



County of Fresno

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

DATE: December 7, 2021

TO:

Development Services and Capital Projects, Attn: Will Kettler, Division Manager
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. Mavrakis
George.mavrakis@northcentralfire.org
North Kings GSA, Attn, Kassy D. Chauhan, P.E., Executive Officer

FROM: Jeremy Shaw, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval Application No. 4682 and Initial Study Application No. 8162

APPLICANT: Bar 20 Dairy, LLC

DUE DATE: **December 21, 2021**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the operation of a private school within an existing building, located on an inactive dairy site, on a 40-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 north side of W. Madison Avenue between Brawley Avenue and Cornelia Avenue, and approximately one-quarter mile west of the City of Fresno (APN: 326-170-14S) (4260 W. Madison Avenue) (Sup. Dist. 4).

We must have your comments by **December 21, 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, Jeremy Shaw, 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) 600-4207 or jshaw@fresnocountyca.gov via email.

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Activity Code (Internal Review): 2395

Enclosures



Date Received: 11/10/21

DRA 4682
(Application No.)

Fresno County Department of Public Works and Planning

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 Director Review and Approval
- Amendment to Text for 2nd 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:

Allow a private school in the AE-20.

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: North _____ side of Madison Ave
between Brawley _____ and Cornelia _____
Street address: 4260 W. Madison Ave. Fresno CA 93706

APN: 326-170-14S Parcel size: 40 Acres Section(s)-Twp/Rg: S 11 - T 14S S/R 19 E

ADDITIONAL APN(s): _____

I, Stephen J. Shehadey (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.

Bar 20 Dairy LLC	250 E Belmont Ave	Fresno	93701	559-457-4656
Owner (Print or Type)	Address	City	Zip	Phone
Bar 20 Dairy LLC	250 E Belmont Ave	Fresno	93701	559-457-4656
Applicant (Print or Type)	Address	City	Zip	Phone
Stephen Shehadey	250 E Belmont Ave	Fresno	93701	559-457-4656
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: sdean@bar20dairy.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA No. 4682 Fee: \$ 2,660.00
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: violation Fee: \$ 931.00
 Application Type / No.: _____ Fee: \$ _____
 PER/Initial Study No.: IS No. 8162 Fee: \$ 3,901.00
 Ag Department Review: Fee: \$ 67.00
 Health Department Review: Fee: \$ 770.00
 Received By: J.S. Invoice No.: 219056 TOTAL: \$ 8,082.00

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: private well

SEWER: Yes / No
 Agency: septic system

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

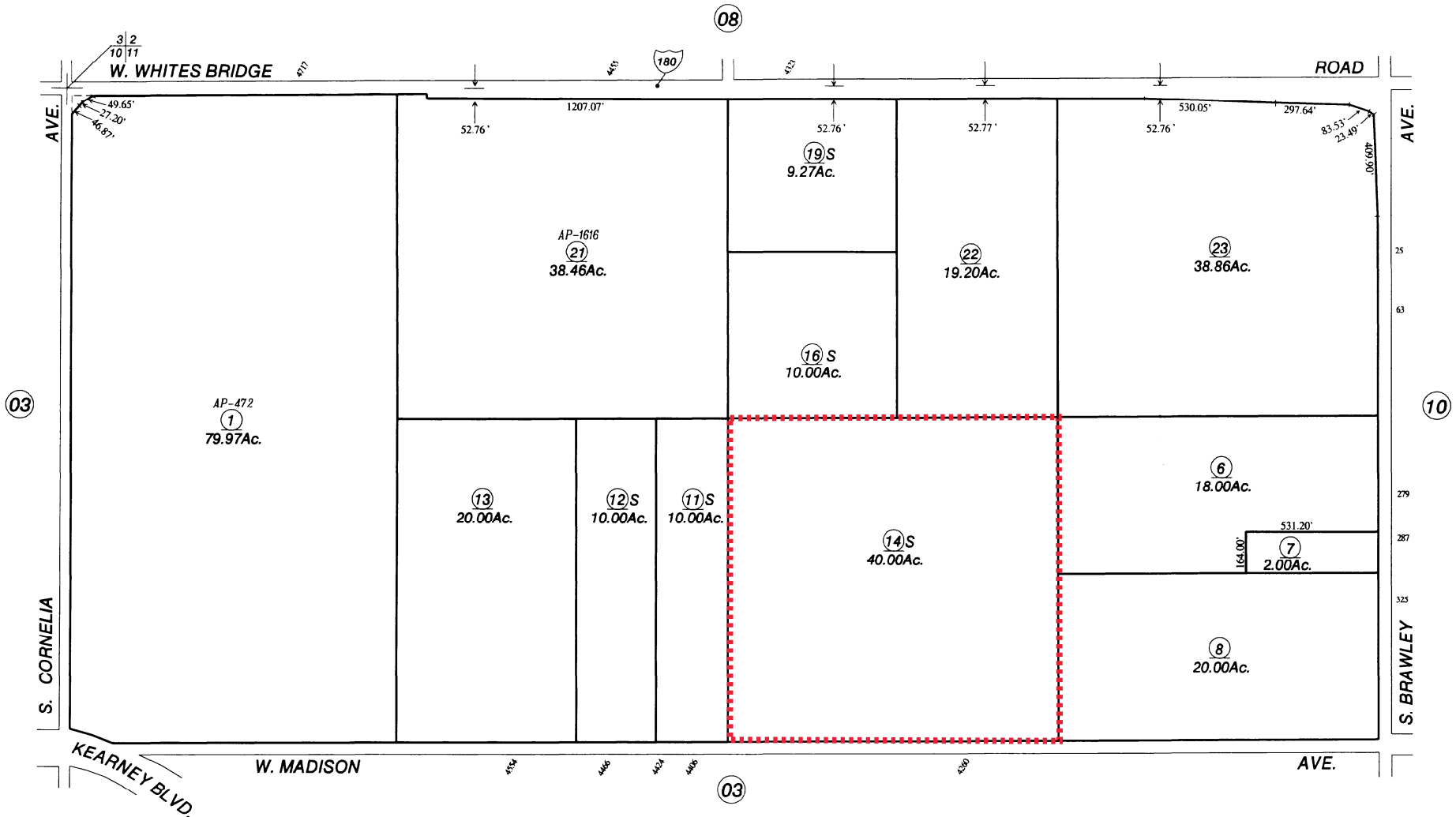
--- NOTE ---

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. OF SEC. 11, T.14S., R.19E., M.D.B.&M.

Tax Rate Area
62-014

326-17



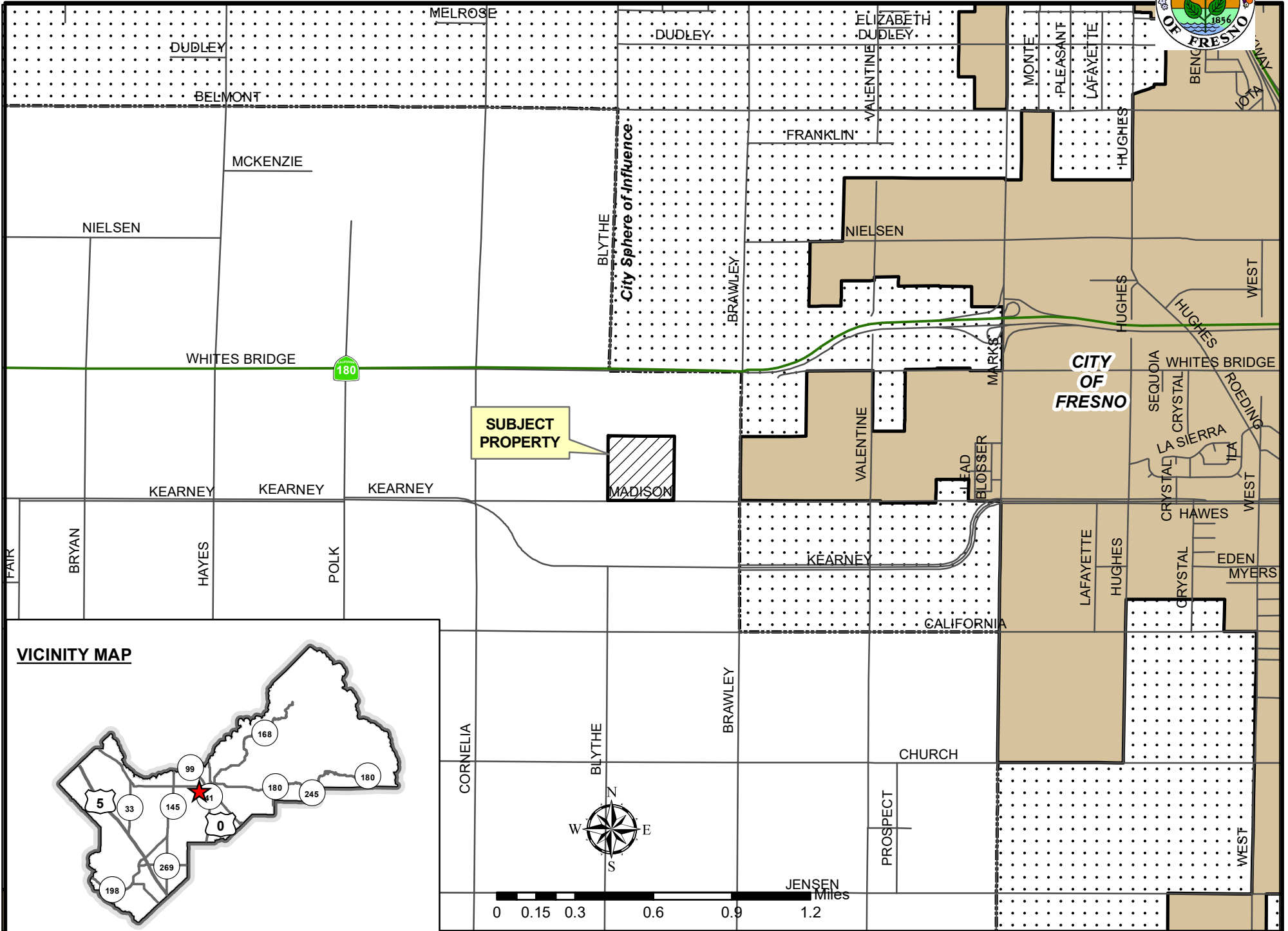
Agricultural Preserve

Assessor's Map Bk.326 - Pg. 17
County of Fresno, Calif.

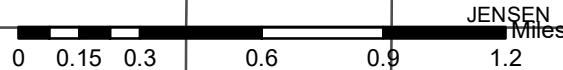
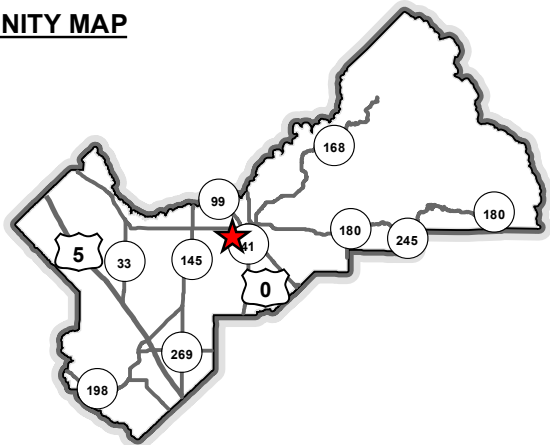
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



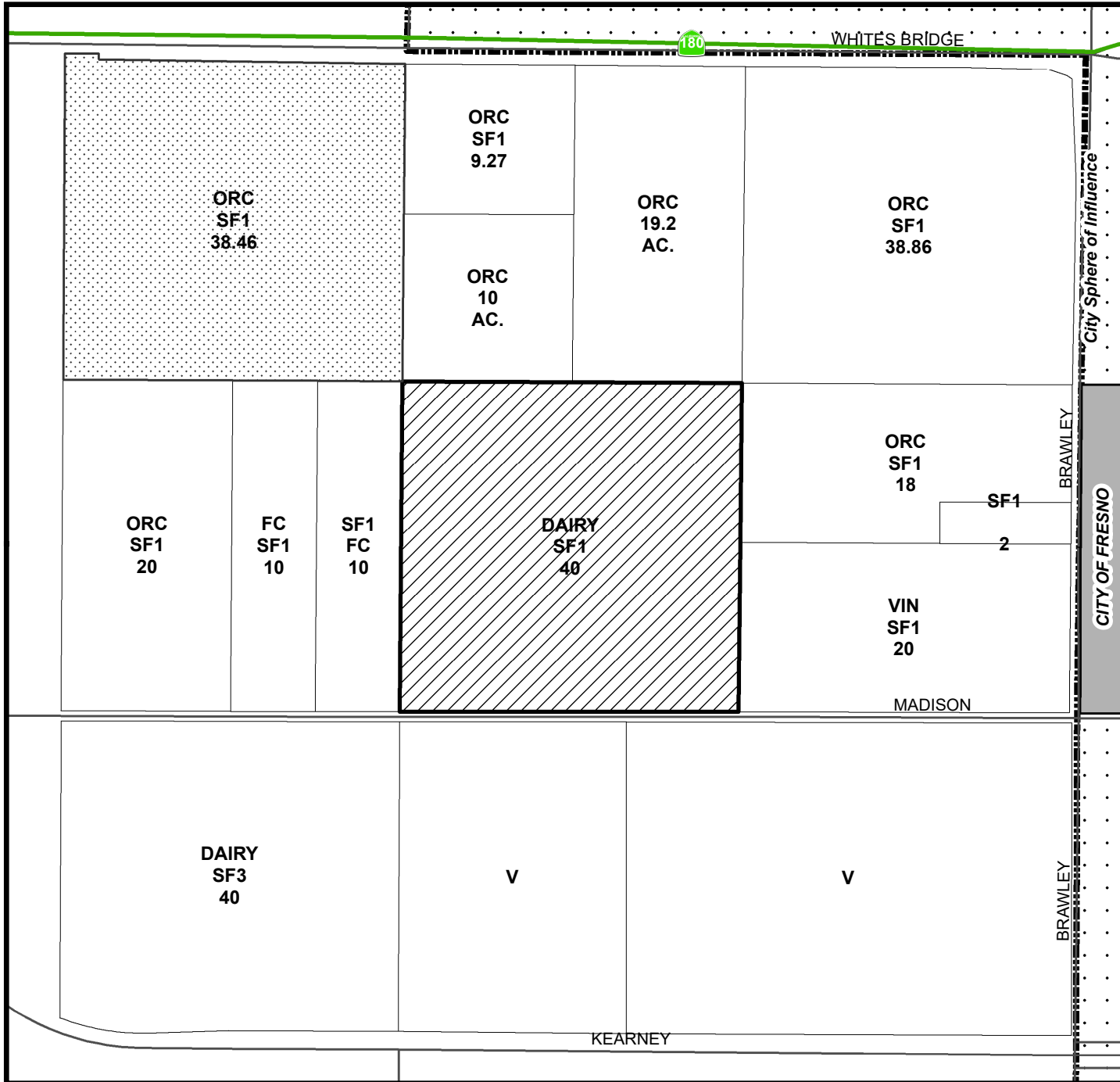
LOCATION MAP



VICINITY MAP







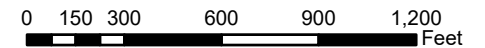
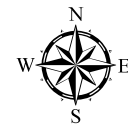
EXISTING LAND USE MAP



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

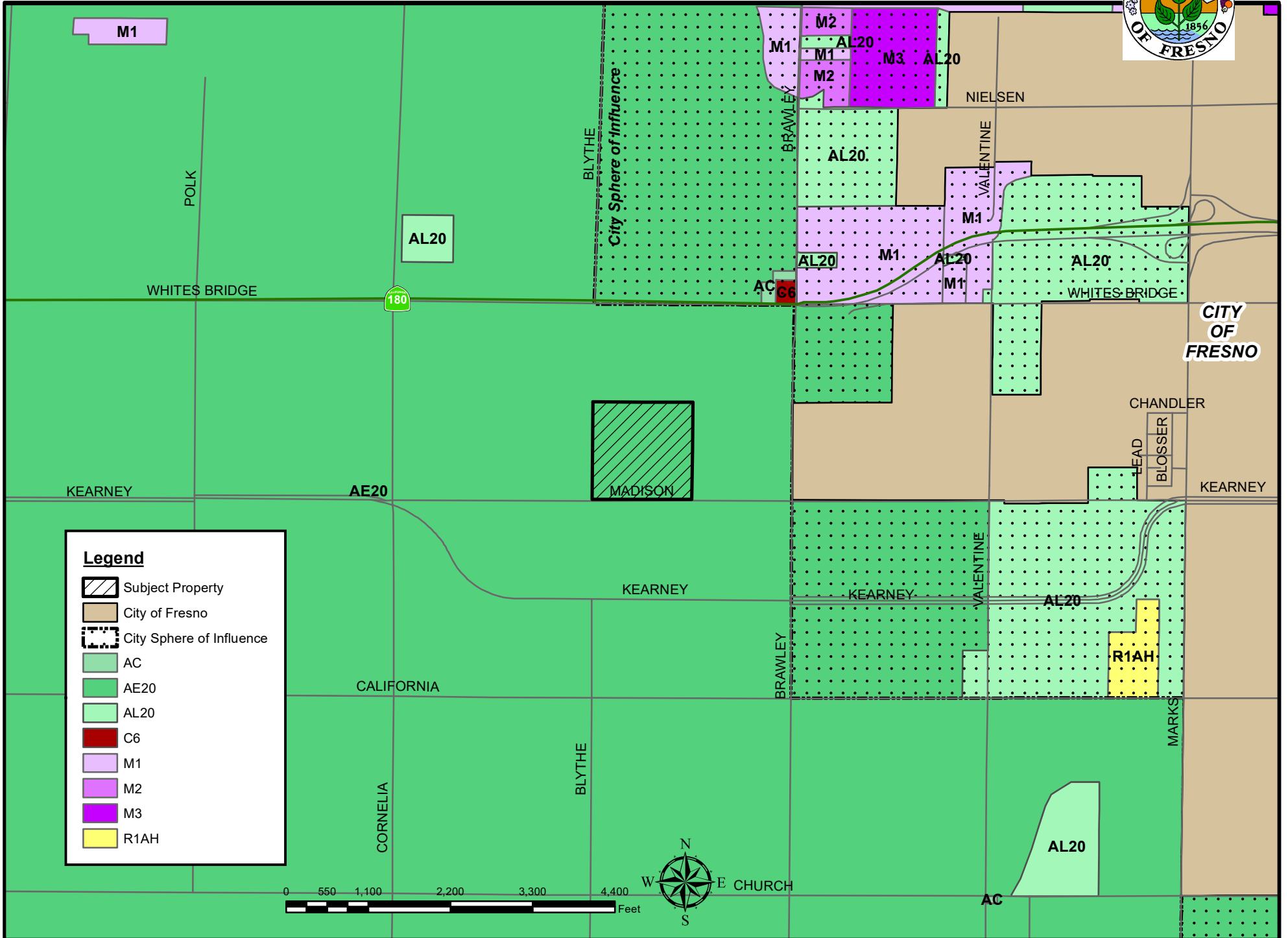
LEGEND:

-  Subject Property
-  Ag Contract Land
-  City of Fresno
-  City Sphere of Influence



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



Operational Statement

1. We are planning to have a private school classroom on the property at 4260 W Madison Ave Fresno, CA 93706. The classroom would facilitate 10 to 15 students who are enrolled in Kerman Christian School. The students will be a combined class of 7th and 8th graders. It will be a satellite classroom for Kerman Christian School. All the enrollment and administration will be through KCS. There is currently not enough room at the KCS campus to facilitate these students. The property used to have a dairy running on it. There are no longer cows being milked on the property. The classroom will be in the milk barn observation room. The milk barn has a large observation room that looks into the milking parlor. In the observation room is an office and 2 restrooms. The students will be dropped off at the front of the milk barn. There is a large, paved horseshoe shaped driveway that leads up to the milk barn and back to Madison Ave. The paved horseshoe driveway will be used for pick up and drop off. The students will be dropped off at 8:00 AM and be picked up at 2:45 PM Monday through Friday. Most of the students will be travelling within a 10-mile radius. There will not be a school bus. Several of the parents of the students are planning to have a carpool schedule. Once the students are dropped off there should not be any more traffic or deliveries until pick up. The students will bring their own lunches and snacks for the day. All the waste will be disposed in the 5 yd trash bin which is picked up weekly. During breaks and lunch hours the students will be allowed to go outside the front (south side) of the building and use the paved surface. There will be a portable basketball goal that they can use. There will also be some picnic tables under the covered patio at the front of the building. One of the teachers lives in the house on the property. The other teacher will be driving to the property and parking his vehicle during the school day. The school year is scheduled to run from August to May. However, the school year is starting later pending the DRA approval. The only portion of the property to be used for the classroom is the milk barn. The driveway will be used for drop off and pick up, and the paved area in front (south side) of building will be available during breaks.
2. The classroom will run 5 days a week during the school year. The school year runs from August to May. The students will be dropped off at 8:00 AM and will be picked up at 2:45 PM Monday through Friday. The activities will be primarily indoors.
3. There will be 13 students each day and 2 teachers each day of the school week. They will be there from 8:00 AM to 2:45 PM.
4. There will be 2 teachers who are employed by KCS. One lives on-site. They work from 7:30 AM to 3:30 PM
5. There will not be any service or delivery vehicles.
6. There is a paved driveway from Madison Ave to the building.
7. The large, unmarked parking area in front of and along the side of the building is also paved asphalt.
8. There will not be any goods sold on site.
9. There will not be any equipment used.
10. All school supplies will be stored in the building. Some examples of the supplies are paper, ink cartridges, desks, and chairs.
11. The use of the site will not cause any noise, glare, dust, odor, or any other unsightly appearance.

12. Solid waste will be papers and wrappers from snacks and lunches. Any trash or recycling produced will be picked up once a week by Republic Services in the 5 yd bin. Estimated amount of paper and solid waste is .0125 cubic yards per day. The bin is located next to the building. Liquid waste will be grey water to go to the septic system.
13. The only additional water used for the classroom will be the use of the bathrooms. The source of the water is a domestic well. Estimated volume per day is 100 gallons or less.
14. There will not be any advertising or signs posted.
15. An existing building will be used.
16. The portion of the building to be used is the large milking observation room in the milk barn. The milking parlor is separate and will not be used. It has air conditioning and heating. It has men's and women's restrooms.
17. There will not be any outdoor lighting or outdoor sound amplification.
18. The existing landscaping around the building consists of a few potted plants and shrubs in the planter area. It is primarily asphalt surrounding the building. There is no fencing proposed.
19. There are no plans to build or have more students than this one satellite classroom for KCS.
20. The owner of the property is Bar 20 Dairy LLC.

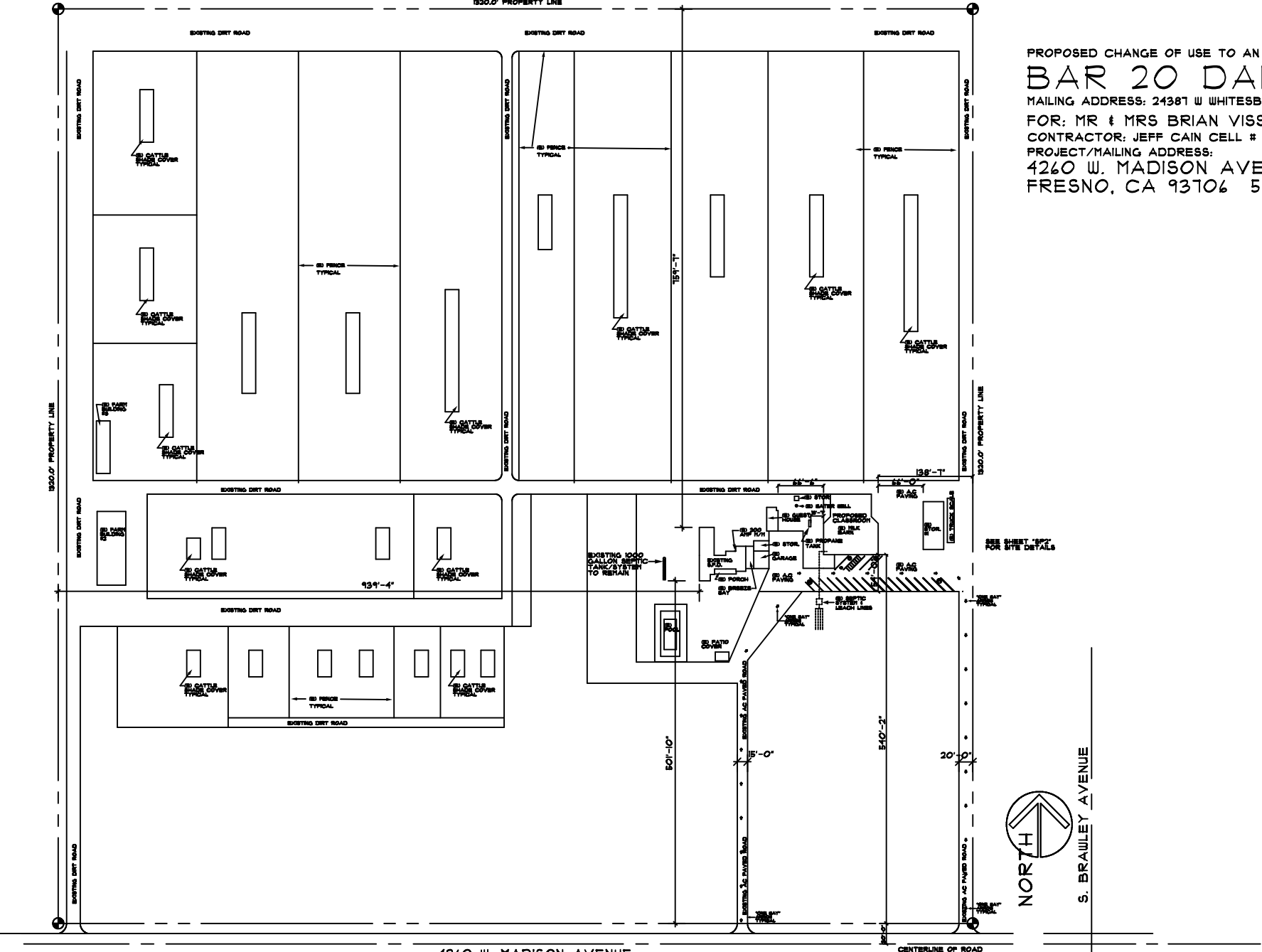


1330.0' PROPERTY LINE

1330.0' PROPERTY LINE

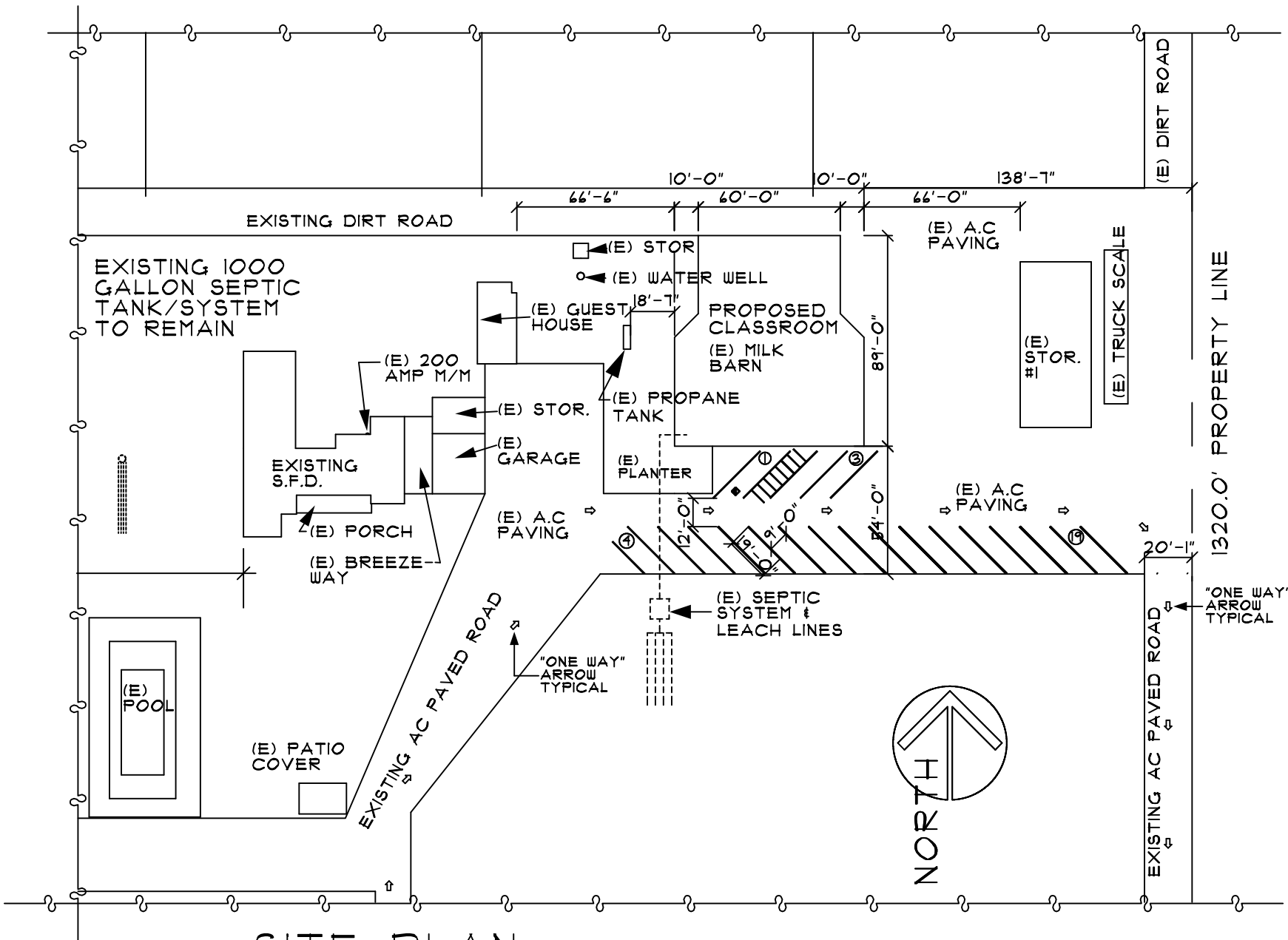
1330.0' PROPERTY LINE

PROPOSED CHANGE OF USE TO AN EXISTING BUILDING FOR:
BAR 20 DAIRY, LLC
 MAILING ADDRESS: 24987 W WHITESBRIDGE RD, KERNAN CA 9363
 FOR: MR & MRS BRIAN VISSER
 CONTRACTOR: JEFF CAIN CELL # 559 696 9079
 PROJECT/MAILING ADDRESS:
 4260 W. MADISON AVENUE
 FRESNO, CA 93706 559 567 5713



4260 W. MADISON AVENUE
 APN: 324 - 170 - 014

SITE PLAN SCALE: 1" = 200.0'

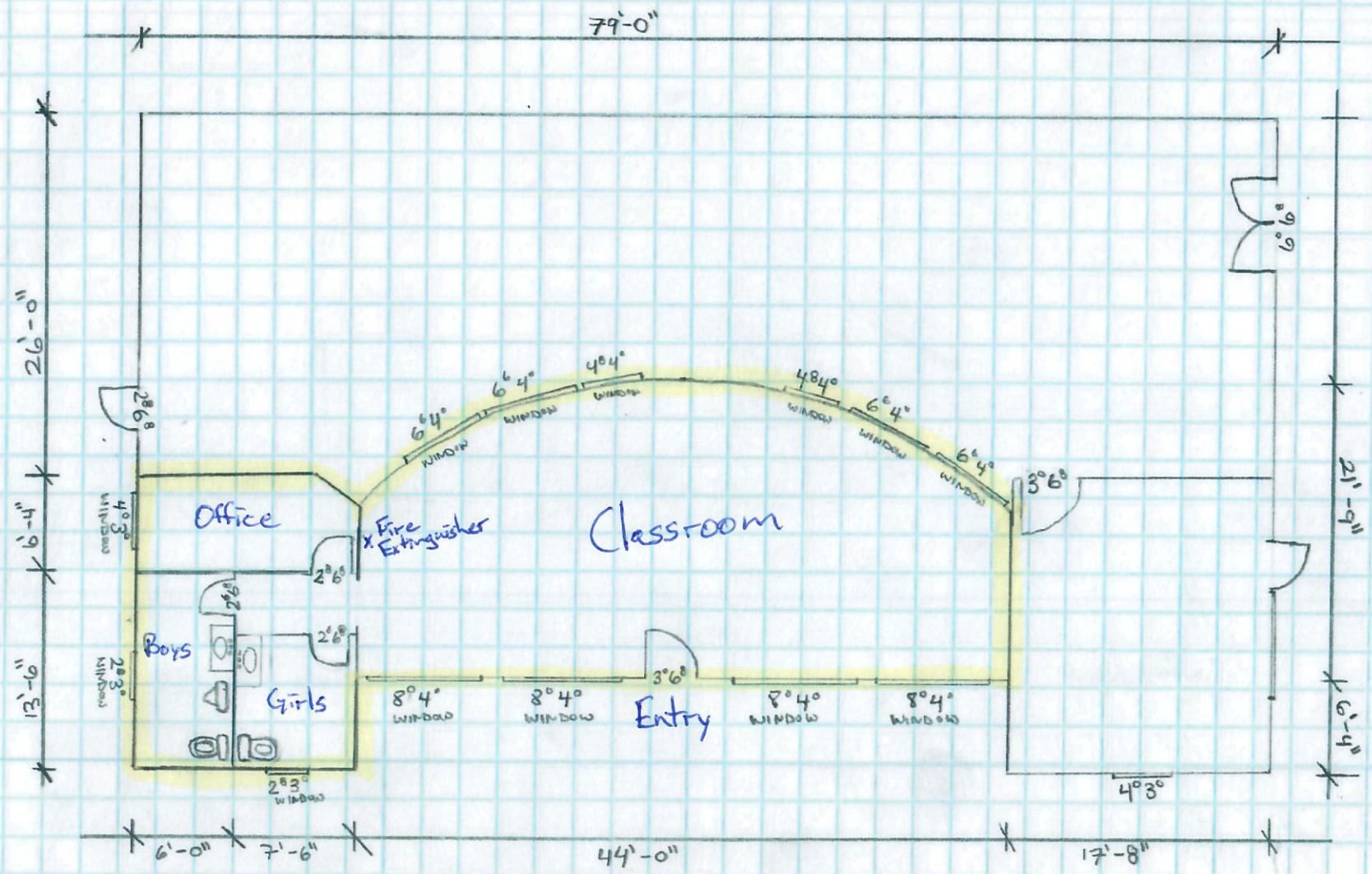


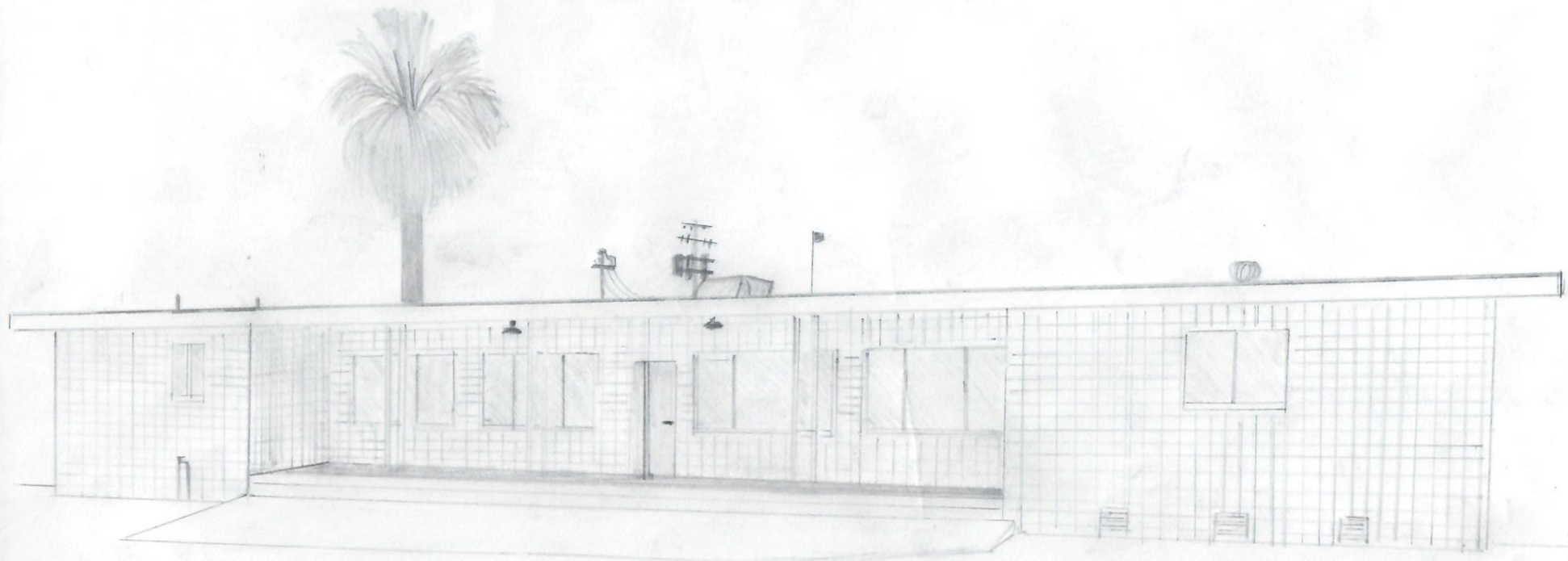
SITE PLAN

SCALE: 1" = 60'-0"

PROPOSED CHANGE OF USE TO AN EXISTING BUILDING FOR:
BAR 20 DAIRY, LLC
 MAILING ADDRESS: 24981 W WHITESBRIDGE RD. KERMAN CA 93630
 FOR: MR & MRS BRIAN VISSER
 CONTRACTOR: JEFF CAIN CELL # 559 696 9019
 PROJECT/MAILING ADDRESS:
 4260 W. MADISON AVENUE
 FRESNO, CA 93706 559 567 5713

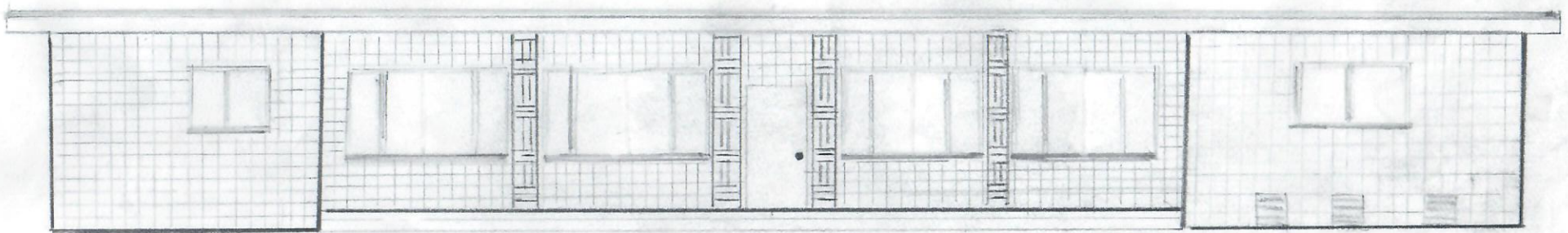
Floor Plan





FRONT ELEVATION
OF PROPOSED
CLASSROOM

FRONT ELEVATION OF PROPOSED CLASSROOM



79'-0"
BUILDING WIDTH

60'-0"
PROPOSED CLASSROOM WIDTH

10'-6"

EAST SIDE ELEVATION OF
PROPOSED CLASSROOM

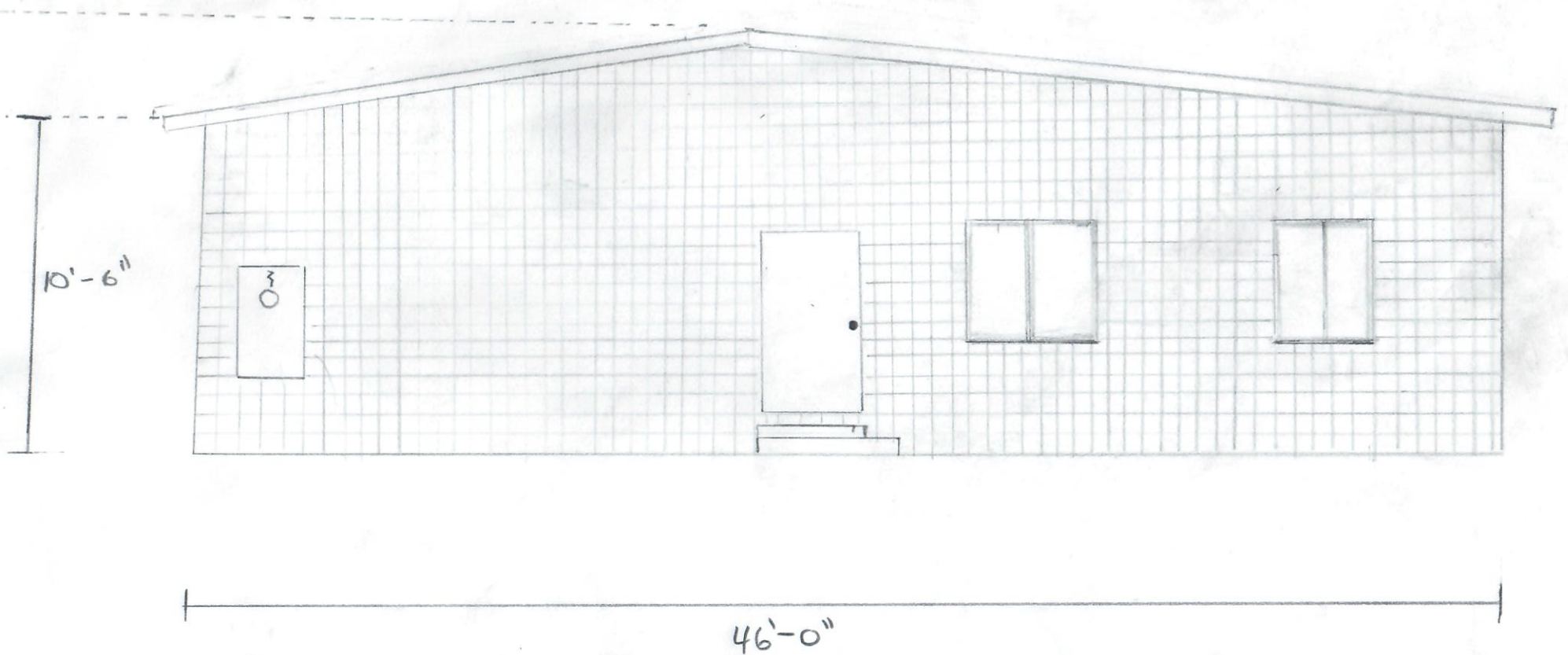






Image taken facing South from the front (South side) of building



Image taken facing West showing the East side of building



Image taken facing East from the East side of the building



Image taken facing West from West side of building



Image taken facing East of the West side of building



Image taken facing South of North side of building



Image taken facing North from North side of building

