



County of Fresno

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

DATE: December 29, 2022

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: Gabriel Samano
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/Wendy Nakagawa
Design Division, Attn: Mohammad Alimi, Design Division Engineer
Transportation Planning, Attn: Hector Luna, Brody Hines, Senior Planner
Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager;
Roy Jimenez, Senior Planner
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu
Fresno County Fire Protection, FKU.Prevention- Planning@fire.ca.gov
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Brandon Pursell, Lt. Kathy Curtice
Central California Irrigation District, Attn: Jarrett Martin, General Manager

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: **Director Review and Approval Application No. 4731**

APPLICANT: Leronious Marshall

DUE DATE: **January 12, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a Class II Home Occupation to allow an accessory structure as storage and food prep for offsite mobile restaurant on a 1.31-acre parcel located within the AE-20 (Exclusive Agricultural, twenty-acre minimum parcel size) Zone District.

The subject parcel is located between Fairfax Ave. and Evans Ave. on Valeria Ave., approximately – 1.2-miles east from the City of Dos Palos. (APN: 001-270-21) (43123 Valeria Ave.) (Sup. Dist. 1).

We must have your comments by **January 12, 2023**. 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, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, STE. A Street Level, Fresno, CA 93721, or call (559) 600-9669 or alyalvarez@fresnocountyca.gov via email.

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Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 12/14/22

DRA 4731

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects 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

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:

Home Occupation
Class II

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: 43123 Valeria Ave. Dos Palos CA 93620

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

ADDITIONAL APN(s):

Leronious Marshall + Carolyn McCoy Marshall
I, Leronious Marshall (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.

Leronious Marshall + Carolyn McCoy Marshall 43123 Valeria Ave Dos Palos CA 93620 (209) 261-2896

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: dospalosc@aol.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4731 Fee: \$ 1570.00
Application Type / No.: Pre-App credit Fee: \$ - 247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: ER 8343 Fee: \$ -
Ag Department Review: Fee: \$ 25.00
Health Department Review: Fee: \$ 432.00
Received By: AA Invoice No.: 250570 TOTAL: \$ 1780.00

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 # - -

APN # - -

APN # - -

Zone District:

Parcel Size:

over.....



**Development Services
and
Capital Projects
Division**

Mail To:
LERNIOUS MARSHALL
& CAROLYN McCOY
MARSHALL
43123 VALERIA AVE.
DOS PALOS, CA 93620

Pre-Application Review

Department of Public Works and Planning

EMAIL TO:
DOSPALOSC@AOL.COM

NUMBER: 22-016455
APPLICANT: LERNIOUS MARSHALL & CAROLYN McCOY MARSHALL
PHONE: (209) 261-2896

PROPERTY LOCATION: 43123 W VALERIA AVE DOS PALOS, California, 93620, USA
APN(s): 001-270-21 ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: () Conforms; (X) 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: (PM No. 7671) Lot of Rec. Map; () On '72 rolls () Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Dos Palos-Oro Loma Unified PERMIT JACKET: No Yes
FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No Yes
PROPOSAL DRA TO ALLOW A HOME OCCUPATION CLASS TWO TO ALLOW AN ACCESSORY STRUCTURE AS STORAGE & FOOD PREP FOR OFF SITE MOBILE RESTAURANT

COMMENTS:
ORD. SECTION(S): 816.2-M, & 855-N.17 BY: O. RAMIREZ DATE: 11/15/2022

GENERAL PLAN POLICIES:

PROCEDURES AND FEES:

LAND USE DESIGNATION: () GPA: () MINOR VA:
COMMUNITY PLAN: () AA: () HD: 432
REGIONAL PLAN: () CUP: () AG COMM: 25
SPECIFIC PLAN: () DRA: 1570 () ALCC:
SPECIAL POLICIES: () VA: () IS/PER*:
SPHERE OF INFLUENCE: () AT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): () TT: () Other:

COMMENTS:
Filing Fee: \$
Pre-Application Fee: - \$247.00
Total County Filing Fee: 1780

FILING REQUIREMENTS:

OTHER FILING FEES:

- () Land Use Applications and Fees
- () This Pre-Application Review form
- () Copy of Deed / Legal Description
- () Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- () Site Plans -4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction 1 copy
- () Floor Plan & Elevations -4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction 1 copy
- () Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of
- () Nitrogen Loading Analysis or RWQCB supplemental treatment
- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,548) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

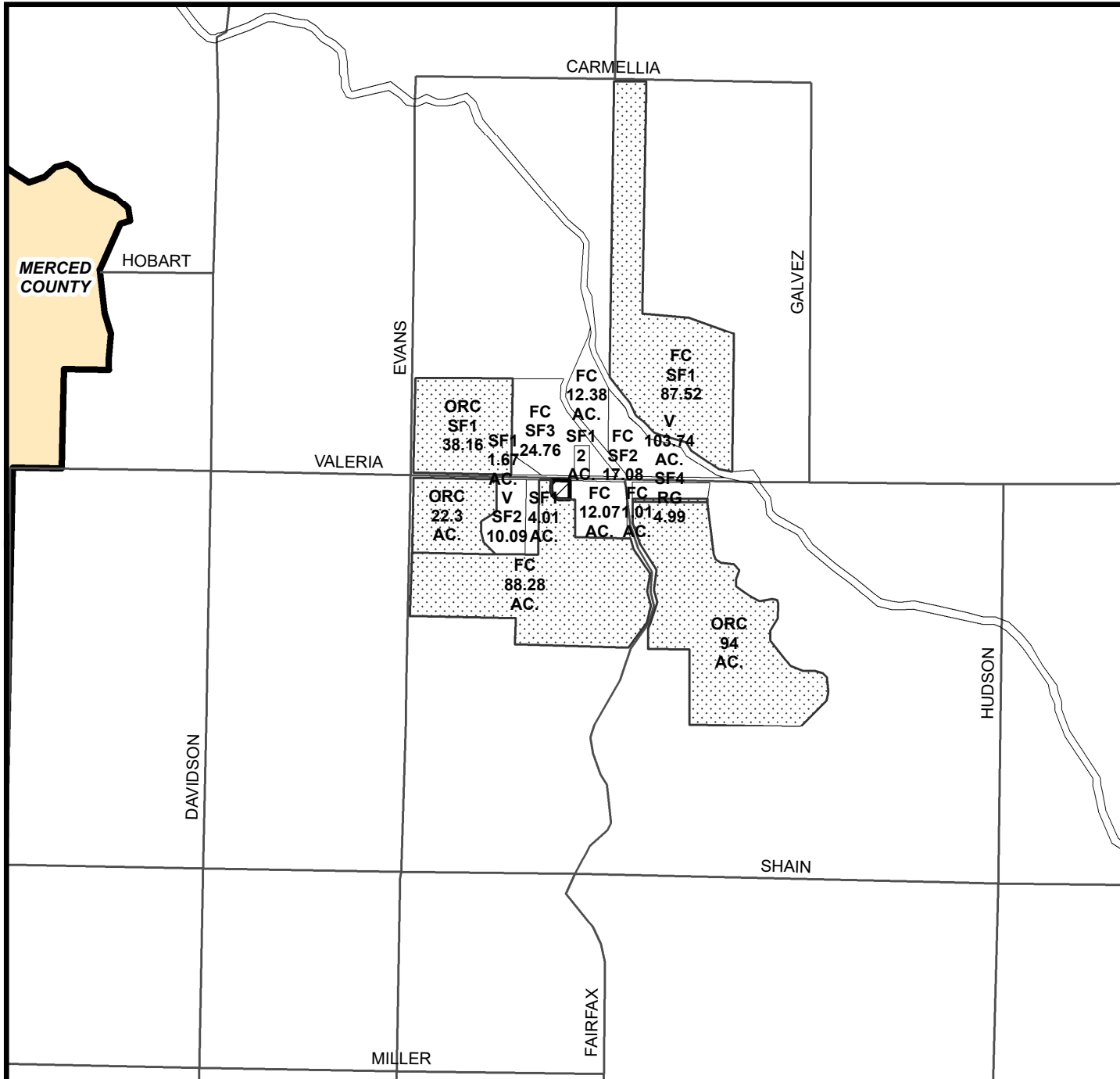
PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: Ricky Vang DATE: Dec-5-2022
PHONE NUMBER: (559) 600 - 4224

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- () COVENANT
 - () MAP CERTIFICATE
 - () PARCEL MAP
 - () FINAL MAP
 - () FMFCD FEES
 - () ALUC or ALCC
 - () SITE PLAN REVIEW
 - () BUILDING PLANS
 - () BUILDING PERMITS
 - () WASTE FACILITIES PERMIT
 - () SCHOOL FEES
 - () OTHER (see reverse side)




OTHER PERMIT REQUIREMENTS AND/OR FEES

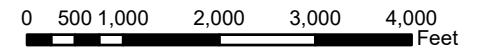
EXISTING LAND USE MAP



LEGEND	
FC - FIELD CROP	
ORC - ORCHARD	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	
RG - RESIDENTIAL GROUP FACIL	

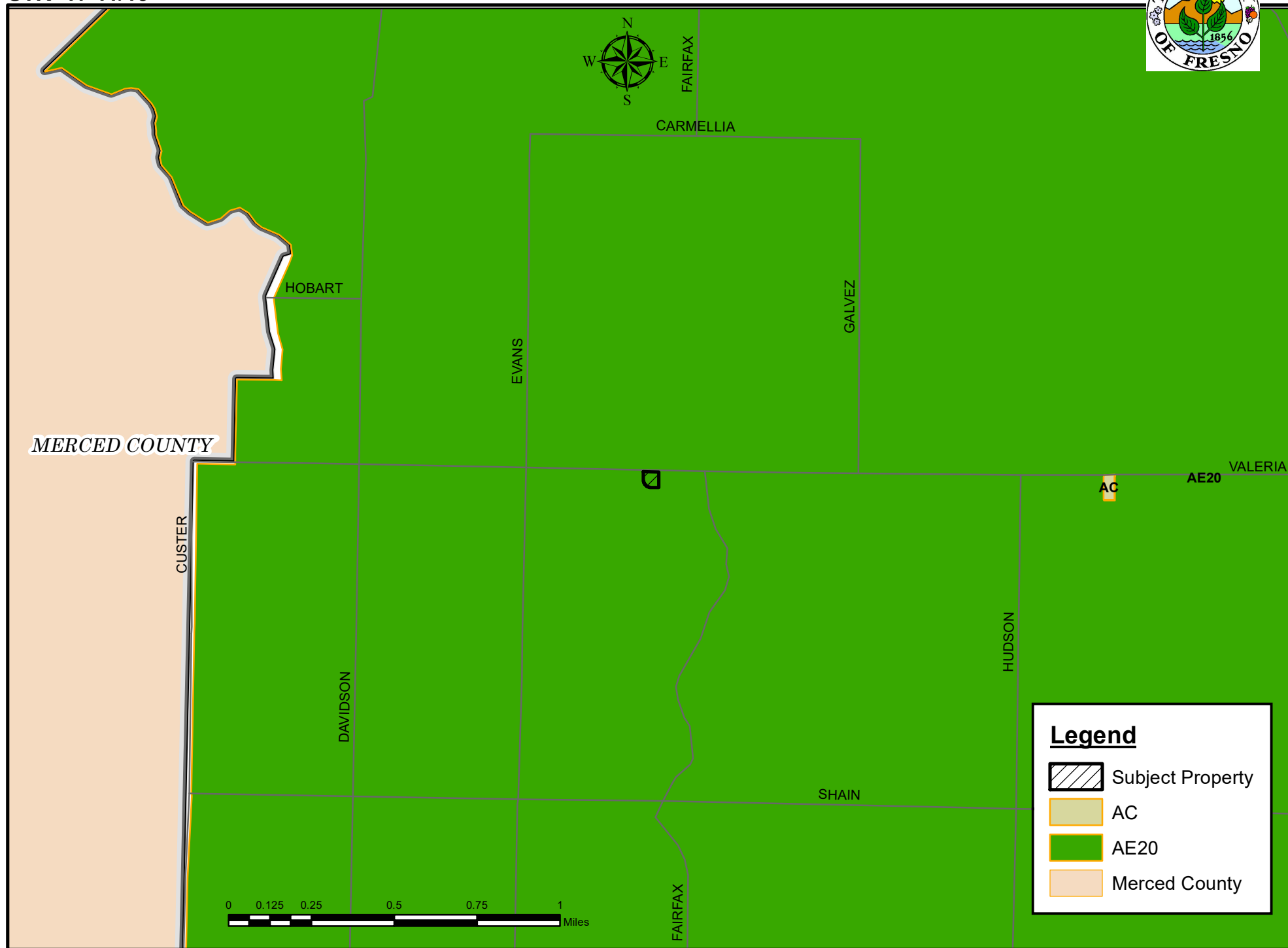
LEGEND:

-  Subject Property
-  Ag Contract Land
-  Merced County

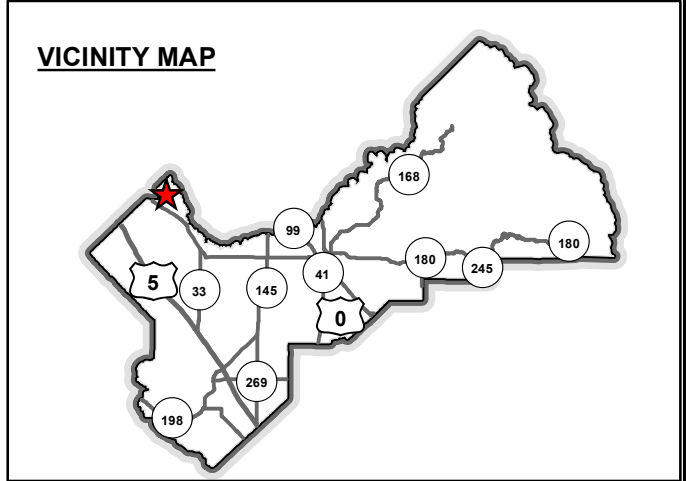
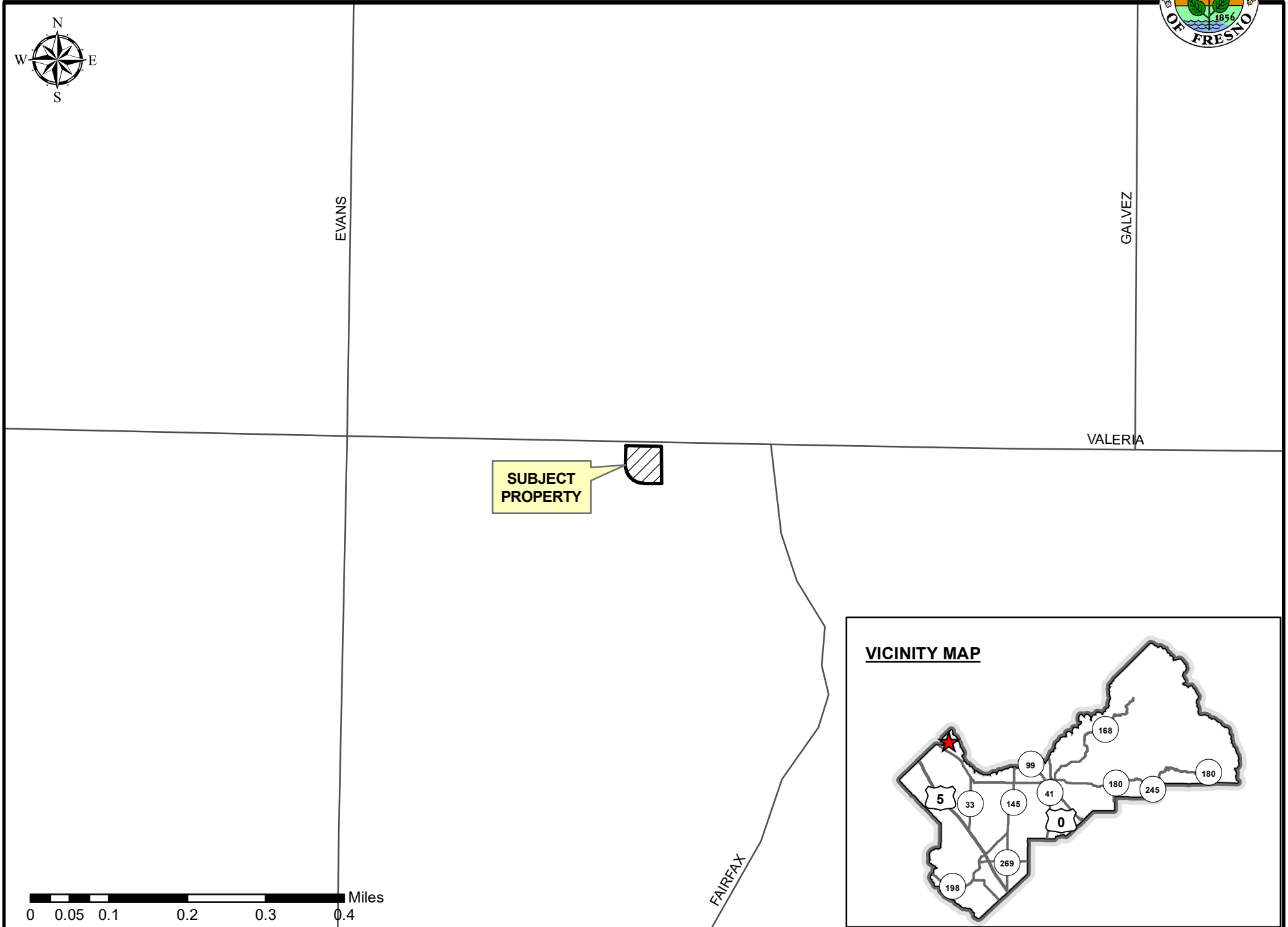


Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



LOCATION MAP





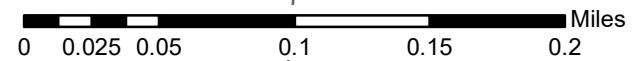
APPROVED DIRECTOR REVIEWS WITHIN A QUARTER MILE RADIUS



1/4
MILE
RADIUS

Legend

-  Approved DRAs
-  reftpoint

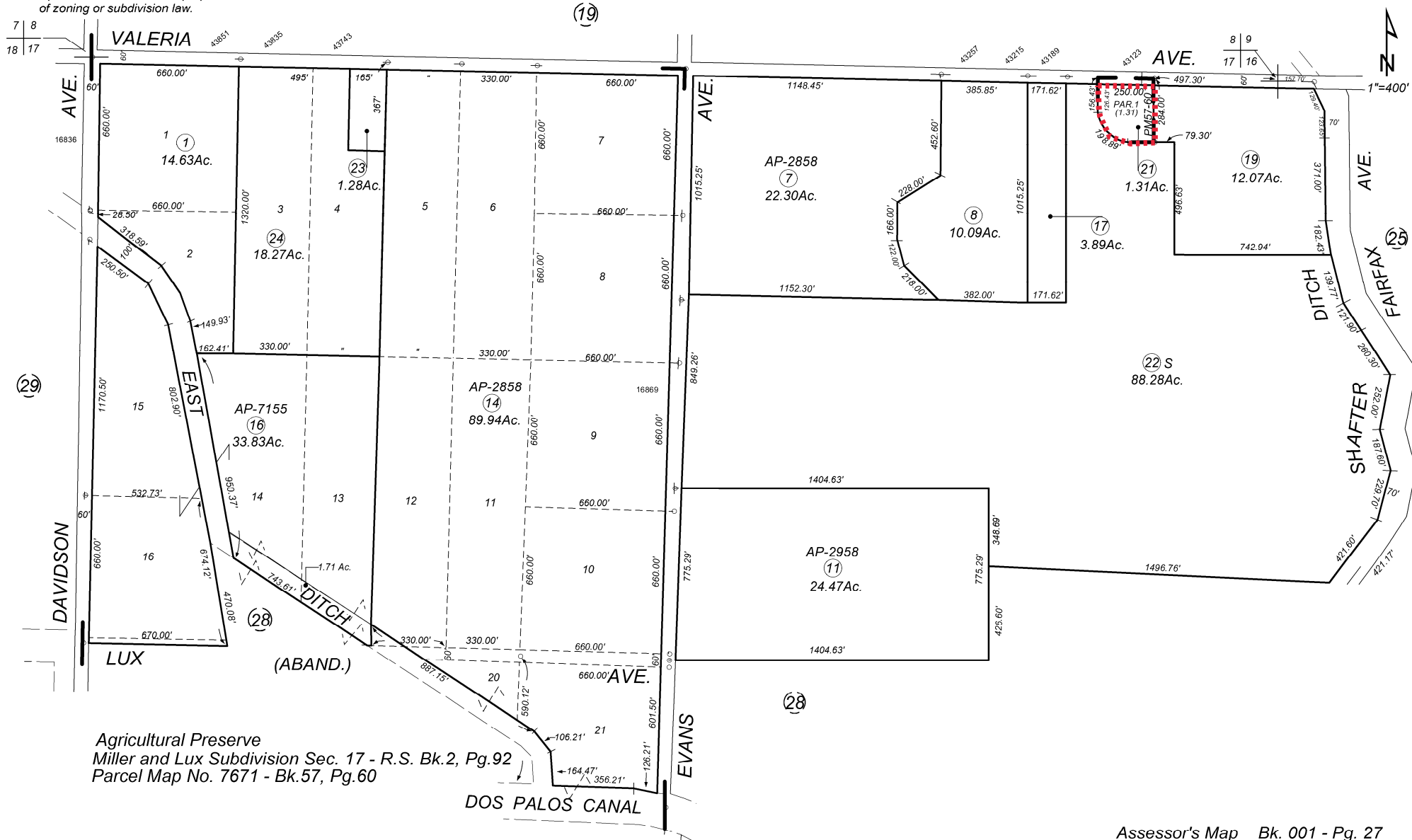


-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND & POR. SEC'S. 16 & 17, T.11 S., R. 213E., M.D.B. & M.

Tax Rate Area
64-001

001-27



Agricultural Preserve
Miller and Lux Subdivision Sec. 17 - R.S. Bk.2, Pg.92
Parcel Map No. 7671 - Bk.57, Pg.60

Assessor's Map Bk. 001 - Pg. 27
County of Fresno, Calif.

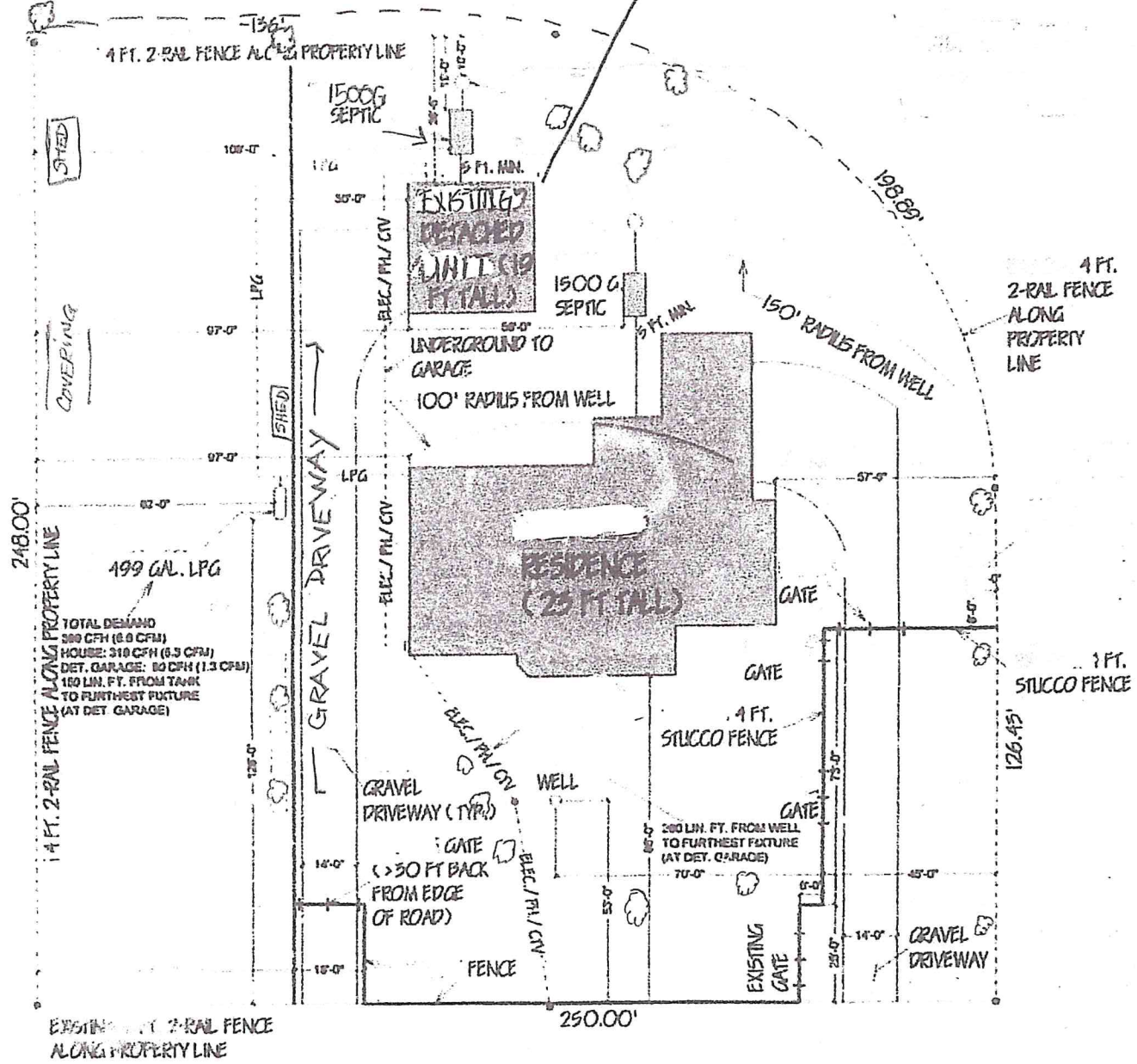
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1/8/2021

FAIRFAX AVE

EVANG AVE

NOTE: THIS EXISTING UNIT WILL BE USE FOR PROPOSED COMMISSARY (w/ APPROVAL)



248.00'

14 FT. 2-RAIL FENCE ALONG PROPERTY LINE

199 GAL. LPG

TOTAL DEMAND 500 CFH (8.0 CFM)
 HOUSE: 310 CFH (5.2 CFM)
 DET. GARAGE: 80 CFH (1.3 CFM)
 150 LIN. FT. FROM TANK TO FURTHEST FEATURE (AT DET. GARAGE)

43123 VALERIA AVENUE

SITE PLAN
SCALE 1" = 20' - 0"

Leronus Marshall and Carolyn McCoy
43123 Valeria Ave, Dos Palos Marshall
APN 001-270-21

WINDOW OPERATION LEGEND

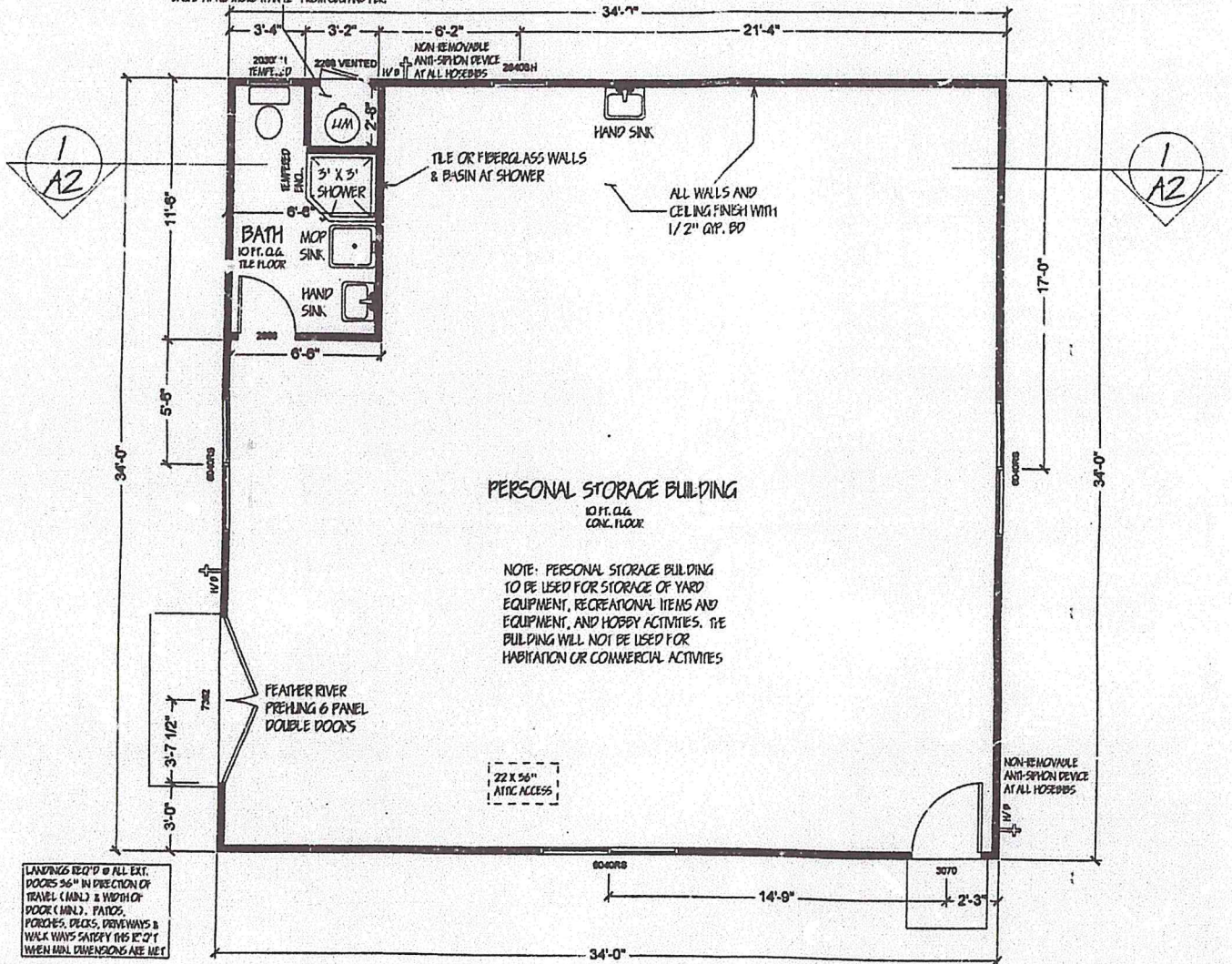
SH	SINGLE HUNG
RS	RIGHT SLIDING



SCALE: 1/4" = 1'-0"

WATER HEATER TO BE 50 GAL. MAX. AND 0.57 MIN. EFF. (TYPICAL: NO SMITH 30 GAL. GWC-50, 0.58 E.F., 151 HEATING @ 64°'S). GAS WATER HEATERS W/ E.F. LESS THAN 0.58 TO BE WRAPPED W/ MIN. R-12 BLANKET

AT WATER HEATER CLOSET PROVIDE 1/8" GIP. BD. TYPE "X" ON CLOS. & WALLS. CLOS. HEIGHT 7'-0". DOOR W/ (2) SCREENED VENTS (MIN. 50 SQ IN. EACH) AT NO MORE THAN 12" FROM CLOS. AND FLR.



LANDINGS REQ'D @ ALL EXT. DOORS 36" IN DIRECTION OF TRAVEL (MIN.) & HEIGHT OF DOOR (MIN.). PATIOS, PORCHES, DECKS, DRIVEWAYS & WALK WAYS SATISFY THIS REQ'T WHEN NET DIMENSIONS ARE MET

Dated 11/14

OPERATIONAL STATEMENT

Owners: Leronious Marshall
& Carolyn McCoy Marshall

Property: 43123 Valeria Ave.
Dos Palos, CA 93620

Proposal: Use of Rear Building on Property as Commissary for Storage, Cleaning and Prep for our Mobile Food Unit.

Clarification of Proposed Building Use in connection to Mobile Food Unit:

Our Mobile Unit (Food Truck) is fully equipped for cooking, frying, food prep, hot and cold holding. It has a 3 compartment sink, hand washing sink, refrigerator, freezer, 4 burner stove top and 2 fryers. We do all of our cooking in Mobile Unit.

The proposed Commissary will be use for Storage, Cleaning, and Prep in regard to our business needs in order to operate our Mobile Food Unit. Please note: There will be NO Cooking done in the proposed Commissary. Our request is to use subject building to store product, cleaning and prep.

Detail Proposed Use:

1. STORAGE

- a. Paper Products (serving containers, napkins, cups, disposal utensils, take out bags, etc.).
- b. Food Products (Can/Dry)
- c. Cold food products.
- d. Sauces and Seasoning.
- e. Pots, pans and cooking utensils.
- f. Items taken from Mobile Unit and stored in Commissary during off season.
- g. Cleaning supplies.

2. CLEANING (Items from Mobile Unit)

- a. Washing and Sanitizing Pots and Pans and Cooking Utensils, Steam Table Pans, etc.
- b. Detachable parts from Fryers and Stove Top.
- c. Refrigerator removable racks and Freezer Baskets as needed.

3. PREP

- a. Gathering supplies and food for transport to Mobile Unit.
- b. Preparing and Mixing Seasonings to be used in Mobile Unit.
- c. Placing food items in smaller containers for use for that day or event in Mobile Unit.
- d. Wash unpeeled potatoes for frying fresh cut fries in Mobile Unit.
- d. Fill fresh water tank in Mobile Unit.
- e. Drain grey water tank in subject building Septic Tank.*

* (see building floor plan for location and size of Septic Tank and Drains)

STATEMENT OF OPERATIONAL TIME

The operation of business is off site and not directly done in the proposed subject building nor on property site. All cooking, sales, interaction with customers, etc are conducted at Special Events or approved sites. Our business season is mainly between the months of April through the first week of November.

Occasional we may do a fund raiser event for local church in March.

Our special events are temporary events in Fresno, Merced and Madera Counties. We do an average of 5 - 6 of these events during of the months April - Nov.

Our plan is to operate our Mobile Unit in designated off site location twice a month, a couple of days, approx. 6 hours per day.

We have no employees. We are very small business that consist of just the two of us. Any work done on the property will be done by the two of us. If help is needed, we will have the help of a relative.

SERVICE, DELIVERY VEHICLES, ACCESS TO ROAD AND PARKING

Our regular maintenance service is for the Mobile Unit Hood and Fire Extinguishers. This service is semi-annually. The vehicle is a service van. Interstate Oil is scheduled to pick up old cooking oil as needed. Other than these two there are no schedule Service that we use. Occasionally there are deliveries from UPS, Federal Express or Amazon vehicles. Access to the site is from public road to gravel driveway. The parking area consist gravel paved driveway of approx. 130 feet long and 20 feet in width.

DISPOSAL OF SOLID AND LIQUID WASTE

1. Solid waste is placed in garbage bin and picked up by Mid Valley Disposal weekly.
2. Old frying oil is place in 134 gallon drum supplied by Interstate Oil and pick up by them as needed.
3. Waste water from building and Mobile Unit and disposed of in Septic Tank, which is use solely for subject building.

CHANGES TO PROPERTY CAUSED BY PROPOSED COMMISSARY

1. Additional water use. Approx. 15 - 25 gallons of water per work day will be used. Please see notes in Statement of Operation Time for work schedule and season.
2. There will Not be unsightly appearances, noise, glare, dust, odors caused by the Proposal.
3. There will be No advertising, signage, sales, customers on subject property.
4. There will be No additional outdoor lighting, No amplification system, landscaping, fencing changes and addition on property.

SUBJECT BUILDING LAYOUT/CONTENTS

1. The building is existing and there will be no structural changes.
2. We plan to use 100% of building space for Commissary.
3. Contents and Layout of Commissary are attached to this Operational Statement.





