



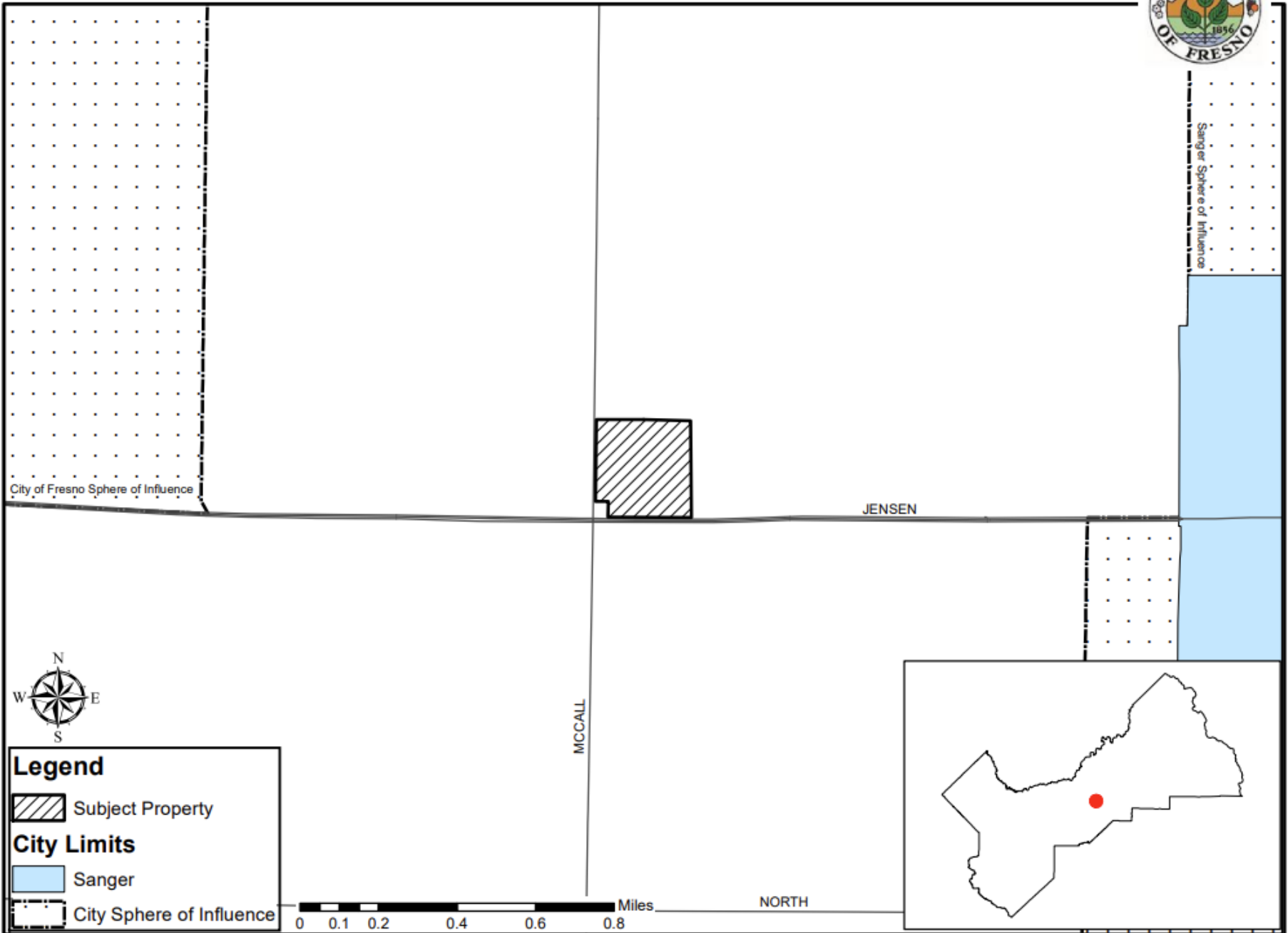
**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



**CUP 3718**

**PC Hearing: May 18, 2023**

# LOCATION MAP



City of Fresno Sphere of Influence

Sanger Sphere of Influence

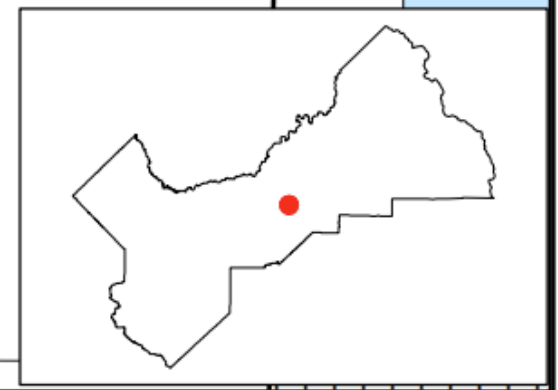
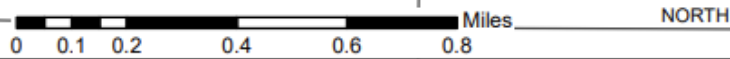
JENSEN

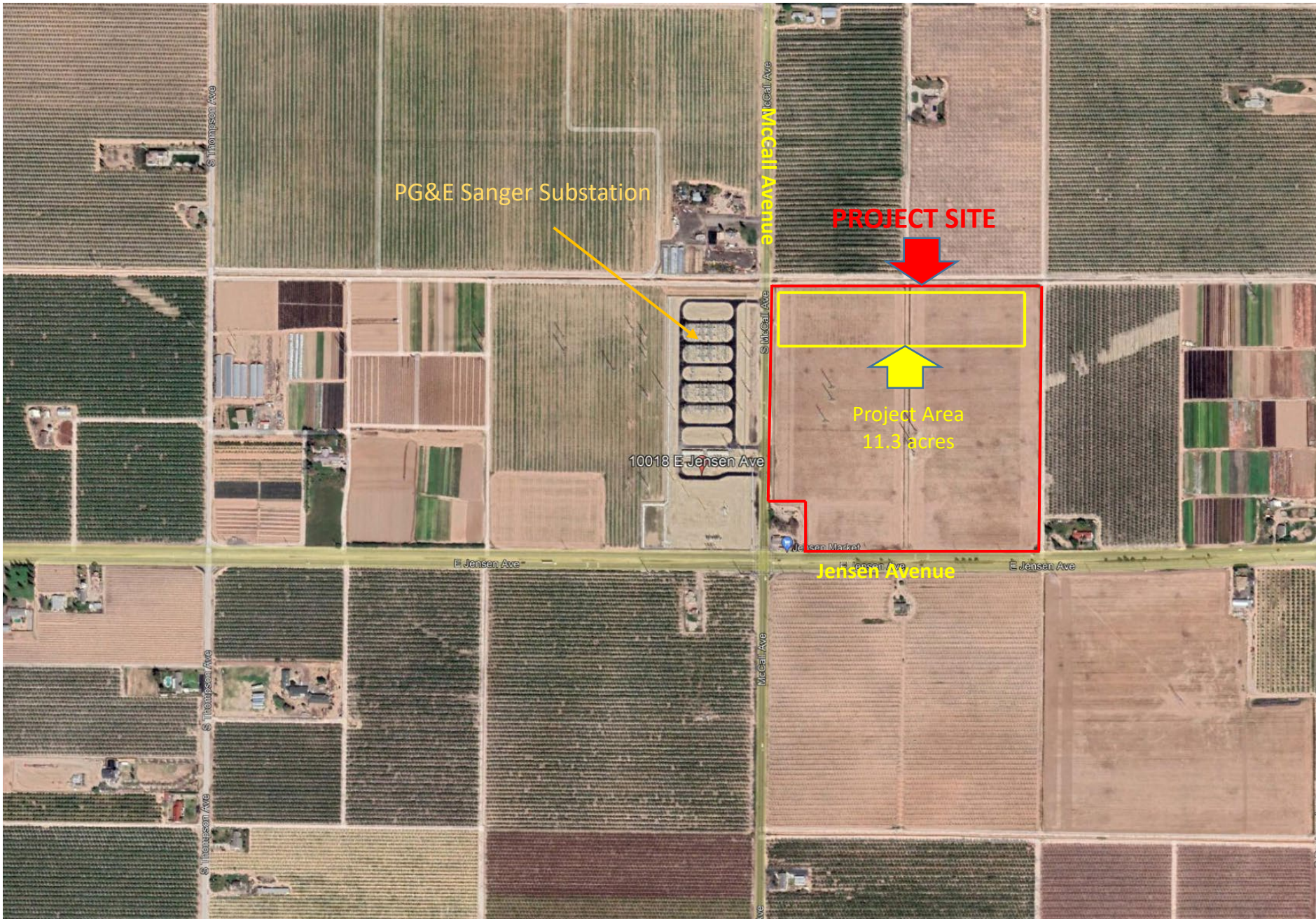
MCCALL



**Legend**

- Subject Property
- City Limits**
- Sanger
- City Sphere of Influence





PG&E Sanger Substation

**PROJECT SITE**

Project Area  
11.3 acres

**Jensen Avenue**

10018 E Jensen Ave

S Thompson Ave

McCall Avenue

S McCall Ave

McCall Ave

S Thompson Ave

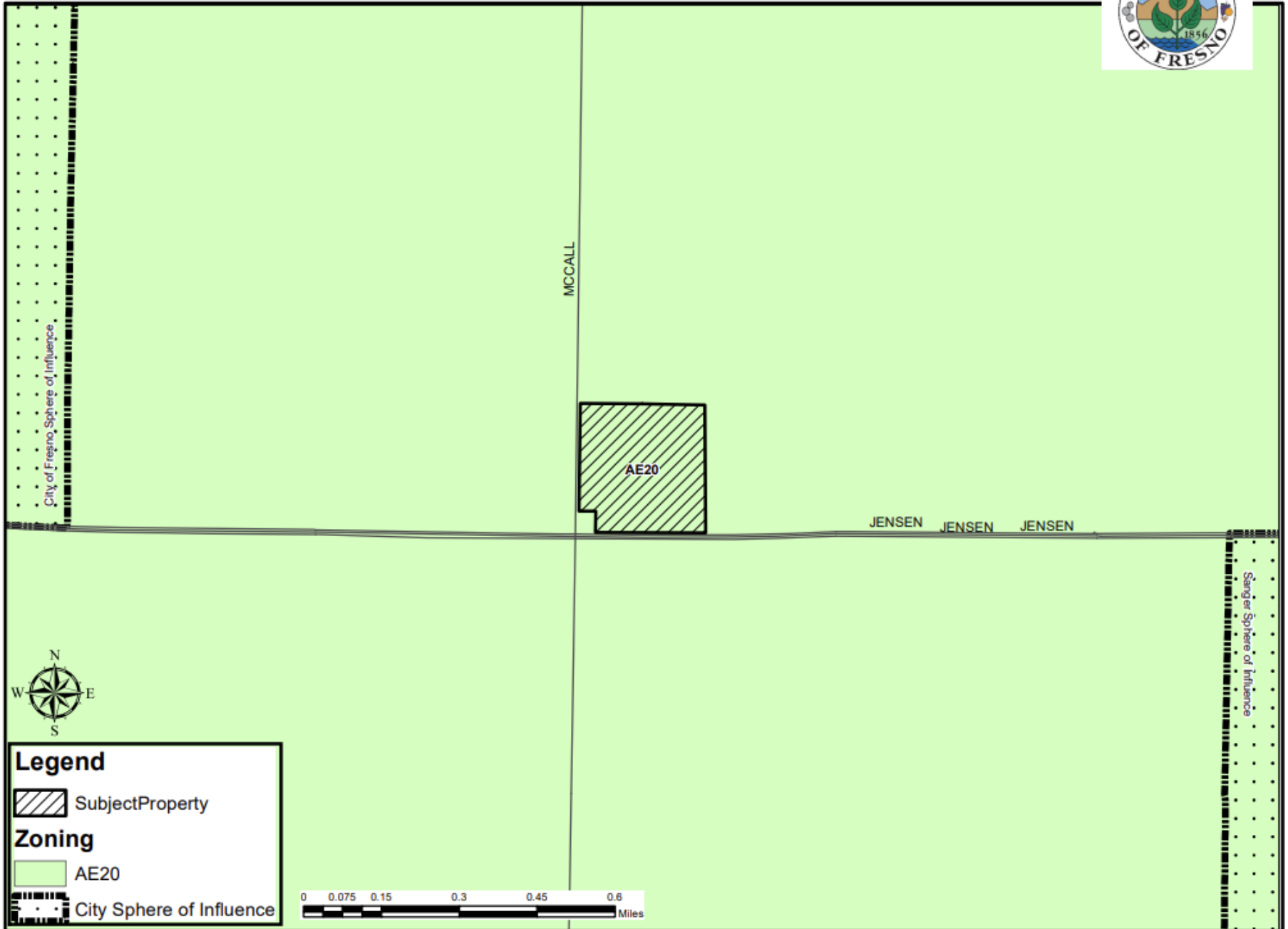
S Thompson Ave

E Jensen Ave


Jensen Market

E Jensen Ave


# EXISTING ZONING MAP




**Legend**

 SubjectProperty

**Zoning**

 AE20

 City Sphere of Influence

# EXISTING LAND USE MAP



FC  
68  
AC

ORC  
SF1  
40

ORC  
40  
AC

FC

ORC  
SF1  
20

ORC  
SF3  
60

FC  
37.56  
AC

ORC  
SF1  
19.4

FC  
SF1  
18.67

JENSEN JENSEN

C2

JENSEN

MCCALL

ORC  
SF1  
37.59



FC  
SF1  
37.68

ORC  
SF1  
39.22

### LEGEND

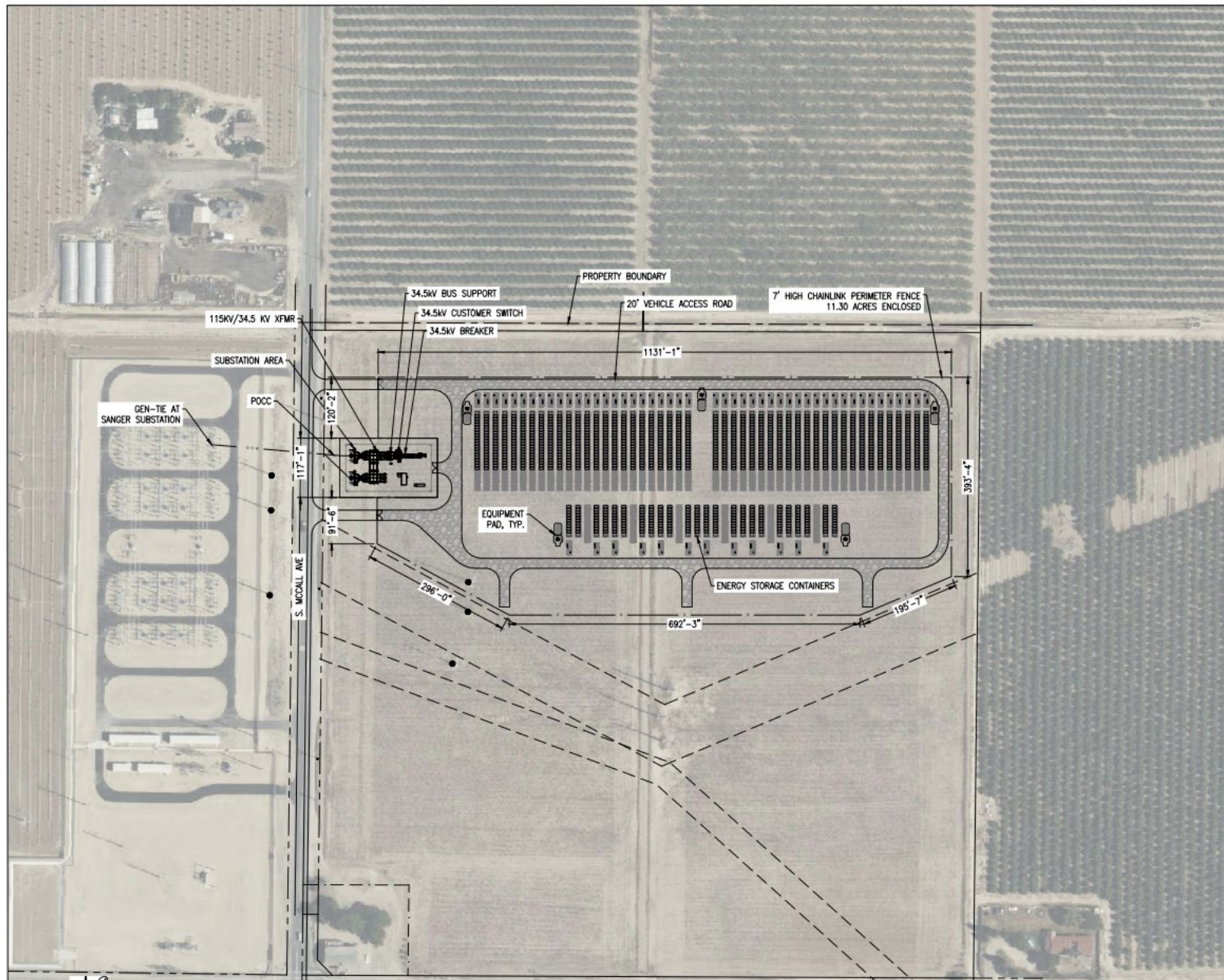
- C# - COMMERCIAL
- FC - FIELD CROP
- ORC - ORCHARD
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT

### LEGEND:

-  Subject Property
-  Ag Contract Land

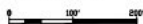


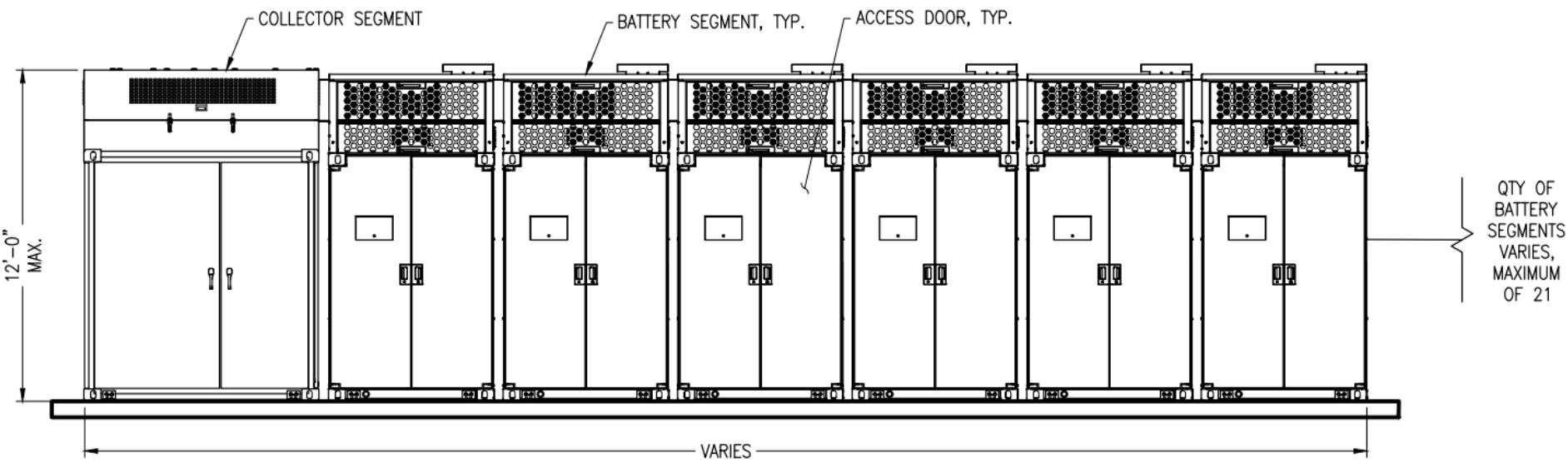
# 10018 E JENSEN AVE - FRESNO - CA RA - -- KWAC - ESS PROJECT



## PROPOSAL LAYOUT

SCALE: 1" = 100'





- NOTES:
1. INFORMATION SHOWN IS FOR GENERAL REFERENCE ONLY. REFER TO MANUFACTURER SHOP DRAWINGS FOR FINAL DIMENSIONS AND ADDITIONAL INFORMATION.
  2. POWIN CENTIPEDE IS A MODULAR PRODUCT AND WILL BE CONFIGURED TO MEET SITE SPECIFIC NEEDS

## Example Project Image





CUP 3718

**Legend**  
10018 E Jensen Ave  
Jensen Market

Project Site

PG&E Sanger Substation

McCall Avenue

Google Earth

-4.43 ft

Project Site Steet View – Looking South



Findings CUP 3718	Description	Findings Met
1	<b>Size and shape of parcel is adequate.</b>	YES
2	<b>Streets and highways are adequate for use.</b>	YES
3	<b>No adverse effect on neighborhood.</b>	YES
4	<b>General Plan consistency.</b>	YES
5	<b>Conditions necessary for public health, safety, and general welfare.</b>	YES



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**Legend**  
10018 E Jensen Ave  
Jensen Market



Project Site Street View – Looking southeast

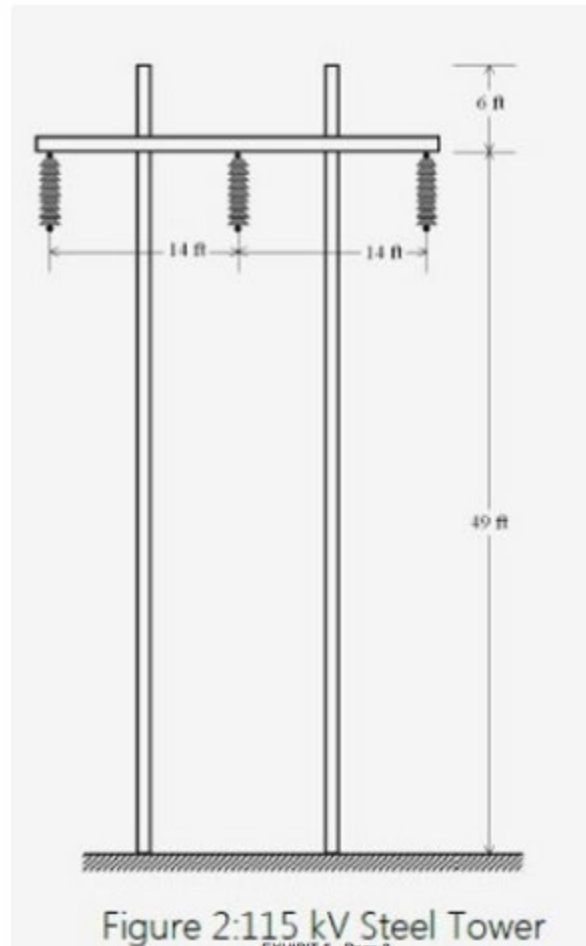


Figure 2:115 kV Steel Tower