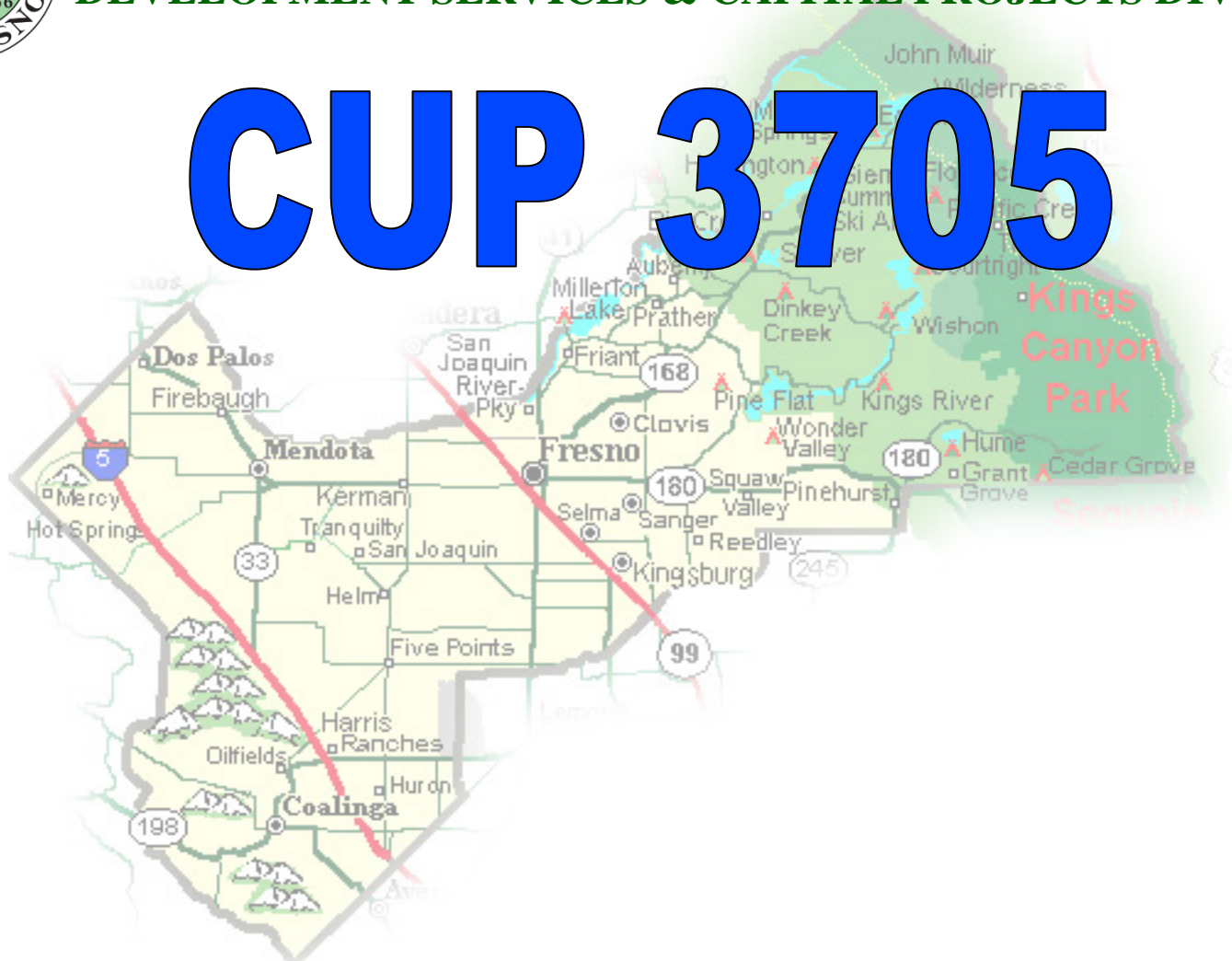
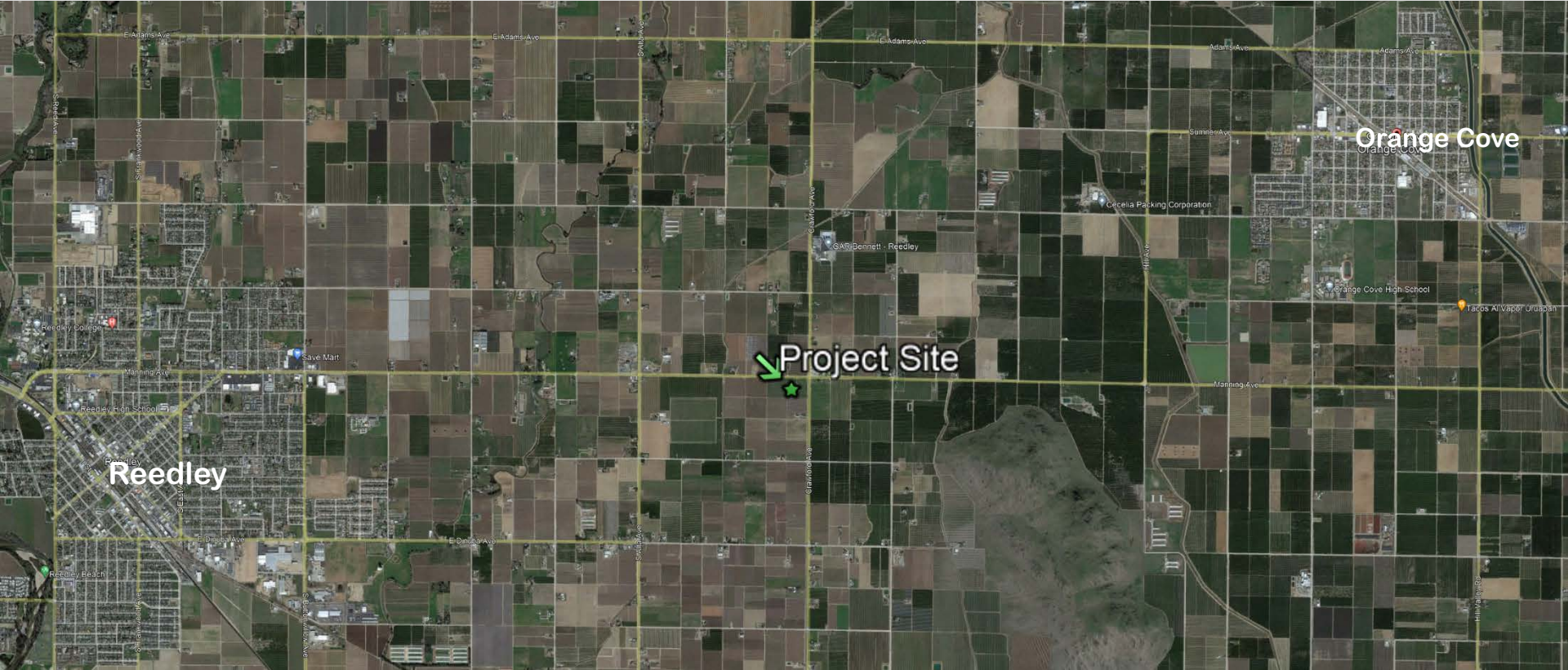




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

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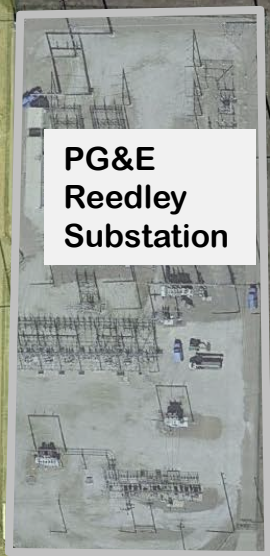


Orange Cove

Orange Cove

Project Site

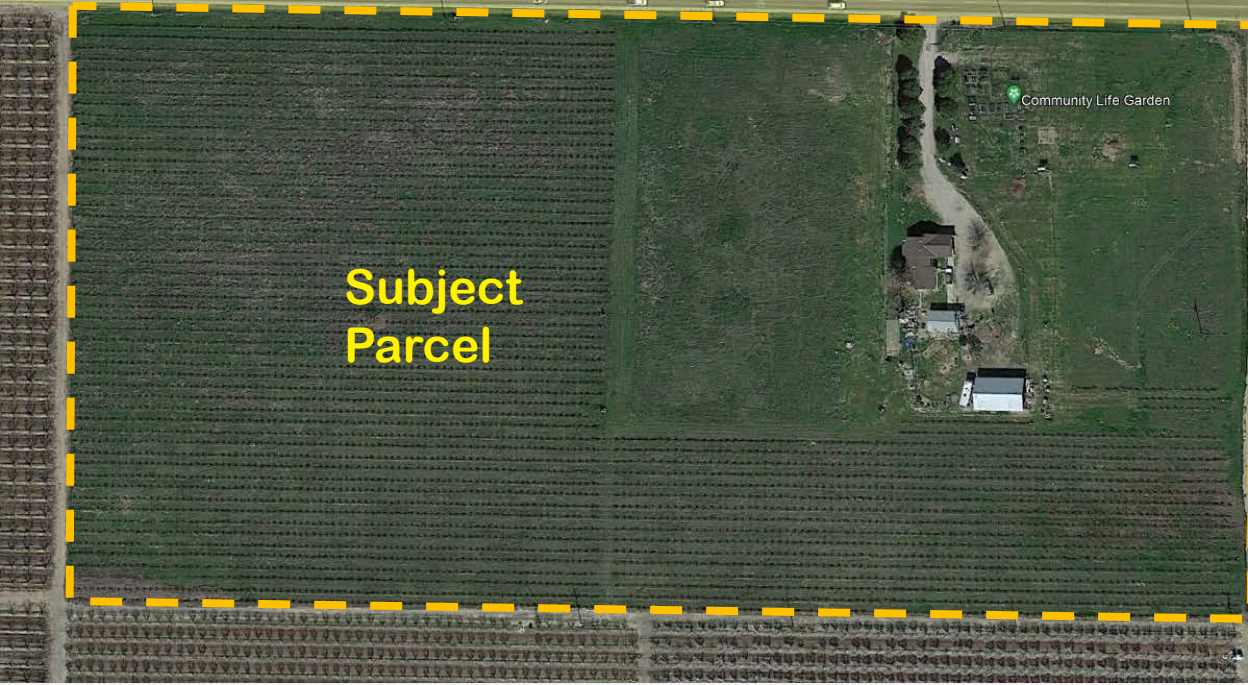
Reedley



**PG&E
Reedley
Substation**



Manning Ave



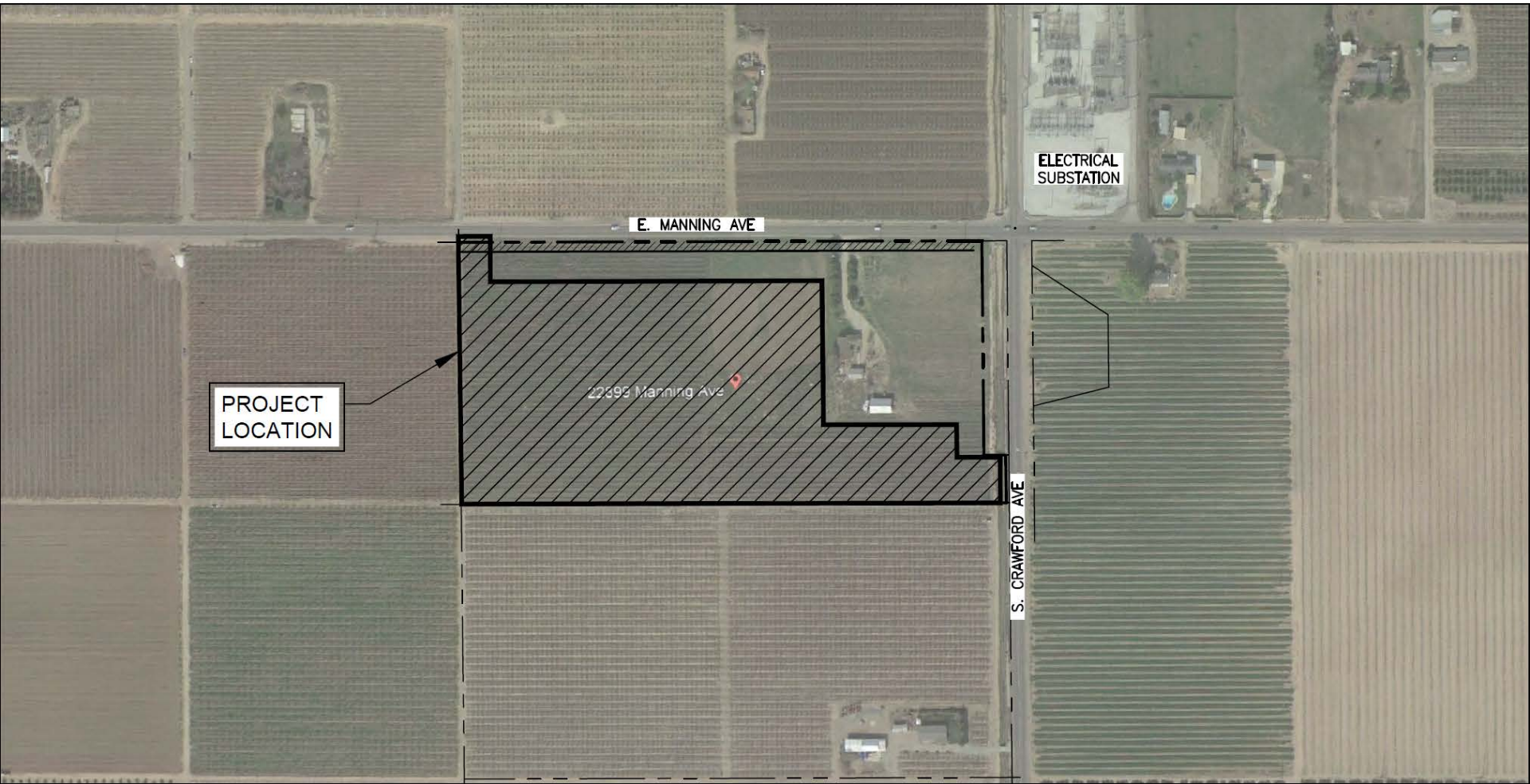
**Subject
Parcel**

Community Life Garden

Crawford Ave



Manning Ave



ELECTRICAL
SUBSTATION

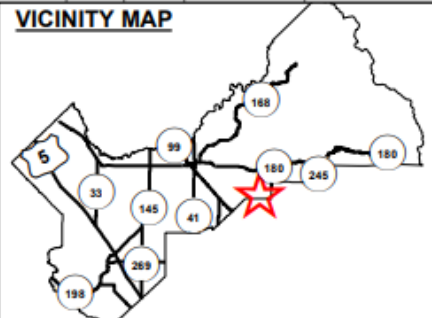
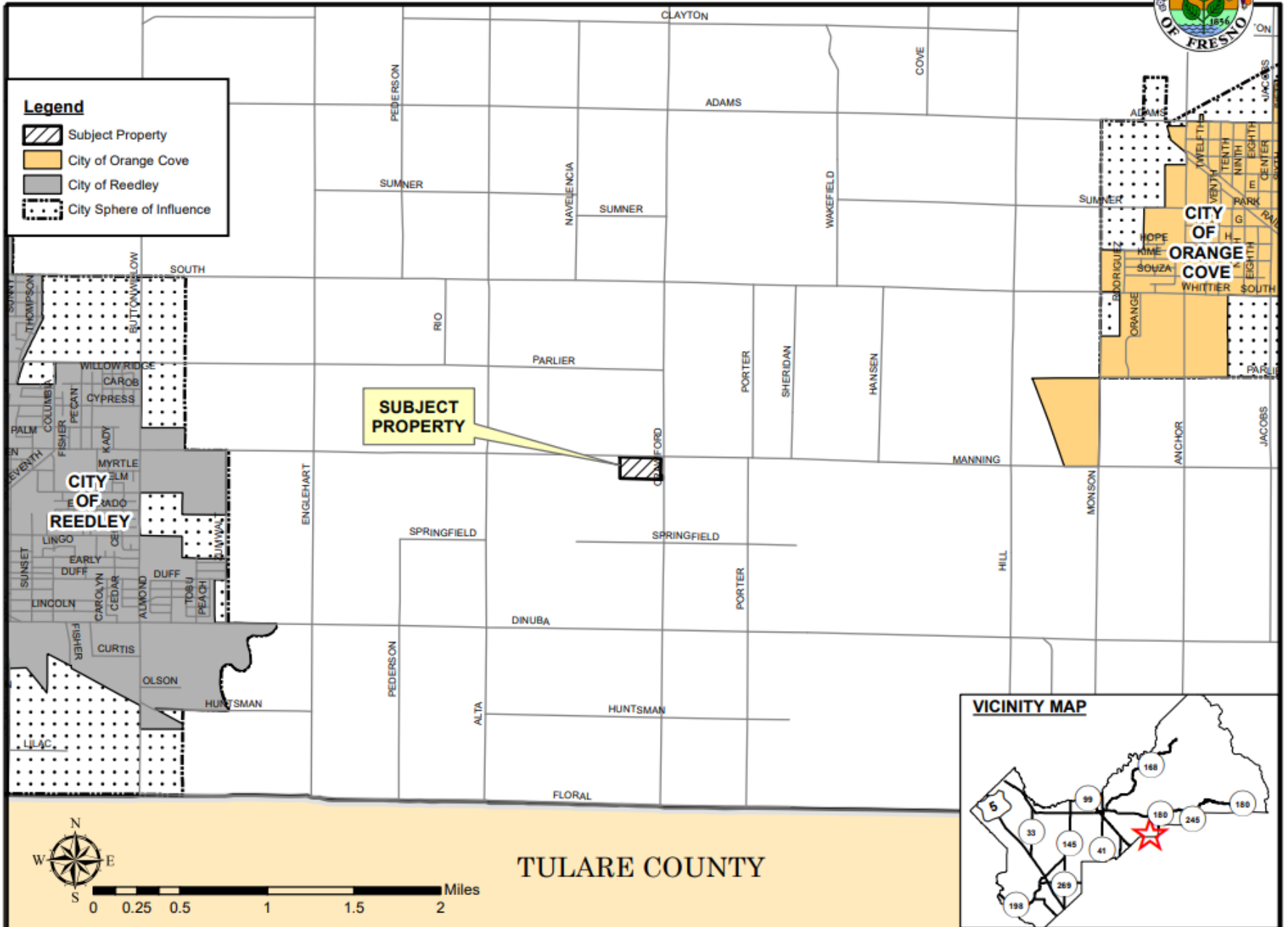
E. MANNING AVE

PROJECT
LOCATION

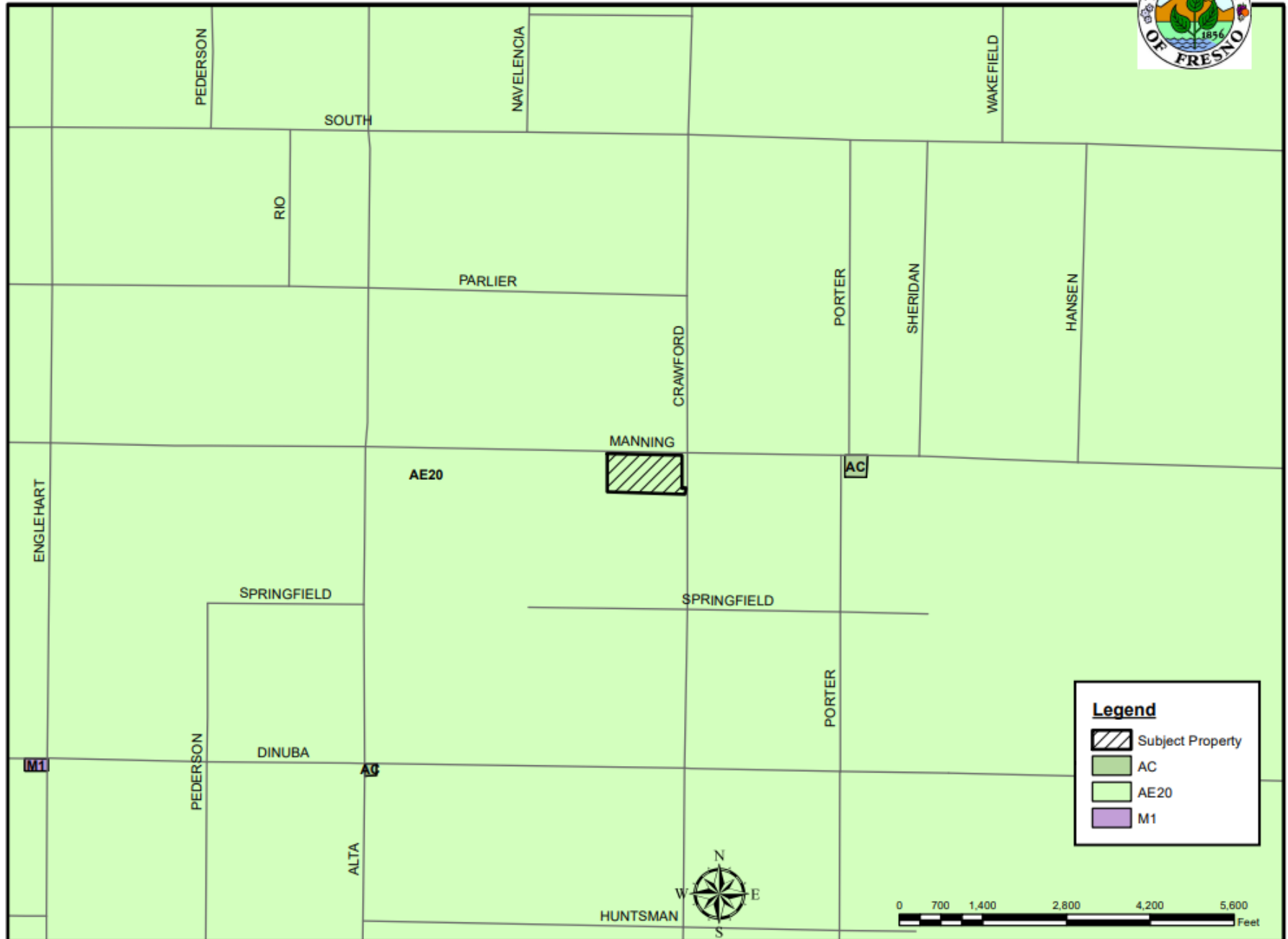
22599 Manning Ave

S. CRAWFORD AVE

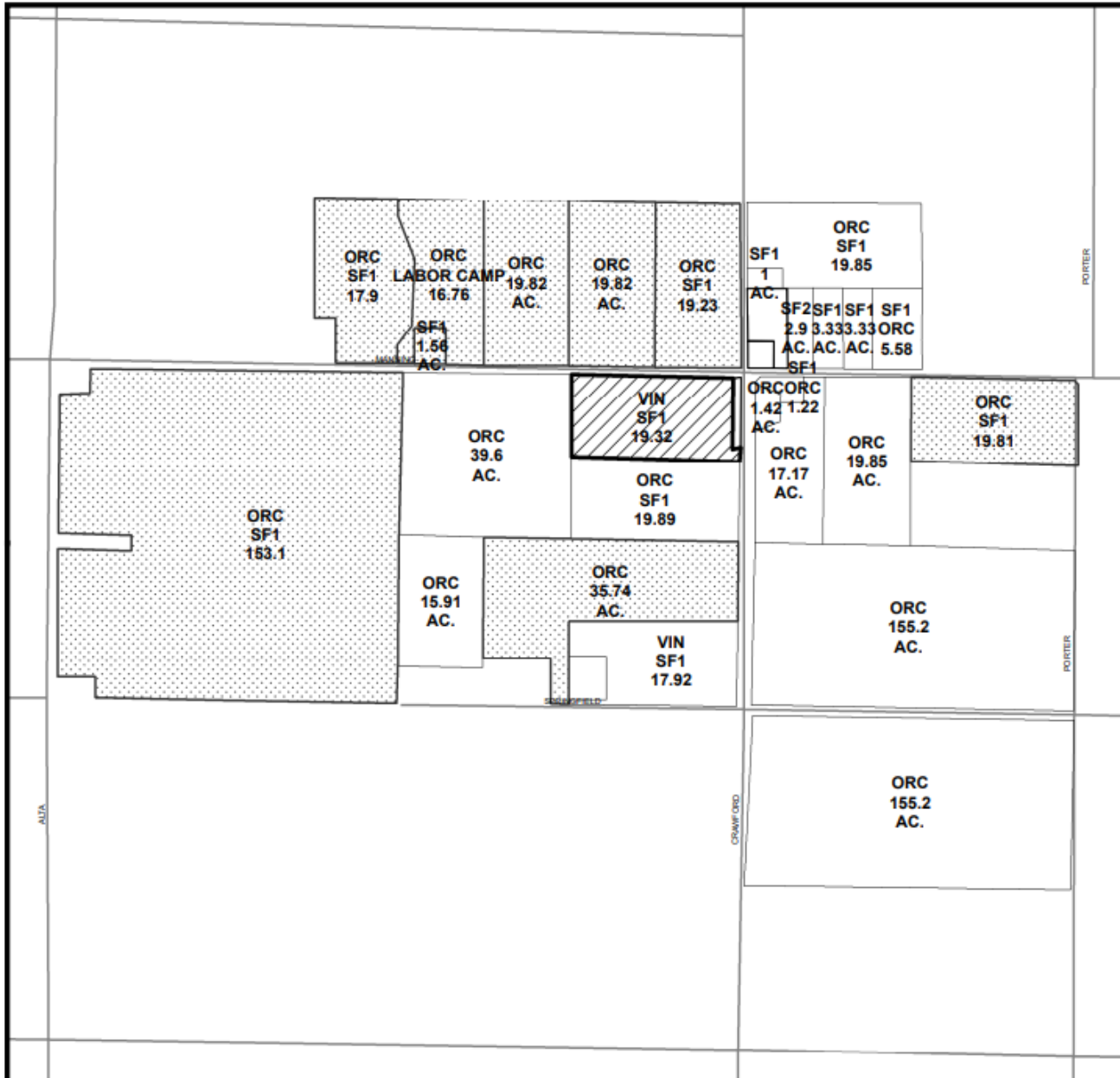
LOCATION MAP



EXISTING ZONING MAP



EXISTING LAND USE MAP



LEGEND	
V - VACANT	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
VIN - VINEYARD	

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

New overhead electrical line to PG&E Reedley Substation

23-foot ROW dedication

117 feet

20-foot-wide access road

Solar Panel Array's

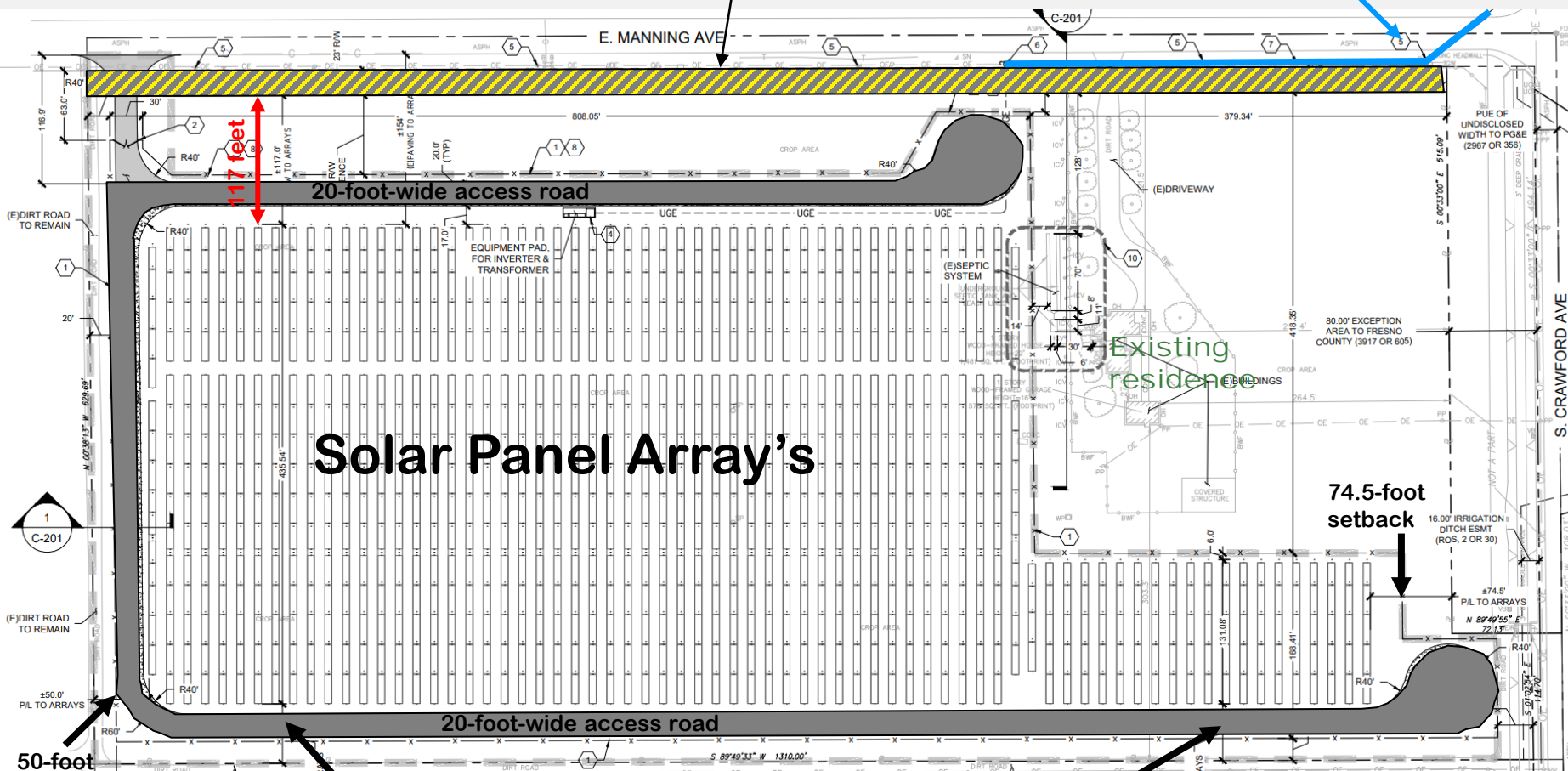
Existing residence

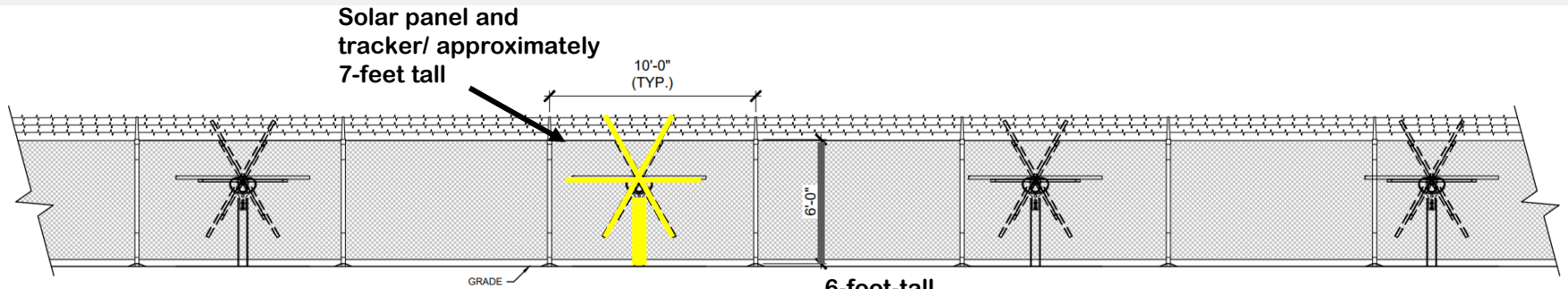
74.5-foot setback

50-foot setback

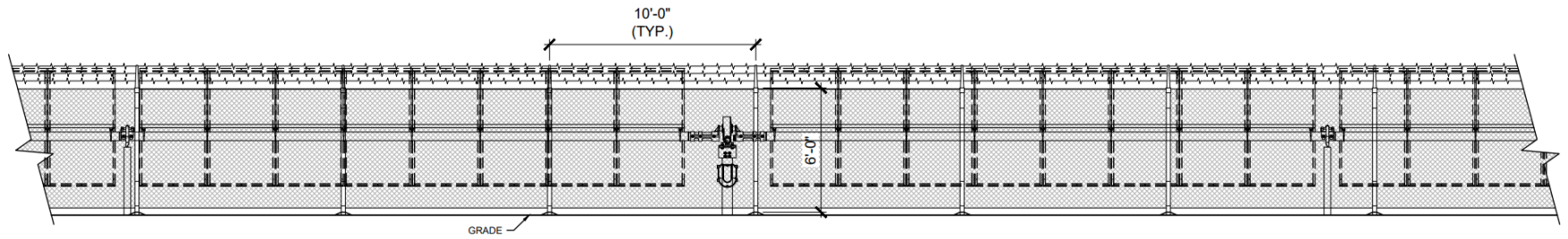
53.8-foot setback

51.4-foot setback





A NORTH-SOUTH ELEVATION
SCALE: 1:48



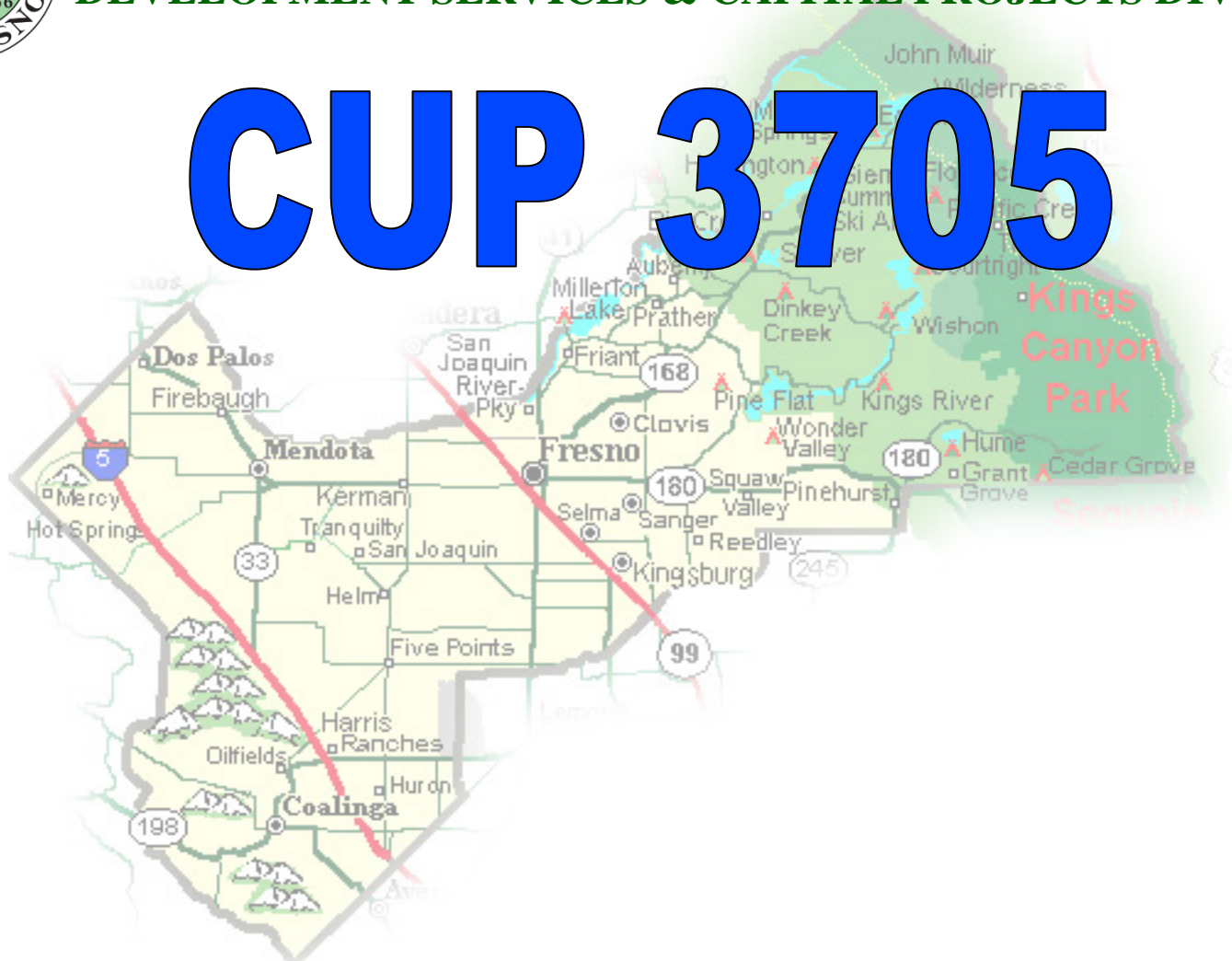
B EAST-WEST ELEVATION
SCALE: 1:48

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



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UTC: 2018.12.12T20:34:13Z
Lat, Lon: 36.603689, -119.381213
Alt: 74m MSL WGS84
CEP: 3m

Azimuth and Bearing
160° S69E

+5°

.9°

0°

-30°

-15°

-11.1°

0°

SE

\$

**Northwest
corner of
property. Facing
South.**





**Southeast
Corner of
property. Facing
NW.**

UTC: 2018.12.12T20:40:17Z
Lat, Lon: 36.601704, -119.376735
Alt: 48.5m MSL WGS84
CEP: 3m

Azimuth and Bearing
28° N28E



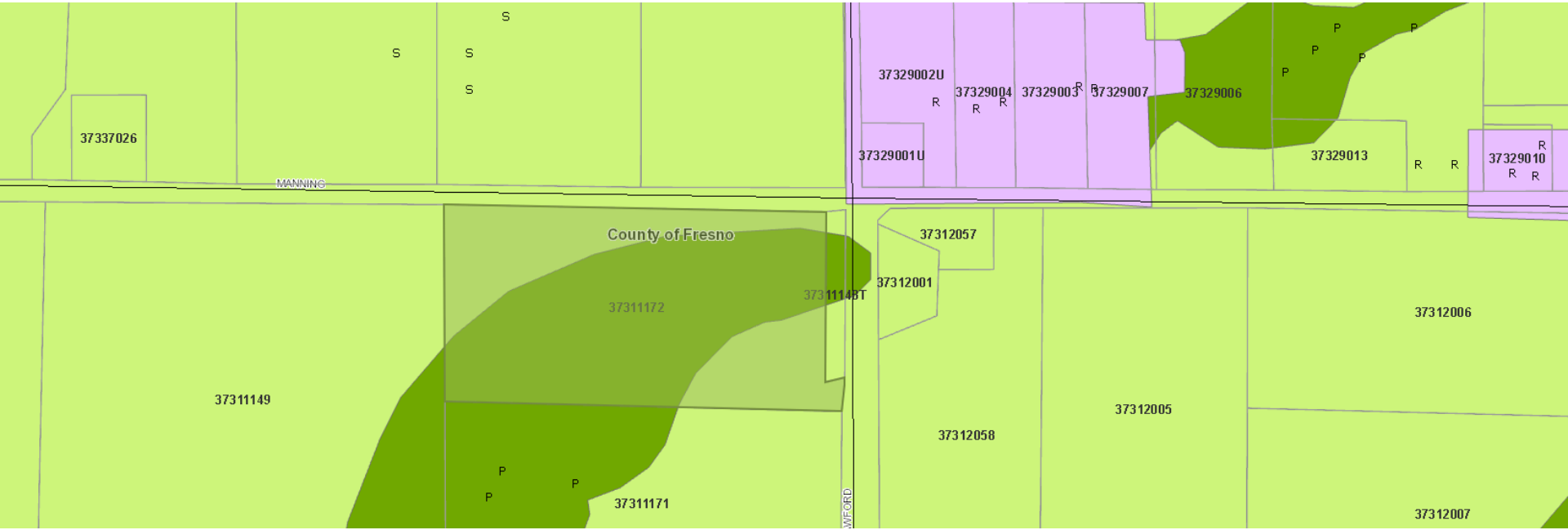
**Southeast corner
of property.
Facing N-NE.
Dinuba Ditch in
foreground and
Reedley
substation and
trees in
background.**

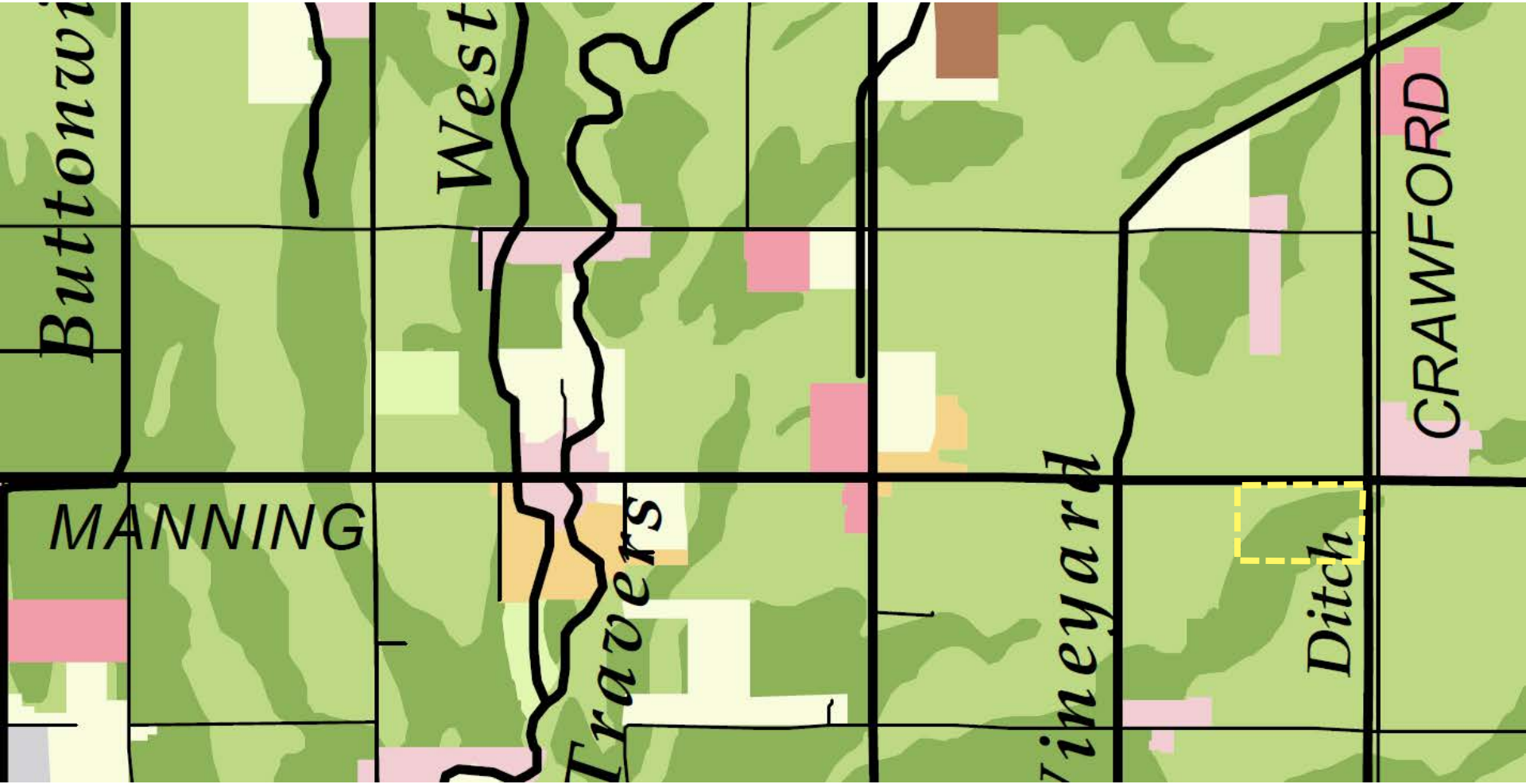
UTC: 2018.12.12T20:34:18Z
Lat, Lon: 36.603688, -119.381214
Alt: 74.2m MSL WGS84
CEP: 3m

Azimuth and Bearing
102° S12E



**Northwest corner
of property.
Facing East along
East Manning
Avenue.**





Buttonwi

West

MANNING

Travers

Vineyard

Ditch

CRAWFORD