



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: September 18, 2025

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Department of Public Works and Planning, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: Tawanda Mtunga, Principal Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Tawanda Mtunga, Principal Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Program Manager  
Resources Division, Attn: Daniel Amann, Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts  
Manager  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa, Supervising  
Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Ryan Hushaw, David Pugliese, Ryan Gilbert, Kathy  
Curtice, Adam Maldonado  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
California Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
San Joaquin Valley Air Pollution Control District (PIC-CEQA Division), Attn:  
[CEQA@valleyair.org](mailto:CEQA@valleyair.org)

CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes  
Fresno County Fire Districts, Attn: Diane Rodriguez, [FKU.prevention@fresno.gov](mailto:FKU.prevention@fresno.gov)  
CalTrans. Attn: Dave Padilla, Branch Chief; [LDR-D6@dot.ca.gov](mailto:LDR-D6@dot.ca.gov)  
Kings River Conservation District, Attn: Charlotte Gallock, Director of Water  
Resources  
North Fork Kings GSA, Attn: Charlotte Gallock, Director of Water Resources  
Consolidated Mosquito Abatement District, Attn: Jodi Holeman, District Manager  
CA Department of Toxic Substance Control, Attn: Joe Tapia, Supervising Hazardous  
Substance Engineer

FROM: Alyce Alvarez, Planner  
Development Services and Capital Projects Division,  
Current/Environmental Planning

SUBJECT: Unclassified Conditional Use Permit No. 3832 and Initial Study No. 8789

APPLICANT: Jamie Terzulli (CV Biogas DevCo)

DUE DATE: **October 3, 2025.**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject Unclassified Conditional Use Permit to allow for the installation of four anaerobic dairy digesters with related biogas conditioning equipment, biogas generators, a nitrogen stripping unit, and a cogeneration engine on a 8.1-acre portion on the west side of a 518.45-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southeast corner of W. Elkhorn Ave. and S Howard Ave., approximately 15.70-miles northwest from the City of Lemoore. (APN: 050-170-50s) (12103 Elkhorn Ave., Riverdale) (Sup. Dist. 1).

**Please note: This project was originally routed and approved in June 2024 (CUP 3771). This application is to amend the approved CUP with the following changes and expansion: location of facility, addition of equipment (a nitrogen stripping unit and a cogeneration engine), and increase size of facility from 5-acres to 8.1-acres.**

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding the conditions to be imposed on the project, including necessary on-site and off-site improvements.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

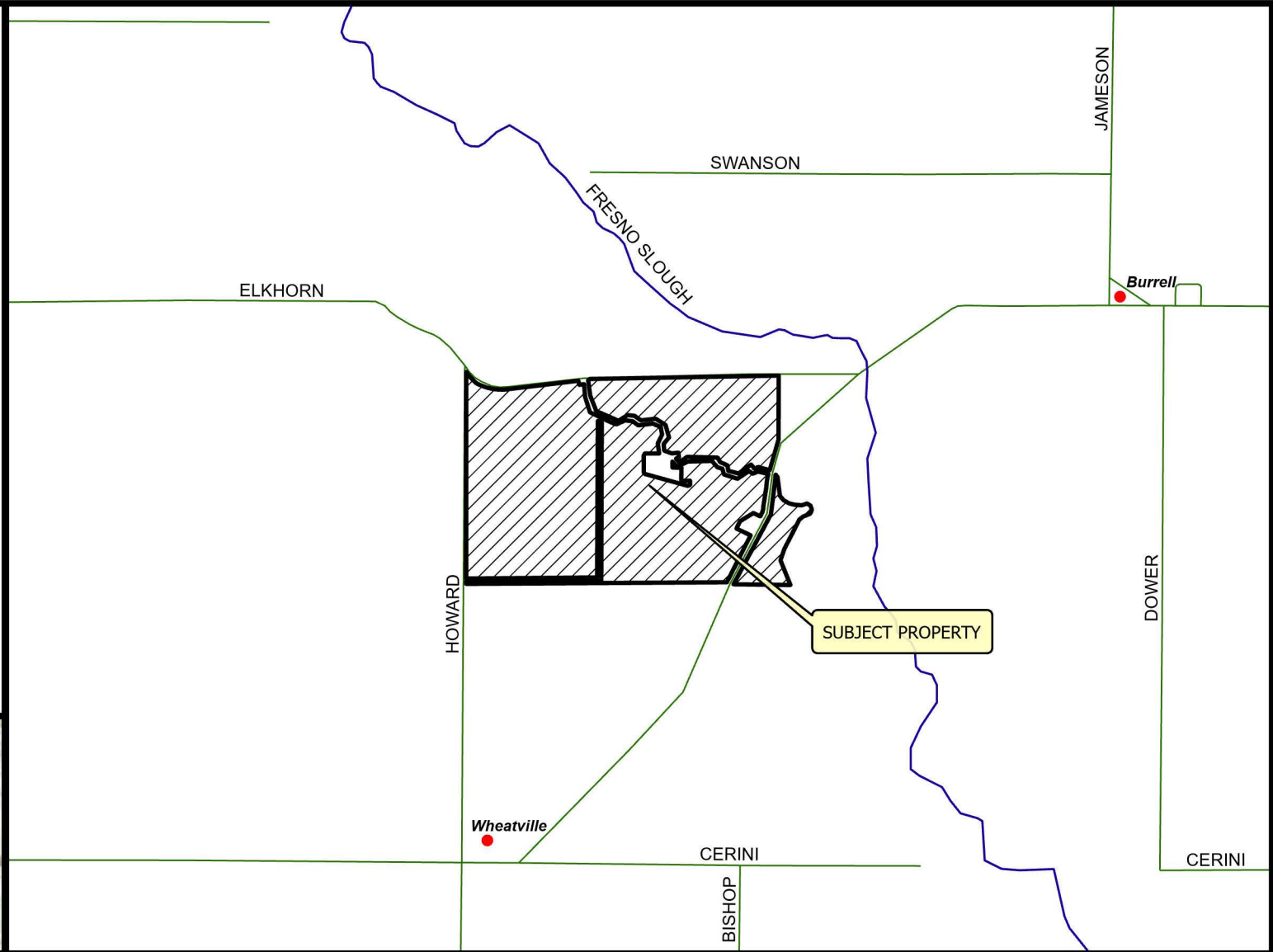
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov).

AA  
GG:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3800-3899\3832 (Sky Ranch Dairy - CUP 3771 Amend)\Routing\CUP 3832 Routing Ltr.doc

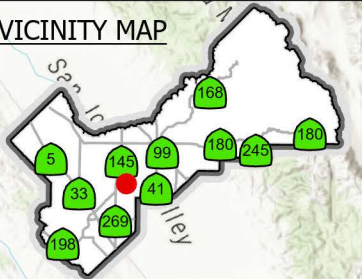
*Activity Code (Internal Review): 2381*

**Legend**

 Subject Property



**VICINITY MAP**

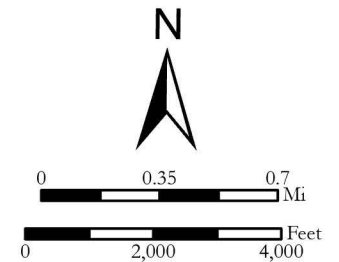


# LOCATION MAP



## CUP3771

## 2023

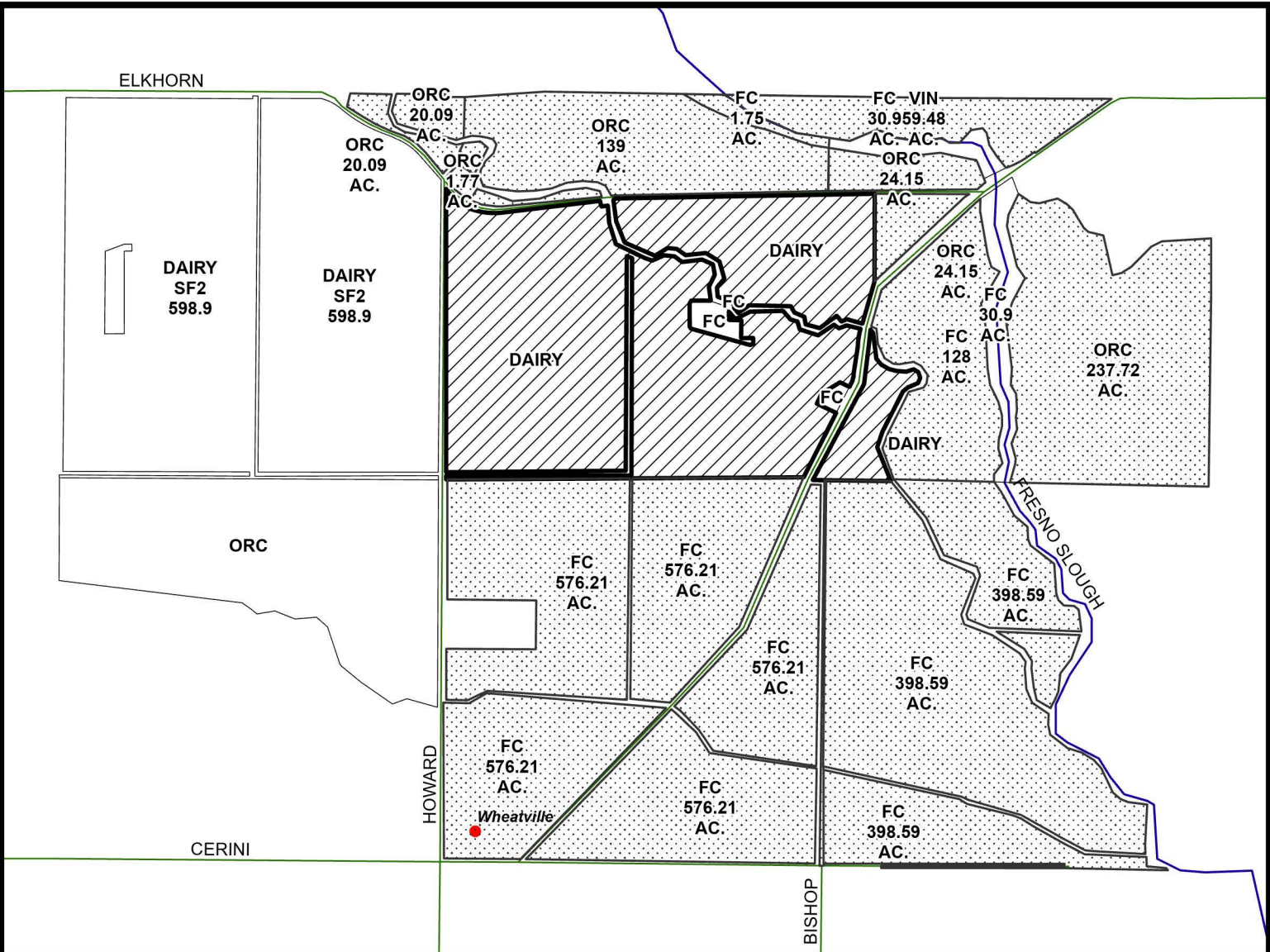
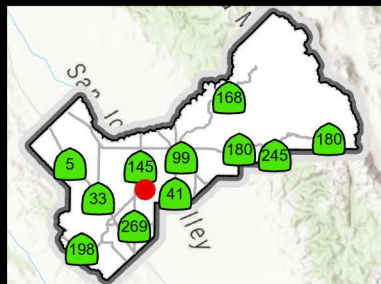
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 7/25/2023



**LEGEND:**

-  Subject Property
-  Ag Contract Land

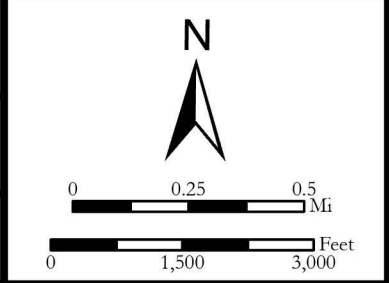
LEGEND
DAIRY
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD





# Existing Land Use Map

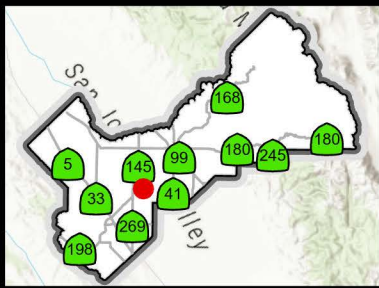
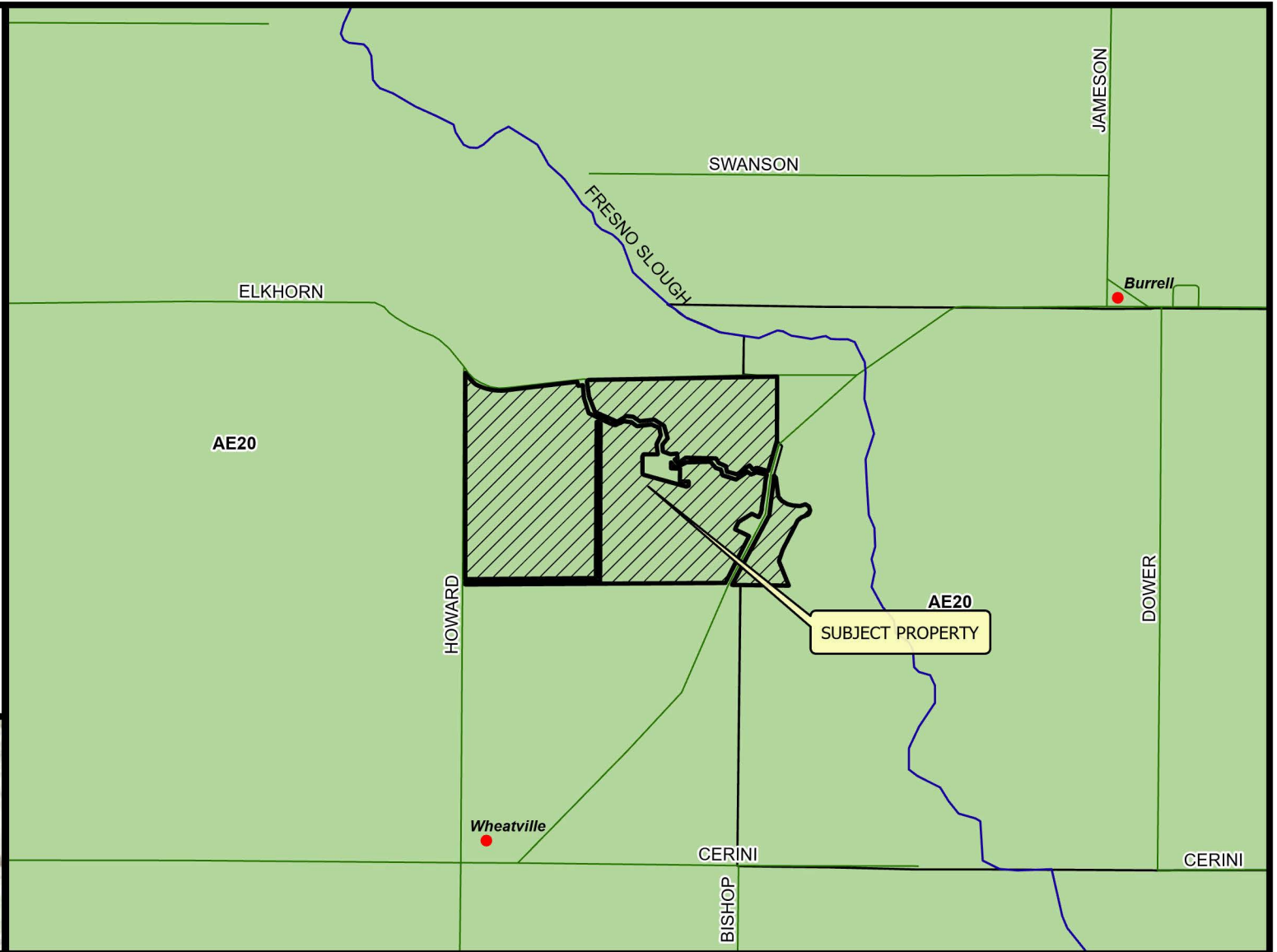
## CUP3771 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 7/25/2023



**Legend**

-  Subject Property
-  AE20

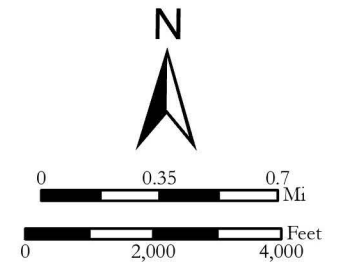


# Existing Zoning Map

CUP3771  
STR 4 - 17S / 18E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 7/25/2023







# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

- Property Owner: Eric TeValde Phone/Fax: 559-707-1665  
Mailing Address: 12103 W. Elkhorn, Riverdale, CA 93656  
Street City State/Zip
  - Applicant: CV Biogas Phone/Fax: 9362308694  
Mailing Address: 1365 Herndon Ave #307 Clovis CA 93611  
Street City State/Zip
  - Representative: Jamie Terzulli Phone/Fax: 9362308694  
Mailing Address: 1365 Herndon Ave #307 Clovis CA 93611  
Street City State/Zip
  - Proposed Project: Renewable Natural Gas Facility
- 
- Project Location: Open Sky Dairy 12103 W Elkhorn
  - Project Address: 12103 W. Elkhorn Ave, Riverdale, CA 93656
  - Section/Township/Range: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
  - Parcel Size: 8 acres
  - Assessor's Parcel No. 050-170-415

OVER.....

10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

11. What other agencies will you need to get permits or authorization from:

- |   |   |
|---|---|
| _____ LAFCo (annexation or extension of services) | _____ SJVUAPCD (Air Pollution Control District) |
| _____ CALTRANS                                    | _____ Reclamation Board                         |
| _____ Division of Aeronautics                     | _____ Department of Energy                      |
| _____ Water Quality Control Board                 | _____ Airport Land Use Commission               |
| _____ Other _____                                 |   |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? \_\_\_\_\_ Yes \_\_\_\_\_ No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District<sup>1</sup>: \_\_\_\_\_

14. Existing General Plan Land Use Designation<sup>1</sup>: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

15. Present land use: Dairy  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

\_\_\_\_\_

Describe the major vegetative cover: Sorgham

Any perennial or intermittent water courses? If so, show on map: no

Is property in a flood-prone area? Describe:

no

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: agricultural

South: "

East: "

West: (

17. What land use(s) in the area may be impacted by your Project?: none

18. What land use(s) in the area may impact your project?: none

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?  
       Yes  No

B. Daily traffic generation:

I. Residential - Number of Units  
Lot Size         
Single Family         
Apartments       

II. Commercial - Number of Employees         
Number of Salesmen         
Number of Delivery Trucks         
Total Square Footage of Building       

III. Describe and quantify other traffic generation activities:         
About 15 trucks / day of AD  
feedstock (solid manure)

20. Describe any source(s) of noise from your project that may affect the surrounding area: none

21. Describe any source(s) of noise in the area that may affect your project: none

22. Describe the probable source(s) of air pollution from your project: none

23. Proposed source of water:  
 private well  
 community system<sup>3</sup>--name:        OVER.....

- 24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: ~ 500 gal
- 25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
- 26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 500 gal
- 27. Anticipated type(s) of liquid waste: wash water
- 28. Anticipated type(s) of hazardous wastes<sup>2</sup>: none
- 29. Anticipated volume of hazardous wastes<sup>2</sup>: n/a
- 30. Proposed method of hazardous waste disposal<sup>2</sup>: n/a
- 31. Anticipated type(s) of solid waste: none
- 32. Anticipated amount of solid waste (tons or cubic yards per day): n/a
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): \_\_\_\_\_
- 34. Proposed method of solid waste disposal: none produced
- 35. Fire protection district(s) serving this area: \_\_\_\_\_
- 36. Has a previous application been processed on this site? If so, list title and date: yes
- 37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
- 38. If yes, are they currently in use? Yes n/a No n/a

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

[Signature]  
SIGNATURE

May 11, 2025  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist  
<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357  
<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

*The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.*

### STATE FISH AND WILDLIFE FEE

*State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

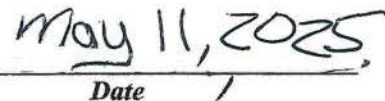
*The following projects are exempt from the fees:*

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

*A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.*

*Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.*

  
Applicant's Signature

  
Date

# CV Biogas - Endeavor 1 - Operational Statement

## Project Location

The project is located at Open Sky Ranch (APN 050-170-48S)

## Nature of Operation

CV Biogas DevCo LLC is applying for a CUP for the construction and operation of a digester facility on Open Sky Ranch. The dairy currently operates a lagoon digester facility. This project is to utilize the undigested manure on site to create renewable natural gas (RNG) for sale, as the dairy is currently practicing with its lagoon digester.

## Operational Time Limits

Facility will operate 24hrs/day, 7days/week, 365 days per year.

## Number of Employees

Remote sensor and computer monitoring of the equipment will be operated permanently. One employee will make a daily inspection of the facility. That work will be conducted during regular business hours, 8am-5pm, and on-call 24/7. No permanent facility employees will work or live on-site.

## Service and Delivery Vehicles

We expect one service truck to be on-site daily.

## Access to Site

Access to the site would be from Howard Avenue and/or surrounding county roads to a private driveway to the dairy and facility.

## Parking Spaces for Employees

The site is remotely operable. Any parking needed is available on the dairy.

## Water and Septic

Existing site well water and septic systems will be used for the facility. The process utilizes recycled water. Washdown water consumption is estimated to be less than five hundred gallons/day.

## Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?

There are no goods sold on-site. Product gas will be delivered to the PG&E gas utility direct connection by underground pipeline.

## What equipment is used?

- Front end loader
- Pumps
- Blowers
- Motors
- Compressors
- Anaerobic digesters

## CV Biogas - Endeavor 1 - Operational Statement

- Gas separation equipment
- Evaporative stripping unit (nitrogen removal)
- Cogeneration equipment, with BACT to minimize air emissions
- Process controls of diverse types

### **What supplies or materials are used and how are they stored?**

Processing equipment, spare parts, lubricating oil, adsorption media. All will be stored in a shipping container.

### **Restrooms**

The site is remotely operated. Service personnel will use existing restrooms on the dairy.

### **Does the use cause an unsightly appearance, noise, glare, dust, odor?**

None of the above. Site conditions will be the same as is currently permitted. The project facility is similar in nature to the existing dairy infrastructure and fits into its surroundings. The pipeline will run underground to an existing utility interconnection. Noise generated by the project equipment will not be above typical agriculture facility levels. The facility does not include any lights or other sources of glare beyond what is currently used for security reasons at the dairy. Once operational, the project will not generate fugitive dust and will reduce dust from undigested manure on site. The project will not emit or concentrate any odors, and in fact will reduce odors with the installation of the digester facility.

### **List any solid or liquid waste to be produced.**

No process waste is produced. Refuse will be picked up as needed by a solid waste disposal company and taken to an appropriate landfill.

### **Estimated volume of water to be used (gallons per day).**

The process utilizes recycled water. We expect to use less than 500 gal/day for washing water only.

### **Nutrient Management**

This project will be compliant with the updated Nutrient Management Plan. An evaporative stripping unit for nitrogen removal is part of the process.

### **Describe any proposed advertising including size, appearance, and placement.**

There will be no on-site advertising. A company identifier with contact information will be located on the exterior fence.

### **Will existing buildings be used or will new buildings be constructed?**

No new buildings will be constructed. Shipping containers will be used to house electrical equipment and spare parts.

### **Explain which buildings or what portion of buildings will be used in the operation.**

Electrical equipment will be housed in a Shipping container. The facility will be automated and remotely operated.

## CV Biogas - Endeavor 1 - Operational Statement

**Will any outdoor lighting or an outdoor sound amplification system be used?**

No additional lighting or sound amplification will be installed.

**Landscaping or fencing proposed?**

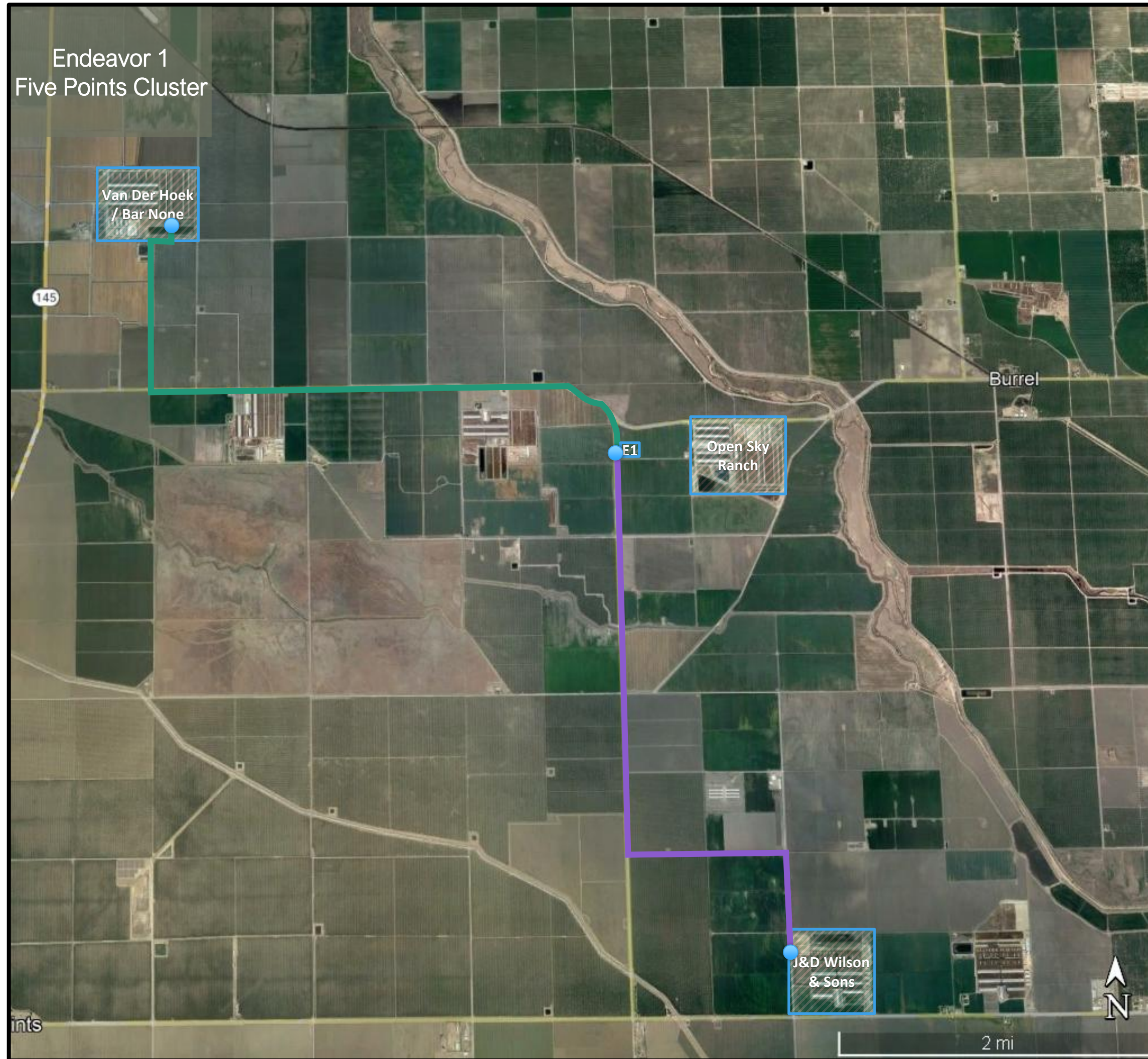
Site is contained within the dairy operational footprint. No additional fencing or landscaping is planned.


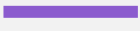
**Any other information that will provide a clear understanding of the project or operation.**

The new facility will be like the RNG project that currently operates on the site, although with different ownership. The area to be used for the facility will be eight acres of the parcel.

# Endeavor 1

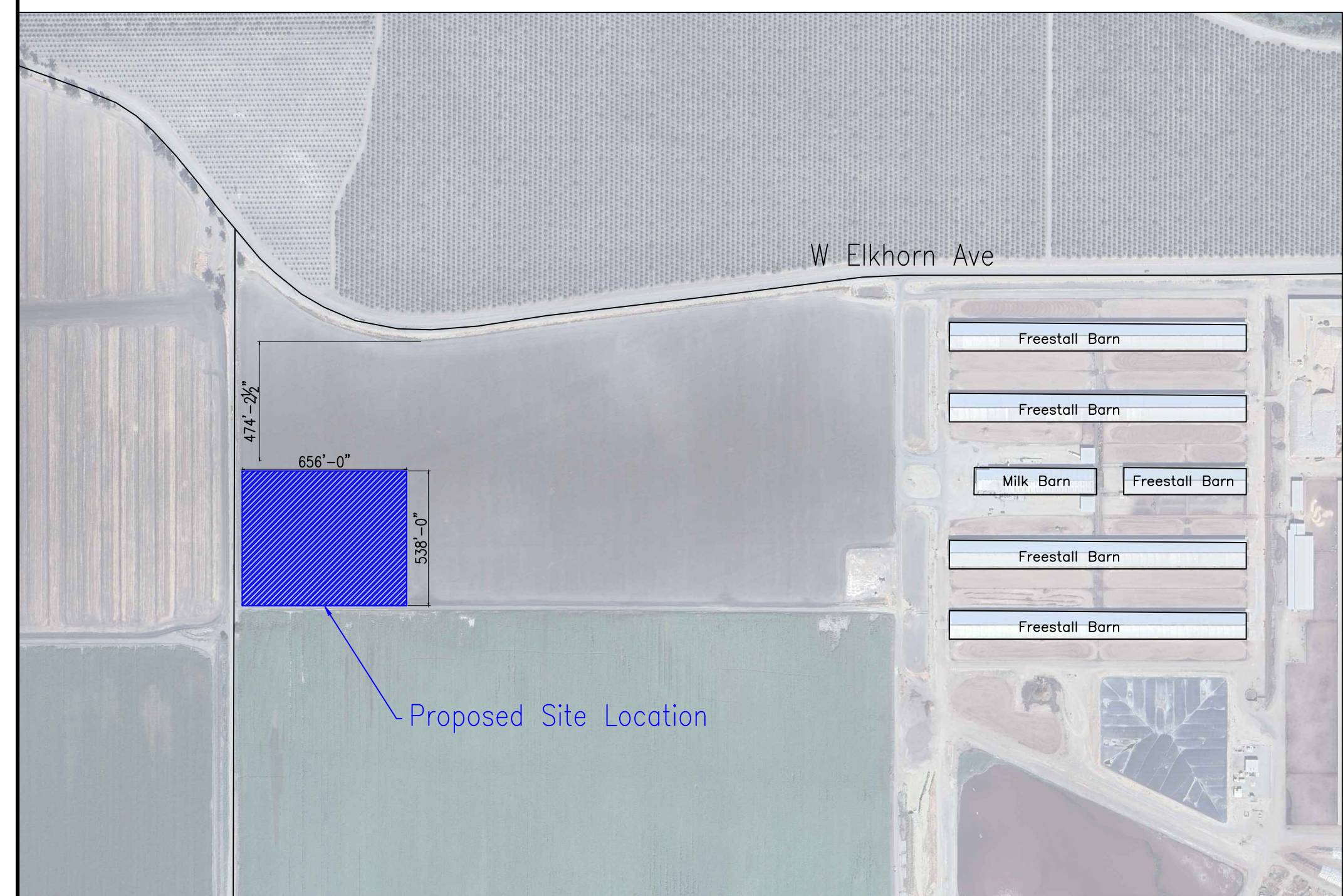
## Truck routing



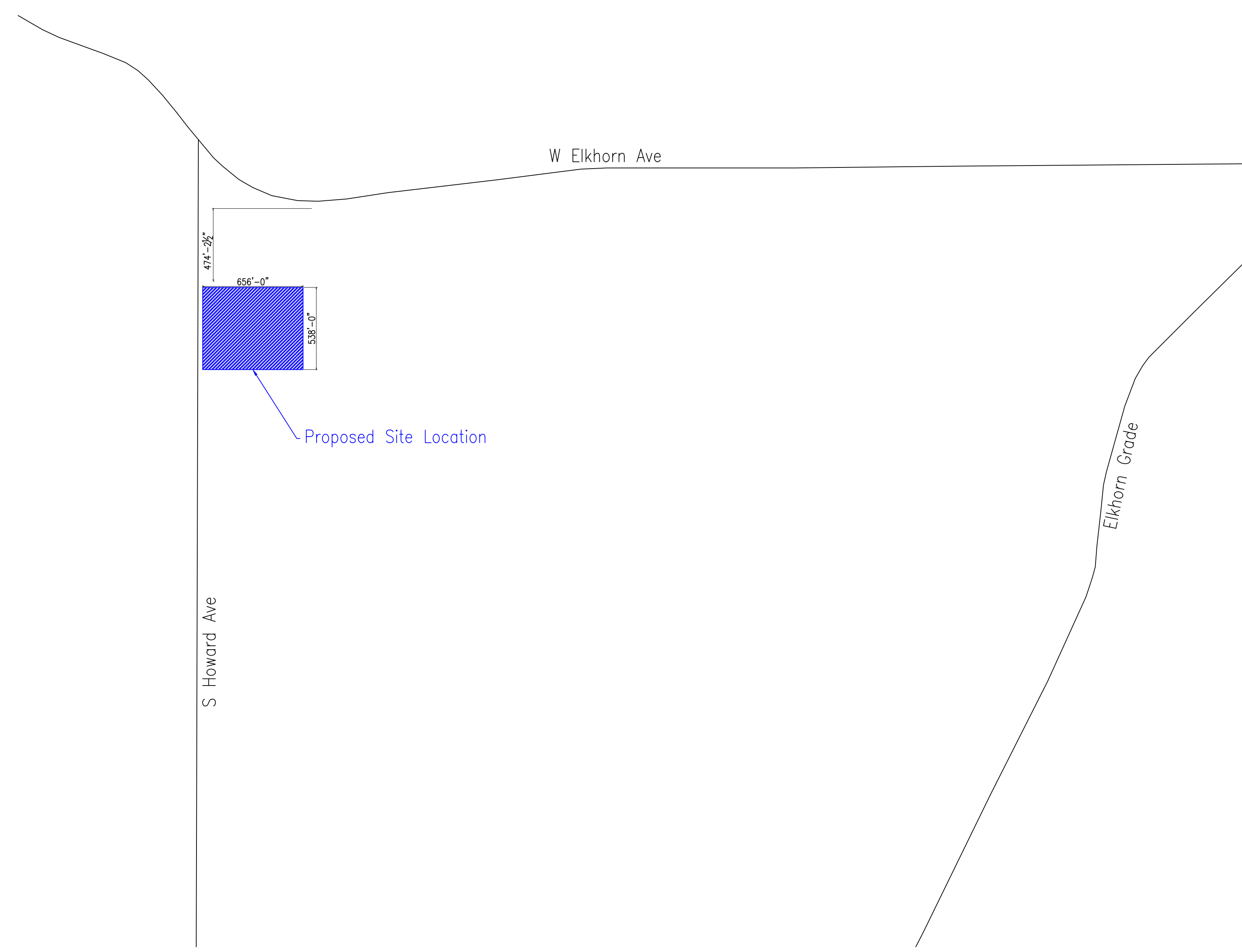
From	To	Route	Distance	Weight / load	Loads / day <sup>1</sup>	Loads / week	Loads / year
Open Sky Ranch	N/A (host site)	N/A	N/A	N/A	N/A	N/A	N/A
Van Der Hoek / Bar None	Open Sky Ranch		5.1 miles	20 tons	~10	~49	2,555
J&D Wilson & Sons	Open Sky Ranch		4.7 miles	20 tons	~11	~56	2,920

Note 1: assumes trucking on weekdays only

24-Endeavor-1



Proposed Site Location



Proposed Site Location

SHEET DESCRIPTIONS:

SHEET 1: GENERAL SITE LOCATION  
SHEET 2: DETAILED SITE PLAN  
SHEET 3: SITE ELEVATIONS

	REVISIONS	
	Date	Designer
Owner and Applicant: CV Biogas 1865 Herndon Ave Suite K, #307 Clovis, CA 93611	3/8/25	GD

Unauthorized use or reproduction without written consent from Central Irrigation or CV Biogas is Prohibited.

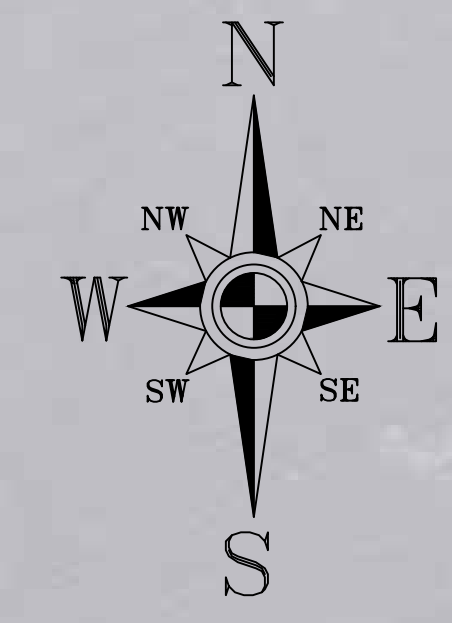
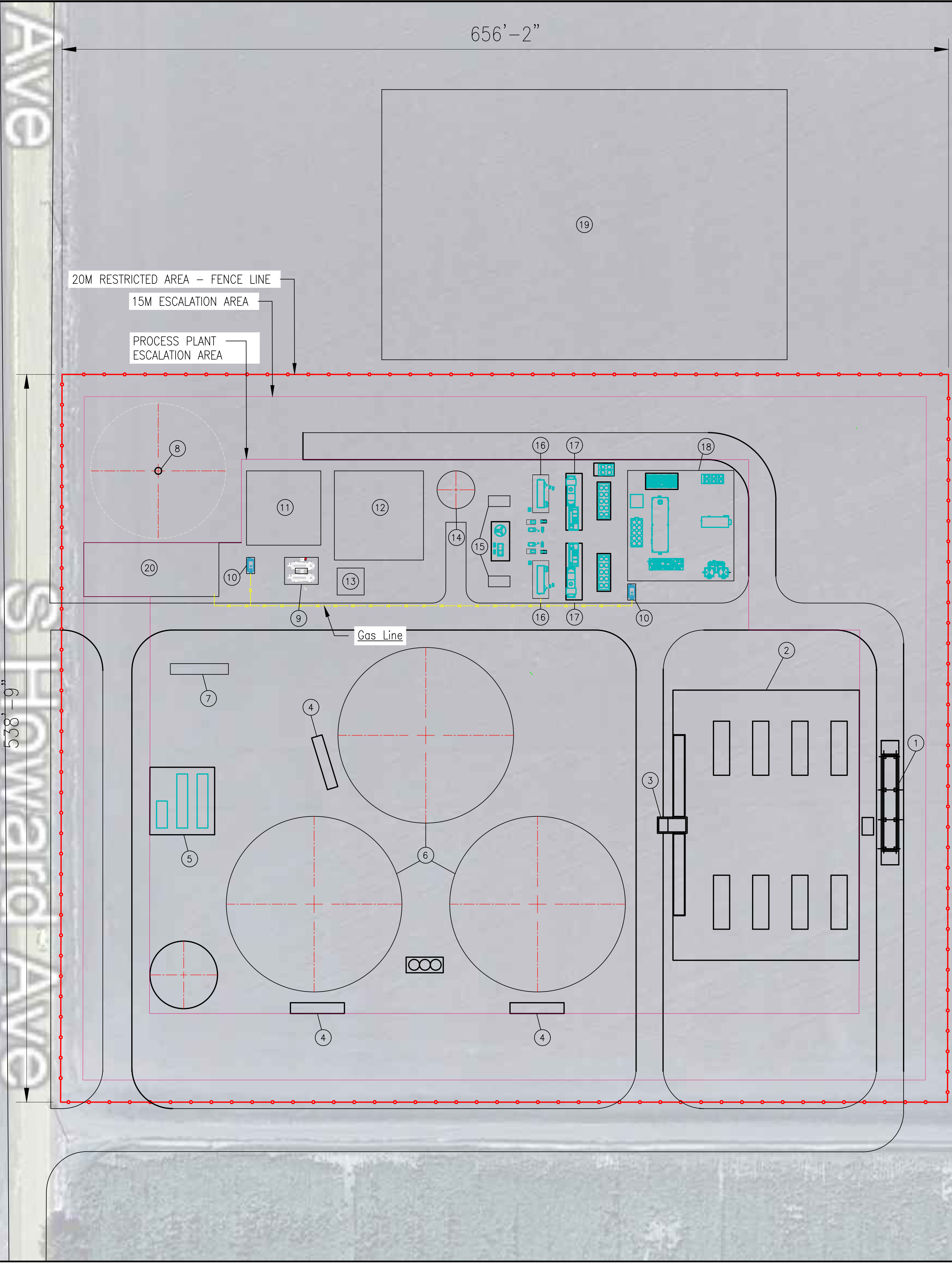
Prepared by: Grant Doerksen  
Address: 2941 Los Banos Hwy.  
Merced, CA 95361  
Tel: (209) 535-0086  
Email: Grant@centralirrigation.com

Prepared for: CV Biogas  
Location: 12103 W Elkhorn Ave, Riverdale, Ca 93656

APN: 050-017-048-000  
DESIGN BY: GRANT DOERKSEN  
ORIGINAL DATE: 6/10/2024



PRINT DATE: 04/15/25 11:24



24-Endeavor-1

LEGEND:

- ① SCALE 92' L x 13' W
- ② RECEIVING PAD 200' L x 200' W
- ③ FEED SYSTEM 134' L x 22' W x 10' H
- ④ HEAT EXCHANGER CONTAINER 40' L x 8' W x 8' H
- ⑤ DIGESTER SUPPORT EQUIPMENT SKID 50' L x 48' W x 15' H
- ⑥ CSTR DIGESTERS (3) 130' DIA x 32' H (3.0M GAL EACH)
- ⑦ TRAILER 43' L x 8' W x 10' H
- ⑧ FLARE 4' L x 4' W x 35' H
- ⑨ CENTRIFUGES (2) 20' L x 25' W x 10' H
- ⑩ BOILER / WATER HEATER 12' L x 6' W x 8' H
- ⑪ EVAPORATOR 55' L x 55' W x 10' H
- ⑫ NITROGEN STRIPPER 66' L x 66' W x 50' H
- ⑬ CIP SYSTEM 20' L x 20' W x 10' H
- ⑭ STORAGE TANK 28' DIA x 10' H
- ⑮ CONEX BOX FOR ELECTRICAL GEAR 16' L x 8' W x 8' H
- ⑯ CHP UNIT (2) 28' L x 12' W x 10' H
- ⑰ SCR (2) 42' L x 12' W x 10' H
- ⑱ GAS PLANT AREA 82' L x 79' W x 30' H
- ⑲ CONSTRUCTION LAY DOWN AREA 300' L x 200' W
- ⑳ INCOMING GAS SKID 100' L x 40' W x 10' H

SHEET DESCRIPTIONS:

- SHEET 1: GENERAL SITE LOCATION
- SHEET 2: DETAILED SITE PLAN
- SHEET 3: SITE ELEVATIONS

REVISIONS

Date	Designer
3/13/25	GD

Owner and Applicant:  
 CV Biogas  
 1865 Herndon Ave  
 Suite K, #307  
 Clovis, CA 93611

Unauthorized use or reproduction without written consent from Central Irrigation or CV Biogas is Prohibited.

Prepared by: **Grant Doerksen**  
 Address: 2941 Los Banos Hwy.  
 Merced, CA 95361  
 Tel: (209) 535-0086  
 Email: Grant@centralirrigation.com

Prepared for: CV Biogas  
 Location: 12103 W Elkhorn Ave, Riverdale, Ca 93656

APN: 050-017-048-000  
 DESIGN BY: GRANT DOERKSEN  
 ORIGINAL DATE: 11/11/2024

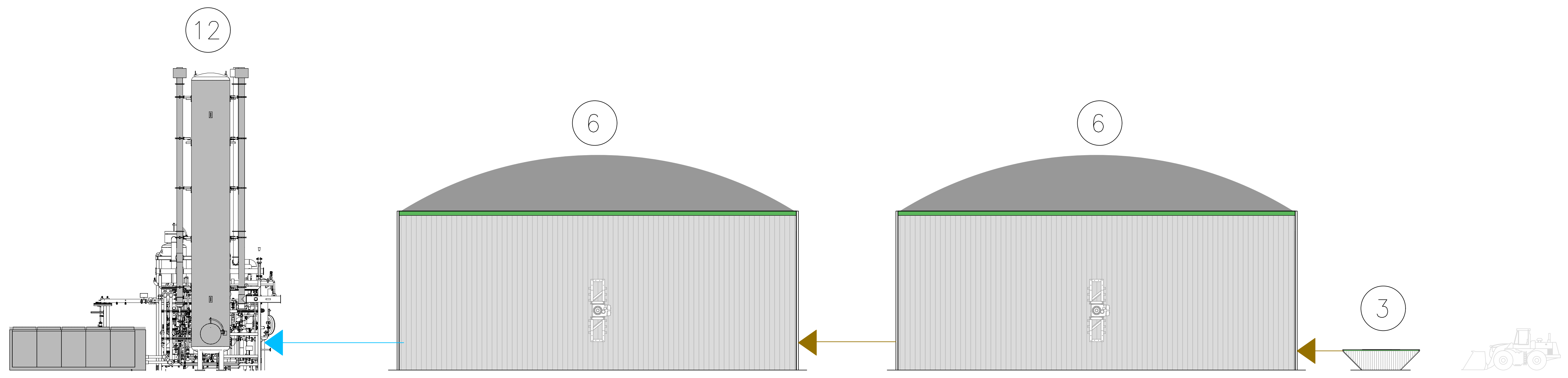
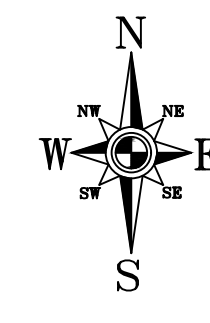


PRINT DATE: 04/15/25 11:25

## 24-Endeavor-1

- LEGEND:**
- ③ FEED SYSTEM 10' H
  - ⑥ CSTR DIGESTERS 32' H
  - ⑫ NITROGEN STRIPPER & GAS PLANT AREA 50' H

### Site Elevations Not To Scale



- SHEET DESCRIPTIONS:**
- SHEET 1: GENERAL SITE LOCATION
  - SHEET 2: DETAILED SITE PLAN
  - SHEET 3: SITE ELEVATIONS

Owner and Applicant: CV Biogas 1865 Herndon Ave Suite K, #307 Clovis, CA 93611	REVISIONS	
	Date	Designer

Unauthorized use or reproduction without written consent from Central Irrigation or CV Biogas is Prohibited.

Prepared by: **Grant Doerksen**  
Address: 2941 Los Banos Hwy.  
Merced, CA 95361  
Tel: (209) 535-0086  
Email: Grant@centralirrigation.com

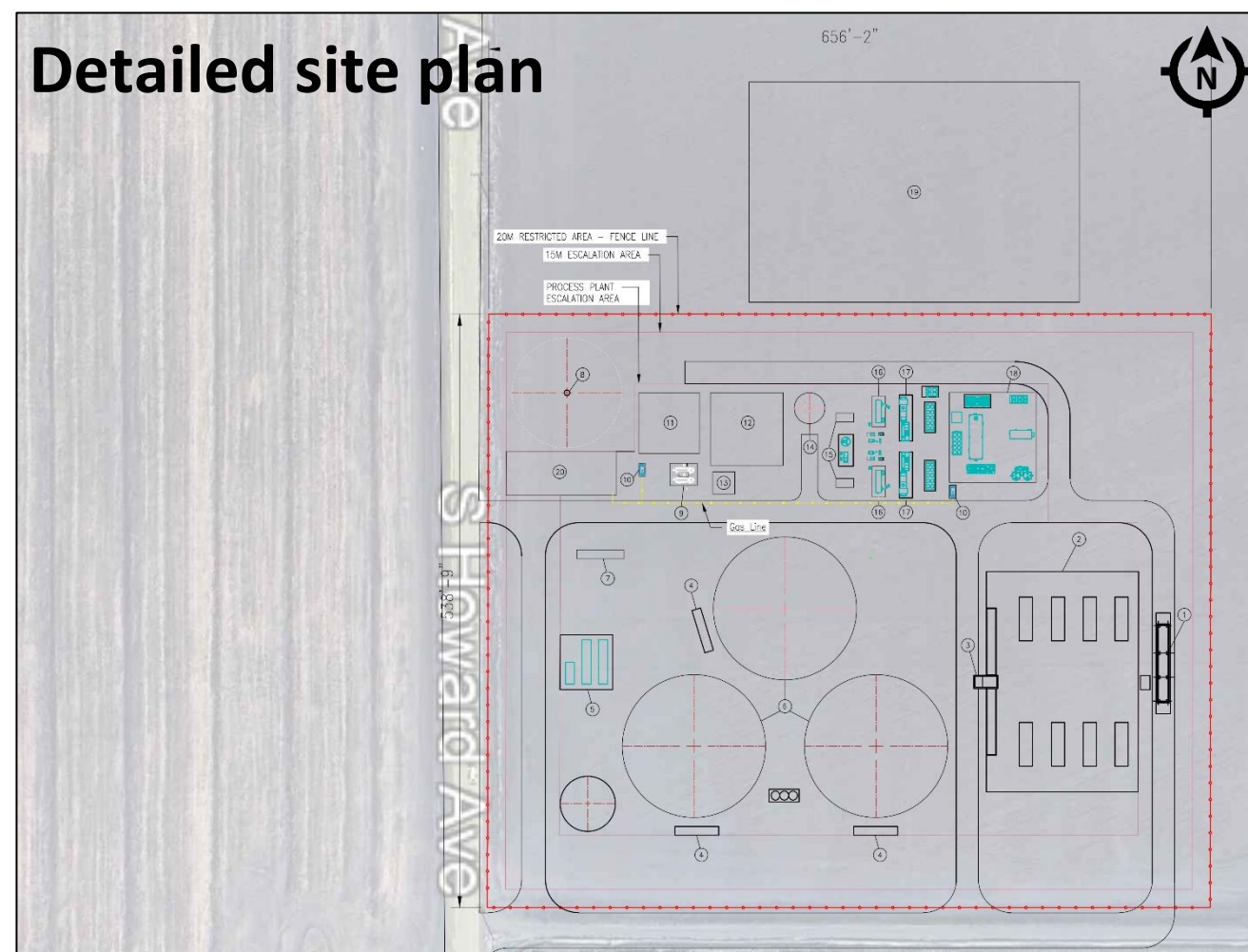
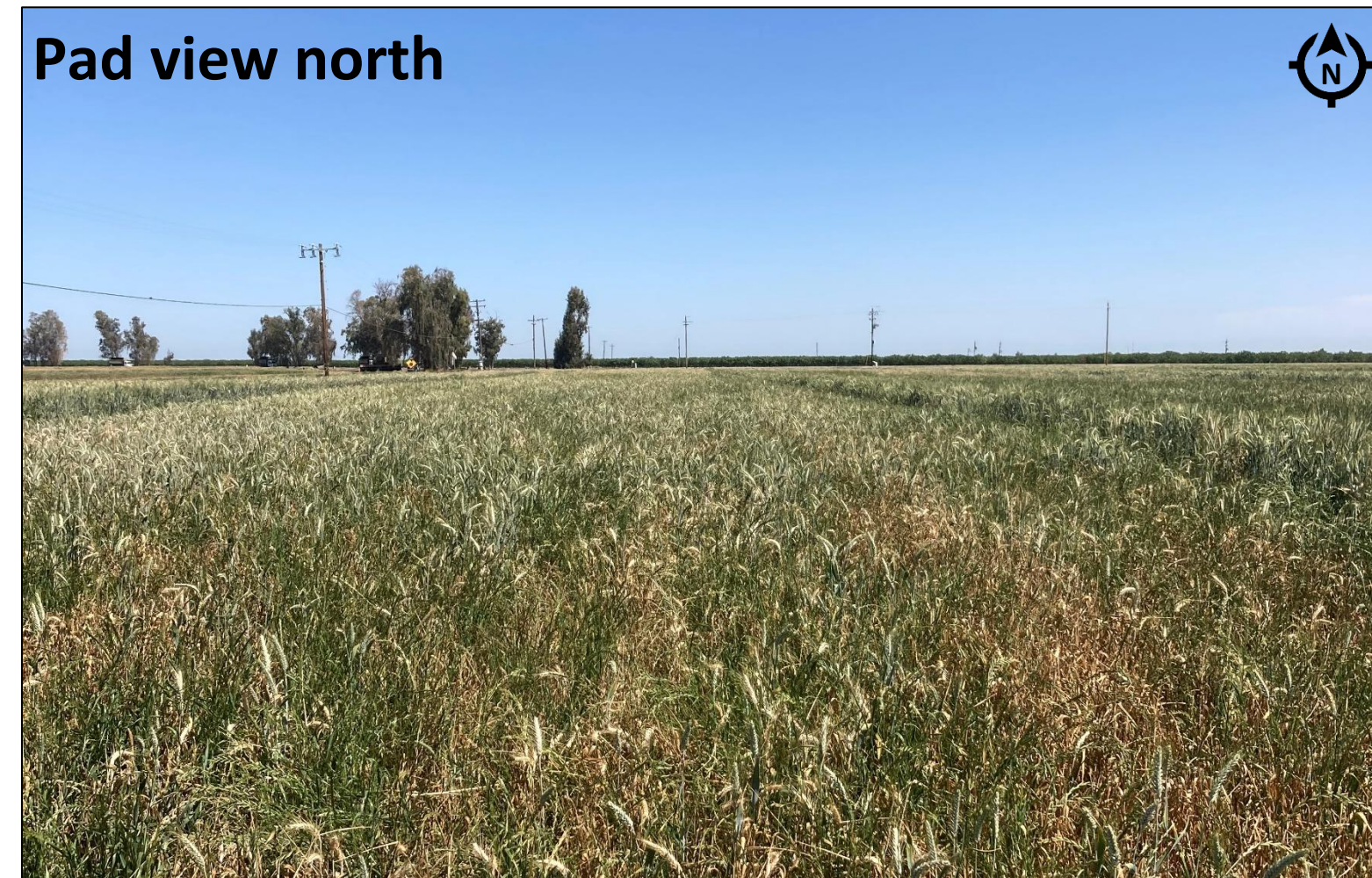
Prepared for: CV Biogas  
Location: 12103 W Elkhorn Ave, Riverdale, Ca 93656

APN: 050-017-048-000  
DESIGN BY: GRANT DOERKSEN  
ORIGINAL DATE: 6/10/2024



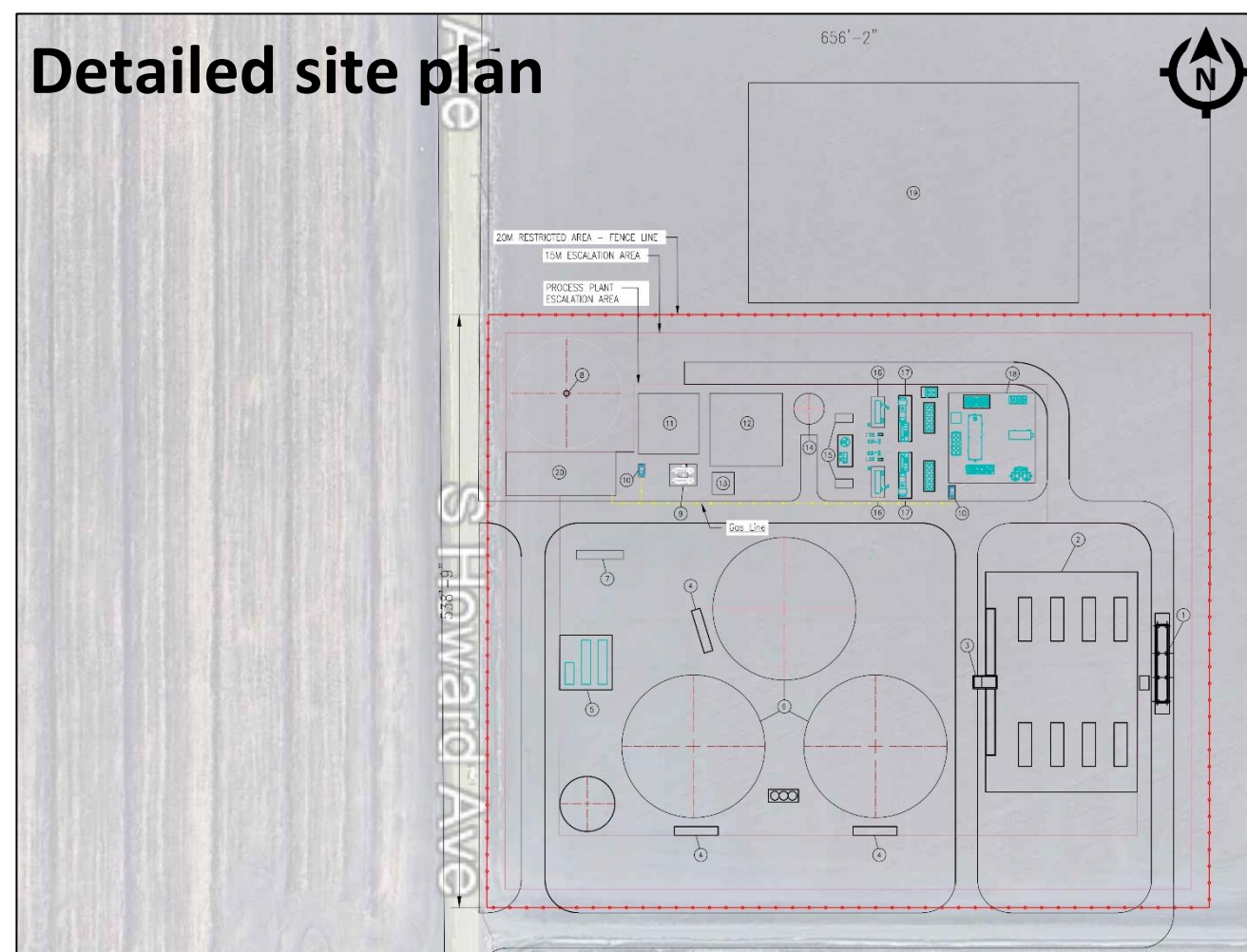
# Endeavor 1

Pad photos (1 | 2)



# Endeavor 1

Pad photos (2 | 2)





# Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

**MAILING ADDRESS:**  
 Department of Public Works and Planning  
 Development Services and Capital Projects Division  
 2220 Tulare St., 6<sup>th</sup> Floor  
 Fresno, Ca. 93721

**LOCATION:**  
 Southwest corner of Tulare & "M" Streets, Suite A  
 Street Level  
 Fresno Phone: (559) 600-4497

**APPLICATION FOR:**

- Pre-Application (Type) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> Residence
- Conditional Use Permit  Determination of Merger
- Variance (Class )/Minor Variance  Agreements
- Site Plan Review/Occupancy Permit  ALCC/RLCC
- No Shoot/Dog Leash Law Boundary  Other \_\_\_\_\_
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for \_\_\_\_\_

**DESCRIPTION OF PROPOSED USE OR REQUEST:**

**CEQA DOCUMENTATION:**  Initial Study  PER  N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: \_\_\_\_\_ side of \_\_\_\_\_  
 between \_\_\_\_\_ and \_\_\_\_\_  
 Street address: \_\_\_\_\_

APN: \_\_\_\_\_ Parcel size: \_\_\_\_\_ Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, \_\_\_\_\_ (*signature*), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

**CONTACT EMAIL:**

**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

**UTILITIES AVAILABLE:**

WATER: Yes  / No   
 Agency: \_\_\_\_\_

SEWER: Yes  / No   
 Agency: \_\_\_\_\_

**STAFF DETERMINATION:** This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

Related Application(s): \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Zone District: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Parcel Size: \_\_\_\_\_

over.....

**REQUIRED FINDINGS NECESSARY FOR GRANTING A  
CONDITIONAL USE PERMIT APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING  
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE  
FRESNO COUNTY PUBLIC WORKS AND PLANNING  
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

**General Requirements**

1. The plan must be drawn on a sheet having the following minimum dimensions:
  - 18" x 24" for CUPs and SPRs
  - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

**Specific Information to be Shown**

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
  - All dimensions of the site (or sites)
  - All dimensions of buildings and structures (including height).
  - All dimensions of off-street parking and loading areas.
  - The distance of all buildings and structures from property lines.
  - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.