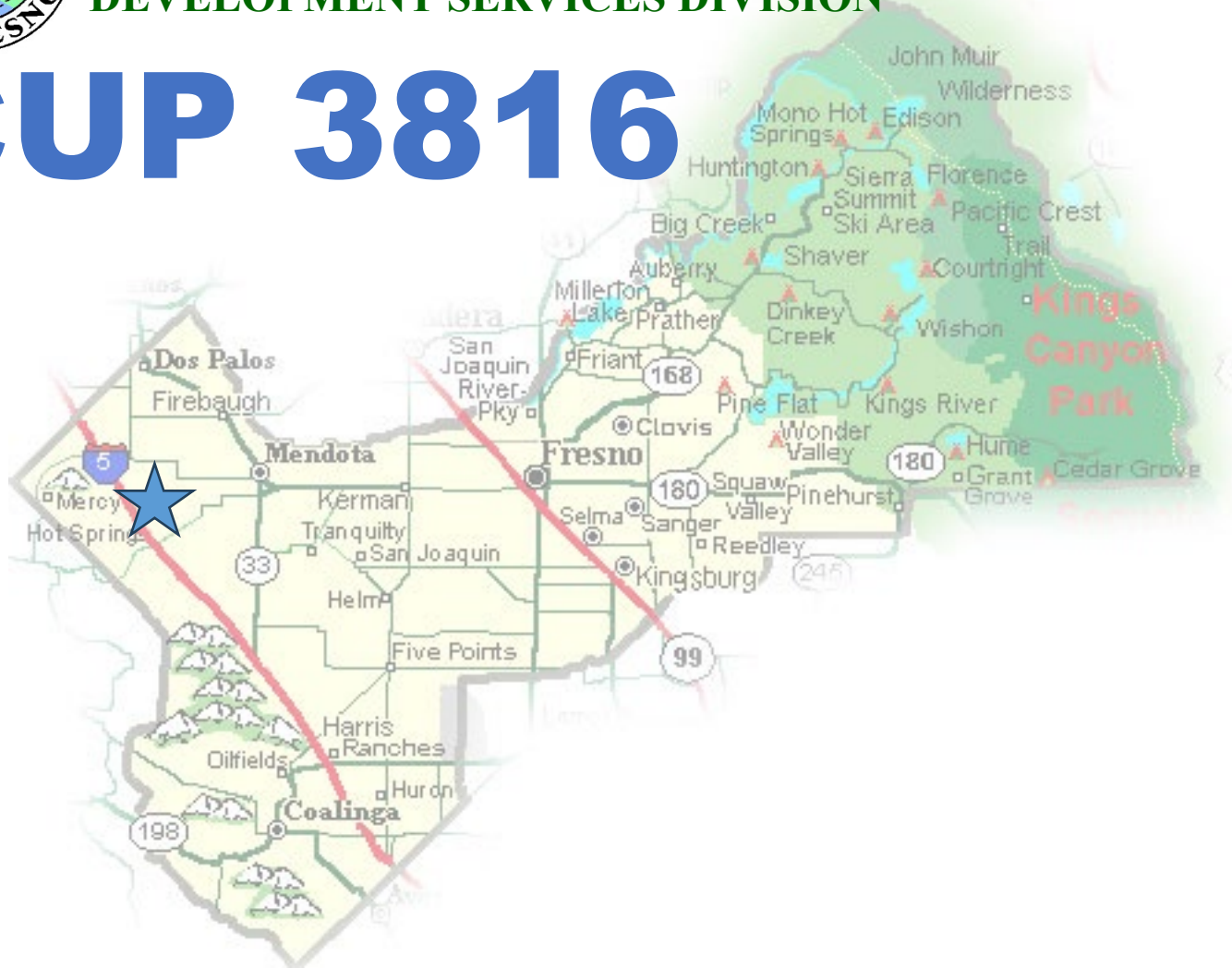




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DEVELOPMENT SERVICES DIVISION

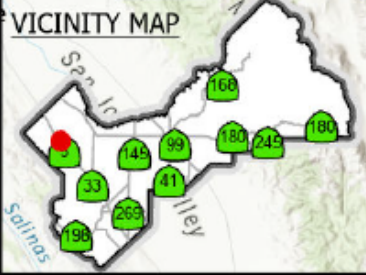
CUP 3816



Legend



SubjectProperty

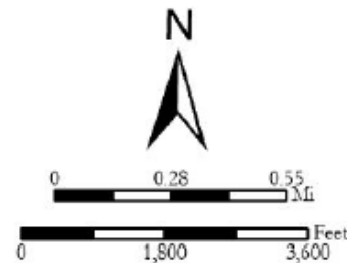


LOCATION MAP

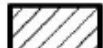

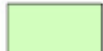
CUP 3816

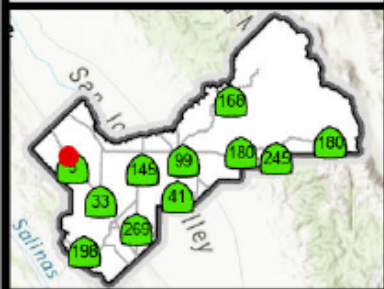
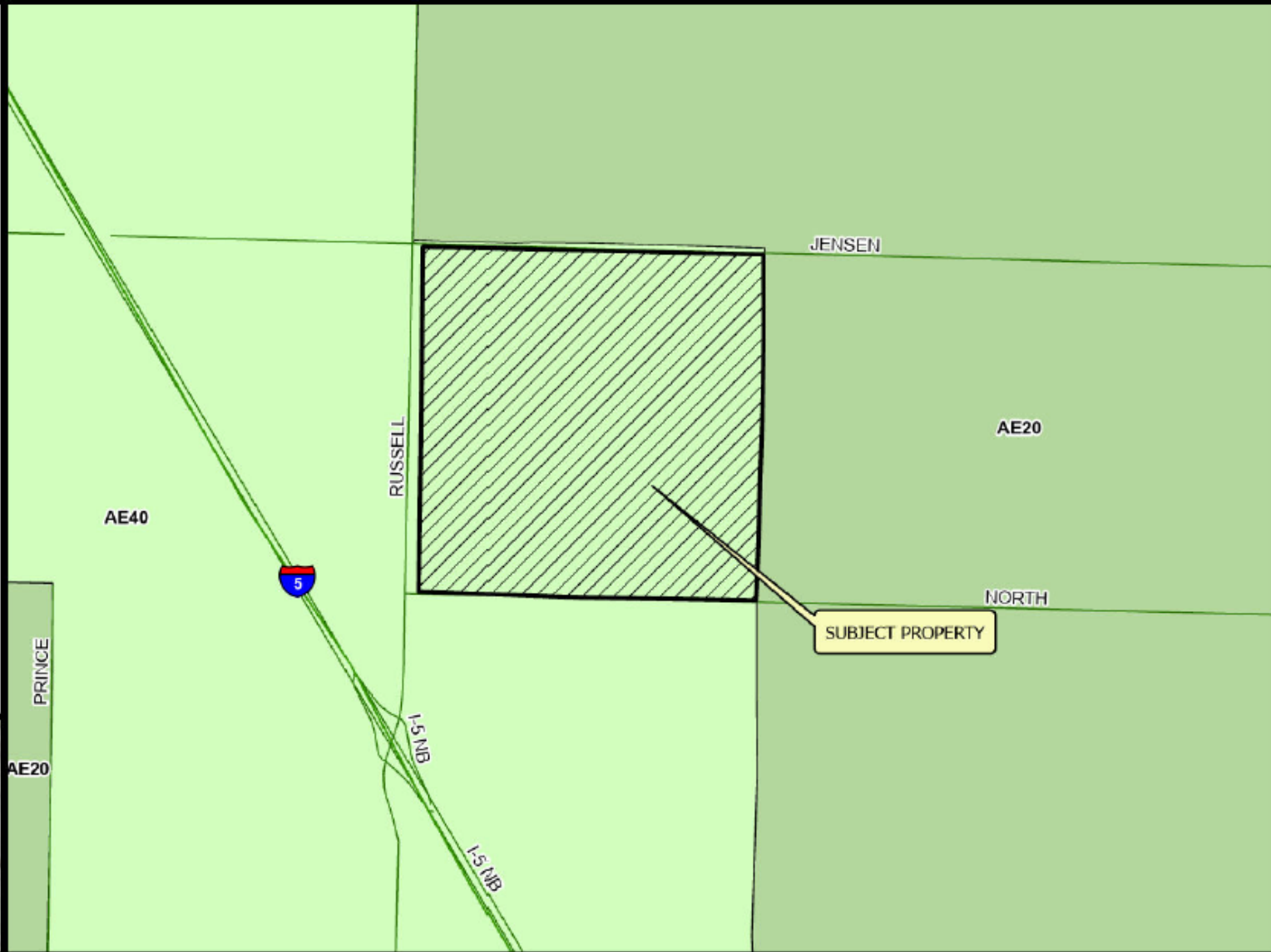
2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 4/16/2026



Legend

-  SubjectProperty
-  AE20
-  AE40

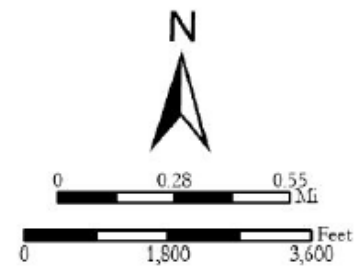


Existing Zoning Map



CUP 3816
STR 22 - 14S / 12E

2026

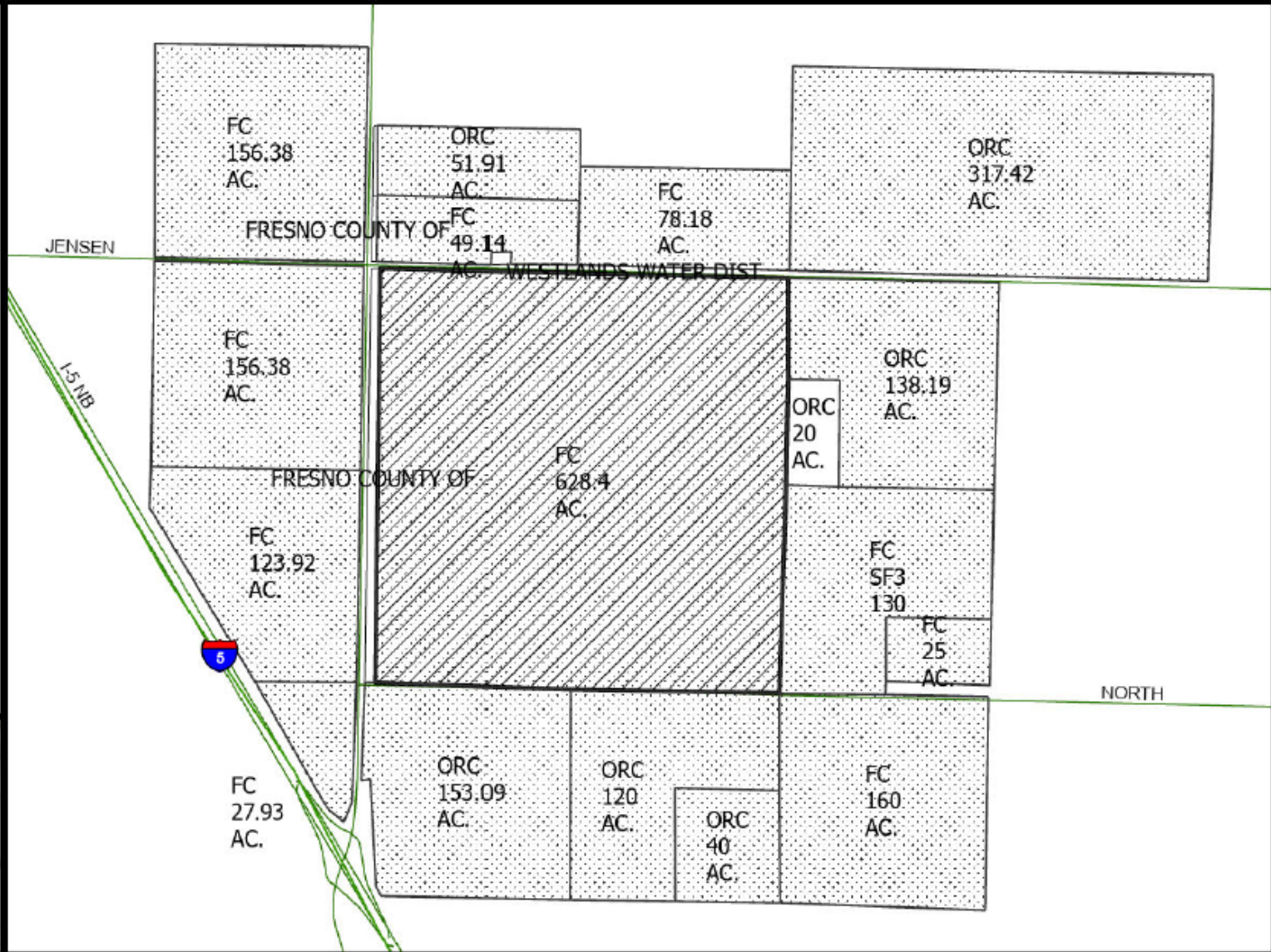
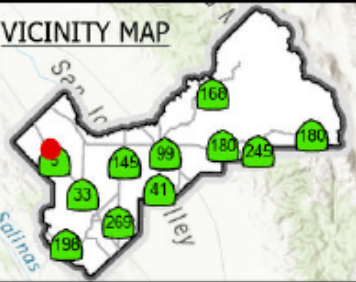
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 4/16/2026



LEGEND:

-  Subject Property
-  Ag Contract Land

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

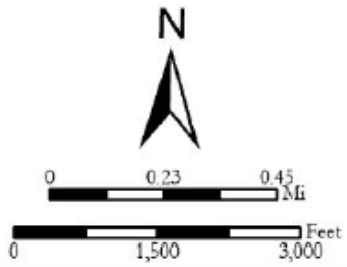


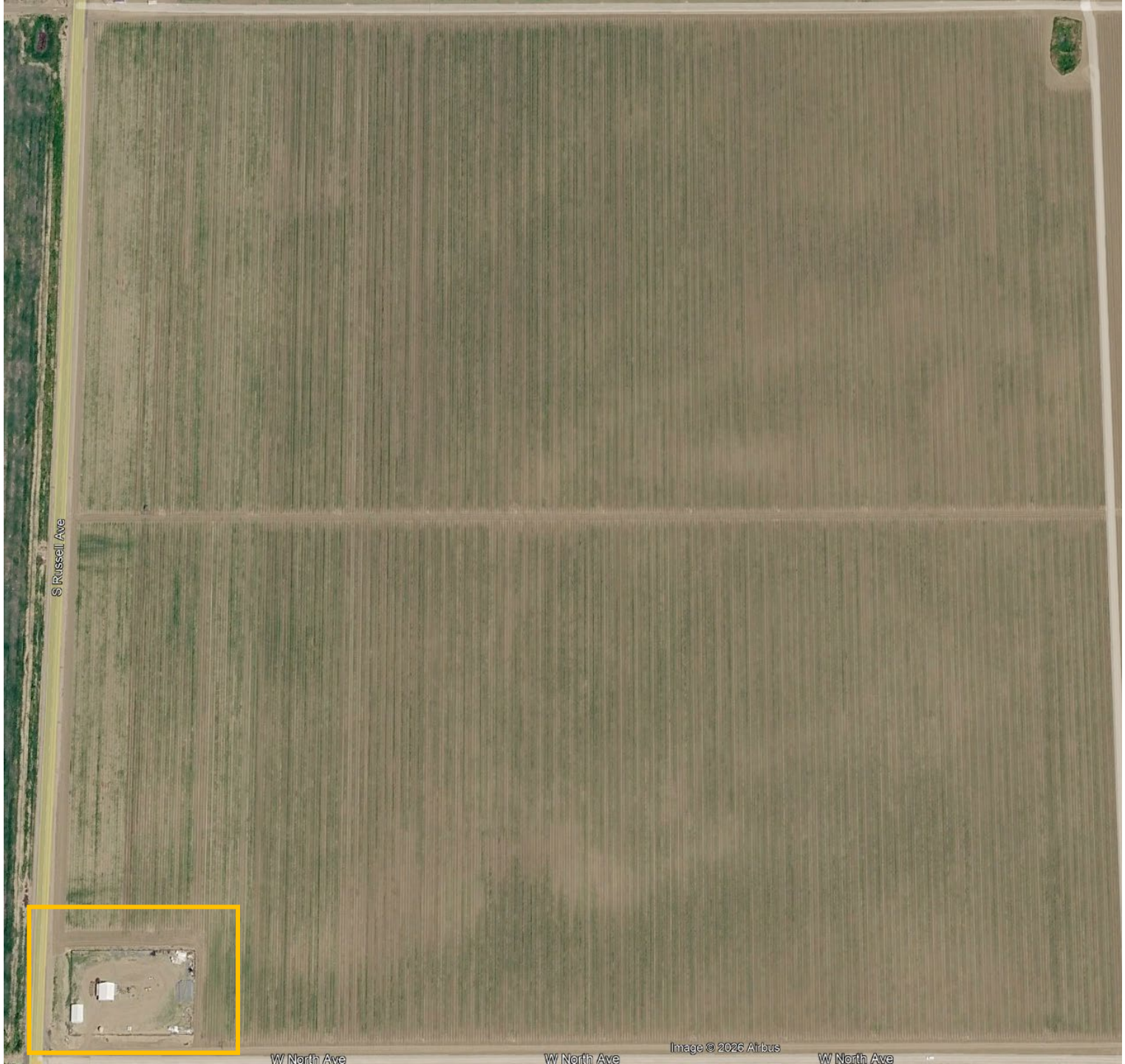
Existing Land Use Map

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2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 4/16/2026





S Russell Ave

W North Ave

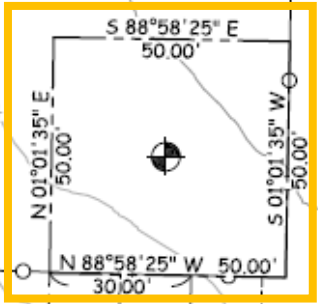
W North Ave

Image © 2026 Airbus

W North Ave

APN # 017-06-031
OWNER: PETER LECOMPTÉ

LIMIT OF PARENT
PARCEL



50'
ROW

RUSSELL AVE

GATE

7

N 88°32'52" W
309.09'

LIMIT OF PARENT
PARCEL

N 01°27'08" E
57.95'

S 01°27'08" W
43.21'

IRON PIPE
IN POT HOLE
SW CORNER
SEC. 22

N 88°32'52" W
329.00'

W NORTH AVE. (DIRT RD)

NOTE:
 EXISTING FENCE ON EAST AN
 AREA TO BE REMOVED BY GC
 WITH NEW. EXISTING FENCE T
 TO NEW FENCE AT CORNER

EQUIPMENT LEASE
 FUTURE LESSEE #1

TENANT ICE BRIDGE

PROPOSED 130'-0"
 MONOPOLE

EQUIPMENT LEASE
 FUTURE LESSEE #2

ICE WITHIN FENCED
 AREA WEED BARRIER

50'X50' VERTICAL
 BRIDGE LEASE AREA WITH
 BARBED WIRE FENCE

PROPOSED 12'-0"
 ACCESS GATE

PROPOSED KNOX
 BOX FOR E-911

PROPOSED 50'X50' VERTICAL
 BRIDGE LEASE AREA

PROPOSED 15'X10' TENANT
 EQUIPMENT LEASE AREA

- PROPOSED 8'-0" H-FRAME W/
 (1) PPC
 (1) INTERSECT CAM-LOK
 (2) LED SERVICE LIGHT W/ TIMER
 (1) EMERSON FIBER BOX
 (1) FIBER MANAGEMENT BOX
 (1) FIRE EXTINGUISHER CABINET

PROPOSED ANCHOR TENANT 200AMP,
 120/240V 1/4 METER IN ENCLOSURE, WITH 2
 FUTURE TENANT METER LOCATIONS

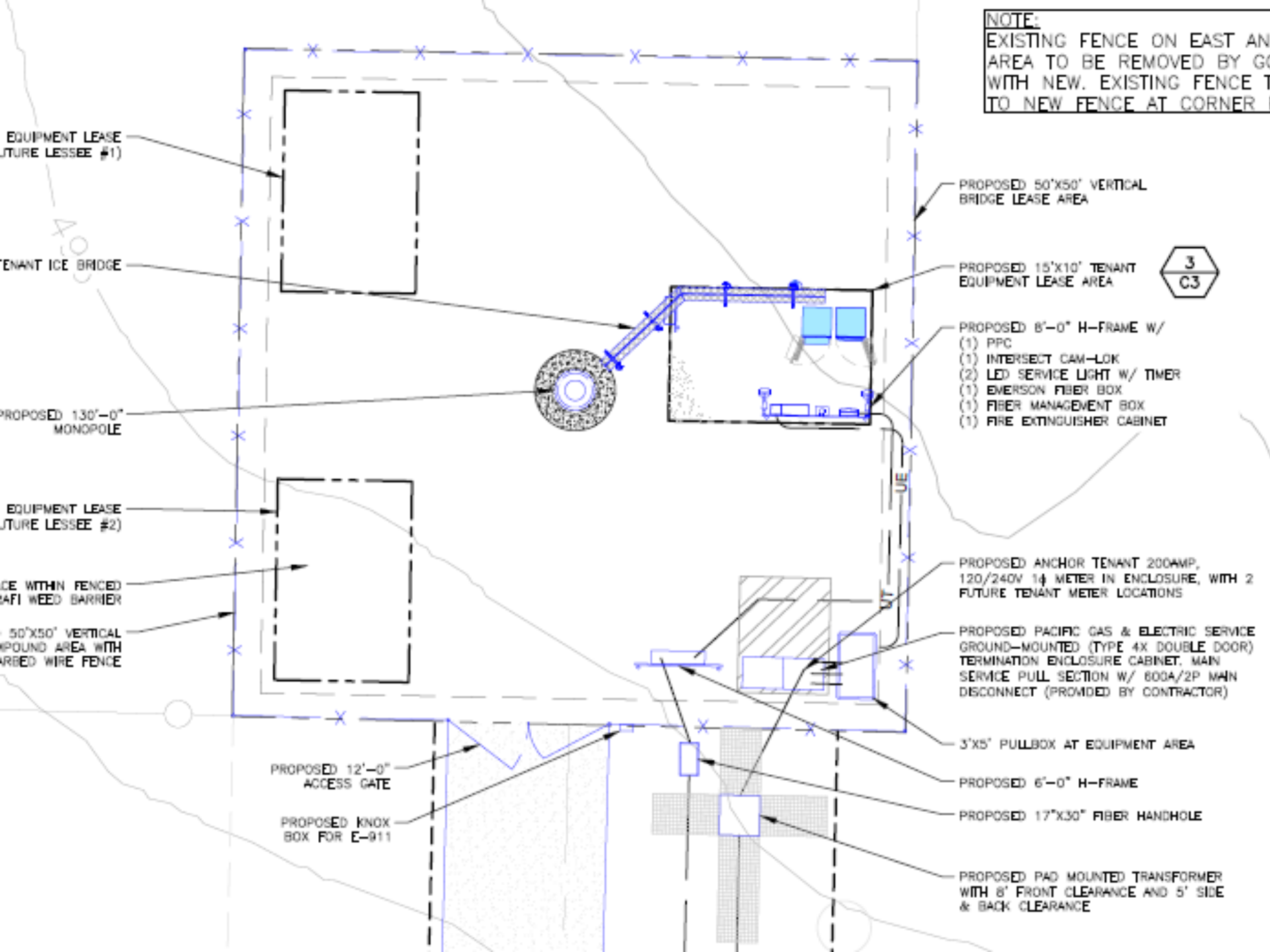
PROPOSED PACIFIC GAS & ELECTRIC SERVICE
 GROUND-MOUNTED (TYPE 4X DOUBLE DOOR)
 TERMINATION ENCLOSURE CABINET, MAIN
 SERVICE PULL SECTION W/ 600A/2P MAIN
 DISCONNECT (PROVIDED BY CONTRACTOR)

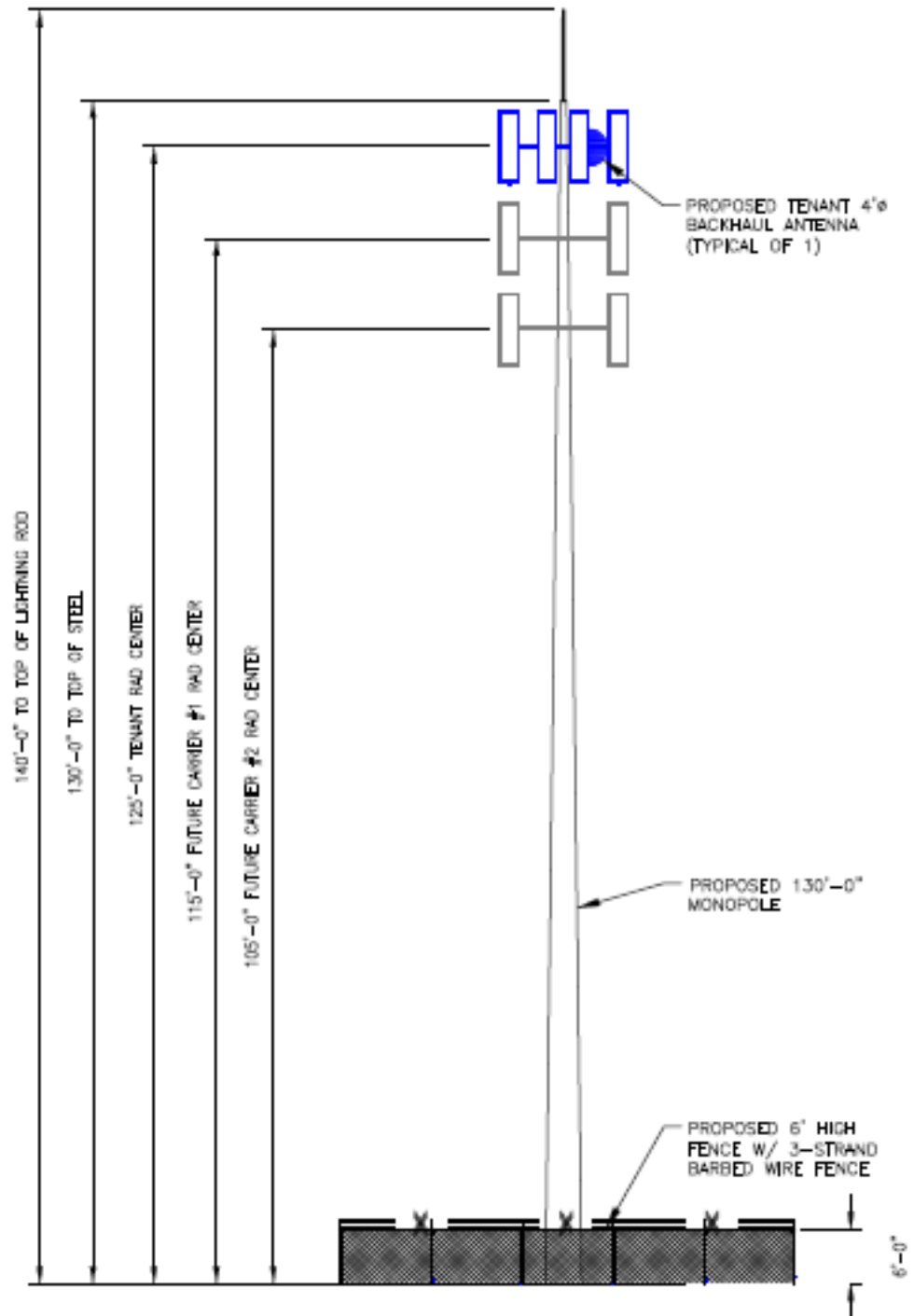
3'X5' PULLBOX AT EQUIPMENT AREA

PROPOSED 6'-0" H-FRAME

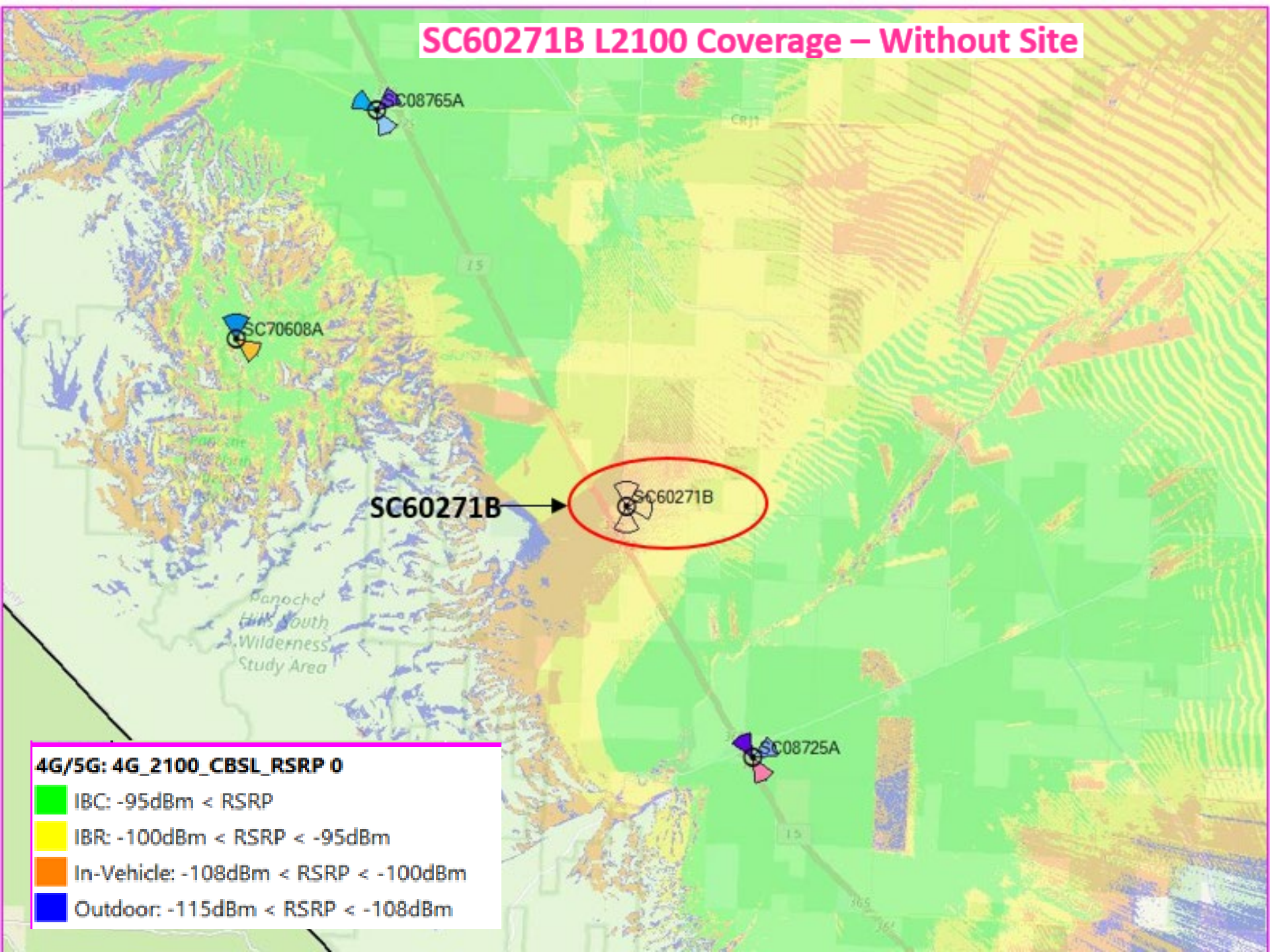
PROPOSED 17"X30" FIBER HANDHOLE

PROPOSED PAD MOUNTED TRANSFORMER
 WITH 8' FRONT CLEARANCE AND 5' SIDE
 & BACK CLEARANCE





SC60271B L2100 Coverage – Without Site



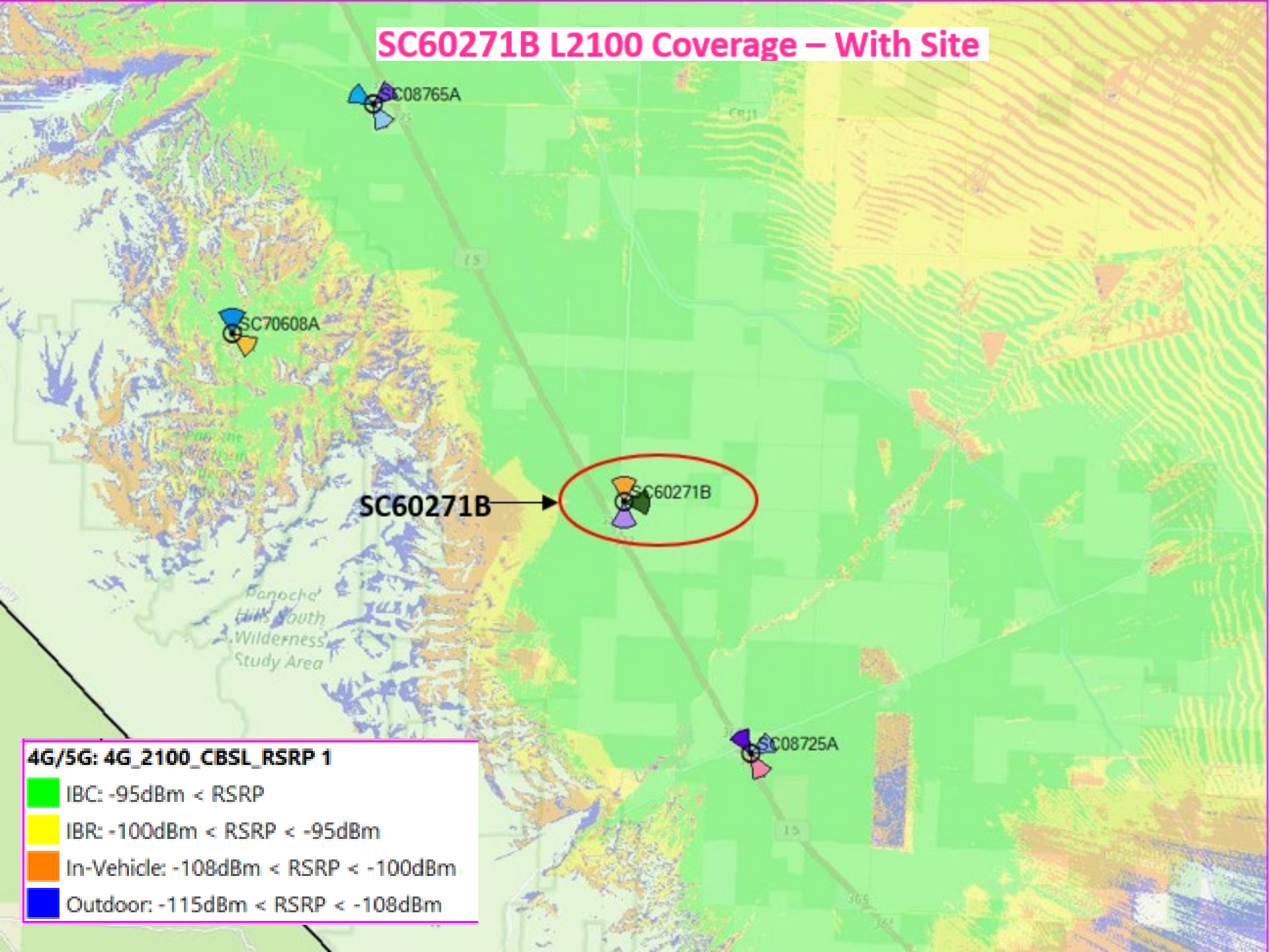
SC60271B

SC60271B

4G/5G: 4G_2100_CBSL_RSRP 0

- IBC: -95dBm < RSRP
- IBR: -100dBm < RSRP < -95dBm
- In-Vehicle: -108dBm < RSRP < -100dBm
- Outdoor: -115dBm < RSRP < -108dBm

SC60271B L2100 Coverage – With Site



4G/5G: 4G_2100_CBSL_RSRP 1

- IBC: -95dBm < RSRP
- IBR: -100dBm < RSRP < -95dBm
- In-Vehicle: -108dBm < RSRP < -100dBm
- Outdoor: -115dBm < RSRP < -108dBm



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED



Findings	Description	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES



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DEVELOPMENT SERVICES DIVISION

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