

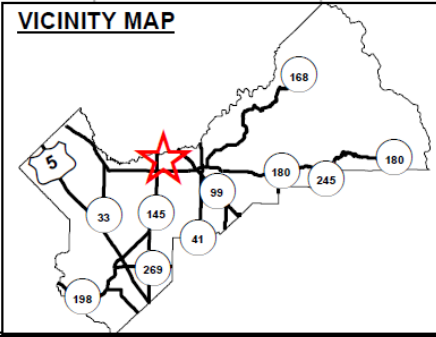
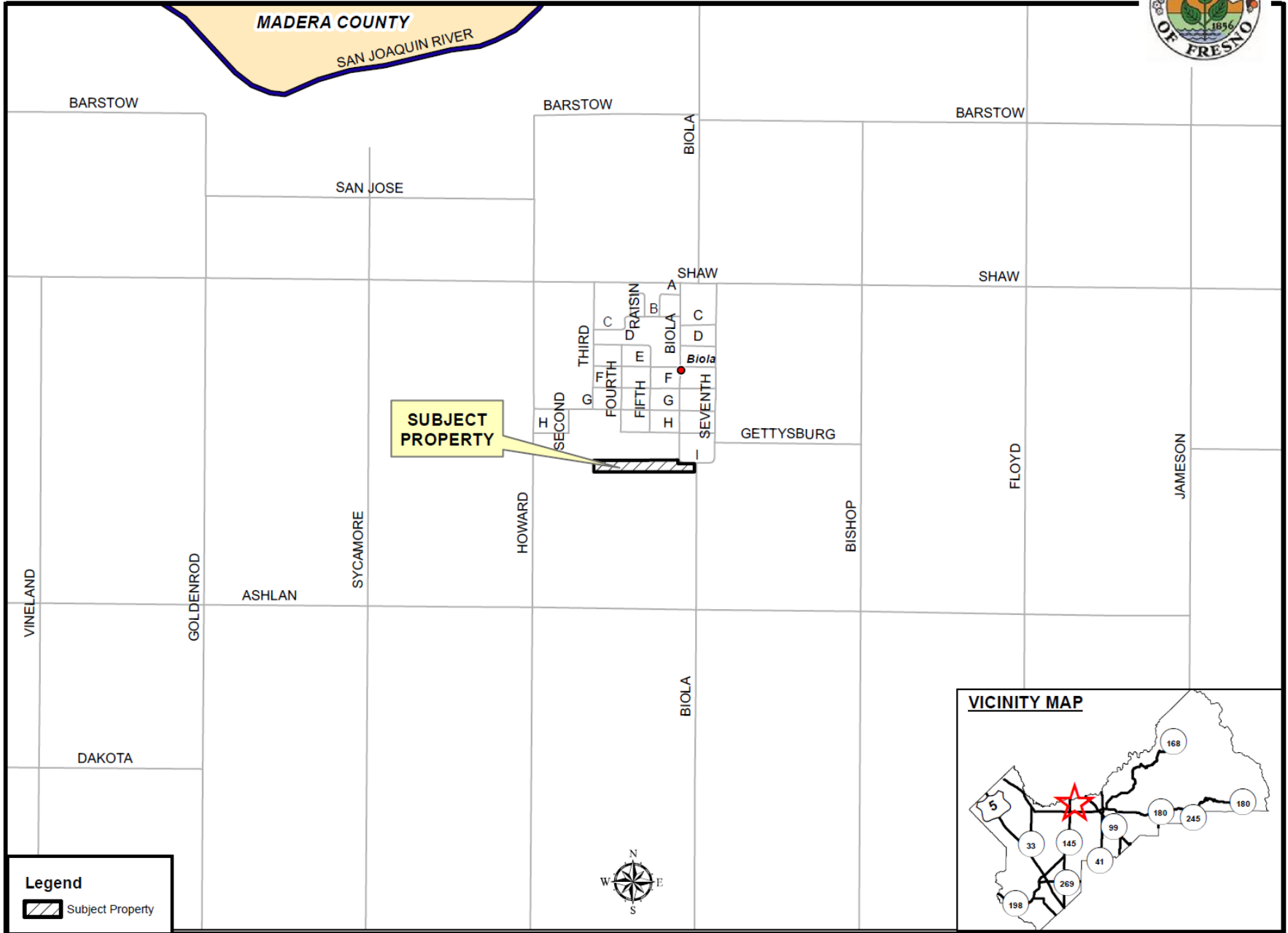


# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



UCUP 3741

# LOCATION MAP



**Legend**


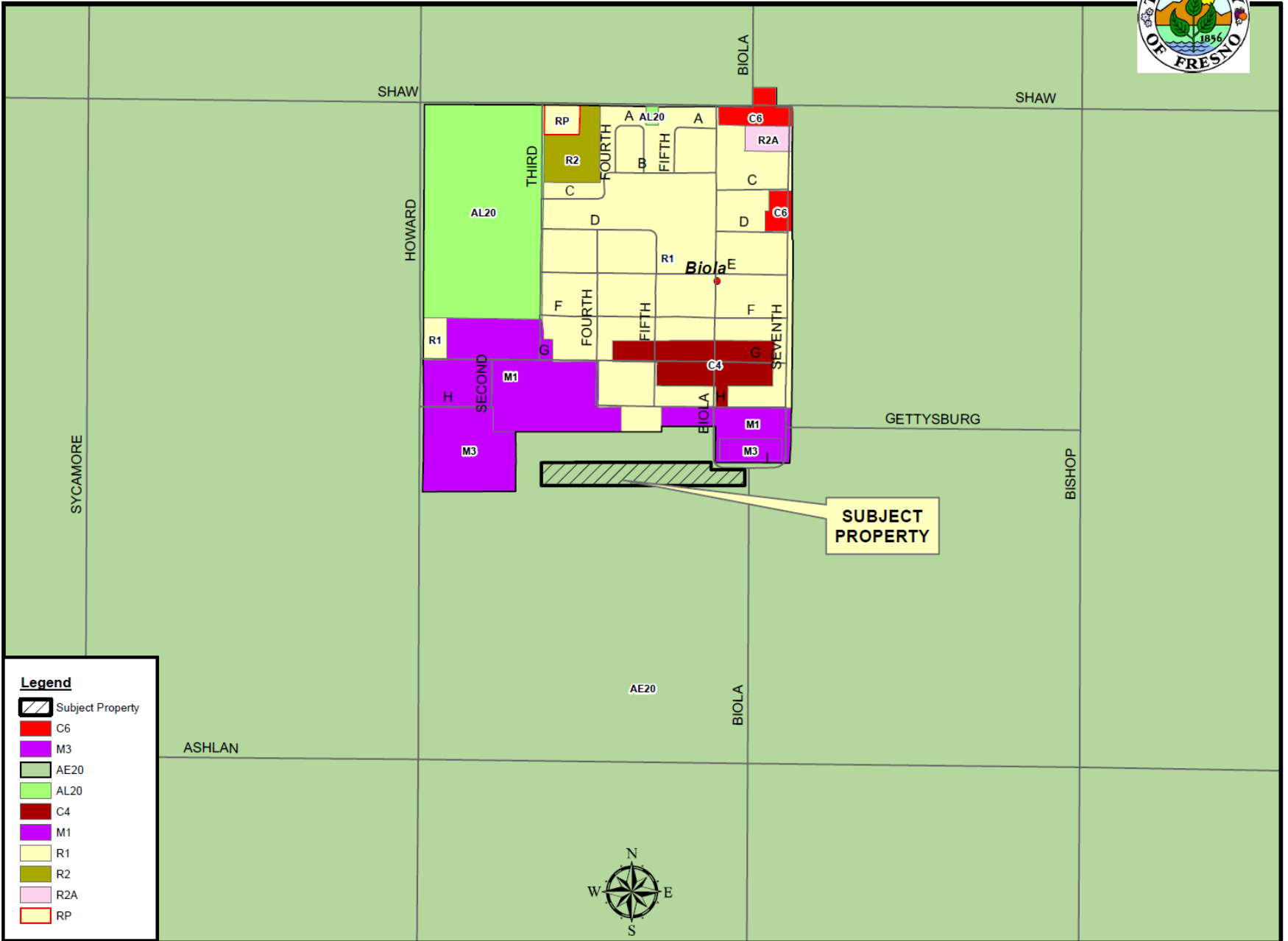
 Subject Property



EXHIBIT 3  
**EXISTING ZONING MAP**



**Legend**

- Subject Property
- C6
- M3
- AE20
- AL20
- C4
- M1
- R1
- R2
- R2A
- RP

EXHIBIT 3



**NOTES**

APN: 016-300-23S, 016-300-21S, 016-300-03S  
 OWNER: CAMPOS FAMILY FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEFINITION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE BY: FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 35954702, DATED NOVEMBER 23, 2021, WITHIN SAID TITLE REPORT THERE ARE TWENTY (20) EXCEPTIONS LISTED, NONE (0) OF WHICH IS AN EASEMENT AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 095029, PANEL NO. 15294, DATED FEBRUARY 18, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 47' 58.96" N NAD 83 (36.799711)  
 LONG. 120° 01' 02.54" W NAD 83 (-120.017372)  
 ELEV. 251.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  vertically). The horizontal datum (coordinates) are expressed in degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LEGAL DESCRIPTION:**

BEING FRESNO COUNTY ASSESSOR'S PARCEL NUMBER 016-300-03S, A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF LOT "R" IN BLOCK 52, THE 30 FEET OF ABANDONED ROAD ADJACENT THERETO ON THE WEST, THE NORTH ONE-HALF OF LOT "R" IN BLOCK 53, ALL OF BLOCK 54 AND THAT PORTION OF THIRD STREET ADJACENT TO SAID LOT "R" IN BLOCK 53 AND SAID LOT "R" IN BLOCK 52, ALSO THAT PORTION OF "I" STREET LYING EAST OF THE WEST LINE OF SIXTH STREET AND THAT PORTION OF SIXTH STREET LYING NORTH OF THE NORTH LINE OF "I" STREET, ALL ACCORDING TO THE MAP OF BIOLA AND THE MAP OF BIOLA ACRES, RECORDED IN BOOK 8, PAGES 32 AND 33, RESPECTIVELY, OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF LOT "R" IN SAID BLOCK 52; THENCE SOUTH 0° 01' 00" WEST ALONG THE EAST LINE OF HOWARD ROAD PARALLEL WITH AND 30 FEET EAST OF THE WEST LINE OF SAID SECTION 16, 450.00 FEET; THENCE SOUTH 89° 36' 11" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT "R", 750.67 FEET; THENCE NORTH 0° 01' 00" EAST AND PARALLEL WITH THE WEST LINE OF SECTION 16, 450.00 FEET TO THE SOUTH LINE OF LOT "R"; THENCE NORTH 89° 36' 11" WEST ALONG THE SOUTH LINE OF LOT "R" 750.67 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREIN OR THEREUNDER.

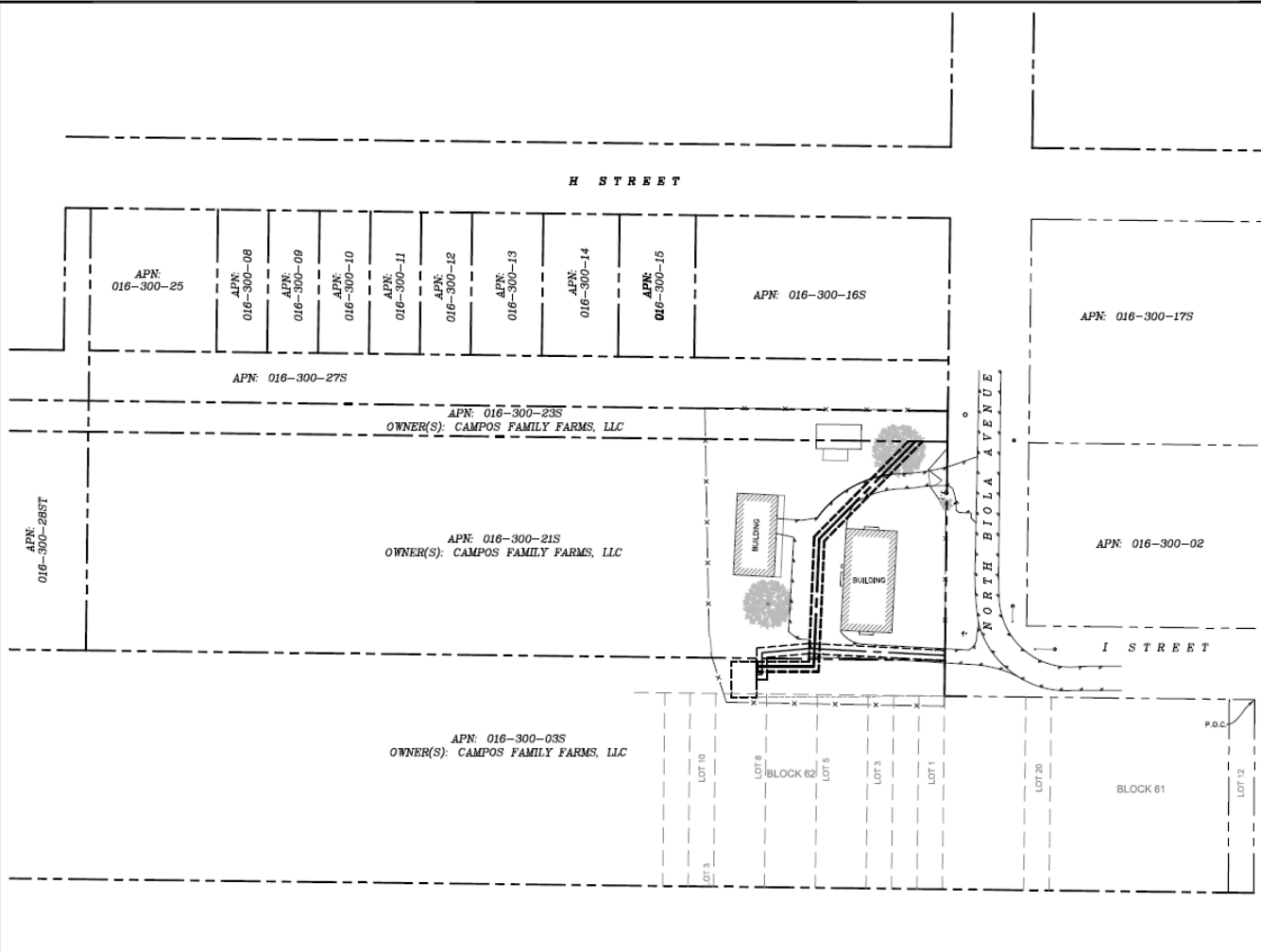
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONDEMNED BY BIOLA COMMUNITY SERVICES DISTRICT, IN THAT CERTAIN AMENDED FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH RECORDED OCTOBER 24, 2003 AS INSTRUMENT NO. 2003-0289342, FRESNO COUNTY OFFICIAL RECORDS.

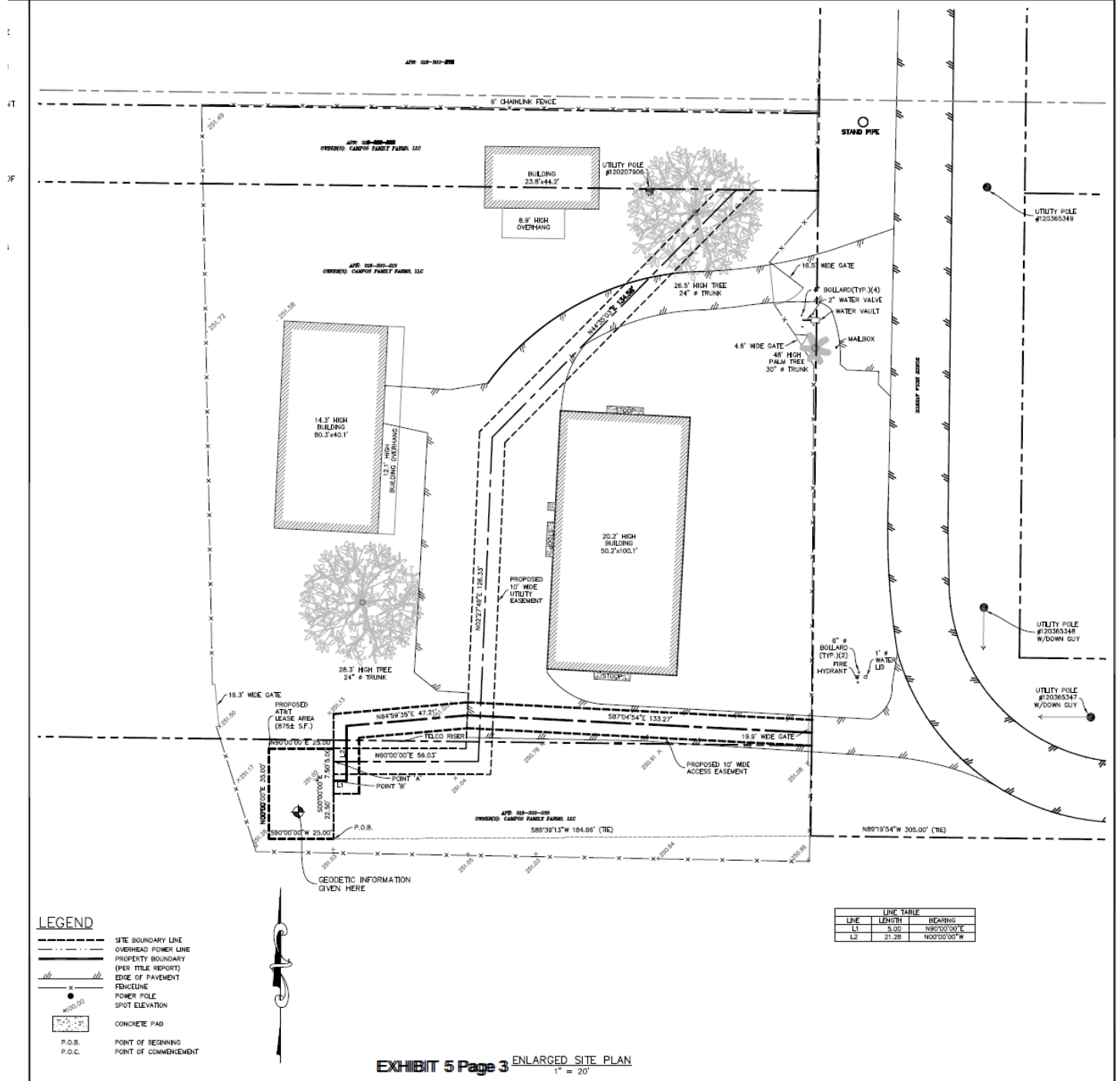
AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CAMPOS FAMILY FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FROM GEORGE J. SALWASSER AND CHARLOTTE ELLEN SALWASSER, AS DEBTOR IN POSSESSION IN CHAPTER 11 CASE NO. 15-10705-B-11F OF THE UNITED STATES BANKRUPTCY COURT OF THE EASTERN DISTRICT OF CALIFORNIA, FRESNO DIVISION BY GRANT DEED DATED MAY 26, 2015 AND RECORDED MAY 29, 2015 IN INSTRUMENT NO. 2015-008992940.

TAX PARCEL NO. 016-300-03S

**EASEMENT(S) PER TITLE REPORT:**

NONE



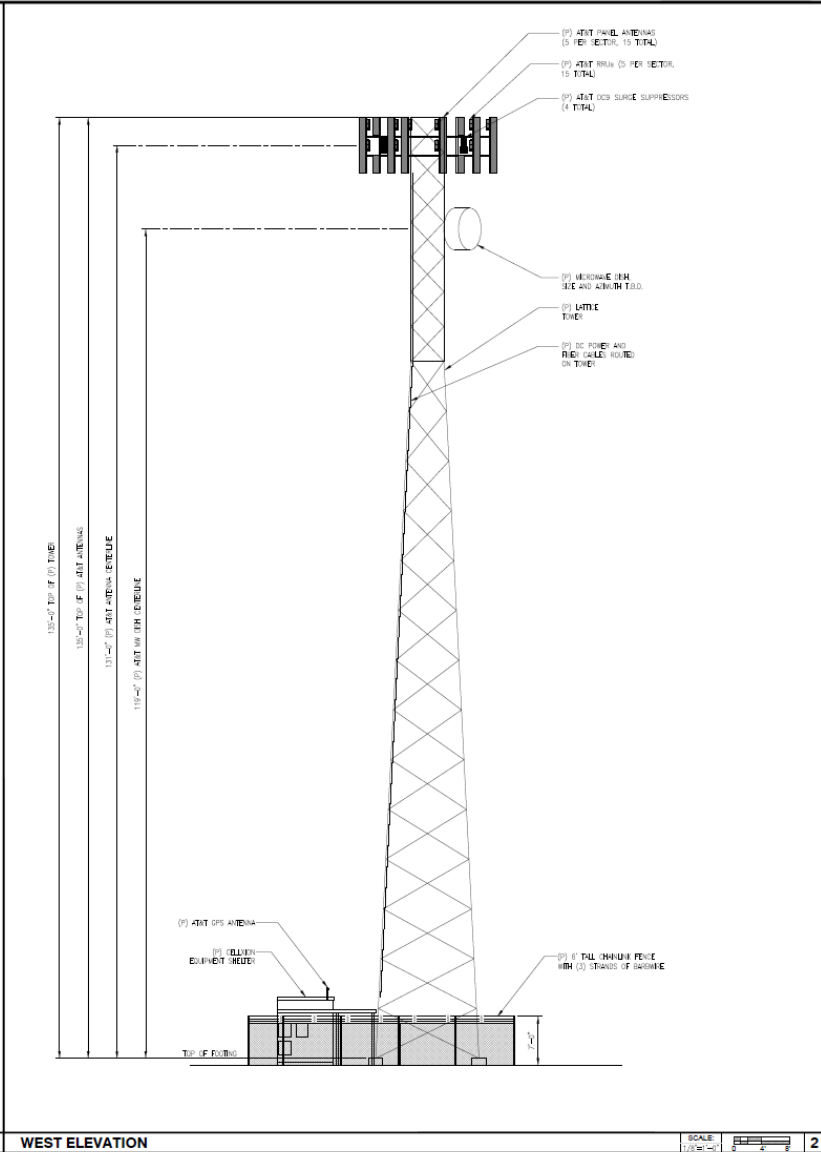
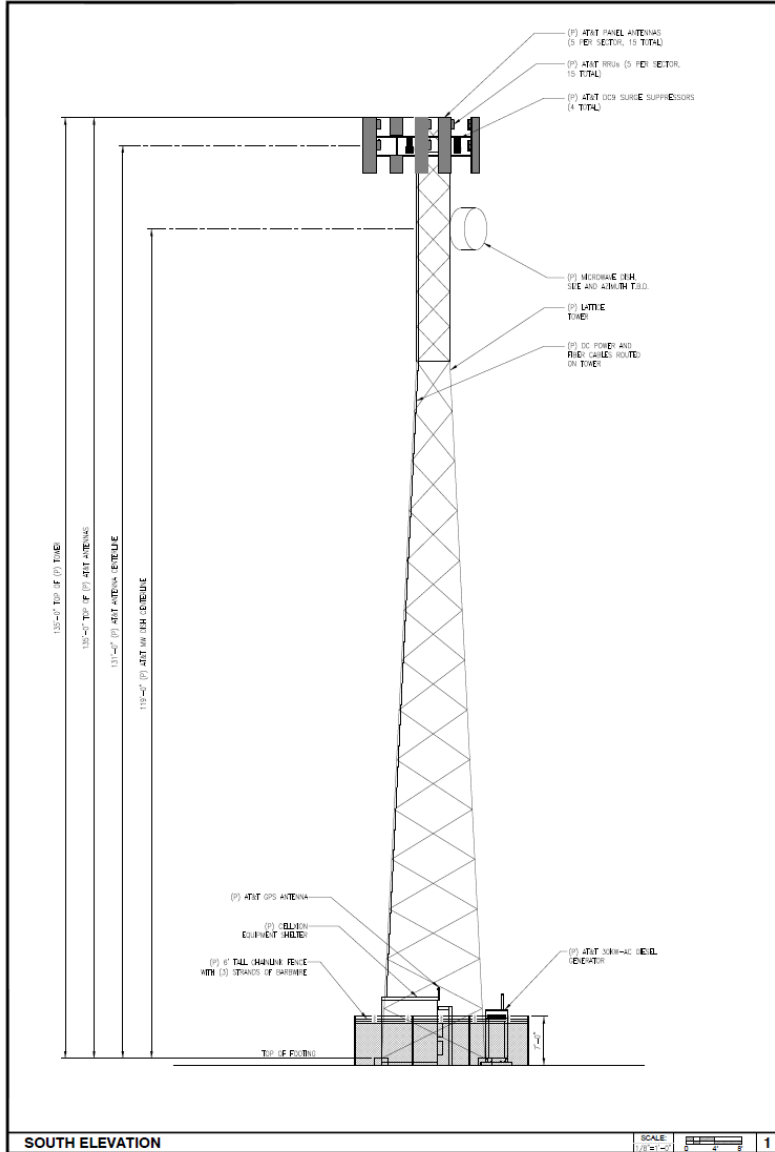




**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N89°00'00"E
L2	21.28	N00°00'00"W





CONSULTANT	 TSJ CONSULTING INC. 2728 PABLO ESPALDA, #4-1321 SAN JUAN CAPISTRANO, CA 92579																	
APPLICANT																		
SITE INFORMATION	CVL02502 CAMPOS FAMILY FARMS 4500 NORTH BIOLA AVE. FRESNO, CA 93723																	
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09/19/22</td> <td>100% ZD</td> </tr> <tr> <td>0</td> <td>10/21/21</td> <td>90% ZD</td> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </tbody> </table>		REVISIONS			REV	DATE	DESCRIPTION	1	09/19/22	100% ZD	0	10/21/21	90% ZD	REV	DATE	DESCRIPTION	BY
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PROFESSIONAL STAMP	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																	
SHEET TITLE	ELEVATIONS																	
SHEET	A-4																	

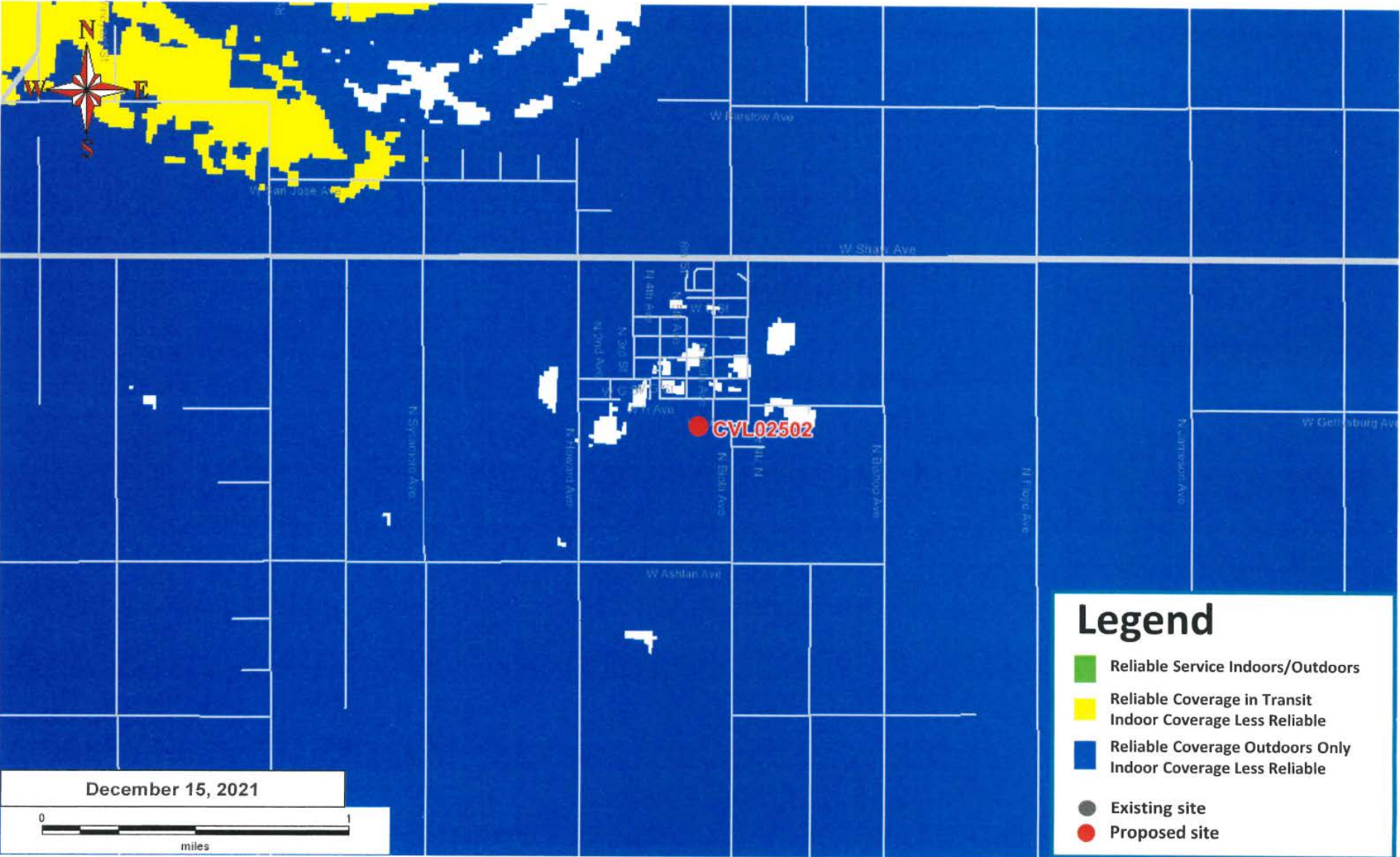
SOUTH ELEVATION

SCALE: 1/8"=1'-0" 1

WEST ELEVATION

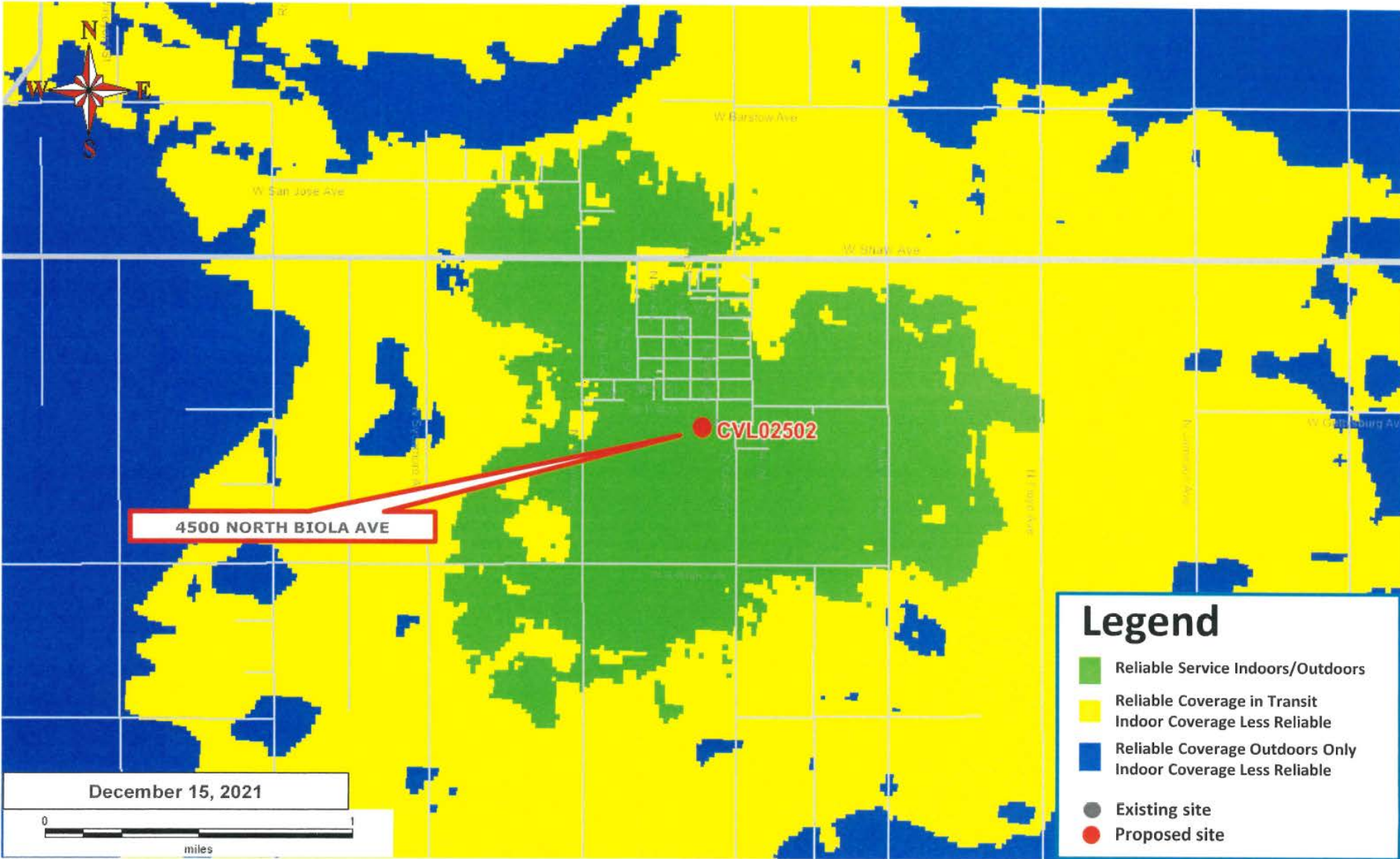
SCALE: 1/8"=1'-0" 2

# Existing LTE 700 Coverage





# Proposed LTE 700 Coverage – 4500 NORTH BIOLA AVE @ RC = 131 ft



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 adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 8229; and
- Move to determine the required Findings can be made based on the information in the staff report and move to approve Unclassified Conditional Use Permit No. 3741, subject to the Mitigation Measures, 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. 3741; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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

- See Exhibit 1