



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Francisco Prado Phone: (209) 468-8359 Fax: (209) 468-3163 Email: fprado@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500282 (A)**

PROPERTY OWNER: Leticia Villanueva TR
18396 W Wagner Rd
Ripon, CA 95366

APPLICANT: Celeste Magennis
750 W Center Street, Suite 301
West Bridgewater, MA 02379

PROJECT DESCRIPTION: A Administrative Use Permit application for a new Verizon Wireless telecommunication facility proposed by Vertical Bridge. The project consists of the construction of a new 100-foot monopole within a 50-foot by 50-foot lease area enclosed by an 8-foot-high chain-link fence with barbed wire and brown privacy slats, and a 12-foot-wide access gate equipped with a Knox Box. The facility will include a 600A switchboard, a PG&E transformer on a concrete pad with protective bollards, and a 25-foot by 20-foot Verizon Wireless equipment lease area containing two outdoor equipment cabinets, a 30KW standby generator with a 164-gallon diesel tank and containment basin, and a GPS antenna. The monopole will support multiple Verizon Wireless antennas, including panel, AIR, and microwave antennas, along with associated radios, hybrid cables, and service lights.

Access to the site will be provided by an existing driveway at the West of South Highland Avenue and South State Route 99 West Frontage Road. The project site will be served by private well, septic, and storm drainage. The parcel is not under a Williamson Act Contract.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is A/UR (Agricultural-Urban Reserve).

PROJECT LOCATION: The project site is on the Northwest corner of South Highland Avenue and South State Route 99 West Frontage Road, Ripon. (APN/Address: 228-160-06, -07 / 22585 S Highland Ave, Ripon) (Supervisory District: 5)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-8359 or via email at fprado@sjgov.org) no later than February 27, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 30, 2026

TO:

SJC Supervisor: District 5	City of Ripon CDD	Ripon Unified School District
SJC Building Division / Plan Check	Air Pollution Control District	Ripon Fire District
SJC Environmental Health	San Joaquin Council of Governments	South San Joaquin Irrigation District
SJC Fire Prevention Bureau	Stanislaus County	Haley Flying Service
SJC Public Works	Caltrans – District 10	Precissi Flying Service
SJC Sheriff Communications Director	CA Division of Aeronautics	Airport Land Use Commission
SJC Assessor	CA Fish & Wildlife Region: 2	Sierra Club
SJC Agricultural Commissioner	CA Highway Patrol	Farm Bureau
SJC Code Enforcement	CA Native American Heritage Commission	Builders Exchange
SJC Mosquito Abatement	FAA-Airports District Office	PG&E
California Tribal TANF Partnership	FEMA Zone 9	Building Industry Association
California Valley Miwok Tribe	North Valley Yokuts Tribe	Carpenters Union
United Auburn Indian Community	Buena Vista Rancheria	