



County of Fresno

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

DATE: May 20, 2024

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,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
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/Darren Findley, Senior Engineering
Technician/Brody Hines, 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
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
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt.
Brandon Purcell
CA Highway Patrol (CHP), Attn: Captain Kevin Clays,
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,
Director/Shana Powers, Cultural Director
Fresno Metropolitan Flood Control District, Attn: Frank Fowler, Chair/Peter Sanchez,
General Manager
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com

Kings River Conservation District, Attn: Paul Peschel, General Manager
Fresno Irrigation District, Attn: Lawrence Kimura, Chief Engineer
U.S. Fish and Wildlife Services, San Joaquin Division Attn: Matthew Nelson
CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo/Cinthia Reyes
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn:
PIC Supervisor
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov

FROM: Reymundo Peraza, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3861 and Initial Study No. 8455

APPLICANT: Arsh Samra

DUE DATE: **June 4, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application to allow a conditional rezone of a 1.69-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Light Manufacturing) Zone District.

The uses will include:

1. Vehicle and Freight Terminals
2. Warehouse and Wholesaling (up to 10,000 sqft. in gross floor area)
3. Lumber and Wood products
4. Recycling Facilities – Large Collection Facility
5. Recycling Facilities – Small Collection Facility
6. Motor Vehicle Sales
7. Building Material Stores

The subject parcel is located on the east side of Peach Avenue, approximately one mile from the City of Fresno. (APN: 331-080-42) (ADDRESS: 3102 S. Peach 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 **June 4, 2024**. 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, Reymundo Peraza, 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) 600-4224, or email rperaza@fresnocountyca.gov

RP

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Activity Code (Internal Review): 2369

Enclosures



Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
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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:

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: _____

APN: _____ Parcel size: _____ Section(s)-Twp/Rg: S ____ - T ____ S/R ____ 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.

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:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

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 # ____ - ____ - ____

Zone District: _____ APN # ____ - ____ - ____

Parcel Size: _____ APN # ____ - ____ - ____

**REQUIRED FINDINGS NECESSARY FOR GRANTING A
CONDITIONAL USE PERMIT APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE
FRESNO COUNTY PUBLIC WORKS AND PLANNING
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

General Requirements

1. The plan must be drawn on a sheet having the following minimum dimensions:
 - 18" x 24" for CUPs and SPRs
 - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

Specific Information to be Shown

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
 - All dimensions of the site (or sites)
 - All dimensions of buildings and structures (including height).
 - All dimensions of off-street parking and loading areas.
 - The distance of all buildings and structures from property lines.
 - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.

Peraza, Reymundo

Subject: FW: SPR package submittal - 3102 S Peach Ave, Fresno Ca. Application Review No. 23-005816

From: Arsh Samra <arshsamra@abconsultantsllc.com>

Sent: Tuesday, April 30, 2024 2:17 PM

To: Peraza, Reymundo <rperaza@fresnocountyca.gov>; Hill, Eddie <edhill@fresnocountyca.gov>

Subject: Re: SPR package submittal - 3102 S Peach Ave, Fresno Ca. Application Review No. 23-005816

Application # 23-005816

Address: 3102 S peach Ave, Fresno Ca.

Attention: Reymundo Peraza

Land Use	Permit requirement by Zone (P- Permitted)
1. Vehicle and Freight Terminals	M-1 (P)
2. Warehouse and Wholesaling (up to 10,000 sq ft in gross floor area)	M-1 (P)
3. Lumber and Wood products	M-1 (P)
4. Recycling facilities - Large Collection Facility	M-1 (P)
5. Recycling Facilities – Small Collection Facility	M-1 (P)
6. Motor vehicle Parts and Sales	M-1 (P)
7. Motor Vehicle Sales	M-1 (P)
8. Building Material stores	M-1 (P)

Please find the attached M 1 Uses as per Ordinance code of Fresno County.

Let me know if you have any questions

Thank you
Arsh

From: Peraza, Reymundo <rperaza@fresnocountyca.gov>

Sent: Friday, April 26, 2024 9:12:38 AM

To: Arsh Samra <arshsamra@abconsultantsllc.com>; Hill, Eddie <edhill@fresnocountyca.gov>

Subject: RE: SPR package submittal - 3102 S Peach Ave, Fresno Ca. Application Review No. 23-005816

Yes, just send me a list and I will insert it into the routing package.



Reymundo Peraza | Planner

**Department of Public Works and Planning |
Development Services and Capital Projects Division
Current Planning & Environmental Documents Section**

2220 Tulare St. 6th Floor Fresno, CA 93721

Main Office: (559) 600-4497 Direct: (559)600-4224

[Your input matters! Customer Service Survey](#)

OPERATIONAL STATEMENT

January 8, 2024.
County of Fresno
Planning & Development Department
2220 Tulare Street
Fresno, CA 93721

Attention: Reymundo Peraza

Re: Pre-App # 23-005816
3102 S Peach Avenue,
Fresno Ca. 93725
APN # 331-080-42S
Current Zoning: AL20
Request Rezone: M1

Project description:

The project property is located at 3102 S Peach Ave, Fresno CA 93725, APN: 331-080-42S, and pertains area of 1.69 acres. The Pre-application was submitted requesting a rezone of this property from the current zoning of AL20 Limited Agricultural to MI Light Manufacturing.

Business Name:	TBD
Product / Services:	Truck/Trailer Parking
Anticipated Traffic:	No additional traffic will increase as parking spaces will be used to park additional trailers as and when needed.
Number of Employees:	None
On-site storage/Equipment:	N/A
Security Measures:	Security cameras may be mounted interior, at entry, and exit points.
Operation Time:	The proposed operational use will be to park additional trailers as and when needed.
Access to Site:	Existing driveway
Parking:	Parking spaces will be provided as per the Code of Ordinance.
Supplies or Material:	N/A.
Unsightly Appearance:	N/A
Solid or Liquid Waste:	The existing house which is currently used as a caretaker residence has existing restrooms to handle the generated solid waste and liquid waste.

Estimated Water Usage: Water needs will be fulfilled by the existing on-site water tank.

Advertising Sign: No advertising sign is proposed or existing.

Buildings:

Outdoor Lighting: Existing exterior wall lighting will be used for the proposed use.

Landscape: N/A.

Noise/Hazardous Materials: No noise level and hazardous waste will be generated from proposed operations.

Sincerely Arsh Samra
Signature, (Applicant)

Arsh Samra
Print name

Fresno County Recorder
Paul Dictos, CPA

2022-0040887

Recorded at the request of:
SIMPLIFILE, PROVO

03/29/2022 02:07 50

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$357.50

Total: \$374.50

RECORDING REQUESTED BY:

Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Navpreet Uppal
3102 South Peach Avenue
Fresno, CA 93725

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWFM-4502009102

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

Property Address: 3102 South Peach Avenue,
Fresno, CA 93725

APN/Parcel ID(s): 331-080-42

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$357.50 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Anselma Botello, a widow
hereby GRANT(S) to Navpreet K. Uppal, a single woman

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 3102 South Peach Avenue, Fresno, CA 93725

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(continued)

APN/Parcel ID(s): 331-080-42

Dated: December 24, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Anselma Botello
Anselma Botello

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

On 2/1/2021 before me, Katie Bailey, Notary Public,
(here insert name and title of the officer)

personally appeared Anselma Botello,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Katie Bailey
Signature

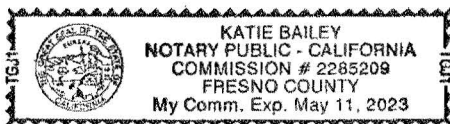


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 331-080-42

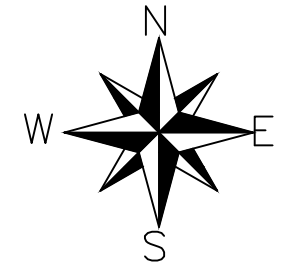
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 3 OF THRIFTY ACRES, TRACT NO. 1228, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 15, PAGE 71 OF PLATS, FRESNO COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF PEACH AVENUE AS ABANDONED BY RESOLUTION RECORDED MAY 13, 1975, IN BOOK 6431, PAGE 498, AS DOCUMENT NO. 33642, OF OFFICIAL RECORDS.

SITE PLAN FOR NAVPREET UPPAL

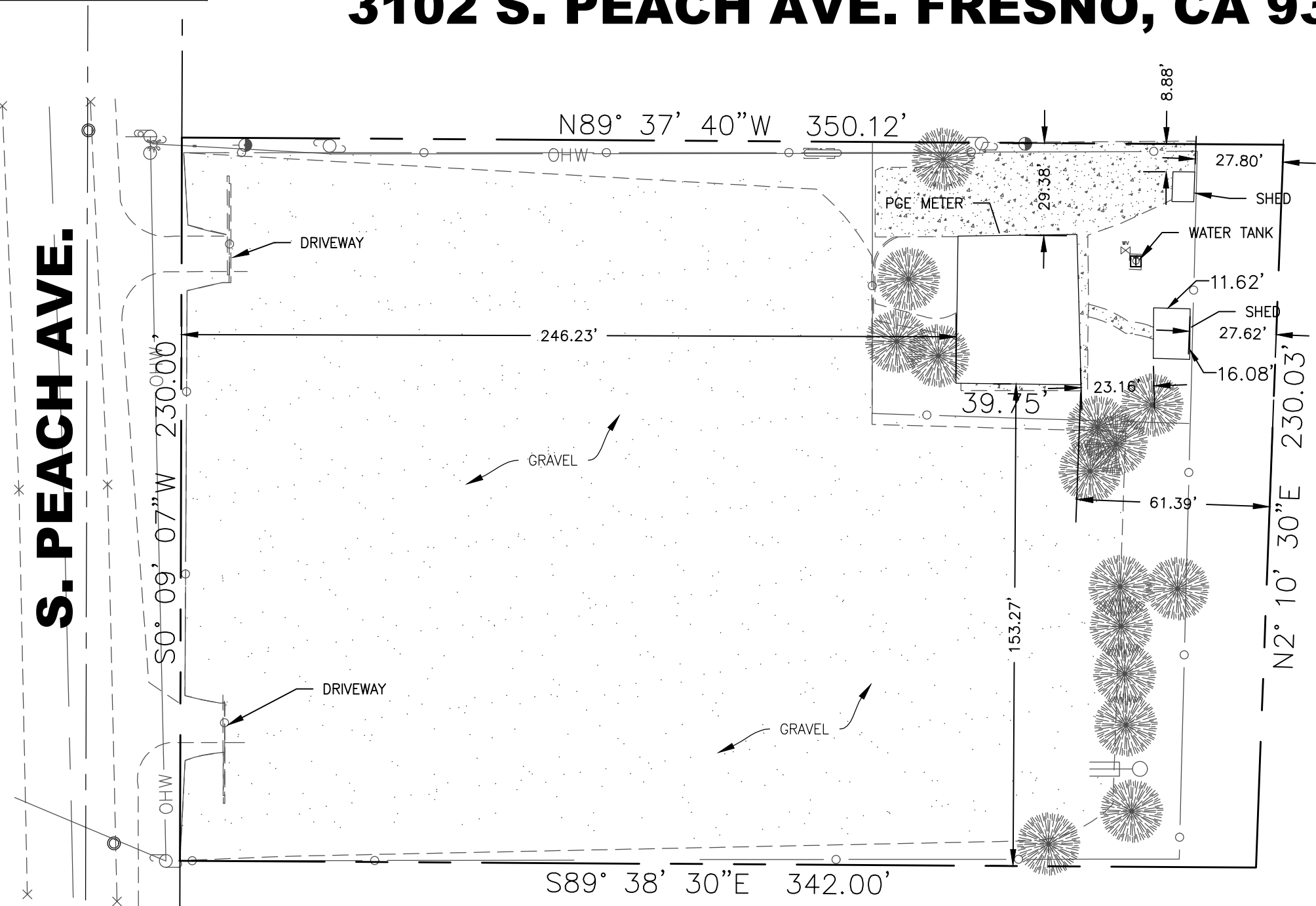
3102 S. PEACH AVE. FRESNO, CA 93725



SCALE: 1"=40'

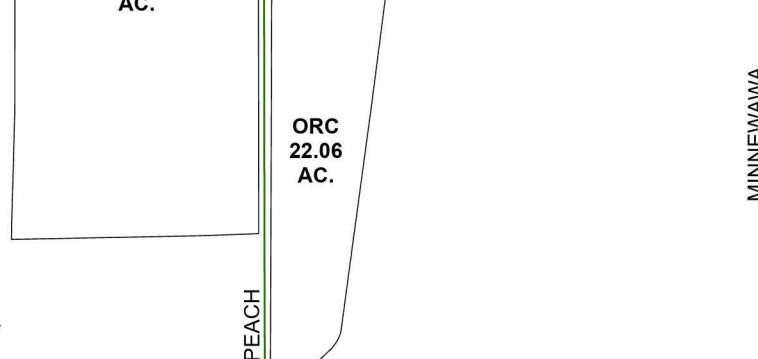
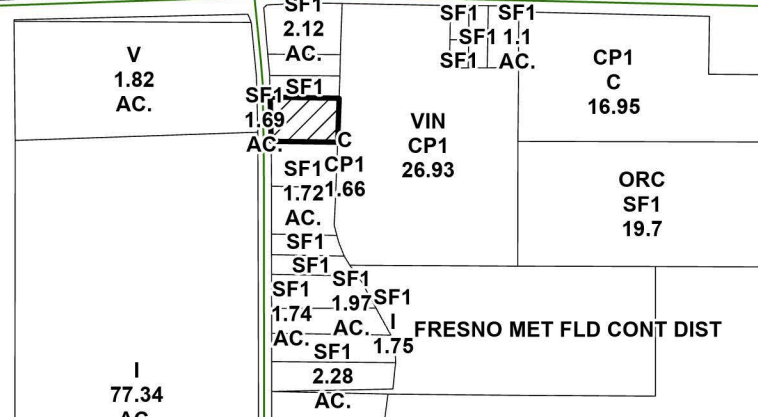
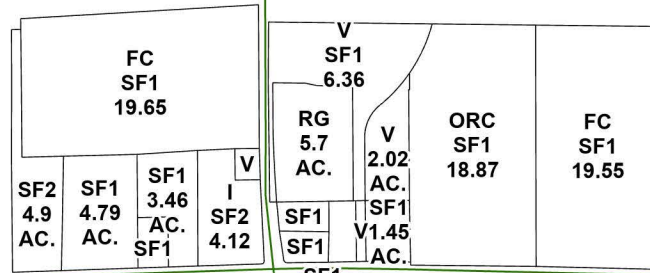
LEGEND

- SEPTIC (E)
- PROPANE (E)
- WELL (E)
- DOMESTIC TANK (E)



LEGEND:

 Subject Property



WILLOW

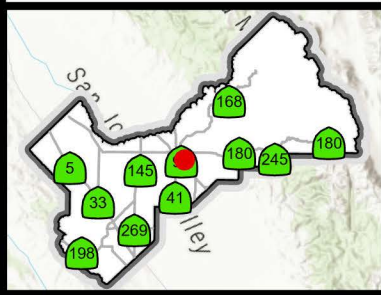
MUSCAT

WAWONA

PEACH

MINNEWAWA

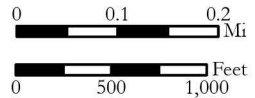
NORTH



Existing Land Use Map

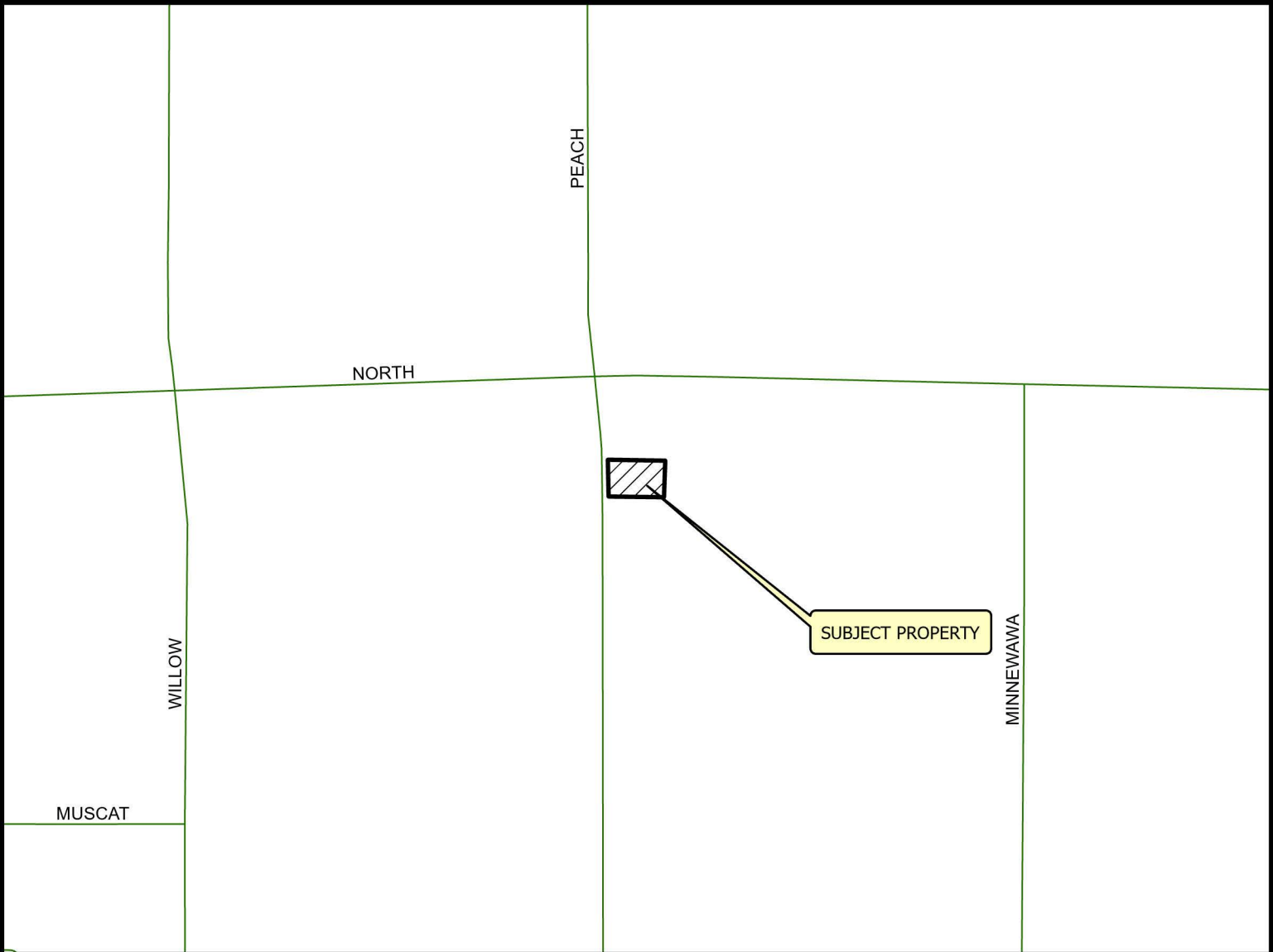
AA3861 AND IS8455 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 8/24/2023

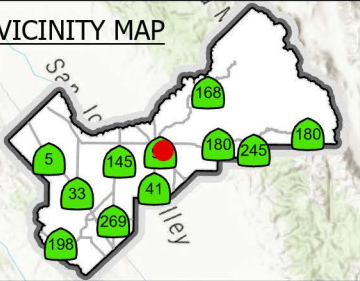


Legend

 Subject Property



VICINITY MAP

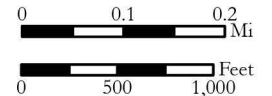


LOCATION MAP


AA3861 AND IS8455

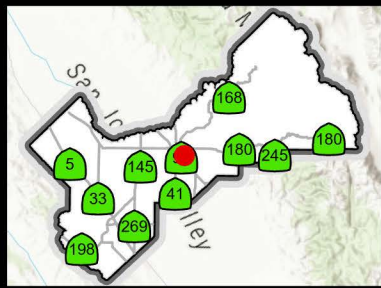
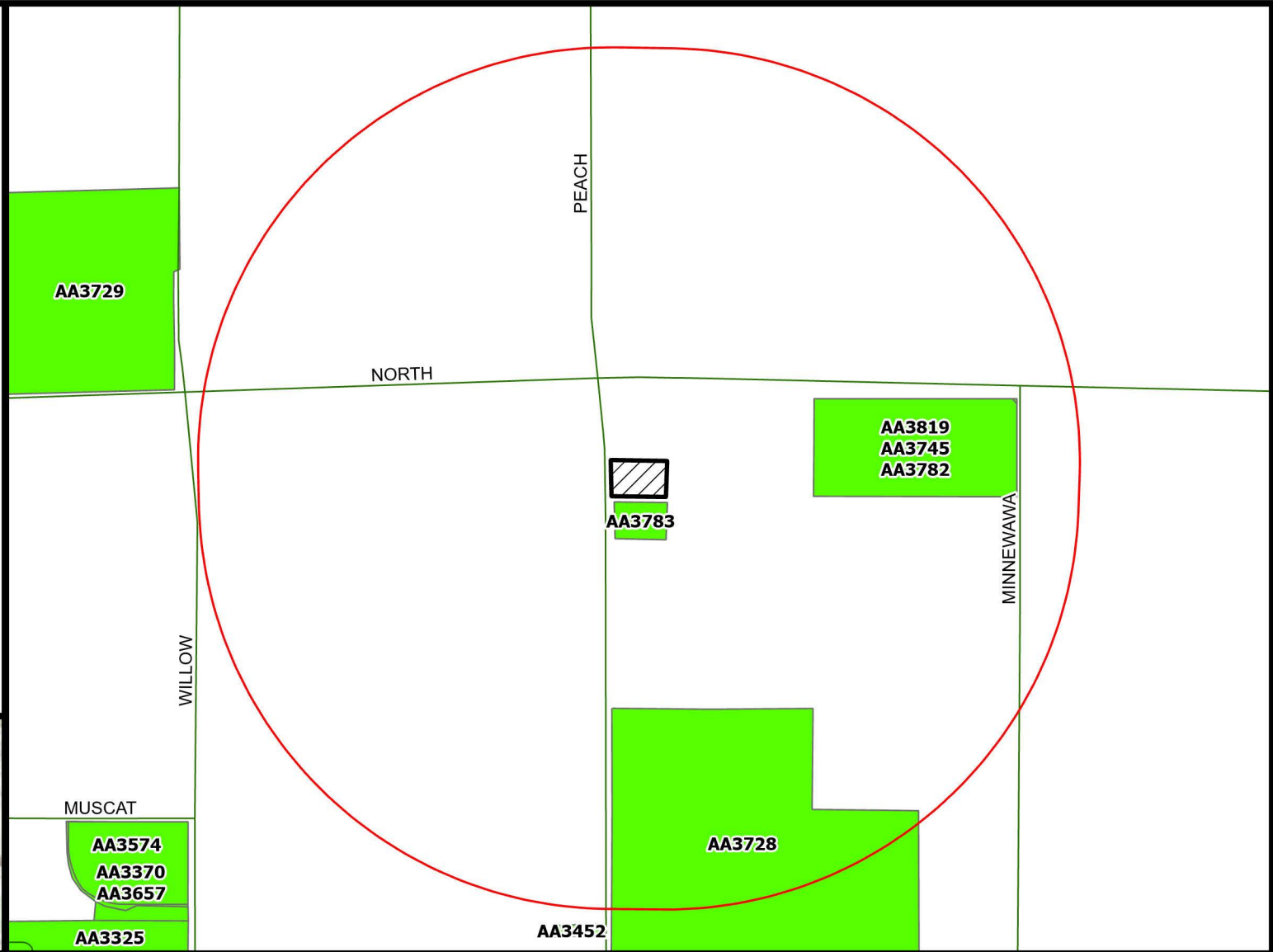
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 8/29/2023



Legend

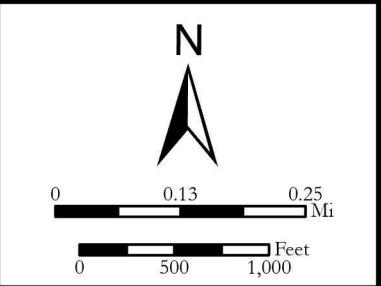
-  Half Mile Buffer
-  Subject Property
-  AA and IS Permits



Proximity Map

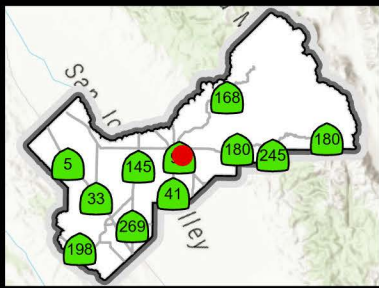
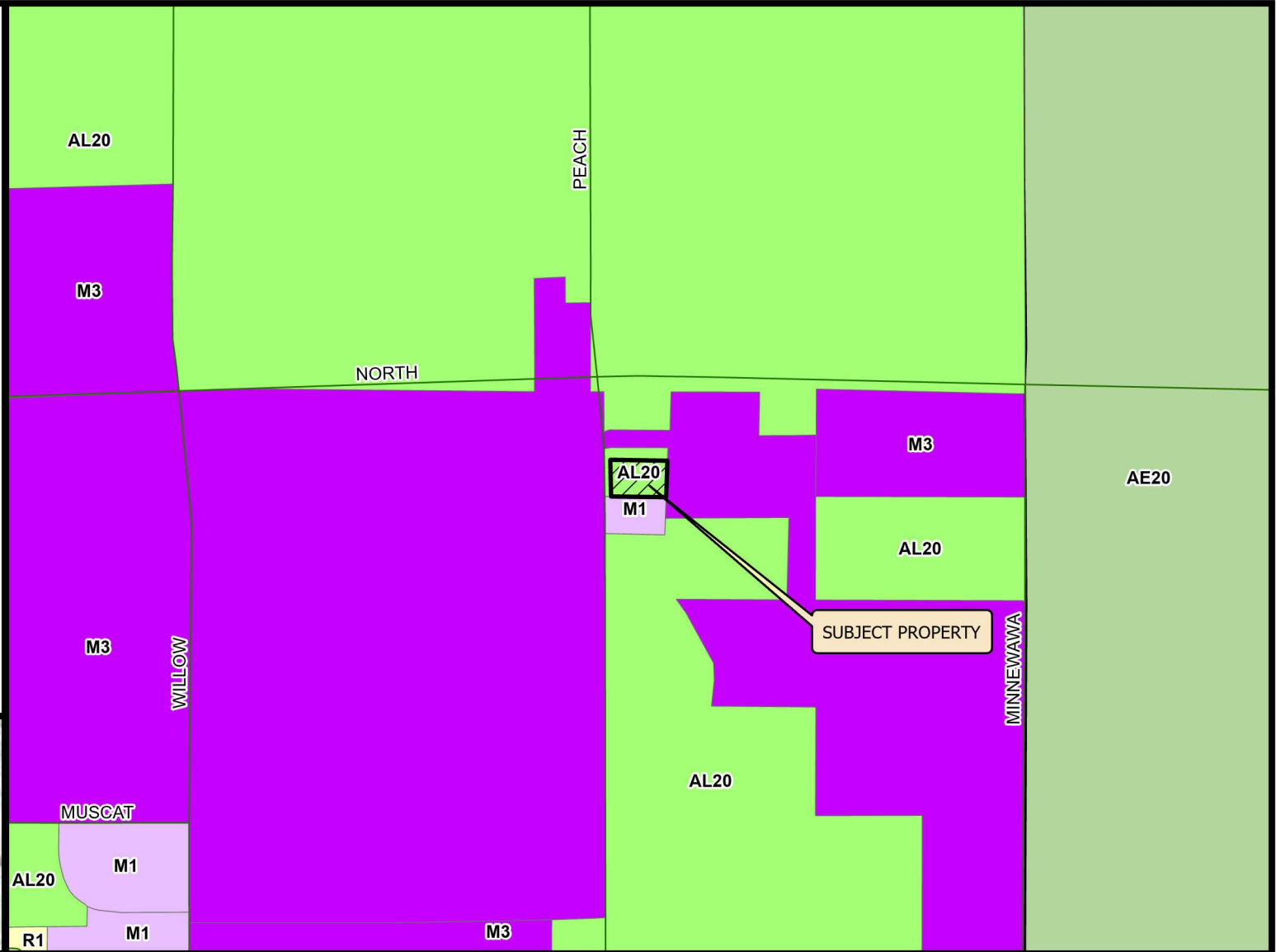
AA3861 AND IS8455 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 8/29/2023



Legend

-  Subject Property
-  M3
-  AE20
-  AL20
-  M1
-  R1

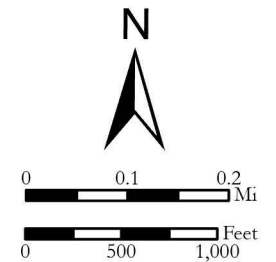


Existing Zoning Map

AA3861 AND IS8455
STR 13 - 15/20

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 8/29/2023





Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

Mail To: 6083 N Fig Garden Dr #651 Fresno, CA 93722

NUMBER: APPLICANT: PHONE:

PROPERTY LOCATION: APN(s): ALCC: No Yes # VIOLATION NO. CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes ZONE DISTRICT: 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; () Deeds Req'd (see Form #236) SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No Yes FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No Yes PROPOSAL

COMMENTS: ORD. SECTION(S): BY: DATE:

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

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

FILING REQUIREMENTS: () 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 () Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction () 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 OTHER FILING FEES: () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center) () CA Dept. of Fish & Wildlife (CDFW):(\$50+\$2,764) (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: DATE: PHONE NUMBER: (559) -

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

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

OVER.....

OTHER PERMIT REQUIREMENTS AND/OR FEES

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

Drainage Ordinance:	Fees range from \$500/acre to \$15,000/acre. <i>(Fee determination is made during the application review process.)</i>
Site Plan Review (SPR):	Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.
School District:	Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. <i>(Contact the applicable school district.)</i>

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Agent Name (Print or Type)

Company Name (Print or Type)

Mailing Address

City / State / Zip Code

Phone Number

Email Address

Project APN

Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.

Owner Signature

Date

Owner Name (Print or Type)

Phone Number

Email Address

* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&Pin\FORMS\F410 Agent Authorization 8-14-19.doc

E North Ave

E North Ave

E North Ave

S Peach Ave

Washington Canal

Nahal Brothers Farms

PROJECT SITE

**EAST SIDE - LIGHT
MANUFACTURING**

Adarsh Express
Truck Parking

United Trailer Repair

Washington Canal

Google



yers

E North Ave

E North Ave

Nahal Brothers Farm

S Peach Ave

Washington Canal

HEAVY INDUSTRIAL

NORTH SIDE

PROJECT SITE

S Peach Ave

Washin



2D



+

-



**WEST SIDE -
LIGHT MANUFACTURING**

PROJECT SITE

S Peach Ave

Canal

Washington Canal

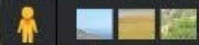
Adarsh Express
Truck Parking

United Trailer Repair

Google



2D



E North Ave

E North Ave

E North Ave

Nahal Brothers Farms

S Peach Ave

Washington Canal

PROJECT SITE

S Peach Ave

**SOUTH SIDE - LIGHT
MANUFACTURING**

Adarsh Express
Truck Parking

Washington Canal

United Trailer Repair



2D



Google




EAST SIDE OF SITE

NORTH EAST SIDE OF
SITE



NORTH SIDE OF SITE



SOUTH SIDE OF SITE





WEST SIDE OF SITE



County of Fresno

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

May 15, 2023

Arsh Samra
6083 N. Fig Garden Dr. #651
Fresno, Ca. 93722

Dear: Arsh Samra

Pre-Application Review No. 23-005816

Proposal:

Amendment Application to Rezone a 1.69-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Light Manufacturing) Zone District to allow a Truck Yard Terminal and a dispatch office.

Project Location:

The subject parcel is located on the east side of Peach Avenue, approximately one mile from the City of Fresno. (APN: 331-080-42) (ADDRESS: 3102 S. Peach Avenue) (Sup. Dist. 4).

Rezoning:

An Amendment Application (AA) is required to rezone the property from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Light Manufacturing) Zone District. I am enclosing the necessary forms to return for a complete application.

It should be noted that the proposed Zoning is consistent with the underlying General Plan land use designation in the Roosevelt Community Plan of Fresno County, which makes it possible to approve the Amendment to the zoning without the necessity for a General Plan Amendment.

The Board of Supervisors has recommended; however, it is not required at this time, that applications to rezone to an Industrial zoning be accompanied by a Site Plan Review application, which illustrates how the site is proposed to be developed. The Site Plan Review unit may be contacted at (559) 600-4022 for more information about submittal requirements.

Site Plan Review Application Required Separately:

- The Board of Supervisors has recommended; however, it is not required at this time, that applications to rezone to an Industrial zoning be accompanied by a Site Plan Review or Conditional Use Permit application, which illustrates how the site is proposed to be developed.
- Alternatively, you may submit an independent SPR application prior to an approval of your application, but is done at your assumed risk of having to amend your SPR Application to align with the final decision of the Board of Supervisors, or;

- You can make the SPR application after your application is approved by the Board of Supervisor

California Environmental Quality Act:

Per CEQA, your project will require preparation of an “Initial Study” for your project. A greenhouse gas analysis is required for all Initial Studies. Additionally, if there are elements of your project that could have potentially significant impacts on the environment, you would be required to have technical studies prepared to quantify the scope of those impacts. Such studies may include, but are not limited to:

- traffic impact study,
- air quality assessment,
- hydro-geologic survey,
- noise assessment, and
- flood inundation study,

Depending on the analysis in the Initial Study the County will have to prepare an environmental document of either a

- 1) Negative Declaration;
- 2) Mitigated Negative Declaration; or
- 3) Environmental Impact Report.

If your project is approved with one of these documents, you will be required to pay California Department of Fish & Wildlife (CDFW) Fee, which is estimated later in this letter.

Attached to the Initial Study application is also information from the CDFW regarding how you may file for No Effect Determination (NED) to seek an exception to these fees if you qualify. Staff of the Development Services and Capital Projects Division cannot make a “NED” Finding allowing an exception to CDFW fees involved with the preparation and posting of environmental documents. Should you believe your project has no effect on resources under the purview and/or protection of CDFW, it will be necessary for you to contact that agency directly to obtain a written determination of no effect prior to completion of your environmental document.

Consultation with Californian Native American Tribes:

Pursuant to State law, if an initial study or an EIR is prepared or the General Plan is Amended Tribes may request a consultation process to comment on the project. If no request is received within thirty (30) days, then the project will proceed without formal consultation with the tribes.

Flood Control District:

Projects within the Fresno Metropolitan Flood Control District (FMFCD) boundaries will be routed to FMFCD for review and comment. FMFCD will review your application and return a Notice of Requirements (NOR) form and a completed FMFCD Drainage Fee Calculation Worksheet to the County, if applicable. The NOR will include their Development review fees for the NOR that are due prior to your project being scheduled for the Planning Commission or prior

to DRA approval, and for a Grading Plan Review that is due upon first submittal of your grading plans for review. The calculated drainage fee provided will be valid through the following February, upon which the fee may be revised. Development review fees are to be paid by the applicant directly to FMFCD, with proof of payment provided to the County. Drainage fees can be paid to FMFCD or the County prior to the issuance of building permits by the County.

County Health Department Review:

The proposal will be routed to the Fresno County Department of Public Health, Environmental Health Division for review and comments. Project Review Fees of \$432.00 will be charged for review of your proposal by this Department.

Your property is in an area of agricultural land use:

As such, the proposal will be routed to the Fresno County Department of Agriculture for review and comment by staff of the Agricultural Commissioner's Office. A Project Review Fee of \$42.00 will be charged for review of your proposal by this Department.

Irrevocable Offer of Road-Rights-of-Way:

Depending upon the scope and specifics of your project, an irrevocable offer of dedication for road rights-of-way may be required as a mitigation measure or as a condition of project approval.

Fire Protection District:

You are located within the jurisdiction of the Fresno County Fire Protection District which conducts plan reviews on all projects to confirm that certain fire and life safety issues are addressed. Some examples of fire and life safety issues are fire apparatus access, fire lanes, gates, water supply systems, fire suppression systems, fire alarm systems, high-piled storage, evacuation plans, exiting systems, and hazardous materials storage.

It is suggested that you contact the Fresno County Fire Protection District at (559) 493-4359 to schedule a meeting to discuss the specific fire protection requirements for the project during the design stage of the project.

It is recommended that you consult with surrounding property owners:

The Planning Commission and Board of Supervisors will often inquire about an Applicant's efforts to work with surrounding neighbors of the project, it is recommended prior to your application and/or hearing before the Commission, you contact the surrounding property owners and residents to determine if there are concerns and/or support for your project. Surrounding property owners will receive applicable notices in the mail. Property owners will have the opportunity to comment on the project in writing or present testimony at public hearings.

BELOW ARE THE FILING REQUIREMENTS FOR YOUR PROJECT:

Refunds: Submission of fees and all required documents does not indicate in any way that an application will be approved. If processing of an application is discontinued. Only a portion of the fees paid will be eligible for refund; the amount will depend on where you are in the process.

Application Form: This application is a green form. Please fully complete the owner, applicant, and representative portions of the application. All owners included on the Grant Deed must sign the application. An electronic version of the form is available. Please contact us via email to receive the electronic version.

Initial Study Application: This application form is a stapled five-page form. Please complete and sign.

Pre-Application Review: This is the single blue sheet that has been completed and returned to you with this letter. Please return the completed blue Pre-Application Review sheet with your formal application submittal. The information provided on this sheet will be needed to complete the application. **(Note: The Pre-Application Fee of \$247.00 will be applied to the Filing Fee if a formal application is submitted within six months of the date on the Pre-Application form. The following Filing Fee information assumes that the application will be filed within the six-month time period.)**

FMFCD fees: Additional Fresno Metropolitan Flood Control District (FMFCD) fees may be required prior to the issuance of any permits. These fees will be identified during the application process.

Legal Description: Submit a copy of the Grant Deed to the property with the legal description. (Note: The legal description must correlate with the property boundaries depicted on the Site Plan drawing.)

Site Plans, Floor Plans and Elevations: Four (4) folded copies of a detailed Site Plan are required. We route projects for comments electronically, therefore we request that electronic versions of all drawings be submitted in PDF format. If that is not possible, we require one black-line print in either 8½"x11" or 11"x17" size so that it can be scanned. Please refer to the back of the application for detailed requirements on preparing Site Plans. It is important that all requirements are met in order for the Site Plan to be acceptable. Therefore, you may wish to review the Site Plan with a Planner prior to submitting the application. In addition, four (4) folded copies of the Floor Plan and Elevations are required, as well as an electronic PDF version or reduction as described above.

Proposed Septic System: It is critical to clearly identify on the site plan the location of any existing and proposed septic systems. If you are choosing to use an existing septic system

for both residences, clearly identify how you will be tying into the system and identify the capacity of the existing tank and length of the leach lines. Please refer to the enclosed *Location of Sewage Disposal System* handout for information on capacity and location requirements, as well as the *Site Plan Requirements for Second Residences* handout.

Project Description/Operational Statement: Please provide a complete, detailed description of the proposed use. Enclosed is a checklist of considerations that should be addressed. The Operational Statement must be on a separate sheet and should be typed.

Photographs: Provide labeled photos of panoramic views of the property (north, south, east, and west).

Filing Fees:

Amendment (AA) Application	\$ 6,214.00
Violation (35% of AA)	\$ 3,540.25
Initial Study (IS) Application	\$ 3,901.00
Agricultural Commissioner Review	\$ 42.00
Public Health Environmental Review	\$ <u>383.00</u>

Minus the \$247.00 Pre-Application Credit (If within 6months) \$ - 247.00

Please make check payable to "Fresno County" for: \$ 13,833.25

Also, a separate check for \$75 must be submitted, payable to the *Southern San Joaquin Valley Information Center* for archaeological inventory. In addition, a separate fee may be collected by the County on behalf of the California Department of Fish & Wildlife prior to closure of the Initial Study Assessment and prior to setting a date for public hearing. For more information regarding this fee, see Page 5 of the Initial Study Application.

As prescribed by the Zoning Ordinance, the Planning Commission will make a decision on the application following a public hearing. The Planning Commission hearing should occur approximately four to six months from the date the application is submitted; however, this time frame will be extended if reviewers request additional information, or if review by the State Clearinghouse is needed. Please note that if review comments are not received from certain key reviewing agencies in response to our initial request for comments, staff will continue to pursue formal comments from those agencies so as to provide for the most complete project analysis possible. This may result in additional processing time. Also, please note that an appeal of the Planning Commission's decision would add additional time because it would necessitate a hearing before the Board of Supervisors, who would then make the final decision.

Arsh Samra
May 15, 2023
Page 6

In order to save time processing your application, we recommend that you or your representative schedule a meeting to review your application submittal prior to filing a formal application.

If you have any questions regarding the information described in this letter, or wish to schedule a meeting concerning the filing of an application, please contact me at rperaza@co.fresno.ca.us or (559) 600-4224.

Sincerely,

Reymundo Peraza

Reymundo Peraza, Planner
Development Services and Capital Projects Division

RP
G:\4360Devs&Pln\PROJSEC\PRE-APPS\2023\23-005816 (AA)\Pre-App Letter .docx

Enclosures



Fresno County Department of Public Works and Planning

Date Received:	(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 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:

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: _____

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

ADDITIONAL APN(s): _____

I, Arsh Samra (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.

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:**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

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 # ____ - ____ - ____

Zone District: _____

APN # ____ - ____ - ____

Parcel Size: _____

APN # ____ - ____ - ____

**REQUIRED FINDINGS NECESSARY FOR GRANTING A
CONDITIONAL USE PERMIT APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE
FRESNO COUNTY PUBLIC WORKS AND PLANNING
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

General Requirements

1. The plan must be drawn on a sheet having the following minimum dimensions:
 - 18" x 24" for CUPs and SPRs
 - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

Specific Information to be Shown

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
 - All dimensions of the site (or sites)
 - All dimensions of buildings and structures (including height).
 - All dimensions of off-street parking and loading areas.
 - The distance of all buildings and structures from property lines.
 - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.



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 the 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:** Navpreet K. Uppal **Phone/Fax:** 559-442-0500

Mailing Address: 4094 E Manning Ave Fowler CA, 93625
Street City State/Zip

2. **Applicant:** Arsh Samra **Phone/Fax:** 559-558-6517

Mailing Address: 6083 N Figarden Dr #651 Fresno CA, 93722
Street City State/Zip

3. **Representative:** Arsh Samra **Phone/Fax:** 559-558-6517

Mailing Address: 6083 N Figarden Dr #651 Fresno CA, 93722
Street City State/Zip

4. **Proposed Project:** Request to Rezone APN # 331-080-42S from AL20 to M1 Zoning District

5. **Project Location:** 3102 S Peach Avenue Fresno CA, 93725

6. **Project Address:** 3102 S Peach Avenue Fresno CA, 93725

7. **Section/Township/Range:** / / 8. **Parcel Size:** 1.69 acres

9. **Assessor's Parcel No.** APN # 331-080-42S **OVER.....**

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

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

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

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AL-20

14. Existing General Plan Land Use Designation¹: General Industrial in Roosevelt community plan

ENVIRONMENTAL INFORMATION

15. Present land use: AL-20
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Not Known at this time

Describe the major vegetative cover: No

Any perennial or intermittent water courses? If so, show on the map: No

Is the property in a flood-prone area? Describe:
N/A

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Heavy Industrial

South: Light Manufacturing

East: Light Manufacturing

West: Light Manufacturing

17. What land use(s) in the area may be impacted by your Project? N/A

18. What land use(s) in the area may impact your project: N/A

19. **Transportation:**

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes No

B. **Daily traffic generation:**

I. Residential - Number of Units N/A
Lot Size _____
Single-Family _____
Apartments _____

II. Commercial - Number of Employees N/A
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area: N/A

21. Describe any source(s) of noise in the area that may affect your project: N/A

22. Describe the probable source(s) of air pollution from your project: Not known at this time

23. **Proposed source of water:**

() private well

() community system³--name: Malaga Water District OVER.....

24. *Anticipated volume of water to be used (gallons per day)²:* Not known
25. *Proposed method of liquid waste disposal:*
 () *septic system/individual*
 () *community system³-name* Not known
26. *Estimated volume of liquid waste (gallons per day)²:* N/A
27. *Anticipated type(s) of liquid waste:* _____
28. *Anticipated type(s) of hazardous wastes²:* N/A
29. *Anticipated volume of hazardous wastes²:* N/A
30. *Proposed method of hazardous waste disposal²:* N/A
31. *Anticipated type(s) of solid waste:* _____
32. *Anticipated amount of solid waste (tons or cubic yards per day):* N/A
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* N/A
34. *Proposed method of solid waste disposal:* N/A
35. *Fire protection district(s) serving this area:* _____
36. *Has a previous application been processed on this site? If so, list the title and date:* N/A
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No X

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

Arsh Samra
SIGNATURE

06-04-23
DATE

¹*Refer to Development Services and Capital Projects Conference Checklist*

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

³*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, 2023: \$3,839.25 for an EIR; \$2,764.00 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.

Arsh Samra

Applicant's Signature

06-04-23

Date

OPERATIONAL STATEMENT

June 2023
County of Fresno
Planning & Development Department
2220 Tulare Street
Fresno, CA 93721

Attention: Daniel Gutierrez

Re: DRA No. XXX
Pre-app invoice #
3102 S Peach Avenue,
Fresno Ca. 93725
APN # 331-080-42S
Current Zoning: AL20
Request Rezone: M1

Project description:

The project property is located at 3102 S Peach Ave, Fresno Ca 93725, APN: 331-080-42S, and pertains area of 1.69 acres. The Pre-application was submitted requesting a rezone of this property from the current zoning of AL20 Limited Agricultural to MI Light Manufacturing.

Business Name:	TBD
Product / Services:	A transportation dispatch office, freight yard, and trucking yard terminal
Anticipated Traffic:	Traffic will increase during construction activities for a few months to deliver supplies and materials during the ongoing construction period. There will be no traffic congestion caused by site improvement activities as construction work will start early and finish later during the day hours. The traffic may increase once the operational use of the building commences.
Number of Employees:	3-5 office employees
On-site storage/Equipment:	N/A
Security Measures:	Security cameras may be mounted interior, at entry, and at exit points.
Operation Time:	Proposed operational use will be operated Monday thru Friday from 8 am to 5 pm.
Access to Site:	Two new 45' wide on-site access driveway approach on access roads or as per Code of Ordinance
Parking:	Parking spaces will be provided as per the Code of Ordinance.
Supplies or Material:	N/A.
Unightly Appearance:	N/A

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

Estimated Water Usage: Water needs will be fulfilled by the existing on-site water well or as per County of Fresno requirements.

Advertising Sign Buildings: No advertising sign is proposed or existing.

Outdoor Lighting: Exterior wall lighting will be added as per the requirements of site plan conditions.

Landscape: New landscape areas will be provided as per requirements of site plan conditions.

Noise/Hazardous Materials: Noise level may increase with proposed building operations added to the property. There will be no hazardous waste materials from this residential site.

Sincerely *Arsh Samra* Arsh Samra
Signature, (Applicant) Print name

RECORD OF PAYMENT OF REGIONAL TRANSPORTATION MITIGATION FEE

REGIONAL TRANSPORTATION MITIGATION FEE JOINT POWERS AGENCY

2035 Tulare Street, Suite 201, Fresno, CA 93721

(559) 233-4148, ext. 200 www.fresnocog.org

APPLICANT

Name: Anselma Botello

Contact Person:

Address: 3102 S Peach Ave
Fresno CA 93725

Telephone Number: 559-287-1074

PROJECT

Job Site Address 3102 S Peach Ave

Tract Number N/A

Lot/Parcel Number 331-080-425

Building Permit Number 213-108392

Building Permit Issued 8/31/21

Final Map Recorded N/A

Parcel Map, Tentative Map filed, Deemed Complete by Agency N/A

Rezone Approval (attach relevant documents if applicable) N/A

Single-Family Dwelling	1	dwelling unit @ \$2,118/DU	\$ 2,118
Multi-Family Dwelling		dwelling units @ \$1,642/DU	\$
Public School / Education		Exempt from RTMF	
Government		Exempt from RTMF	
Commercial/Retail		square feet @ \$1.85	\$
Commercial/Office/Service		square feet @ \$1.18	\$
Light Industrial		square feet @ \$0.30	\$
Heavy Industrial		square feet @ \$0.18	\$
Other Non-Residential		square feet @ \$0.80	\$
		Total Fee Due (subtotal)	\$
		Handling Fee	\$ 25.00
		Total Amount Due	\$

Check#

Anselma Botello
Applicant

8-31-21
Date

[Signature]
Representative of Permit Issuing Agency

8/31/21
Date

County of Fresno RWTP
Issuing Agency

DISPOSITION OF RTMF

RTMF Joint Powers Agency certifies that the above fees have been PAID IN FULL

RTMF Joint Powers Agency certifies that the above project is EXEMPT from the requirement to pay the RTMF because

Representative of the RTMF JPA

Date

Note: The fees shown are those in effect as of March 1, 2020. Fees are subject to change. The amounts due will be based on the fees in effect on the day the fee is paid.

This form must be validated by the Fresno County Regional Transportation Joint Powers Agency and returned to the Permit Issuing Agency prior to final certificate of occupancy.

Madera
559-664-1766

Fresno/Clovis
559-348-1766

Visalia/Tulare
559-627-1766

Hanford/Lemoore
559-589-1766

Porterville
559-782-1766

Billing Office & Phone Number:

559-623-2340

P.O. Box 4856 • Fresno, CA 93744

E-mail: proroooterseptic@yahoo.com



Sold To:

Co. Name: Elite Freight Service

Contact Person: Navdeep Singh Uppal

Address: _____

City / State / Zip: _____

Ph. # 559-268-3300 E-mail: _____

DATE 1-05-2022

CONTRACT

ProRooter
& SEPTIC

CA Contractors
Lic. # 824658

www.prorooterseptic.com

Job Location:
3102^s Peach Ave
Fresno CA, 93725

TECHNICIAN <u>Scott</u>	
DISPATCH NUMBER	TECH NO.
Standard Warranty is for 12 Months on Labor & Parts Unless Otherwise Noted Herein (Excludes Stoppages)	

I hereby authorize you to proceed with the diagnosis for a minimum charge of \$ 17,500. If Solution is accepted today, the amount will be waived.
 X

DIAGNOSIS New Septic system

SOLUTION locate and Dig to pump and abandon old septic system. Dig pot holes for Inspection to Requirre length of leach field. Dig and install 1500 Gallon concrete septic tank. Install length of leach field Requirred. Tie in Drain From House to Septic TANK.

• Not Responsible for any underground utilities that we are not working on. (E.G. piping, water lines, electrical, gas, etc.)
• If customer allows us to drive on concrete Pro Rooter & Septic is not responsible for any damages to concrete.
SEE "NOTICE TO OWNER" on back side of this Contract.
AUTHORIZED INITIAL X Date: 1-05-22

Bury All Holes and Ditch
All permits Included
parts & labor \$17,500.00

WORK AUTHORIZATION
PAYMENT OF THIS INVOICE / CONTRACT DUE UPON COMPLETION OF WORK
AUTHORIZATION TO PROCEED WITH ABOVE DIAGNOSIS / SOLUTIONS - I, the undersigned, am owner/authorized representative/tenant of the premises at which the work mentioned above is to be done. I hereby authorize you to perform said work and to use such labor and materials as you deem advisable. A monthly service charge of 1 1/2% will be added after 10 days. I agree to pay reasonable attorney's fees and court costs in the event of legal action. If my check does not clear, I realize I could be liable for 3 times the amount of the check, in no case more than \$500 and in no case less than \$100, plus the face value of the check and court costs. I have read and understand the price includes sales tax. All parts will be removed from the premises and discarded unless otherwise specified herein.

Payment Due upon completion
paid in full.

I hereby authorize you to proceed with the above work at the price of \$ 17,500
AUTHORIZED SIGNATURE X _____
 CHECK
 CREDIT CARD NO. _____
AUTHORIZATION CODE _____ DRIVERS LIC NO. _____ EXP DATE _____ CUSTOMER SERVICE REP. _____ SECURITY CODE _____ ZIP CODE _____
I do hereby state that the above work has been installed in a workmanlike manner and to the applicable building codes.
Date _____ X _____ Service Technician Signature

ACCEPTANCE OF WORK PERFORMED - I find the service and materials rendered and installed connection with the above work mentioned, to have been completed in a satisfactory manner. I agree that the amount set forth on this contract is the space labeled "TOTAL" to be the total and complete standard rate-minimum charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action. If my check does not clear, I realize I could be liable for 3 times the amount of the check, in no case more than \$500 and in no case less than \$100 plus the face value of the check and court costs. I acknowledge that I have read and received a legible copy of this contract.
ACCEPTANCE SIGNATURE X _____

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY (DURING A DECLARED STATE OF DISASTER, YOU HAVE SEVEN DAYS) AFTER THE DATE OF THE TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.
\$ 17,500 00