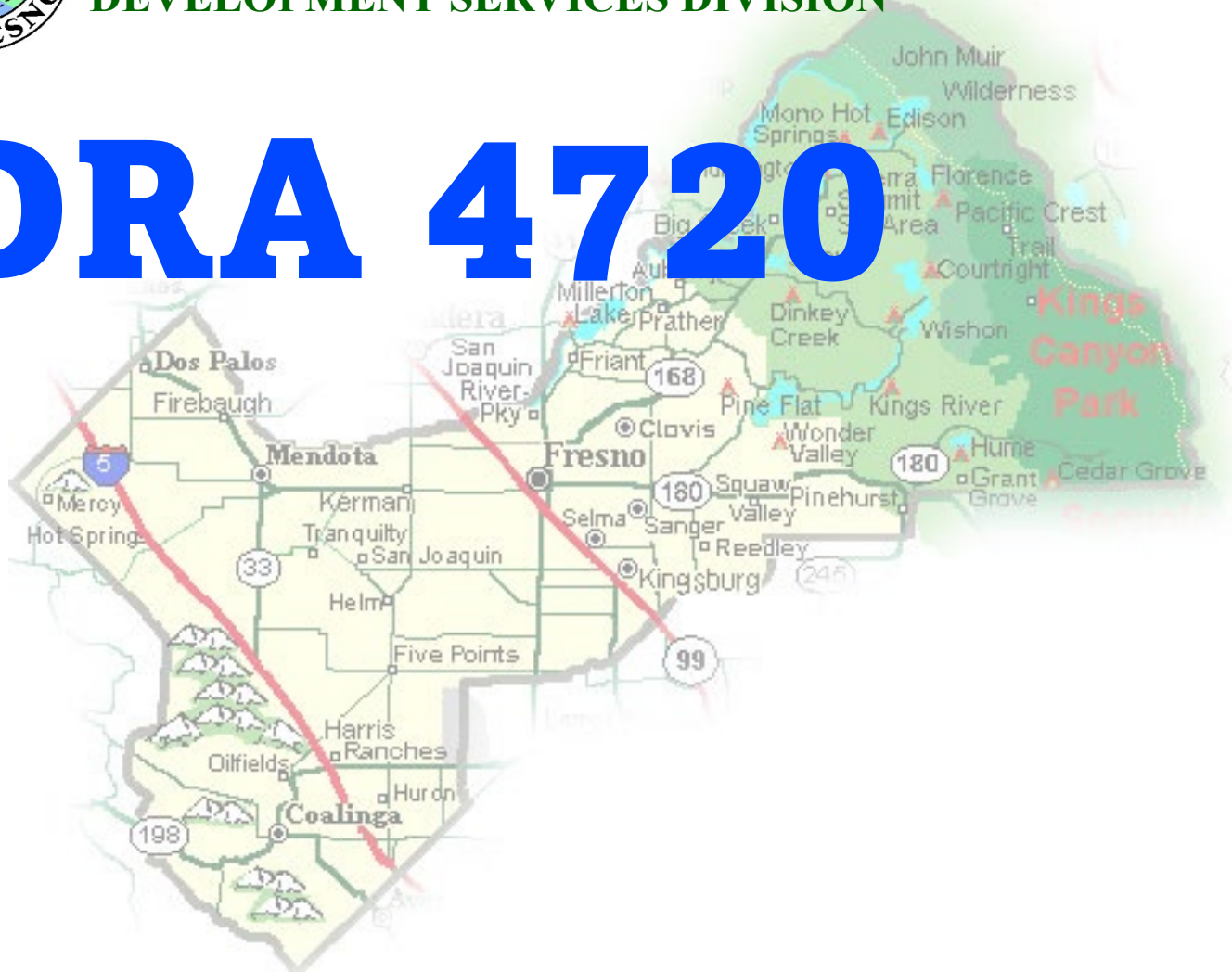




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

DRA 4720



Seven Letters of Support & One Appeal Letter

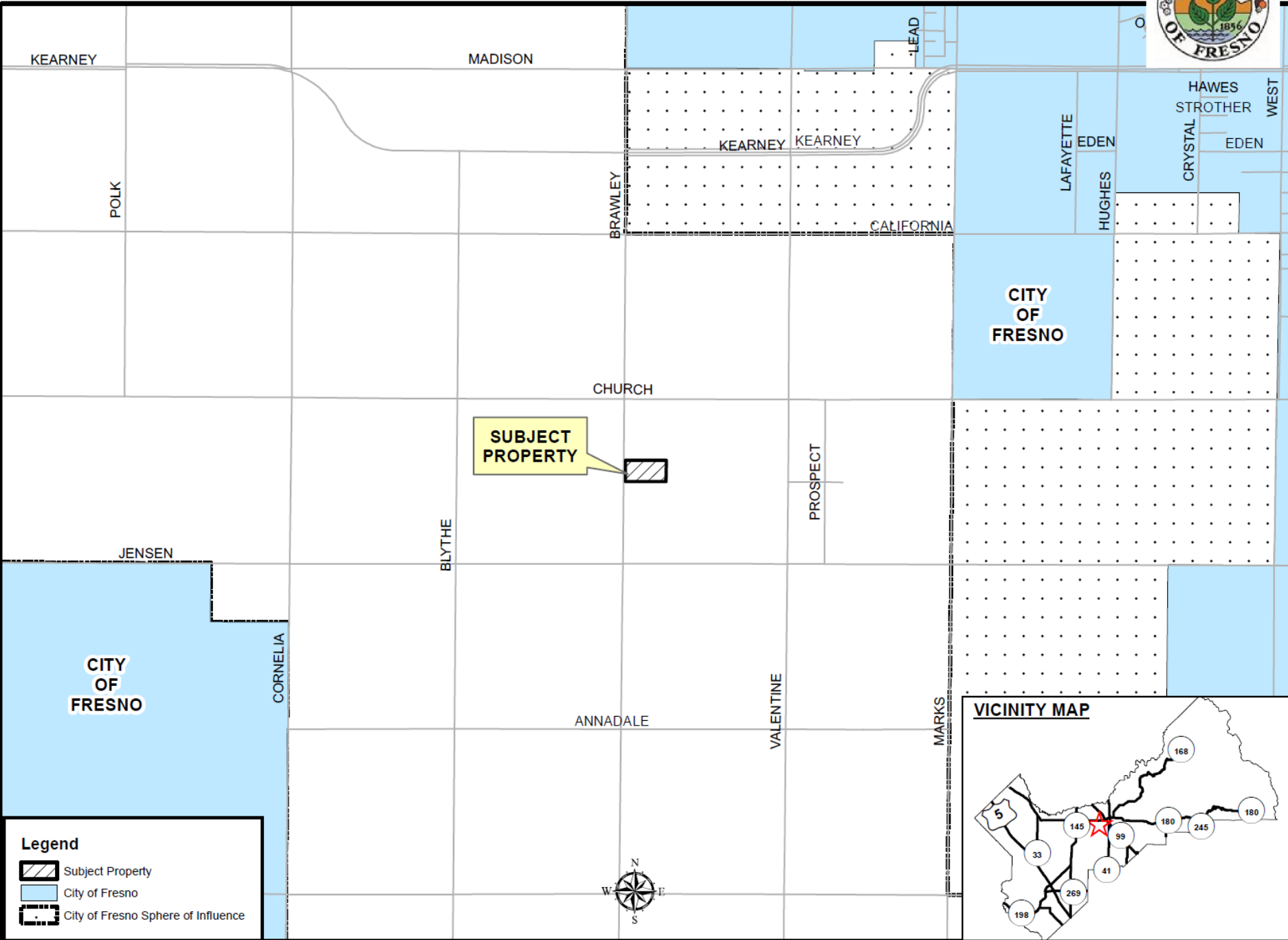
Support (Seven):

- *Improvements and investment made to surrounding area*
- *Trucking operation used only for agriculture*

Appeal (One):

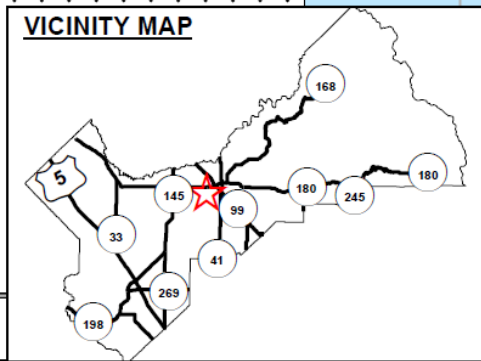
- *Issues related to Safety, Zoning, Community Nuisance, and Discrimination*

LOCATION MAP

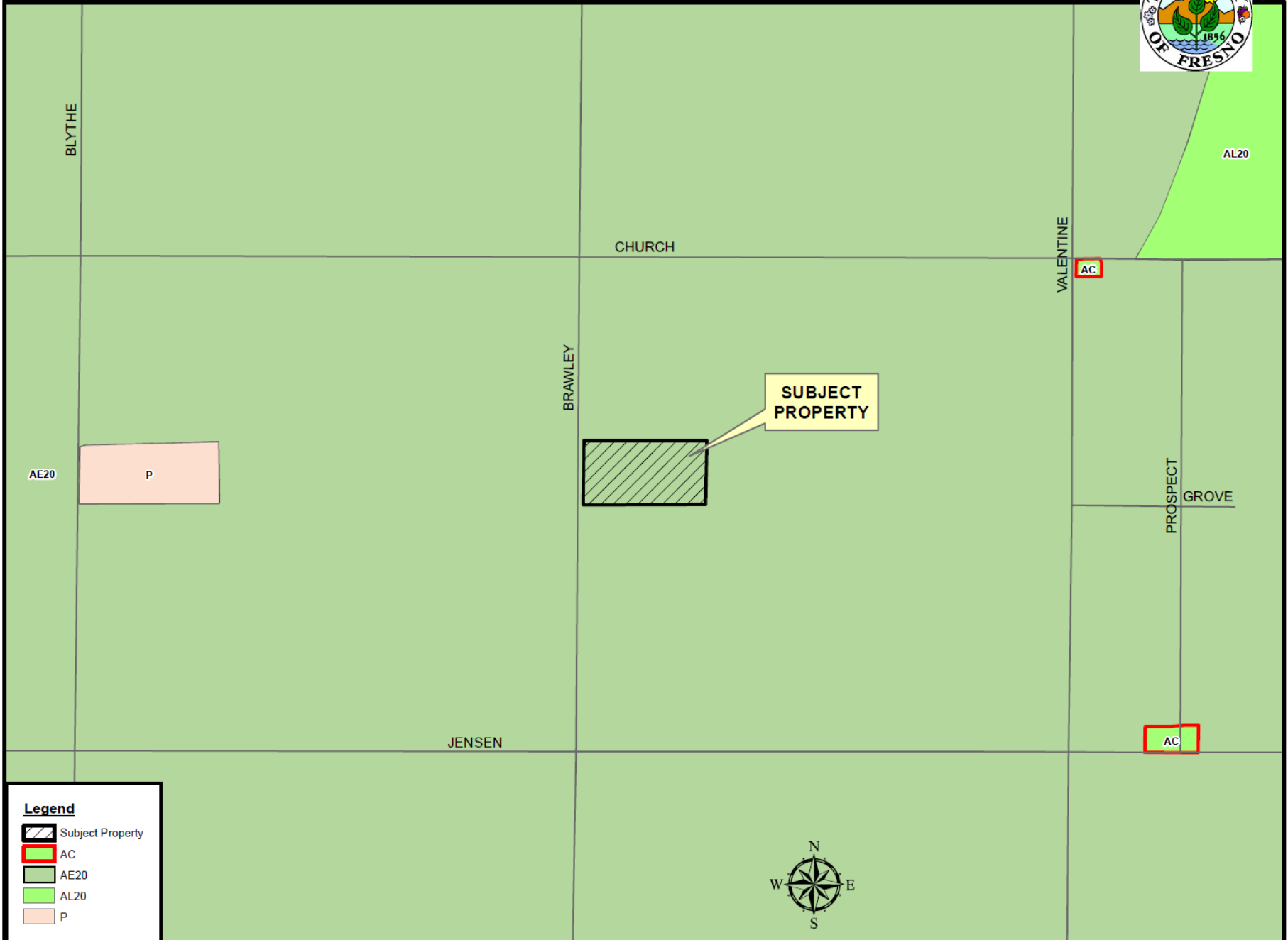


Legend






- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence



EXISTING ZONING MAP



Legend

-  Subject Property
-  AC
-  AE20
-  AL20
-  P




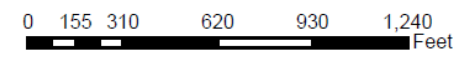
EXISTING LAND USE MAP

DRA 4720

LEGEND	
FC - FIELD CROP	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
TF - TREE FARM	
V - VACANT	

LEGEND:

 Subject Property



Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
G:\4360Devs&Pln\GIS\
Maps\Landuse\



1594 S Brawley Ave

S Brawley Ave

S Brawley Ave

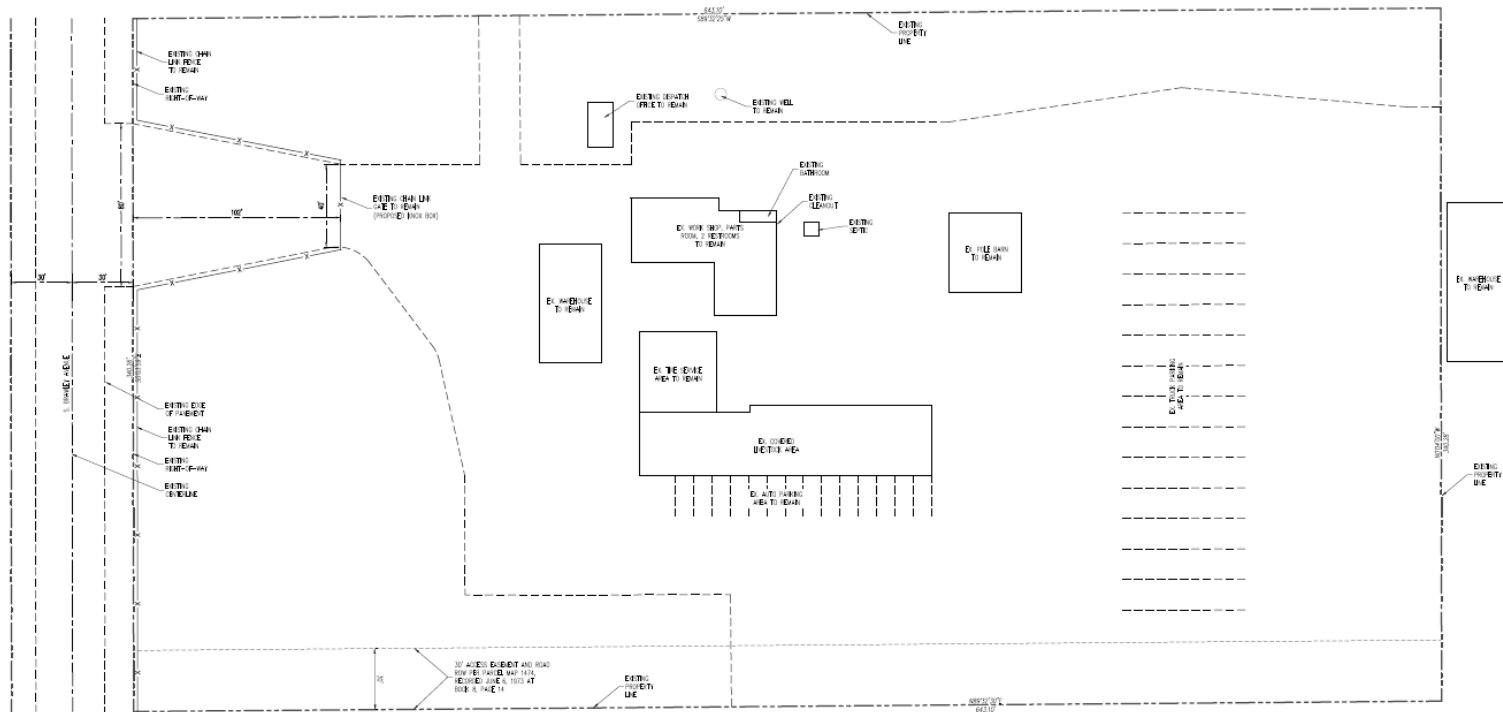
Dry Creek Canal





MIRANDA TRUCKING

SITE PLAN



UTILITY PROVIDERS

SANITARY SEWER: PRIVATE SEWER
 WATER: PRIVATE WELL
 GROUND WATER: CITY OF FRESNO
 ELECTRIC: PG&E
 GAS: PG&E
 TELECOM: AT&T / COMCAST

PROPOSED DRAINAGE PATTERN:
 EXISTING DRAINAGE PATTERNS TO REMAIN; NO OFFSITE RUNOFF
 PROPOSED.

LEGEND

————— EXISTING PROPERTY LINE
 - - - - - EXISTING EASE OF EASEMENT
 ———— EXISTING FENCE

FEMA FLOOD ZONE

FIRM NUMBER: 05090C210H, EFFECTIVE: 2/15/20.
 THIS PROPERTY LIES IN FEMA SPECIAL FLOOD HAZARD
 AREA X (0.2% ANNUAL CHANCE OF FLOOD).

SITE NOTES

1. ELEVATION CHANGES GREATER THAN 1' ARE NOT
 ATTRIBUTED TO THIS SITE. THERE WILL BE NO GRADE
 CHANGES MADE AND ARE NO GRADE INTERFERENCES ABOVE
 12" ALONG PROPERTY LINES.
2. EXISTING BUILDINGS TO REMAIN AS NOTED.

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 1474 FILED IN THE
 OFFICE OF THE RECORDER OF THE COUNTY OF FRESNO,
 STATE OF CALIFORNIA ON JUNE 1, 2003 IN BOOK 18 OF
 PARCEL MAPS AT PAGE 14, FRESNO COUNTY RECORDS.

PARCEL INFORMATION

SITE ADDRESS:
 1024 S. DRABBLEY FRESNO, CA

SITE AREA:
 GROSS AREA: 20.02 ACRES
 NET AREA: 20.02 ACRES

ZONING INFORMATION

ZONING:
 CURRENT ZONING: AE-20
 REQUIRED ZONING: AE-20

LAND USE

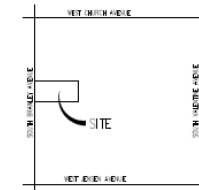
EXISTING LAND USE: AG
 PROPOSED LAND USE: AG TRUCKING

PROPERTY OWNER

DONALD EDWIN MIRANDA AND HELEN SUE MIRANDA
 1400 CROWN OAK DRIVE
 PRATHER, CA 93651

PREPARED BY

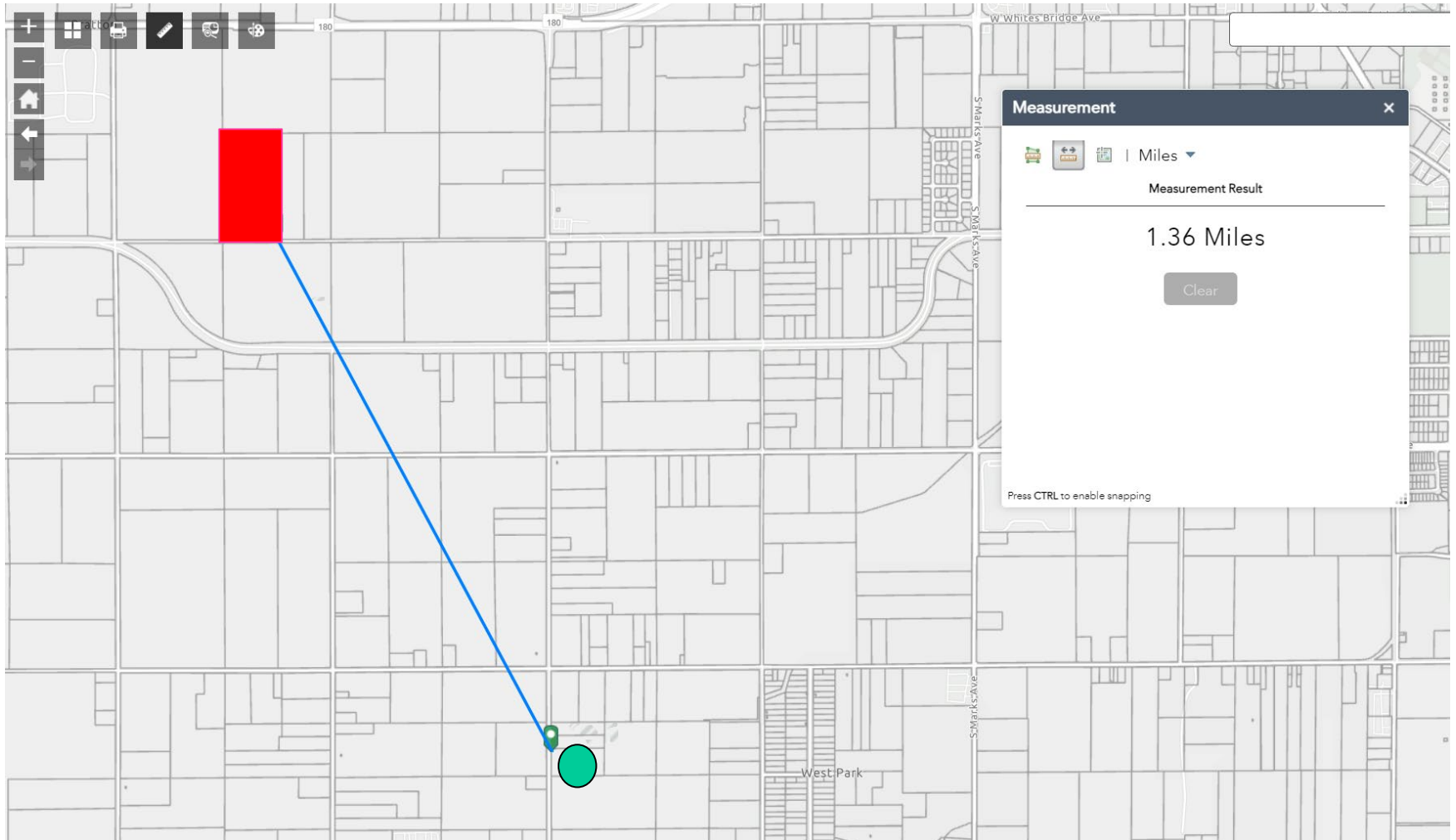
GALLAGHER & COMPANY, INC.
 9477 N. FORT WASHINGTON STE 105
 FRESNO, CA 93720
 ATTY. TERRY WOODRUFF, P.E.
 TEL: (559) 874-2017

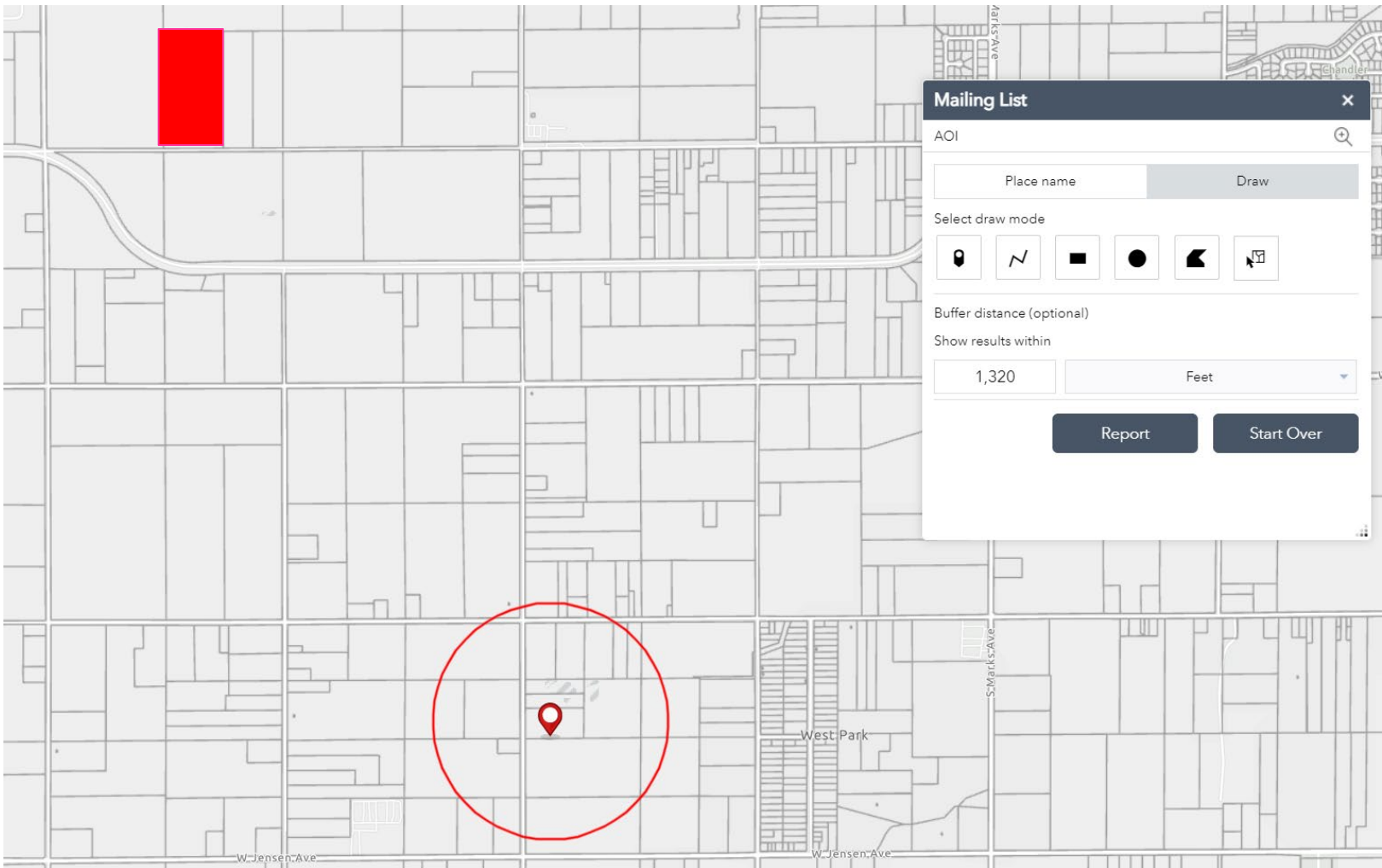


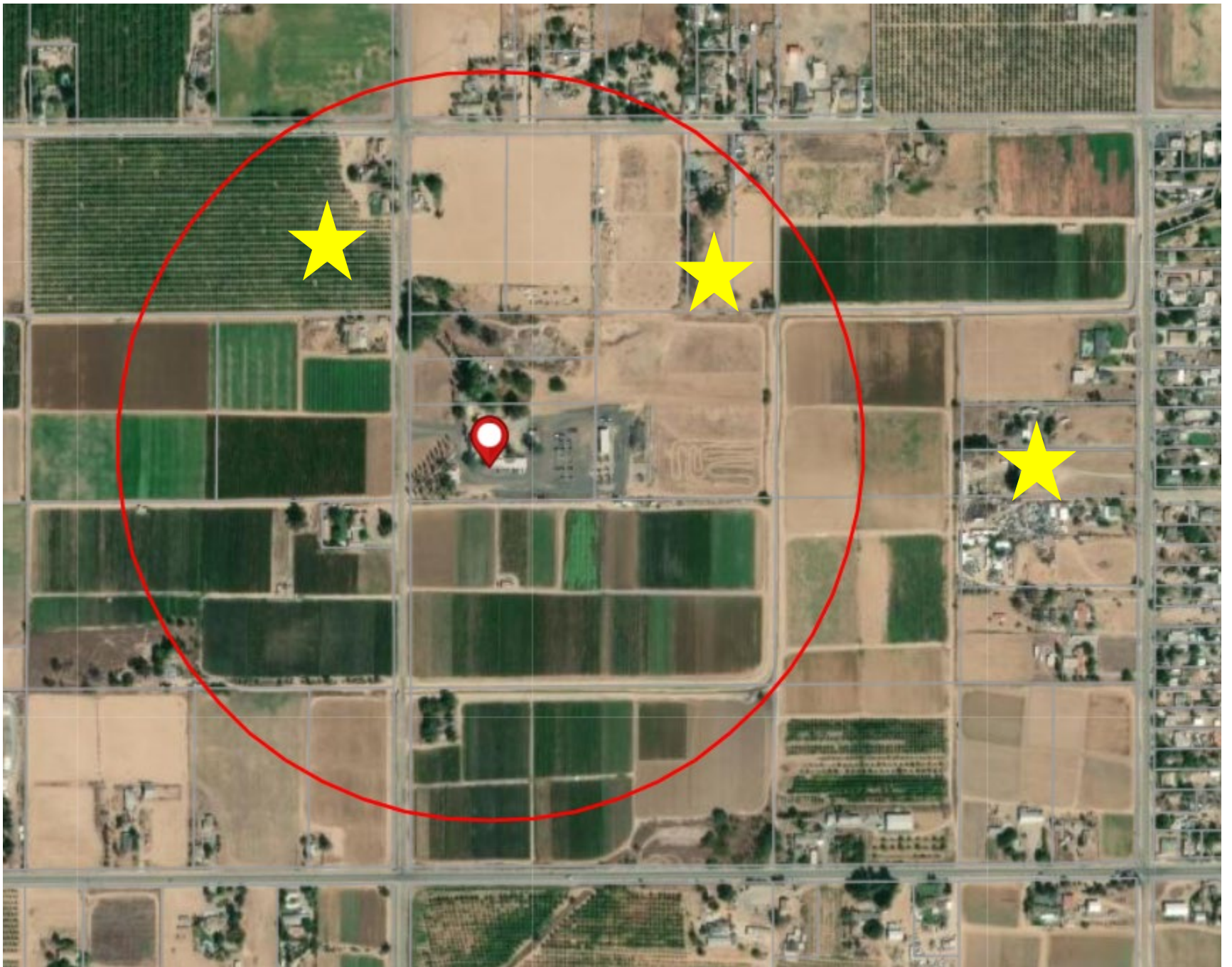
VICINITY MAP
 NOT TO SCALE



Appellant (1.36-miles northwest)







Findings	Description	Findings Met
1	Parcel's size and shape adequate	YES
2	Site can accommodate negligible traffic increase	YES
3	No adverse effect on surrounding neighborhood	YES
4	Consistent with General Plan	YES

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to accept the Mitigated Negative Declaration for Initial Study No. 8319; and
- Move to determine the required Findings can be made and move to approve Director Review and Approval Application No. 4720, subject to the Conditions of Approval and Project Notes attached as 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 (state basis for not making the Findings) and move to deny Classified DRA Director Review and Approval Application No. 4720; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1