



# Inter Office Memo

DEPARTMENT OF PUBLIC WORKS AND PLANNING

DATE: May 26, 2023

TO: 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, Building & Safety/Plan Check,  
Attn: Dan Mather, Arnulfo Valdivia  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
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, Brody Hines  
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  
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  
Agricultural Commissioner, Attn: Melissa Cregan  
Fresno County Fire Protection District, Attn: [fkp.prevention-planning@fire.ca.gov](mailto:fkp.prevention-planning@fire.ca.gov)  
Fresno County Sheriff's Office, Attn: Captain Ryan Hushaw, Lt. Adam Esmay, Lt.  
Kevin Lolkus  
California Highway Patrol, Attn: Captain Kevin Clays

City of Fresno, Planning and Development Department, Attn: Israel Trejo, Planning Manager, Current Planning  
City of Fresno, Planning and Development Department, Attn: Sophia Pagoulatos, Planning Manager, Long Range Planning  
City of Fresno, Department of Public Works, Attn: Scott Mozier, Director  
City of Fresno, Department of Public Utilities, Attn: Brock Buche, Director,  
City of Fresno, Traffic Engineering, Attn: Jill Gormley, Traffic Engineering Manager  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Fresno Metropolitan Flood Control District, Attn: [developmentreview@fresnofloodcontrol.com](mailto:developmentreview@fresnofloodcontrol.com)  
Fresno Irrigation District, Attn: [Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)  
State Water Resources Control Board, Drinking Water Division, Attn; Jose Robledo/Cinthia Reyes  
CA Regional Water Quality Control Board, Attn: [centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
North Kings GSA, Kings Subbasin, Attn: Kassy D. Chauhan, P.E., Executive Officer  
CALTRANS, District 6 Transportation Planning, Attn: David Padilla, Branch Chief  
California Department of Fish and Wildlife, Attn: [R4Cega@wildlife.ca.gov](mailto:R4Cega@wildlife.ca.gov)  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Director  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department

FROM: Jeremy Shaw, Planner  
Development Services and Capital Projects Division,  
Current/Environmental Planning

SUBJECT: Amendment Application (AA) No. 3857; Initial Study No. 8397

APPLICANT: SMS Construction

DUE DATE: June 9, 2023

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to rezone an 8.19-acre parcel from AL-20 (Limited Agricultural ,20-acre minimum parcel size) to the M-1 (Light Manufacturing) Zone District, to allow the operation of a truck and trailer parking and maintenance facility.

The subject property is located on the west side of S. Cherry Avenue, approximately 0.4 mile south of its intersection with E. North Avenue, and approximately 340 feet southwest of the nearest city limits, and within the Sphere of Influence of the City of Fresno (APN 329-100-10) (3389 S. Cherry Ave.) (Sup. Dist. 3).

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.

Please review the proposal and respond to the questionnaire. Please answer the questions according to your specific area of expertise.

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 **June 9, 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 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](mailto:jshaw@fresnocountyca.gov)

*Activity Code (Internal Review): 2369*

JS:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3857 Blue Grace Trucking\Routing\AA 3857 Routing Memo.docx

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 4-28-23

AA
3857
(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:

Site Plan Review & rezone 8.19 Ac parcel from AL20 to M-1 develop tractor trailer parking lot, mechanic shop in (E) Metal buildings, construction office bldg.W/2nd floor driver lounge.

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 Cherry Ave.
between North Side ave. and East Central Avenue
Street address: 3389 S. Cherry Ave., Fresno, CA 93706

APN: 329-100-40 Parcel size: 8.19 AC Section(s)-Twp/Rg: S 27 - T 14 S/R 20 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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Blue Grace Investments, SMS Construction, Dale G. Mell & Associates.

CONTACT EMAIL: projects@smsconstruction.us dale@dalemell.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

UTILITIES AVAILABLE:

Application Type / No.: AA 3857 Fee: \$6,214.00
Application Type / No.: Pre-App. fee credit Fee: \$
Application Type / No.: IS. 8397 Fee: \$3,901.00
Ag Department Review: Fee: \$42.00
Health Department Review: Fee: \$721.00
Received By: J.S. Invoice No.: 264281 TOTAL: \$12,805.00

WATER: Yes [ ] / No [X]
Agency: Well
SEWER: Yes [ ] / No [X]
Agency: Septic (OWTS)

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 # - -



# 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: BLUE GRACE INVESTMENTS Phone/Fax \_\_\_\_\_

Mailing Address: 280 SHAW AVE. SUITE B' CLONES CA. 93612  
Street City State/Zip

2. Applicant: SMS CONSTRUCTION Phone/Fax: \_\_\_\_\_

Mailing Address: SAME AS ABOVE  
Street City State/Zip

3. Representative: DALE G. MELL & ASSOCIATES Phone/Fax: (559) 292-4046

Mailing Address: 2090 N. WINERY AVE FRESNO CA 93703  
Street City State/Zip

4. Proposed Project: REZONE 8.19 AC PARCEL FROM AL 20 TO M-1 DEVELOP TRACTOR TRAILER PARKING LOT, MECHANIC SHOP IN(E) METAL BLDG., CONST OFFICE BLDG. W/ 2ND FLOOR DRIVER LOUNGE

5. Project Location: WEST SIDE CHERRY AVE. & N. SIDE OF MUSCAT AVE ALIGNMENT & E. SIDE ST. ROUTE 41 SOUTH.

6. Project Address: 3389. S CHERRY AVE.

7. Section/Township/Range: 27 / 14 / 20 8. Parcel Size: 8.19 AC.

9. Assessor's Parcel No. 329-100-40 OVER.....

10. Land Conservation Contract No. (If applicable): N/A.

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

<input checked="" type="checkbox"/> LAFCo (annexation or extension of services)	<input checked="" 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 District: AL 20

14. Existing General Plan Land Use Designation: GENERAL INDUSTRIAL EDISON COMMUNITY PLAN.

ENVIRONMENTAL INFORMATION

15. Present land use: METAL BLDG. (SHOP) RESIDENCIAL BLDG. OFFICE (TEMP.)  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:  
ALMOND TREES NON-PRODUCTIVE (NOW REMOVED)

Describe the major vegetative cover: WINTER ANNUALS NATIVE GRASSES  
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: AG & INDUSTRIAL TRUCK & TRAILER REPAIR & PARKING  
South: AG & INDUSTRIAL PALLET REPAIR & SALES  
East: AG & INDUSTRIAL  
West: AG & INDUSTRIAL TRUCK & AUTO SALES

17. What land use(s) in the area may be impacted by your Project?: NONE USES CONSISTANT WITH PROPOSED

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   X   No

B. Daily traffic generation:

I. Residential - Number of Units       N/A        
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: TRACTOR TRAILER PARKING & TRUCK REPAIR SHOP.

20. Describe any source(s) of noise from your project that may affect the surrounding area: GENERAL VEHICLE NOISE.

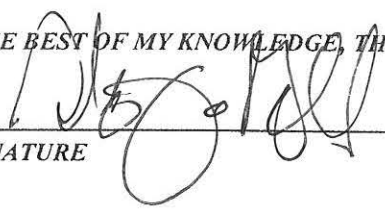
21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: VEHICLE EMISSIONS.

23. Proposed source of water:  
( ) private well  
(X) community system<sup>3</sup>--name: CITY OF FRESNO OVER.....

- 24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 800 GAL.
- 25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name CITY OF FRESNO
- 26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 700 GAL.
- 27. Anticipated type(s) of liquid waste: SEPTIC (SEWER)
- 28. Anticipated type(s) of hazardous wastes<sup>2</sup>: OIL CHANGES STORED IN CONTAINERS & OFF-HAULED
- 29. Anticipated volume of hazardous wastes<sup>2</sup>: 50-70 GAL.
- 30. Proposed method of hazardous waste disposal<sup>2</sup>: OIL RECYCLER
- 31. Anticipated type(s) of solid waste: PACKAGING & CONTAINERS (ENGINE PARTS PACK)
- 32. Anticipated amount of solid waste (tons or cubic yards per day): 0.5 CYBS/DAY.
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.4 CYBS/DAY.
- 34. Proposed method of solid waste disposal: PRIVATE CARRIER.
- 35. Fire protection district(s) serving this area: CITY OF FRESNO / CAL FIRE.
- 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 X
- 38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

  
 SIGNATURE

12.20.22.  
 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, 2021: \$3,445.25 for an EIR; \$2,480.25 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

12-27-2022  
\_\_\_\_\_  
Date



Development Services  
and  
Capital Projects  
Division

E-mail to:  
Dale Mell  
dale@dalemell.com

**Pre-Application Review**

Department of Public Works and Planning

NUMBER: 21-006127  
APPLICANT: DALE MELL & ASSOCIATES  
PHONE: (559) 292-4046

PROPERTY LOCATION: 3389 S CHERRY AVE  
APN(s): 329-100-40 ALCC: No  Yes #          VIOLATION NO. 19-104263  
CNEL: No  Yes          (level) LOW WATER: No  Yes          WITHIN 1/2 MILE OF CITY: No          Yes FRESNO  
ZONE DISTRICT: AL-20; SRA: No  Yes          HOMESITE DECLARATION REQ'D.: No  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 PERMITS; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes          DISTRICT:          PERMIT JACKET: No          Yes

FMFCD FEE AREA: ( ) Outside (✓) District No.:          AV          FLOOD PRONE: No  Yes         

PROPOSAL AMENDMENT APPLICATION TO REZONE AN 8.19 ACRE PARCEL  
FROM AL-20 TO M1 TO ALLOW A TRUCK PARKING AND MAINTENANCE OPERATION.

COMMENTS:           
ORD. SECTION(S): 817 & 843 BY: R. SANCHEZ DATE: 06/21/2021

GENERAL PLAN POLICIES: (Rezone)  
LAND USE DESIGNATION: General Industrial ( ) GPA:          ( ) MINOR VA:           
COMMUNITY PLAN: Edison CP (X) AA: \$6,214.00 (X) HD: \$721.00  
REGIONAL PLAN:          ( ) CUP:          (X) AG COMM: \$42.00  
SPECIFIC PLAN:          ( ) DRA:          ( ) ALCC:           
SPECIAL POLICIES:          ( ) VA:          (X) IS/PER\*: \$3,901.00  
SPHERE OF INFLUENCE:          ( ) AT:          ( ) Viol. (35%):           
ANNEX REFERRAL (LU-G17/MOU): 1037 ( ) JT:          ( ) Other:         

PROCEDURES AND FEES:  
Filing Fee: \$10,575.00  
Pre-Application Fee:          - \$247.00  
Total County Filing Fee: \$10,651.00

COMMENTS:         

**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
- (X) Resolution/Letter of Release from City of Fresno  
Referral Letter # 1037

**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+\$2,480.25)  
(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: Thomas Kobayashi DATE: 6/23/21  
PHONE NUMBER: (559) 600 - 4224

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.

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

OVER.....

**Project Name:** Re-Zone: from **AL** (Agriculture Limited) to **M-1** (Light Manufacturing)  
Site Plan: Grace Truck Parking, Mixed Use Office and Mechanic Shop

Project Address: 3389 South Cherry Ave, Fresno CA

APN: 329-100-40

***Project Description:***

Develop 133 tractor/trailer parking stalls for rental and or lease with ac pavement for drive isles and AC grindings on the parking surface; Utilize the existing 3,200 sf metal shop building for incidental repair, tractor servicing, parts replacement and tire changes, no service or repairs to trailers are considered at this time, replaced tires and used oil will be off hauled and recycled under separate contractor. The existing stick framed buildings will be demolished to provide vehicle parking for employee's, truck driver's personal cars and office rental space. An elevated 1,200 sf transfer dock, with metal canopy, is proposed for securing and or adjusting cargo trailers. The site is currently served by public sewer and water provided by the City of Fresno. One new restroom building, located near the maintenance shop, will be constructed for truck drivers and mechanics. A new two story 2,562 sf ground floor, mixed use office building is proposed near the frontage of West Avenue.

***Operational time limits:***

Grace Truck Parking will be operational 24 hours per day and seven days a week, parking stalls will be available on a reservation/ lease or on call basis to contract owner operators, trucking and/or trailer companies. Arrivals and departures schedules will be variable based on product and or produce trucking demands. Individual drivers may park trucks for several days up to a week and return to the road.

Grace Trucking Mechanic Shop will be operational between 7am to 7pm, Monday to Saturday, with Sundays considered for emergencies only

Grace Trucking Mixed Use office spaces will be operational based on individual users, anticipate multiple shifts up to 24 hrs/day.

Grace Trucking Divers rest areas would be based on individual needs, anticipate 4 to 6 hours possibly longer if truck repairs are delayed.

***Number of Customers, no visitors:***

Grace Truck Parking, trucks parked range from 10 to all 133 parking stalls

Grace Truck Mechanic Shop, four to ten truck per day based on maintenance complexity

Grace Truck Mixed Use, employees at dispatch offices, security and drivers lounge, anticipate one driver/room/day.

***Service and Delivery Vehicles:***

Service & Delivery vehicles, anticipate two deliveries per week for parts and three to four tire and used oil off-haul service trips per week.

***Access to the Site:***

Access will be from paved private driveway and automatic gate from Cherry Avenue.

***Parking provided:***

- (133) 12' x 18' standard Truck Trailer parking stalls
- (91) 9' x 18' Standard parking stalls including (3) Van Accessible stalls.

***Security provided:***

Grace Truck Parking will be renting parking stalls to owner operators, trucking and/or trailer companies and available 24/7; Wrought Iron security fencing and coded automatic entrance gates will be installed across the Cherry Avenue frontage. Knox box keys will be provided for Public Emergency Services personnel at all points of access. A security staff office will be provided at the corner of the office building providing visual monitoring of the gate as well as monitoring on-site security cameras located throughout the site and monitored 24 hours a day seven days a week. Chain link fence with security wire will be installed on the side and back boundaries.

***Maintenance shop:***

Used oil, discarded tires and engine parts will be off hauled daily by recycling contractors or vendors. Mechanic staff is anticipated to be four to eight full to part time employees.

***Mixed use office building:***

Two story stick frame office building to be situated at the entrance, and intended to house the Security office, operational office, dispatch office, rental office space, common restrooms, break room. Office Operation hours will be 7am to 7pm. The second floor of this building is proposed to have nine single occupancy lounges with private bath for short term rest and recovery for drivers, the single occupancy lounges are considered incidental to the Mechanic services and Parking services provided if short term lay-overs are necessary, resulting from mechanical break downs the driver has the option to rest and shower before returning to the road, the lounge will not be available to the general public;

***Equipment, Supplies and Materials:***

Typical mechanic shop tools and equipment for parts replacement, tire repair and oil changes. Replacement parts, service and tires will be stored in a secured parts room within the mechanics shop building. All used tires, replaced parts and engine oil will be off-hauled and recycled.

***Proposed Advertising:***

Nothing specific at this time, could be considered in the future

***Landscaping:***

Drought tolerant landscaping is proposed along the Cherry Avenue frontage.

***Unightly Appearance:***

All tractor trailers parked on-site will be in good repair and well maintained, no non-operational or dismantled equipment will be stored on-site.

***Solid or Liquid Waste & Volume Water used:***

Solid waste will be generated from mechanic parts replacement, tire replacement and used motor oil, parts boxes will be stored in bins and off-hauled by contract courier, used tires and Oil will be off-hauled by service/recycle services. It is anticipated the site will use in excess of 800 gal/day. Water and sewer service will be provided by The City of Fresno.

***By Right Zone Use Restrictions:***

There are no restrictions, considered as this time, to by right uses permitted in the M-1 Zone District.

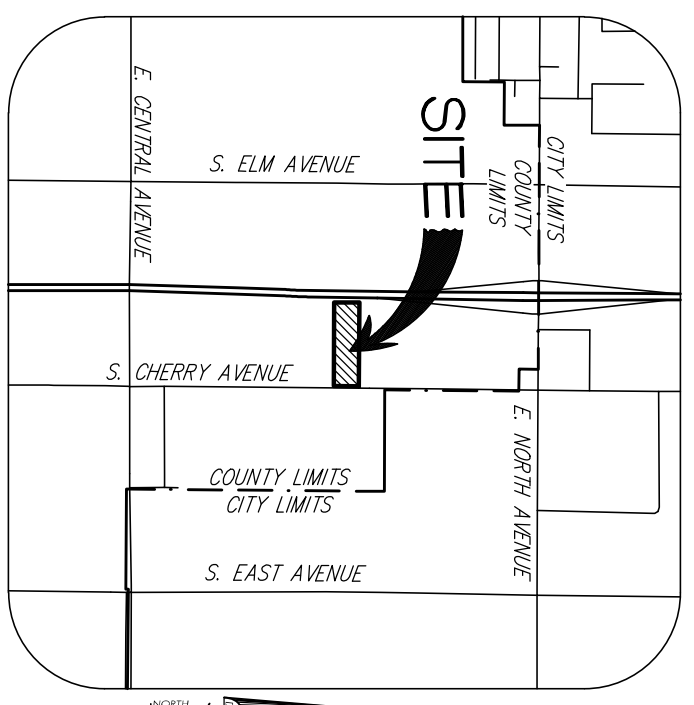
# SITE PLAN FOR

# GRACE TRUCK PARKING

## 3389 S. CHERRY AVENUE COUNTY OF FRESNO, STATE OF CALIFORNIA

### GENERAL NOTES:

- THE WORK EMPLOYED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISIONS OF THE SPECIFICATIONS ENTITLED "IMPROVEMENT STANDARDS, COUNTY OF FRESNO, STATE OF CALIFORNIA, OCTOBER, 1966 AND AMENDED THEREAFTER AS THE SAME MAY APPLY.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND PLANNING OF THE COUNTY OF FRESNO AT (559) 600-4022 AND 12 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK INSTALLED SHALL MEET OR EXCEED COUNTY IMPROVEMENT STANDARDS AND CURRENT INDUSTRY STANDARDS, WHERE WORK PROPOSED IS NOT ADDRESSED WITH THESE STANDARDS, THE CONTRACTOR SHALL REFER THE LATEST ADOPTED VERSION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS FOR COMPLIANCE.
- GRADING INSPECTIONS MUST BE SCHEDULED A MINIMUM OF 24 HOURS AHEAD OF TIME. CALL (559) 600-4022 TO SCHEDULE. CURRENTLY ALL GRADING INSPECTIONS ARE CONDUCTED ON WEDNESDAYS AND/OR FRIDAYS EACH WEEK.
- AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK BEING PERFORMED IN THE PUBLIC ROAD RIGHT-OF-WAY. CONTACT FRESNO COUNTY PUBLIC WORKS, ROAD M&O, AT (559) 600-4240 TO OBTAIN AN ENCROACHMENT PERMIT. FAILURE TO OBTAIN AN ENCROACHMENT PERMIT WHEN REQUIRED COULD DELAY FINAL APPROVALS AND/OR THE REMOVAL/RECONSTRUCTION OF UNPERMITTED IMPROVEMENTS.
- ALL CONTRACTORS ARE REQUIRED TO HAVE A \$60,000 PERFORMANCE BOND ON FILE WITH THE COUNTY OF FRESNO MAINTENANCE & OPERATIONS DIVISION PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- THE WORK EMPLOYED HEREIN SHALL NOT BE COMMENCED UNTIL THE OWNER OF THE PROPERTY OR THE CONTRACTOR HAS FIRST BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER FOR SURFACE INSTALLATIONS AS SPECIFIED IN SECTION 4216 OF THE GOVERNMENT CODE.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY AUTHORITIES OR UTILITY COMPANIES HAVING POSSIBLE INTEREST IN THE WORK OF THE CONTRACTOR'S INTENTION TO EXCAVATE PROXIMATE TO EXISTING FACILITIES AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO (2) DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM ANY PROPERTY OWNER GIVING HIM PERMISSION TO ENTER HIS PROPERTY FOR THE PURPOSES OF CONSTRUCTING THE IMPROVEMENTS DELINEATED ON THESE PLANS AND TRANSMISSIONS THERETO. THE CONTRACTOR SHALL PROVIDE THE COUNTY WITH A COPY PRIOR TO START OF ANY WORK.
- THE WORK EMPLOYED HEREIN SHALL NOT BE APPROVED UNTIL SUCH TIME AS THE OWNER OF THE PROPERTY OR THE CONTRACTOR HAS COMPLETED WITH ALL APPLICABLE STATE RESPONSIBILITY AREA (SRA) REQUIREMENTS AS SPECIFIED IN SECTION 4290 OF THE PUBLIC RESOURCES CODE WHEN APPLICABLE.
- WHERE IMPROVEMENTS ARE PROPOSED THAT DO NOT MEET COUNTY IMPROVEMENT STANDARDS, A SUBMITTAL SHALL BE PROVIDED TO DEVELOPMENT ENGINEERING AND RECEIVE APPROVAL PRIOR TO INSTALLATION.
- TRACK OUT CONTROL IS REQUIRED FOR EVERY PROJECT REGARDLESS OF ANY EASTWORK OR NOT. ANY DIRT OR DEBRIS TRACKED ONTO EXISTING COUNTY ROADS FROM THIS PROJECT SHALL BE REMOVED FROM THE ROAD AT THE END OF EACH WORKING DAY TO THE SATISFACTION OF THE COUNTY.
- ALL WORK PERFORMED AT-RISK, MEANING NO GRADING PERMIT ISSUED AND/OR NO APPROVED GRADING PLAN IS SUBJECT TO REVISION, EXPOSURE, REMOVAL AND REPLACEMENT AT THE APPLICANT'S COST.
- TEMPORARY EROSION CONTROL SHALL BE PROVIDED WITH THE INSTALLATION OF STRAW MATS, SILT FENCES OR OTHER MEANS AGREEABLE TO THE COUNTY OF FRESNO FOR PROJECTS THAT ARE NOT REQUIRED TO HAVE A SWPPP.
- PERMANENT EROSION CONTROL SHALL BE EITHER STRAW-AND-SEED, JUTE REINFORCING HYDRO-MULCH OR OTHER TYPE OF LAY-DOWN-AND-SEED. PERMANENT EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTIONS 20 AND 21 OF THE CALTRANS STANDARD SPECIFICATIONS AND SHALL ALSO COMPLY WITH SRA REQUIREMENTS WHEN APPLICABLE.
- TRENCH CUTS IN EXISTING STREETS THAT ARE NOT TO BE RECONSTRUCTED OR OVERLAPD SHALL HAVE PERMANENT TRENCH RESTRICTIONS INSTALLED WITHIN SEVEN (7) DAYS AFTER ANY INITIAL STREET CLOSURE.
- PERMANENT TRENCH RESTRICTIONS TO BE PER COUNTY STANDARD OR AS DETAILED.
- TEMPORARY TRENCH RESTRICTIONS TO BE A MINIMUM 4" COLD MIX.
- ALL WORK PROPOSED NOT SPECIFICALLY IDENTIFIED OR DISCUSSED IN THE COUNTY IMPROVEMENT STANDARDS SHALL BE CONSIDERED IN ACCORDANCE WITH THE COUNTY IMPROVEMENT STANDARDS, PLANS AND SPECIFICATIONS OR CURRENT INDUSTRY STANDARD AND APPROVED BY THE COUNTY GRADING ENGINEER PRIOR TO CONSTRUCTION.
- ALL WRITTEN CLEARANCE SHALL BE OBTAINED FROM STATE DEPARTMENT OF FISH AND GAME PRIOR TO ANY WORK IN OR NEAR A CREEK, CREEK OR ANY IDENTIFIABLE WATER COURSE. THE OWNER OR CONTRACTOR SHALL PROVIDE THE COUNTY WITH A COPY PRIOR TO START OF WORK NEAR OR WITHIN DESIGNATED STRAW/CREEK.
- CONTRACTOR SHALL OBTAIN A COUNTY OF FRESNO PERMIT FOR WORK TO BE DONE WITHIN THE FRESNO COUNTY ROAD RIGHT-OF-WAY. CONTACT THE COUNTY PERMIT ENGINEER AT (559) 600-4040 TO OBTAIN THE PERMIT. IF AN ENCROACHMENT PERMIT HAS NOT BEEN OBTAINED WITHIN 12 MONTHS OF THE APPROVAL DATE OF THESE PLANS, ADDITIONAL REVIEWS AND REVISIONS TO THE PLANS MAY BE REQUIRED BEFORE THE PERMIT IS ISSUED.
- TRAFFIC CONTROL SHALL BE SET IN ACCORDANCE WITH THE LATEST EDITION OF THE CA 1970D AND A COUNTY APPROVED TRAFFIC CONTROL PLAN.
- NO OPEN EXCAVATION ALLOWED AFTER WORKING HOURS. EXCAVATION AREAS ARE TO BE PROPERLY SECURED WHEN WORK CREWS ARE AWAY FROM THE SITE. ALL EXCAVATIONS IN THE ROAD AND SHOULDER AREA TO BE STEEL PLATED.
- NO STORAGE OF EQUIPMENT OR MATERIALS ALLOWED IN THE PUBLIC RIGHT-OF-WAY.
- ACCESS TO ALL PROPERTIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. UNLESS ARRANGEMENTS IN WRITING ARE MADE WITH THE PROPERTY OWNERS TO DEVIATE FROM THIS REQUIREMENT.
- REPAIR WITH LIKE MATERIALS ANY EXISTING DRIVEWAY, CURBS, GUTTERS, WALKWAYS, LANDSCAPING PLANTS OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF THE WORK TO AN EXISTING OR BETTER CONDITION.



VICINITY MAP  
NOT TO SCALE

### PREPARED FOR

SMS CONSTRUCTION  
3155 CONSTRUCTION SUITE B  
CLOVIS, CALIFORNIA 93612  
PHONE: (559) 575-8524

### PREPARED BY

DALE G. MELL & ASSOCIATES  
ENGINEERING & SURVEY SERVICES  
FRESNO, CALIFORNIA 93705  
PHONE: (559) 292-4046

### RESOURCE LIST

- 645 AND ELECTRICITY,  
FACILITY GAS AND ELECTRIC COMPANY**  
850 D STREET, 3RD FLOOR  
FRESNO, CALIFORNIA 93705  
PHONE: (559) 259-1400  
CONTACT: ALAN KOBAYASHI  
EMAIL: AHK@FEE.COM
- STORM DRAIN,  
FRESNO METROPOLITAN FOOD CONTROL DISTRICT**  
FRESNO, CALIFORNIA 93705  
PHONE: (559) 458-3292  
FAX: (559) 458-0716  
CONTACT: RICK LYONS  
EMAIL: RICKL@FRESNOFOODCONTROL.ORG
- CABLE SERVICE,  
ZELLE NORTH GROVE INDUSTRIAL DRIVE**  
FRESNO, CALIFORNIA 93721  
PHONE: (559) 458-4231  
FAX: (559) 458-0465  
CONTACT: COREY SIE  
EMAIL: MICHAEL\_SIE@CABLE.COMCAST.COM
- TELEPHONE:  
ATTN: (559) 454-3124  
FAX: (559) 251-4124  
CONTACT: BRIAN WELDON  
EMAIL: BWELDON@ATTN.COM**

### LEGAL DESCRIPTION:

THE SOUTH 325 FEET OF LOT 36 OF CENTRAL CALIFORNIA COUNTY, ACCORDING TO THE MAP THEREOF FILED IN BOOK 2 OF VARS AT PAGE 1, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, SAID SOUTHWEST CORNER BEING N. 84° 42' 02" N, 153.93 FEET FROM THE CENTER LINE CORNER OF SAID LOT, 1.4493 FEET FROM THE CENTER LINE CORNER BEING AT COORDINATES 11449.09415 FEET & 241.711 09450 FEET;

THENCE (1), ALONG THE WEST LINE OF SAID LOT, N. 0° 31' 30" E, 325.00 FEET TO THE NORTH LINE OF THE SOUTH 325 FEET OF SAID LOT;

THENCE (2), ALONG SAID NORTH LINE, S. 84° 44' 2" E, 144.59 FEET;

THENCE (3), ALONG A LINE PARALLEL WITH & 47 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE KING'S COUNTY LINE TO "P" STREET, IN FRESNO, ROAD V.F.R.E.-25-B, NON 06-FRE-41), S. 0° 24' 30" N, 325 FEET TO THE SOUTH LINE OF SAID LOT;

THENCE (4) ALONG SOUTH LINE, N. 84° 44' 2" N, 144.75 FEET TO THE POINT OF BEGINNING.

### SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	BUILDING PLANS & EXTERIOR ELEVATIONS

### SITE INFORMATION:

SITE ADDRESS: 3389 S. CHERRY AVENUE  
FRESNO, CALIFORNIA 93706  
ASSESSOR'S PARCEL NO.: 324-100-40

### BENCHMARK

CITY OF FRESNO BM 566  
BRASS CAP EAST RETURN, NORTHEAST CORNER OF  
NORTH AVE & CHERRY AVE  
ELEV. = 211.0071 NAVD 24 DATUM

### PROJECT SITE DATA:

- SITE ADDRESS: 3389 SOUTH CHERRY AVENUE  
FRESNO, CALIFORNIA 93706
- APN: 324-100-40
- TOTAL SITE AREA: 8.14 ACRES
- ZONING: AL-20 LIMITED AGRICULTURE, 20 ACRES MINIMUM
- PROPOSED LAND USE - TRACTOR/ TRAILER PARKING:
  - (B3) 12X15 TRACTOR/TRAILER PARKING STALLS
  - (B6) 4X8 STANDARD PARKING STALLS INCLUDING (3) VAN ACCESSIBLE STALLS
  - 30% OF STALLS WILL BE AC PAVEMENT PER CITY OF FRESNO STD. P-21.
  - LONG-TERM BICYCLE PARKING, 5% OF PARKING SPACES
  - A TOTAL OF 9 BICYCLE PARKING SPACES ARE PROVIDED.
- BUILDING AREAS:
  - (E) METAL MAINTENANCE/STORAGE BUILDING, 9,238 SF.
  - (F) COVERED EXCHANGE DOCK, 1200 SF.
  - (F) BATHROOM BUILDING, 195 SF.
  - (F) OFFICE BUILDING - SECOND FLOOR, 2562 SF.  
SECOND FLOOR, 2560 SF.

### NOTES:

- AN EXISTING RESIDENTIAL STRUCTURE ON-SITE WILL BE DEMOLISHED.
- AN EXISTING METAL MAINTENANCE/STORAGE BUILDING WILL REMAIN FOR USE AS A TRACTOR REPAIR BUILDING.

### SPECIAL NOTE

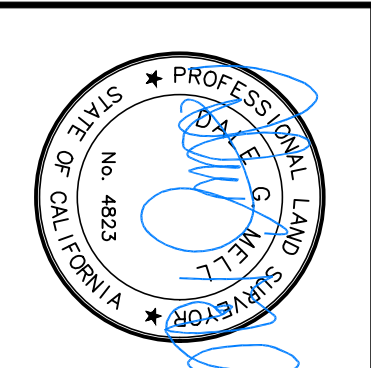
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT IS IN THE NEARBY VICINITY TO BE MADE TO PERFORM CONSTRUCTION. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

### UNDERGROUND UTILITIES NOTE:

UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE PLOTTED BASED ON INFORMATION OBTAINED FROM FIELD SURVEY. WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR THE INFORMATION OF THE CLIENT, BUT INFORMATION SO GIVEN IS NOT TO BE CONSIDERED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND WHERE SHOWN OR THAT THEY REPRESENT ALL OF THE STRUCTURES WHICH MAY EXIST.

**CALL '8-1-1' OR  
1-800-227-2600  
2 WORKING DAYS TO  
14 CALENDAR DAYS  
BEFORE YOU DIG**

**UNDERGROUND SERVICE ALERT**



**PREPARED FOR:**

**SMS CONSTRUCTION**  
280 SHAW AVENUE, SUITE B  
CLOVIS, CALIFORNIA 93612

**PREPARED BY:**

**DALE G. MELL & ASSOCIATES**  
ENGINEERING & SURVEY SERVICES  
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703  
(559) 292-4046 • FAX 251-9220 • EMAIL: STAFF@DGMELLM.COM

**COVER SHEET**

**GRACE TRUCK PARKING**  
3389 SOUTH CHERRY AVENUE, FRESNO, CALIFORNIA  
A.P.N.: 324-100-40

**JOB # 20-095**  
**DRAWN BY: J. GREEN**  
**CHECKED BY: DGM**  
**SCALE: AS SHOWN**  
**DATE: 09/17/20**  
**DWG. # 20-095SP**  
**FIELD BOOK:**  
**LAST REVISED: 02/07/23 • 049**

**SHEET 1 OF 3**



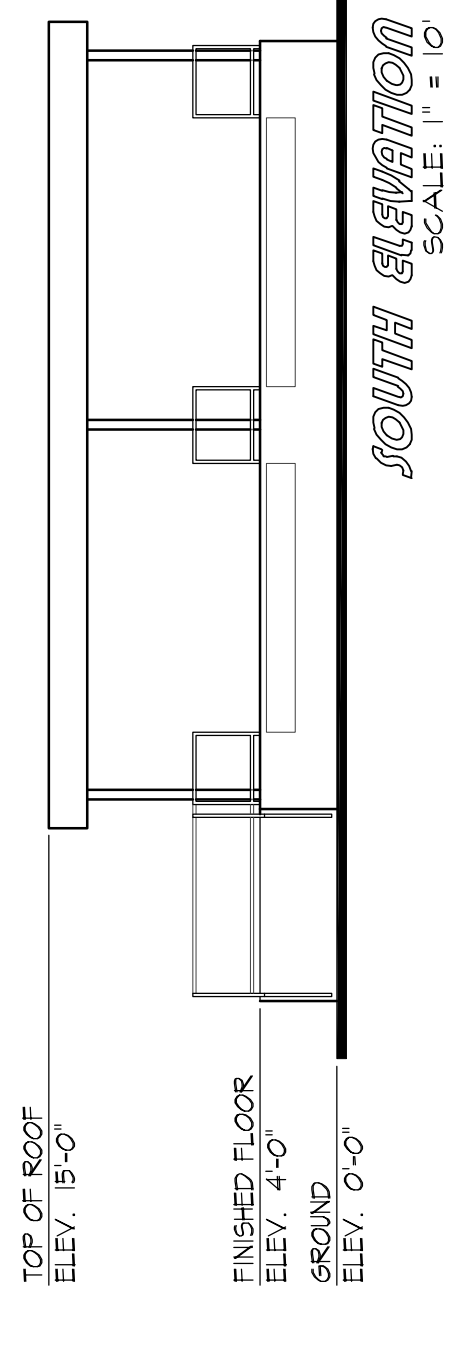
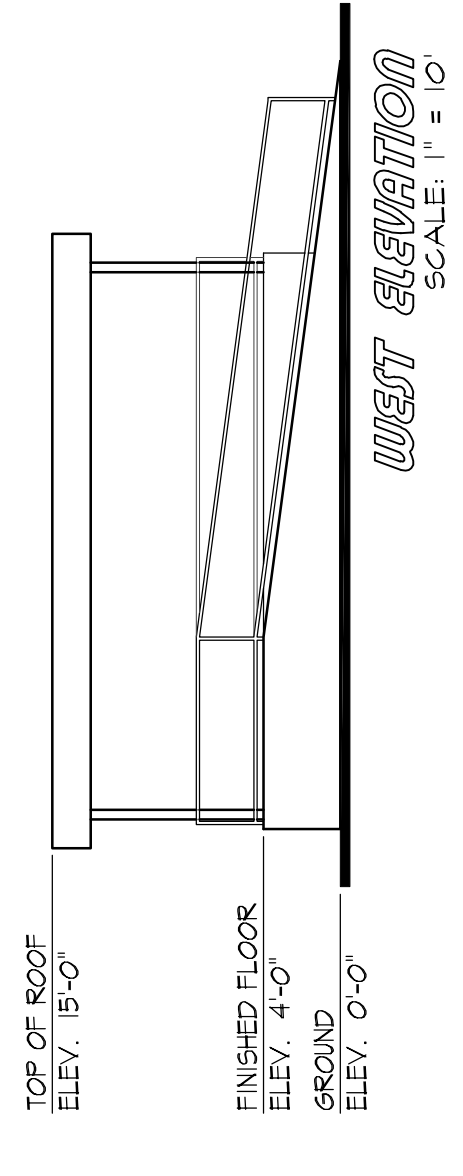
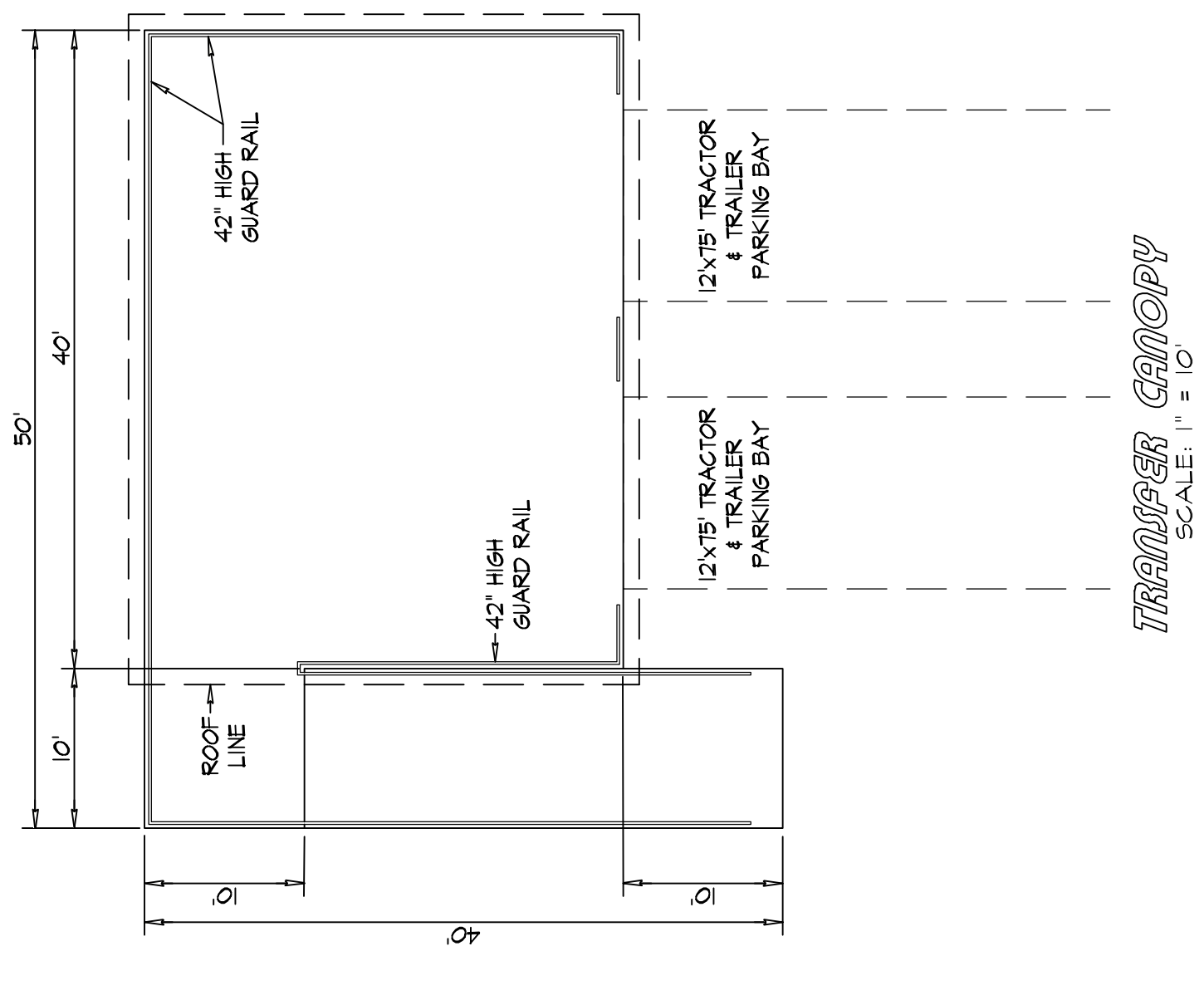
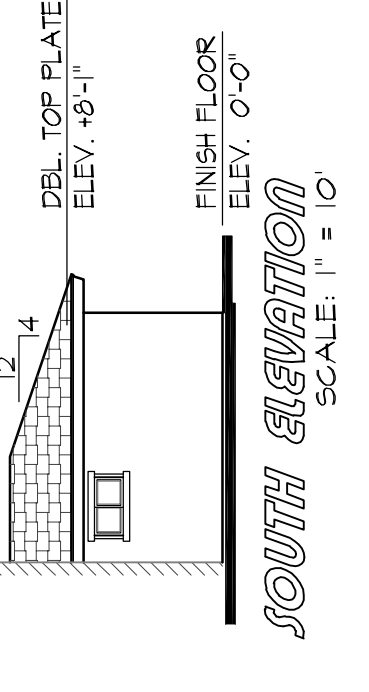
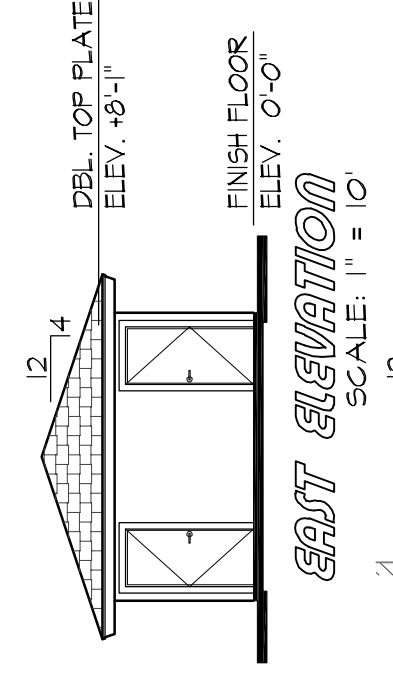
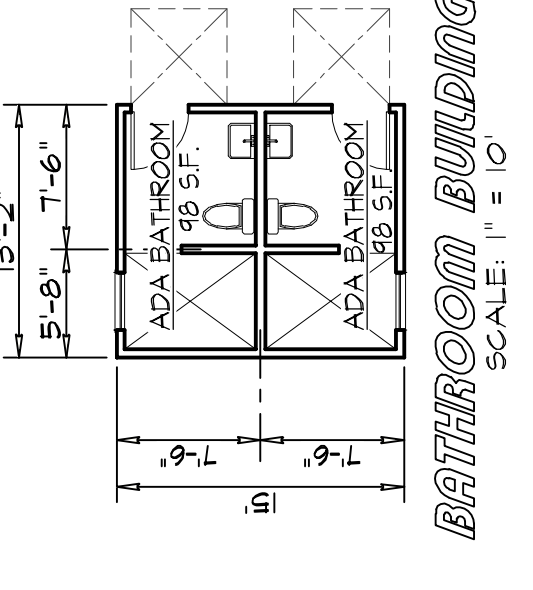
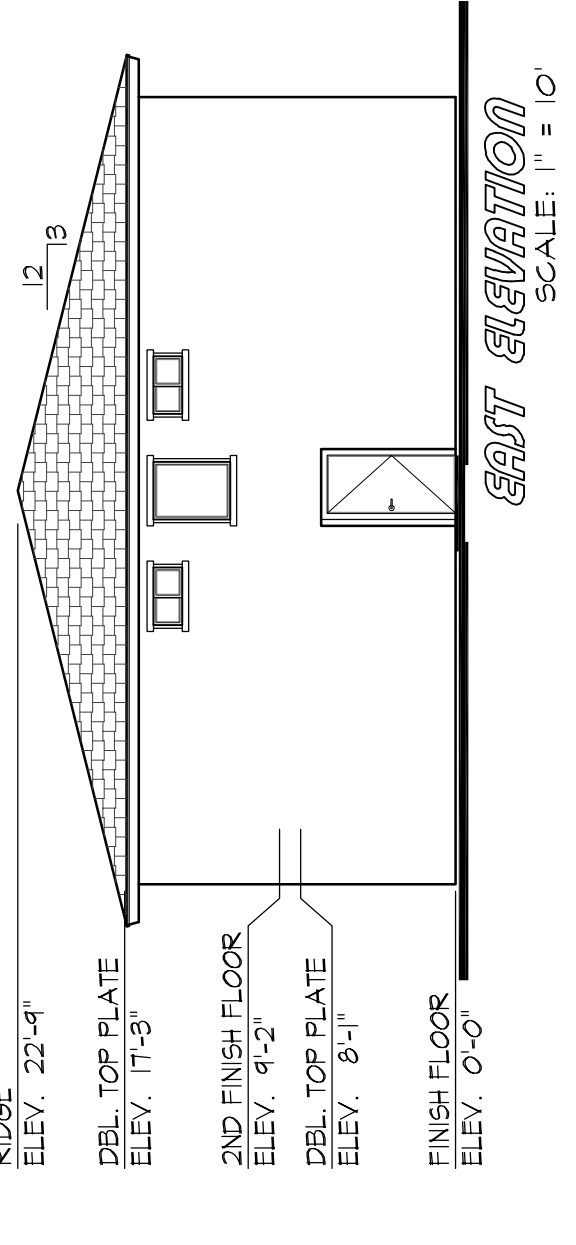
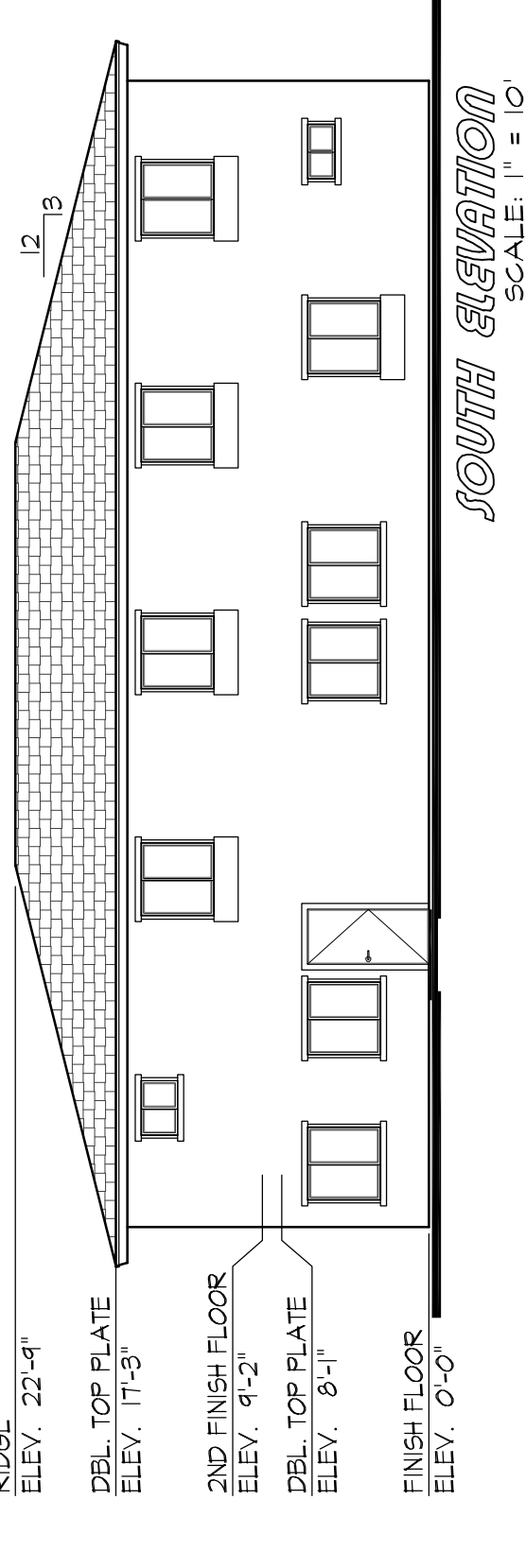
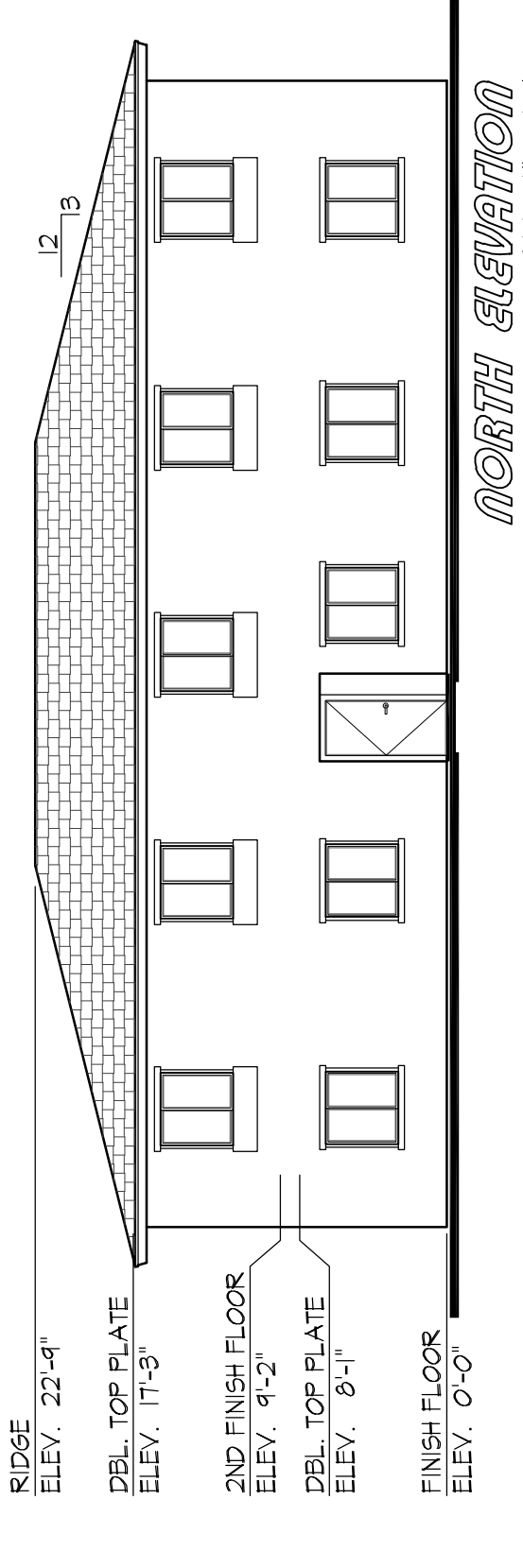
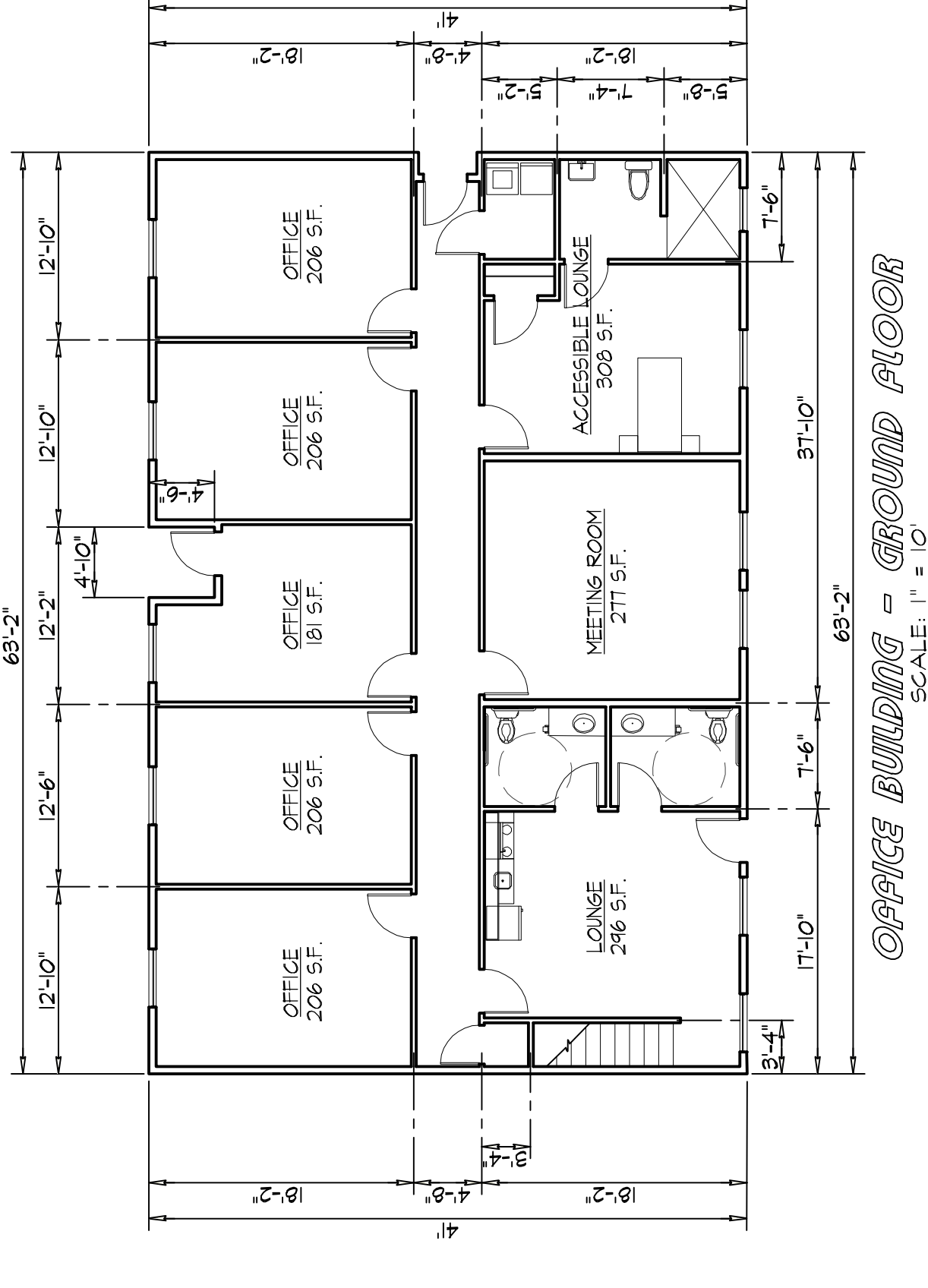
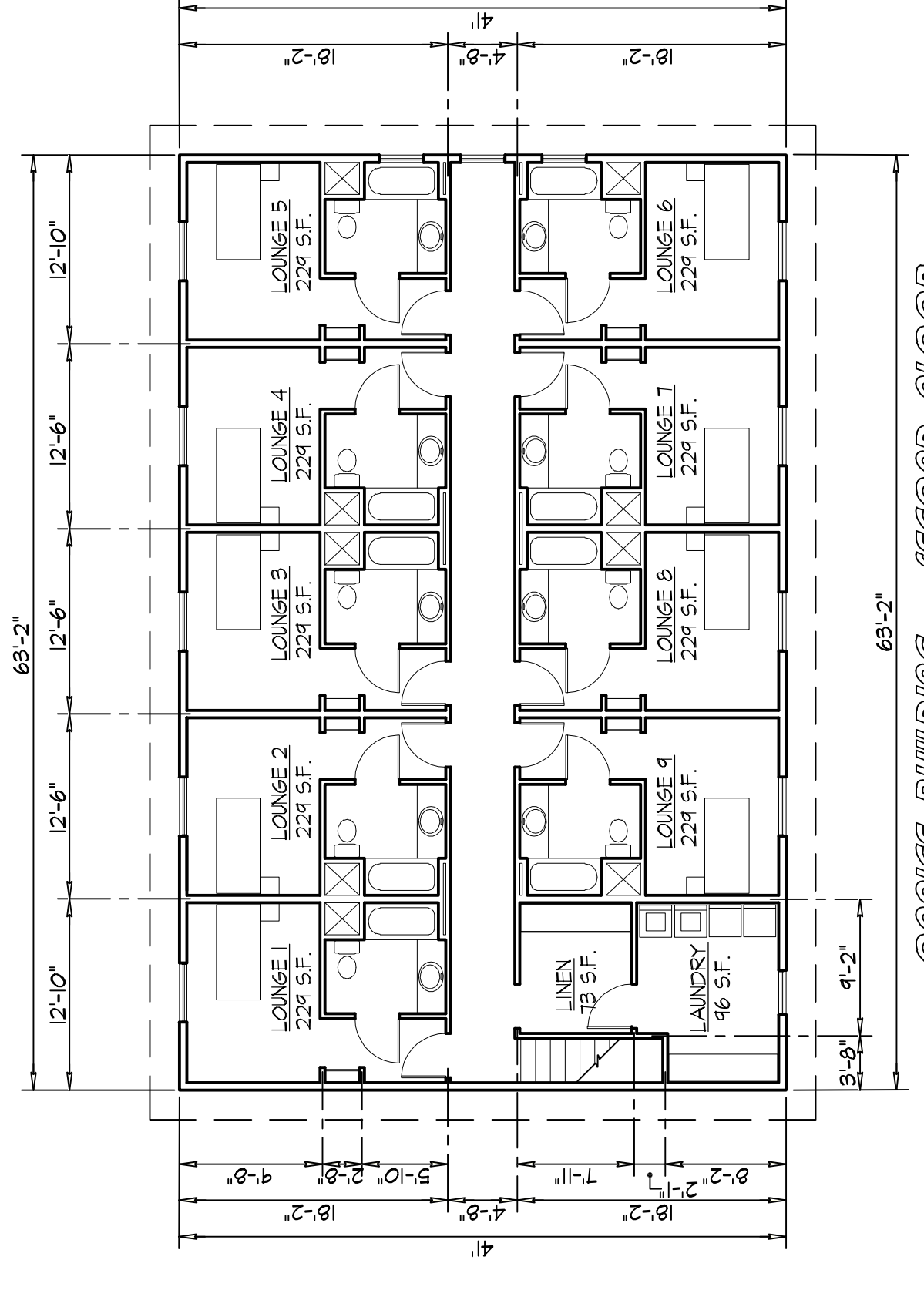
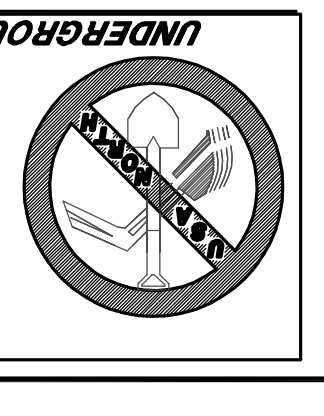
**PROPOSED BLDG. FLOOR PLANS  
& EXTERIOR ELEVATIONS**  
**GRACE TRUCK PARKING**  
 3389 SOUTH CHERRY AVENUE, FRESNO, CALIFORNIA  
 A.P.N. #199-00-00

PREPARED BY:  
**DALE G. MELL**  
 ENGINEERING & SURVEYING SERVICES  
 2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703  
 (559) 292-4048 • FAX 251-9220 • EMAIL: DM@DALEMELL.COM

PREPARED FOR:  
**SMS CONSTRUCTION**  
 280 SHAW AVENUE, SUITE B  
 CLOVIS, CALIFORNIA 93612



**UNDERGROUND SERVICE ALERT**  
 CALL 8-1-1 OR  
 1-800-227-2800  
 2 WORKING DAYS TO  
 14 CALENDAR DAYS BEFORE YOU DIG





02/23/22 03:54:41


36.685158° -119.781843°

87.7252 -1.0

Capture by Survey Cam



02/23/22 03:54:32  
36.685227 ° -119.781812 °  
88.4495 -1.0  
Capture by Survey Cam



02/23/22 03:53:28  
36.685576 ° -119.782168 °  
81.3786 -1.0  
Capture by Survey Cam



02/23/22 03:54:22  
36.685173 ° -119.781899 °  
87.3835 -1.0  
Capture by Survey Cam