



County of Fresno

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

DATE: July 27, 2021

TO:

Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC,
Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,
Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Transportation Planning, Attn: Mohammad Alimi/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice
County Counsel, Attn: Alison Samarin, Deputy County Counsel
U.S. Fish and Wildlife Service, San Joaquin Valley Division,
Attn: Matthew Nelson, Biologist
CA Regional Water Quality Control Board, Attn: Dale Harvey:
centralvalleyfresno@waterboards.ca.gov
CALTRANS, Attn: Dave Padilla: dave.padilla@dot.ca.gov
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo. Caitlin Juarez: jose.robledo@waterboards.ca.gov
caitlin.juarez@waterboards.ca.gov
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor-ceqa@valleyair.org
North Central Fire Protection District-Attn: George D. Mavrikis
George.mavrikis@northcentralfire.org
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer

FROM: Elliot Racusin, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval Application No. 4660 and Initial Study Application No. 8065

APPLICANT: Peter Moua

DUE DATE: **August 11, 2021**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25 -acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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.

The project site is located on the Northwest corner of Brawley Avenue and California Avenue, and approximately 2,100 feet south of the city limits of Fresno (Sup. Dist.: 1) (APN: 326-030-54) Address: 713 S. Brawley Ave.

We must have your comments by **August 11, 2021**. Any comments received after this date may not be used.

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, Elliot Racusin, 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) 600-4245 or eracusin@fresnocountyca.gov via email.

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Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received:

Dna 4660 (Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Proposed to construct 1-office bldg,
1-maintenance & repair shop, truck wash
and Ag truck parking

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: west side of South Brawley Ave
between West California Ave and West Kearney Blvd
Street address: 713 S. Brawley Ave

APN: 326-030-54 Parcel size: 9.25ac Section(s)-Twp/Rg: S 11 - T 14 S/R 19 E

ADDITIONAL APN(s):

I, Amarchoat Singh (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Amar Chohan Singh, Amar Chohan Singh, and Peter Moua.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Dna 4660 Fee: \$ 2,660.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Ag comm Fee: \$
PER/Initial Study No.: Fee: \$ 3,001.00
Ag Department Review: Ag comm Fee: \$ 67.00
Health Department Review: Fee: \$ 770.00
Received By: [Signature] Invoice No.: 141098 TOTAL: \$ 7,151.00

UTILITIES AVAILABLE:

WATER: Yes [] / No [x]
Agency:
SEWER: Yes [] / No [x]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):
Zone District:
Parcel Size:

APN # - -
APN # - -
APN # - -
APN # - -

OPERATIONAL STATEMENT

March 31, 2021

County of Fresno
Planning & Development Department
2220 Tulare Street
Fresno, CA 93721

Attention: Ethan Davis

Re: DRA No. XXXX
Young Transport
713 S Brawley Ave.
Fresno, CA 93706
APN: 326-030-54
Zoning: AE-20

Project Description:

The proposed new site plan is being submitted by the owner, Amar Chohan Fresno CA, and pertains to 9.25 acres located at 713 S Brawley Ave. Fresno CA, APN: 326-030-54, and is currently zoned AE-20. I am requesting authorization for 2 new building: 6250 sf office space for the employees, 7500 sf shop for repairs and maintenance for trucks and a 1500 sf of truck wash.

The new buildings will be used in operation and will accommodate the amount of employee of the business. There will be no outside customers.

Business Name:	Young Transport
Product / Services:	Truck wash, truck parking and repair and maintenance shop.
Anticipated Traffic:	Traffic increased to deliver supply and services needed to begin construction on-site. Traffic increased with site improvement and business.
Number of Employees:	12 Office employees and 5 mechanics.
On site storage/Equipment:	Cold storage
Security Measures:	Security cameras mounted interior and entry and exiting points along with designated hooded light poles throughout the premises.
Operation Time:	Office, truck wash and workshop will be operated Monday thru Saturday from 8am to 5pm
Access to Site:	Two new 45' wide on-site access driveway approach on South Brawley Ave.
Parking:	16 new parking stall (9x20) 2 new ADA parking stall

81 new truck parking stall (9x70)
(Refer to plans)

Supplies or Material: Produce, truck parts and tires

Unightly Appearance: N/A

Solid or Liquid Waste: Solid waste will be from restrooms and trash/bin receptors

5-7 trash pick-ups per week

Liquid waste will be from restrooms, sanitary sinks and truck wash will be discharged into on-site Septic System

Estimated Water Usage: Provide by on-site water well.

Advertising Sign: No advertising sign proposed or existing.

Buildings: New 6250 sf office building

New 7500 sf shop (ex. restrooms)

New 1500 sf truck wash

(Refer to plans)

Outdoor Lighting: New on-site hooded light poles (Refer to plan).
Additional exterior wall lights on new building.

Landscape: New landscape areas consist of different all kinds of new trees, shrubs, hedges, etc. all through-out.

Noise/Hazardous Materials: Noise level will increase with new buildings added to the property. Building Addition will also produce hazardous materials.

Sincerely Amarpreet Singh

Signature, (owner)

Amarpreet Singh

Print name

STATEMENT OF INTENDED USE

Parcel Information:

Assessor's Parcel Number: 326-030-54 Parcel Size: 9.25 AC

Contract Number: _____

Commercial Agricultural Use Information:

1. Describe in detail the existing commercial agricultural use:
RAW LAND
2. Describe the source of water utilized to irrigate the subject parcel(s):
1-irrigation well
3. Provide the approximate size of the subject parcel(s) devoted to the commercial agricultural use:
6.2 ac
4. List all existing structures on the property and their sizes and uses. If there are residential units on site, identify the size of the residential units and identify who occupies the units:
NO EXISTING STRUCTURE

Information Regarding the Proposed Project:

5. In detail, provide information regarding the nature of the proposed project, the area of land devoted to the proposed project and any structures that are proposed to be built on the subject parcel(s):
Proposed to construct 1-office bldg, 1-maintenance shop and Ag truck parking.

6. Explain in detail how the proposed use is incidental and secondary to the commercial agricultural operation on the subject parcel:
Trucking business is to haul agriculture products.

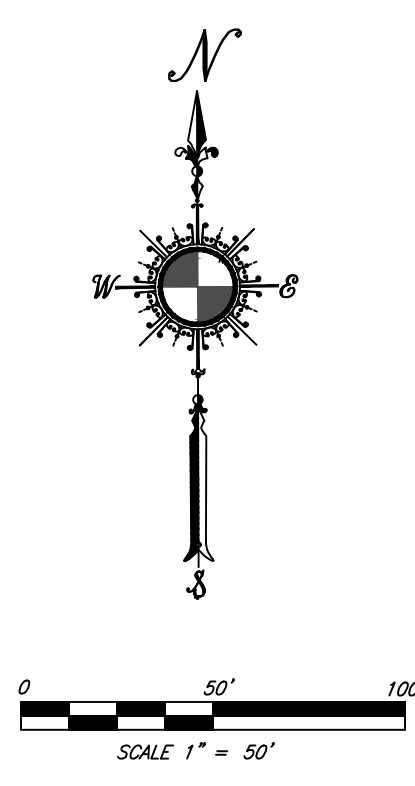
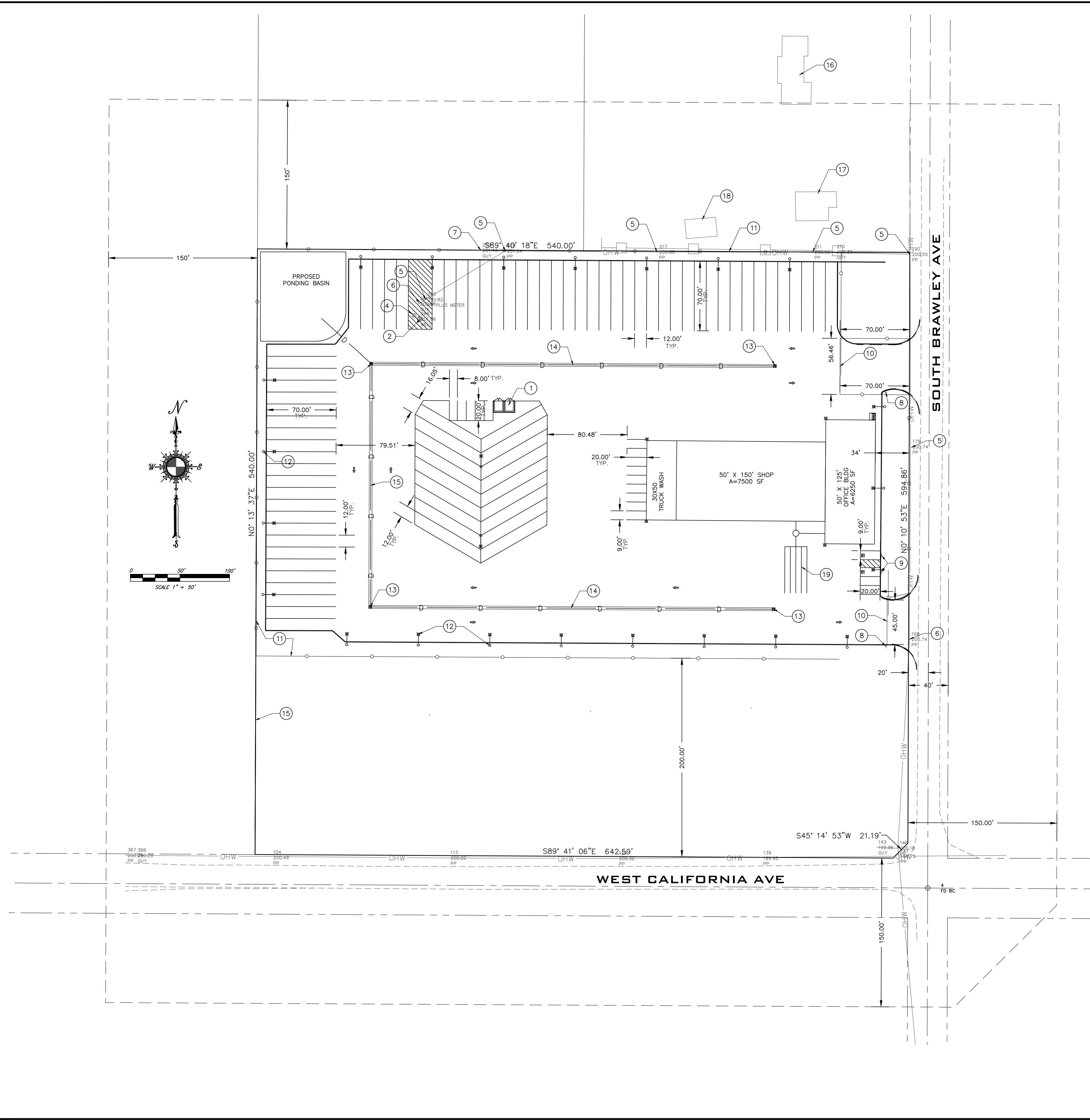
7. If a residence is being proposed, who will occupy the residence and what is their role in the commercial agricultural operation of the property?
No residential bldg proposed.

This Statement of Intended Use is being signed under penalty of perjury.

Signature: *Amarpat Singh*

4-1-21
Date

Print Name: _____



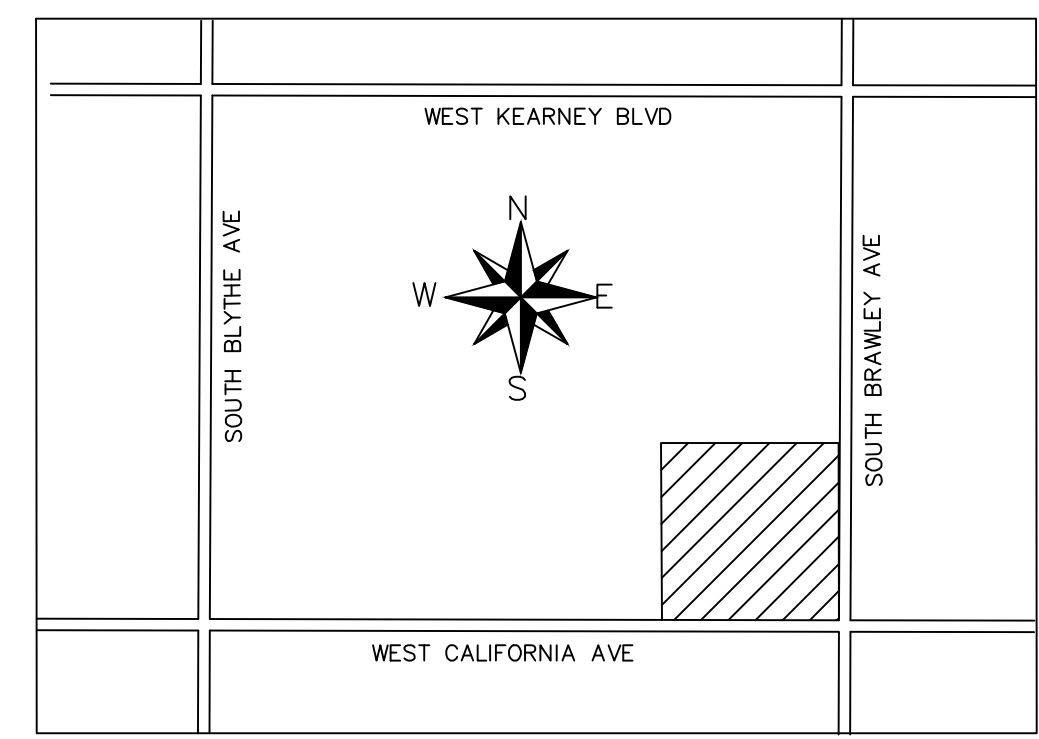
LEGAL DESCRIPTION
 THE SOUTH HALF OF LOTS 59 AND 60 OF FRUIT VALE ESTATES, IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED APRIL 10, 1889 IN BOOK 3, PAGE 67 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOT 60 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 60, THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 60, 15 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EAST BOUNDARY OF SAID LOT 60, SAID POINT BEING 15 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE SOUTHEASTERLY ALONG SAID EAST BOUNDARY 15 FEET TO THE POINT OF BEGINNING.

LEGEND:

- INDICATES SUBJECT PROPERTY LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- - - EDGE OF PAVEMENT

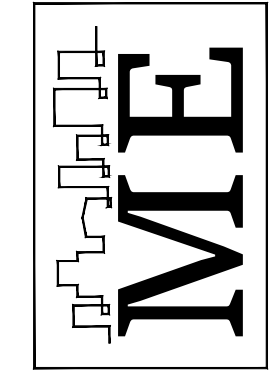
- KEYNOTES**
- 1 PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD P-33 & P-34
 - 2 EXISTING WATER WELL TO REMAIN
 - 3 EXISTING WATER TANK TO REMAIN
 - 4 EXISTING WATER TANK TO REMAIN
 - 5 EXISTING POWER POLE TO REMAIN
 - 6 EXISTING POWER POLE TO BE RELOCATED
 - 7 EXISTING GUY WIRE TO REMAIN
 - 8 PROPOSED STOP SIGN
 - 9 PROPOSED ADA PARKING SIGN
 - 10 PROPOSED 6' HIGH SLIDER CHAINLINK GATE
 - 11 PROPOSED 6' HIGH CHAINLINK FENCE
 - 12 PROPOSED ON-SITE STREET LIGHT
 - 13 INSTALL CHRISTY U-21S CATCH BASIN W/ U-21HT TRAFFIC RATED GRATE (LARGE)
 - 14 PROPOSED CONCRETE VALLEY GUTTER PER FRESNO COUNTY STD. ST41
 - 15 PROPERTY LINES
 - 16 EX. RESIDENTIAL BLDG
 - 17 EX. BLDG
 - 18 EX. SHED
 - 19 PROPOSED SEPTIC & LEACHFIELD



VICINITY MAP
 N.T.S.

REVISIONS	NO.	DATE	BY

Mota Enterprise
 Professional Engineering
 and Surveying
 559-288-3217
 pmouat02@yahoo.com



DRA SITE PLAN
713 S. BRAWLEY AVE
FRESNO CA 93706
APN 326-030-54

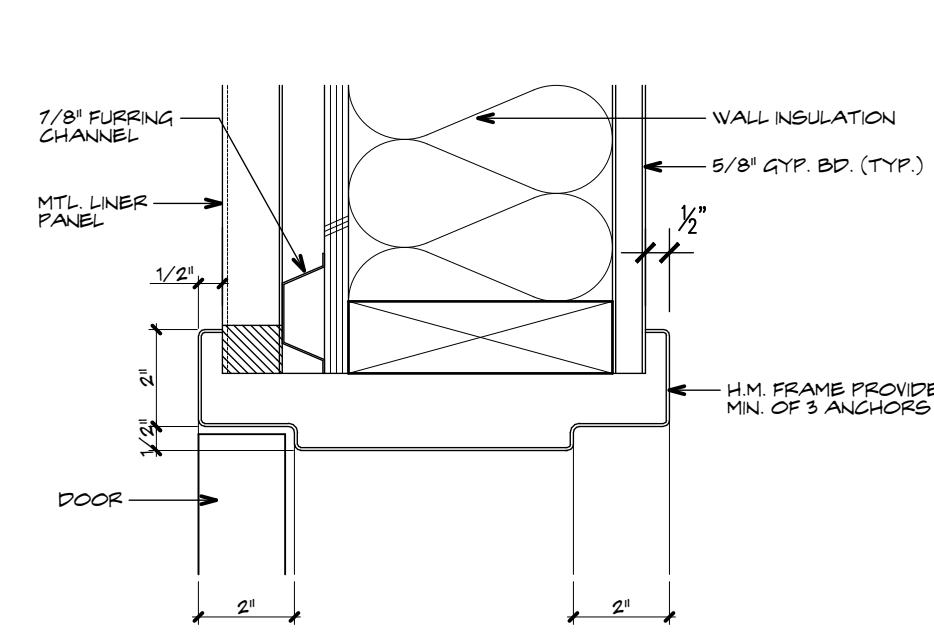
DRAWN BY:
 PPM

PROJ. ENGR:
 PPM

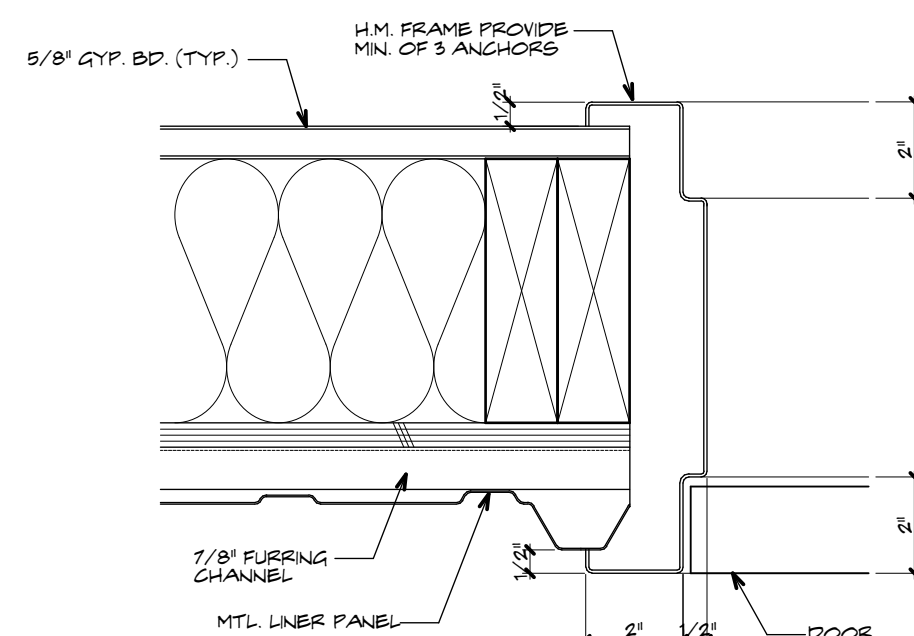
PROJECT #
 ME-041

OWNER INFO:
 AMAR CHDHAN
 3681 W. BELMONT AVE
 FRESNO, CA 93722
 559-273-8745

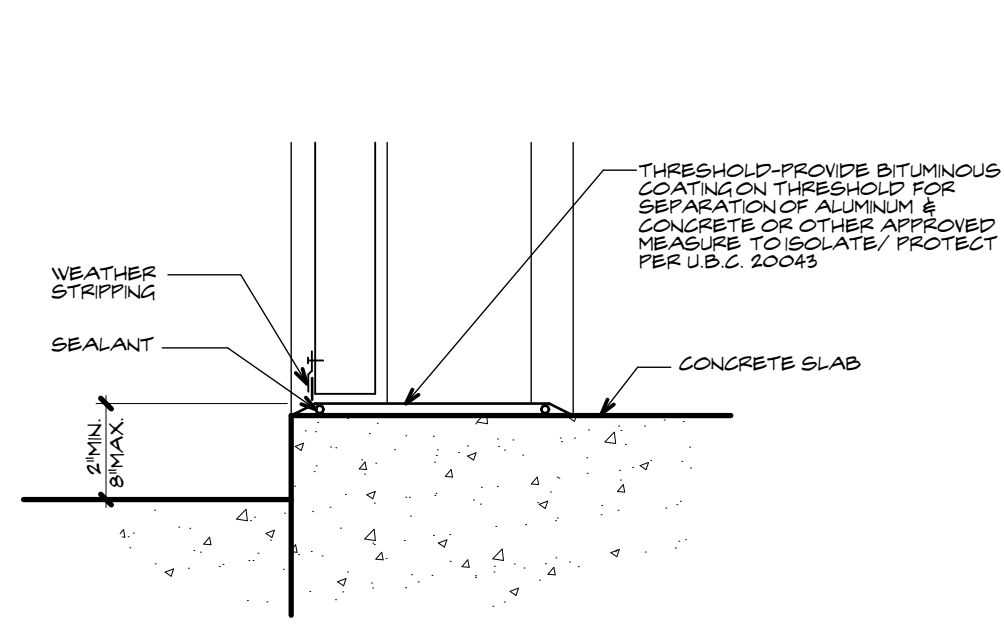
SHEET NO.
 1 / 1



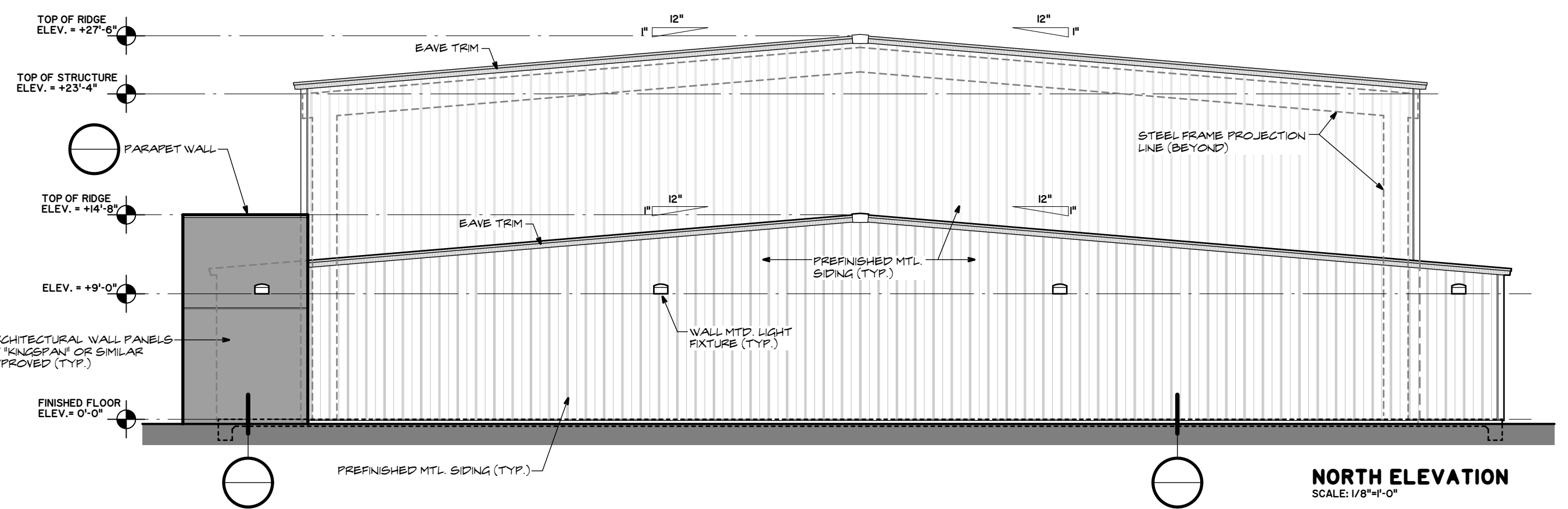
1 DOOR HEAD
SCALE: 3" = 1'-0"



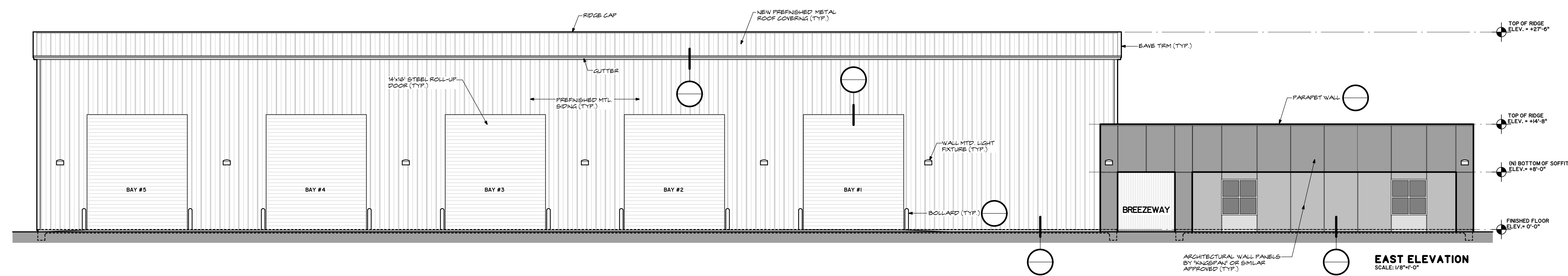
2 DOOR JAMB
SCALE: 3" = 1'-0"



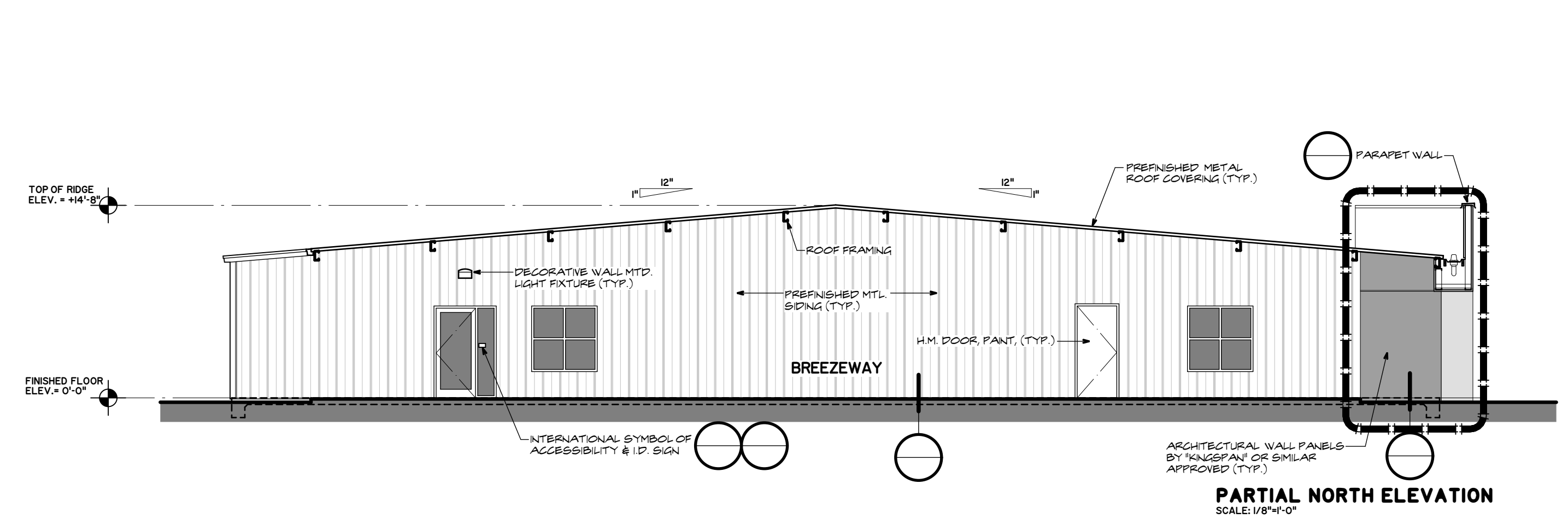
3 TYP. THRESHOLD
SCALE: 3" = 1'-0"



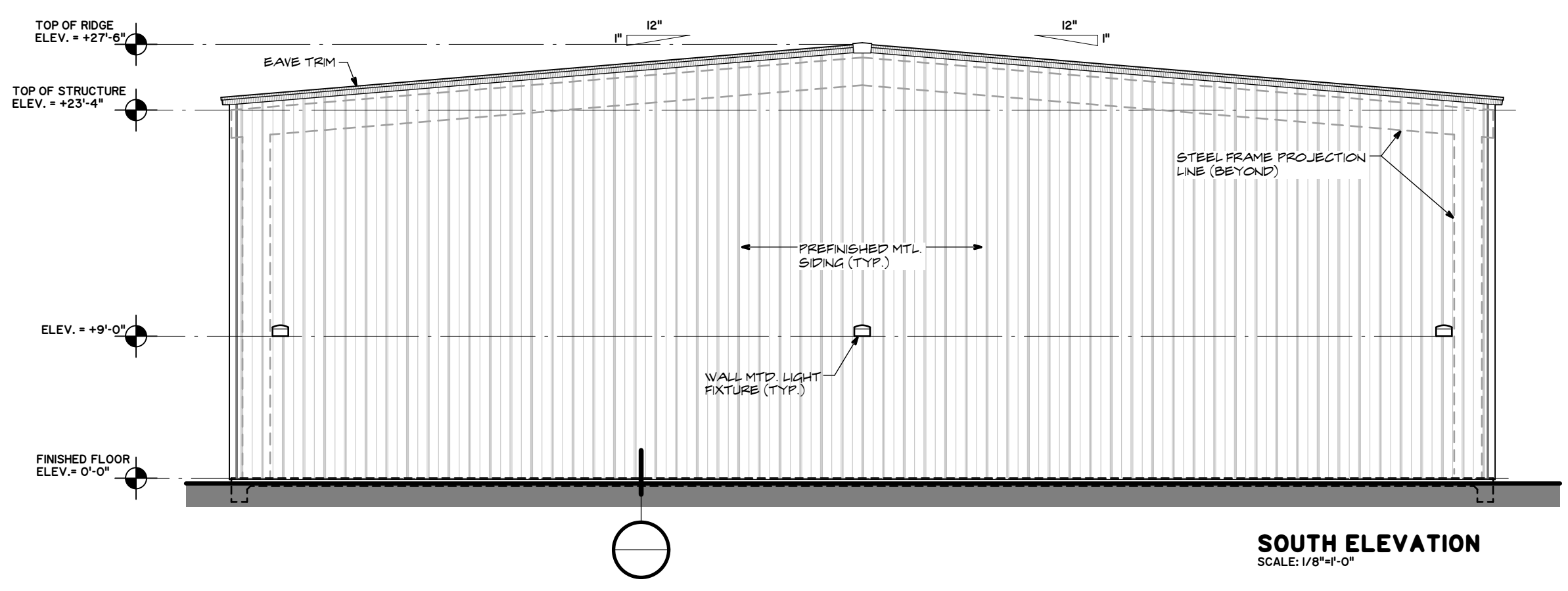
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



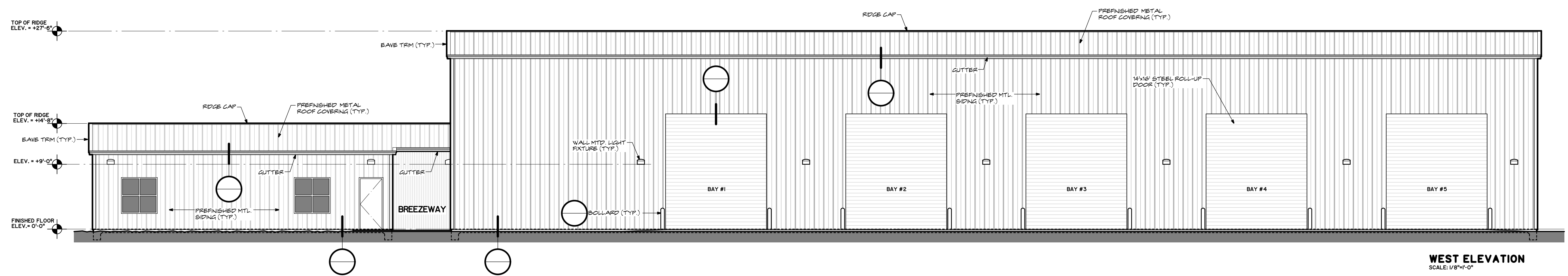
EAST ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

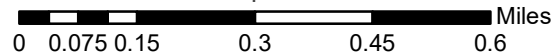
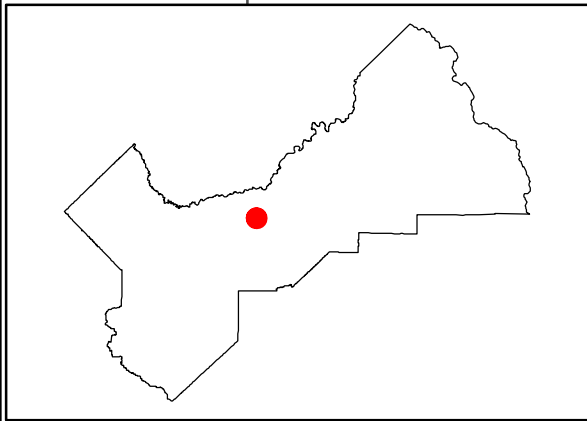
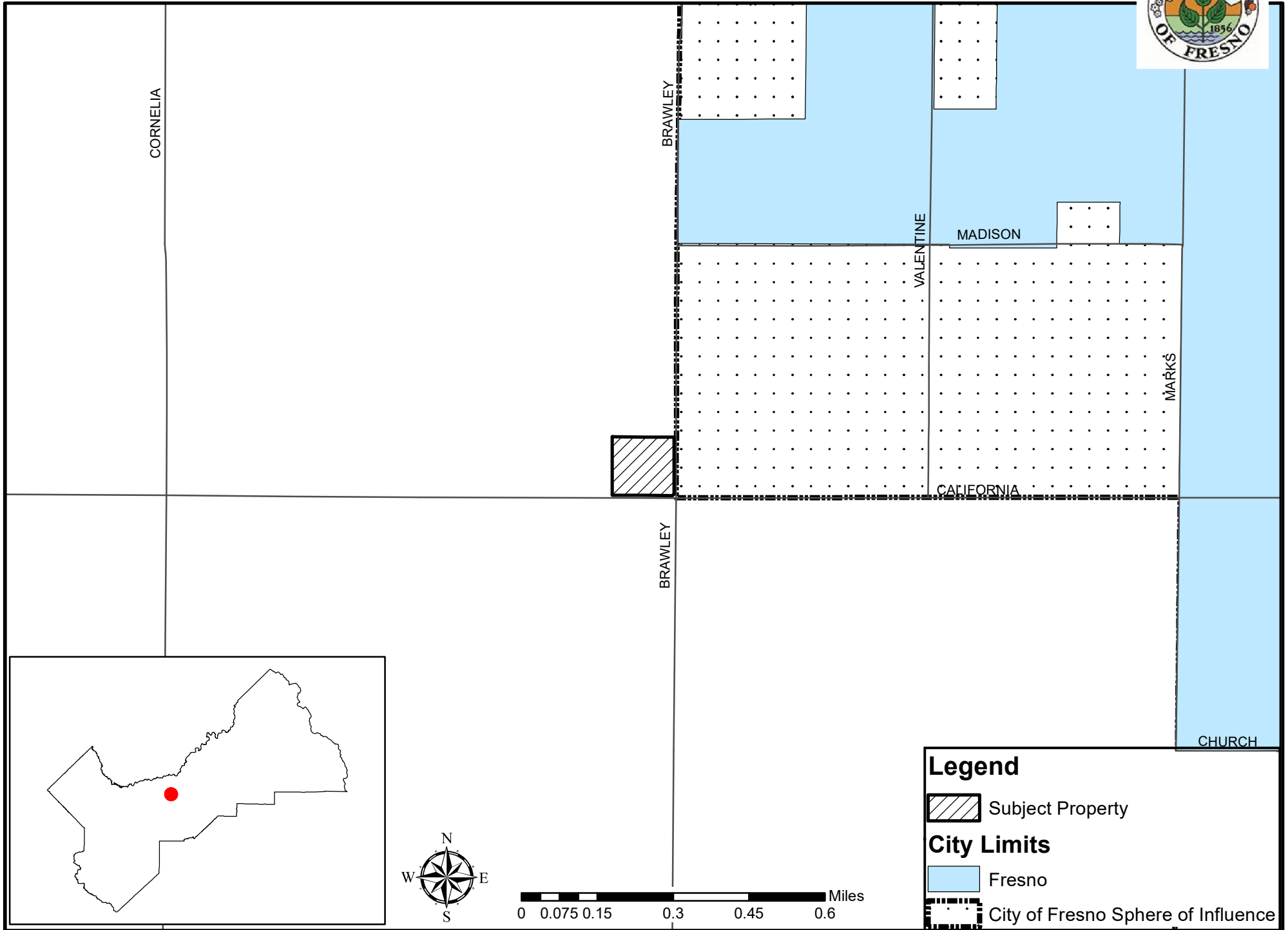
DATE:
PROJECT No.
REVISION: DATE:
1
2
3
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PROJECT NAME:

DRAWN BY:
aroo

DRAWING:

LOCATION MAP




Legend

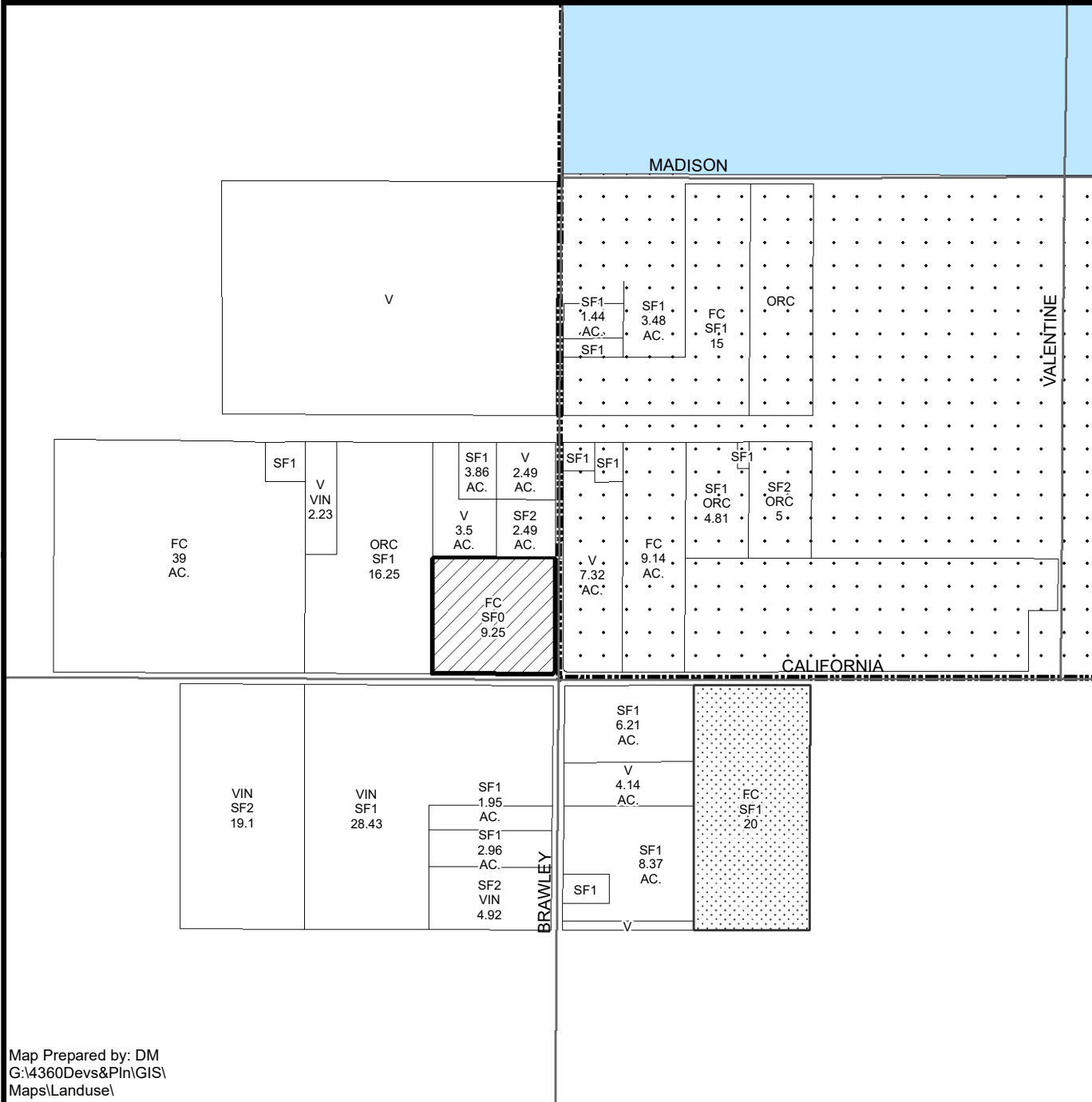
 Subject Property

City Limits

 Fresno

 City of Fresno Sphere of Influence

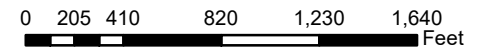
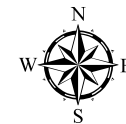
EXISTING LAND USE MAP



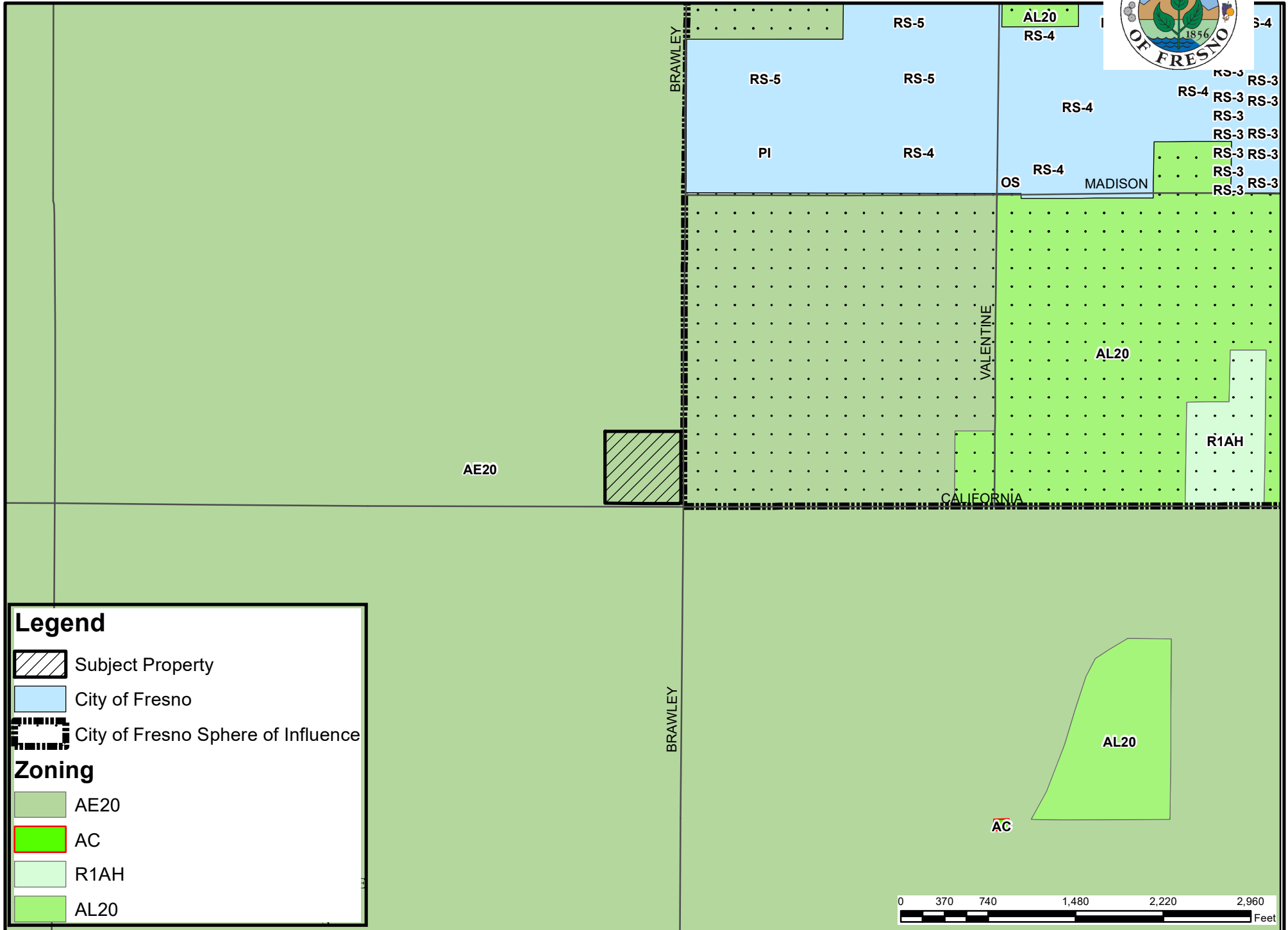
LEGEND	
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

LEGEND:

- Subject Property
- Ag Contract Land



EXISTING ZONING MAP

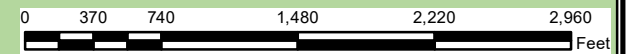


Legend

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

Zoning

- AE20
- AC
- R1AH
- AL20





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

1. **Property Owner:** Amar Chohan Singh Phone/Fax: 559-273-8745

Mailing Address: 3681 W. Belmont Ave, Fresno, CA 93722
Street City State/Zip

2. **Applicant:** Amar Chohan Singh Phone/Fax: 559-273-8745

Mailing Address: 3681 W. Belmont Ave, Fresno, CA 93722
Street City State/Zip

3. **Representative:** Peter Moua Phone/Fax: 559-288-3217

Mailing Address: 5699 N. 7th Street, Fresno CA 93710
Street City State/Zip

4. **Proposed Project:** DRA to build office bldg, maintenance shop and Ag truck parking

5. **Project Location:** Northwest corner of West California Ave and South Brawley Ave, Fresno CA

6. **Project Address:** 713 S. Brawley Ave, Fresno CA 93706

7. **Section/Township/Range:** 11 / 14S / 19E 8. **Parcel Size:** 9.25

9. **Assessor's Parcel No.** 326-030-54 OVER.....

10. Land Conservation Contract No. (If applicable): _____

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

- | | | | |
|--------------------------|---|--------------------------|---|
| <input type="checkbox"/> | LAFCo (annexation or extension of services) | <input type="checkbox"/> | SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> | CALTRANS | <input type="checkbox"/> | Reclamation Board |
| <input type="checkbox"/> | Division of Aeronautics | <input type="checkbox"/> | Department of Energy |
| <input type="checkbox"/> | Water Quality Control Board | <input type="checkbox"/> | Airport Land Use Commission |
| <input type="checkbox"/> | 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 District¹: AE-20

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

15. Present land use: RAW LAND
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
NO IMPROVEMENT - EXISTING AG WELL

Describe the major vegetative cover: GRASS
Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:
Flood zone X. See flood map #06019C2135H, effective 2/18/2009

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

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	NONE
Lot Size	<u>N/A</u>
Single Family	<u>N/A</u>
Apartments	<u>N/A</u>
II. Commercial - Number of Employees	<u>15</u> office and mechanics
Number of Salesmen	<u>N/A</u>
Number of Delivery Trucks	<u>81</u>
Total Square Footage of Building	<u>13,750 SF</u>

III. Describe and quantify other traffic generation activities: Increase
trucking traffic

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
Normal use of truck operation

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: Truck exhaust

23. Proposed source of water:
 private well
 community system³--name: _____ OVER.....

500

~~60,000~~ gallons

24. Anticipated volume of water to be used (gallons per day)²: _____

25. Proposed method of liquid waste disposal:

- septic system/individual
- community system³-name _____

26. Estimated volume of liquid waste (gallons per day)²: _____

27. Anticipated type(s) of liquid waste: Sewer / carwash

28. Anticipated type(s) of hazardous wastes²: Motor oil and other vehicle waste

29. Anticipated volume of hazardous wastes²: _____

30. Proposed method of hazardous waste disposal²: _____

31. Anticipated type(s) of solid waste: Produce, Boxes, parts

32. Anticipated amount of solid waste (tons or cubic yards per day): 5 cy

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 5 cy

34. Proposed method of solid waste disposal: Commercial pickup

35. Fire protection district(s) serving this area: Fresno County District

36. Has a previous application been processed on this site? If so, list title and date: No

37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No

38. If yes, are they currently in use? Yes _____ No _____

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

Manpreet Singh
SIGNATURE

3-31-21
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/14/18)

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, 2020: \$3,343.25 for an EIR; \$2,406.75 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

3-31-21
Date



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 21-001104
APPLICANT: YOUNGS, INC.
PHONE: N/A

PROPERTY LOCATION: 713 S. BRAWLEY AVE
APN: 326 - 030 - 54 ALCC: No Yes # VIOLATION NO. NO
CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No X Yes
ZONE DISTRICT: AE-20; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes
LOT STATUS:

Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No X Yes DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No Yes X
FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes
PROPOSAL DRA TO ALLOW THE MAINTENANCE AND STORAGE OF AG TRUCKS AND EQUIPMENT DEVOTED EXCLUSIVELY TO THE TRANSPORTATION OF AGRICULTURAL PRODUCTS, SUPPLIES AND EQUIPMENT.

COMMENTS:
ORD. SECTION(S): 816.2.T BY: ALBERT AGUILAR DATE: 2/8/21

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Agricultural</u> () GPA: <u> </u> () MINOR VA: <u> </u>	COMMUNITY PLAN: () JAA: <u> </u> (X) HD: <u>770.00</u>
REGIONAL PLAN: <u> </u> () JUP: <u> </u> (X) AG COMM: <u>67.00</u>	SPECIFIC PLAN: (X) DRA: <u>2,660.00</u> () ALCC: <u> </u>
SPECIAL POLICIES: () JVA: <u> </u> (X) IS PER*: <u>3,901.00</u>	SPHERE OF INFLUENCE: () JAT: <u> </u> () Viol. (35%): <u> </u>
ANNEX REFERRAL (LU-G17/MOU): <u> </u> () JTT: <u> </u> () Other: <u> </u>	

COMMENTS:
Filing Fee: \$
Pre-Application Fee: - \$247.00
Total County Filing Fee: 7,151.00

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
- (X) This Pre-Application Review form
- (X) Copy of Deed / Legal Description
- (X) Photographs
- () Letter Verifying Deed Review
- (X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of
Referral Letter #

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- (X) CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Ethan Davis DATE: 3/18/21
PHONE NUMBER: (559) 600-9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- | | |
|---------------------|------------------------------|
| () COVENANT | () SITE PLAN REVIEW |
| () MAP CERTIFICATE | (X) BUILDING PLANS |
| () PARCEL MAP | (X) BUILDING PERMITS |
| () FINAL MAP | () WASTE FACILITIES PERMIT |
| () FMFCD FEES | () SCHOOL FEES |
| () ALUC or ALCC | () OTHER (see reverse side) |

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



Invoice
 County of Fresno
 Department of Public Works & Planning

Mailing Address: 2220 Tulare Street, 6th Floor Fresno, CA 93721
 24-HR REQUEST LINE: 600-4131 LOCAL: 600-4560
 TOLL FREE: 800742-1011 FAX: 600-4201

Fresno County

REG-RECEIPT: 11461-21892151

CASHIER ID: CTUPPER

05-04-2021

Date Printed: May 04, 2021 14:54:54

INVOICE TO:

21 004272 LU	7,151.00
Sub Total	7,151.00
GST	0.00
PST	0.00
TOTAL DUE	7,151.00

INVOICE NO: 141098

INVOICE DATE: May 04, 2021

PERMIT #: Folder 2021 004272 000 00 LU

REFERENCE #: DRA 4660

PROJECT LOCATION: 713 BRAWLEY FRESNO CA

RECEIVED FROM:
 JOHNSON ALICE C TRUSTEE

PROJECT DESCRIPTION: DRA 4660 - AG TRUCKING FACILITY
 / IS 8065

Check

7,151.00

FEE DESCRIPTION

AMOUNT COMMENT

TOTAL TENDERED	7,151.00	Pre-Application fee Credit	\$-247.00
CHANGE DUE	0.00	AG COMM. DRA	\$67.00
		Health Department Review (Envir Health Rev)	\$770.00
		Dir Review & App (DRA) - Misc. (Comm/Ind)	\$2,660.00
		Environmental Assessment (EA) - Class II	\$3,901.00

TOTAL **\$7,151.00**

SUMMARY

OTHER **\$7,151.00**

TOTAL **\$7,151.00**

Total Billed: \$7,151.00

Payment Received: \$0.00

Balance Due: **\$7,151.00**

FORM OF PAYMENT:

_____ Check

_____ Credit Card

_____ Cash

_____ Roads Charge-Acct#

_____ DrawDown-Acct#

Submitted by: _____ Ext: _____

Fresno County

Invoice
County of Fresno
Department of Public Works & Planning



REG-RECEIPT: 11243-21889191

Mailing Address: 2220 Tulare Street, 6th Floor Fresno, CA 93721
24-HR REQUEST LINE: 600-4131 LOCAL: 600-4560
TOLL FREE: 800742-1011 FAX: 600-4201

CASHIER ID: CTUPPER

02-08-2021

Date Printed: Feb 08, 2021 10:45:47

21 001104 LU

INVOICE TO:

Sub Total	247.00
GST	0.00
PST	0.00
TOTAL DUE	247.00

INVOICE NO: 138095
 INVOICE DATE: February 08, 2021
 PERMIT #: Folder 2021 001104 000 00 LU
 REFERENCE #: 21-001104

PROJECT LOCATION: 713 BRAWLEY FRESNO CA

RECEIVED FROM:
YOUNGS, INC.

Check

PROJECT DESCRIPTION: DRA TO ALLOW THE MAINTENANCE AND STORAGE OF AG TRUCKS AND EQUIPEMENT DEVOTED EXCLUSIVLEY TO THE TRANSPORTATION OF AGRICULTURAL PRODUCTS, SUPPLIES AND EQUIPMENT.

TOTAL TENDERED

CHANGE DUE

FEE DESCRIPTION

AMOUNT COMMENT

Pre-Application Review (Conf Checklist)	\$247.00
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TOTAL	\$247.00
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SUMMARY

OTHER

TOTAL	\$247.00
--------------	-----------------

Total Billed: \$247.00

Payment Received: \$0.00

Balance Due: \$247.00

FORM OF PAYMENT:

- Check
- Credit Card
- Cash
- Roads Charge-Acct#
- DrawDown-Acct#

Submitted by: _____ Ext: _____

note: bring back to P.A.



W California Ave

W California Ave & S Brawley Ave




©2019 Google

GBT truck par

Cj's California
Bed & Biscuit



An aerial photograph showing a large, rectangular, brown, tilled field in the center. To the left, a road with two yellow lines runs vertically. At the top, a road runs horizontally, intersecting the vertical road. A red location pin is placed at the intersection. To the right of the main field, there is a smaller, rectangular field with rows of dark green plants, likely a vineyard. The surrounding area is mostly dry, brown earth with some scattered trees and a few small structures at the bottom left.

W California Ave & S Brawley Ave

S Brawley Ave



W California Ave

S Brawley Ave

WC





W California Ave & Brewley Ave