



County of Fresno

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

DATE: October 3, 2023

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
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
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: James Anders, Senior Planner/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/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
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
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Director's Review and Approval 4751

APPLICANT: Nick Tagas, 51 Wireless, LLC

DUE DATE: **October 18, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a 25-foot Microwave Repeater Communications Tower and related facilities on a 76.62-acre parcel. The subject property is located within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the north side of Trimmer Springs Road, northerly adjacent from the intersection with Burma Road, approximately 0.5-miles from Pine Flat Lake, approximately 15-miles northeast from the City of Sanger. (APN: 153-210-18) (2232 Trimmer Springs Road) (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.

We must have your comments by **October 18, 2023**. Any comments received after this date may not be used.

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

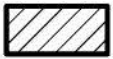
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alvalvarez@fresnocountyca.gov

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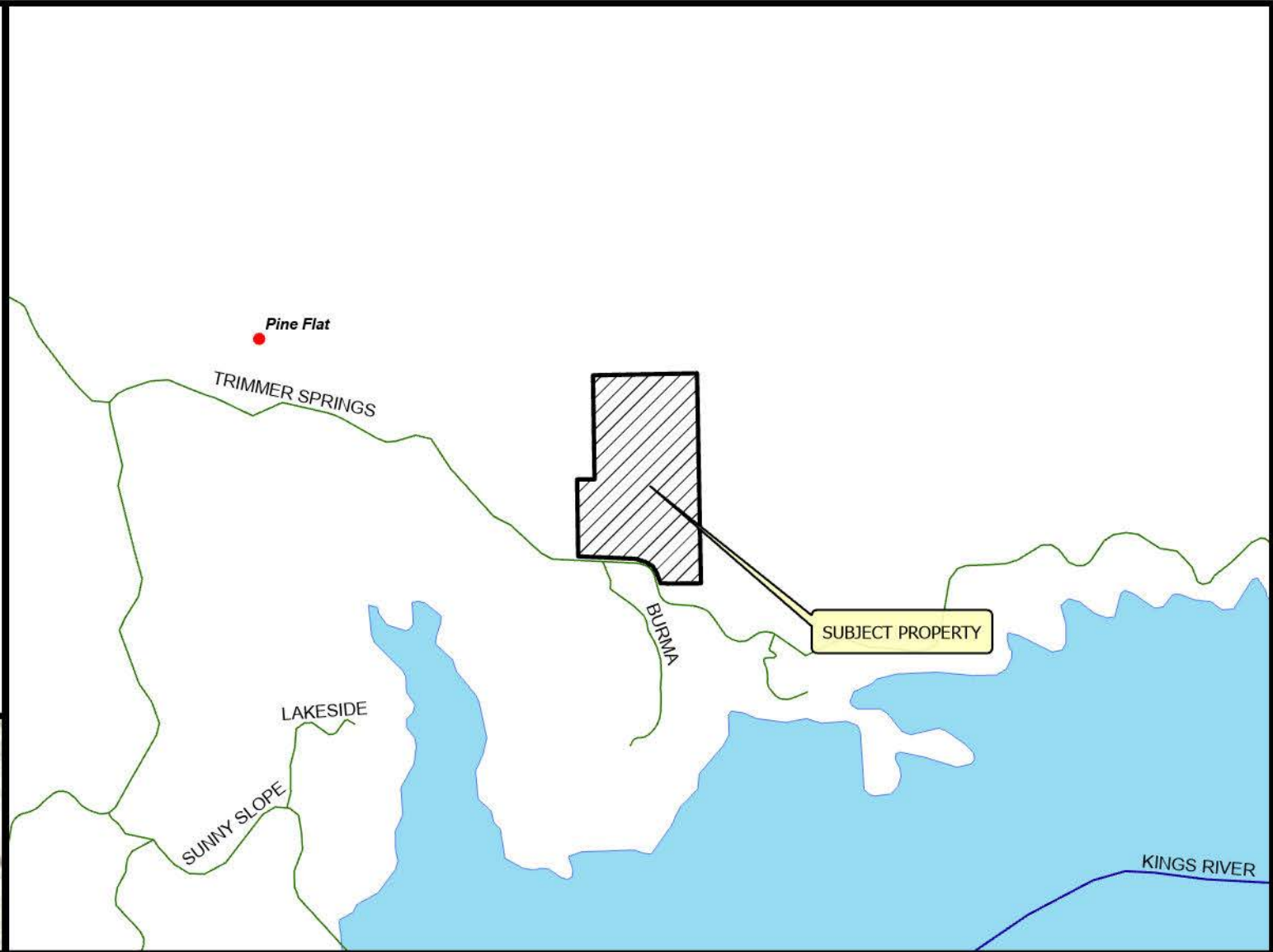
Activity Code (Internal Review): 2392

Enclosures

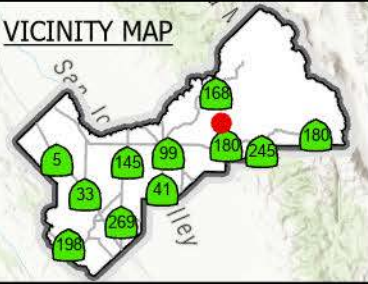
Legend



Subject Property



VICINITY MAP



LOCATION MAP

DRA4751

2023



Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 9/26/2023



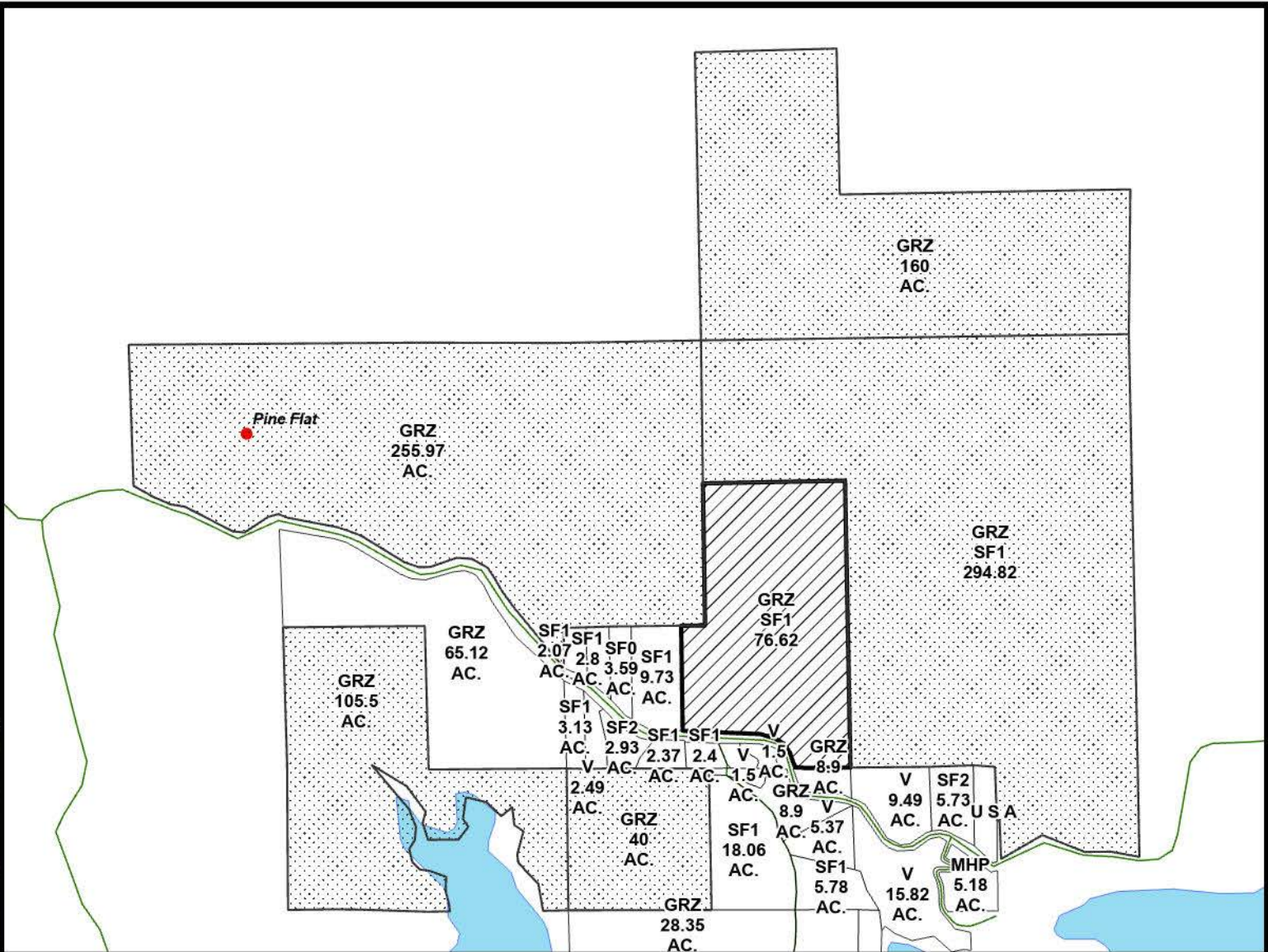
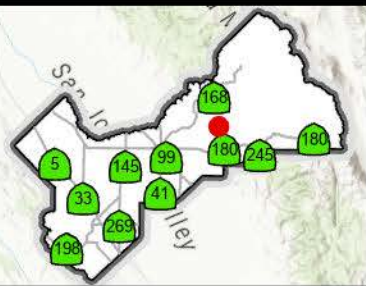
0 0.23 0.45 Miles

0 1,500 3,000 Feet

LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
C# - COMMERCIAL
GRZ - GRAZING
MHP - MOBILE HOME PARK
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

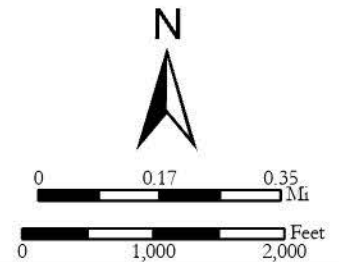


Existing Land Use Map








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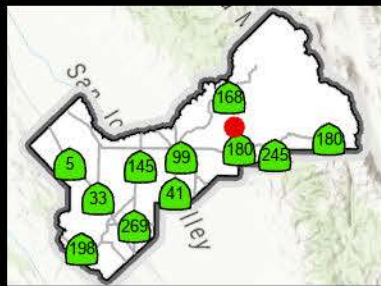
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuwang
 On Date : 9/26/2023



Legend

-  Subject Property
-  A2
-  AE40
-  RC40
-  RE
-  RR
-  RR5

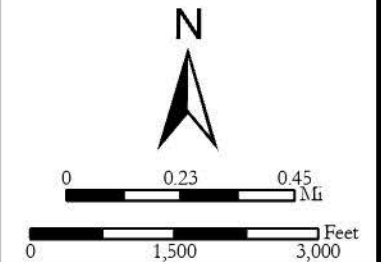


Existing Zoning Map

DRA4751
STR 23 - 12S / 24E

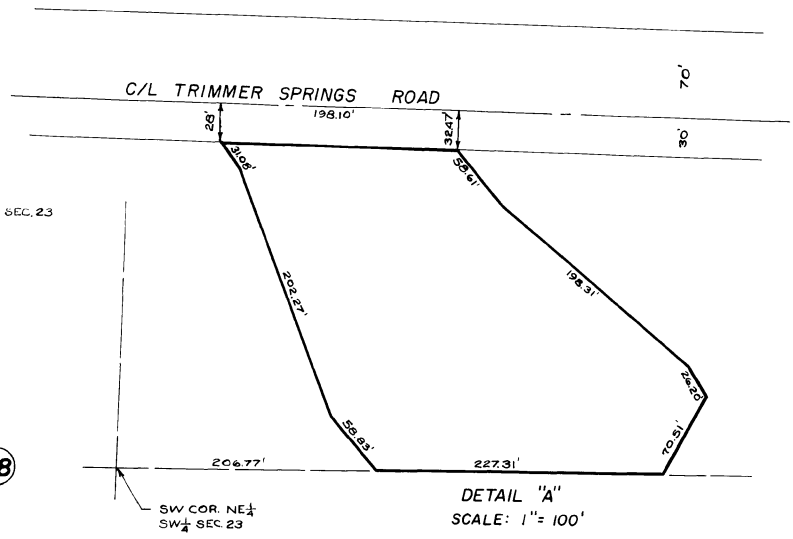
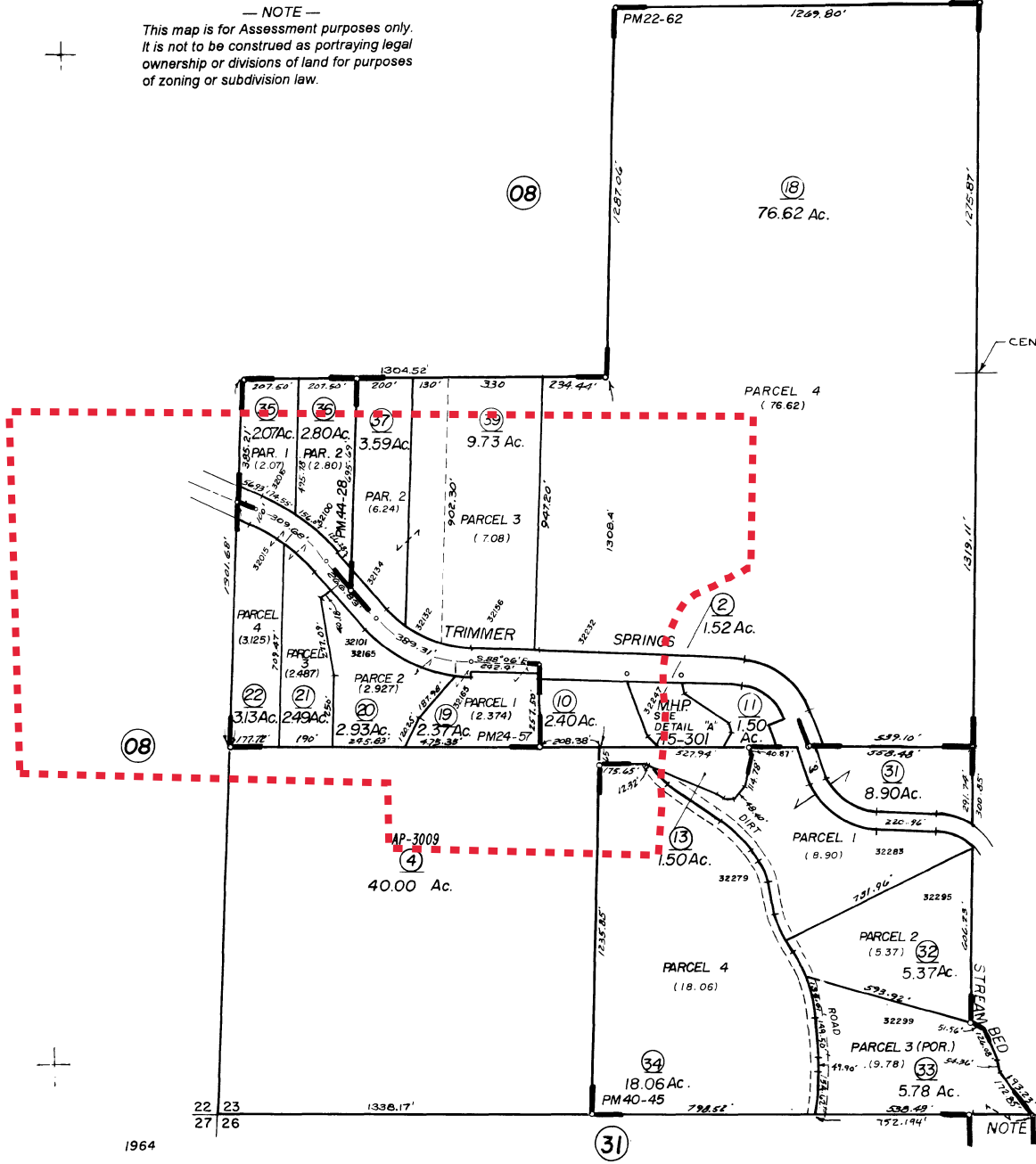
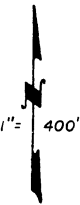
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 9/26/2023



— NOTE —

This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



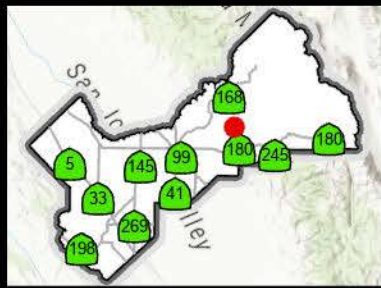
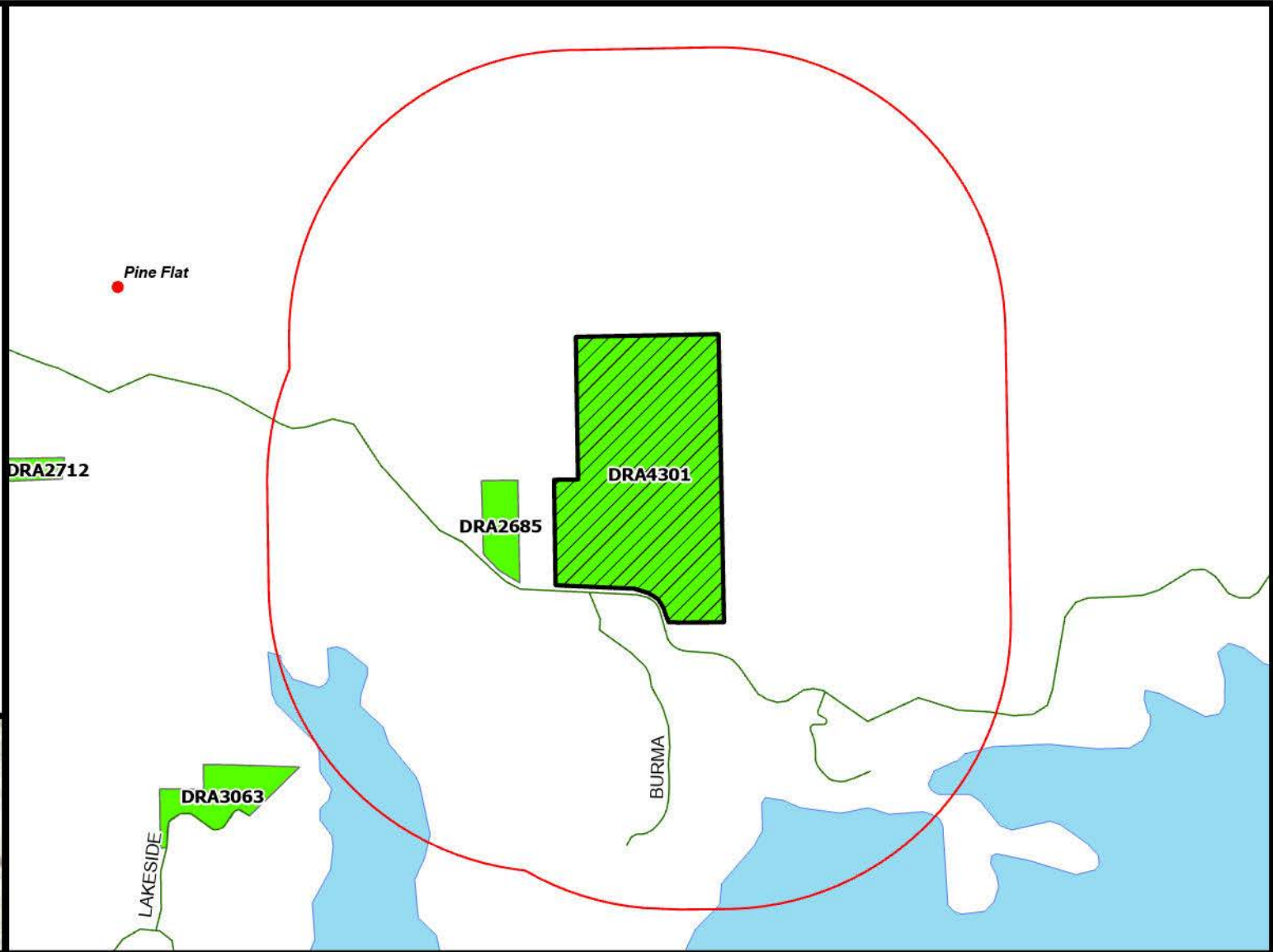
Parcel Map No. 2984 - Bk. 22, Pg. 62
Parcel Map No. 3541 - Bk. 24, Pg. 57
Parcel Map No. 6125 - Bk. 40, Pg. 45
Parcel Map No. 6606 - Bk. 44, Pg. 28

Assessor's Map Bk. 153 - Pg. 21
County of Fresno, Calif.

NOTE: Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Legend

-  Half Mile Buffer
-  Subject Property
-  DRA Permits

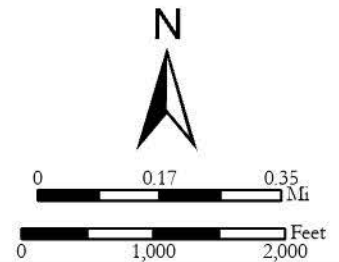


Proximity Map

DRA4751

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuwang
On Date : 9/26/2023



TeleSpan

COMMUNICATIONS

PINE FLAT LAKE MW REPEATER

32232 E. TRIMMER SPRINGS RD
SANGER, CA 93657

PINE FLAT
LAKE MW
REPEATER

32232 E. TRIMMER SPRING RD
SANGER, CA 93657

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	04/12/23	ZD 90%	S.D.
	04/13/23	ZD 100%	S.D.
	05/02/23	CLIENT REV	S.D.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: S. DAVIS
CHECKED BY: S. SAVIG
APPROVED BY: -
DATE: 05/02/23

At all services & grounding trenches, provide
"WARNING" tape at 12" below grade.



PROJECT DESCRIPTION

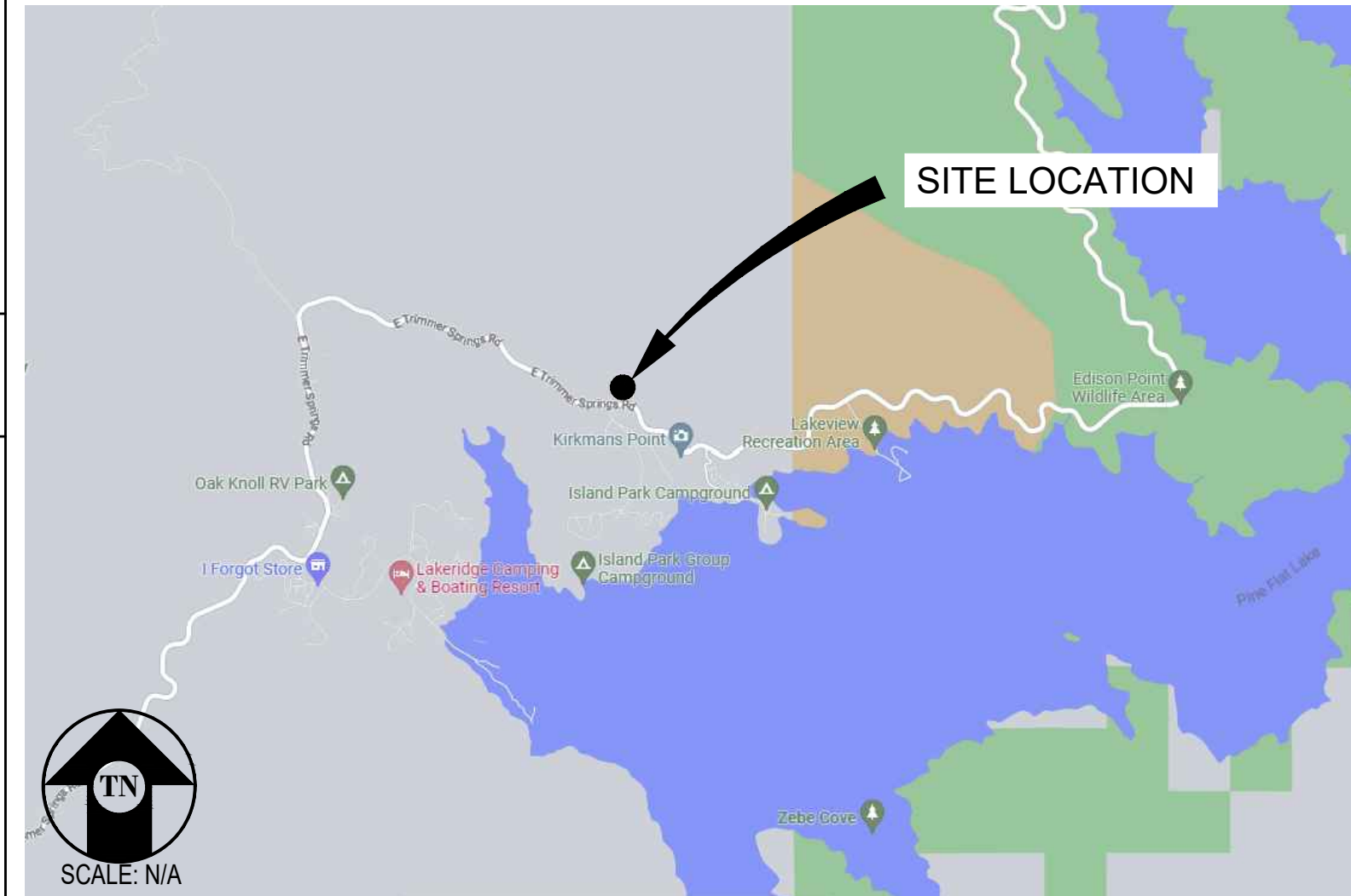
A (N) TELESPAN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) 37'-6"X22'-0" (676 SQ FT) TELESPAN LEASE AREA
- (N) TELESPAN 25'-0" TALL MONOPOLE
- (N) STANDBY GENERATOR ON (N) CONCRETE PAD
- (N) Ø3" MICROWAVE DISH & (N) Ø4" MICROWAVE DISH
- (4) (N) ODU UNITS
- (N) UTILITY TO (N) SITE LOCATION

PROJECT INFORMATION

SITE NAME: PINE FLAT LAKE JURISDICTION: FRESNO COUNTY
 COUNTY: FRESNO POWER: PG&E
 APN: 153-210-18
 SITE ADDRESS: 32232 E. TRIMMER SPRINGS RD
 SANGER, CA 93657
 CURRENT ZONING: -
 CONSTRUCTION TYPE: I-B
 OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)
 PROPERTY OWNER: SUSAN ADAMS
 32232 EAST TRIMMER SPRINGS RD
 SANGER, CA 93657
 APPLICANT: TELESPAN COMMUNICATIONS LLC
 3888 STATE ST, STE# 204
 SANTA BARBARA, CA 93105
 LEASING CONTACT: 51 WIRELESS, LLC
 ATTN: JARED KEARSLEY
 (209) 968-4315
 JARED.KEARSLEY@51 WIRELESS.NET
 ZONING CONTACT: 51 WIRELESS, LLC
 ATTN: JARED KEARSLEY
 (209) 968-4315
 JARED.KEARSLEY@51 WIRELESS.NET
 CONSTRUCTION CONTACT: ATTN: TIM COTTER
 (805) 451-6283
 TCOTTER@TSPAN.NET
 LATITUDE: N 36° 52' 16.51" NAD 83
 LONGITUDE: W 119° 19' 32.88" NAD 83
 AMSL: ±1,337'

VICINITY MAP



DRIVING DIRECTIONS

FROM: 3888 STATE ST, SANTA BARBARA, CA 93105
 TO: 32232 E. TRIMMER SPRINGS RD, SANGER, CA 93657

1. HEAD WEST ON STATE ST TOWARD N LA CUMBRE RD 0.2 MI
2. TURN RIGHT ONTO CALLE REAL 0.3 MI
3. TURN RIGHT ONTO CA-154 W/SAN MARCOS PASS RD 23.9 MI
4. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON CA-154 W/SAN MARCOS PASS RD 8.6 MI
5. MERGE ONTO US-101 N VIA THE RAMP TO SANTA MARIA 0.3 MI
6. MERGE ONTO US-101 N 85.3 MI
7. USE THE RIGHT LANE TO TAKE THE CA-46 RAMP TO FRESNO/BAKERSFIELD 0.2 MI
8. TURN RIGHT ONTO CA-46 E 25.2 MI
9. TURN LEFT TOWARD CA-41 N 276 FT
10. CONTINUE ONTO CA-41 N 50.3 MI
11. CONTINUE STRAIGHT TO STAY ON CA-41 N 33.6 MI
12. USE THE RIGHT 2 LANES TO TAKE EXIT 128A TO MERGE ONTO CA-180 E TOWARD KINGS CYN 17.8 MI
13. TURN LEFT ONTO S PIEDRA RD 8.5 MI
14. TURN RIGHT ONTO E TRIMMER SPRINGS RD 7.1 MI

END AT: 32232 E. TRIMMER SPRINGS RD, SANGER, CA 93657
 ESTIMATED TIME: 4 HOURS 28 MINUTES ESTIMATED DISTANCE: 261 MILES

CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-
E-1	ELECTRICAL PLAN	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
TELESPAN

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

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

TeleSpan
COMMUNICATIONS

3888 STATE ST, STE# 204
SANTA BARBARA, CA 93105

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

DATE OF SURVEY: 04-05-23

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

LOCATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

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

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

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.93' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

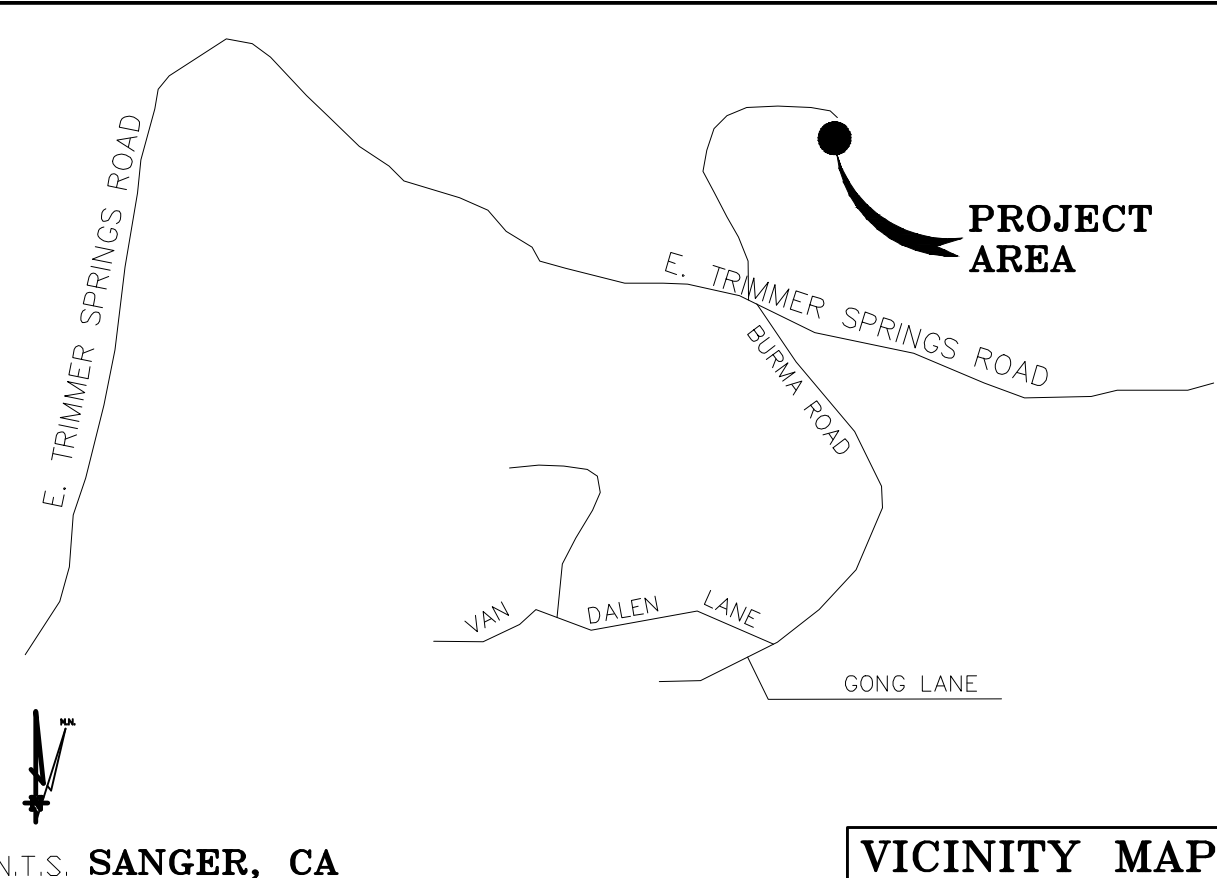
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 153-310-06

OWNER(S): SUSAN ADAMS
32232 EAST TRIMMER SPRINGS ROAD
SANGER, CA 93657

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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



DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426 Fax: (530) 823-1309

Geil Engineering
Engineering • Surveying • Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

TeleSpan Communications, LLC

Project Name: Pine Flat Lake MW Repeater

Project Site Location: 32232 East Trimmer Springs Road
Sanger, CA 93657
Fresno County

Date of Observation: 04-05-23

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

Type of Antenna Mount: Proposed Monopole Tower

Latitude: N 36° 52' 16.51" (NAD83) N 36° 52' 16.69" (NAD27)
Longitude: W 119° 19' 32.88" (NAD83) W 119° 19' 29.43" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 1337' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91-003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

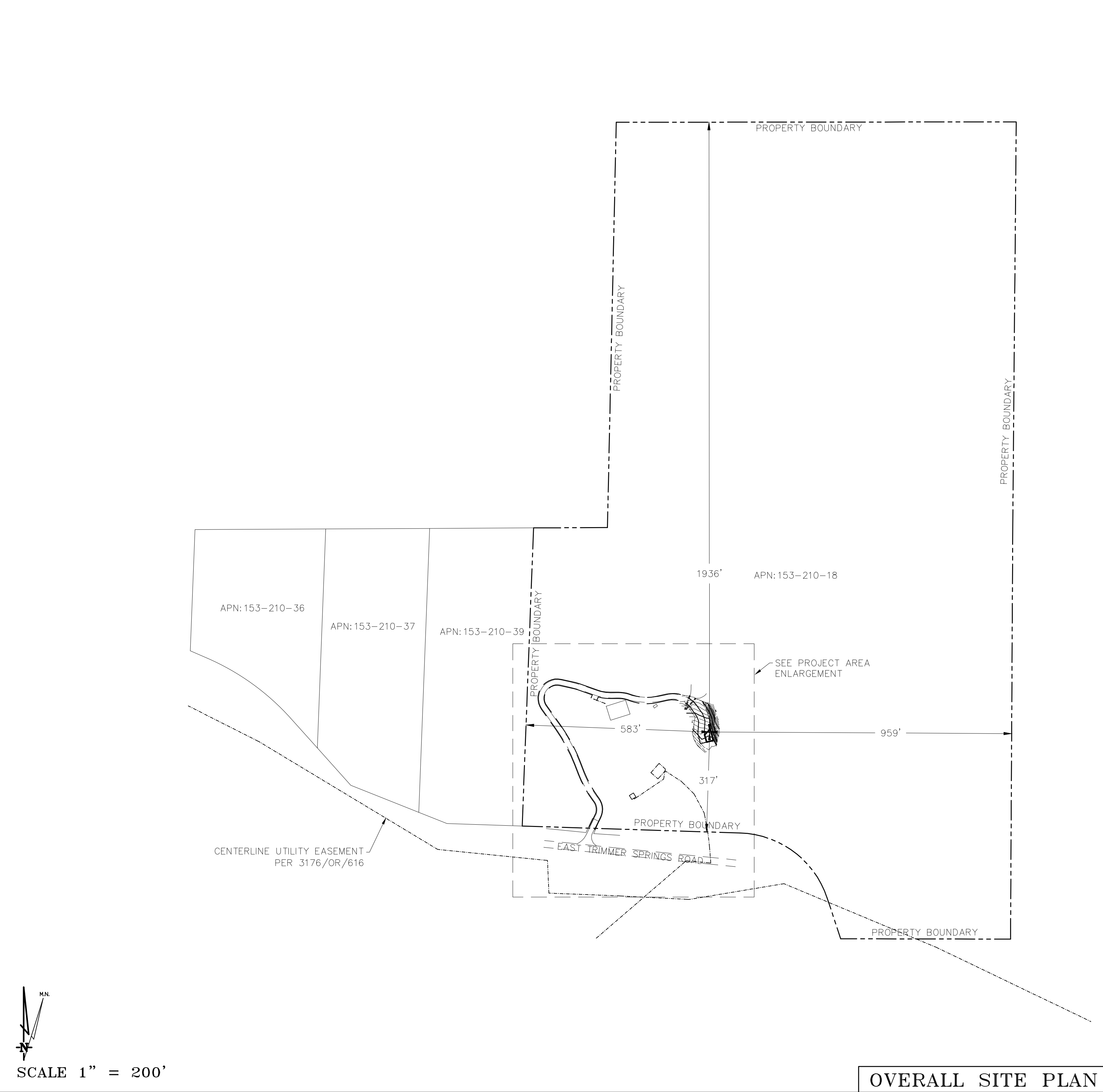
Lease Area Description

All that certain lease area being a portion of Parcel 4 as is shown on that certain Parcel Map filed for record at Book 22 of Parcel Maps at Page 62, Official Records of Fresno County and being located in the SW 1/4 of Section 23, Township 12 South, Range 24 East M.D.B. & M. being more particularly described as follows:

Commencing at a 3/4" iron pipe monument(LS2737) set at the Southwest corner of said Parcel 4, from which a similar monument at the Southeast corner of Parcel 3 bears South 82°30'11" West 329.37 feet; thence from said point of commencement North 65°32'25" East 643.15 feet to the True Point of Beginning; thence from said point of beginning North 75°21'33" East 22.00 feet; thence North 14°38'27" West 37.50 feet; thence South 43°49'28" West 25.81 feet; thence South 14°38'27" East 24.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes twenty feet in width the centerline of which is described as follows: Beginning at a point which bears South 75°21'33" West 10.00 feet from the most Southerly corner of the above described lease area and running thence North 14°38'27" West 27.65 feet; thence through a tangent curve to the right having a central radius of 20.00 feet and running through an arc distance of 6.30 feet; thence tangent to the last curve North 03°25'04" East 33.18 feet; thence through a tangent curve to the left having a central radius of 20.00 feet and running through an arc distance of 8.27 feet; thence tangent to the last curve North 20°16'20" West 14.75 feet; thence North 35°19'56" West 17.84 feet; thence North 33°18'07" West 7.26 feet; thence through a tangent curve to the left having a central radius of 85.00 feet and running through an arc distance of 102.03 feet; thence tangent to the last curve South 77°55'12" West 34.81 feet; thence through a tangent curve to the right having a central radius of 150.00 feet and running through an arc distance of 84.78 feet; thence tangent to the last curve North 69°41'48" West 2.45 feet; thence through a tangent curve to the left having a central radius of 100.00 feet and running through an arc distance of 35.99 feet; thence tangent to the last curve South 89°40'58" West 26.61 feet; thence through a tangent curve to the right having a central radius of 125.00 feet and running through an arc distance of 43.66 feet to a point hereafter defined as Point "A"; thence tangent to the last curve North 70°18'25" West 60.00 feet; thence through a tangent curve to the left having a central radius of 100.00 feet and running through an arc distance of 12.22 feet; thence tangent to the last curve North 77°18'25" West 46.77 feet; thence through a tangent curve to the left having a central radius of 51.00 feet and running through an arc distance of 122.84 feet; thence tangent to the last curve South 35°18'56" East 76.59 feet; thence through a tangent curve to the right having a central radius of 530.00 feet and running through an arc distance of 130.32 feet; thence tangent to the last curve South 21°13'36" East 33.21 feet; thence through a tangent curve to the left having a central radius of 350.00 feet and running through an arc distance of 92.26 feet; thence tangent to the last curve South 36°19'46" East 5.93 feet; thence through a tangent curve to the right having a central radius of 50.00 feet and running through an arc distance of 55.48 feet; thence tangent to the last curve South 26°11'04" West 42.2 feet more or less to the public right of way more commonly known as East Trimmer Springs Road.

Also together with a non-exclusive easement for utility purposes twenty feet in width the centerline of which is described as follows: Beginning at Point "A" as previously defined and running thence South 23°51'18" West 21.1 feet more or less to the existing joint utility pole.



SCALE 1" = 200'

TeleSpan Communications, LLC

**PINE FLAT LAKE
 MW REPEATER**
 32232 E. TRIMMER SPRINGS RD.
 SANGER, CA 93657
 PLOT PLAN AND
 SITE TOPOGRAPHY

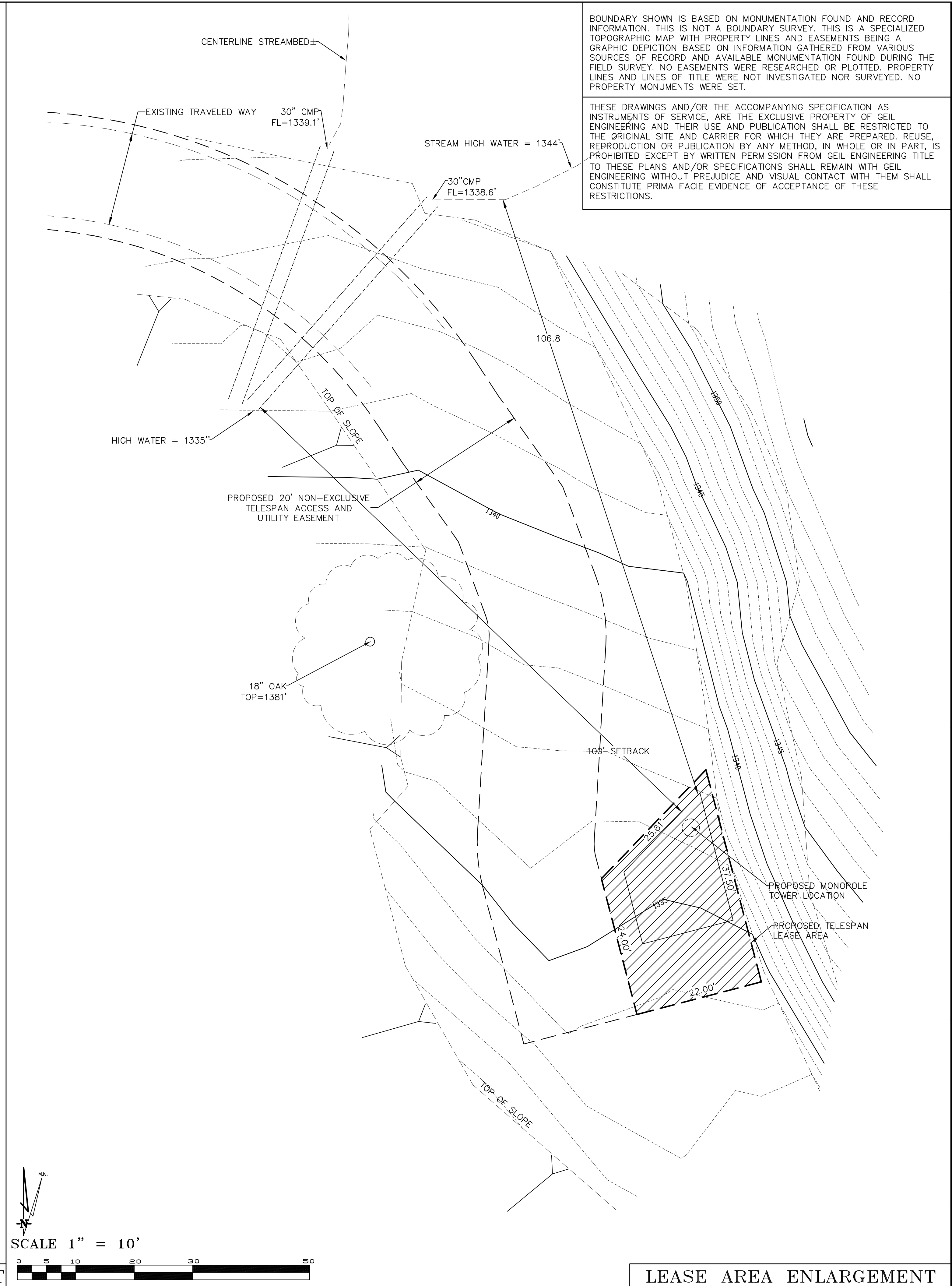
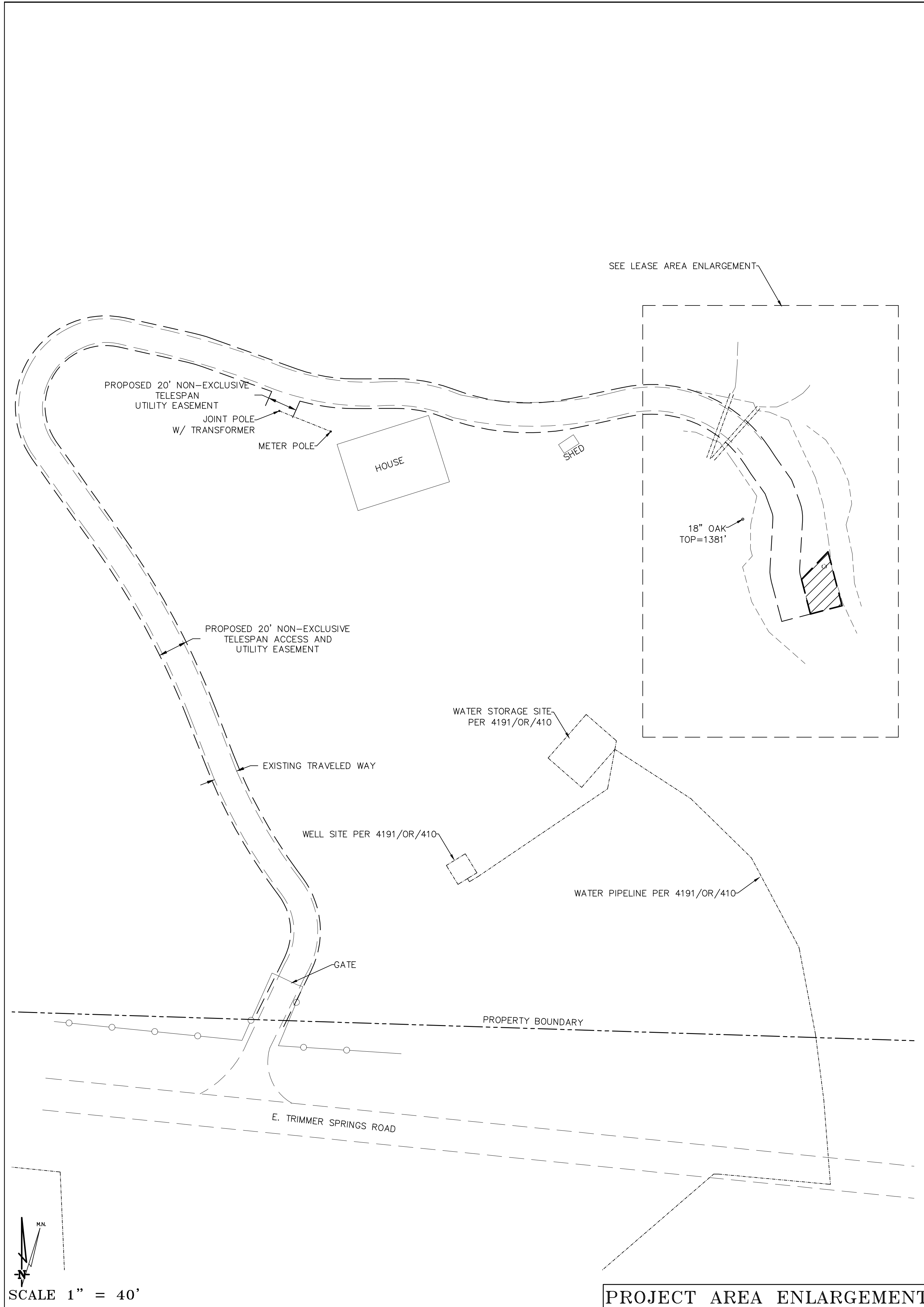
REV					
REV					
REV					
REV					
REV					

REVISIONS	DRAWING SUBMITTAL
REV 04-06-23	N. RCHDE
REV 04-07-23	N. RCHDE
REV	
REV	
REV	

Sheet

C-1

OVERALL SITE PLAN

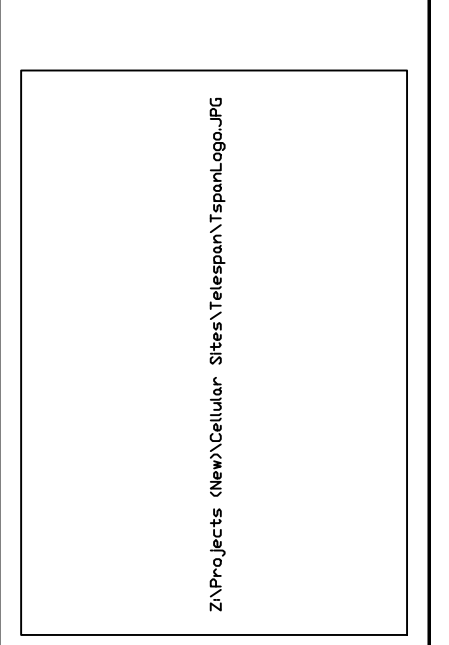


BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING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

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RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-1306
 Fax: (530) 885-1308



**PINE FLAT LAKE
 MW REPEATER**
 32232 E. TRIMMER SPRINGS RD.
 SANGER, CA 93657
 PLOT PLAN AND
 SITE TOPOGRAPHY

Sheet

C-2

NOTICE

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PINE FLAT LAKE MW REPEATER

32232 E. TRIMMER SPRING RD
SANGER, CA 93657

ISSUE STATUS

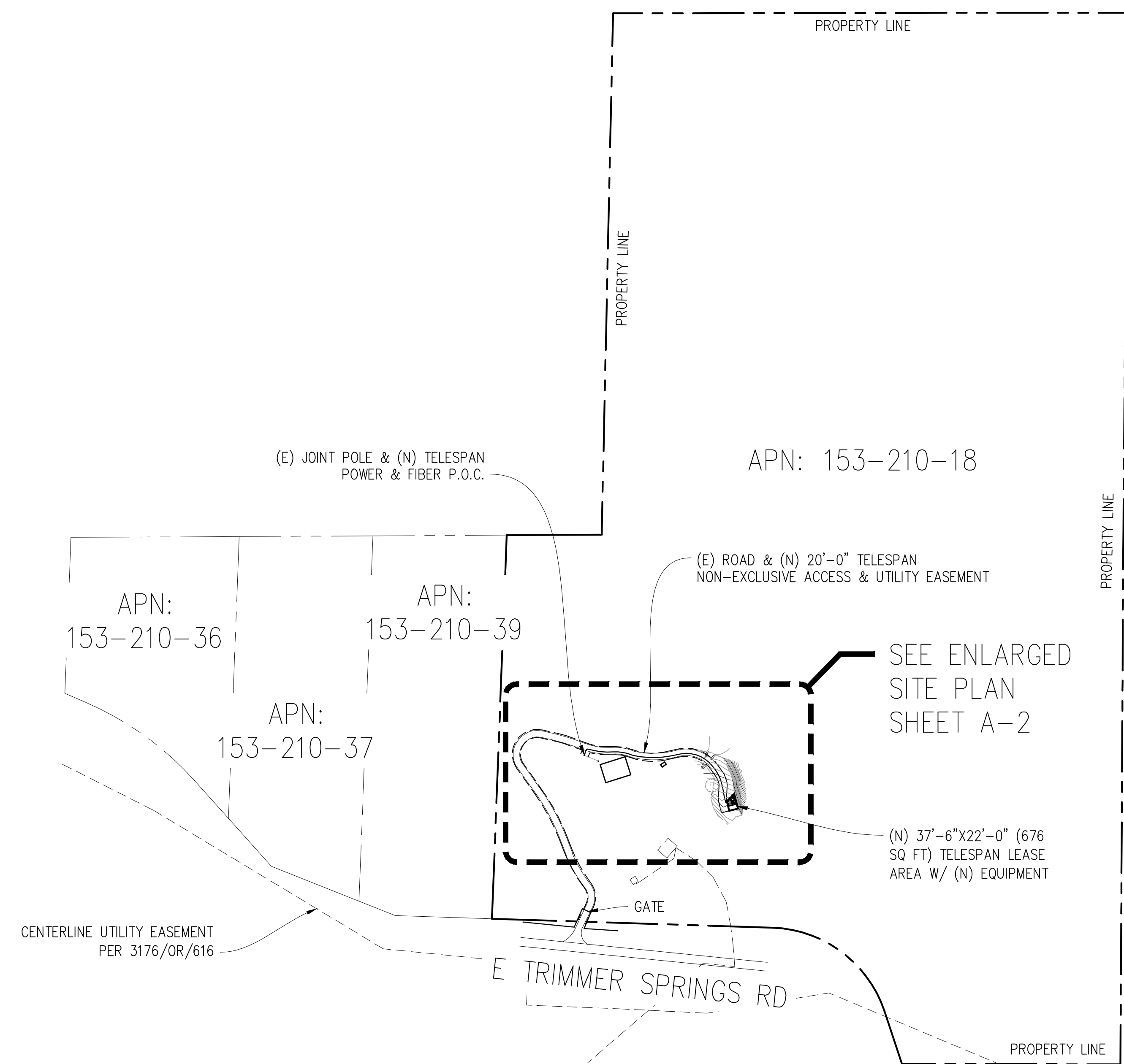
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	04/13/23	ZD 100%	S.D.
	05/02/23	CLIENT REV	S.D.
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DRAWN BY: S. DAVIS

CHECKED BY: S. SAVIG

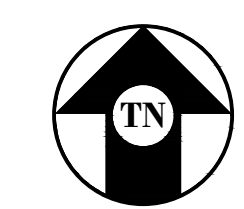
APPROVED BY: -

DATE: 05/02/23



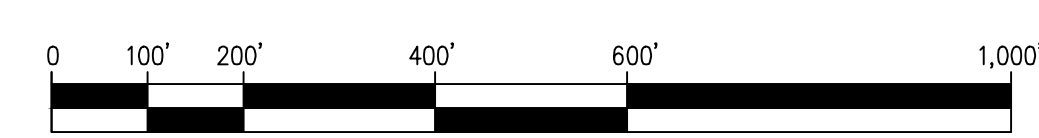
SEE ENLARGED SITE PLAN SHEET A-2

(N) 37'-6" X 22'-0" (676 SQ FT) TELESpan LEASE AREA W/ (N) EQUIPMENT



OVERALL SITE PLAN

1"=200'-0"



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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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S4469

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COMMUNICATIONS

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SANTA BARBARA, CA 93105

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

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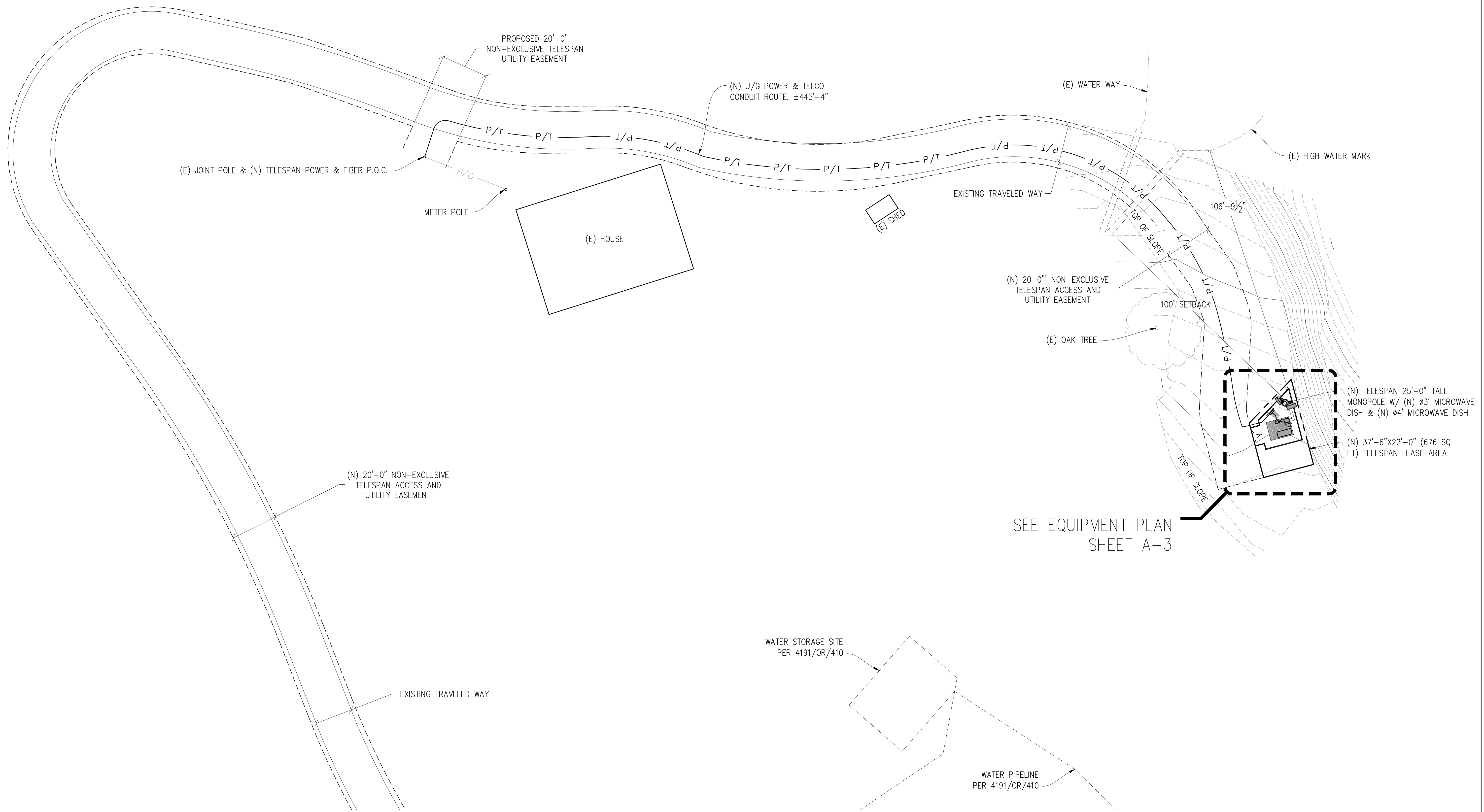
PINE FLAT LAKE MW REPEATER

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	-	-	-

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DATE: 05/02/23



ENLARGED SITE PLAN
1"=20'-0"
0 10' 20' 40' 60' 100'

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SHEET TITLE:
**ENLARGED
SITE PLAN**
SHEET NUMBER:
A-2

PINE FLAT LAKE MW REPEATER

32232 E. TRIMMER SPRING RD
SANGER, CA 93657

ISSUE STATUS

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	05/02/23	CLIENT REV	S.D.
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DRAWN BY: S. DAVIS

CHECKED BY: S. SAVIG

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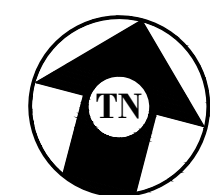
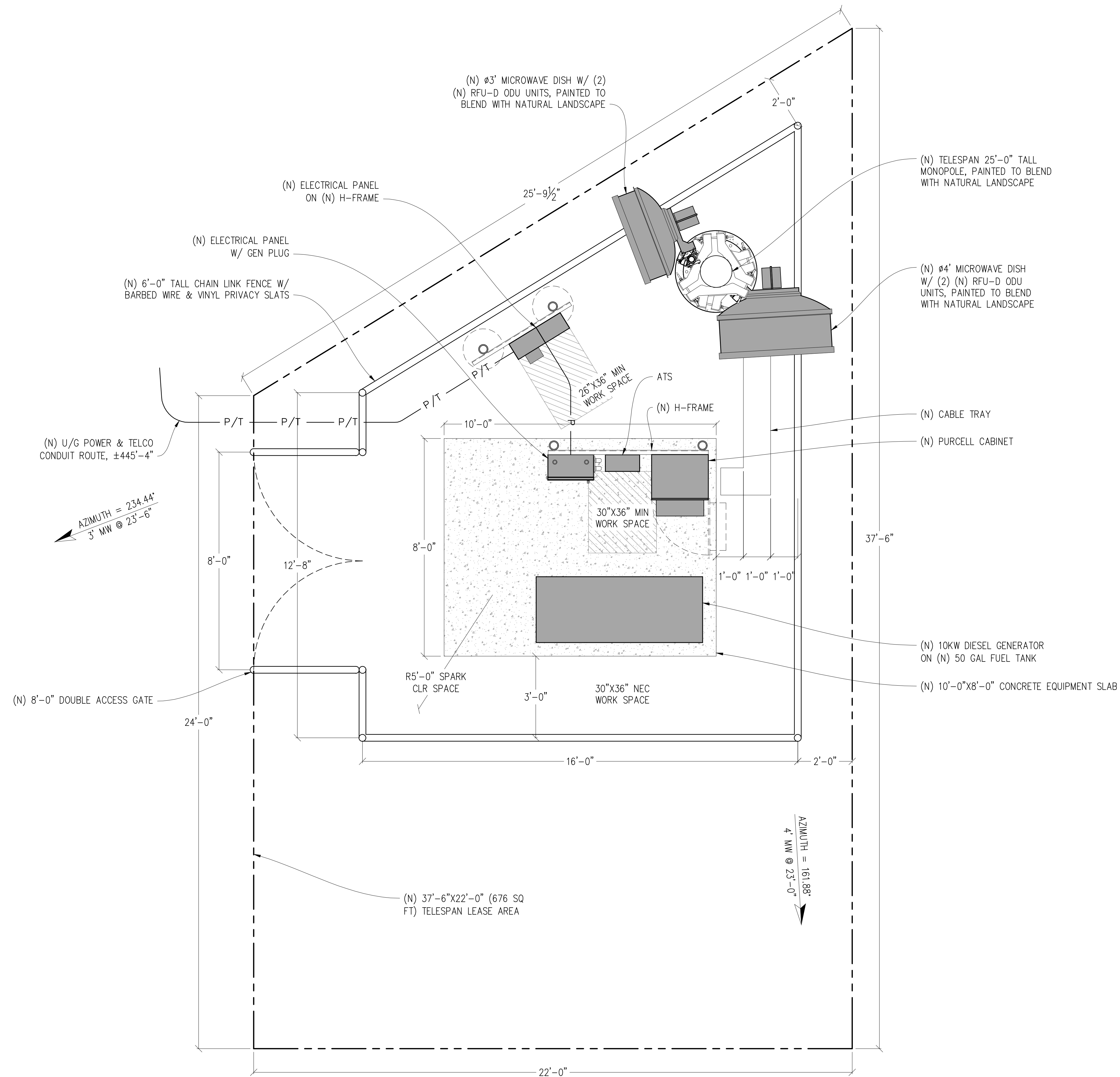
3888 STATE ST. STE# 204
SANTA BARBARA, CA 93105

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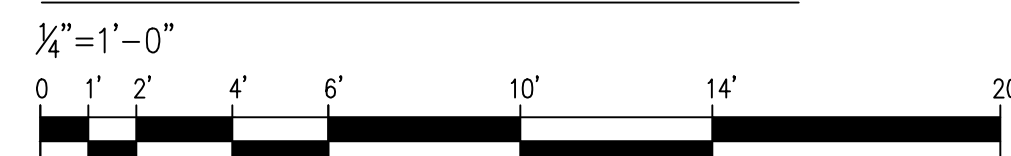
EQUIPMENT PLAN

SHEET NUMBER:

A-3



EQUIPMENT PLAN



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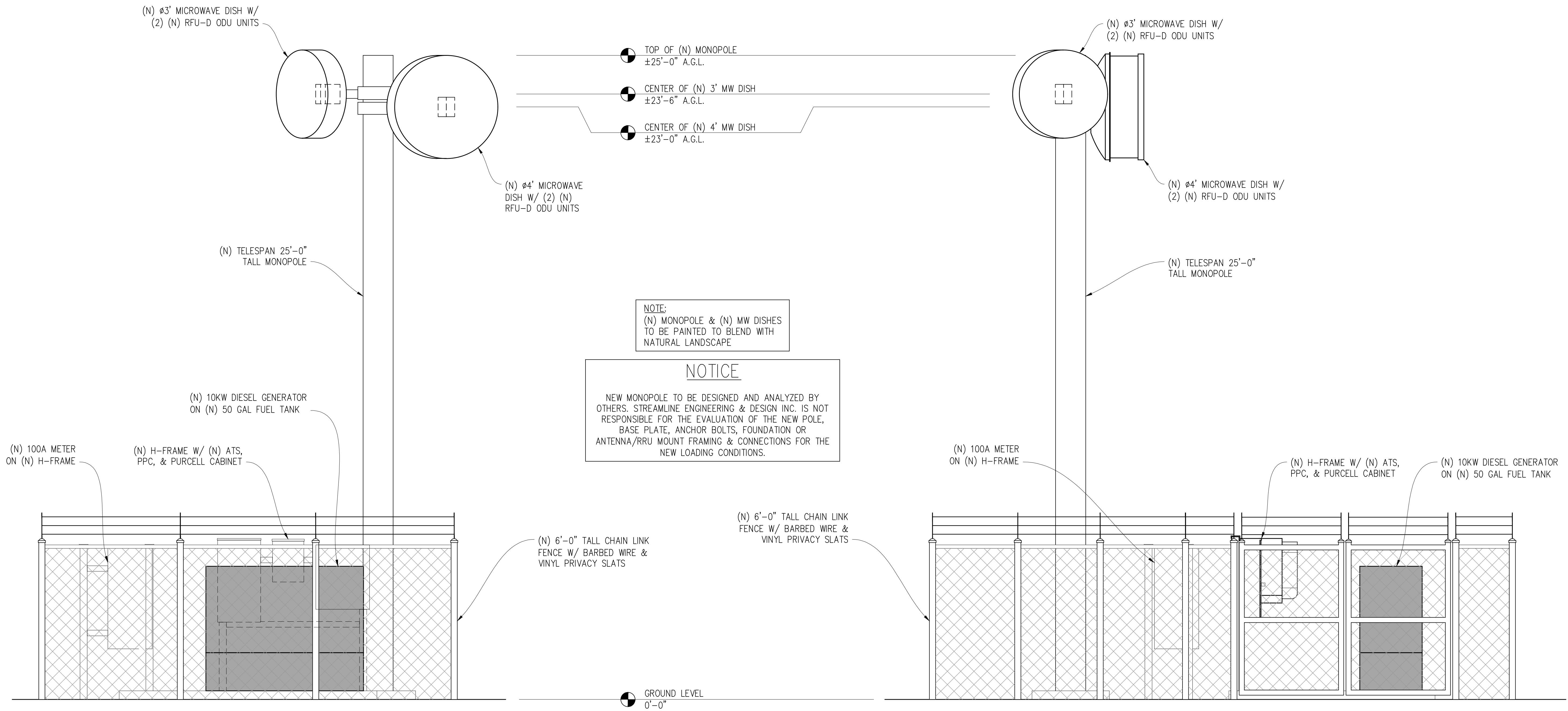
PINE FLAT LAKE MW REPEATER

32232 E. TRIMMER SPRING RD
SANGER, CA 93657

ISSUE STATUS

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	05/02/23	CLIENT REV	S.D.
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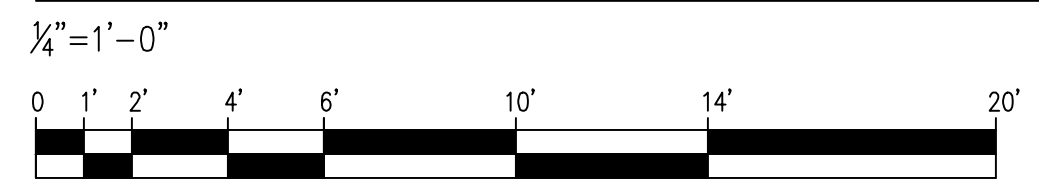
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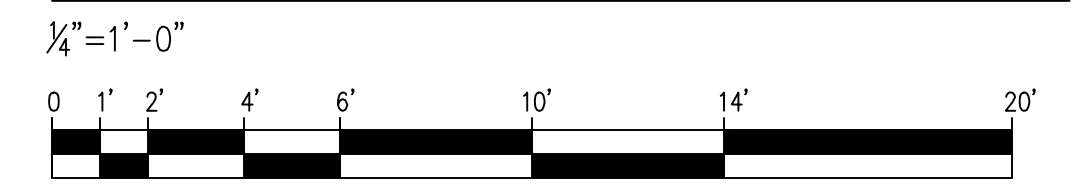
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



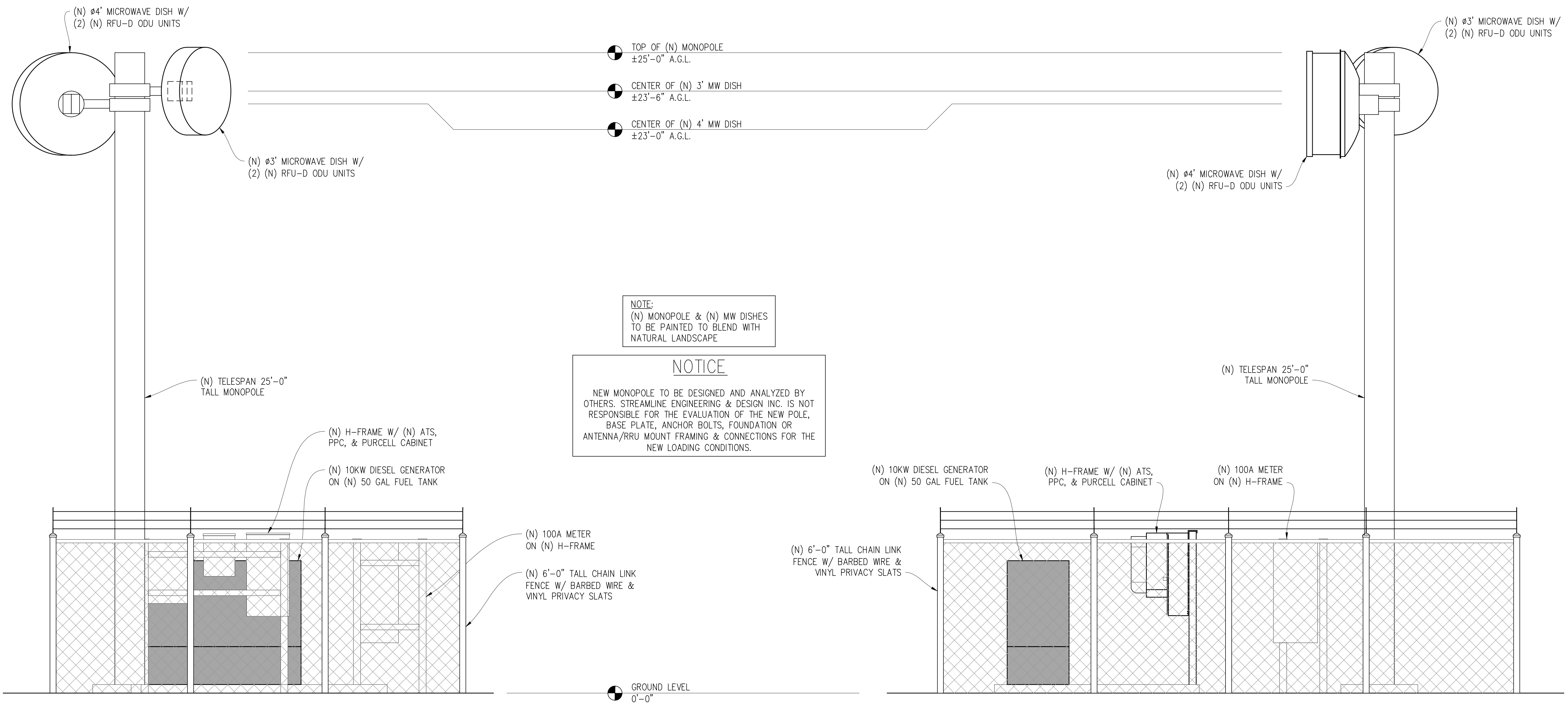
PINE FLAT LAKE MW REPEATER

32232 E. TRIMMER SPRING RD
SANGER, CA 93657

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	05/02/23	CLIENT REV	S.D.
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	-	-	-

DRAWN BY: S. DAVIS
CHECKED BY: S. SAVIG
APPROVED BY: -
DATE: 05/02/23



NOTE:
(N) MONOPOLE & (N) MW DISHES
TO BE PAINTED TO BLEND WITH
NATURAL LANDSCAPE

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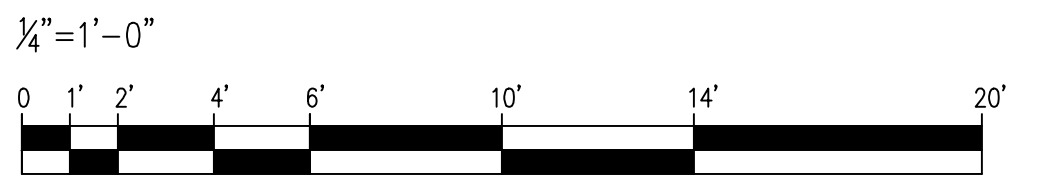
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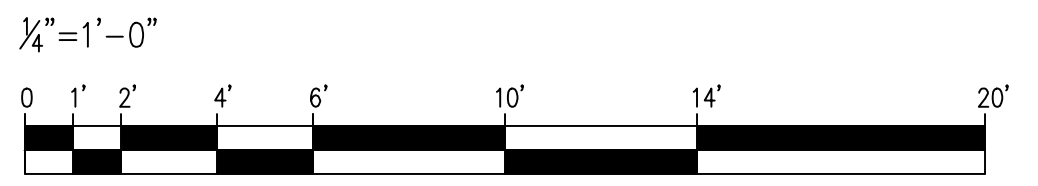
3888 STATE ST. STE#204
SANTA BARBARA, CA 93105

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5

NORTHWEST ELEVATION



NORTHEAST ELEVATION



PINE FLAT LAKE MW REPEATER

32232 E. TRIMMER SPRING RD
SANGER, CA 93657

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	-	-	-
	-	-	-

DRAWN BY: S. DAVIS

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 05/02/23

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3888 STATE ST. STE# 204
SANTA BARBARA, CA 93105

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1

ELECTRICAL LEGEND

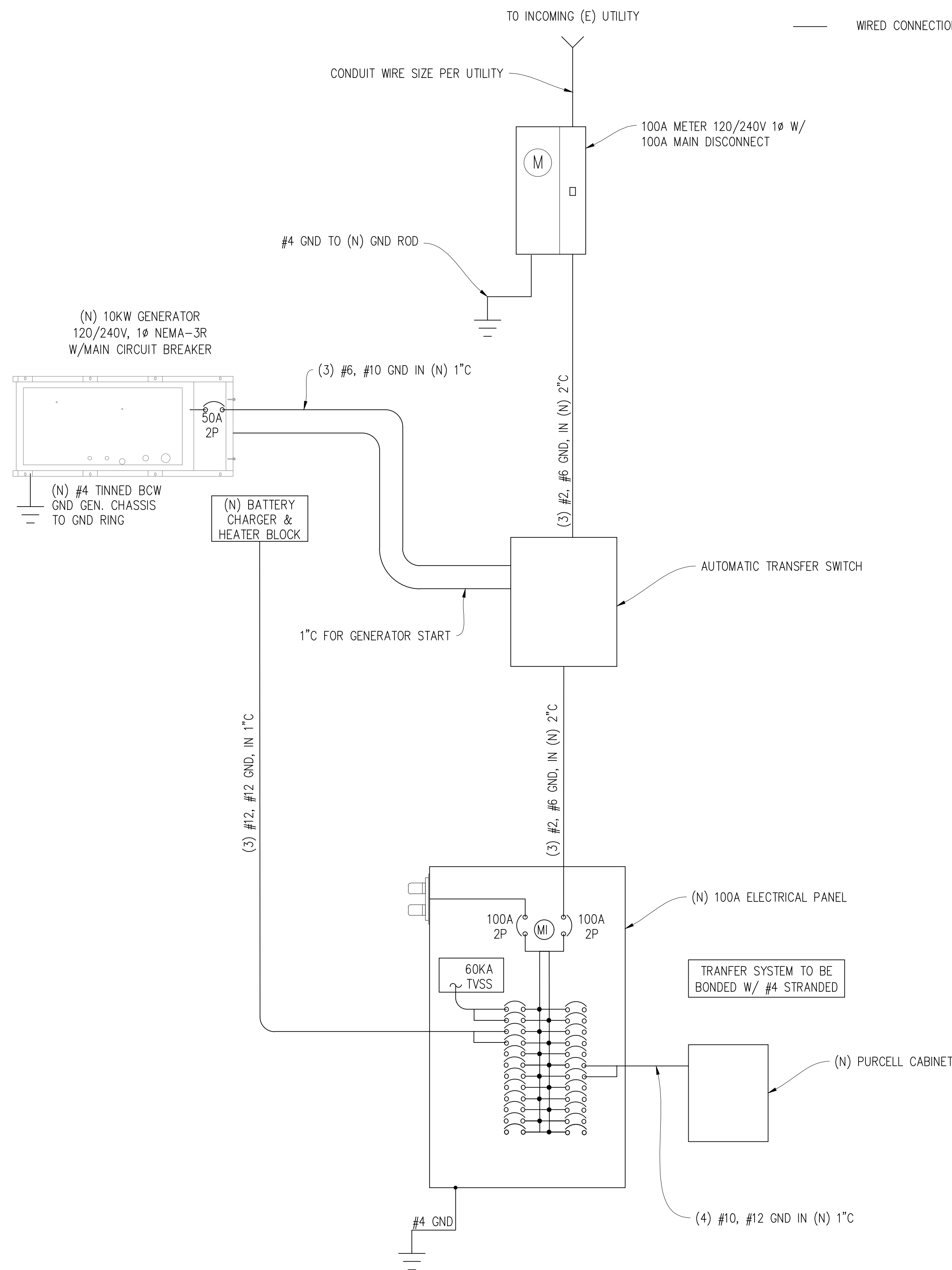
- (MI) MECHANICAL INTERLOCK
- (M) METER
- ⤴ CIRCUIT BREAKER
- ⊥ SERVICE GROUND
- WIRED CONNECTION

ELECTRICAL LABELING REQUIREMENTS

- CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR'S, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
- ALL PANELS, XFMR'S AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR'S, AND "FED FROM" DATA.
- ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
- ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
- ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>". CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & "TO PANEL/XFMR/..." DATA.
- "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2019 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
- WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'TS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'T, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGOR'S DATA FOR THE APPLIANCES SERVED.
 - THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.



(N) PANEL SCHEDULE

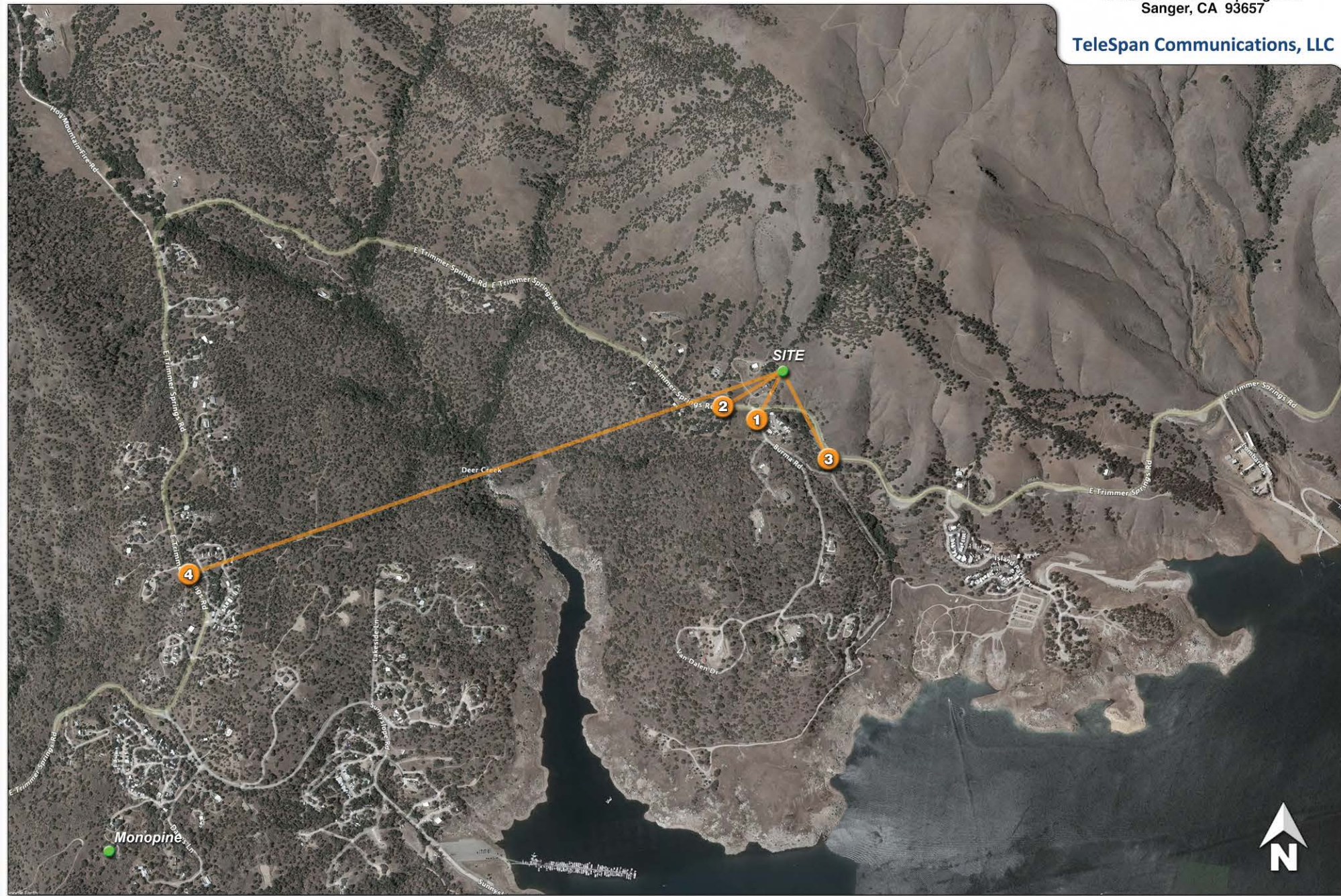
NAMEPLATE : PANEL A		SC LEVEL 65000				VOLTS: 120V/240V, 1Ø			
LOCATION : OUTSIDE		BUSS AMPS: 100A							
MOUNTING : H-FRAME		MAIN CB: 100A							
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO		BKR AMP/POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
0	0	TVSS	6½	1	2	2½	RECTIFIER 1	500	
		" "	" "	3	4	" "	" "		500
300	1000	GEN CHARGER	20/1	5	6	25/2	RECTIFIER 2	500	
		BLOCK HEATER	20/1	7	8	" "	" "		500
		BLANK	-	9	10	-	BLANK		
		" "	-	11	12	-	" "		
		" "	-	13	14	-	" "		
		" "	-	15	16	-	" "		
		" "	-	17	18	-	" "		
		" "	-	19	20	-	" "		
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		" "	-	23	24	-	" "		
		" "	-	25	26	-	" "		
		" "	-	27	28	-	" "		
		" "	-	29	30	-	" "		
300	1000	PHASE TOTALS					PHASE TOTALS	1000	1000
TOTAL VA =	3300	TOTAL AMPS=		14					

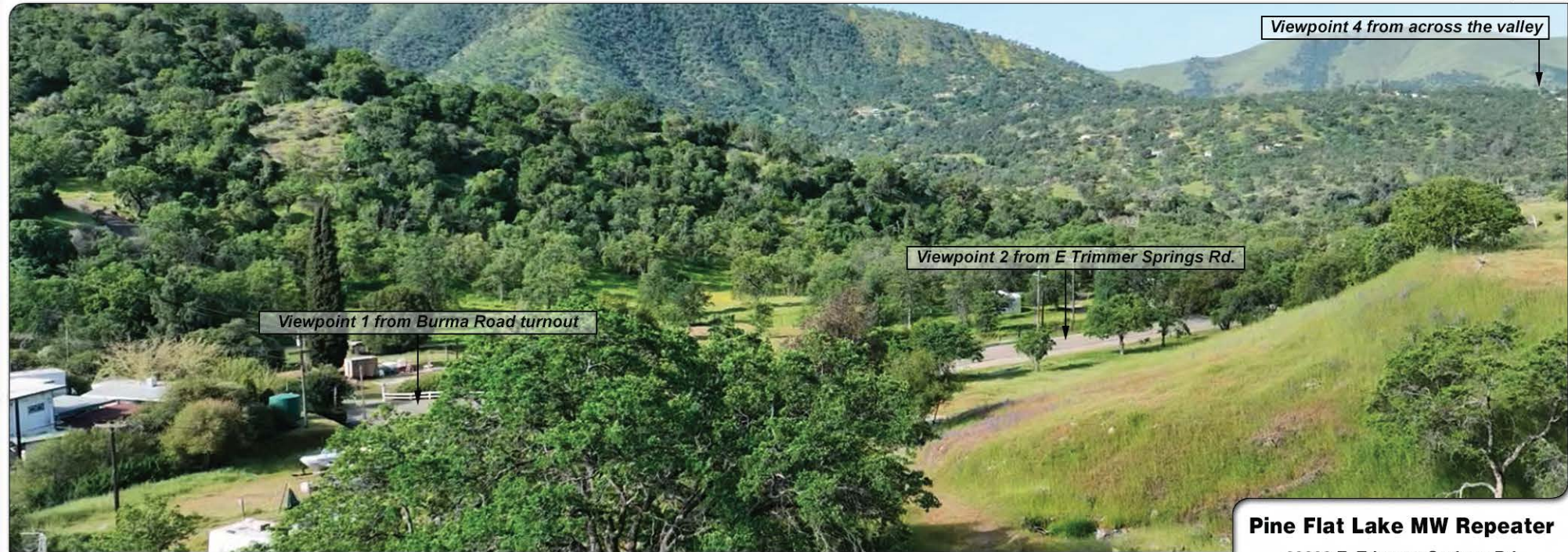
Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

Aerial photograph showing the viewpoints for the photosimulations.





Viewpoint 4 from across the valley

Viewpoint 2 from E Trimmer Springs Rd.

Viewpoint 1 from Burma Road turnout

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

View looking out toward E Trimmer Springs Rd from the proposed top of the pole, 25 ft above grade.



Viewpoint 3 from E Trimmer Springs Rd.

1

Stationary drone to show exact height and placement

Existing

Photosimulation of the view looking north from across E Trimmer Springs Road on Burma Road.

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

Proposed microwave pole

Proposed

Photosimulation of the view looking northeast from E Trimmer Springs Road, just west of the access driveway.

2

Stationary drone to show exact height and placement

Proposed microwave pole

Existing

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

Proposed

3

Stationary drone to show exact height and placement

Existing

Photosimulation of the view looking northwest from E Trimmer Springs Road, approaching the area from the east.

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

Proposed microwave pole

Proposed

4



Existing

Photosimulation of the view looking east northeast from E Trimmer Springs Rd near the Trading Post Store.

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC



Proposed

Proposed microwave pole

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

Zoom photograph looking from the repeater dish looking at the Bear Mountain towers, and the network connection.

5

Location of the proposed fiber connection



Telephoto View from Repeater to Bear Mountain

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

TeleSpan Communications, LLC

Zoom photograph looking from the repeater dish looking at the monopine location.

6

Location of the proposed monopine

Telephoto View from Repeater to Monopine

Pine Flat Lake MW Repeater

32232 E. Trimmer Springs Rd
Sanger, CA 93657

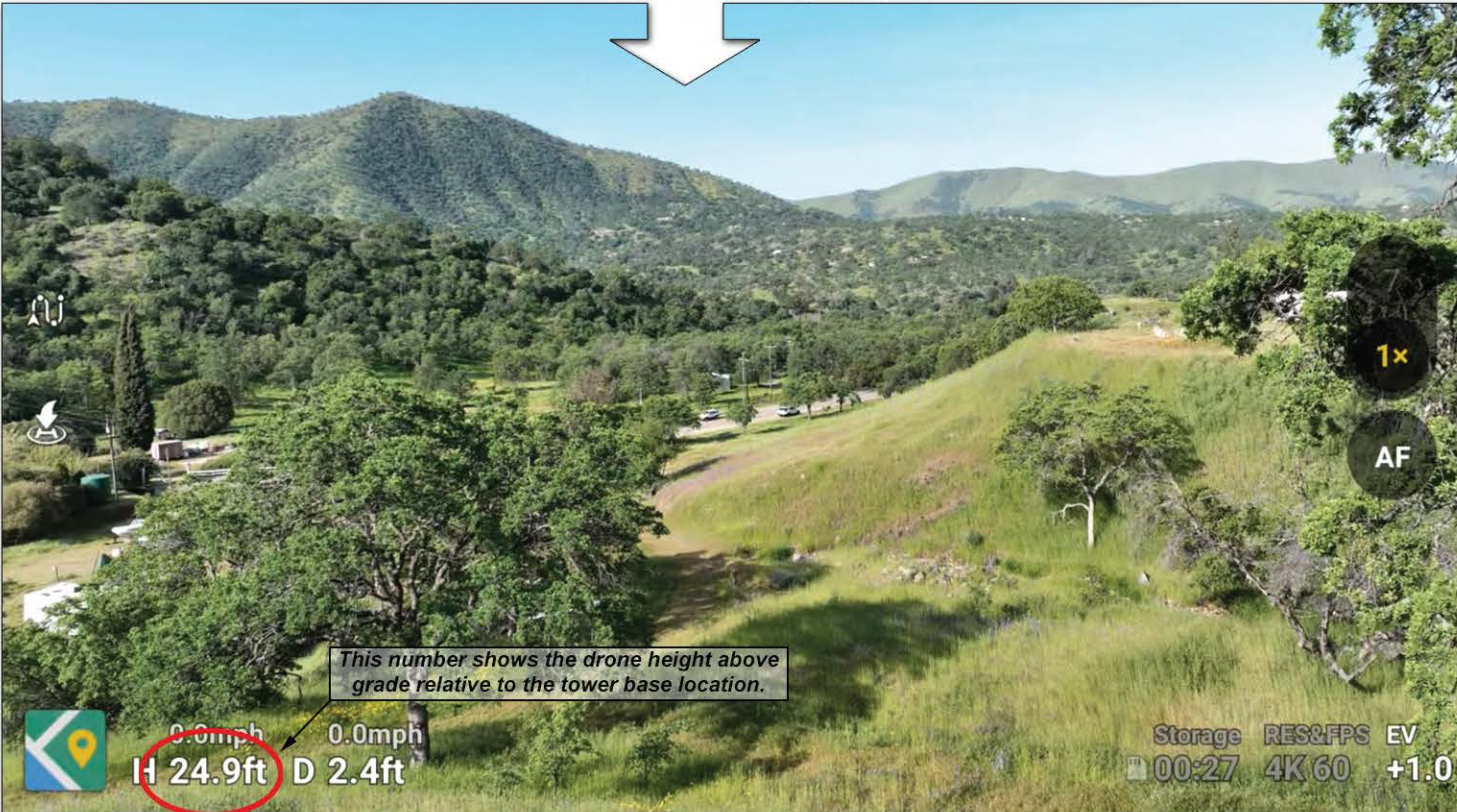
TeleSpan Communications, LLC



The drone used to establish exact height and placement.

Flight controller screen during all site photography, the view from the drone.

Drone locked in place.



This number shows the drone height above grade relative to the tower base location.

0.0mph 0.0mph
H 24.9ft D 2.4ft

Storage RES&FPS EV
00:27 4K 60 +1.0

EAST



WEST



NORTH



SOUTH





Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

MAILING ADDRESS:
 Department of Public Works and Planning
 Development Services and Capital Projects 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

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, _____ See attached notarized authorization letter. (*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:

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

Related Application(s): _____

APN # ____ - ____ - ____

APN # ____ - ____ - ____

Zone District: _____

APN # ____ - ____ - ____

Parcel Size: _____

APN # ____ - ____ - ____

over.....



It is important that the Operational Statement provides for a complete understanding of your proposal. The Operational Statement that you submit **must** address all of the following that apply to your proposal. **Your Operational Statement must be typed or written in a legible manner on a separate sheet(s) of paper. Do not submit this checklist as your Operational Statement.** It should serve only as a guide for preparing a complete Statement.

- 1. **Nature of the operation--what do you propose to do? Describe in detail.**
Unmanned wireless telecommunication facility
- 2. **Operational time limits:**
Months (if seasonal): _____ Days per week: **7**
Hours (from _____ to _____) Total hours per day: **24**
Special activities: _____ Frequency: _____ Hours: **24** Are these indoors or outdoors? **Outdoor**
- 3. **Number of customers or visitors:**
Average number per day: **0** Maximum number per day: **0** Hours (when they will be there):
Mon-Fri 8am-5pm (during construction only).
- 4. **Number of employees:**
Current: **0** Future: **0** Hours they work: **0** Do any live on-site as a caretaker? **N/A**
- 5. **Service and delivery vehicles:**
Number: **1** Type: _____ Frequency: **once per month**
Light duty pickup truck
- 6. **Access to the site:**
Public Road: **Yes** Private Road: **Yes** Surface: _____ Unpaved (dirt/gravel) / Paved: **Both**
- 7. **Number of parking spaces for employees, customers, and service/delivery vehicles.**
Type of surfacing on parking area. **N/A**
- 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** Explain.
- 9. **What equipment is used? If appropriate, provide pictures or brochure.** **See plan set of equipment quantities and type.**
- 10. **What supplies or materials are used and how are they stored?**
Backup power batteries inside of an equipment cabinet and diesel fuel inside a fuel tank for the generator.
- 11. **Does the use cause an unsightly appearance?**
Noise? **Yes** Glare? **No** Dust? **No** Odor? **No**
If so, explain how this will be reduced or eliminated.
Backup power generator once a month for testing for 1 hour between Mon-Fri 8am-5pm, and in emergencies.
- 12. **List any solid or liquid wastes to be produced.**
Estimated volume of wastes: _____ How and where is it stored?
How is it hauled, and where is it disposed? _____ How often? **N/A**
- 13. **Estimated volume of water to be used (gallons per day).** Source of water? **None**
- 14. **Describe any proposed advertising including size, appearance, and placement.** **None**
- 15. **Will existing buildings be used or will new buildings be constructed?**
Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate. **See attached plan set.**
- 16. **Explain which buildings or what portion of buildings will be used in the operation.**
See attached plan set
- 17. **Will any outdoor lighting or an outdoor sound amplification system be used?**
Describe and indicate when used. **Down-tilted and hooded work light on automatic timer for use in the event of outage service.**
- 18. **Landscaping or fencing proposed? Describe type and location.**
No landscaping. 6'-tall chain link fence
- 19. **Any other information that will provide a clear understanding of the project or operation.** **See photosims.**
- 20. **Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**



2023-0025506

FRESNO County Recorder
Paul Dictos, CPA

Wednesday, Mar 22, 2023 11:41:40 AM

**Recording Prepared By
& When Recorded Return to:**

TeleSpan Communications, LLC
3888 State St.; Suite 204
Santa Barbara, CA 93105

Titles: 1	Pages: 6
Fees:	\$26.00
CA SB2 Fee:	\$0.00
Taxes:	\$5.50
Total:	\$31.50
TELESPAN COMMUNICATIONS LLC	

APN: 153-210-18

(Space Above This Line For Recorder's Use Only)

Site Name: **Pine Flat Lake Relay**
County/State: **Fresno, CA**

Documentary Transfer Tax: \$5.50
(Computed based on full value of initial option payment and all renewals.)
(Unincorporated Area of Fresno County)

MEMORANDUM OF LEASE OPTION

This Memorandum of Lease Option is entered into as of the date of the final signature below, by and between **Susan L. Adams, as Surviving Spouse**; having a mailing address of **32232 E. Trimmer Springs Rd., Sanger, CA 93657-9164** (hereafter referred to as "Lessor"); and **TeleSpan Communications, LLC**, a California limited liability company, with its principal place of business at **3888 State St., Suite 204, Santa Barbara, CA 93105** (hereinafter referred to as "Lessee").

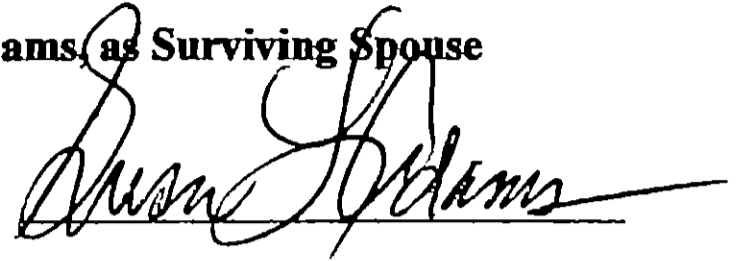
1. Lessor and Lessee entered into a certain Option and Ground Lease Agreement ("Agreement") on the 2ND day of MARCH, 2023, for the purpose of Lessee having the exclusive right to permit, install, operate, and maintain a wireless communications facility and other improvements on Lessor's property identified by the above Assessor's Parcel Number (the "Property"). All of the foregoing is set forth in the Agreement.
2. The initial lease term will be twenty-five (25) years commencing on the first (1st) day of the month following the date that the option for the lease may be exercised by Lessee, pursuant to Section 4(C) of the Agreement, with three (3), ten (10) year options to renew.
3. The Property, and the portion of the Property being lease-optioned to Lessee ("Parcel A") and associated easements (together the "Leased Optioned Premises"), are generally described in Exhibit "A" annexed hereto.
4. This Memorandum of Lease Option is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions, or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease Option and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease Option as of the day and year first above written.

"LESSOR"

Susan L. Adams, (as Surviving Spouse

By:



Print Name: Susan L. Adams

Title (if any): N/A

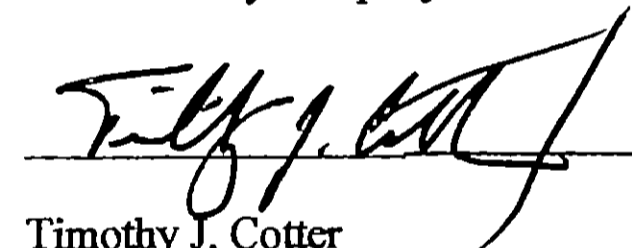
Date:

2/23/23

"LESSEE"

TeleSpan Communications, LLC,
a California limited liability company

By:



Print Name: Timothy J. Cotter

Title (if any): President and CEO

Date:

03/02/23

[NOTARY ACKNOWLEDGMENTS APPEAR ON NEXT PAGES]

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of FRESNO

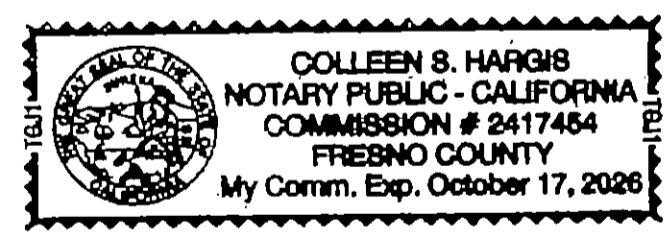
On 2/23/2023 before me, Colleen S Hargis, Notary Public, personally appeared Susan L. Adams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Colleen S Hargis

(Seal)



ACKNOWLEDGEMENT

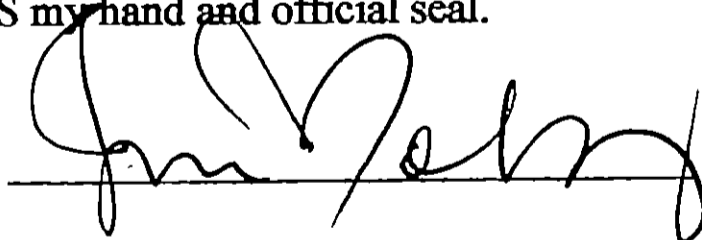
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of SANTA BARBARA

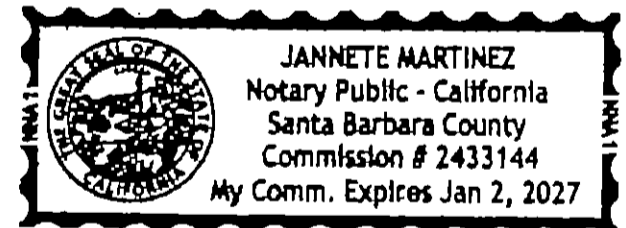
On 03/02/2023 before me, JANNETE MARTINEZ Notary Public, personally appeared Timothy J. Cotter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**EXHIBIT A
MEMORANDUM OF LEASE OPTION**

**PROPERTY, and PREMISES
Page 1 of 2**

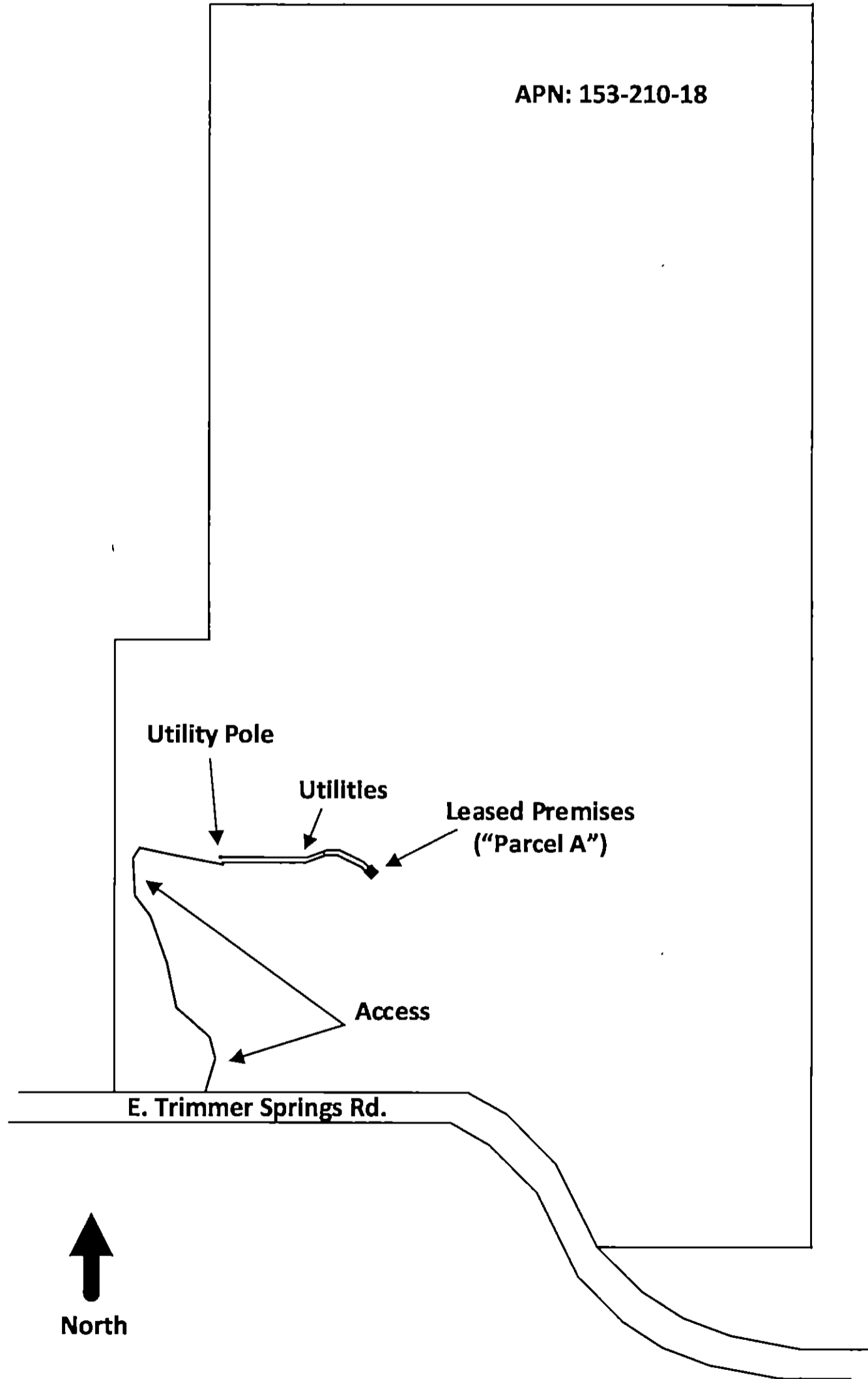
The Lease Optioned Premises exist on portions of the Property. The Property is defined by the legal description below:

Parcel 4 as recorded in parcel map 2984, Book 22, Page 62. 76.62 Acres.

APN: 153-210-18

EXHIBIT A
MEMORANDUM OF LEASE OPTION
PROPERTY and PREMISES
Page 2 of 2

The portion of the Property occupied by the Lease Optioned Premises is generally depicted below:



3

RECORDING REQUESTED BY:



FRESNO County Recorder
Paul Dictos, C.P.A.

DOC- 2015-0090433

Wednesday, JUL 15, 2015 14:24:49

Ttl Pd \$25.00

Rcpt # 0004353032

RGR/R4/1-3

AND WHEN RECORDED MAIL TO:

Susan L. Adams
32232 E. Trimmer Spgs Rd
Sanger, CA 93657

Order No.:

Escrow No.:

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT OF DEATH
Community Property with Right of Survivorship
Spouse

STATE OF CALIFORNIA)
COUNTY OF FRESNO) SS.

Susan L. Adams of legal age, being first duly sworn, deposes and says:

1. Scott Jeffries Adams is the decedent mentioned in the attached certified copy of Certificate of Death, who died on 6/1/11, at Sanger, CA (insert place of death).
2. I am the surviving spouse of Decedent and was married to Decedent on the date of death.
3. Decedent and I are the same persons who are named as grantees in that certain deed dated Sept 15, 1999, executed by DOC 1999-0141459 LANE D. Adams in favor of the grantees as community property with right of survivorship, recorded on Sept 22, 1999, as Instrument No. Doc-1999-0141459 Official Records of FRESNO County, California, describing the following real property:

32232 E. Trimmer Spgs Rd
Sanger CA 93657

Dated: 7/15/15

Susan L. Adams
Susan Lynette Adams

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, by _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (This area for notary stamp)

ATTACH CERTIFIED COPY OF DEATH CERTIFICATE

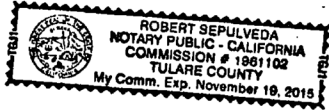
EXHIBIT "A"
Lessor's Deed and Lessor's Property Description
Page 2 of 5

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

Subscribed and sworn to (or affirmed) before me on this 15th
day of July, 2015, by Susan Lynette Adams.

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

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EXHIBIT "A"
Lessor's Deed and Lessor's Property Description
 Page 3 of 5

STATE OF CALIFORNIA CERTIFICATION OF VITAL RECORD									
COUNTY of FRESNO					DEPARTMENT OF PUBLIC HEALTH FRESNO, CALIFORNIA				
3052011108950		CERTIFICATE OF DEATH			3201110002925				
STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY / FILL IN NUMERICAL FIGURES OR ALPHABETICS VS-1 (REV. 5/05)			LOCAL REGISTRATION NUMBER				
1. NAME OF DECEDENT - FIRST (Given)		2. MIDDLE			3. LAST (Family)				
SCOTT		JEFFRIES			ADAMS				
4. DATE OF BIRTH mm/dd/yyyy									
12/10/1951		5. AGE Yrs.	59	6. SEX	M	7. DATE OF DEATH mm/dd/yyyy	8. HOUR (24 Hours)	2244	9. HOURS (24 Hours)
10. SOCIAL SECURITY NUMBER									
-4589		11. EVER IN U.S. ARMED FORCES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	12. MARITAL STATUS/GRDP (at Time of Death)	MARRIED	13. YEARS IN U.S. (24 Hours)	2244	14. YEARS IN U.S. (24 Hours)	2244
15. DECEASED RACE - Up to 3 races may be listed (see worksheet on back)									
CAUCASIAN									
16. DECEASED OCCUPATION - Type of work for most of life. DO NOT USE RETIRED									
TRUCK DRIVER					17. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)			18. YEARS IN OCCUPATION	
HAZARDOUS MATERIALS							37		
20. DECEDENT'S RESIDENCE (Street and number, or location)									
32232 E. TRIMMER SPRINGS RD.									
21. CITY									
SANGER		22. COUNTY/PROVINCE		FRESNO		23. ZIP CODE		93657	
24. YEARS IN COUNTY		30		25. STATE/FOREIGN COUNTRY		CA			
26. INFORMANT'S NAME, RELATIONSHIP									
SUSAN ADAMS, WIFE					27. INFORMANT'S MAILING ADDRESS (Street and number, or care route number, city or town, state and zip)				
32232 E. TRIMMER SPRINGS RD., SANGER, CA 93657									
28. NAME OF SURVIVING SPOUSE/GRDP - FIRST		29. MIDDLE			30. LAST (BIRTH NAME)				
SUSAN		LYNETTE			RYHILL				
31. NAME OF FATHER/PARENT - FIRST		32. MIDDLE			33. LAST (BIRTH NAME)				
DAVID		JEFFRIES			ADAMS				
34. BIRTH STATE		35. NAME OF MOTHER/PARENT - FIRST			36. MIDDLE			37. LAST (BIRTH NAME)	
LA		HAZEL			LAVERNE			MORGAN	
38. BIRTH STATE		39. MIDDLE			40. PLACE OF FINAL DISPOSITION				
TX					RESIDENCE OF SUSAN ADAMS				
41. TYPE OF DISPOSITION		42. SIGNATURE OF EMBALMER			43. LICENSE NUMBER				
CR/RES		NOT EMBALMED							
44. NAME OF FUNERAL ESTABLISHMENT		45. LICENSE NUMBER			46. SIGNATURE OF LOCAL REGISTRAR		47. DATE mm/dd/yyyy		
EVERGREEN CREMATION SERVICE OF CA		FD1561			EDWARD L MORENO, MD		06/14/2011		
101. PLACE OF DEATH									
OWN RESIDENCE									
102. COUNTY		103. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)		104. CITY					
FRESNO		32232 E. TRIMMER SPRINGS RD.		SANGER					
105. CAUSE OF DEATH									
Enter the chain of events - diseases, trauma, or complications - the directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or vascular fluctuation without showing the etiology. DO NOT ABBREVIATE.									
IMMEDIATE CAUSE (Final disease or condition resulting in death)		106. MYOCARDIAL INFARCTION		107. DEATH REPORTED TO CORONER?		108. DEATH REPORTED TO CORONER?			
				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
109. MINS		110. HYPERTENSION		109. BODILY PERFORMED?		110. ALTOPIRY PERFORMED?			
11				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
11. YEARS				111. USED IN DETERMINING CAUSE?		112. USED IN DETERMINING CAUSE?			
				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107									
CAUDA EQUINA SYNDROME									
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date)									
SPINAL CORD STIMULATOR IMPLANTATION 05/14/2011									
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED									
115. SIGNATURE AND TITLE OF CERTIFIER									
THOMAS J. O'LAUGHLIN M.D.									
116. LICENSE NUMBER									
G71958									
117. DATE mm/dd/yyyy									
06/14/2011									
118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED									
119. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE									
THOMAS J. O'LAUGHLIN M.D.									
120. INJURED AT WORK?									
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK									
121. INJURY DATE mm/dd/yyyy									
122. HOUR (24 Hours)									
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)									
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)									
125. LOCATION OF INJURY (Street and number, or location, and city and zip)									
126. SIGNATURE OF CORONER / DEPUTY CORONER									
127. DATE mm/dd/yyyy									
128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER									
STATE REGISTRAR									
FAX AUTH#									
CENSUS TRACT									
"010001001788543"									

CERTIFIED COPY OF VITAL RECORDS
 STATE OF CALIFORNIA, COUNTY OF FRESNO

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Fresno Co. Department of Public Health.



Edward J. ...
 COUNTY HEALTH OFFICER
 REGISTRAR OF VITAL STATISTICS

DATE ISSUED **JUNE 24 2011**

This copy not valid unless prepared on engraved border displaying date, seal and signature of Registrar.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

x Scott & Susan ADAMS
PO Box 144
Piedra, CA 93649

2



Fresno County Recorder
William C. Greenwood
DOC- 1999-0141459

Check Number 388
Wednesday, SEP 22, 1999 13:00:48
TCF \$1.00 MOD \$2.00 HIC \$1.00
DRF \$5.00
Ttl Pd \$10.00
Nbr-0000200312
djs/RB/1-2

No transfer tax due

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 15 day of September, 1999 (year),
by first party, Grantor, Lane D. ADAMS
whose post office address is 45 Piedra CA 93649
to second party, Grantee, Scott J. ADAMS and Susan L. ADAMS
whose post office address is 144 Piedra, CA 93649

WITNESSETH, That the said first party, for good consideration and for the sum of
~~0~~ zero Dollars (\$ 0.00) paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
unto the said second party forever, all the right, title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and appurtenances there-
in in the County of Fresno, State of California to wit:

Parcel 4 as recorded in parcel map 298A Book 22
Page 62 76.62 ACRES
Parcel # 153-210-18

Property Location 32232 Trimmer Springs Rd.
Sanger CA 93657

SEP 22 1999

AKKH

(1)

R.Y. 598

EXHIBIT "A"
Lessor's Deed and Lessor's Property Description
Page 5 of 5

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

[Signature]
Signature of First Party

Print name of Witness

Lane D. ADAMS
Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of CALIFORNIA)

County of FRESNO

On SEPTEMBER 16, 2001 before me, STEPHANIE JOHNSTON
appeared LANE D. ADAMS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

[Signature]
Signature of Notary



Affiant _____ Known _____ Produced ID _____
Type of ID _____ (Seal)

State of)

County of

On

before me,

appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____ Known _____ Produced ID _____
Type of ID _____ (Seal)

[Signature]
Signature of Preparer

Susan L. ADAMS
Print Name of Preparer

32456 Trimmer Spr. Road
Janger CA 93057
Address of Preparer

SEP 22 2001