



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

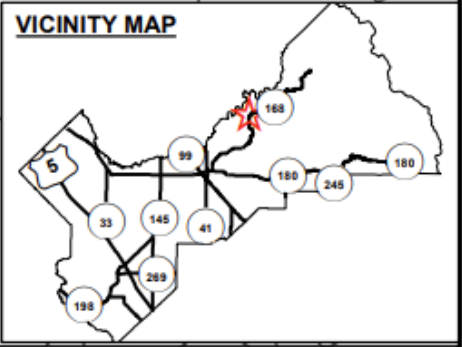
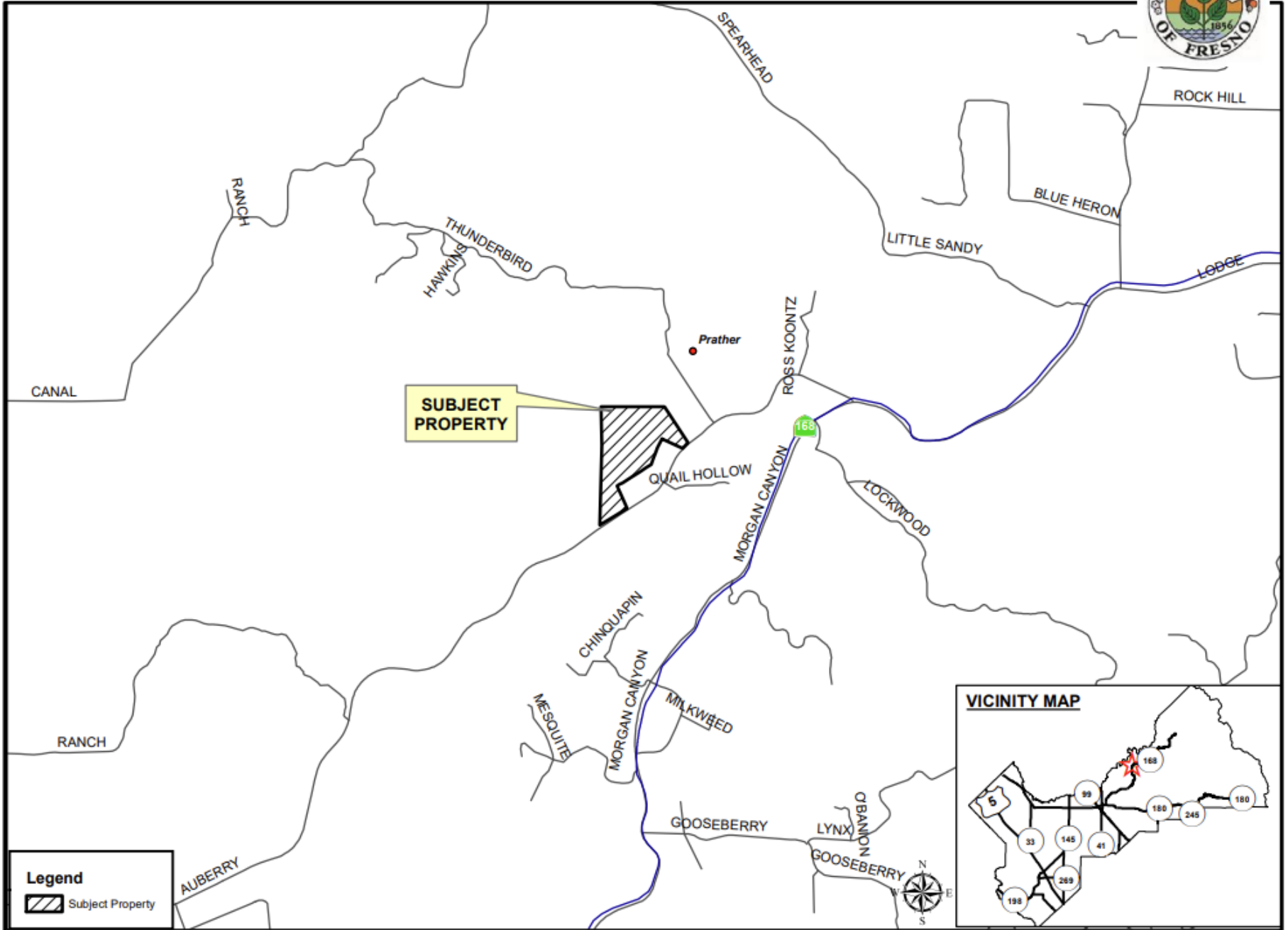


TTM 6382

CUP 3726

PC Hearing: May 18, 2023

LOCATION MAP



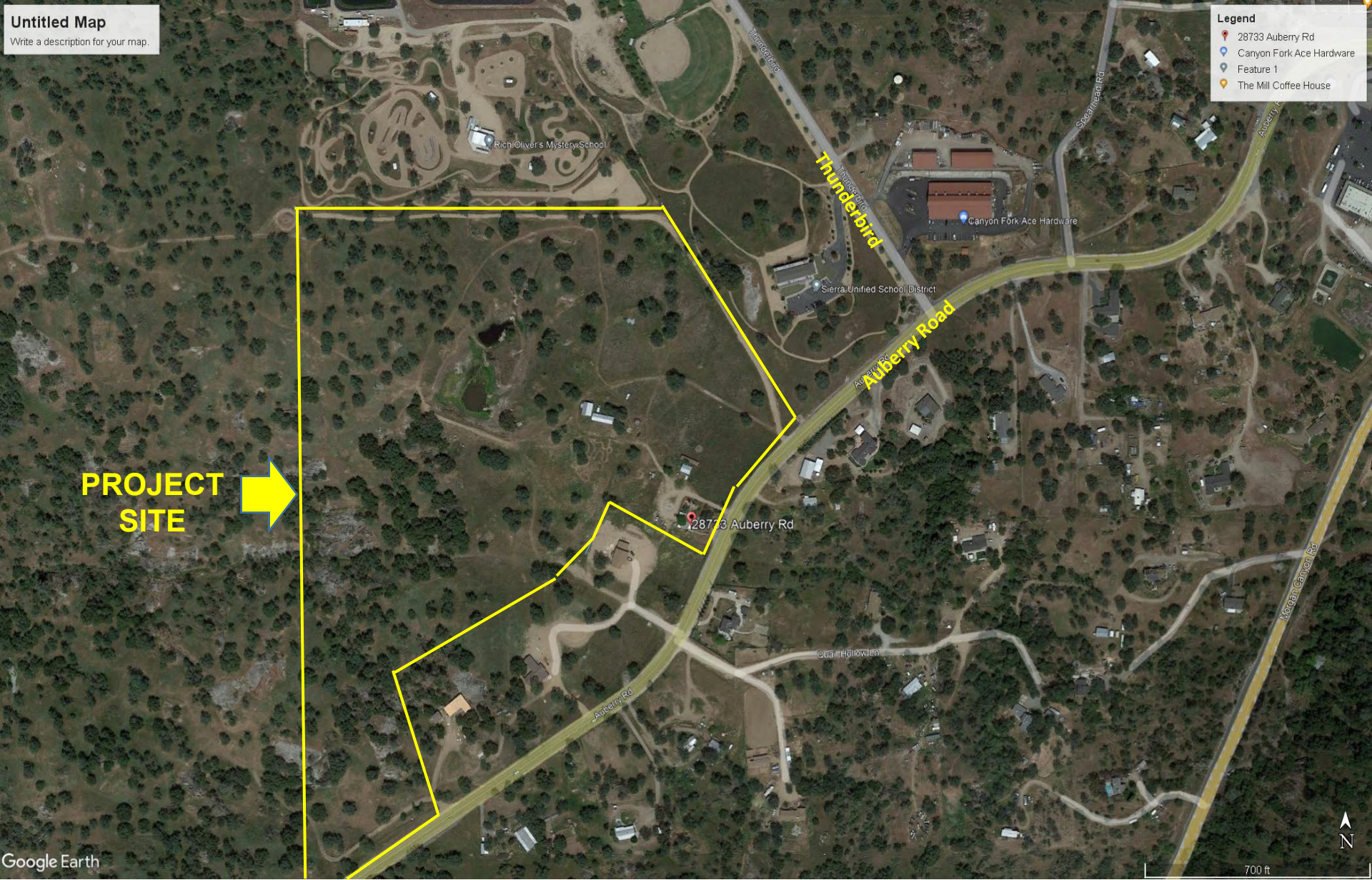
Legend
 Subject Property



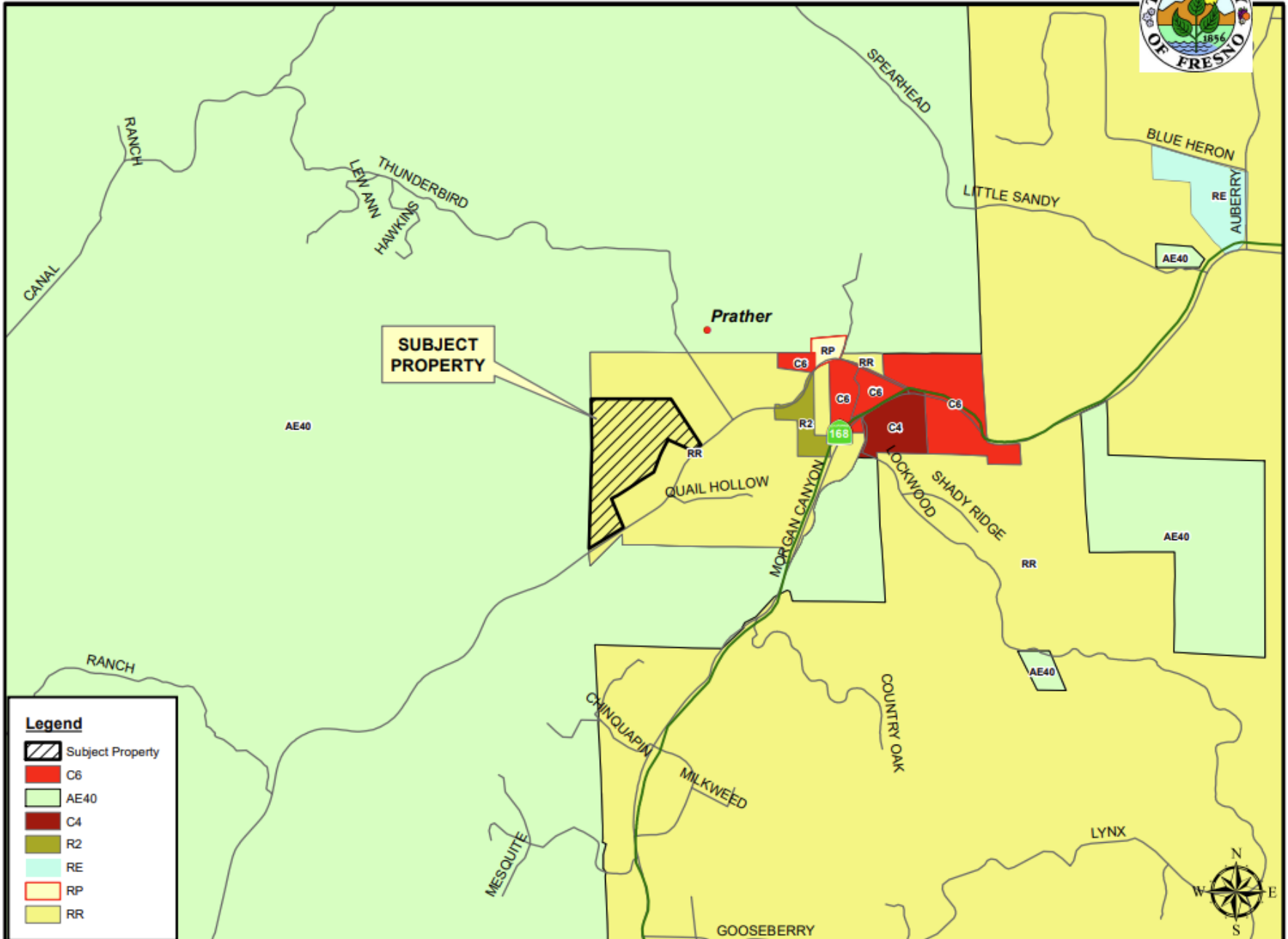
Untitled Map
Write a description for your map.

- Legend**
- 28733 Auberry Rd
 - Canyon Fork Ace Hardware
 - Feature 1
 - The Mill Coffee House

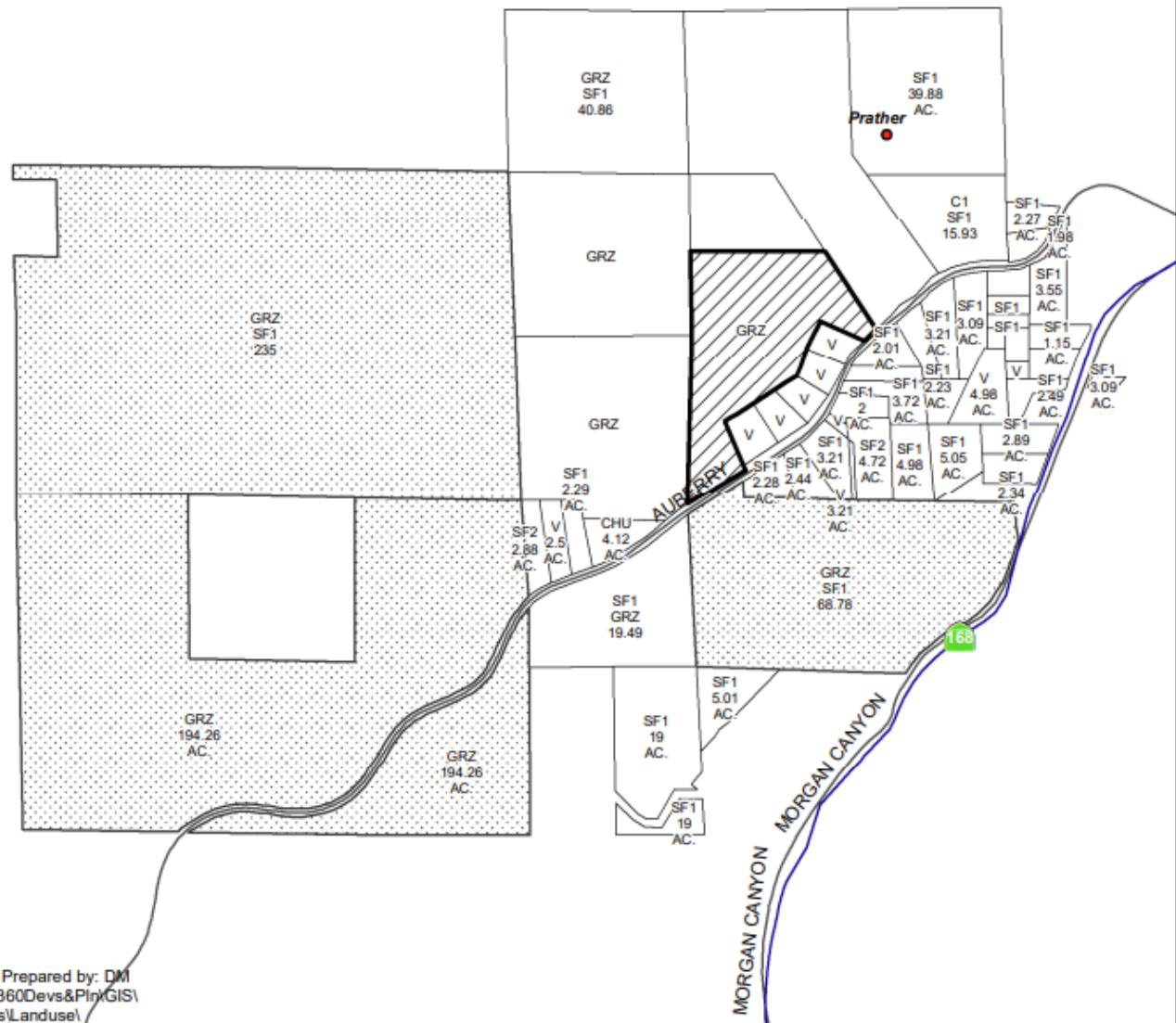
PROJECT SITE →



EXISTING ZONING MAP





EXISTING LAND USE MAP



LEGEND

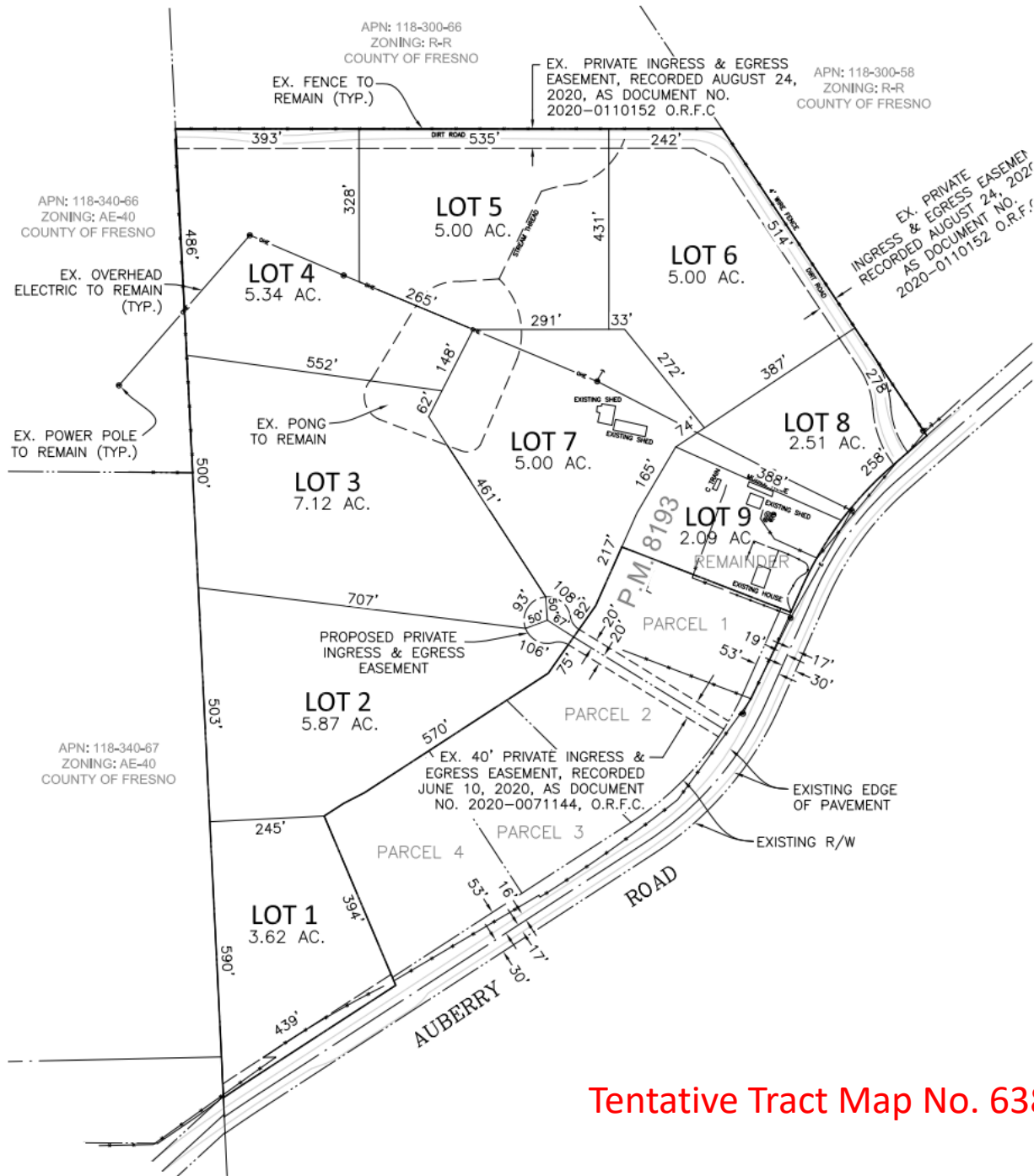
- C# - COMMERCIAL
- CHU - CHURCH
- GRZ - GRAZING
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division



Tentative Tract Map No. 6382/CUP 3726

Untitled Map
Write a description for your map.

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Google Earth
© 2020 Google

3.52 ft

Looking West on Auberry Road

Untitled Map
Write a description for your map.

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 - Canyon Fork Ace Hardware
 - Feature 1
 - The Mill Coffee House



Looking North on Auberry Road

Findings TTM 6382	Description	Findings Met
1	Tract Map is consistent with GP Policies.	YES
2	Site is suitable for the type and density of the development.	YES
3	No adverse effect on environment/wildlife and their habitat.	YES
4	No Adverse effect on public health.	YES
5	No conflict with easements acquired by public at large.	YES

Findings CUP 3726	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
5	Conditions necessary for public health, safety, and general welfare.	YES



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Habitat Map

Rich Oliver's Mystery School

Intermittent Drainage

Sierra Unified School District

Oak Woodland Habitat

Intermittent Drainage

Oak Woodland Habitat

Rock outcrop with granitic soil

Pond

Residences

Intermittent Drainage
(North Fork Little Dry Creek)

Project Site

Residences

Intermittent Drainage

Oak Woodland Habitat

Residences


Oak Woodland Habitat

Oak Woodland Habitat



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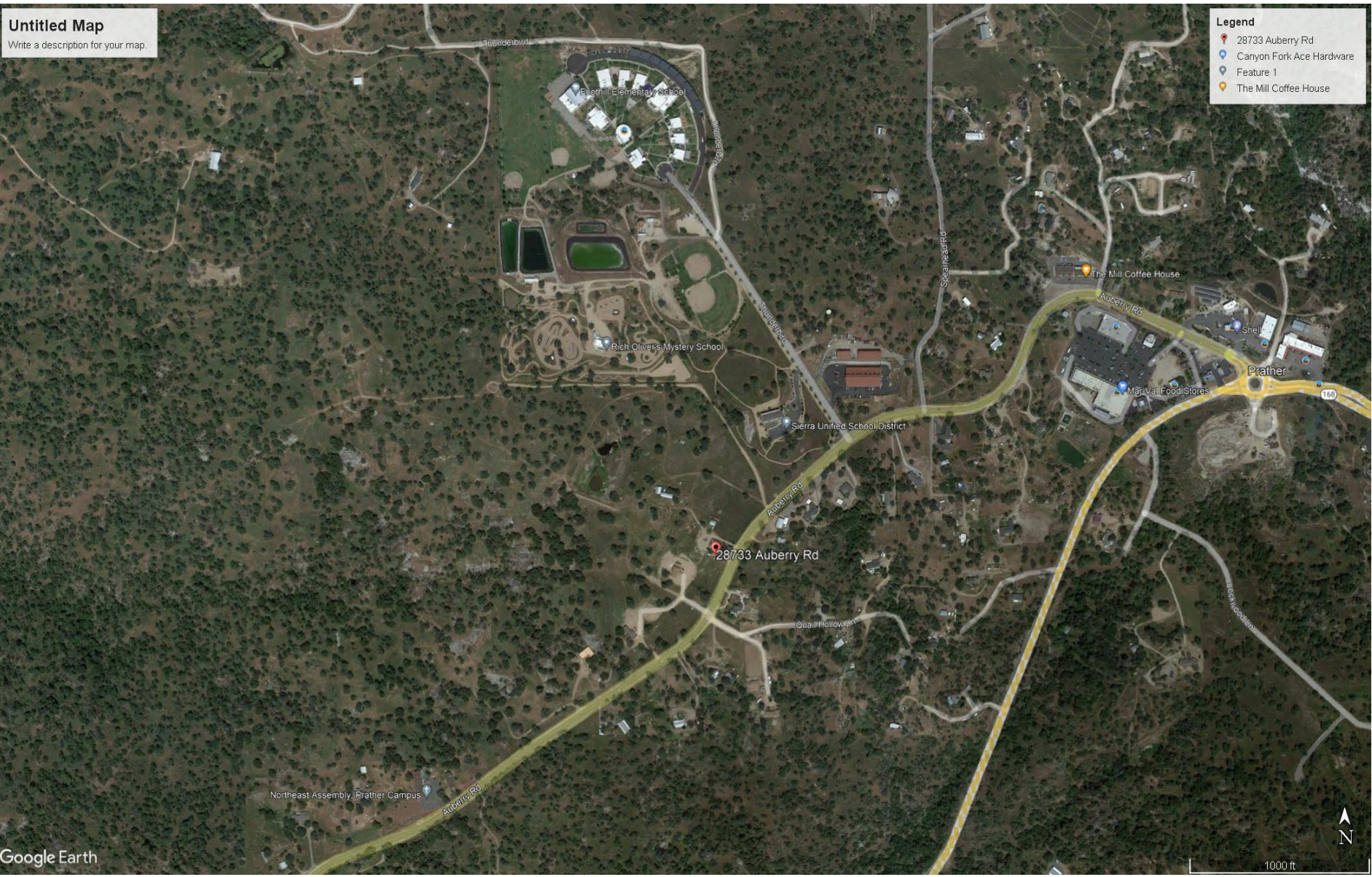
Fresno County, CA

Project Boundary - 

Untitled Map
Write a description for your map.

Legend

- 28733 Auberry Rd
- Canyon Fork Ace Hardware
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- The Mill Coffee House



Google Earth

1000 ft