



County of Fresno

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

DATE: February 11, 2025

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris W. Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenon, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Division Manager
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Fresno County Fire Protection District, Attn: FKU. Prevention-Planning@fire.ca.gov
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis

FROM: Alexander Pretzer, Planner
Development Services and Capital Projects Division

SUBJECT: Conditional Use Permit Application Nos. 3816 & Initial Study No. 8655

APPLICANTS: Rachael Reynolds

DUE DATE: **February 26, 2025**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to a new freestanding 130-foot-tall monopole style co-locatable wireless telecommunications facility, with a 10-foot-tall lightning rod with related ground equipment in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the northeast corner of S. Russell Ave. and W. North Ave., approximately 14-miles west from the Unincorporated Community of Mendota.(APN: 017-060-31) (2920 S. Russel Ave) (Sup. Dist. 5).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alexander Pretzer, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4205, or email apretzer@fresnocountyca.gov

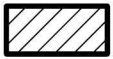
AP

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3800-3899\3816 Reynolds\Routing\CUP 3816 Routing Ltr.doc

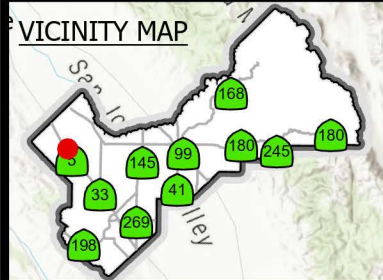
Activity Code (Internal Review): 2384

Enclosures

Legend



Subject Property

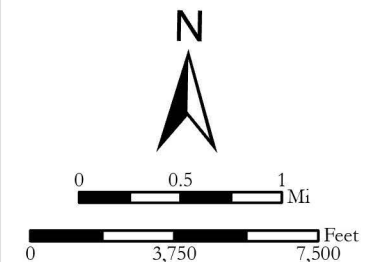


LOCATION MAP



CUP 3816

2024

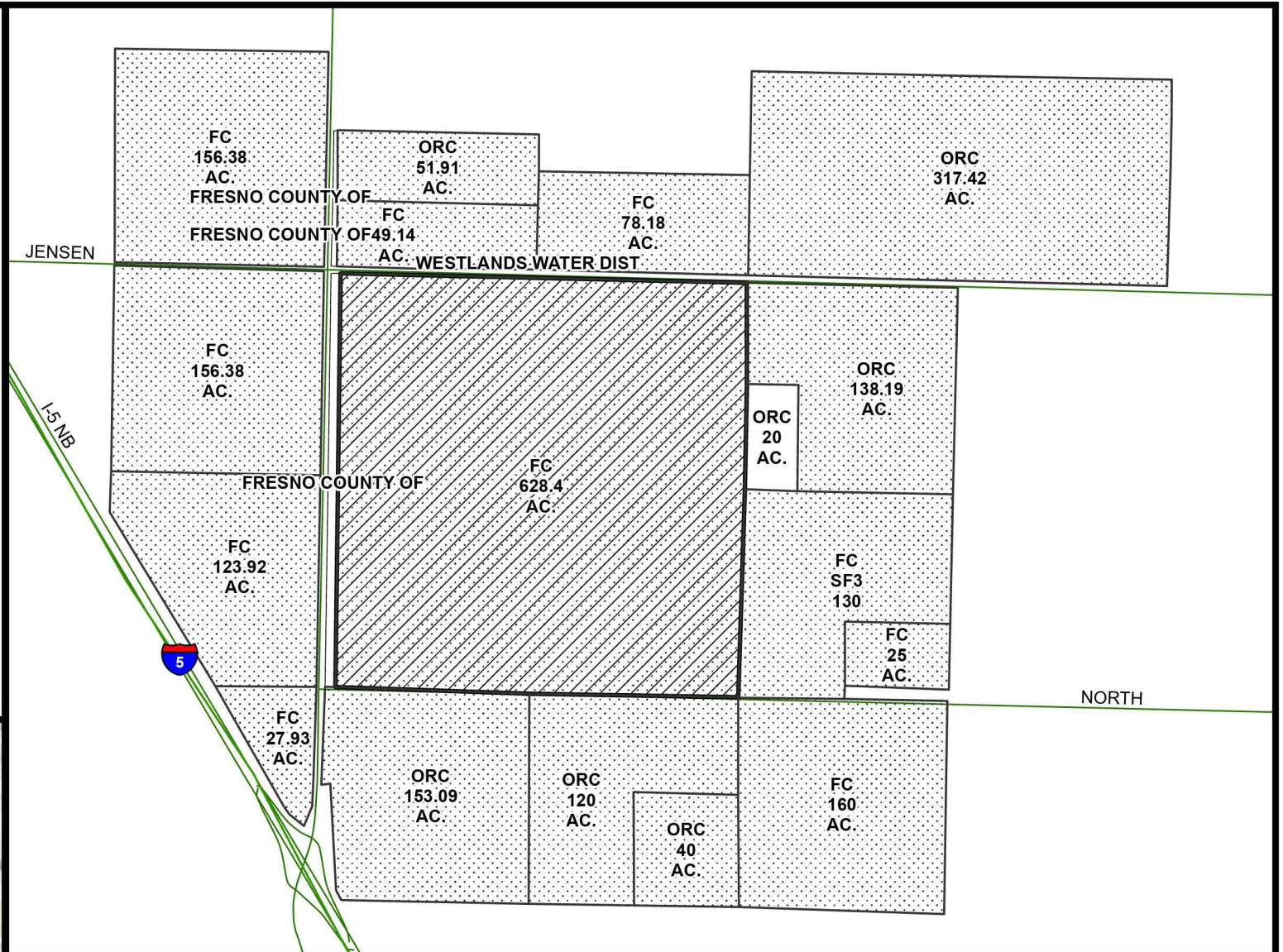
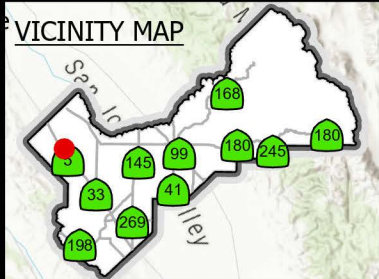
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 12/26/2024



LEGEND:

-  Subject Property
-  Ag Contract Land

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

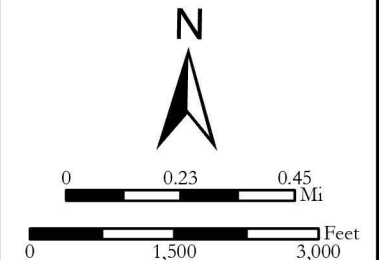


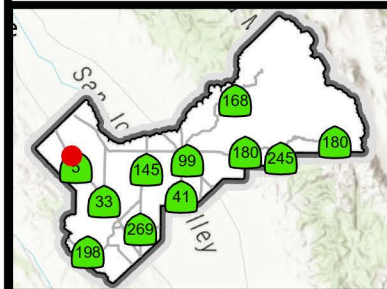
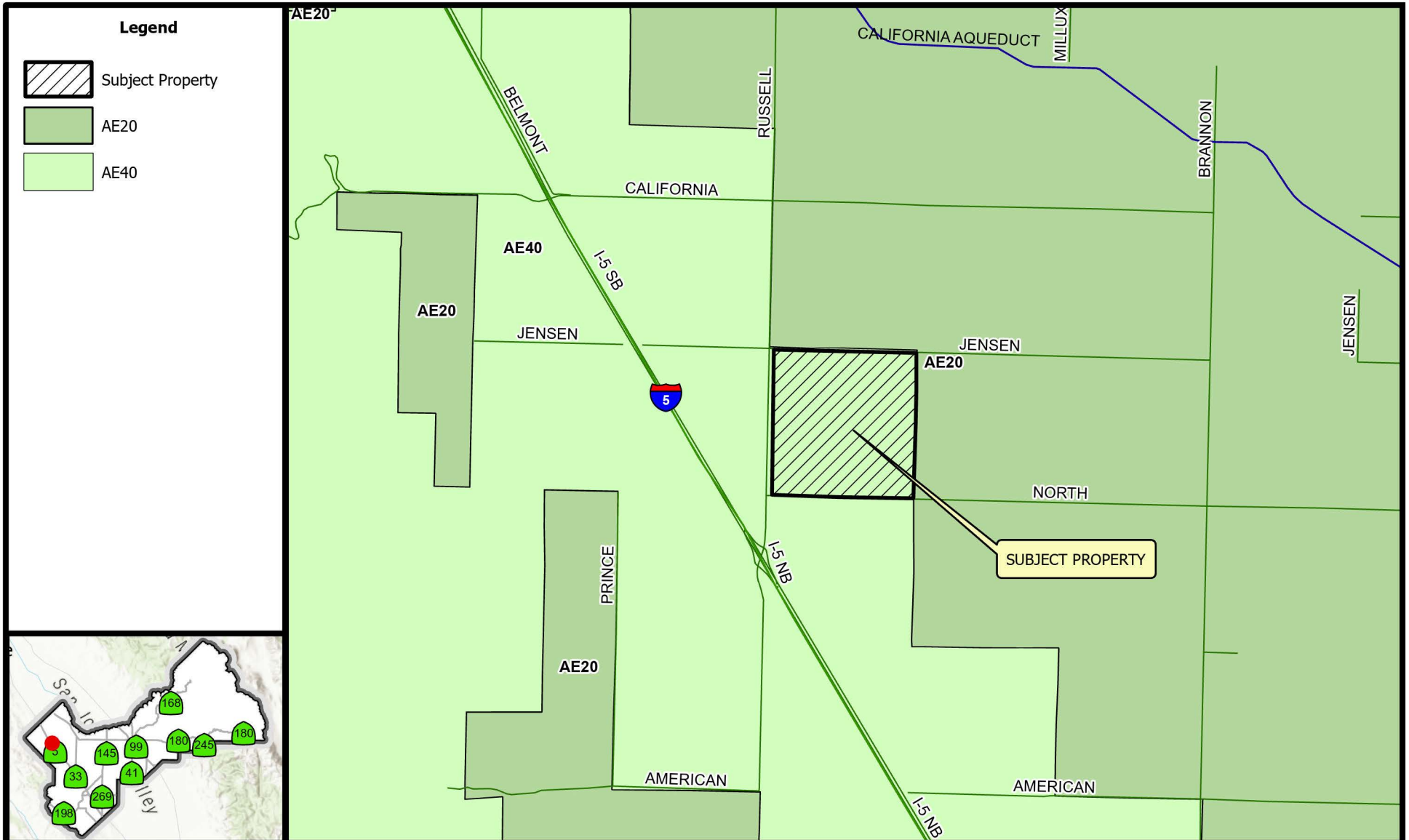
Existing Land Use Map

CUP 3816

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 12/26/2024



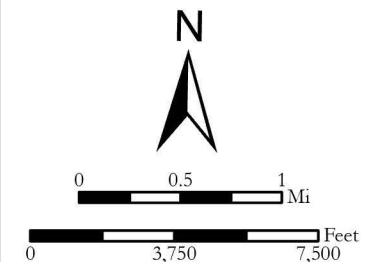


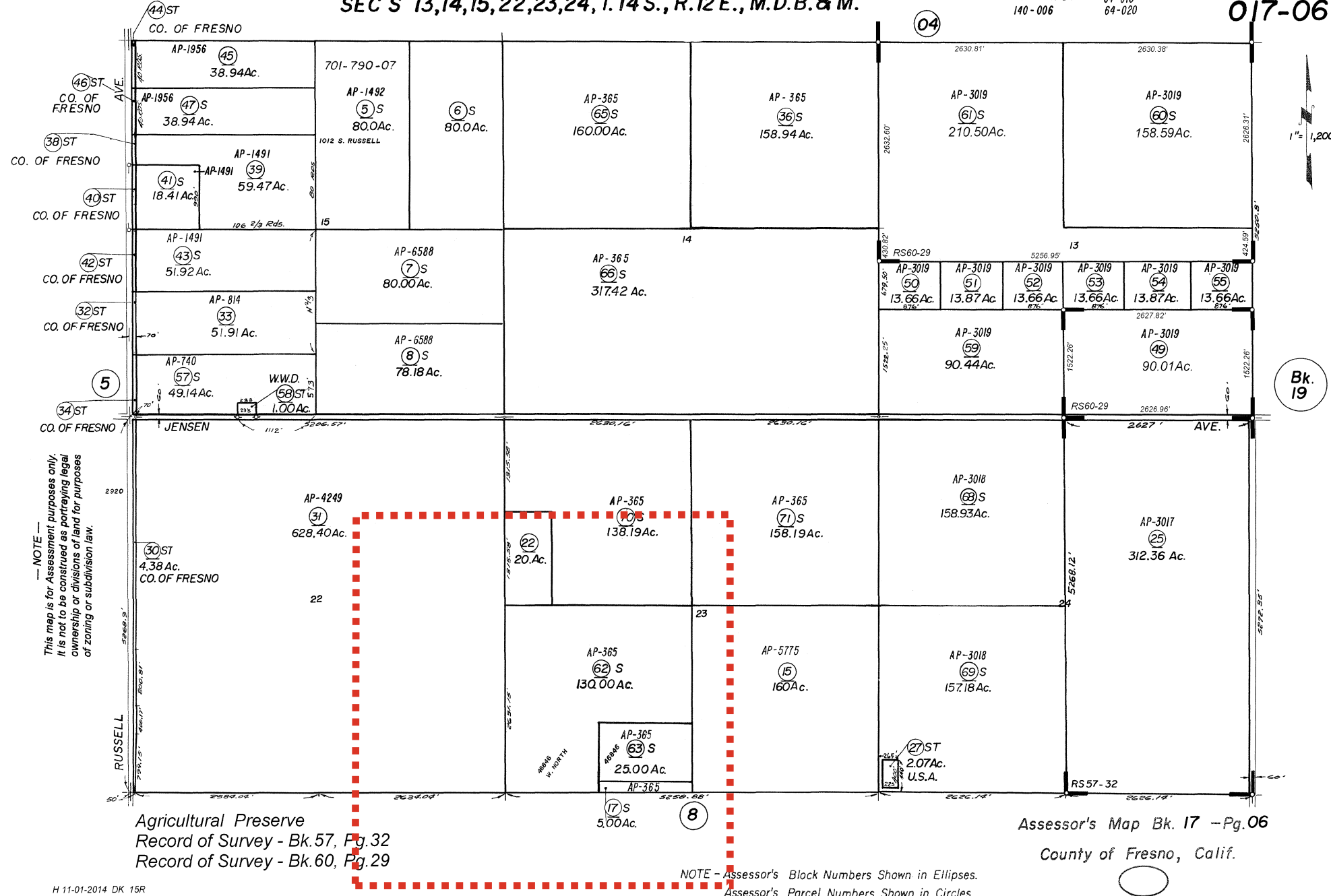
Existing Zoning Map

CUP 3816
STR 22 - 14S / 12E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 12/26/2024







Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

CEQA DOCUMENTATION: ☐ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: _____ side of _____
between _____ and _____
Street address: _____

APN: _____ Parcel size: _____ Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, Isabel Lopez (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☐
Agency: _____

SEWER: Yes ☐ / No ☐
Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): _____

Zone District: _____

Parcel Size: _____

Sect-Twp/Rg: _____ - T _____ S /R _____ E

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: _____
APPLICANT: _____
PHONE: _____

PROPERTY LOCATION: _____
APN(s): _____ ALCC: No _____ Yes # _____ VIOLATION NO. _____
CNEL: No _____ Yes _____ (level) LOW WATER: No _____ Yes _____ WITHIN 1/2 MILE OF CITY: No _____ Yes: _____
ZONE DISTRICT: _____; SRA: No _____ Yes _____ HOMESITE DECLARATION REQ'D.: No _____ Yes _____
LOT STATUS: _____
Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No _____ Yes _____ ZM# _____ Initiated _____ In process _____
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)
SCHOOL FEES: No _____ Yes _____ DISTRICT: _____ PERMIT JACKET: No _____ Yes _____
FMFCD FEE AREA: _____ () Inside / () Outside District No.: _____ FLOOD PRONE: No _____ Yes _____
PROPOSAL _____

COMMENTS: _____
ORD. SECTION(S): _____ BY: _____ DATE: _____

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: _____ () GPA: _____ () MINOR VA: _____
COMMUNITY PLAN: _____ () AA: _____ () HD: _____
REGIONAL PLAN: _____ () CUP: _____ () AG COMM: _____
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ () IS/PER*: _____
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____ () Other: _____
() PLA: _____ Filing Fee: \$ _____
COMMENTS: _____ () TPM: _____ Pre-Application Fee: - \$247.00
() TPMW: _____ Total County Filing Fee: _____

PROCEDURES AND FEES:

FILING REQUIREMENTS:

- () Land Use Applications and Fees
- () This Pre-Application Review form
- () Copy of Deed / Legal Description
- () Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- () Site Plans - One (1) Copy (folded to 8.5"x11") *PDF COPY PREFERRED
- () Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of _____
- () Nitrogen Loading Analysis or RWQCB supplemental treatment
- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: _____ DATE: _____
PHONE NUMBER: (559) _____ - _____

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- () BUILDING PLANS
- () BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () OTHER (see reverse side)

PLU # 113 Fee: **\$247.00**

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 130'-0" MONOPOLE WITH (12) 8' ANTENNA(S), (6) RRU(S), (1) 3' MW DISH W/ (2) ODUs AND (2) CABLES, (1) GPS ANTENNA, (2) 6/24 4AWH HYBRID TRUNKS, (24) FIBER JUMPERS, (24) SUREFLEX JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED 10'X15' CONCRETE PAD, (1) CABLE ICE BRIDGE, (1) UTILITY BACKBOARD AND MULTIMETER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN 50'X50' LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

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. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2022 CALIFORNIA BUILDING CODE

2. 2022 CALIFORNIA TITLE 24

3. 2022 CALIFORNIA FIRE CODE

4. 2022 CALIFORNIA ELECTRICAL CODE

5. 2022 CALIFORNIA ENERGY CODE

6. 2022 CALIFORNIA MECHANICAL CODE
7. ANSI/TIA-222-H

8. ANY LOCAL BUILDING CODE AMENDMENTS

9. CITY/COUNTY ORDINANCES

10. IEEE C2 NATIONAL ELECTRIC SAFETY CODE

11. TELECORDIA GR-1275

12. ANSI/T 311



US-CA-5370

JENSEN

2920 S RUSSELL AVE

FIREBAUGH, CA 93622

130'-0" MONOPOLE

TENANT ID: SC60271B

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED /REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



ODISCOM LLC
2600 S. SHORE BLVD.
SUITE 300
LEAGUE CITY, TX 77573
(469) 531-1176
(214) 392-3490
www.odiscom.com

O	FINAL ZD	JAJ	10/18/24
F	PRELIMINARY ZD	JHR	03/04/24
E	PRELIMINARY ZD	JHR	03/01/24
D	PRELIMINARY ZD	JHR	02/15/24
C	PRELIMINARY ZD	JHR	01/09/24
B	PRELIMINARY ZD	BUC	01/05/24
A	PRELIMINARY ZD	BUC	01/05/24
No.	Submittal / Revision	App'd	Date

Drawn: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number
US-CA-5370

Project Title
US-CA-5370
JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622

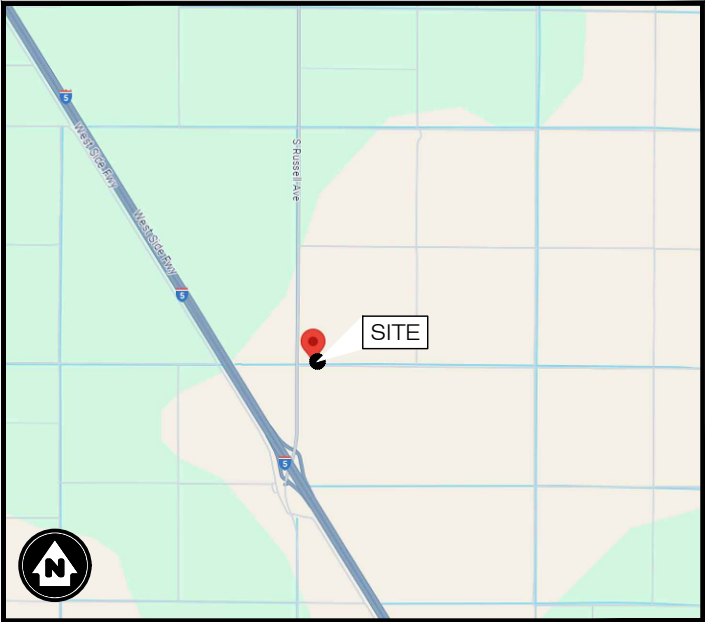
Engineer Stamp

Drawing Title
TITLE SHEET

Drawing Scale:
AS NOTED
Date:
10/18/24
ZD

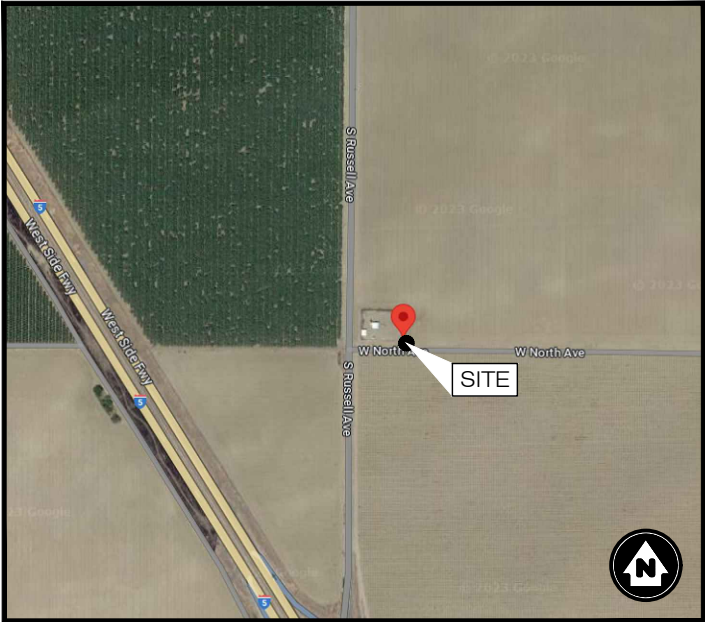
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number
T1



VICINITY MAP
N.T.S

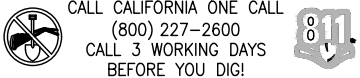
DRAWING INDEX			
DRWG. #	TITLE	REV #:	DATE
T1	TITLE SHEET	0	10/18/24
LS1	SURVEY	A	1/4/24
C1	SITE PLAN	0	10/18/24
C2	ENLARGED SITE PLAN	0	10/18/24
C3	EQUIPMENT & ANTENNA PLAN	0	10/18/24
C4	ELEVATIONS	0	10/18/24
C5	ELEVATIONS	0	10/18/24
E1	SINGLE LINE DIAGRAM AND PANEL SCHEDULE	0	10/18/24



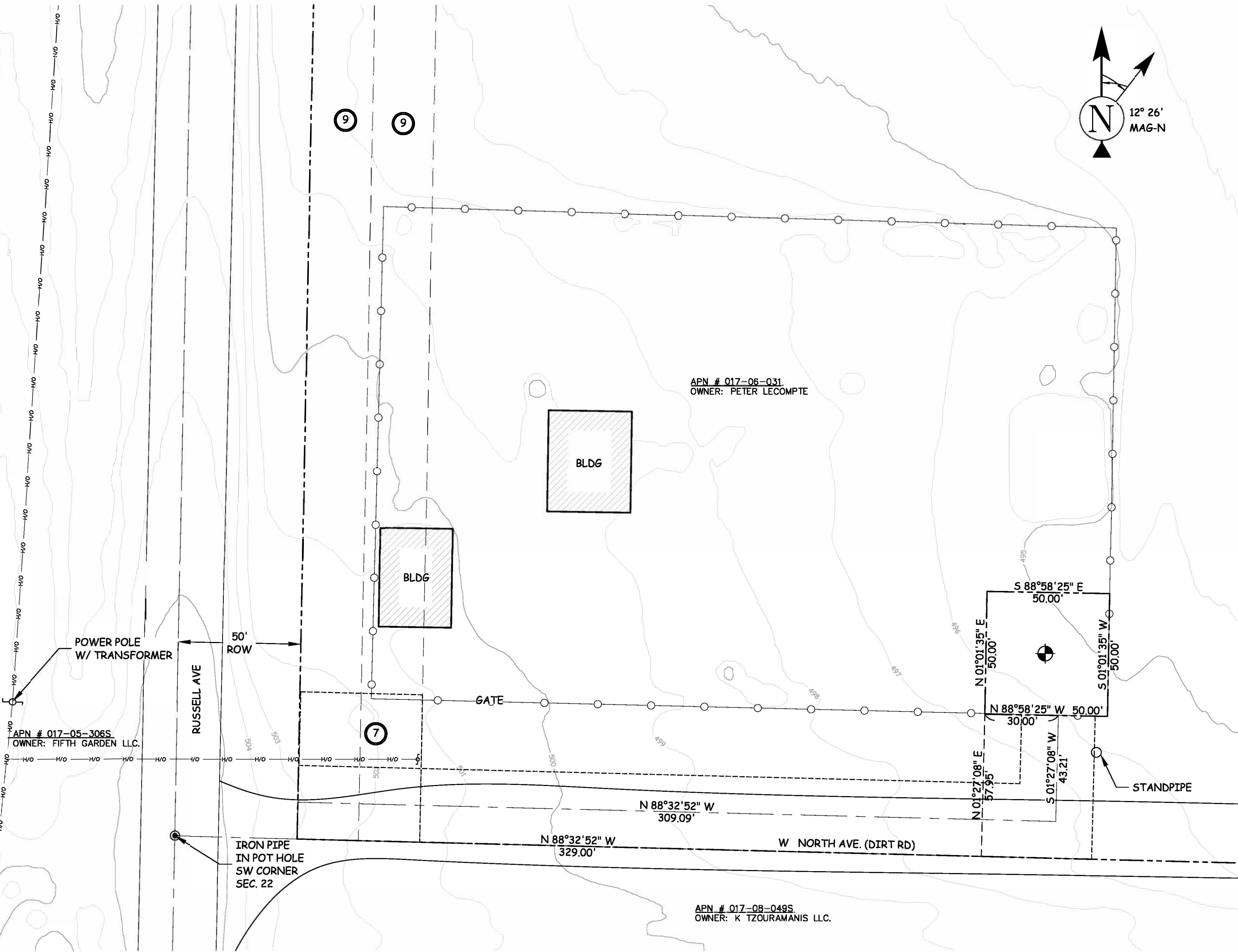
LOCATION MAP
N.T.S

PROJECT INFORMATION	
SITE NAME:	JENSEN
SITE NUMBER:	US-CA-5370
SITE ADDRESS:	2920 S RUSSELL AVE FIREBAUGH, CA 93622
PARCEL #:	017-06-031
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	AE40
ZONING JURISDICTION:	FRESNO COUNTY
CONSTRUCTION TYPE:	I-A
OCCUPANCY:	U
NO. OF STORIES:	N/A
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	130'-0"
CONSTRUCTION AREA:	2500 SQ. FT.
GROUND ELEVATION:	495.92'
LATITUDE:	36° 41'31.64" NORTH (36.69212222°)
LONGITUDE:	120° 39'23.66" WEST (-120.65657222°)

EMERGENCY
911



PROJECT DIRECTORY	
PROPERTY OWNER:	PETE R. LECOMPTE 2920 S RUSSELL AVE FIREBAUGH, CA 93622
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
ENGINEER:	ODISCOM LLC JACOB GORALSKI, PE 2600 S. SHORE BLVD. SUITE 300 LEAGUE CITY, TX 77573
POWER COMPANY:	PACIFIC GAS & ELECTRIC
TELCO COMPANY:	TBD



LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 12 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, FRESNO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE IN POT HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION, THENCE ALONG THE SOUTH LINE OF SAID SECTION SOUTH 88°32'52" EAST, A DISTANCE OF 329.00 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 01°27'08" EAST, A DISTANCE OF 57.95 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°01'35" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 88°58'25" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 01°01'35" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 88°58'25" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

HAVING A TOTAL AREA OF 2500 SQUARE FEET MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A 30 FOOT ACCESS AND UTILITY EASEMENT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 12 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, FRESNO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE IN POT HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION, THENCE ALONG THE SOUTH LINE OF SAID SECTION SOUTH 88°32'52" EAST, A DISTANCE OF 329.00 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 01°27'08" EAST, A DISTANCE OF 57.95 FEET; THENCE SOUTH 88°58'25" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH 01°27'08" WEST, A DISTANCE OF 43.21 FEET TO A POINT 15 FEET NORTH OF THE SOUTH LINE OF SAID SECTION;
THENCE PARALLEL WITH SAID SOUTH LINE NORTH 88°32'52" WEST, A DISTANCE OF 309.09 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF RUSSELL AVE AND BEING THE POINT OF TERMINUS.

HAVING A TOTAL LENGTH OF 352.30 FEET MORE OR LESS.

PARENT PARCEL LEGAL DESCRIPTION

ALL OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE (1) EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50 FEET; THENCE (2) NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST (HAVING A 47,953.988 FOOT RADIUS, A RADIUS POINT WHICH BEARS NORTH 89°20'45" EAST AND A CENTRAL ANGLE OF 0°57'17.4") A DISTANCE OF 799.148 FEET; THENCE (3) NORTH 00° 18' 02.4" EAST, A DISTANCE OF 400.165 FEET; THENCE (4) NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST (HAVING A 48,056.945 FOOT RADIUS, A RADIUS POINT WHICH BEARS NORTH 89°41'57.6" WEST AND A CENTRAL ANGLE OF 0°57'17.4") A DISTANCE OF 800.814 FEET; THENCE (5) NORTH 00°39'15" WEST, PARALLEL WITH AND 70 FEET EAST OF THE WEST BOUNDARY OF SAID SECTION 22, TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 22; THENCE (6) WESTERLY, ALONG SAID NORTH BOUNDARY A DISTANCE OF 70 FEET; THENCE (7) SOUTH 00°39'15" EAST, ALONG SAID WEST BOUNDARY, TO THE POINT OF BEGINNING.

PARCEL ID#: 017-060-31

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PETER R. LECOMPTÉ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY IN A DEED FROM MELIA KALANI LECOMPTÉ, DATED SEPTEMBER 13, 2017 AND RECORDED NOVEMBER 21, 2017 AS INSTRUMENT 2017-0151111

SCHEDULE B EXCEPTIONS:

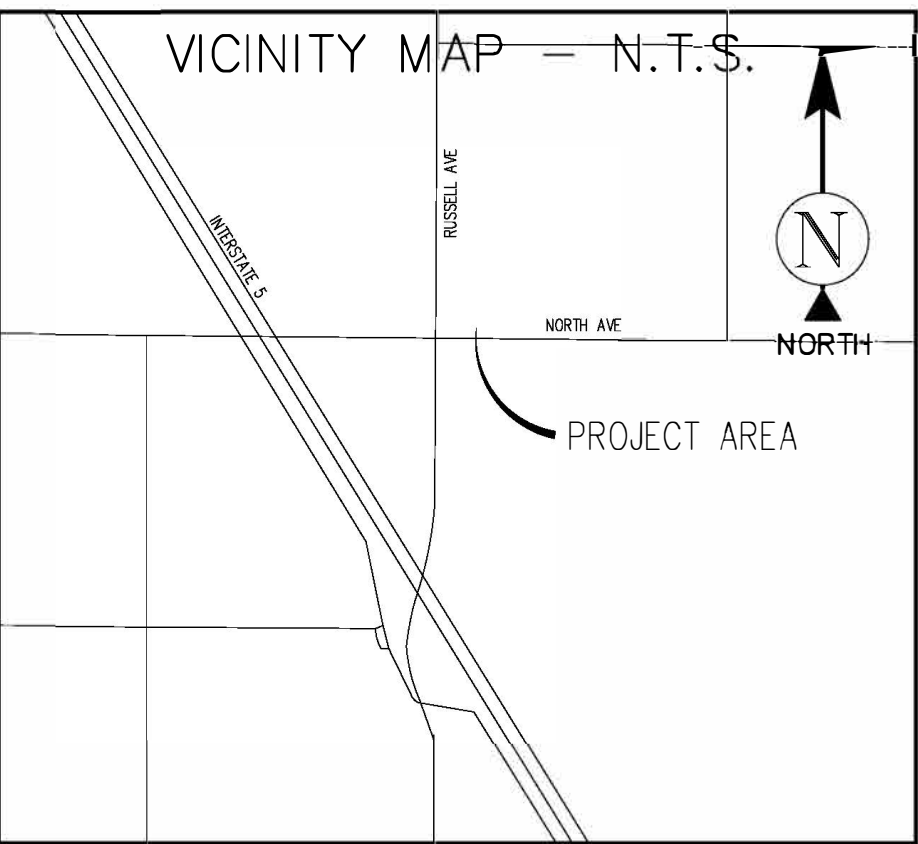
TITLE REPORT ORDER #VTB-143515-C ISSUED BY IRON CREST NATIONAL TITLE COMPANY, DATED 9/6/23.

General Exceptions:

EXCEPTIONS 1-4 ARE GENERAL AND ARE NOT PLOTTED

- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "MAP OF SURVEY" DATED OCTOBER 17, 1941 AND RECORDED OCTOBER 17, 1941 IN (BOOK) 11 (PAGE) 88, (INSTRUMENT) 34436 IN FRESNO COUNTY, CALIFORNIA. (DOCUMENT BLANKET IN NATURE, NO EFFECT ON LEASE OR EASEMENTS)
- EASEMENT BETWEEN REDFERN RANCHES, A CALIFORNIA CORPORATION; AND PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, DATED MAY 29, 1967 AND RECORDED MAY 22, 1970 IN (BOOK) 5788 (PAGE) 317 (INSTRUMENT) 35518, IN FRESNO COUNTY, CALIFORNIA. (NOT PLOTTED, NO EFFECT ON LEASE OR EASEMENTS)
- CONTRACT AND GRANT OF EASEMENT BETWEEN WESTLANDS WATER DISTRICT, A PUBLIC AGENCY; AND REDFERN RANCHES, A CORPORATION, DATED OCTOBER 5, 1970 AND RECORDED OCTOBER 27, 1970 IN (BOOK) 5831 (PAGE) 568 (INSTRUMENT) 75571, IN FRESNO COUNTY, CALIFORNIA. (PLOTTED, NO EFFECT ON LEASE OR EASEMENTS)
- SHORT FORM LAND CONSERVATION CONTRACT BETWEEN REDFERN RANCHES, A CORPORATION AND THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, DATED JANUARY 11, 1971 AND RECORDED FEBRUARY 22, 1971 IN (BOOK) 5866 (PAGE) 105 (INSTRUMENT) 13657, IN FRESNO COUNTY, CALIFORNIA.(NOT SURVEY RELATED, NO EFFECT ON LEASE OR EASEMENTS)
- CONTRACT AND GRANT OF EASEMENT BETWEEN WETLANDS WATER DISTRICT, A PUBLIC AGENCY; AND REDFERN RANCHES, A CORPORATION, DATED FEBRUARY 21, 1975 AND RECORDED MARCH 5, 1975 IN (BOOK) 6404 (PAGE) 972 (INSTRUMENT) 15393, IN FRESNO COUNTY, CALIFORNIA. (PLOTTED, NO EFFECT ON LEASE OR EASEMENTS)
- RESOLUTION NO. 103-00 DATED FEBRUARY 14, 2000 AND RECORDED MARCH 2, 2000 IN (INSTRUMENT) 2000-0024902, IN FRESNO COUNTY, CALIFORNIA. (NOT SURVEY RELATED, NO EFFECT ON LEASE OR EASEMENTS)
- EASEMENT BETWEEN DOUGLAS B. JENSEN, TRUSTEE FOR PETER REDFERN LECOMPTÉ; AND PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, DATED MAY 1, 2003 AND RECORDED MAY 9, 2003 IN (INSTRUMENT) 2003-0104399, IN FRESNO COUNTY, CALIFORNIA. (NOT PLOTTED, NO EFFECT ON LEASE OR EASEMENTS)
- TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF OPTION AND SOLAR SYSTEM SITE LEASE AGREEMENT BETWEEN DOUGLAS B. JENSEN, TRUSTEE OF THE PETER R. LECOMPTÉ TRUST, DATED AUGUST 1, 1987 AND AMENDED DECEMBER 28, 1987 AND 31HB 8ME LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 28, 2012 AND RECORDED MAY 22, 2012 IN (INSTRUMENT) 2012-0071180, IN FRESNO COUNTY, CALIFORNIA. AFFECTED BY A(N) QUITCLAIM DEED BETWEEN 31HB 8ME, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DOUGLAS B. JENSEN, TRUSTEE OF THE PETER R. LECOMPTÉ TRUST, DATED AUGUST 1, 1987, DATED MARCH 13, 2013 AND RECORDED JUNE 7, 2017 IN (INSTRUMENT) 2017-0070776, IN FRESNO COUNTY, CALIFORNIA. (DOCUMENT BLANKET IN NATURE, NO EFFECT ON LEASE OR EASEMENTS)
- RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (GENERAL EXCEPTION, NO EFFECT ON LEASE OR EASEMENTS)

SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT



BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOD12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASE OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA ZONE 4, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

12.20.23

SURVEYOR'S NOTES

SURVEY PERFORMED FOR VB BTSII LLC.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY IRON CREST NATIONAL TITLE COMPANY, COMMITMENT DATE OF DECEMBER 13, 2022, BEING REPORT ORDER NUMBER VTB-143515-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS.

VB LEASE, ACCESS AND UTILITY EASEMENTS LIE ENTIRELY WITHIN THE PARENT PARCEL. ACCESS AND UTILITY EASEMENT JOIN TO A PUBLIC RIGHT OF WAY.

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET; THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

CENTER OF PROPOSED MONOPOLE (NAD83)
LATITUDE 36°41'31.64" NORTH
LONGITUDE 120°39'23.66" WEST
ELEVATION 495.92' (NAVD88)

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns: Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Iron Crest National Title Company.

SIGNED 1-11-2024

LEGEND

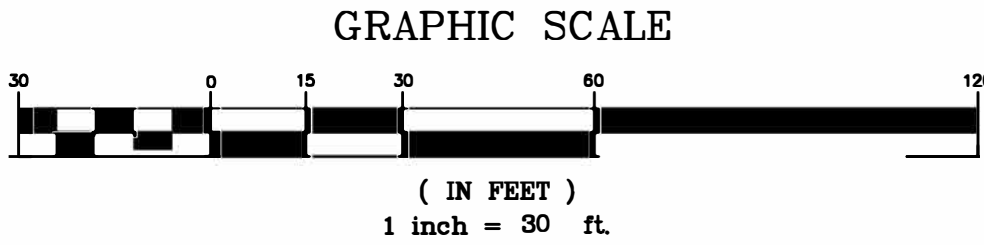
POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	LIGHT POLE
BCMH	BRASS CAP IN HANDHOLE	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	FOUND AS NOTED
OVERHEAD ELECTRIC	PROPERTY LINE	CHAIN LINK FENCE

FEMA FLOOD INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
06019C1950H	065029	1950	H	2/18/2009	X



2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax



ODISCOM LLC
2600 S. SHORE BLVD.
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No.	Revision	App'd	Date
C	REVISION	-	1/11/24
B	SUBMITTAL	-	1/8/24
A	PRELIMINARY	-	1/4/24

Drawn: CB Date: 1/11/24
Designed: CB Date: 1/11/24
Checked: JC Date: 1/11/24

Project Number US-CA-5370

Project Title
US-CA-5370
JENSEN
2920 S RUSSELL AVE
FIREBAUGH, CA 93622
FRESNO COUNTY

Surveyor Stamp

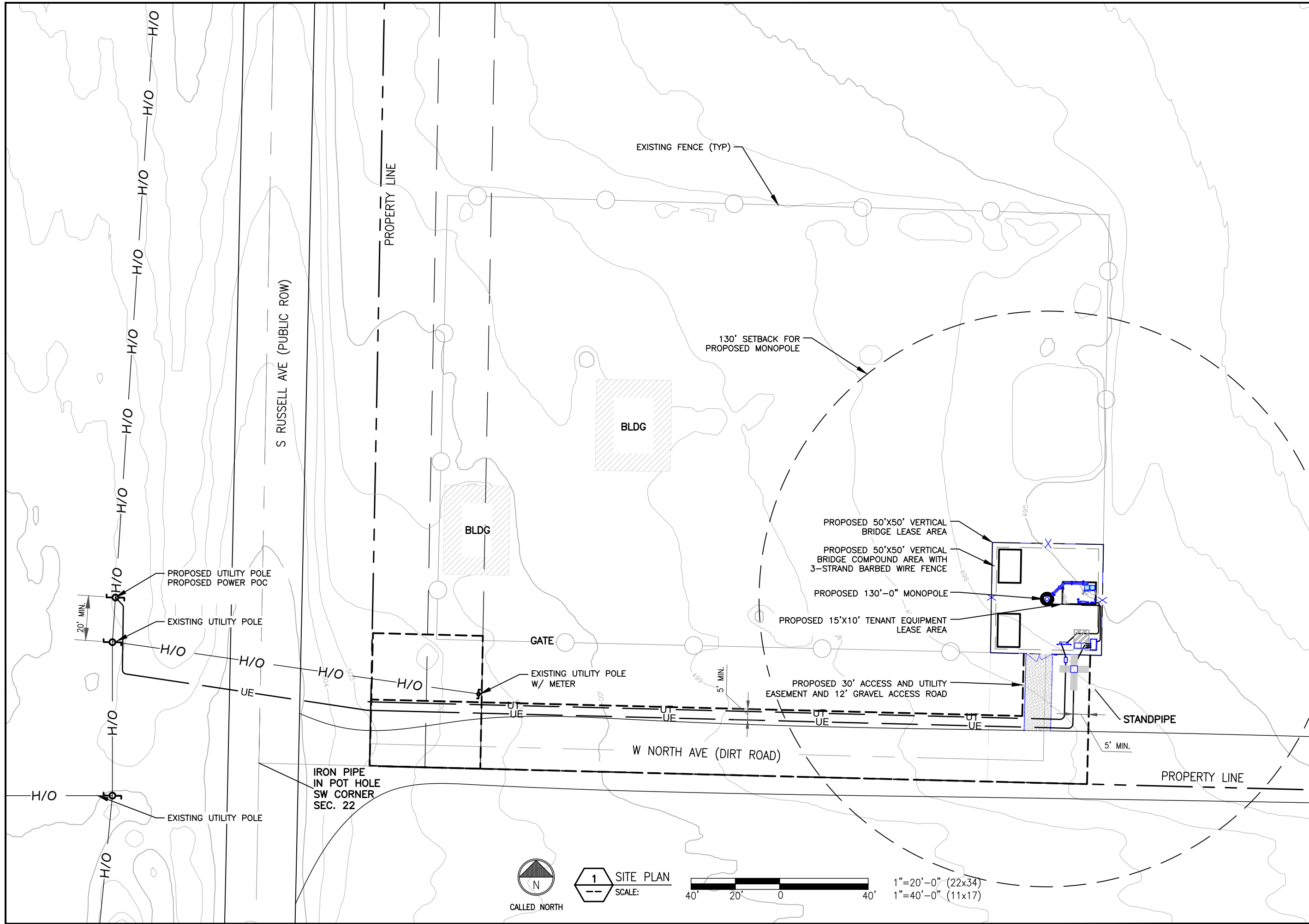
Drawing Title

Drawing Scale:
AS NOTED

Date:
1/11/24

Drawing Number

LS-1



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No.	Submittal / Revision	App'd	Date
O	FINAL ZD	JAJ	10/18/24
F	PRELIMINARY ZD	JHR	03/04/24
E	PRELIMINARY ZD	JHR	03/01/24
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B	PRELIMINARY ZD	BUC	01/05/24
A	PRELIMINARY ZD	BUC	01/05/24

Drawn: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number
US-CA-5370

Project Title
US-CA-5370
JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622



EXPIRATION: 9/30/2026

Drawing Title
SITE PLAN

Drawing Scale:
AS NOTED
Date:
10/18/24
ZD

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Drawing Number
C1

APN #017-06-031

PROPOSED 15'X10' EQUIPMENT LEASE
AREA (FOR FUTURE LESSEE #1)

PROPOSED TENANT ICE BRIDGE

PROPOSED 130'-0"
MONOPOLE

PROPOSED 15'X10' EQUIPMENT LEASE
AREA (FOR FUTURE LESSEE #2)

PROPOSED 4" GRAVEL SURFACE WITHIN FENCED
COMPOUND OVER MIRAFI WEED BARRIER

PROPOSED 50'X50' VERTICAL
BRIDGE COMPOUND AREA WITH
3-STRAND BARBED WIRE FENCE

PROPOSED 12'-0"
ACCESS GATE

PROPOSED KNOX
BOX FOR E-911

PROPOSED 30' ACCESS AND
UTILITY EASEMENT AND 12"
GRAVEL ACCESS ROAD

NOTE:
EXISTING FENCE ON EAST AND SOUTH LEASE
AREA TO BE REMOVED BY GC AND REPLACED
WITH NEW. EXISTING FENCE TO BE ATTACHED
TO NEW FENCE AT CORNER POST

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 ϕ 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

PROPOSED U/G POWER
FROM EXISTING UTILITY
POLE TO PROPOSED
H-FRAME: $\pm 464'$

3
C3

verticalbridge



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E	PRELIMINARY ZD	JHR	03/01/24
D	PRELIMINARY ZD	JHR	02/15/24
C	PRELIMINARY ZD	JHR	01/09/24
B	PRELIMINARY ZD	BUC	01/05/24
A	PRELIMINARY ZD	BUC	01/05/24

Drawn: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number
US-CA-5370

Project Title
US-CA-5370
JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622

Engineer Stamp

Drawing Title
**ENLARGED
SITE PLAN**

Drawing Scale:
AS NOTED
Date:
10/18/24
ZD

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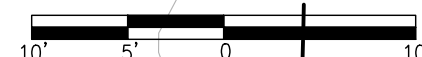
Drawing Number
C2

W NORTH AVE (DIRT ROAD)

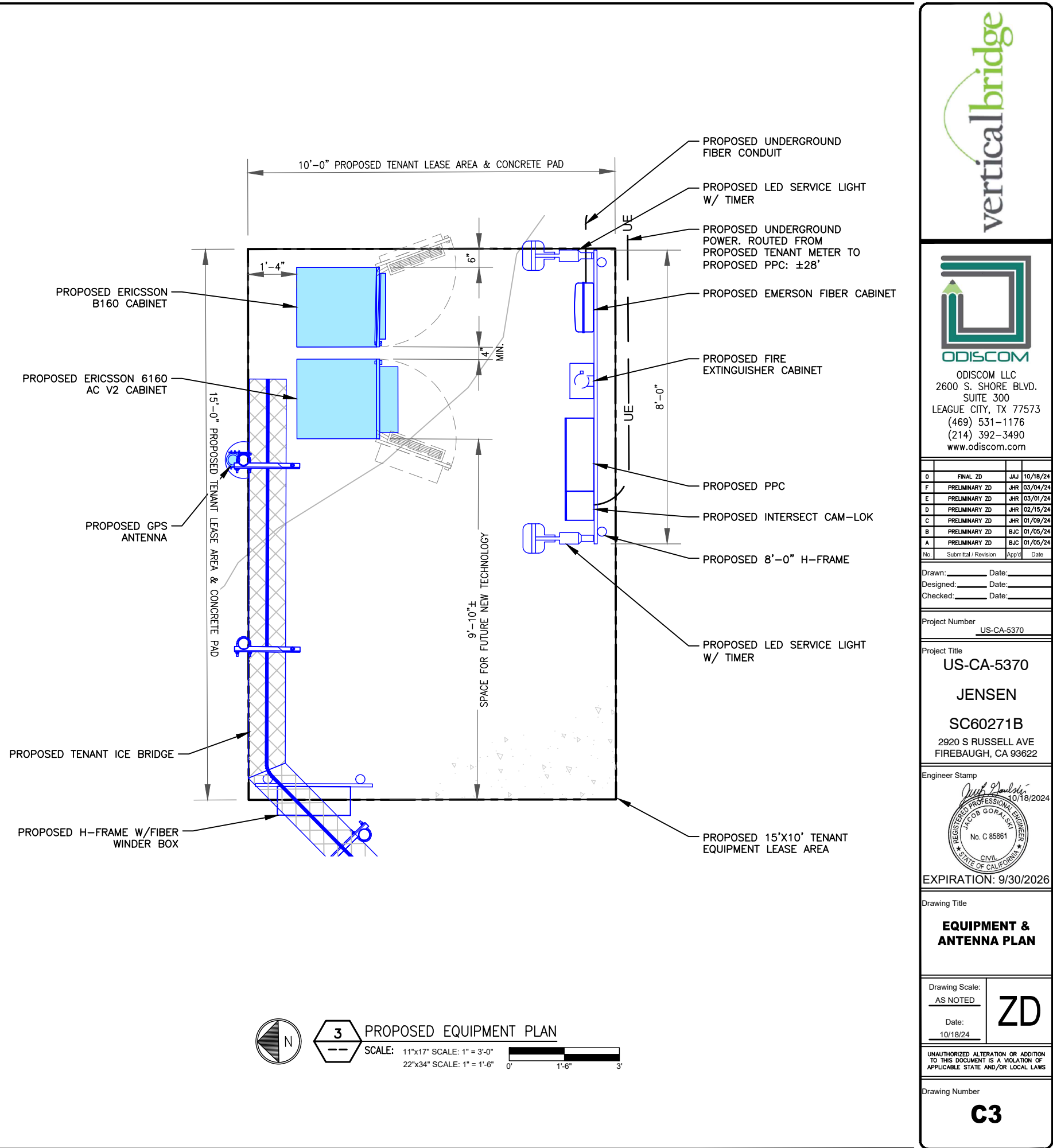
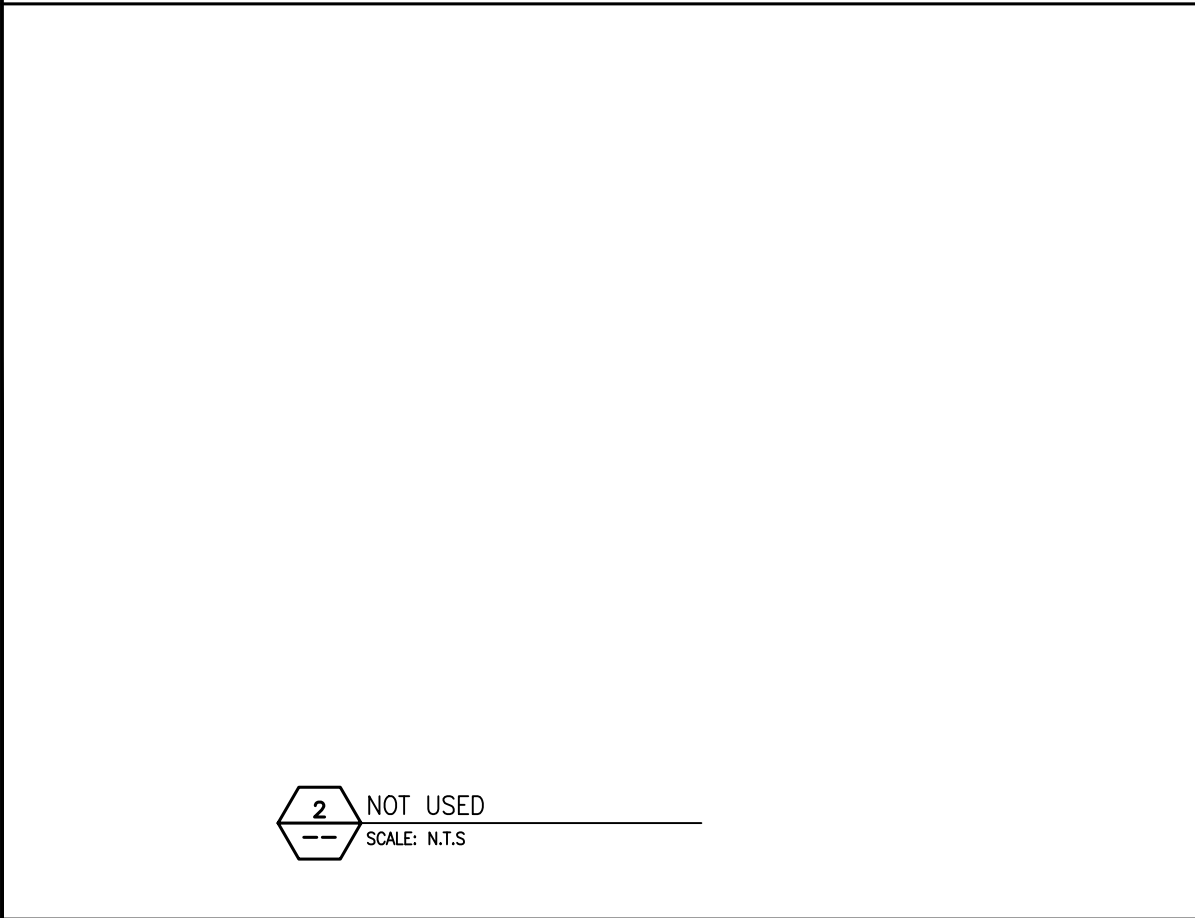
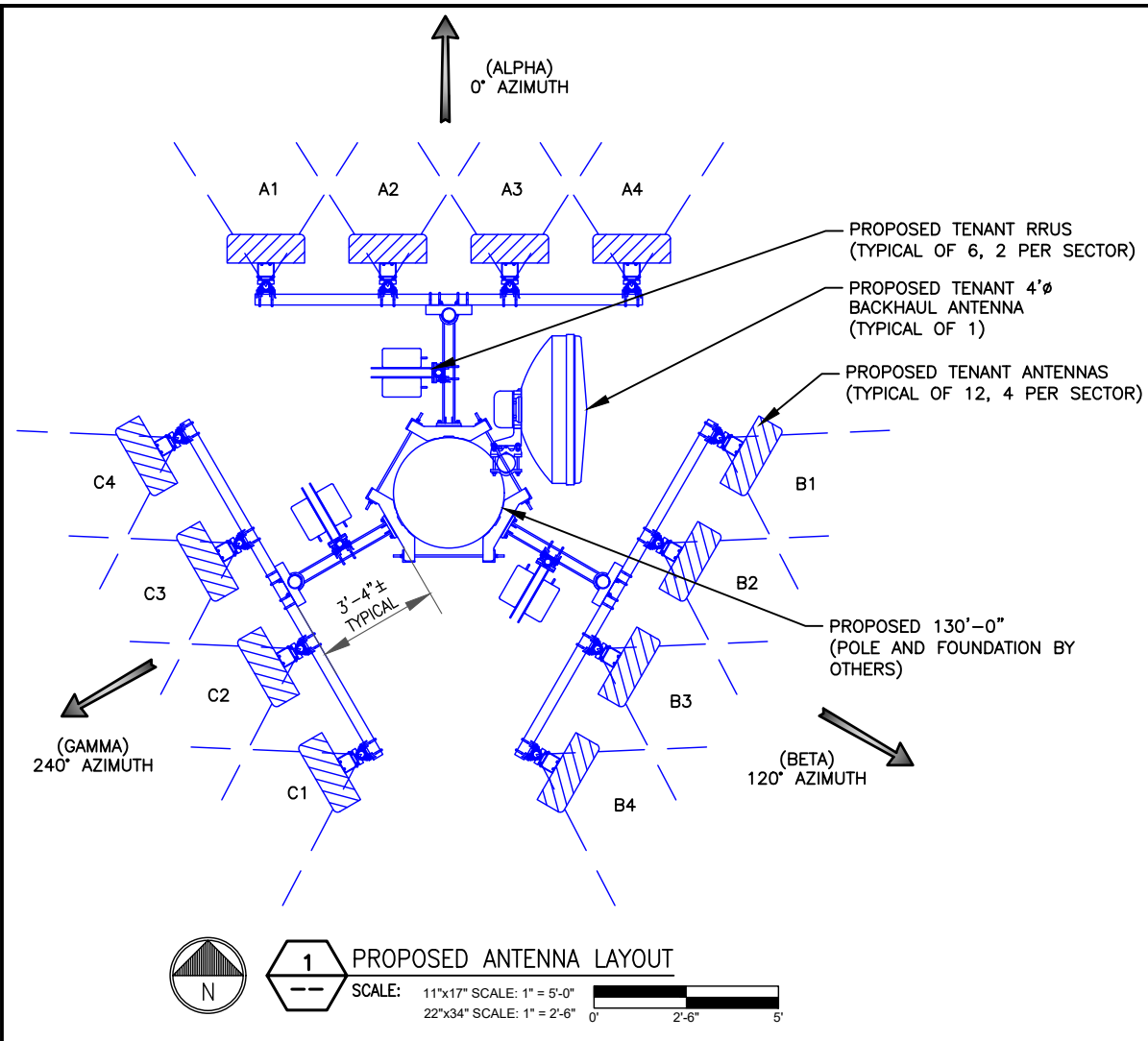


CALLED NORTH

1 ENLARGED SITE PLAN
SCALE:



1"=5'-0" (22x34)
1"=10'-0" (11x17)



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No.	Submittal / Revision	App'd	Date	

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Designed: _____ Date: _____

Checked: _____ Date: _____

Project Number
US-CA-5370

Project Title
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JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622

Engineer Stamp

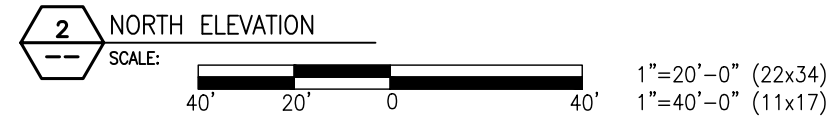
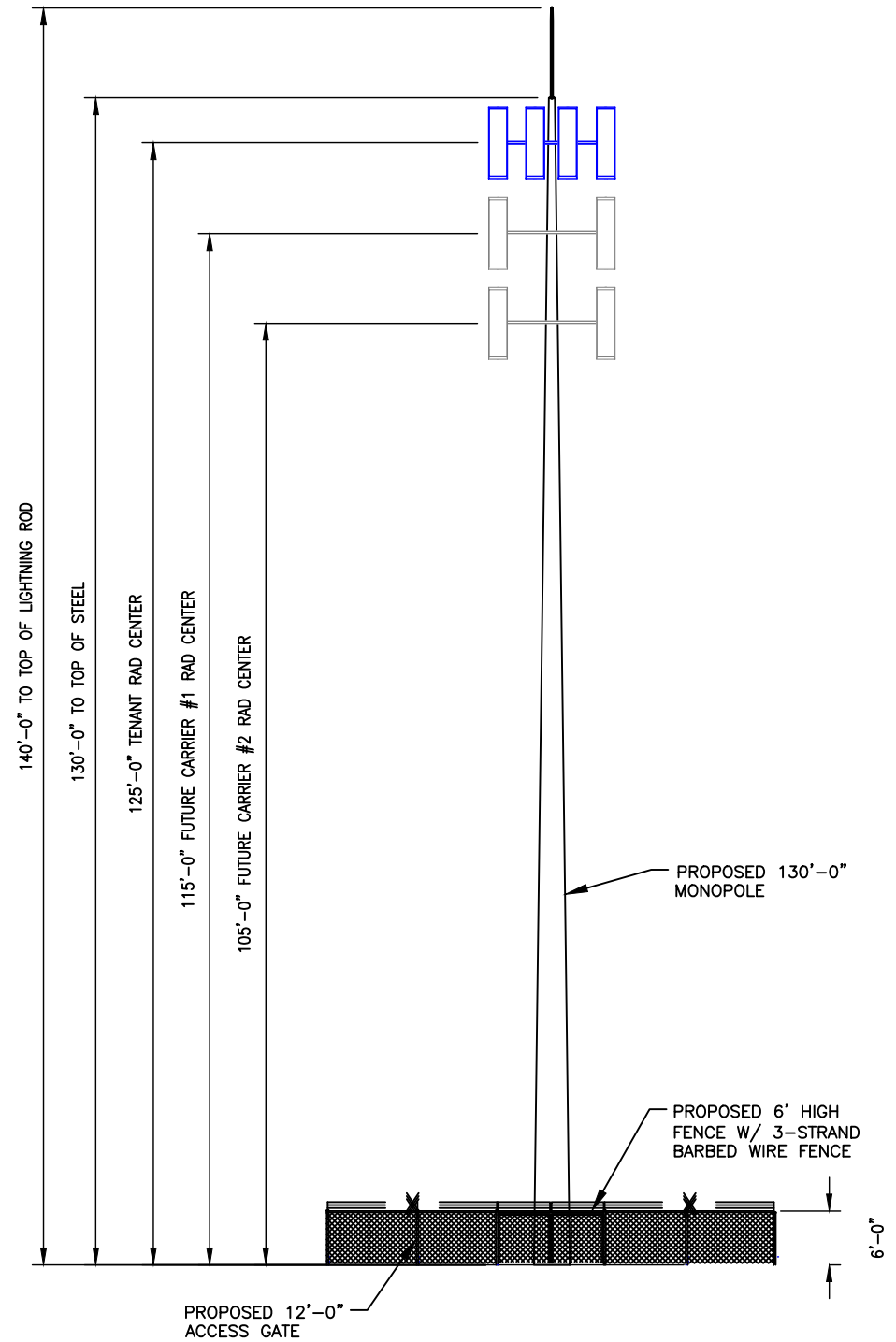
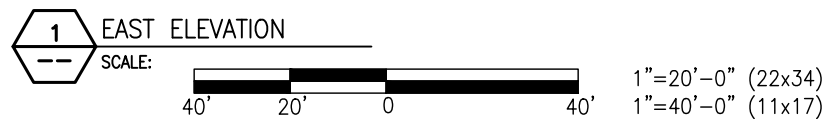
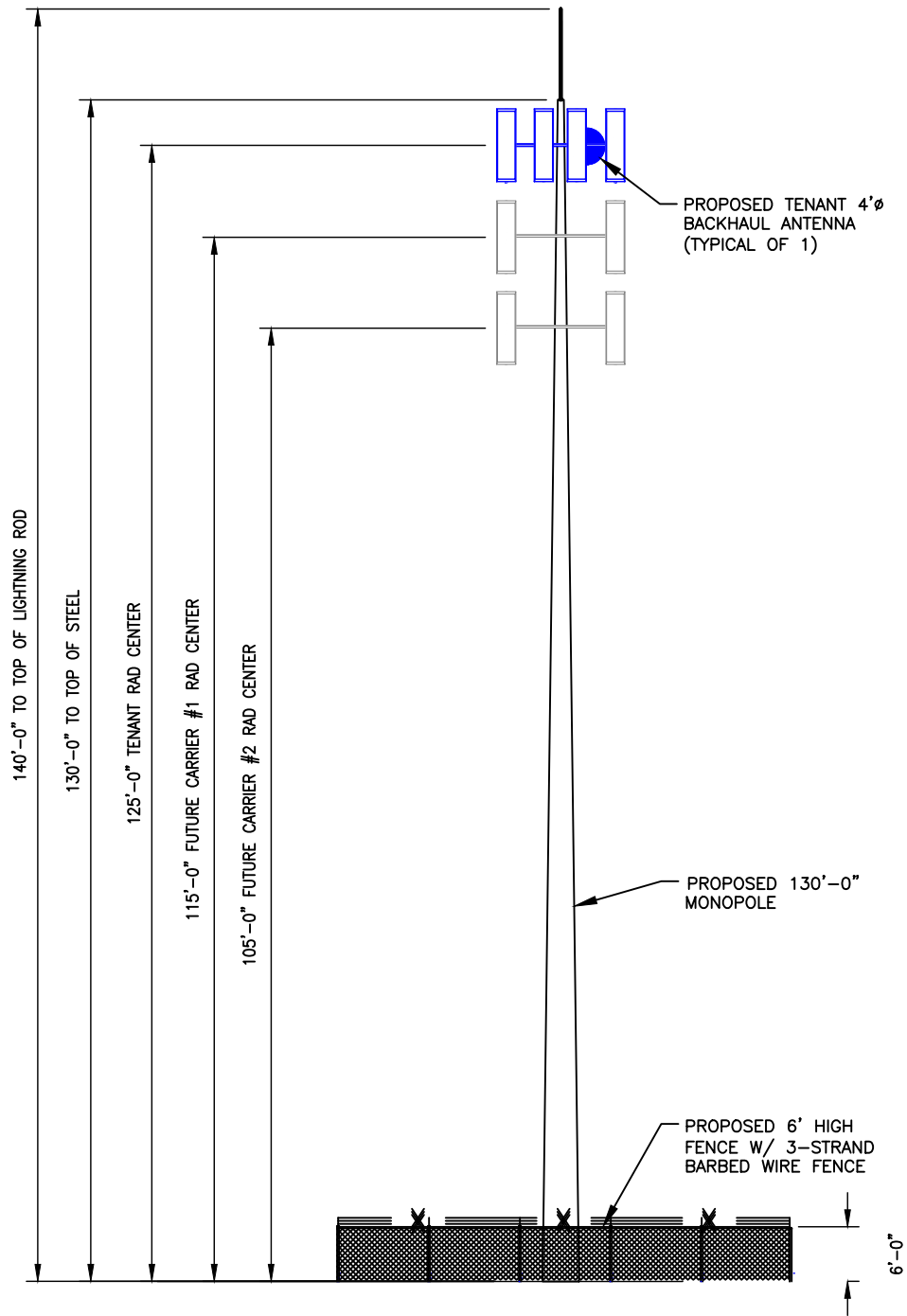
EXPIRATION: 9/30/2026

Drawing Title
EQUIPMENT & ANTENNA PLAN

Drawing Scale:
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Drawing Number
C3



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A	PRELIMINARY	ZD	BUC	01/05/24
No.	Submittal / Revision	App'd	Date	

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Project Number
US-CA-5370

Project Title
US-CA-5370
JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622

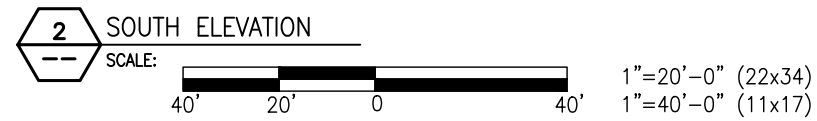
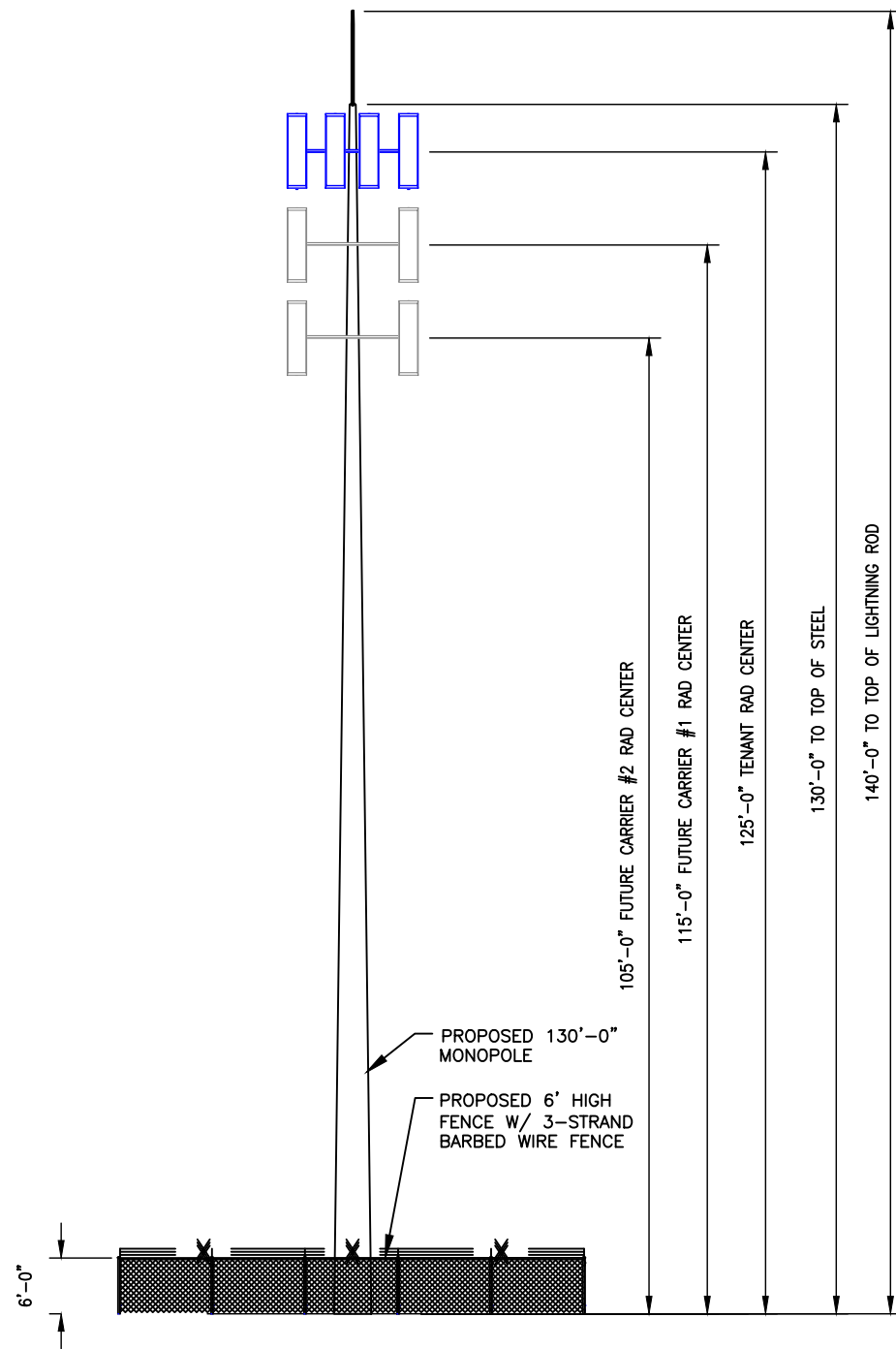
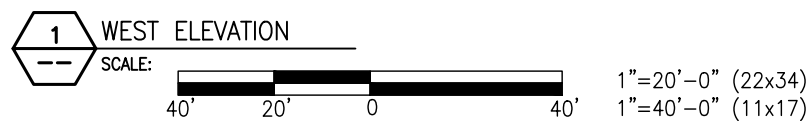
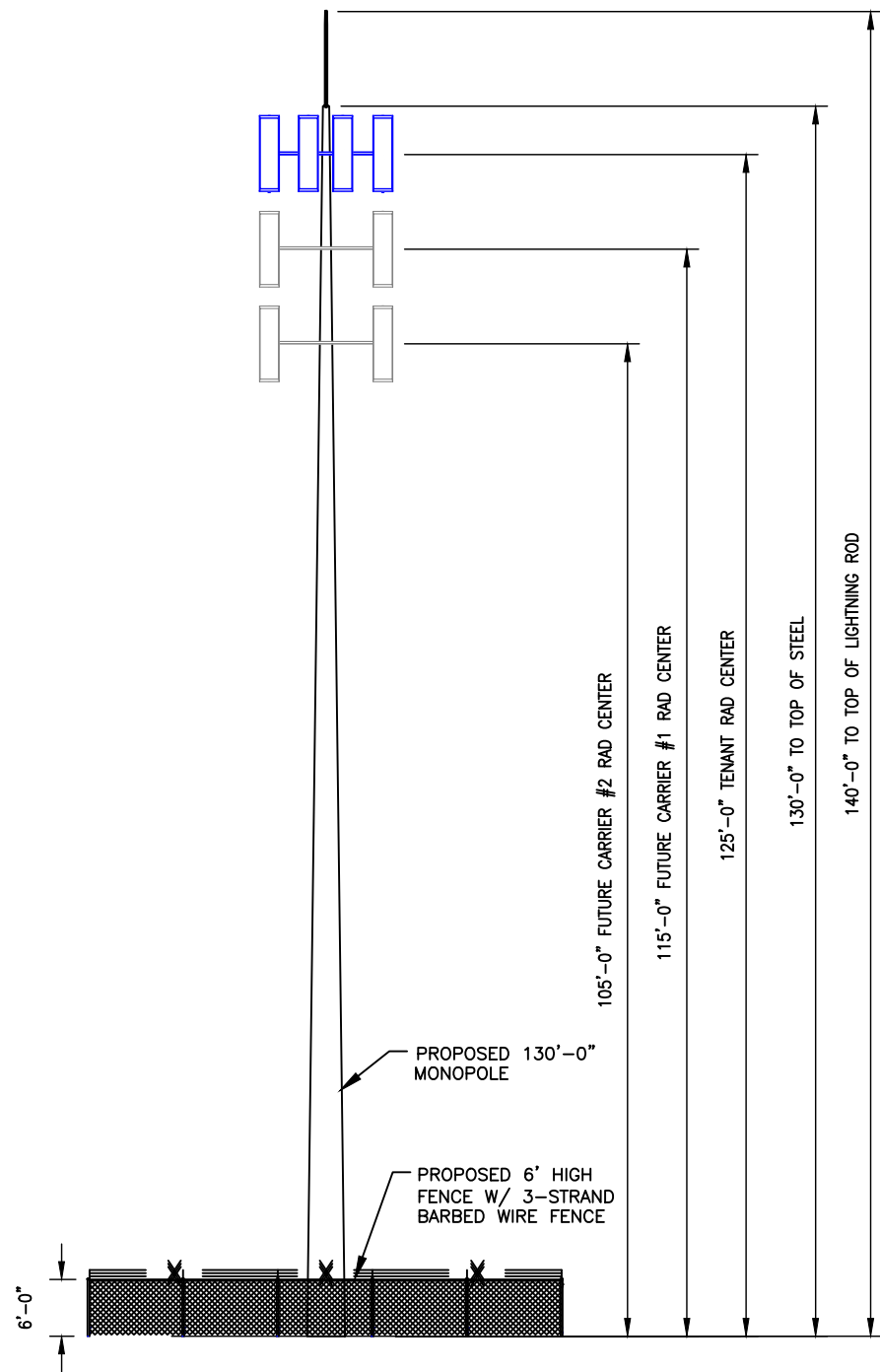
Engineer Stamp

Drawing Title
ELEVATIONS

Drawing Scale:
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C4



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Checked: _____ Date: _____

Project Number
US-CA-5370

Project Title
US-CA-5370
JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622



EXPIRATION: 9/30/2026

Drawing Title
ELEVATIONS

Drawing Scale:
AS NOTED
Date:
10/18/24
ZD

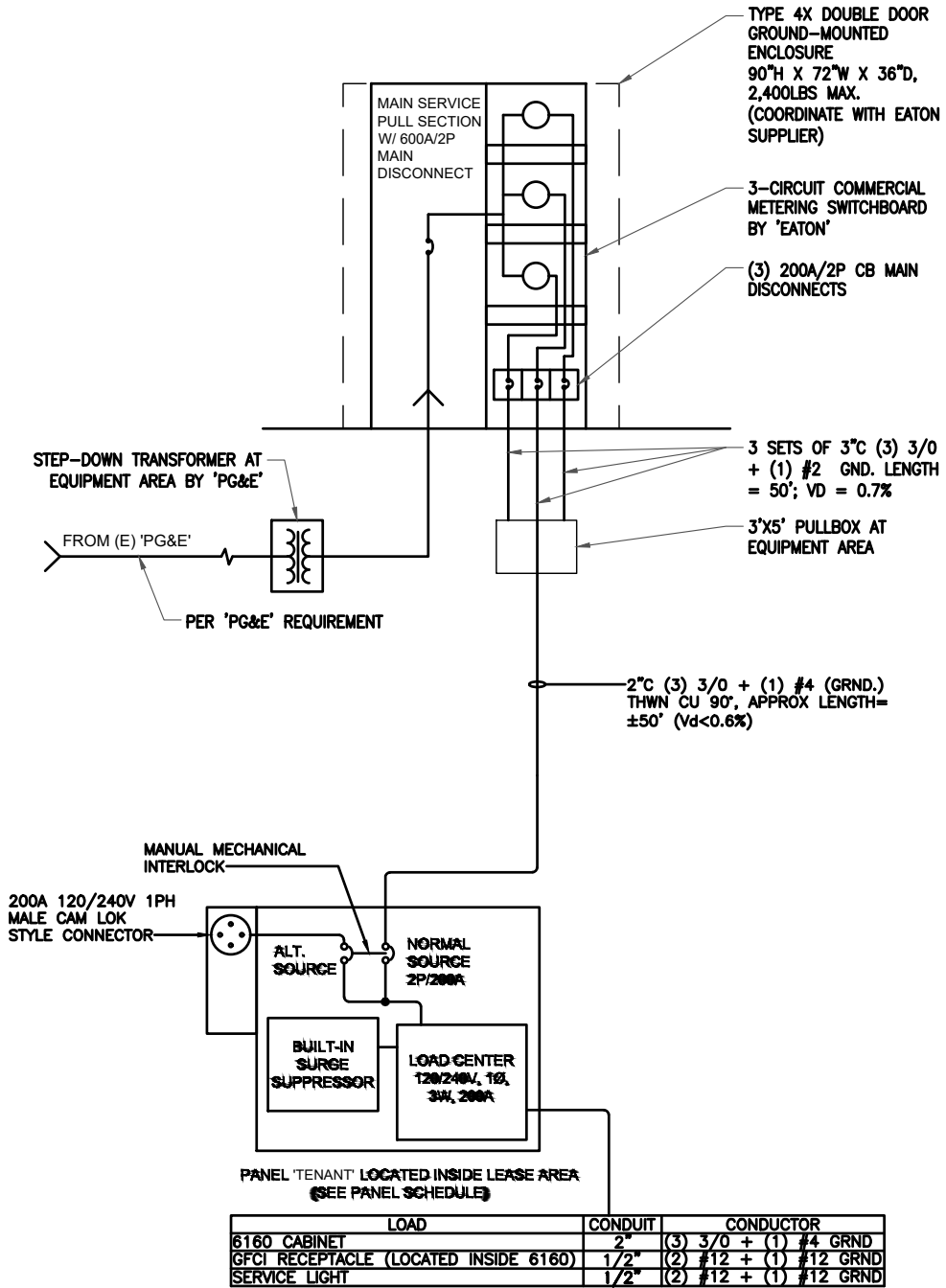
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Drawing Number
C5

120/240V, 1 PHASE, 3W, 200A, BUS, (SEE AIC NOTE)										200A MAIN BRK (COMMERCIAL PWR) UL LISTED SERVICE ENTRANCE EQUIPMENT									
MAIN BREAKER RATING (A):					200			SYSTEM VOLTAGE (V): 240											
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION								
6160 CABINET	10400	C	125	1	11600		2	20	NC	1200	SERVICE LIGHT								
	10400	C		3		11120	4	20	NC	720	GFCI RECEPTACLE								
				5	0		6												
				7		0	8												
				9	0		10												
				11		0	12												
				13	0		14												
				15		0	16												
				17	0		18												
				19		0	20												
SURGE SUPPRESSOR	180	C	20	21	180		22												
	180	C		23		180	24												
PHASE TOTALS (VA):					11780	11300													
CURRENT PER PHASE (A):					122	114	AMPARES/PHASE CANNOT EXCEED MAIN BREAKER RATING												
PANEL TOTAL (VA):					23080		LEGEND: C = CONTINUOUS, NC = NON-CONTINUOUS												
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA): 23.1													
PANEL LOADING (100% NON-CONT. LOAD) (kVA):					1.9														
PANEL LOADING (125% NON-CONT. LOAD) (kVA):					26.5														
PANEL LOADING (TOTAL) (kVA):					28.4														
SPARE CAPACITY (kVA):					19.6														
AIC NOTE: AIC RATING FOR PANEL SHALL MATCH OR EXCEED THE AVAILABLE SHORT CIRCUIT CURRENT PROVIDED BY THE SERVICE PROVIDER. GC TO COORDINATE WITH SERVICE PLANNER FOR INFORMATION.																			

SINGLE LINE DIAGRAM NOTES:

1. MAXIMUM AVAILABLE FAULT: SERVING UTILITY COMPANY'S STANDARD INDICATES THAT THE MAXIMUM AVAILABLE FAULT WILL NOT EXCEED 42 KA. CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL AVAILABLE FAULT AT THE TIME OF CONSTRUCTION WITH SERVING UTILITY CO.
2. ALL CURRENT CARRING DEVICES SHALL BE U.L. LISTED AND BRACED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT AT ITS TERMINALS.
3. SERIES/COMBINATION SHORT CIRCUIT RATING MAY BE USED WHEN OVERCURRENT DEVICE COMBINATIONS ARE LISTED UNDER U.L. 67 STANDARD AND INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (N.E.C.).
4. APPLICABLE SERIES/COMBINATION RATED EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION - SERIES RATED SYSTEM", IN COMPLIANCE WITH THE NEC. END-USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER THE NEC AND CEC.
5. POWER TO EQUIPMENT SHALL BE 200A, 120/240V, 1ø, 3W.
6. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/ELECTRICAL EQUIPMENT.
7. ALL WIRING SHALL BE COPPER TYPE THHN/THWN RATED FOR 75° C.
8. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED. 40 OR 80) INDOOR: EMT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS (ADJUST CONDUIT FILL FOR SCHEDULE 80 PVC CONDUITS).
9. CIRCUIT BREAKER TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.



SINGLE LINE DIAGRAM
TENANT EQUIPMENT

120/240V, 1 PHASE, 3W, 200A, BUS, (SEE AIC NOTE)												200A MAIN BRK (COMMERCIAL PWR) UL LISTED SERVICE ENTRANCE EQUIPMENT															
MAIN BREAKER RATING (A):												200				SYSTEM VOLTAGE (V): 240											
DESCRIPTION		VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION															
EQUIPMENT CABINET		10400	C	125	1	11600		2	20	NC	1200	SERVICE LIGHT															
		10400	C		3		11120	4	20	NC	720	GFCI RECEPTACLE															
			5		0		6																				
			7			0	8																				
			9		0		10																				
			11			0	12																				
			13		0		14																				
			15			0	16																				
			17		0		18																				
			19			0	20																				
SURGE SUPPRESSOR		180	C	20	21	180		22																			
		180	C		23		180	24																			
PHASE TOTALS (VA):						11780	11300																				
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AIC NOTE: AIC RATING FOR PANEL SHALL MATCH OR EXCEED THE AVAILABLE SHORT CIRCUIT CURRENT PROVIDED BY THE SERVICE PROVIDER. GC TO COORDINATE WITH SERVICE PLANNER FOR INFORMATION.																											



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A	PRELIMINARY ZD	BUC	01/05/24		
No.	Submittal / Revision	App'd	Date		

Drawn: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number
US-CA-5370

Project Title
US-CA-5370
JENSEN
SC60271B
2920 S RUSSELL AVE
FIREBAUGH, CA 93622

Engineer Stamp

EXPIRATION: 9/30/2026

Drawing Title
SINGLE LINE
DIAGRAM AND
PANEL SCHEDULE

Drawing Scale:
AS NOTED
Date:
10/18/24
ZD

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Drawing Number
E1



OPERATIONAL STATEMENT

Vertical Bridge Towers, LLC (VB BTS III, LLC) is proposing to develop a new wireless communication facility
Located at 2920 S Russel Ave APN: 017-06-031

Property Owner: Pete R Lecompte

Lease Holder: VB BTS III, LLC

1. Nature of the operation-What do you propose to do? Describe in detail.

The proposed development will consist of a new 130' monopole tower within a 50'x50' fenced compound. The proposed tower and compound will be developed to withstand the weight and space for three carrier antennas which will help eliminate the future need for additional towers and wireless communication facilities in the surrounding neighborhood. The Proposed wireless facility will help eliminate the wireless coverage gap to the surrounding community and travelers and is not expected to have any adverse effect on the abutting property and surrounding neighborhoods.

2. Operational time limits:

The Wireless Communication Facility (WCF) will be a 24/7, unmanned, operation and will create little to no noise. There will be no substantial increase in traffic associated with the WCF.

3. Number of customers or visitors:

Site visits will be completed occasionally for maintenance purposes. No more than once per month after the site is built.

4. Number of employees:

This is an unmanned facility. Site visits will be completed occasionally for maintenance purposes. No more than once per month after the site is built.

5. Service and delivery vehicles:

There will be 1-3 trucks on site for periodic maintenance when required. Boom trucks for antenna maintenance can be expected. A crane will be used during the construction of the proposed WCF.

6. Access to the site:

The proposed WCF can be accessed from S Russell Ave by a proposed 30' access easement path in the southwest corner of the parcel.



- 7. Number of parking spaces for employees, customers, and service/delivery vehicles.**

Boom trucks and or a crane is expected to be used during the construction of the proposed WCF. The facility will be unmanned and only occasional site visits will occur for site maintenance.
- 8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?**

No goods will be sold on-site. The tower is an unmanned wireless facility with no tangible goods.
- 9. What equipment is used?**

The proposal is for a 130' monopole within a fenced compound with antennas, RRUs, microwave, and associated cables. Inside the compound will be a concrete pad, ice bridge, utility backboard, meter, and carrier ground cabinets. All ground equipment to be shielded from public view with a 6' chain link fence with 3-strand barbed wire. Please see photo simulations.
- 10. What supplies or materials are used and how are they stored?**

There are no materials used or stored at the facility. Only the associated equipment cabinets and cables to power the wireless tower are proposed.
- 11. Does the use cause an unsightly appearance?**

The monopole tower will be made of non-reflective material and will not cause a glare, create dust, or odor. The tower is proposed as a monopole instead of a monotree as there are no other trees in the nearby area to help screen a monotree.
- 12. List any solid or liquid wastes to be produced.**

There will be no solid or liquid waste created by the WCF.
- 13. Estimated volume of water to be used (gallons per day)**

There will be no water used in associated with the proposed facility
- 14. Describe any proposed advertising including size, appearance, and placement**

The tower owner and or carrier will have small placards attached to the fence listing emergency contact numbers and FCC registration information as required. There will be no form of advertisement posted.
- 15. Will existing building be used or will new buildings be constructed?**

No existing buildings will be used and no buildings will be constructed.
- 16. Explain which buildings or what portion of buildings will be used in the operation**

No buildings or portions of buildings will be used in the operation of the facility.
- 17. Will any outdoor lighting or outdoor sound amplification system be used?**

No lighting is proposed on the monopole tower. The wireless carrier, however, may install a work light above their equipment cabinets. If FAA requires a light to be placed at the top of the tower, this requirement will be followed.
- 18. Landscaping or fencing proposed**

No landscaping is proposed as the tower is located 200' from the ROW. Fencing to screen ground equipment is being proposed around the equipment area.
- 19. Any other information that will provide a clear understanding of the project or operation.**



The proposed WCF is in line with point 7 of the design guidelines as the WCF is proposed in a location that will minimize any disturbance to the property as well as the WCF is placed adjacent to the farm homesites/other existing buildings.

20. Identify all Owners, Officers, and /or Board Members for each application submitted.

Owners: Pete R Lecompte

Applicant: Vertical Bridge



Rachael Reynolds

Project Manager

Cell: 619-729-2294

E-Mail: RReynolds@MET3.net

www.MET3.net

Your Project. Done. Right. Now.



Findings for Conditional Use Permit Application for Wireless Facility

1. Adequacy of Site Size and Shape

The proposed site for the wireless facility is adequately sized and shaped to accommodate all necessary features, including required yards, spaces, walls, fences, parking, loading areas, and landscaping. The layout has been designed to ensure that the facility integrates seamlessly with the surrounding land uses, particularly the residential neighborhoods nearby. The site plan demonstrates compliance with all zoning requirements, ensuring that the facility will not only fit within the designated area but also enhance the overall aesthetic and functional characteristics of the neighborhood. The proposed design of the wireless facility includes a **130-foot monopole**, which is strategically planned to minimize its visual impact on the surrounding area. The monopole will be situated on a **628-acre parcel**, providing ample distance from off-site residential homes. This separation ensures that residents will not be adversely affected by the facility, both in terms of visual aesthetics and potential noise emissions. The monopole's height and design have been selected to blend with the existing landscape, further reducing its visibility and impact on nearby properties.

2. Relation to Streets and Highways

The site is well-connected to existing streets and highways that are adequate in width and pavement type to handle the traffic generated by the proposed wireless facility. The proposed facility is unmanned. Access to the site has been planned to minimize disruption to local traffic patterns, ensuring safe and efficient ingress and egress for maintenance and operational activities.

3. Impact on Surrounding Properties

The proposed wireless facility is designed to have no adverse effects on abutting properties or the surrounding neighborhood. Comprehensive assessments have been conducted to evaluate potential impacts, including visual, noise, and operational factors. The facility will be equipped with technology that minimizes noise emissions, and its design will incorporate screening measures to mitigate visual impacts. Community outreach efforts have also been initiated to address any concerns from local residents, reinforcing our commitment to maintaining a harmonious relationship with the neighborhood. The location of the monopole on a large 628-acre parcel allows for compatibility with the surrounding land uses. The expansive space enables the facility to be positioned away from densely populated residential areas, thereby adhering to community concerns regarding proximity to living spaces. This thoughtful placement aligns with the county's objectives of balancing technological advancement with the preservation of residential quality of life.

4. Consistency with the General Plan

The proposed development aligns with the goals and policies outlined in the Fresno County General Plan. Specifically, it supports objectives related to enhancing communication infrastructure and



promoting technological advancements that benefit the community. The facility will contribute to improved wireless coverage, which is essential for both residents and businesses in the area. This alignment with the General Plan underscores the project's importance in fostering economic growth and improving quality of life for the community.

Conclusion

In summary, the findings demonstrate that the proposed wireless facility meets all necessary requirements for granting a Conditional Use Permit as specified in the Fresno County Zoning Ordinance. The design of a 130-foot monopole on a 628-acre parcel not only ensures significant distance from off-site residential homes but also enhances compatibility with the surrounding environment and community. We appreciate your consideration of this application and look forward to positively impacting the community through improved wireless services while maintaining a commitment to safety, aesthetics, and environmental stewardship.

Rachael Reynolds

Project Manager

Cell: 619-729-2294

E-Mail: RReynolds@MET3.net

1608 T Street, Sacramento, CA 95811

www.MET3.net

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Alternative Sites Analysis

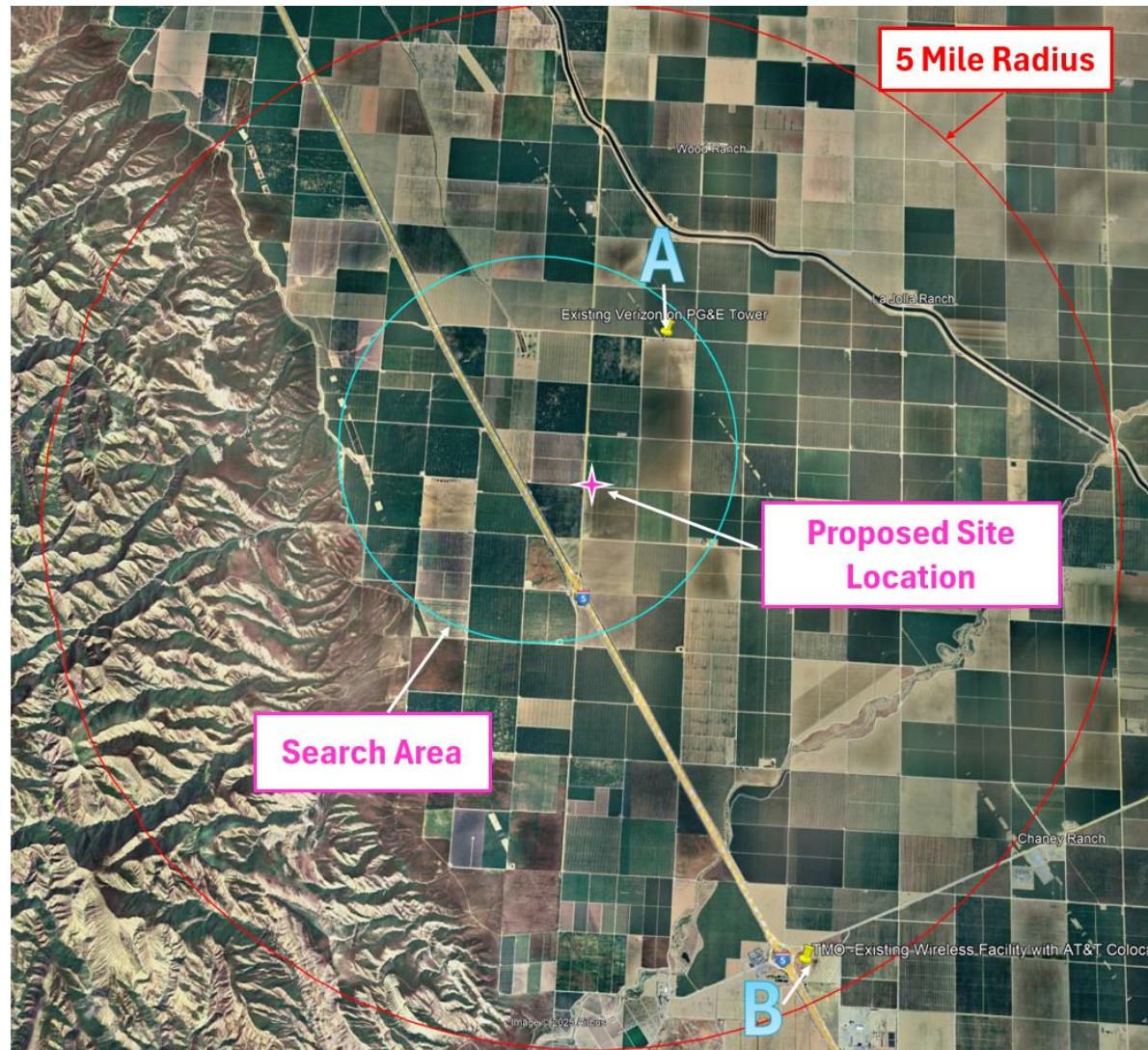
US-CA-5370

2920 S Russell Ave

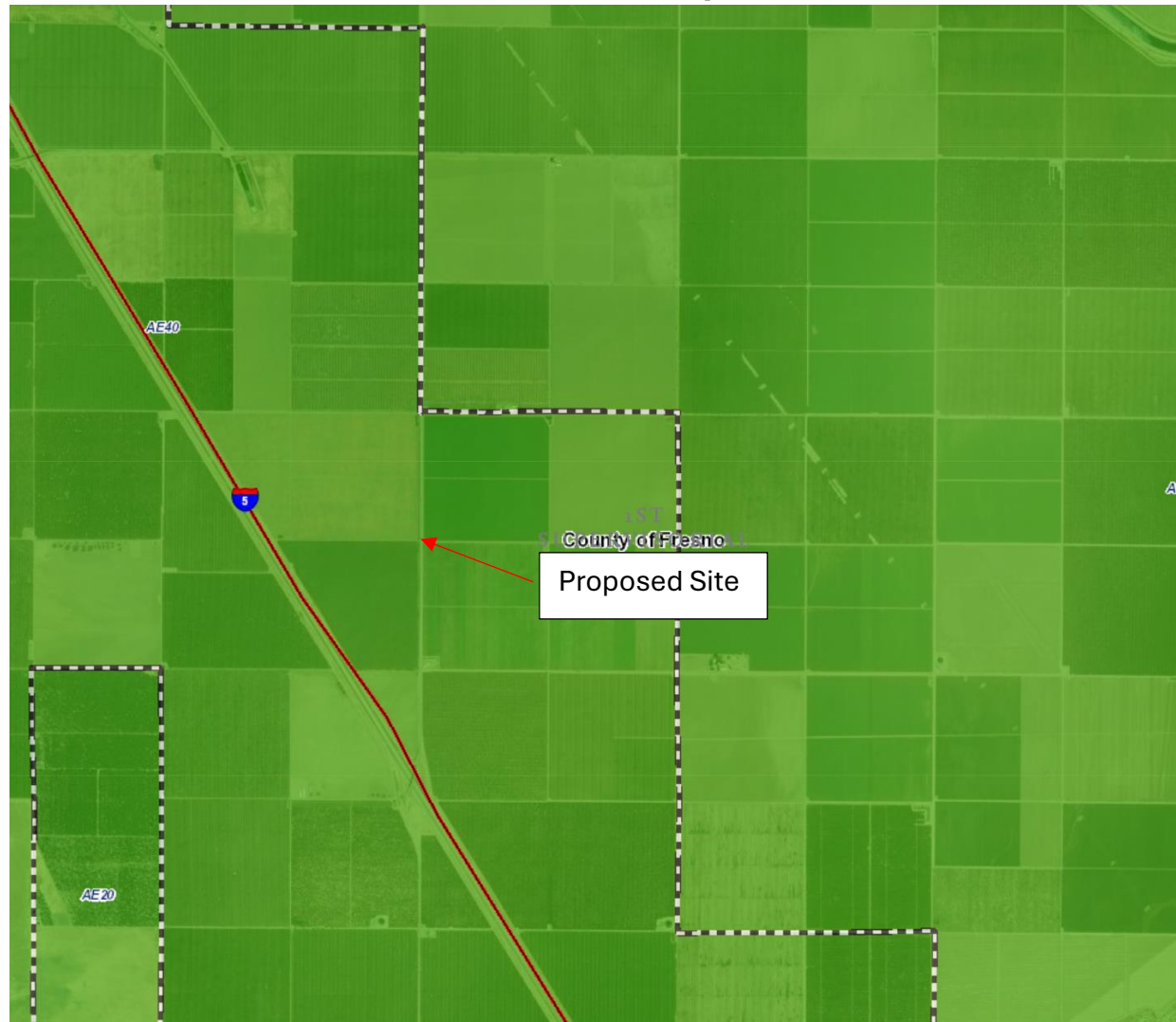
Fresno, CA 93622

Prepared By:
Rachael Reynolds
MET3 Wireless
January 2025


Summary: A search ring was provided by T-Mobile's Radio Frequency ("RF") Engineer identifying the project's coverage needs. We reviewed this search ring and compared it to existing zoning, development requirements, land uses, and existing parcel conditions. After this review, we identified multiple properties as potential sites.



Land Use Map

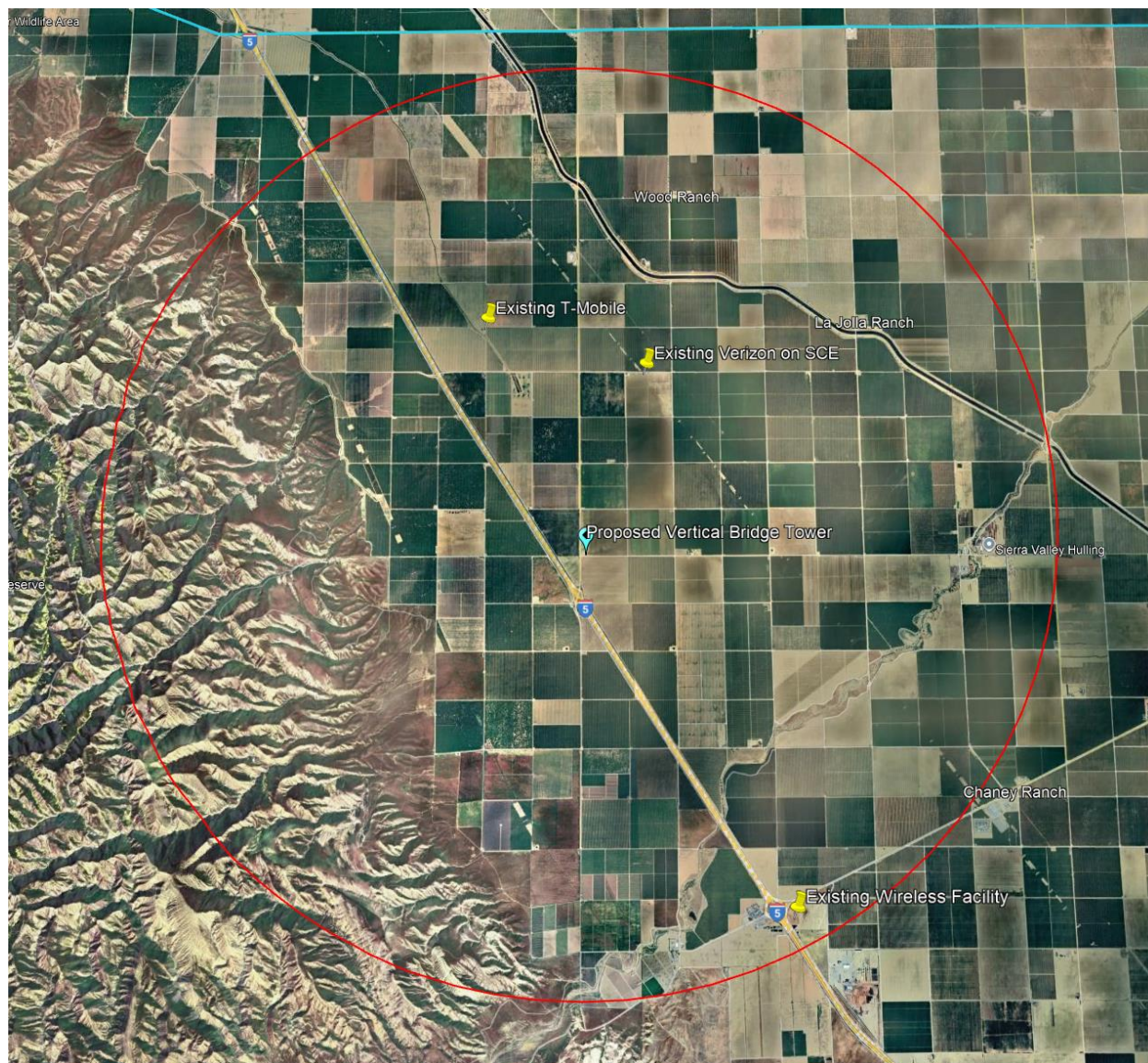


Alternative Analysis Summary – Collocation Opportunity

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
Selected Site Location					
	APN: 01706031 Address: 2920 S Russell Ave, Fresno, CA 93622	Zoning: Agriculture AE40 Jurisdiction: County of Fresno	Y	Y	This parcel was chosen as it meets RF's coverage and capacity needs. The site is close to available power and has an interested property owner to provide a lease area for the tower and equipment. The site is not near residential, which optimizes aesthetic impacts.
New Tower Location Alternatives					
A	APN: 01706005S Address: 1012 S Russell Ave, Fresno, CA 93622	Zoning: Agriculture AE40 Jurisdiction: County of Fresno	Y	N	Approved by CUP 3379 in 2012 for Verizon Wireless on a PG&E tower. Utility towers can typically only support one carrier due to structural capacity. Verizon has a full site with 6 antennas on the tower and the tower cannot support another carrier. Therefore, this tower was not feasible
B	APN: 02720012SU Address: W Panache Rd, Fresno, CA 93622	Zoning: Agriculture AE40 Jurisdiction: County of Fresno+	Y	N	This tower has AT&T and TMO antennas collocated already. Please see coverage map to show the need to for the proposed facility in relation to the existing tower along W Panache.



Existing Towers in a 5 Mile Radius

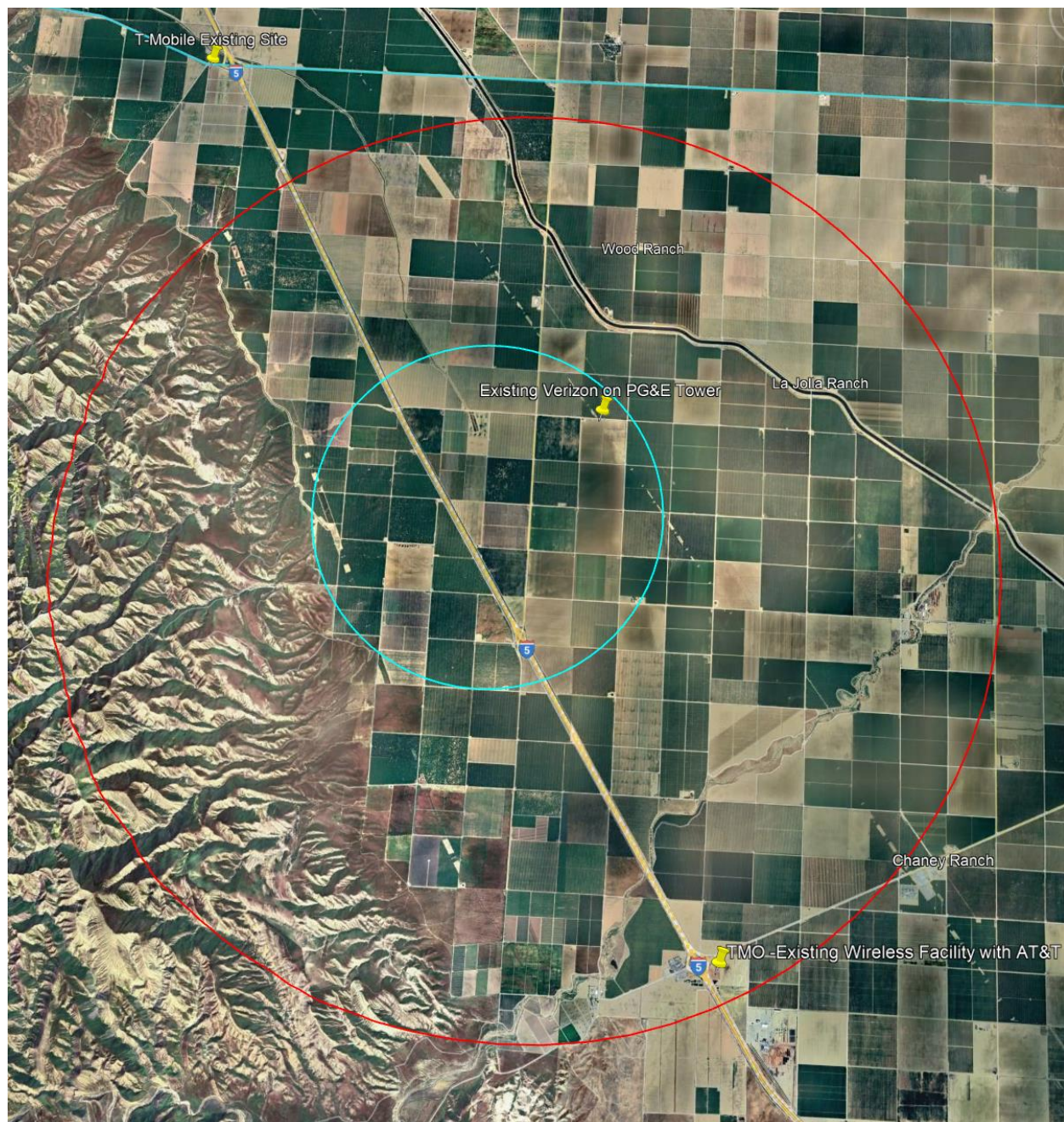


1012 S Russell Ave: Verizon antennas on SCE Tower

443 N Prince Ave: T-Mobile Tower

027-200-12SU: Monopole with antennas and microwaves

Existing Towers in a 5 Mile Radius



1012 S Russell Ave: Verizon antennas on PG&E Tower (CUP 3379)

027-200-12SU: T-Mobile Monopole with antennas and microwaves. AT&T is also on this tower.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project
No(s). _____

Application Rec'd.:

GENERAL INFORMATION

1. **Property Owner :** Peter R Lecompte **Phone/Fax** 209-617-7308
Mailing Address: 2920 S Russell Ave Firebaugh CA/93622

*Street**City**State/Zip*
2. **Applicant :** VB BTS III, LLC (Vertical Bridge) **Phone/Fax:** 561-318-3965
Mailing Address: 750 Park of Commerce Boca Raton FL 33487

*Street**City**State/Zip*
3. **Representative:** Rachael Reynolds **Phone/Fax:** 619-729-2294
Mailing Address: 1608T Street Sacramento CA / 95811

*Street**City**State/Zip*
4. **Proposed Project:** Installation of a 130' Monopole with (12) 8' antennas, (6) RRUs, (1) 4' MW Dish with (2) ODU's and (2) cables, (1) GPS antenna, (2) 6/24 4AWH hybrid trunks, (24) fiber jumpers, (24) sureflex jumpers, (2) ground mounted radio cabinets, (1) raised 10'x15' concrete pad, (1) cable ice bridge, (1) utility backboard and multimeter utility service mounted on H-frame within 50'x50' lease area.
5. **Project Location:** 2920 S Russell Ave, Firebaugh, CA 93622
6. **Project Address:** 2920 S Russell Ave, Firebaugh, CA 93622
7. **Section/Township/Range:** 22 / 14S / 12E
8. **Parcel Size:** 628.40 ac
9. **Assessor's Parcel No.** 017-060-31 OVER.....

10. Land Conservation Contract No. (If applicable): NA

11. What other agencies will you need to get permits or authorization from:

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> Other <u> </u>	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes x No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-40 Exclusive Agricultural

14. Existing General Plan Land Use Designation¹: Agricultural

ENVIRONMENTAL INFORMATION

15. Present land use: Agricultural
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Farm land. See site plan

Describe the major vegetative cover: cultivated crops

Any perennial or intermittent water courses? If so, show on map: NA

Is property in a flood-prone area? Describe:

No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: AE-20

South: AE-20

East: AE-20

West: AE-20

24. Anticipated volume of water to be used (gallons per day)²: NA
25. Proposed method of liquid waste disposal:
() septic system/individual
() community system³-name NA
26. Estimated volume of liquid waste (gallons per day)²: NA
27. Anticipated type(s) of liquid waste: NA
28. Anticipated type(s) of hazardous wastes²: NA
29. Anticipated volume of hazardous wastes²: NA
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: NA
32. Anticipated amount of solid waste (tons or cubic yards per day): NA
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NA
34. Proposed method of solid waste disposal: NA
35. Fire protection district(s) serving this area: NA
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No x
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Michael Reynolds

SIGNATURE

11/08/2024

DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

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



Applicant's Signature

Date

STATEMENT OF INTENDED USE

Parcel Information:

Assessor's Parcel Number: _____ Parcel Size: _____

Contract Number: _____

Commercial Agricultural Use Information:

1. Describe in detail the existing commercial agricultural use:
2. Provide the approximate size of the subject parcel(s) devoted to the commercial agricultural use:
3. List all existing structures on the property and their sizes and uses:

Information Regarding the Proposed Use (Project):

4. In detail, provide information regarding the nature of the proposed use, the area of land devoted to the proposed use and any structures that are proposed to be built on the subject parcel:
5. Explain in detail how the proposed use is incidental and secondary to the commercial agricultural operation on the subject parcel:
6. If a residence is being proposed, who will occupy the residence and what is their role in the commercial agricultural operation of the property?

This Statement of Intended Use is being signed under penalty of perjury.

Signature: _____

Michael Reynolds

Date

Name: _____

US-CA-5370 - 130-FT Monopole Tower
Photo Simulations



US-CA-5370 - 130-FT Monopole Tower
Photo Simulations



US-CA-5370 - 130-FT Monopole Tower
Photo Simulations























