



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

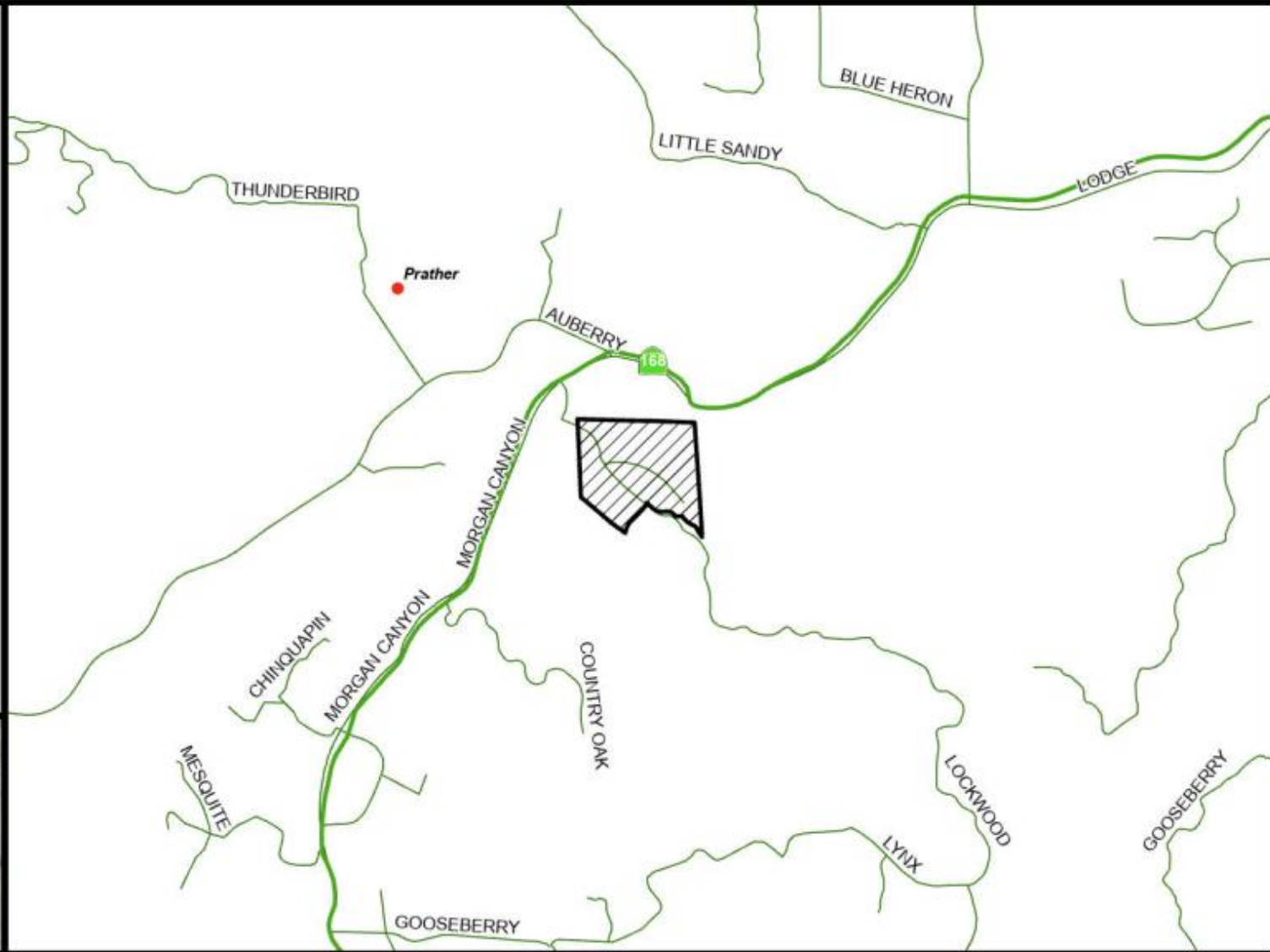


CUP 3794

Planning Commission Hearing
August 22, 2024

Legend

 Subject Property



VICINITY MAP

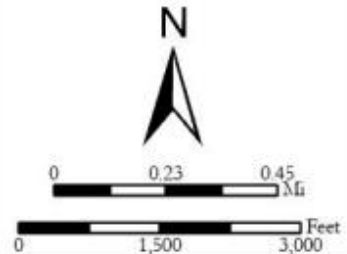


LOCATION MAP

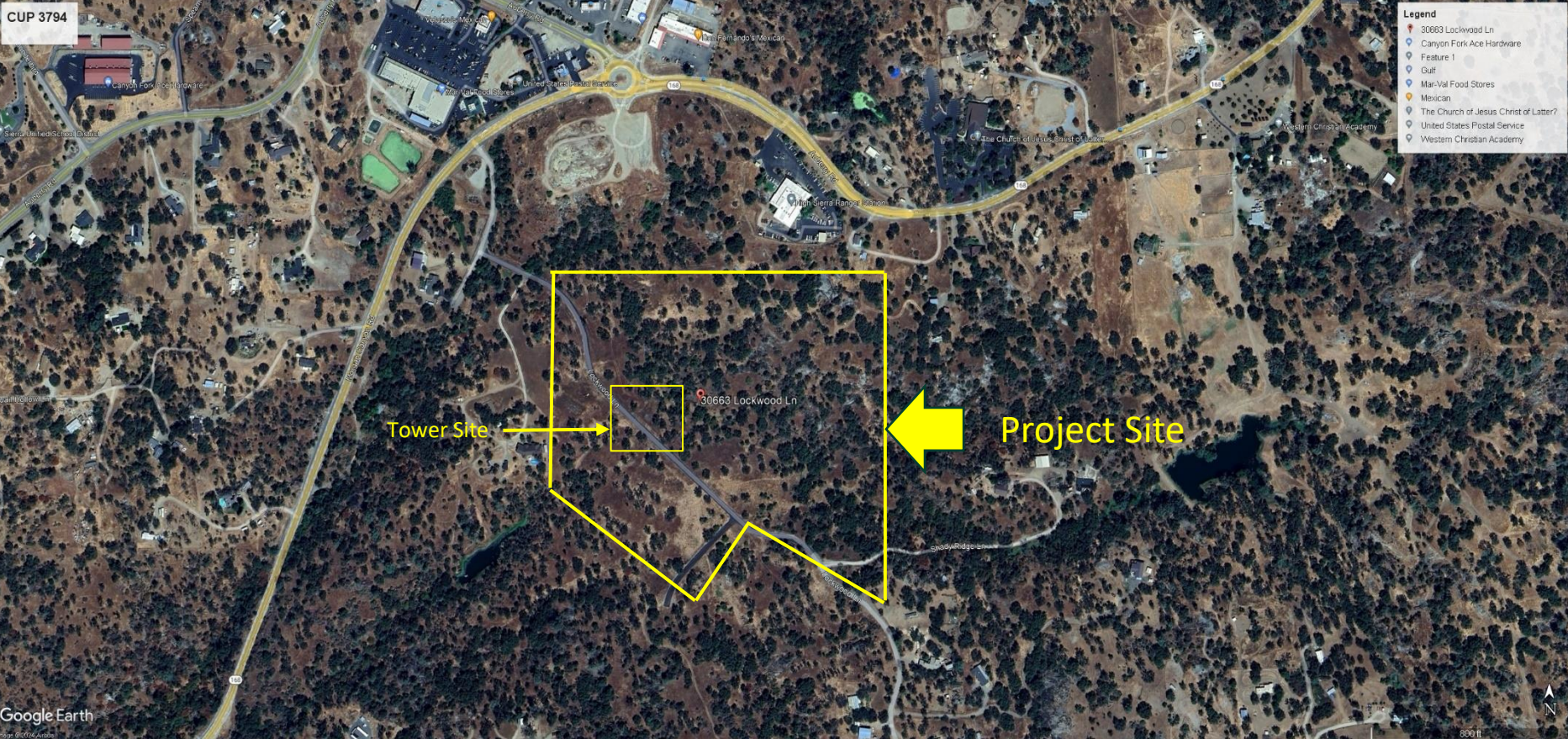
CUP3794

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 4/29/2024



CUP 3794












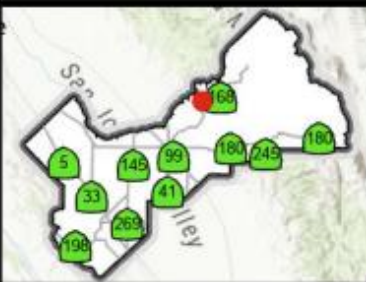
- Legend**
- 30663 Lockwood Ln
 - Canyon Fork Ace Hardware
 - Feature 1
 - Gulf
 - Mar-Val Food Stores
 - Mexican
 - The Church of Jesus Christ of Latter?
 - United States Postal Service
 - Western Christian Academy

Google Earth

800 ft

Legend

-  Subject Property
-  C6
-  AE40
-  C4
-  R2
-  RE
-  RP
-  RR
-  RR5

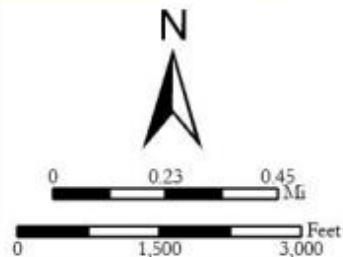


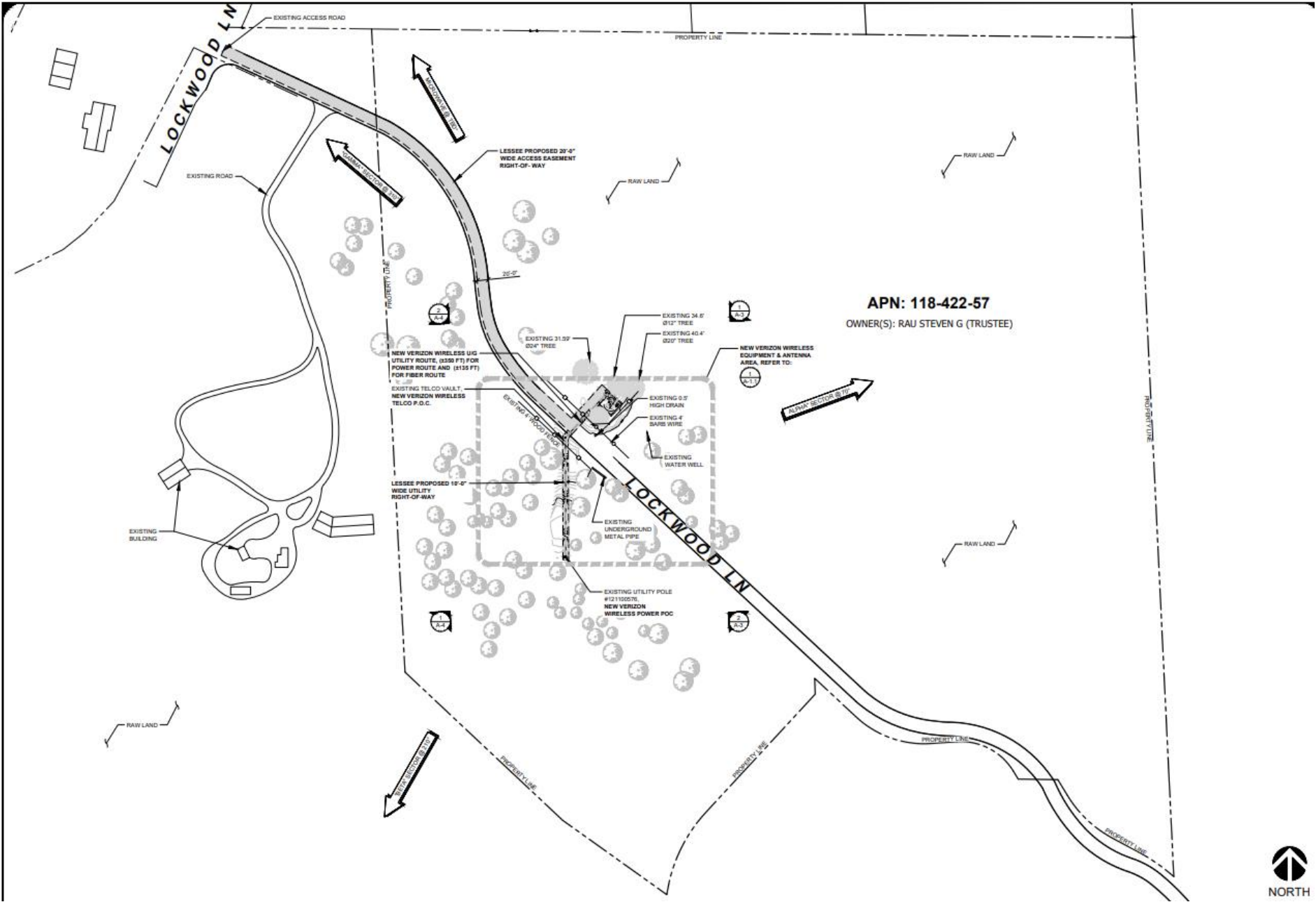
Existing Zoning Map

CUP3794
STR 25 - 10S / 22E

2024

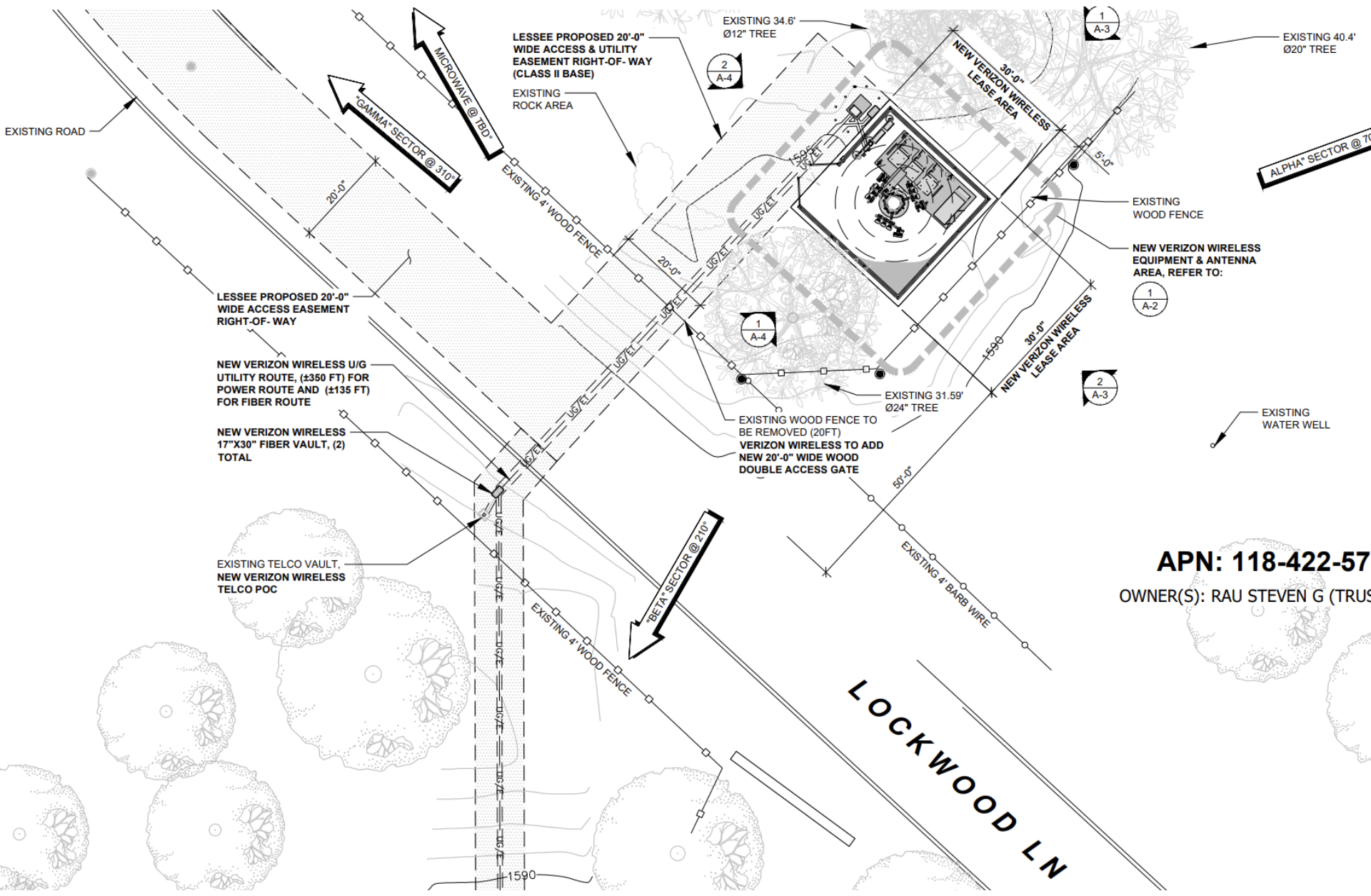
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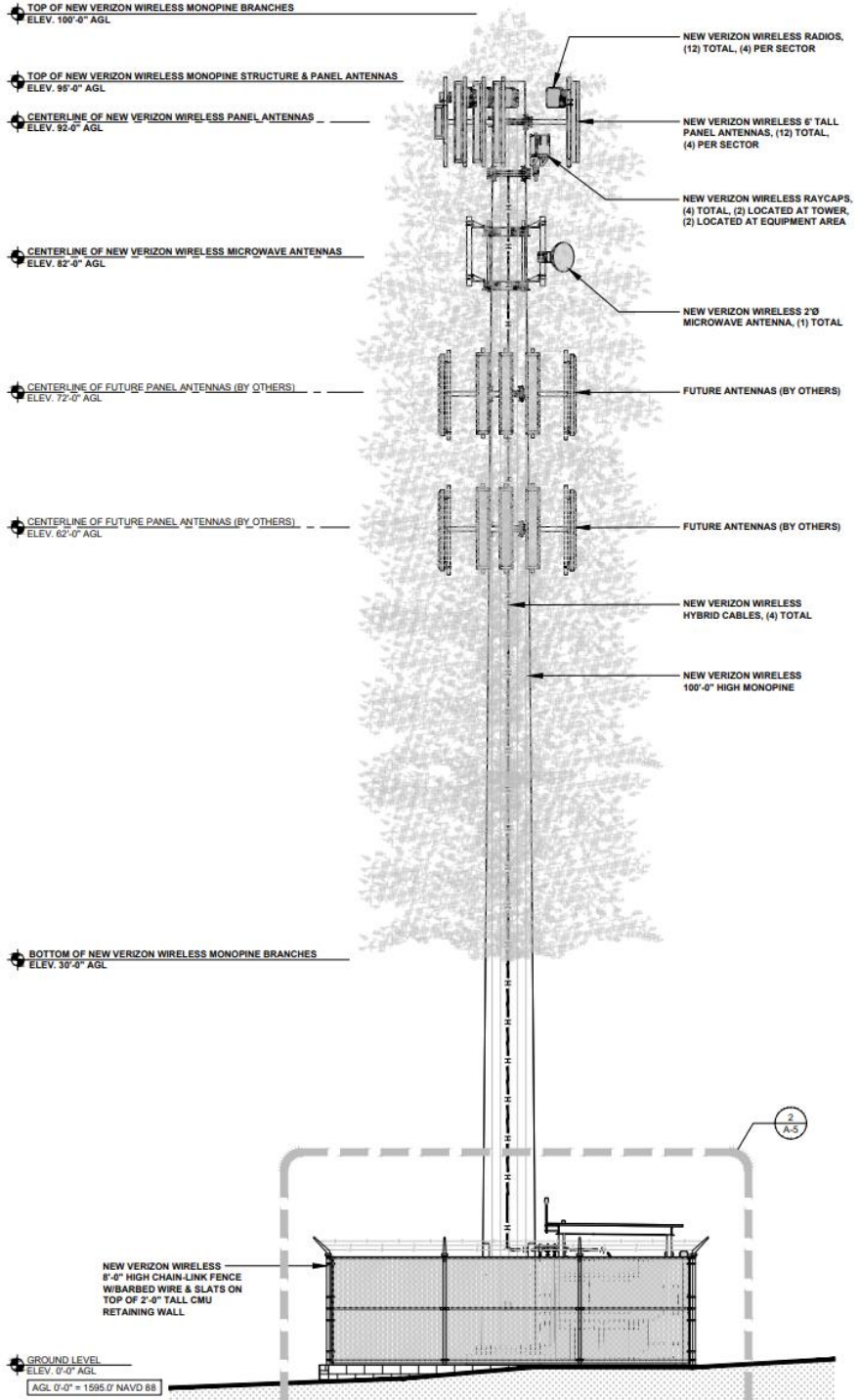


APN: 118-422-57
 OWNER(S): RAU STEVEN G (TRUSTEE)



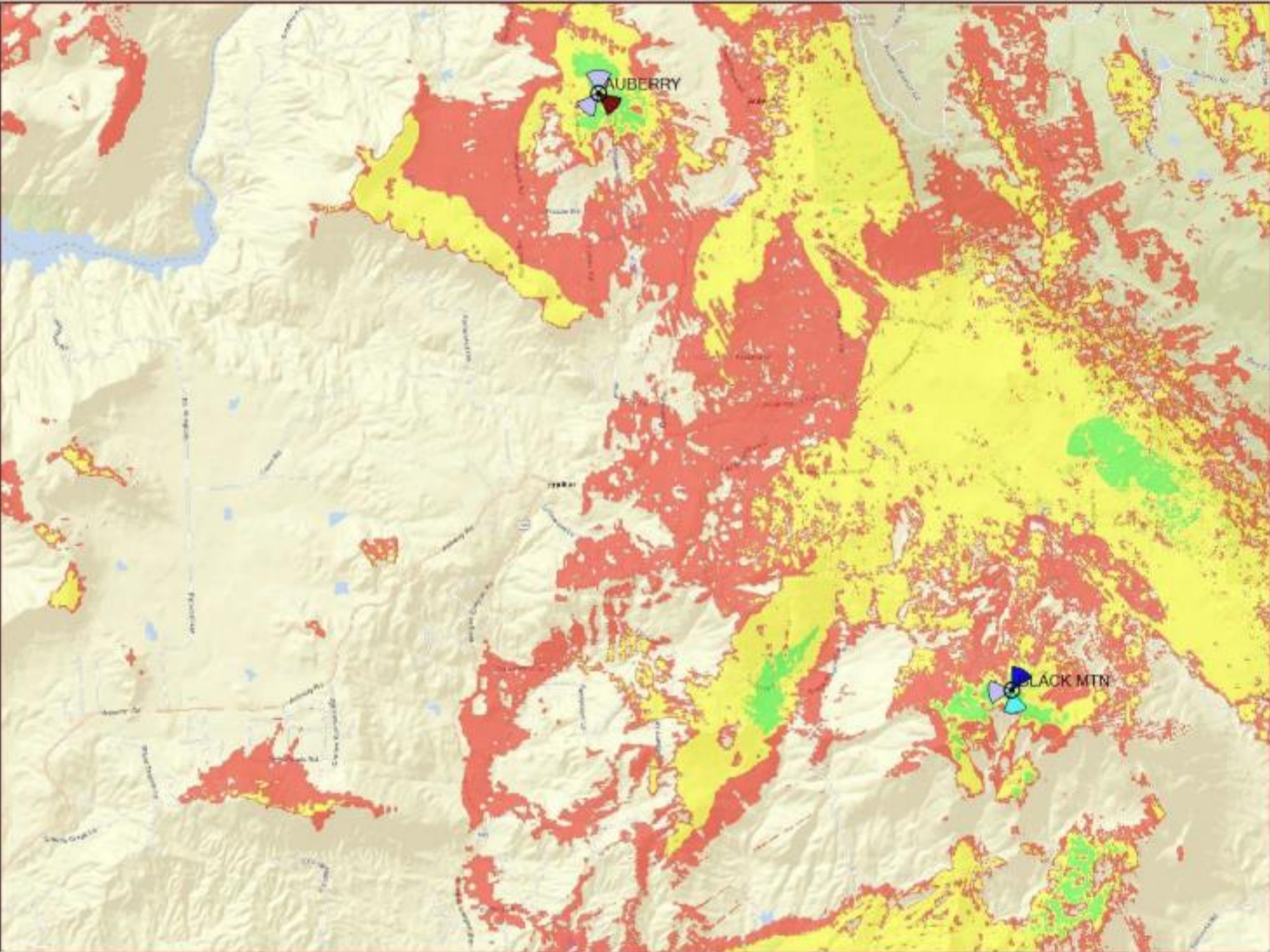


APN: 118-422-57
 OWNER(S): RAU STEVEN G (TRUS





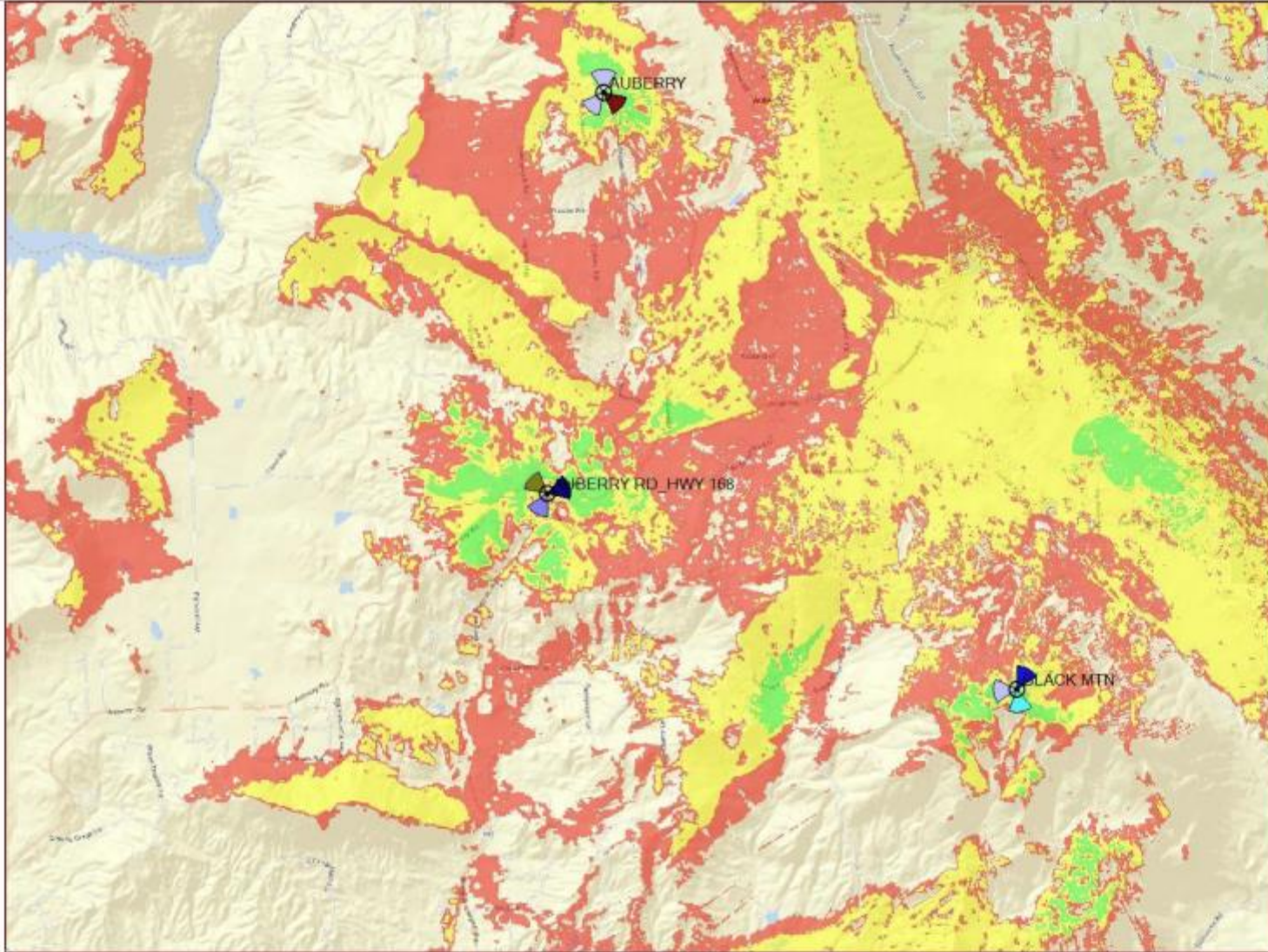
Auberry Rd_Hwy 168 – Existing Coverage



- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor



Auberry Rd_Hwy 168 – Proposed Coverage



- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor



AUBERRY ROAD / HWY 168
 MDG L # 5000918175
 PID # 16994410
 30863 LOCKWOOD RD
 PRATHER, CA 93428



PHOTOSIMULATION VIEWPOINT 2



EXISTING



NEW



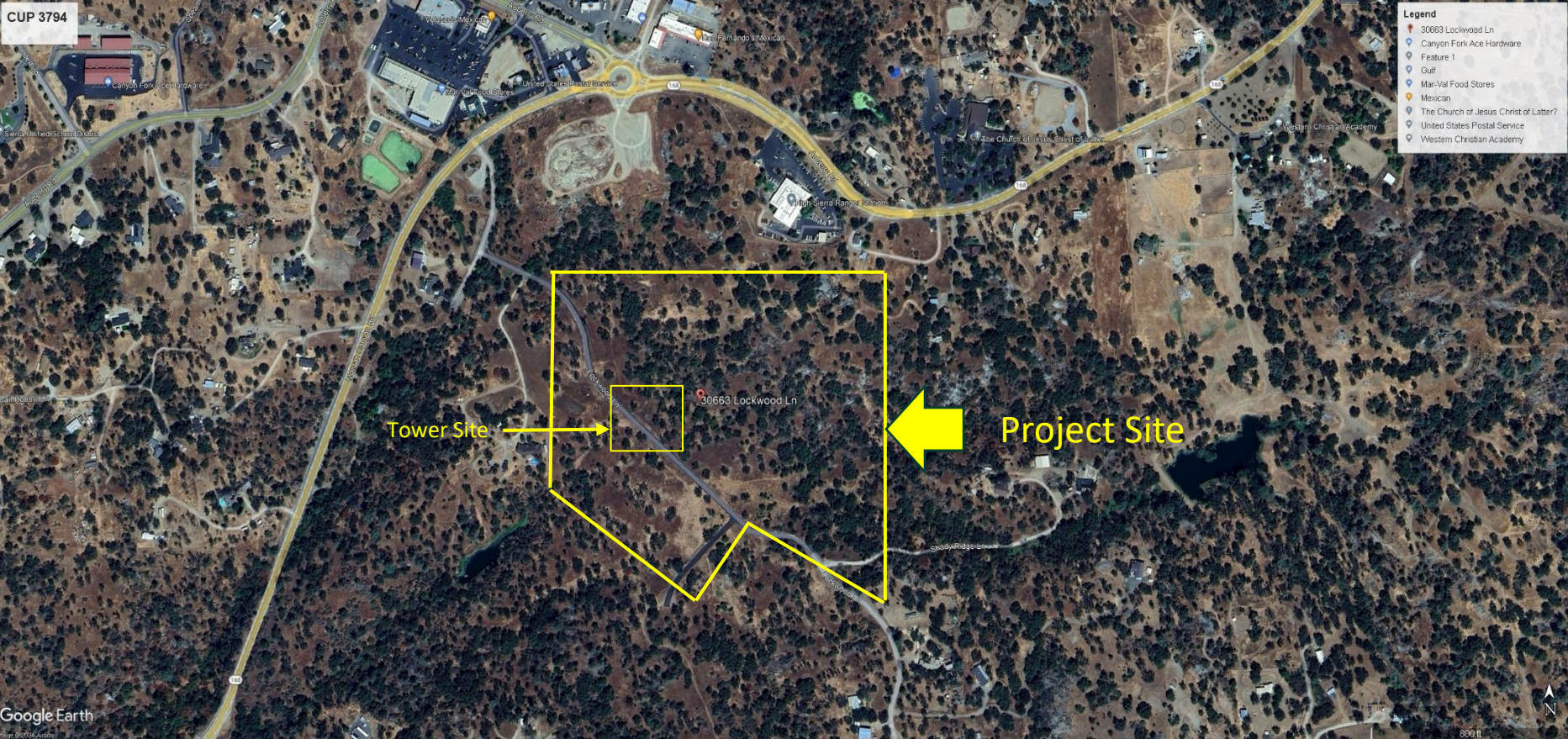
NEW VERIZON WIRELESS
 (12) PANEL ANTENNAS,
 (12) RADIOS, (2) RAYCAPS AND
 (1) MICROWAVE ANTENNA
 ON NEW 100'-8" HIGH MONOPOLY

- NOTE:
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN
 NEW 36" x 30" CHAIN LINK FENCE ENCLOSURE
 W/ BARB WIRE & SLATS ON TOP OF 2'4" TALL CMU
 RETAINING WALL (LEASE AREA)
- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
 - NEW METAL SUNSHADE STRUCTURE
 - NEW ELECTRICAL METER, TELCO BOX AND INTERCONNECT CABINET ON NEW H-FRAME
 - NEW ICERIDGE W/ NEW (2) RAYCAPS
 - NEW STANDBY GENERATOR
 - NEW 100'-8" HIGH MONOPOLY
 - NEW STEP DOWN TRANSFORMER W/ BOLLARDS

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

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

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 - United States Postal Service
 - Western Christian Academy

Google Earth

800 ft

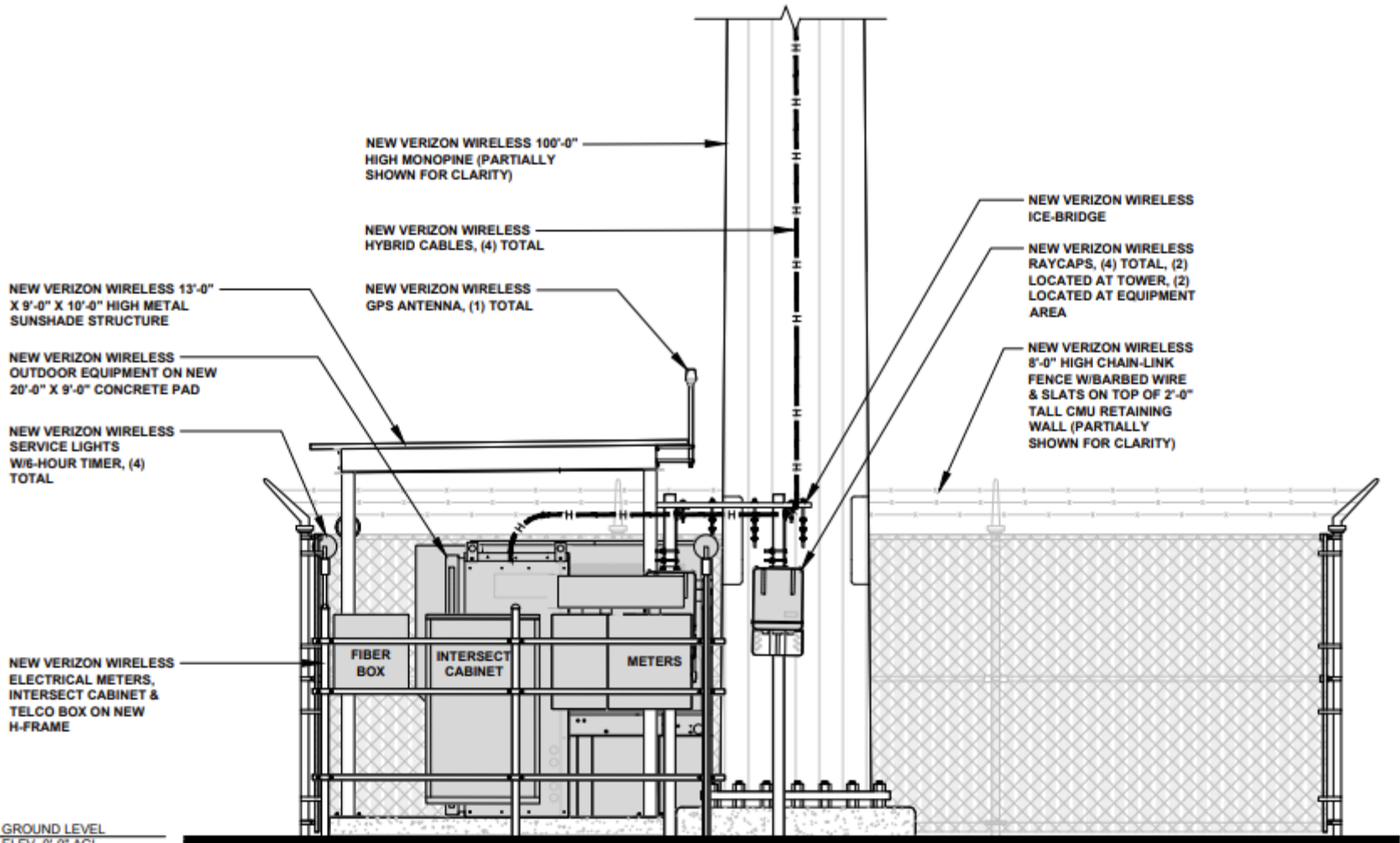


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DEVELOPMENT SERVICES DIVISION



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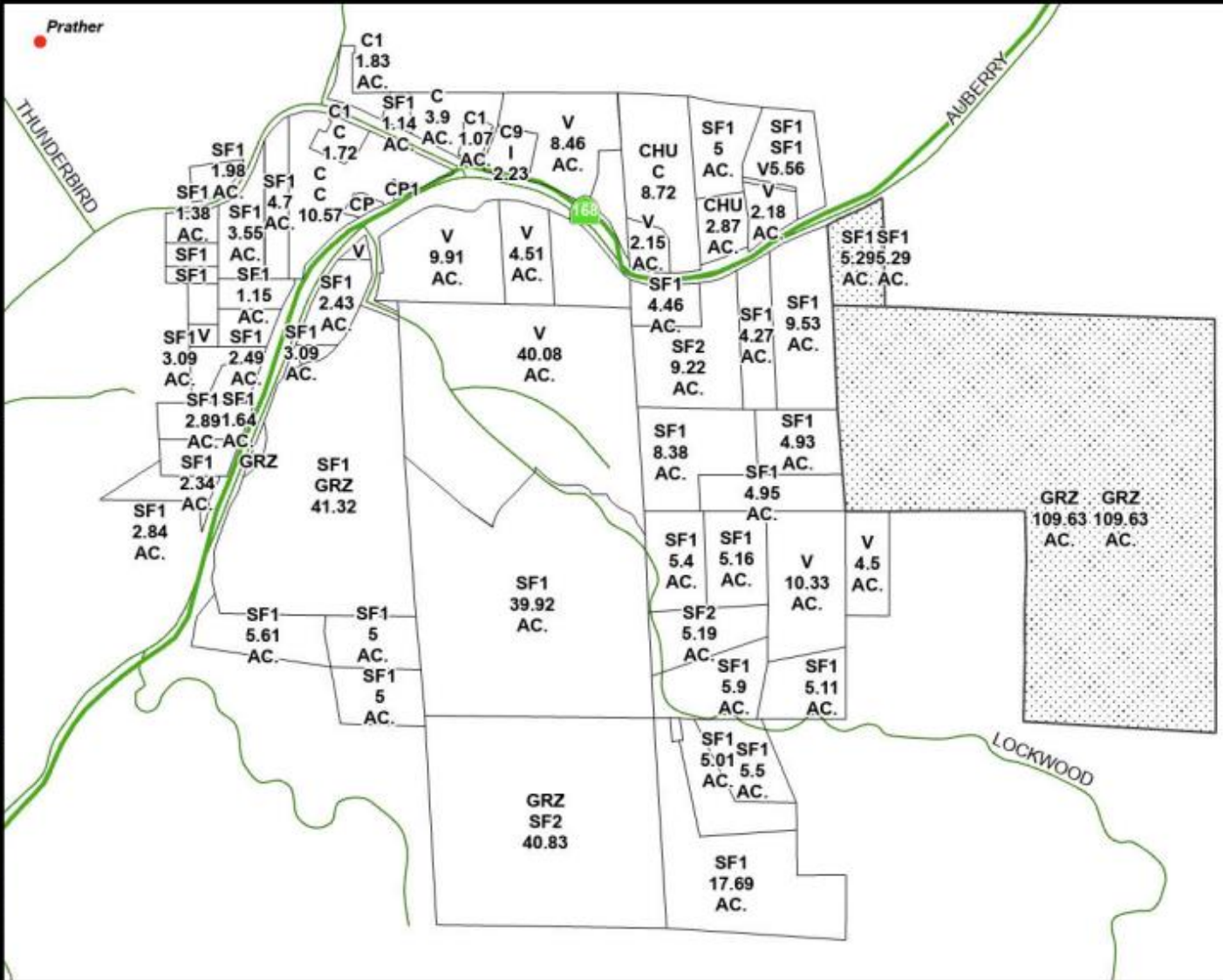
**Planning Commission Hearing
August 22, 2024**



AGL 0'-0" = 1595.0' NAVD 88

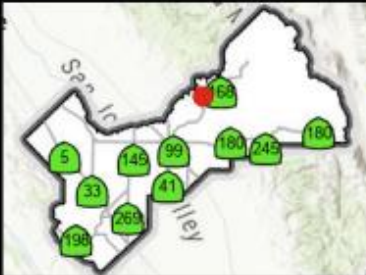
LEGEND:

-  Subject Property
-  Ag Contract Land



LEGEND

SF#-	SINGLE FAMILY RESIDENCE
GRZ -	GRAZING
V -	VACANT
CP# -	OFFICE COMM./PROF
C# -	COMMERCIAL
CP -	OFFICE COMM./PROF.
C -	COMMERCIAL
CHU -	CHURCH
I -	INDUSTRIAL

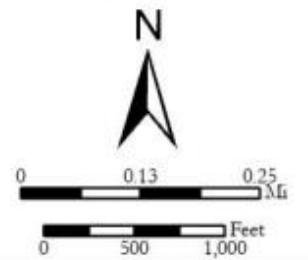


Existing Land Use Map

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AUBERRY ROAD / HWY 168
MDG L # 5000918175
PID # 16994410
30663 LOCKWOOD RD
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PHOTOSIMULATION VIEWPOINT 1



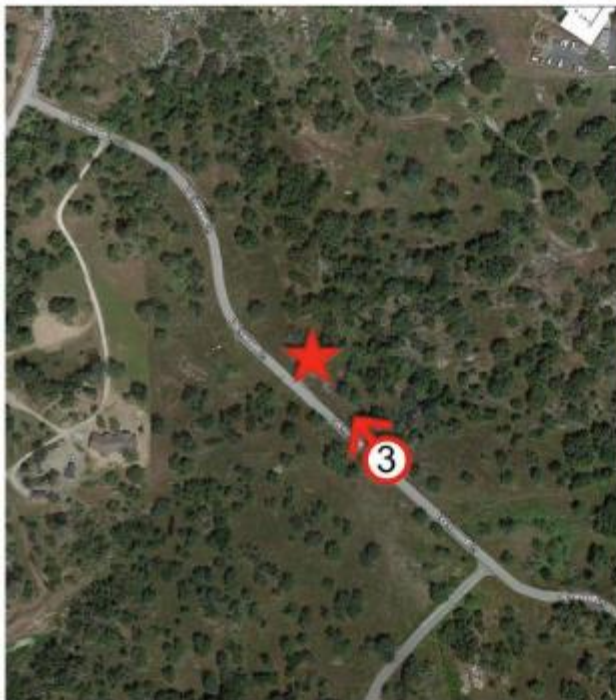
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 30663 LOCKWOOD RD
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PHOTOSIMULATION VIEWPOINT 3



EXISTING



NEW



NEW VERIZON WIRELESS
 (12) PANEL ANTENNAS
 (12) RADIOS, (2) RAYCAPS AND
 (1) MICROWAVE ANTENNA
 ON NEW 100'-8" HIGH MONOPINE

- NOTE:**
 NEW VERIZON WIRELESS EQUIPMENT LOCATED WITHIN
 NEW 30'4" x 30'4" CHAIN LINK FENCE ENCLOSURE
 W/ BARS WIRE & SLATS ON TOP OF 2'4" TALL CMU
 RETAINING WALL (LEASE AREA)
- NEW OUTDOOR EQUIPMENT ON CONCRETE PAD
 - NEW METAL SUNSHADE STRUCTURE
 - NEW ELECTRICAL METER, TELCO BOX AND INTERSECT CABINET ON NEW H-FRAME
 - NEW ICEBRIDGE W/ NEW (2) RAYCAPS
 - NEW STANDBY GENERATOR
 - NEW 100'4" HIGH MONOPINE
 - NEW STEP-DOWN TRANSFORMER W/ BOLLARDS

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