAN JOSE CA 95124

MATTHEW & PAMELA
PENNEBAKER
PO BOX 849
REEDLEY CA 93654

FRIENDSHIP HOUSE SUPPORT
GROUP REEDLEY
291 E ASPEN DR
REEDLEY CA 93654

TIMOTHY & YVETTE KARMAN
78 CLAIR WAY
TIBURON CA 94920

CROSSROADS CAFE INC
2514 LOS AMIGOS ST
LA CRESCENTA CA 91214

MARTHA CORTEZ
1452 11TH
REEDLEY CA 93654

WINTER R & KATHARINE S
PHILIP
9450 S ALTA
REEDLEY CA 93654

JESUS MANUEL CISNEROS
ARMENTA
1123 D ST
REEDLEY CA 93654

DINA CAVAZOS
1158 D ST
REEDLEY CA 93654

JOSE MORENO CASTANEDA
P O BOX 263
REEDLEY CA 93654

JHS FAMILY LIMITED
PARTNERSHIP
5917 W ELOWIN DR
VISALIA CA 93291

ADALID & CAROLINE VARGAS
GARCIA
1134 D ST
REEDLEY CA 93654

JOSE R VISCARRA
1122 D ST
REEDLEY CA 93654

GRACIELA ALEMAN
731 G STREET
REEDLEY CA 93654



REEDLEY PLANNING COMMISSION

ITEM NO: 3

DATE: March 4, 2021

TITLE: Public Hearing and Recommendations for the Placement of a Painted Mural on the West-facing Wall of the Cortezia Styling Salon Building Located at 1452 11th Street

FROM: Rob Terry, AICP, Director *RT*
Community Development Department

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions via Resolution 2021-04:

- a) Conduct a public hearing to allow an opportunity for any interested parties to present any comments on proposed design and placement of the proposed painted mural; and
- b) RECOMMEND THAT THE CITY COUNCIL ADOPT Environmental Assessment No. 2020-14, making a Finding of No Possibility of a Significant Effect, and declaring the activity is not subject to CEQA; and
- c) RECOMMEND TO THE CITY COUNCIL APPROVAL of Sign Permit Application 2020-12, placement of a painted mural on the west-facing wall of the Cortezia Styling Salon building located at 1452 11th Street.

PROJECT DESCRIPTION/BACKGROUND

In late 2020, staff was approached by Reedley Rotary Club, who was interested in partnering with the local veterans and the Arts in Public Places Program through the City for the placement of an armed forces-themed mural within the community. The applicant has been working with Valley artist Jeff Carnie, who has extensive experience with mural design and placement throughout the state. Mr. Carnie has worked with the applicant to create a conceptual design, which is included as Attachment 3. Additionally, the applicant had already made contact with Martha Cortez, property and business owner of Cortezia Styling Salon located at 1452 11th Street, to ascertain her interest in placing the proposed mural on the west-facing wall of her property. Ms. Cortez is in support of such placement, and staff has

prepared a property owner agreement for allowance of such placement, if recommended by the Planning Commission and approved by the City Council.

Reedley Municipal Code 10-14-10H stipulates that the Planning Commission hold a public hearing for proposed design and placement of murals within the community, prior to City Council considering approval of such items. Staff has placed notice of this Public Hearing in the Mid-Valley Times, as well as sent notices to property owners within a 350' radius of the proposed location.

BORDERING PROPERTY INFORMATION

	<u>Planned Land Use</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	Central Downtown Commercial	(CC) Central and Community Commercial	Commercial Offices
East	Central Downtown Commercial	(CC) Central and Community Commercial	Restaurant
South	Central Downtown Commercial	(CC) Central and Community Commercial	Gas and Service Station
West	Central Downtown Commercial	(CC) Central and Community Commercial	Church Parking

ENVIRONMENTAL REVIEW

This activity is not a “project” pursuant to State CEQA Guidelines Sections 15002(k)(1), 15378 (a) and 15061(b)(3). CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Therefore, staff has determined that a no possibility of significant effect is appropriate for the proposed project.

FINANCIAL IMPACT

The cost of the proposed mural is estimated at approximately \$15,000 total, including all work, materials and anti-graffiti coating. Funding for the mural will be provided through a donation of \$5,000 from Reedley Rotary (\$2,500 Rotary District Grant + \$2,500 Rotary donation), \$5,000 from the Arts in Public Places Program through the City of Reedley, and \$5,000 through private donations.

ATTACHMENTS

1. Resolution No. 2021-04
2. Environmental Assessment 2020-14
3. Conceptual Design – Armed Forces Mural
4. Public Noticing: Proof of Mailing and Publication

Motion: _____

Second: _____

RESOLUTION NO. 2021-04

**A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION
RECOMMENDING APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. 2020-14
AND RECOMMENDING APPROVAL OF SIGN PERMIT APPLICATION 2020-12**

WHEREAS, the City of Reedley Planning Commission, at the regular meeting of March 4, 2021, held a public hearing to consider a request of Reedley Rotary Club for placement of a mural on the west-facing wall of the Cortezia Styling Salon located at 1452 11th Street (APN 368-213-14); and

WHEREAS, the City of Reedley Planning Commission, in accordance with Reedley Municipal Code 10-14-10H, allowed opportunity for any interested parties to present any comments on proposed design and placement of the proposed painted mural at the meeting; and

WHEREAS, the City of Reedley Planning Commission determined that the proposed location of the use is in accordance with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located; and

WHEREAS, the City of Reedley Planning Commission determined that the proposed use will comply with each of the applicable provisions of the Zoning Ordinance; and

WHEREAS, the Planning Commission hereby makes the following findings regarding the site plan for the proposed project:

1. All applicable provisions of the Zoning Ordinance will be complied with; and
2. Proposed lighting will be arranged as to deflect the light away from adjoining properties; and
3. The artist is qualified to engage in the design and placement of the proposed mural; and
4. The subject matter is of historical significance to the City of Reedley, and does not contain elements that advertise an existing business or product; and
5. The paint and materials to be used will be appropriate for the outdoor locale, and will include a graffiti resistant coating for long-lasting protection of the mural.

WHEREAS, pursuant to the California Environmental Quality Act, the City of Reedley Planning Commission hereby recommends that the City Council approve Environmental Assessment No. 2020-14 which was conducted for this project and declares a Finding of No Possibility of a Significant

Effect, and declaring the activity is not subject to CEQA, based upon Sections 15002(k)(1) (General Concepts), 15378 (a) ("Project" definition) and 15061(b)(3) (Review for Exemption); and

WHEREAS, the Planning Commission received public testimony, oral and written staff report, and deliberated; and

NOW, THEREFORE, BE IT RESOLVED that the City of Reedley Planning Commission using their independent judgment hereby recommends that the City Council of the City of Reedley approve Environmental Assessment 2020-14, and recommends approval of Sign Permit Application No. 2020-12 subject to the following conditions:

1. The City Council of the City of Reedley shall provide approval of the associated environmental assessment, conceptual mural design and placement. Any substantive change to the design or placement of the mural shall be approved by the City Council prior to placement; and
2. Any non-substantive change in the approved mural design, layout or makeup must be reviewed and approved by the Community Development Department prior to the placement of the mural; and
3. The property owner where the mural will be placed shall enter into a Community Mural Property Owner Agreement with the City prior to placement of said mural; and
4. All provisions of the Zoning Ordinance shall be complied with.

This foregoing resolution is hereby approved and adopted this 4th day of March, 2021, by the following vote:

AYES:	Conrad, Luzania, Custodio, Perez, Hudson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

ATTEST:



Rob Terry, Secretary



Ron Hudson, Chair
City of Reedley Planning Commission

NOTICE OF EXEMPTION

To: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO HAVE NO SIGNIFICANT EFFECT ON THE ENVIRONMENT PURSUANT TO ARTICLE 5 OF THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

LEAD AGENCY/APPLICANT: City of Reedley
1733 Ninth Street
Reedley, CA 93654

PROJECT TITLE: Environmental Assessment No. 2020-14 (Sign Permit App 2020-12)

PROJECT LOCATION: 1452 11th Street Reedley, CA 93654 (APN 368-213-14)

EXEMPT STATUS: Finding of No Possibility of a Significant Effect

PROJECT DESCRIPTION: The proposed project pertains to the placement of a painted mural on the west-facing wall of the Cortezia Styling Salon building located at 1452 11th Street Reedley, CA 93654.

This project is exempt under Section 15002(k)(1), Section 15378(a) and Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: **CEQA Section 15002(k)(1):** The Lead Agency examines the project to determine whether there is a project subject to CEQA. The City has determined that the activities associated with the grant do not pose an impact on the environment such that it constitutes a project under CEQA.

CEQA Section 15378(a): A "Project" means the whole of the action, which has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Placement of the proposed mural does not introduce any physical change to the structure of the existing building or to its physical surroundings.

CEQA Section 15061(b)(3): The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No activity associated with placement of the proposed mural has been identified as causing a potential or significant effect on the physical environment.

CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Therefore, staff has determined that a no possibility of significant effect is appropriate for the proposed project.

Date: March 4, 2021

Submitted by:

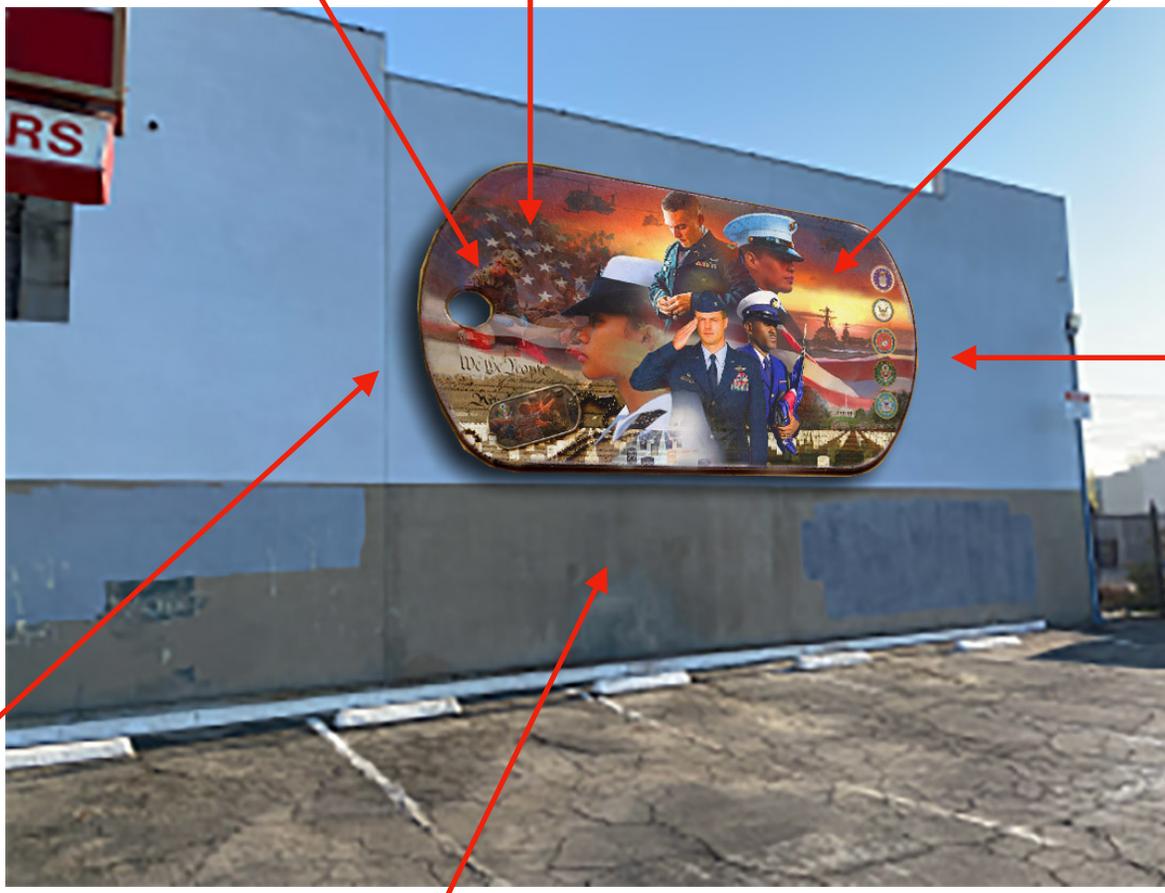


Rob Terry, Director
City of Reedley
Community Development Department
(559) 637-4200 ext. 286

Remove medic, gets lost in the picture

Remove the jungle aspect

Remove ships, group feels it gets crowded on this side.

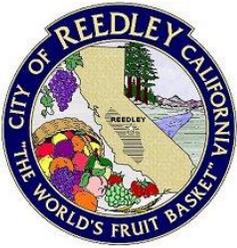


Lines pointing off the overall mural from each emblem identifying who they are and maybe their motto? Ex. Marine Corp - Simpre Fidelis

The idea with the chain coming out of the hole is great.

Idea to raise funds would be to add bricks below mural up to the top of the gray line. We would have the public buy a brick and have names engraved.

- More sky overall and make it sunnier sky with clouds.
- Would be looking at doing entire wall not just a part of it. More sky may make it not as expensive.



City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
<https://reedley.ca.gov>

COMMUNITY DEVELOPMENT DEPARTMENT

Proof of Service by Mail (required as per Reedley Municipal Code)

SUBJECT: Notice of Public Hearing (Planning Commission): for Sign Permit -2020-12 – 1452 11th Street

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF REEDLEY)

I am an employee of the City of Reedley.

On February 12, 2021, I served the attached notice pursuant to Reedley Municipal Code on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail.

I declare, under penalty or perjury, that the foregoing is true and correct.

Executed on February 12, 2021, at City of Reedley
Community Development Department
1733 Ninth Street
Reedley, California 93654.

Attachments: 1. Notice of Public Hearing
2. List of Addresses
3. Vicinity Map



Signature

Mid-Valley Times

1130 G Street
Reedley CA
(559) 638-2244

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Public Hearing Notice

Sign Permit 2020-12

CASE NO. _____

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

STATE OF CALIFORNIA

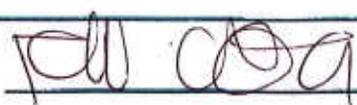
County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the MID - VALLEY TIMES a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 4, 2019, Case Number 19CECG01981; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 18, 2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

February 18, 2021

on _____


Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

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COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
Sign Permit 2020-12**

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Date: Thursday, March 4, 2021
Time: 5:00 p.m., or thereafter
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Assessor's Parcel Numbers: 368-213-14

February 18, 2021

Para español por favor comuníquese con Marlen Pimentel al (559) 637-4200 x 289

**CITY OF REEDLEY
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
Sign Permit 2020-12**

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Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Reedley Planning Commission at, or prior to, the public hearing.

NOTE: Government Code Section 65091 (Planning and Zoning Law) requires that this notice be sent to owners of property within 300 feet of the subject property. The City of Reedley, Community Development Department has mailed this notice to the property owners within 350 feet of the project.

Additional information on the proposed application, including the environmental assessment, is available for public review and may be obtained from the Community Development Department, 1733 Ninth Street, Reedley, California 93654. Please contact Ellen Moore, Senior Planner at (559) 637-4200, ext. 222, or by email at ellen.moore@reedley.ca.gov for more information.

SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19

In recognition of the guidance from the California Department of Public Health in response to the COVID-19 pandemic, those who choose to attend the Planning Commission meeting physically must wear a mask or face covering and practice social distancing by remaining at least 6 feet apart from other attendees. Hand sanitizer will be available at the entrance to the Council Chambers for use upon entering and exiting the room. If you are sick, please do not attend the meeting in person.

The meeting will be webcast and accessed at: <http://www.reedley.com/livestream.php>

Webex Participation:

Members of the public are encouraged to observe and participate in the Planning Commission meeting virtually, to maximize the safety of all meeting participants. Reasonable efforts will be made to allow verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may utilize the "raise your hand" option during public comment portions of the meeting using the electronic feature on the Webex program, and the Clerk will inform the Chair of the participant's desire to provide public comment. The Clerk will

not be monitoring the in-meeting chat window, and any such comments placed within the chat will not be considered as part of the public record for any item. Due to the new, untested format of these meetings, the City cannot guarantee that participants who wish to provide public comment via Webex will occur as expected.

Members of the public who wish to provide written comments are encouraged to submit their comments to the Clerk via e-mail at ellen.moore@reedley.ca.gov at least two (2) hours prior to the start of the meeting to ensure that the comments will be available to the Planning Commission. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided to the Planning Commission at the meeting. Please note that written comments received will not be read aloud during the meeting, but will be included with the meeting minutes, and filed as record.

Assessor's Parcel Numbers: 368-213-14



UNITED STATES OF AMERICA

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REEDLEY CA 93654

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