



# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



# LOCATION MAP



UCUP 3740

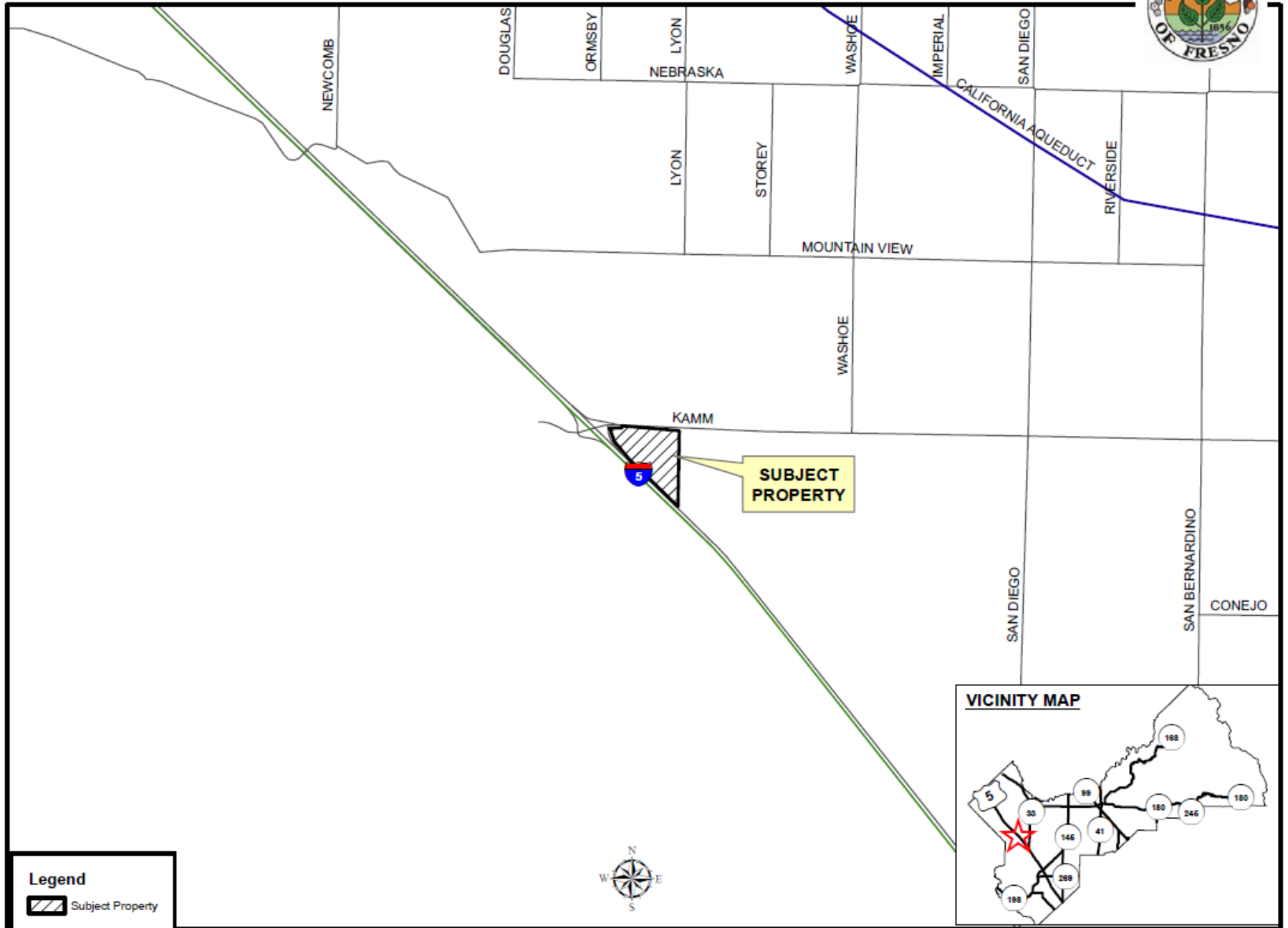
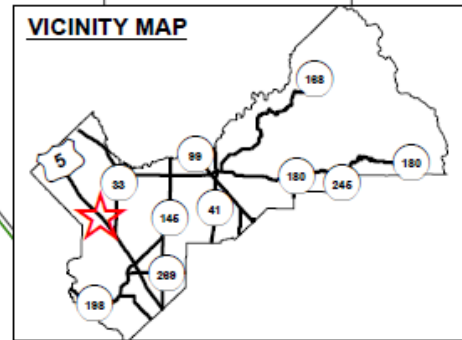


EXHIBIT 2



**Legend**


 Subject Property



EXHIBIT 3  
**EXISTING ZONING MAP**

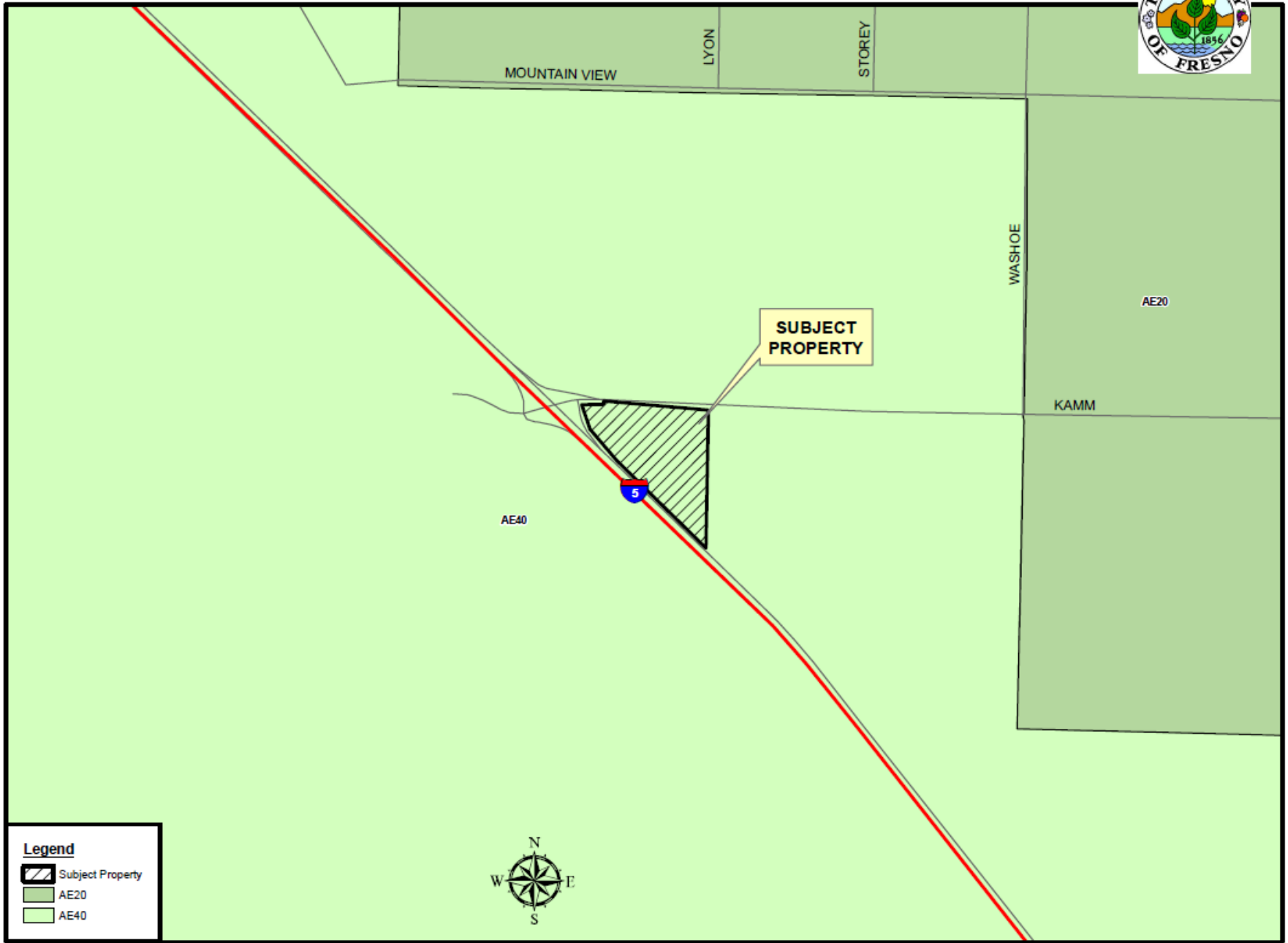


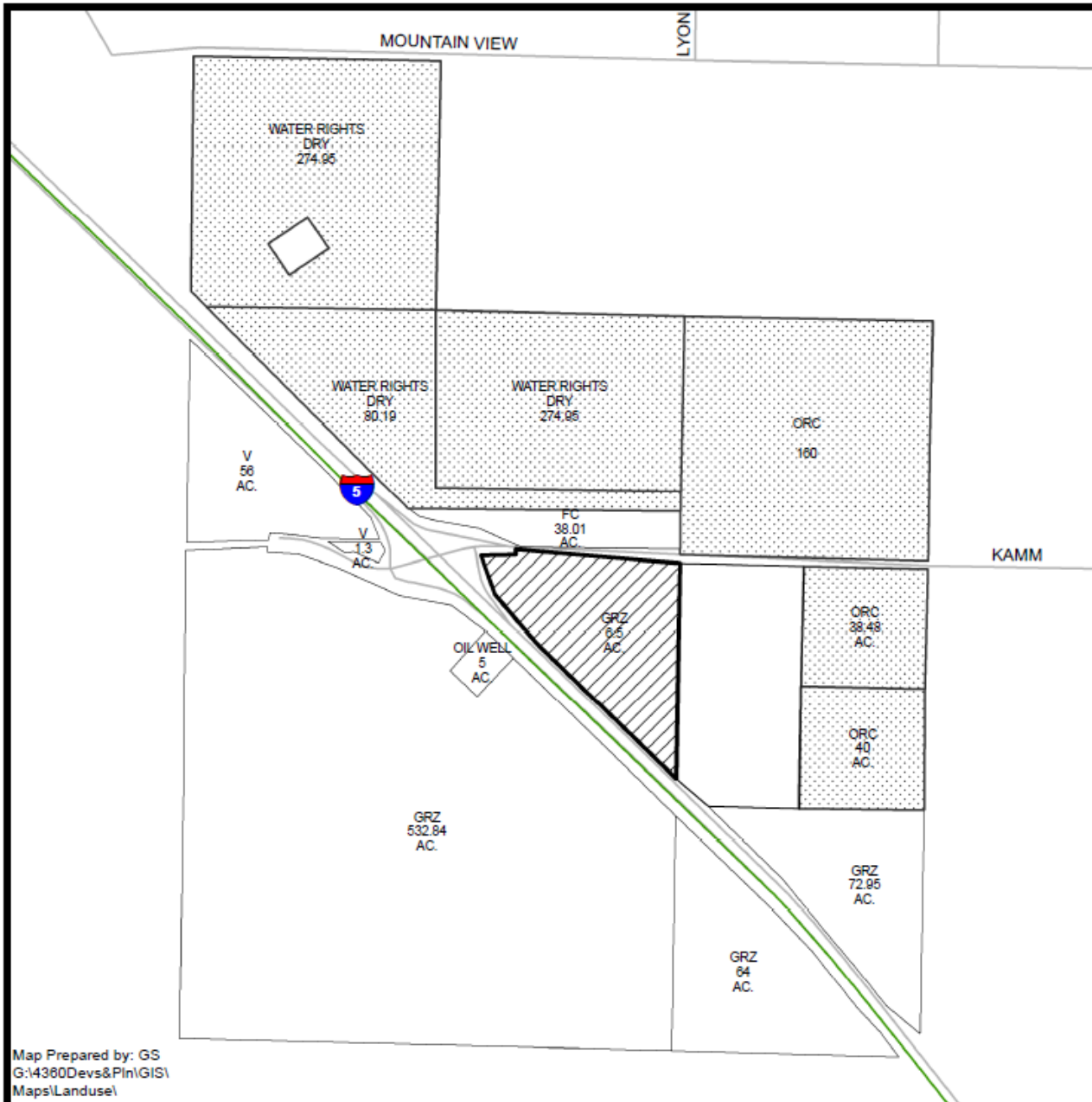
EXHIBIT 3

**Legend**

- Subject Property
- AE20
- AE40



UCUP 3740

# EXISTING LAND USE MAP



LEGEND	
DRY - DRY FARMING	
FC - FIELD CROP	
GRZ - GRAZING	
ORC - ORCHARD	
V - VACANT	

**LEGEND:**

-  Subject Property
-  Ag Contract Land



Map Prepared by: GS  
G:\4380Devs&Plan\GIS\Maps\Landuse\

Department of Public Works and Planning  
Development Services Division

APN 038-130-735

KAMM AVENUE

(E) ELECT. POLE

(E) EINE PAYMENT

(E) ELECTRIC POLE  
PROPOSED POINT OF SERVICE

PROPOSED NON-EXCLUSIVE  
LEASEE SOLID UTILITY EQUIPMENT

(E) 50.0' HWYWAY ESMT.  
PER 4081/74

(E) PSE BOX

(E) GAS VALVES

(E) ELECT. POLE

(E) BOX

(E) TRANSFORMER POLE

(E) TESCO

SEE LEASE  
AREA DETAIL  
SHEET C-2

APPROX. LOCATION  
U.G. GAS RIGHT OF WAY  
RESERVED PER 2000-307882  
(NO WIDTH NOTED)

(E) 40.0' ESMT.  
PER 8008/78

(E) ELECT. POLE

(E) ELECT. POLE

APN 038-130-425

INTERSTATE 5

NO ABUTTER'S RIGHTS OF  
ACCESS PER 5479/179

APN 038-130-545T



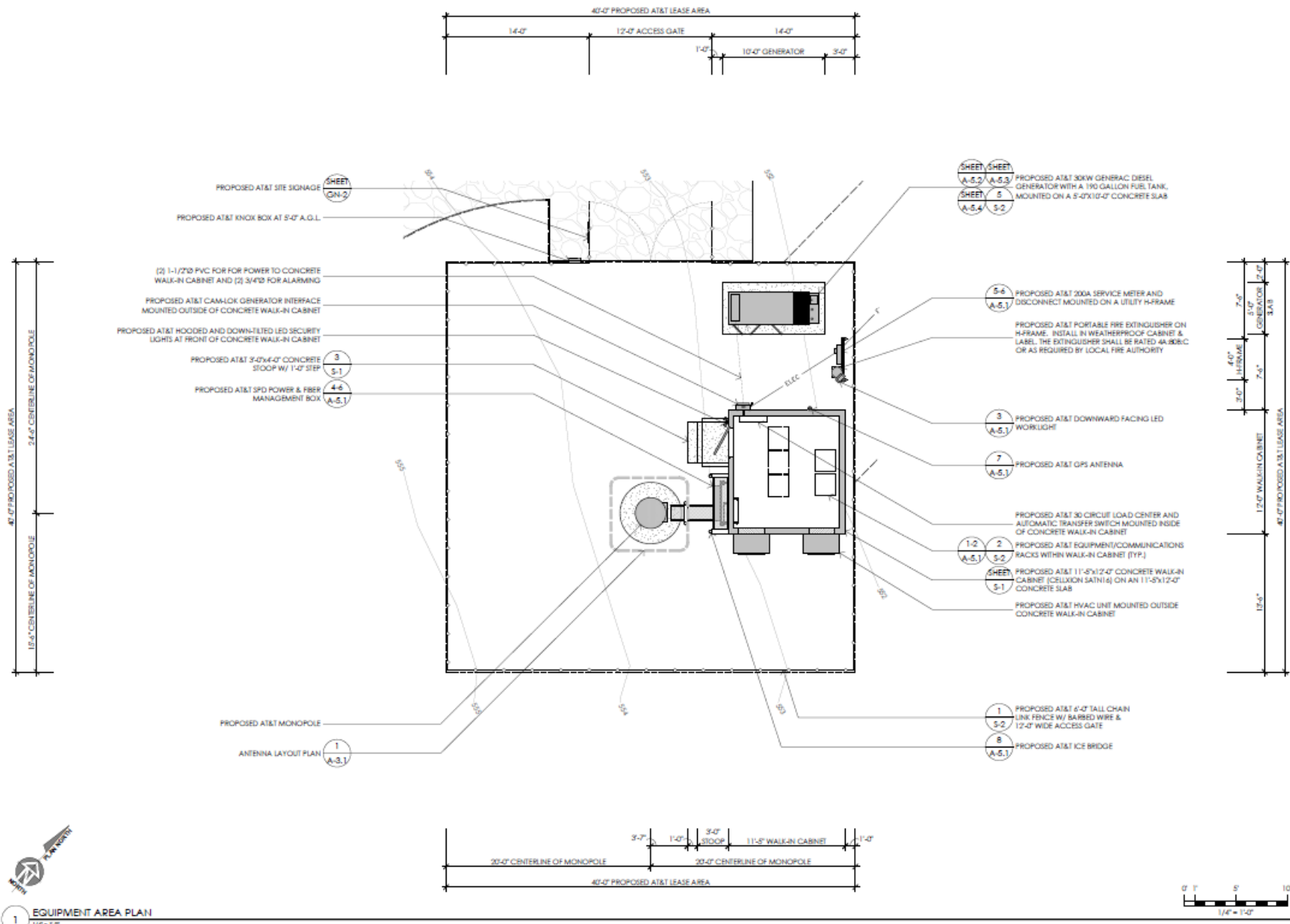
SCALE 1" = 200'



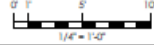
OVERALL PROJECT AREA

DATE	DESCRIPTION
02/10/22	90% CD
02/02/22	100% CD
01/03/22	90% CD REV 1
12/07/21	90% CD

THIS IS A VOLUNTARY STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL ENGINEER TO ALTER THE DOCUMENTS.



**1** EQUIPMENT AREA PLAN  
 1/8" = 1'-0"











*Existing*



*Proposed*



*Proposed AT&T  
Installation*

*view from W. Kamm Avenue looking southeast at site*

*Existing*



*Proposed*



*view from ramp adjacent to W. Kamm Avenue looking east at site*

*Existing*



*Proposed*



*view from Interstate 5 looking northeast at site*

**Existing**

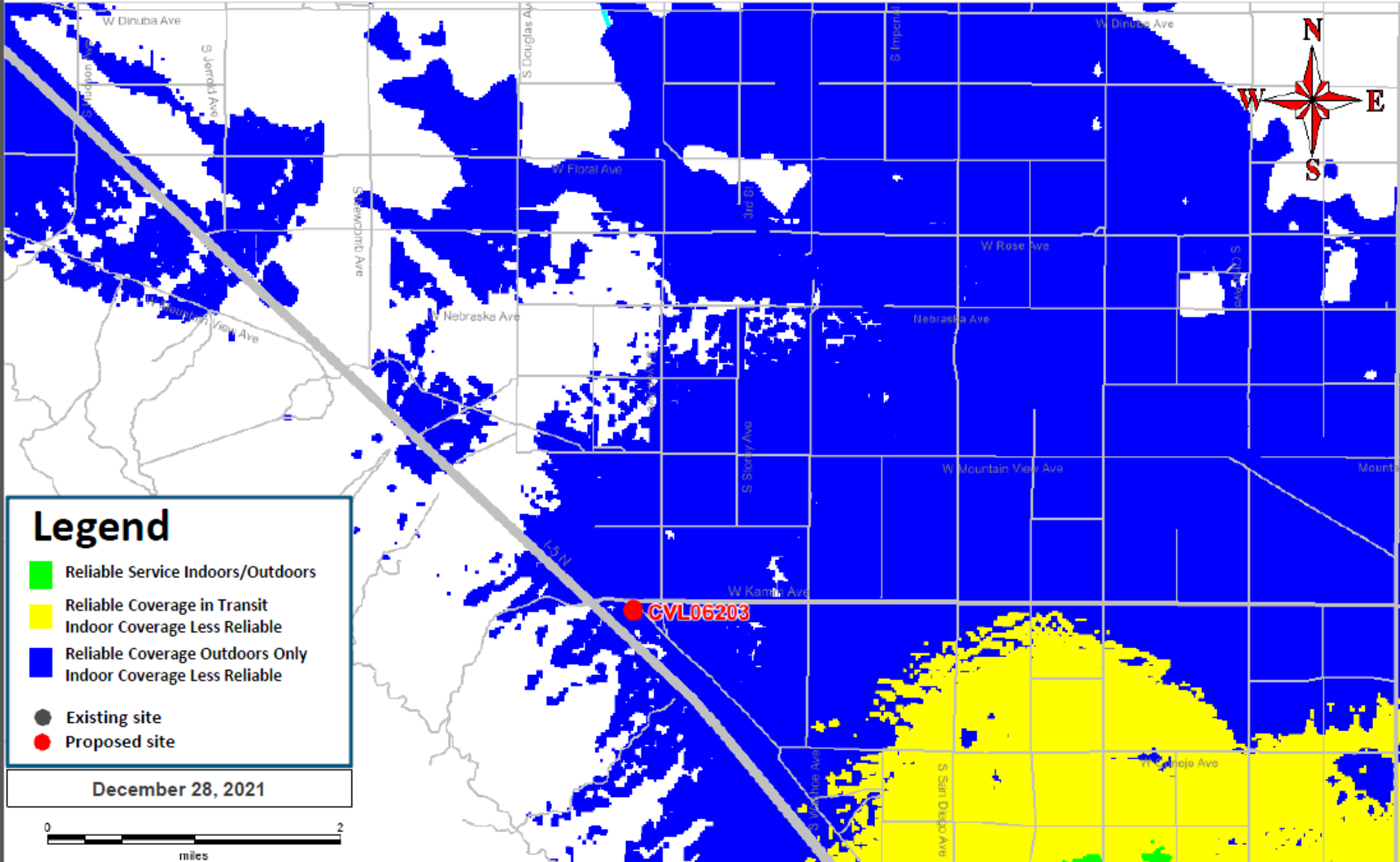


**Proposed**

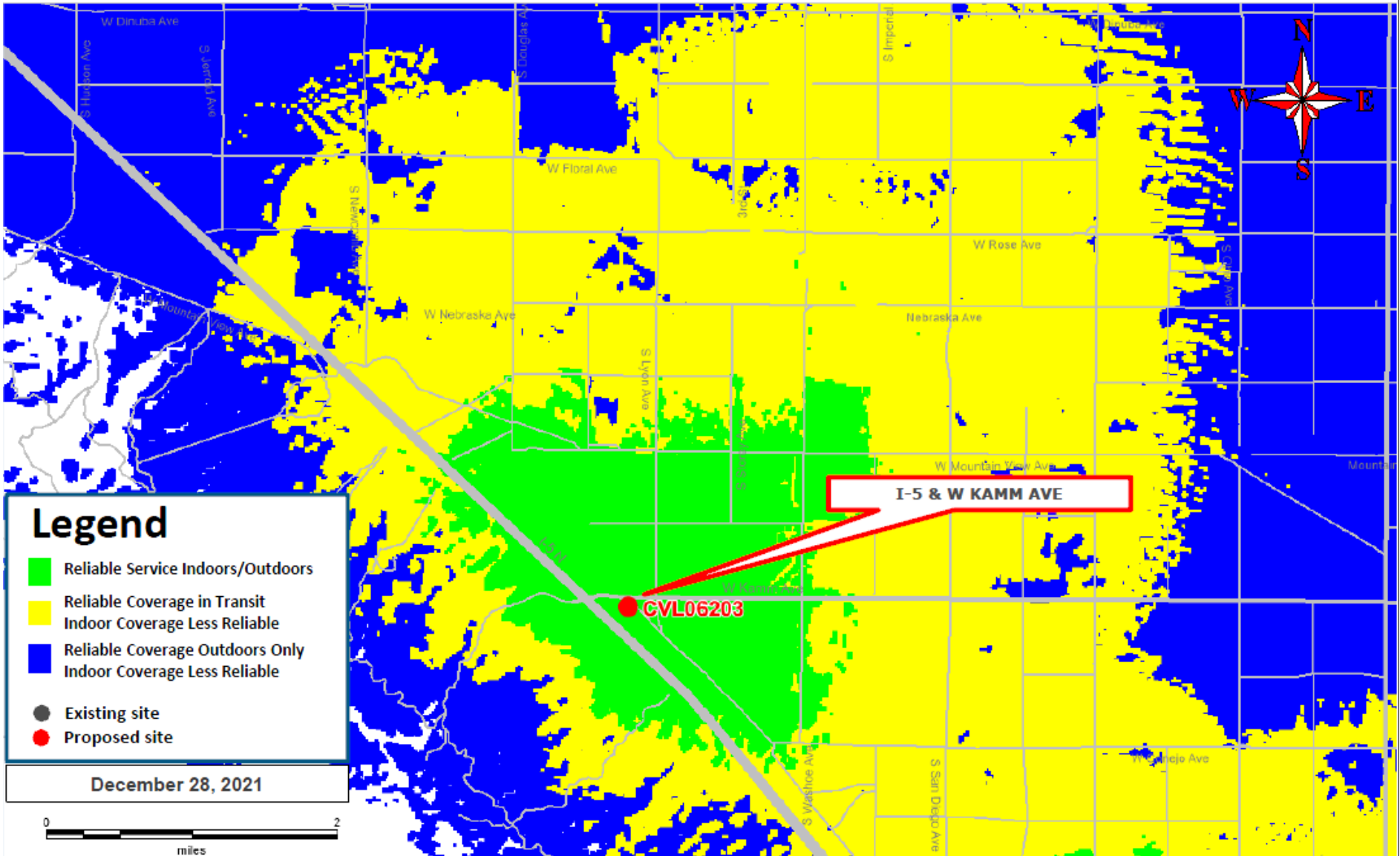


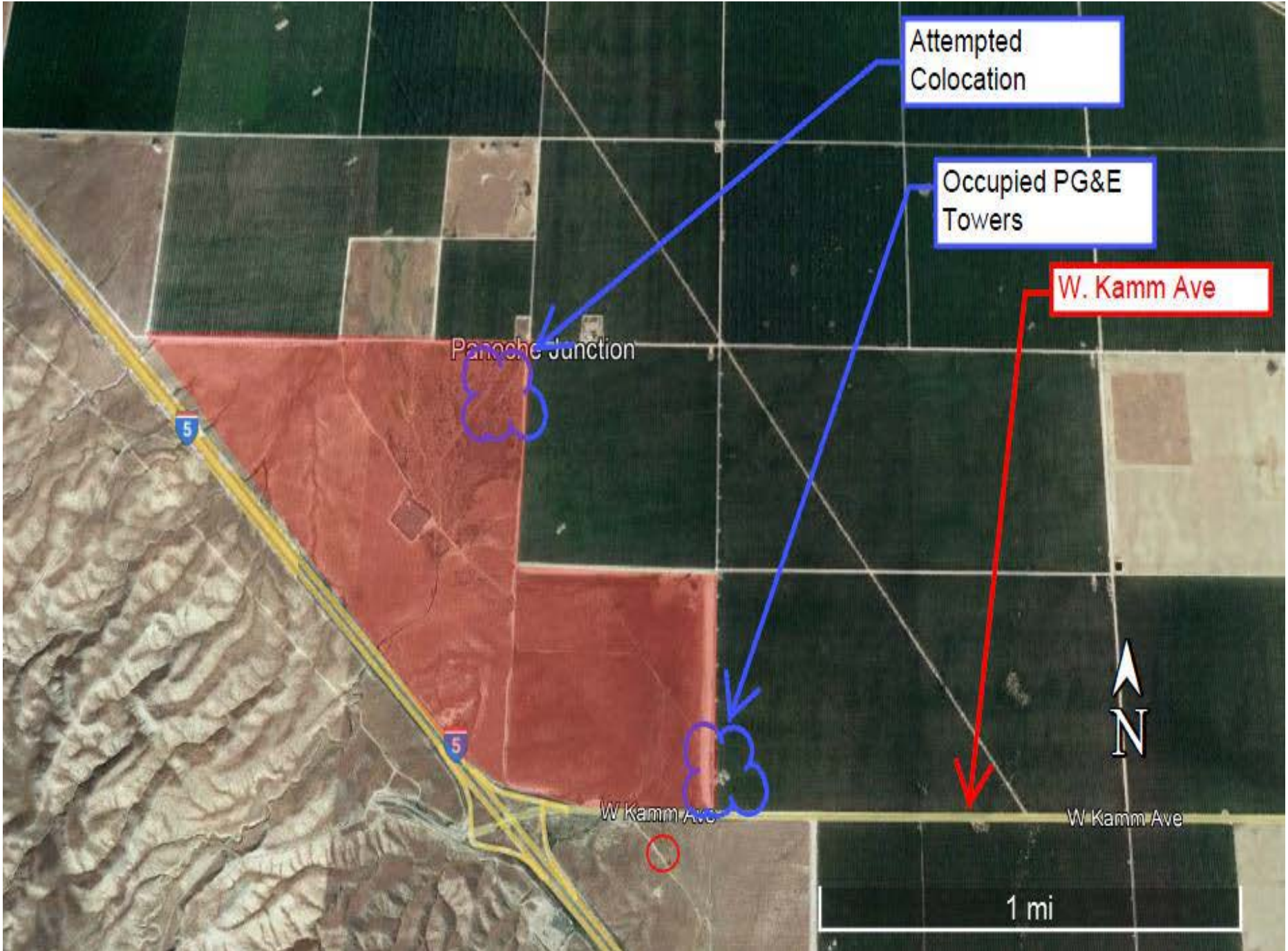
*view from W. Kamm Avenue looking southwest at site*

# Existing LTE 700 Coverage



# Proposed LTE 700 Coverage – I-5 & W KAMM AVE @ RC = 140 ft





Attempted Colocation

Occupied PG&E Towers

W. Kamm Ave

Panoche Junction

W Kamm Ave

W Kamm Ave



1 mi



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

# **PLANNING COMMISSION MOTIONS:**

## **Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use No. 3740, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

## **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Unclassified Conditional Use No. 3740; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

## **Recommended Conditions of Approval and Project Notes:**

- See Exhibit 1