



County of Fresno

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

DATE: June 30, 2023

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
Development Services and Capital Projects, Attn: William M. Kettler,
Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal
Planner
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/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
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger, Annie Shelton,
Principal Staff Analyst
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst
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
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov
Agricultural Commissioner, Attn: Melissa Cregan
County Counsel, Attn: Alison Samarin, Deputy County Counsel
Sheriff's Office, Attn: Captain Ryan Hushaw, Lt. Adam Esmay, Lt. Kevin Lolkus
California Highway Patrol, Attn: Captain Kevin Clays
California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com

CALTRANS, Transportation Planning, Attn: David Padilla, Branch Chief/Nicholas Isla,
Transportation Planner
Consolidated Irrigation District, Attn: Phil Desatoff, General Manager
Central Kings GSA, Attn: Phil Desatoff, General Manager
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural
Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,
Director/Shana Powers, Cultural Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

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

SUBJECT: Director Review and Approval Application No. 4743 and Initial Study No. 8410

APPLICANT: Sikander Singh

DUE DATE: **July 14, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the maintenance and storage of trucks and trailers to be utilized exclusively for the transportation of agricultural products, supplies and equipment, to be located on a 23.94-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southeast corner of the intersection of S. Peach Avenue and E. Nebraska Avenue, approximately four and one half-miles west of the nearest city limits of the City of Selma. (APN:385-052-31) (4133 E. Nebraska Avenue) (Sup. Dist. 4).

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 conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **July 14, 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, 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 email jshaw@fresnocountyca.gov

JS
GG:\4360Devs&PIn\PROJSEC\PROJDOCS\DR\4700-4799\4743\Routing\DR\4743 Routing Ltr.doc

Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 6-14-23

DRA 4743

(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:

Ag related truck and trailer 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: South side of E. Nebraska Ave. between S. Peach Ave and E. Nebraska Ave.

Street address: 4133 East Nebraska Ave. Fresno, CA 93725

APN: 385-052031 Parcel size: 23.94 ac Section(s)-Twp/Rg: S 8 - T 16 S/R 21 E

ADDITIONAL APN(s):

I, Sikandar 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.

Sikandar Singh 7073 E Redlands Ave Fresno CA 93737
Owner (Print or Type) Address City Zip Phone

SAME AS ABOVE
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL:

Table with columns for Application Type / No., Fee, Received By, and Invoice No. Includes handwritten entries for DRA 4743, Pre-App credit, and various fees totaling \$7,151.00.

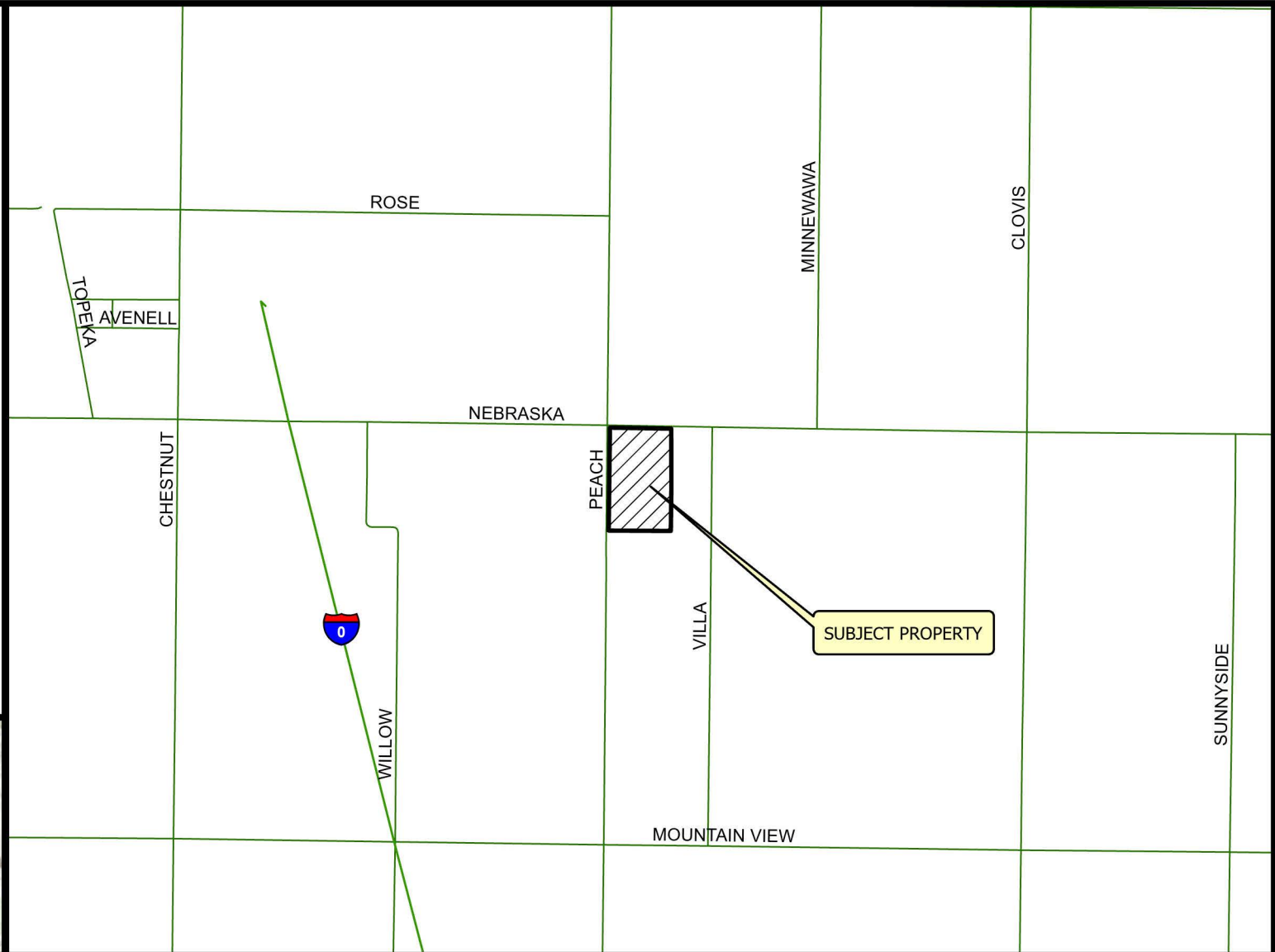
UTILITIES AVAILABLE: WATER: Yes [] / No [X] Agency: Well SEWER: Yes [] / No [X] Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T - S/R - E

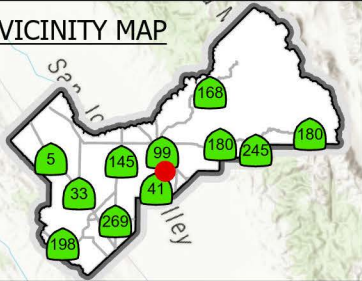
Related Application(s):
Zone District:
Parcel Size:

Legend

 Subject Property



VICINITY MAP

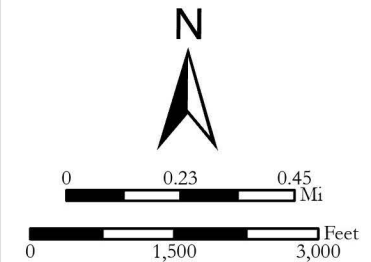


LOCATION MAP



DRA4743

2023

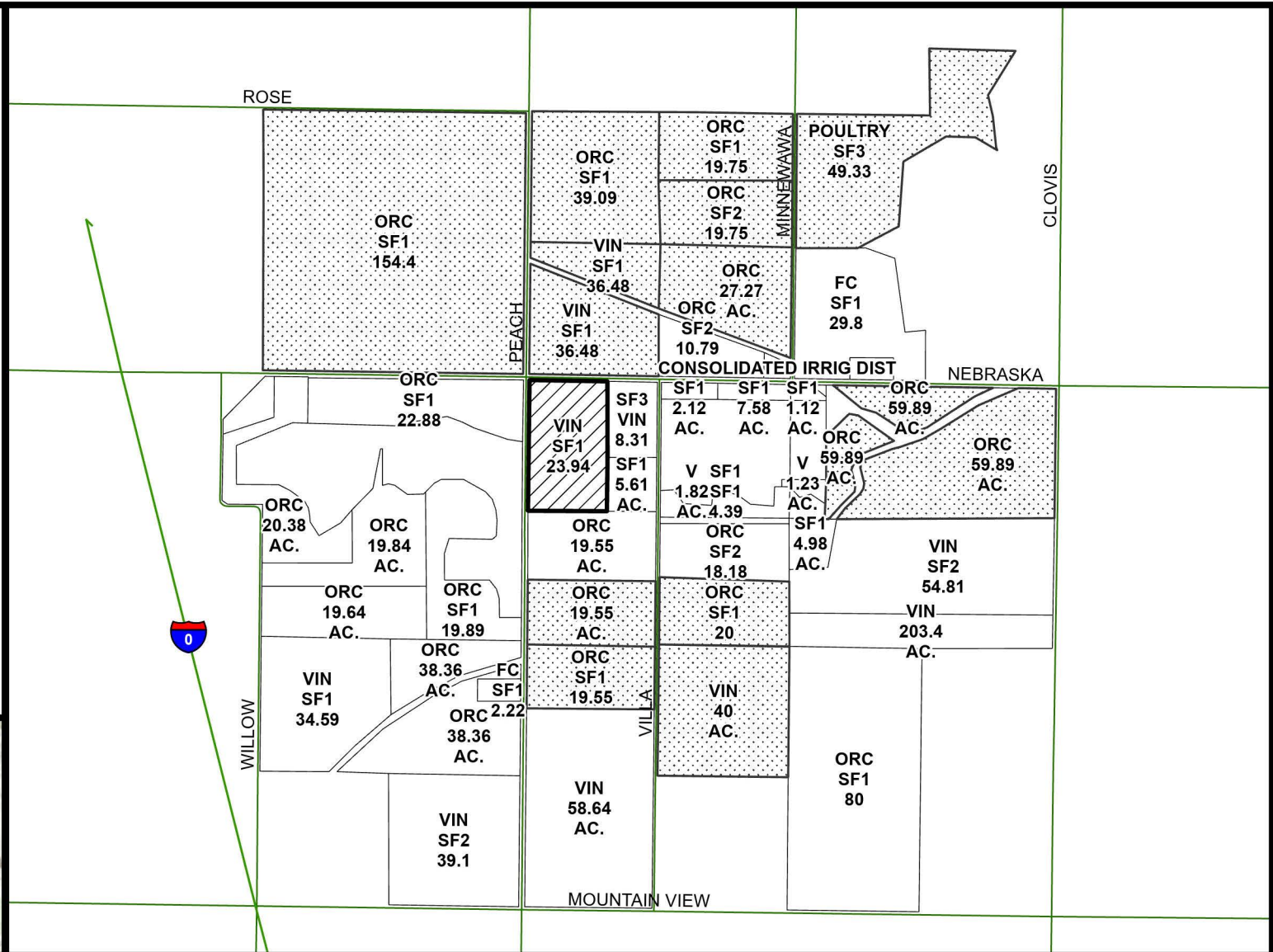
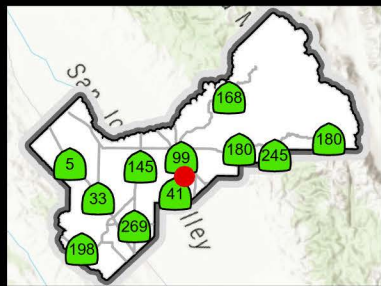
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 6/29/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

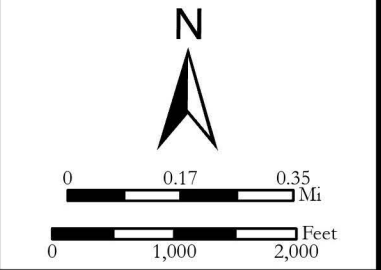
LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

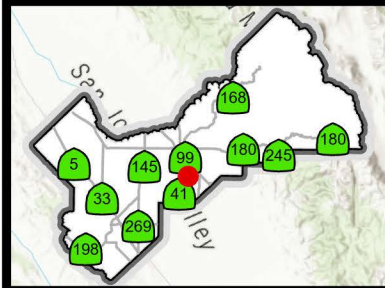
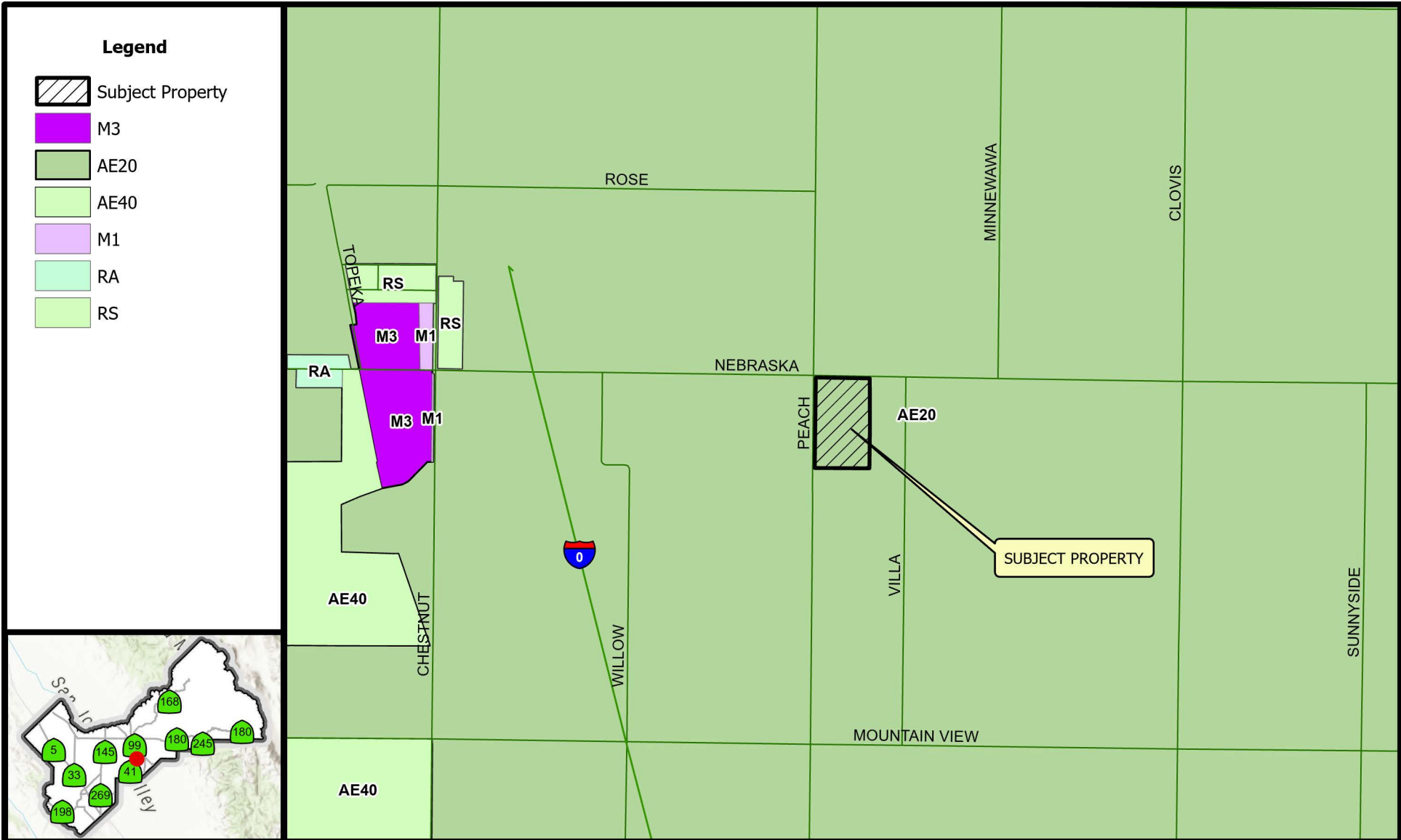


Existing Land Use Map

DRA4743 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 6/29/2023



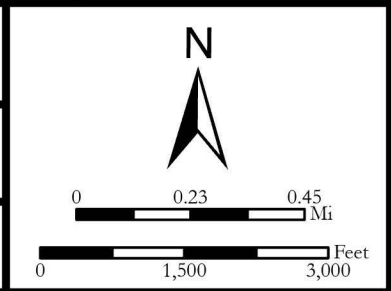


Existing Zoning Map

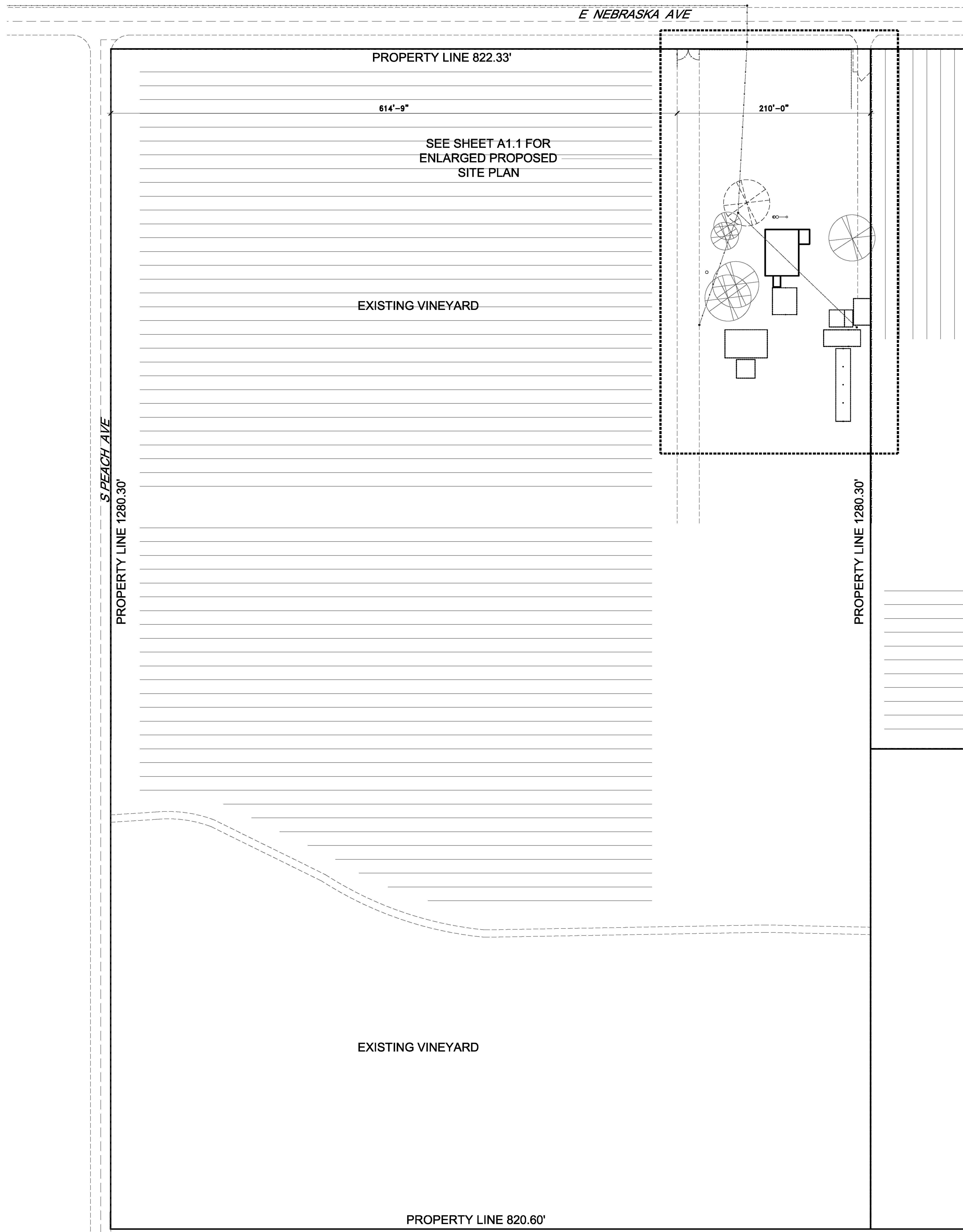
DRA4743
STR 8 - 16/21

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 6/29/2023



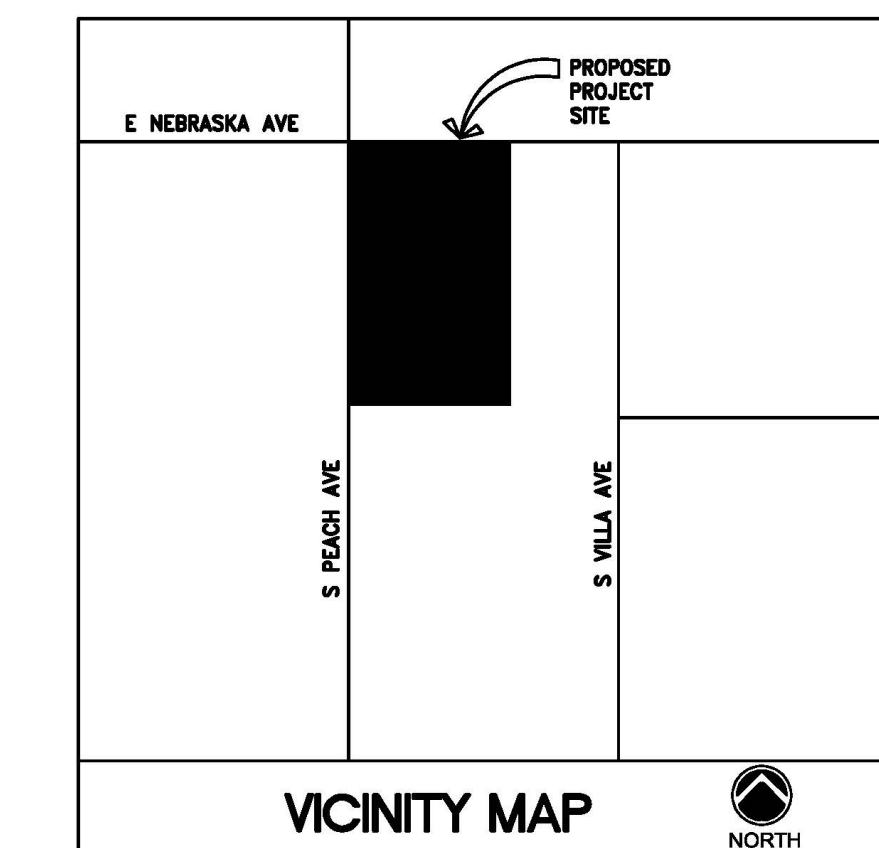
This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.



OVERALL SITE PLAN



1"=60'-0"



Project Information	
Applicant:	KS-MAJHA TRANS, LLC 4133 E. NEBRASKA AVENUE. FRESNO, CA.
Address:	4133 E. NEBRASKA AVENUE. FRESNO, CA. 93725
A.P.N.:	385-052-31
Site Area:	
AREA = 23.94 AC / 1,042,827 sq. ft.	
EXISTING ZONE: AE20 - EXCLUSIVE AG.	
EXISTING USE: RESIDENCE	
PROPOSED USE: ALLOW THE MAINTENANCE AND STORAGE OF TRUCKS AND TRAILERS WHEN SUCH VEHICLES ARE DEVOTED EXCLUSIVELY TO THE TRANSPORTATION OF AGRICULTURAL PRODUCTS, SUPPLIES AND EQUIPMENT.	



1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692
susan@sjadesigngroup.com

KS-MAJHA TRANS, LLC
4133 E NEBRASKA AVE
Fresno, CA 93725

Date: 04.25.23
Drawn By: Susan Jones
Project # 23015

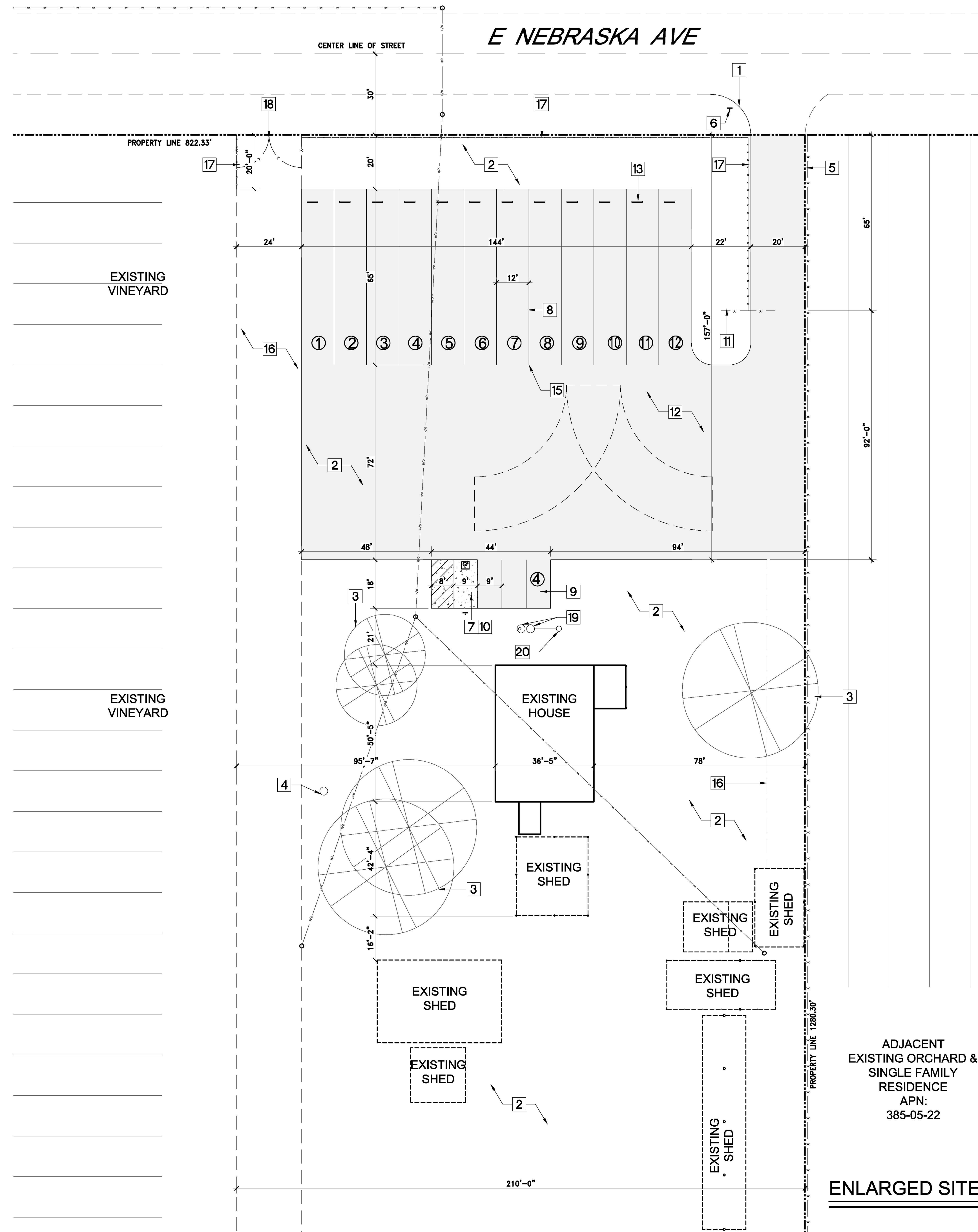
Overall Site Plan

Revisions

SHEET No.

A1.0

This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.



GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES FOR DEMOLITION OF STRUCTURES, UTILITIES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUN OFF AND PEDESTRIANS.
2. THE GC SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FROM THE APPROPRIATE AUTHORITIES AND CONFORM TO THE APPLICABLE REGULATORY PROCEDURES WHEN HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
3. PROTECT EXISTING PAVEMENTS, UTILITIES, STRUCTURES, MATERIALS AND APPURTENANCES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE TO ALL EXISTING ITEMS TO REMAIN WHICH WAS CAUSED BY DEMOLITION ACTIVITIES.
4. CLEAN THE ADJACENT PAVEMENT AND STRUCTURES OF ALL DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. DEMOLISH AND REMOVE IMPROVEMENTS SHOWN TO BE REMOVED ON THE DRAWINGS. IMPROVEMENTS BEING DEMOLISHED SHALL BE COMPLETELY REMOVED. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF SITE TO AREAS THAT ARE APPROVED FOR DISPOSAL BY GOVERNING AUTHORITIES. WHERE VOIDS ARE LEFT DUE TO REMOVAL OF BURIED IMPROVEMENTS, THEY SHALL BE COMPLETELY BACKFILLED TO EXISTING GRADE AND COMPACTED TO 90% RELATIVE COMPACTION.
6. BEFORE YOU DIG CALL 811 TO IDENTIFY ANY EXISTING UTILITIES IN THE AREA OF DEMOLITION

Project Information

Applicant: KS-MAJHA TRANS, LLC
4133 E. NEBRASKA AVENUE, FRESNO, CA.
Address: 4133 E. NEBRASKA AVENUE, FRESNO, CA. 93725
A.P.N.: 385-052-31

Site Area:
AREA = 23.94 AC / 1,042,827 sq. ft.
EXISTING ZONE: AE20 - EXCLUSIVE AG.
EXISTING USE: RESIDENCE

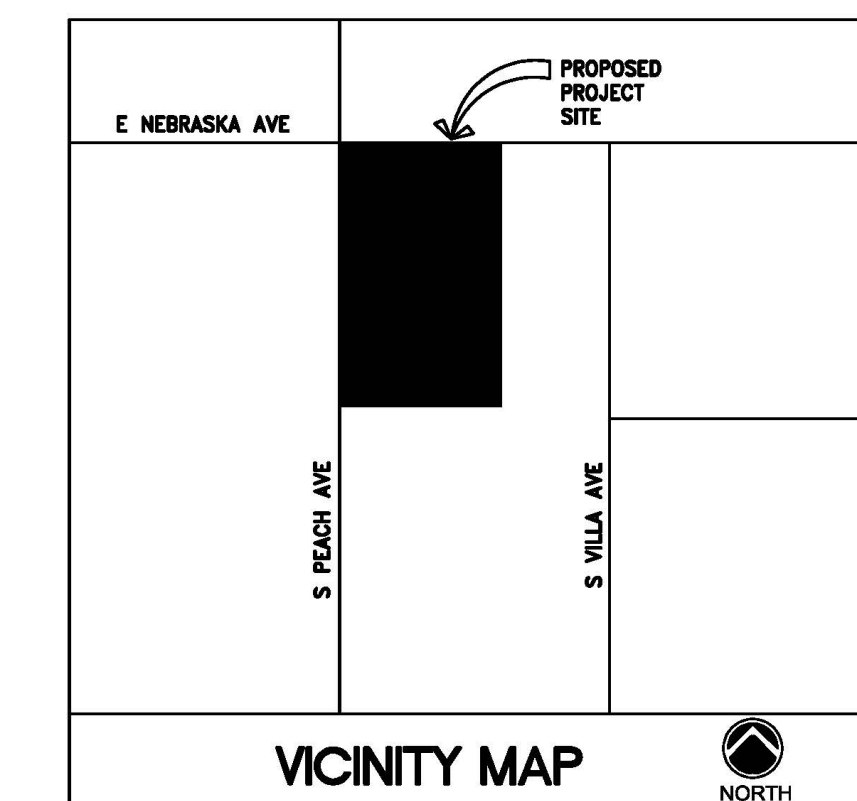
PROPOSED USE: ALLOW THE MAINTENANCE AND STORAGE OF TRUCKS AND TRAILERS WHEN SUCH VEHICLES ARE DEVOTED EXCLUSIVELY TO THE TRANSPORTATION OF AGRICULTURAL PRODUCTS, SUPPLIES AND EQUIPMENT.

PARKING PROVIDED:

STANDARD STALLS = 3 STALLS
ACCESSIBLE STALLS = 1 STALLS
TRUCK STALLS = 6 STALLS
TOTAL PARKING = 10 STALLS

Site Keynotes

No.	Description
1	EXISTING DRIVE APPROACH TO BE REPLACED WITH NEW 20' WIDE CRUSHED GRAVEL ENTRY
2	EXISTING LANDSCAPE
3	EXISTING TREES
4	EXISTING WELL
5	EXISTING 6'-0" HIGH WOOD FENCE REPLACE ANY BROKEN OR MISSING PORTIONS AS NEEDED
6	PROPOSED SITE ENTRY SIGN, GC TO VERIFY MEETS CURRENT REQUIREMENTS PER DETAIL 1/A1.1
7	NEW ACCESSIBLE PARKING STALL WITH STRIPING, SINGAGE, LOADING ZONE
8	NEW TRUCK PARKING STALLS
9	NEW STANDARD PARKING STALLS WITH CONCRETE WHEEL STOPS
10	NEW PAVED CONCRETE AT ACCESSIBLE STALL AND LOADING AISLE
11	NEW CHAIN LINK ROLLING GATE
12	NEW CRUSHED GRAVEL PARKING LOT
13	NEW CONCRETE WHEEL STOP
14	EXISTING OVERHEAD ELECTRICAL LINE
15	PARKING STALL STRIPING PER COUNTY STANDARDS
16	EXISTING DIRT ROAD
17	NEW CHAIN LINK FENCE 6'-0" HIGH
18	EXISTING METAL FENCE TO REMAIN
19	EXISTING 1,500 GALLON SOLID AND LIQUID TANKS
20	EXISTING 1,500 GALLON HOLDING TANKS



1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692
susan@sjadesigngroup.com

KS-MAJHA TRANS, LLC
4133 E NEBRASKA AVE
Fresno, CA 93725

Date: 04.25.23
Drawn By: Susan Jones
Project # 23015

Enlarged Site Plan

Revisions

SHEET No.

A1.1

Operational Statement

1. Nature of the operation—what do you propose to do? Describe in detail.

We are a family-owned Trucking company who deliver produce throughout the United States. We are proposing to add a parking lot for our privately owned trucks & Trailers. At present we have a total of 12 trucks/trailers that we would like to park on our site located at 4133 E. Nebraska Ave. Fresno. The site is an orchard with existing single-family residence and is roughly +/- 24ac. Our proposed parking lot shows 12 truck stalls, 3 standard car stalls and 1 accessible parking stall at estimated +/- 30,000sq. ft. The truck sizes range from 54 feet to 65 feet long. All the trailers are reefers / refrigerated.

The single-family residence will be maintained and have a small home office which my wife and I run our company from. There is no one living in the home and will only be used for company office use by owners only. We have no other employees except for the truck drivers. The Truck drivers are assigned deliveries via text or email the day or night before. They are typically dropped off by family members or friends in the early mornings between 6am and 8am.

They all have their own set of keys and start their trucks and do regular maintenance check such as fluid and tire checks. The fluids such as motor oil and antifreeze are topped off. No other vehicular maintenance is done on site. Once started, engines run for about 15 – 20 minutes while the truck/trailers are being checked and once deemed safe to drive, then drivers start their assigned route. Truck drivers go to distribution centers and pick up assigned produce and head out to the assigned delivery which could be anywhere in the US. Once deliveries are dropped it's customary to pick up produce on the way back to California. The truck drivers then drop off a second delivery then head back to the parking lot empty. No trucks are sitting idle for more than 15- 20 minutes. They do not leave produce in trailers in parking lots. Reefers do not run all night long. Roughly only 2-3 trucks/trailers are parked in the lot at any given time.

2. Operational time limits

7 days a week, 6am - 6pm, for a total of 12 hours a day. Truck drivers are out on delivery for about 1-7days.

3. Number of customers or visitors

We will not have any customers visiting this property.

4. Number of employees

We are a family-owned business with no employees other than the truck drivers.

5. Service and delivery vehicles.

1 - delivery every other or day roughly 2-3 delivery vehicles per week, small box truck or pickup trucks

6. Access to this site

Public road E. Nebraska Ave and we will have a 20' gravel driveway to the proposed parking lot.

7. Number of parking spaces for employees, customers, and service/delivery vehicles.

We are a family-owned business, no customers will be on this property. Gravel pavement for delivery vehicles. ADA stalls shall be concrete paving with required striping and signage. Most of the drivers are dropped off by family members and friends and rarely ever leave cars behind. We have shown 3 standard and 1 ADA stall in case any cars are left by drivers.

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

No goods are to be sold on-site.

9. What equipment is used?

Besides company trucks and trailers, no other equipment is needed.

10. What supplies or materials are used and how are they stored?

Tires, motor oils, and antifreeze will be used for drivers to safety check their trucks and will be stored in existing sheds. Disposal of container for fluids is done by Safety Kleen who picks up and disposes of.

11. Does the use cause an unsightly appearance?

We have company truck and trailer parking, no glare, to prevent dust, the ground will have gravel and pavement, and no odor.

12. List any solid or liquid waste to be produced?

Liquid waste about 60 gallons per day for domestic use

Solid waste 0.05 cubic yards

Used tires 10-15 per month, dispose of with Delray Tires. The tire company picks up used tires and drops new tires monthly.

Full maintenance of trucks is done at the dealership when required.

Empty containers form standard safety check which include topping off of fluids like windshield, antifreeze, and motor oil are disposed of by dropping off at local hazardous waste facility. Container size is 1 gallon. About 5 1-gal containers are used per month.

13. Estimated amount of water to be used (gallons per day).

The property has a well on-site for orchard and residence. The well is 200 feet deep and produces 20 gallons per minute. We estimate a use of 60-80 gallons per day for domestic use for 2 people working in the home office.

14. Describe any proposed advertising including size, appearance, and placement.

No advertising is being proposed.

15. Will existing buildings be used or will new buildings be constructed?

Existing buildings will be used for family business. Existing sheds will be used for storage of materials such as tires, antifreeze, and oils for trucks. Oil fluids and antifreeze are gallon sized products. The existing residence will serve as a home office when needed. No new constructed building are proposed.

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

The existing house will be used as a home office and sheds will be used for storage. No one will be living in an existing residence and only family members at most 2 will use the office as needed. Drivers will not have access to residence since they are emailed or texted instructions the night before of their scheduled deliveries. All drivers have their own key copy of the trucks.

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

Low landscape Solar motion detecting lights will be used in parking at planter areas. No site light poles will be installed. Only additional house mounted dual flood lights with motion sensors to help illuminate the car stall parking areas. No sound amplification system will be used.

18. Landscaping or fencing proposed?

We will leave existing landscaping as it is and fence the parking area with 6' high chain-link fence and chain link gate. Fencing on the west side will extend about 20' in. Existing neighboring wood fence to East of property will remain.

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

The property will serve as parking lot for our own company's trucks and trailers.

20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

Owner/Applicant Sikander Singh

Representative SJA Design Group Attn. Estefania Arias