



County of Fresno

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

DATE: August 28, 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, Attn: Attn: James Anders,
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; Dominique Navarette
Development Services and Capital Projects, Zoning & Permit Review,
Attn: 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, 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, Kevin Lolkus, Lt. Brandon
Purcell, Kathy Curtice, Adam Maldonado
CA Dept. of Forestry & Fire Protection/ Fresno County Fire Protection District/Cal Fire
Fresno County Fire District, Attn: Diane Rodriguez

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

SUBJECT: Amendment Application No. 3869 and Environmental Review No. 8595

APPLICANT: Nick Sahota (CVEAS)

DUE DATE: **September 12, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to rezone to change the zoning of a 38.93-acre parcel and a 15.09-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the RR-5 (Rural Residential, five-acre minimum parcel size) Zone District.

The subject parcels are located on the south side of Reno Ave., 0.57-miles west of the intersection with Auberry Rd. , approximately 0.56-miles north from the city limits of the City of Fresno. (APNs: 580-010-53s & 580-010-54s) (12523 Auberry Rd. & 3007 Reno Rd.) (Sup. Dist. 5).

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 **September 12, 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).

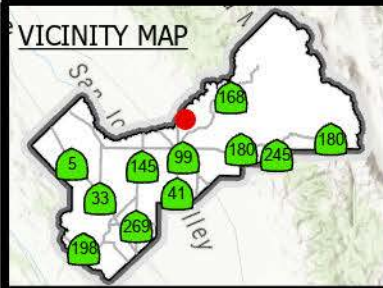
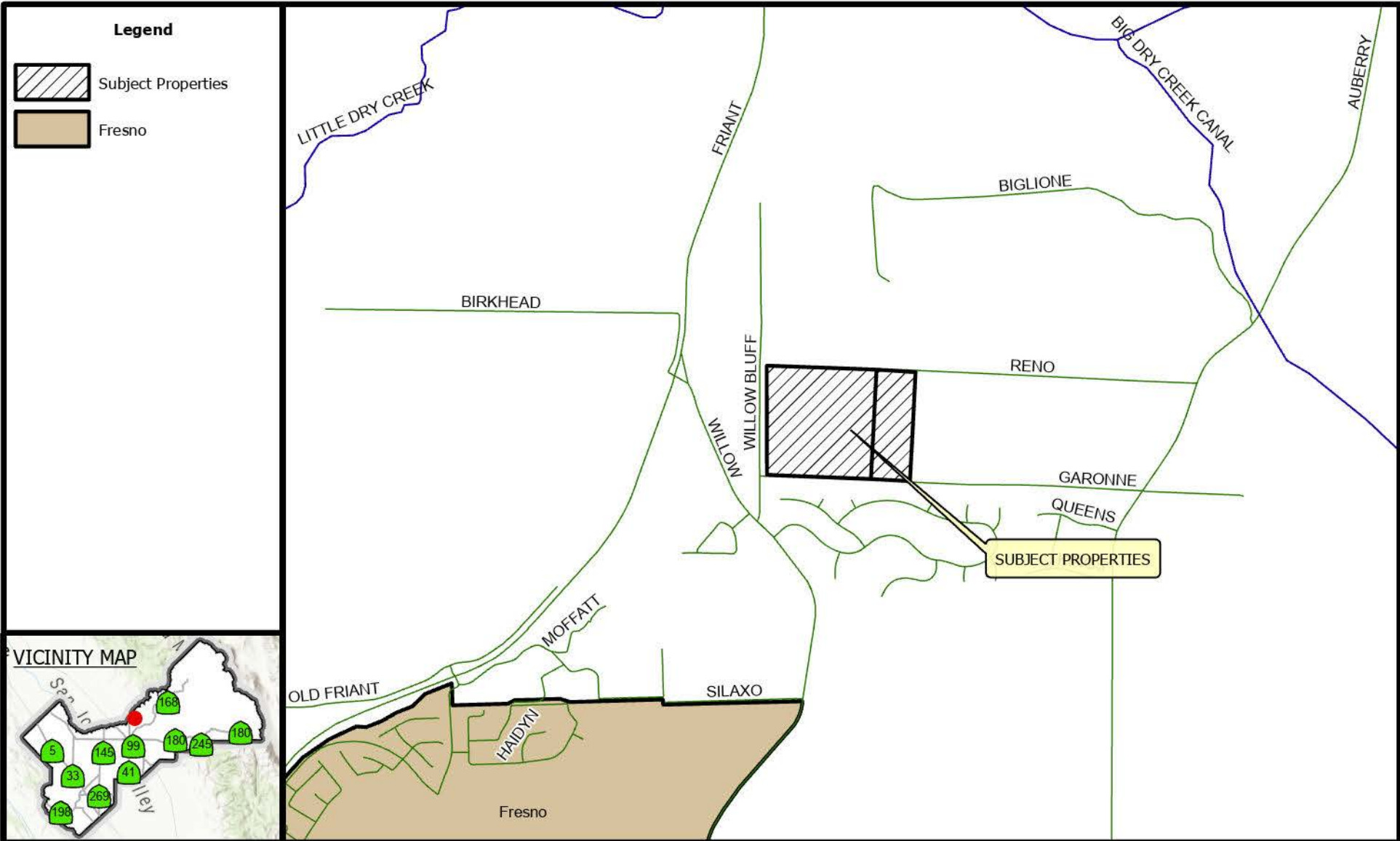
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Elliot Racusin, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email eracusin@fresnocountyca.gov

AA

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Activity Code (Internal Review): 2369

Enclosures

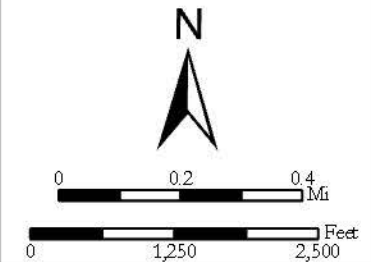


LOCATION MAP

AA 3869

2024

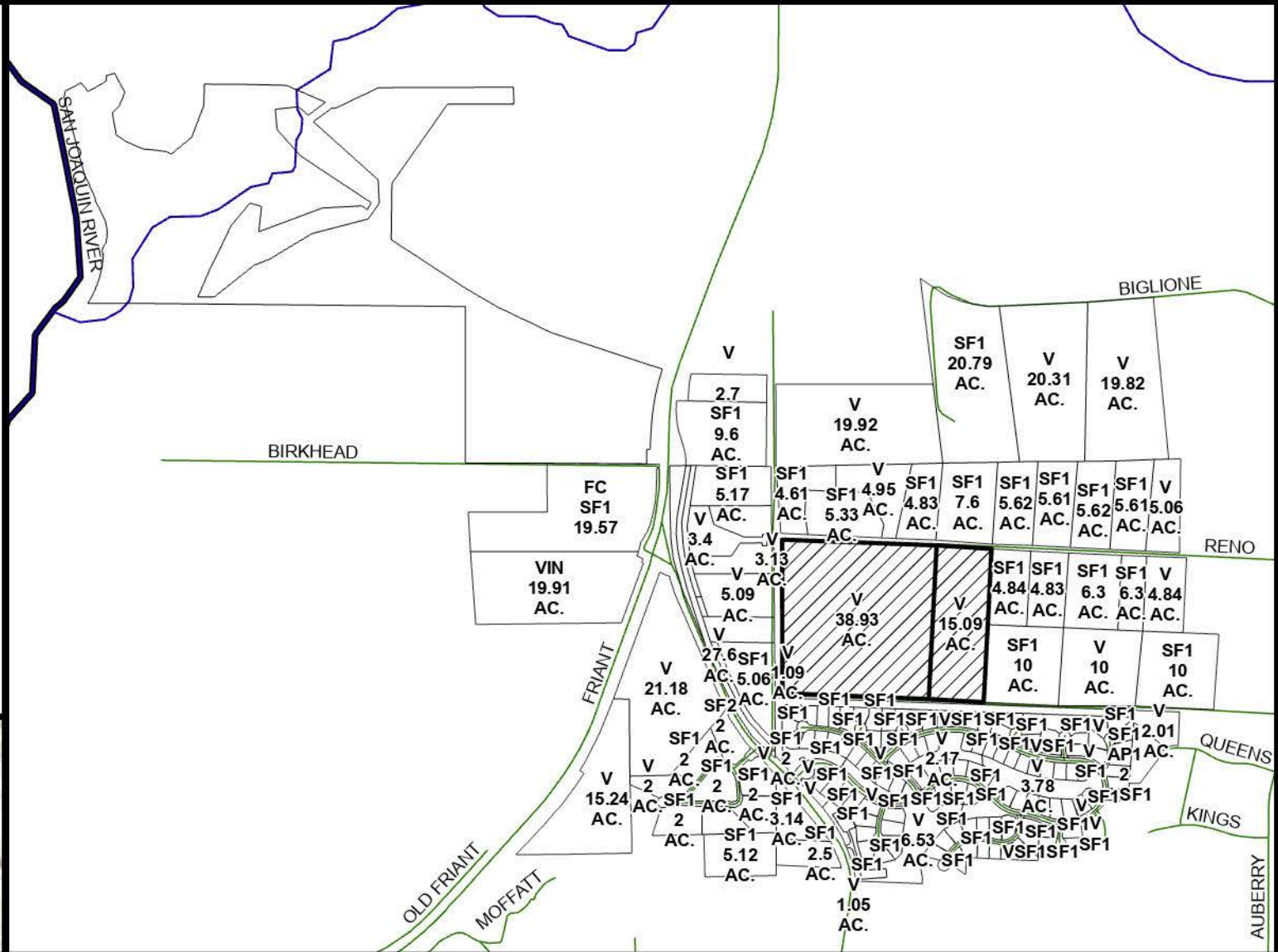
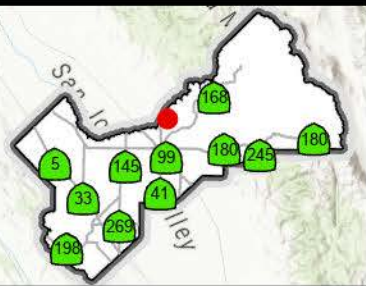
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuvang
 On Date : 7/10/2024



LEGEND:

 Subject Properties

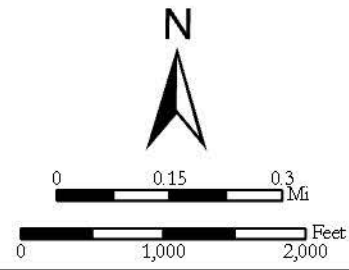
LEGEND
AP1 - APARTMENT
FC - FIELD CROP
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD







Existing Land Use Map

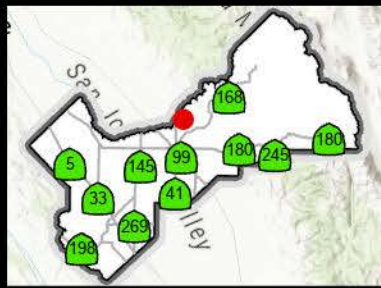
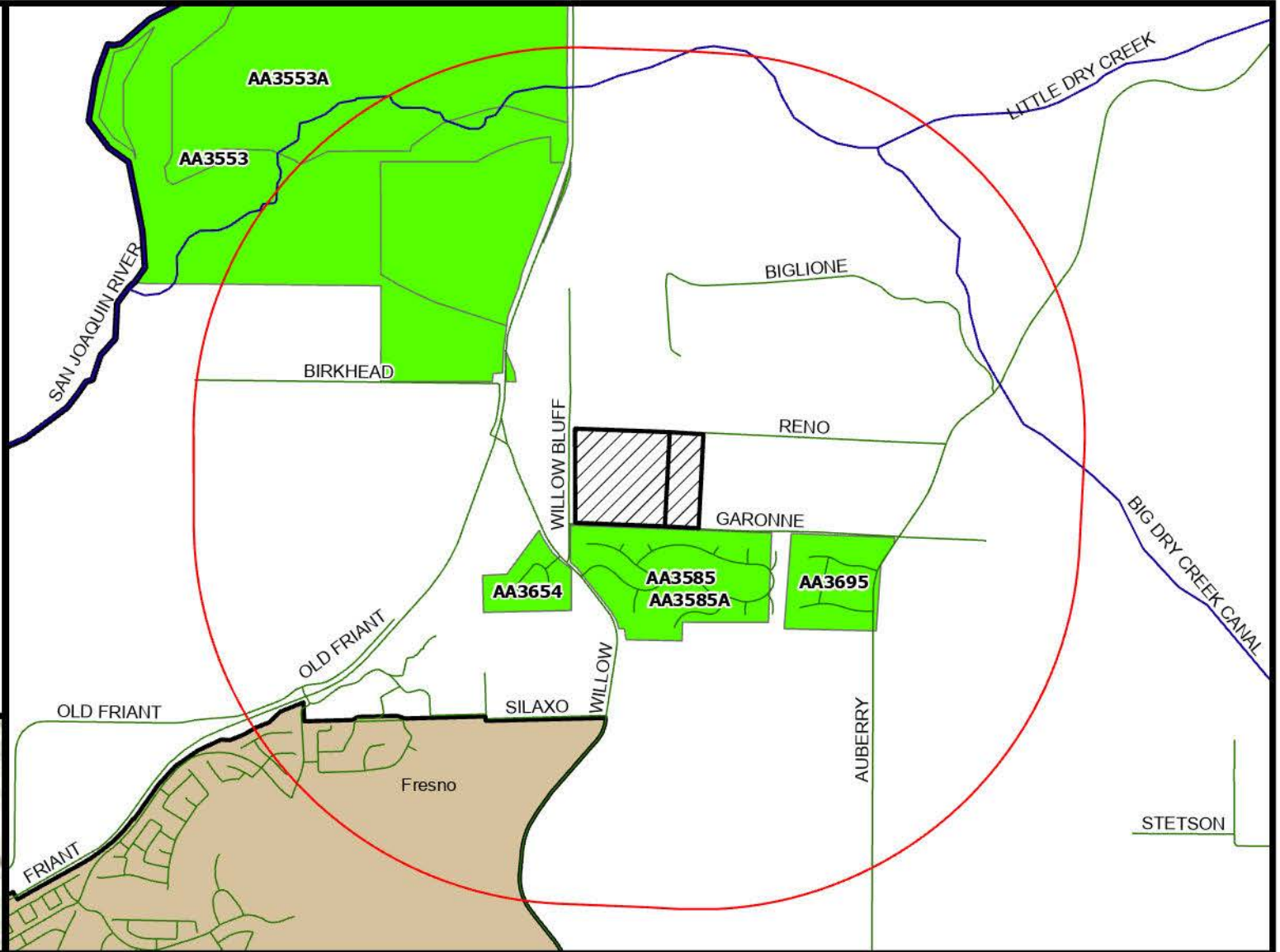
AA 3869
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuwang
 On Date : 7/10/2024



Legend

-  One Mile Buffer
-  Subject Properties
-  Fresno
-  AA Permits

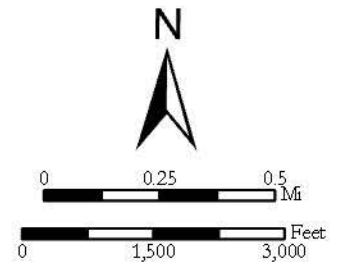


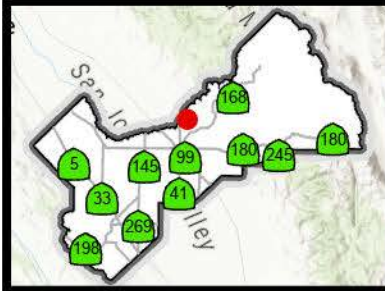
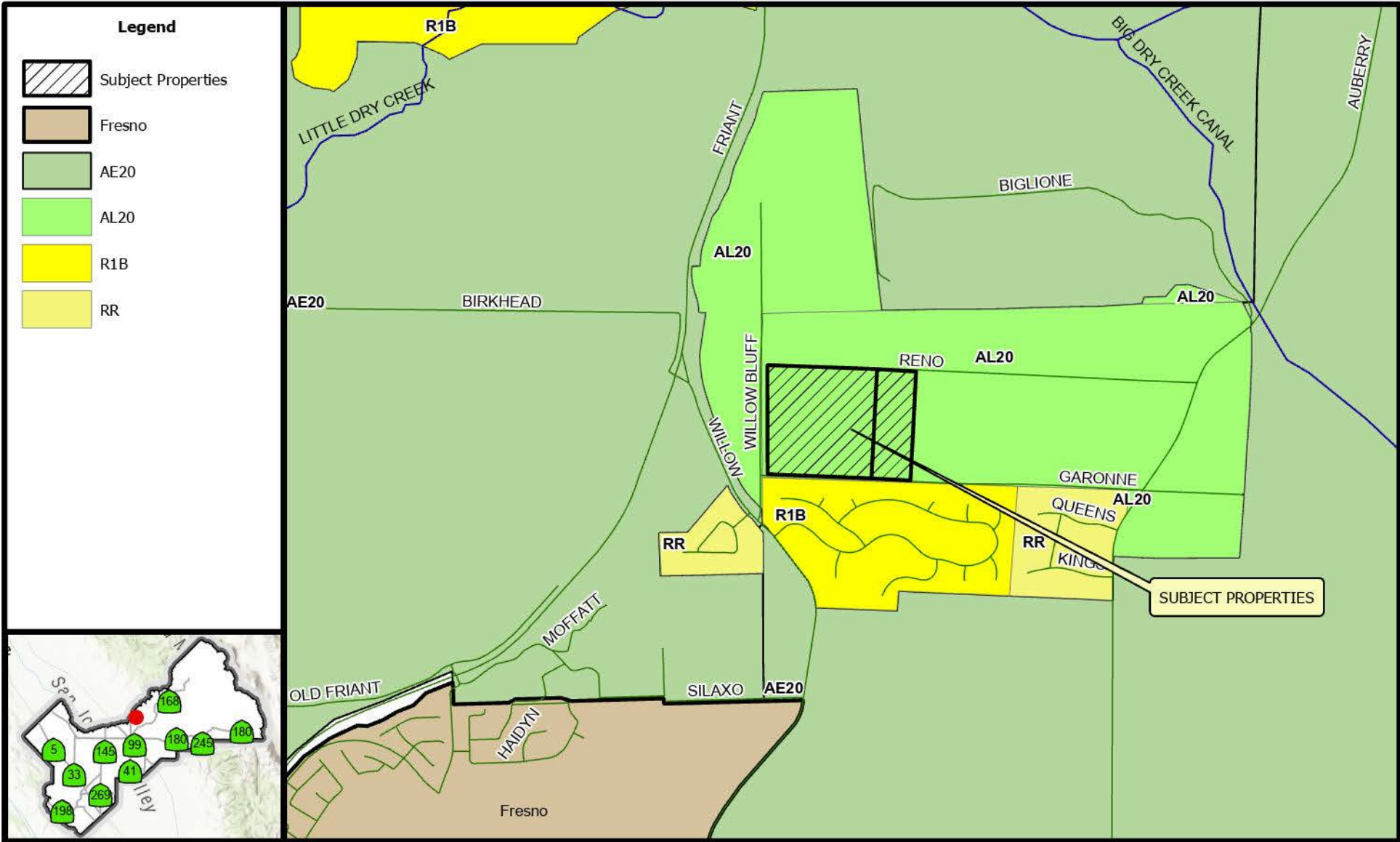
Proximity Map

AA 3869

2024

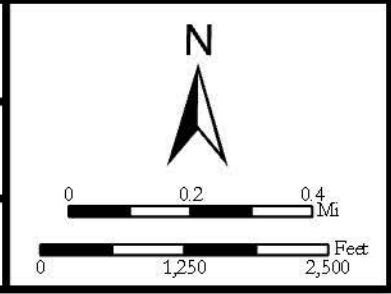
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 7/10/2024





Existing Zoning Map

AA 3869 STR 6 - 12S / 21E	2024
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division Person Prepared by : chuvang On Date : 7/10/2024	



SUBDIVIDED LAND IN POR. SEC.6, T.12 S., R.21 E., M.D.B.& M.

Tax Rate Area
76-019

580-01

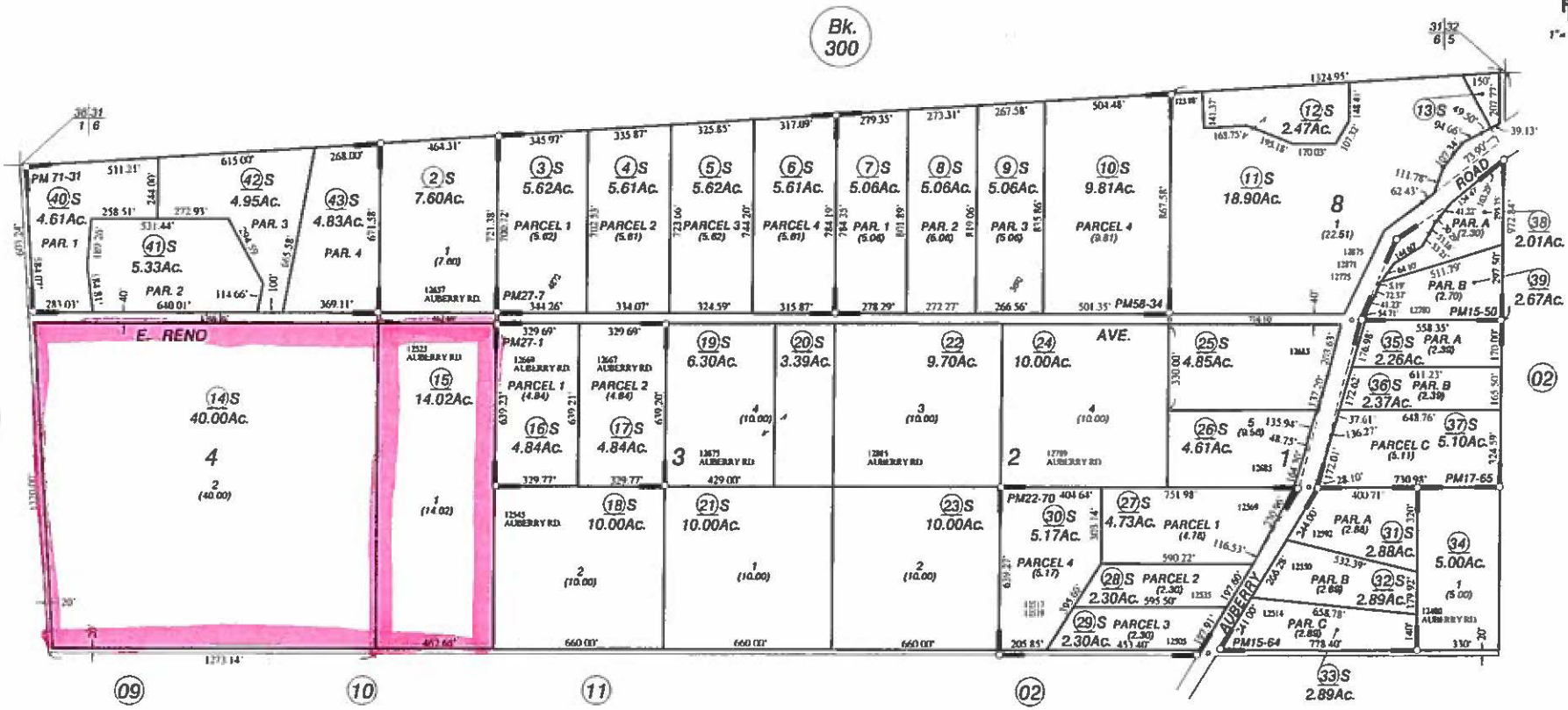
--- NOTE ---

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

Bk.
300



Bk.
579



Agricultural Preserve
 Parcel Map No.2390 - Bk.15, Pg.50
 Parcel Map No.2391 - Bk.15, Pg.64
 Parcel Map No.2567 - Bk.17, Pg.65
 Parcel Map No.3354 - Bk.22, Pg.70
 Parcel Map No.3601 - Bk.27, Pg.1
 Parcel Map No.3615 - Bk.27, Pg.7
 Parcel Map No.7644 - Bk.58, Pg.34
 Parcel Map No.8027 - Bk.71, Pg.31

Redwood Park - R.S. Bk.5, Pg.4

Assessor's Map Bk.580 - Pg. 01
 County of Fresno, Calif.

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

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Fresno County Department of Public Works and Planning

Date Received: 7/9/24

AA 3869
ER 8595
(Application No.)

MAILING ADDRESS:
Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment)
Time Extension for

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amendment application (AA)
to rezone APN 580-010-53; and
580-010-94; from AL-20
zone District to RR-5
Rural Residential.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of Reno Ave.
between Reno Ave and Garonne Ave.
Street address: 12523 Amberry Rd - Clovis CA 93619

APN: 580-010-545 Parcel size: 15 AC Section(s)-Twp/Rg: S 6 - T 12 S/R 21 E

ADDITIONAL APN(s): 580-010-535 40 AC

I, Kanwarjit Bathth (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: Kanwarjit Bathth, Bathth Family Trust 5434 W. Kamm Ave Caruthers 93609 (559) 259-1597

Applicant: Kanwarjit Bathth 5434 W. Kamm Ave Caruthers 93609 (559) 259-1597

Representative: LVERS INC. Elvia Lopez 2511 Logan St. Selma CA 93662 (559) 891-8811

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Amendment Application Fee: \$ 11,130
Application Type / No.: (Less VA 4172 Fees) Fee: \$ (6,460)
PER/Initial Study No.: AA Fees Fee: \$
Ag Department Review: AA Fees Fee: \$
Health Department Review: AA Fees Fee: \$
Received By: ER Invoice No.: 309332 TOTAL: \$4,696

UTILITIES AVAILABLE:

WATER: Yes [X] / No []
Agency: private well
SEWER: Yes [X] / No []
Agency: septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District:

APN # - - -

Parcel Size:

APN # - - -

APN # - - -

over.....

19/09



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:** GAGANDIO BATH, FAMILY TRST ^{BATH} **Phone/Fax:** (559) 259-1597
Mailing Address: 5434 W KAMM AVE CARUTHERS, CA 93609
Street City State/Zip

2. **Applicant:** KANWARDIF BATH **Phone/Fax:** (559) 259-1597
Mailing Address: 5434 W KAMM AVE CARUTHERS, CA 93609
Street City State/Zip

3. **Representative:** CVEAS, INC. (Elvin Lopez) **Phone/Fax:** (559) 891-8811
Mailing Address: 2511 Logan St. Selma CA 93662
Street City State/Zip

4. **Proposed Project:** AMENDMENT APPLICATION (AA) TO REZONE
APN 590-010-145 FROM HL-20 ZONE DISTRICT TO
RR-5 RURAL RESIDENTIAL

5. **Project Location:** 12523 AUBERRY RD. CLOVIS, CA 93619

6. **Project Address:** 12523 AUBERRY RD. CLOVIS, CA 93619

7. **Section/Township/Range:** 6 / 12 / 21 8. **Parcel Size:** 40 ACRES

9. **Assessor's Parcel No.** 590-010-15 OVER.....

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

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

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u>N/A</u> Other _____	<u>N/A</u>

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 (LIMITED AGRICULTURAL)

14. Existing General Plan Land Use Designation: AGRICULTURE

ENVIRONMENTAL INFORMATION

15. Present land use: vacant field
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
MINIMAL TREES, LANDSCAPE

Describe the major vegetative cover: DIRT

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: RESIDENTIAL
South: RESIDENTIAL
East: RESIDENTIAL
West: AGRICULTURE

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
Lot Size
Single Family
Apartments

N/A

II. Commercial - Number of Employees
Number of Salesmen
Number of Delivery Trucks
Total Square Footage of Building

N/A

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: NONE

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: NONE

23. Proposed source of water:
 private well
 community system³--name: OVER.....

24. Anticipated volume of water to be used (gallons per day)²: TYPICAL HOUSEHOLD (SFR)
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: TYPICAL HOUSEHOLD (SFR)
27. Anticipated type(s) of liquid waste: TYPICAL DOMESTIC
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: TYPICAL DOMESTIC
32. Anticipated amount of solid waste (tons or cubic yards per day): TYPICAL DOMESTIC
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): _____
34. Proposed method of solid waste disposal: SEPTIC
35. Fire protection district(s) serving this area: FRESNO COUNTY
36. Has a previous application been processed on this site? If so, list title and date: _____
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

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

[Signature]
SIGNATURE

6/28/24
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

³For 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, 2024: \$4,051.25 for an EIR; \$2,916.75 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

6/28/24

Date

Operational Statement Checklist

(19109) 23-012520

12523 Auberry Rd

Clovis, CA 93619

Gagandip Singh Batth

The Gagandip Singh Batth Trust

1. This project is to rezone a Limited Agriculture zone to be used for Rural Residential use.
2. Operational time limits: none
3. Number of Customers or Visitors: none (residential home use)
4. Number of employees: none
5. Service and delivery vehicles: none
6. Access to the site: existing public road (Reno Ave.) propose 40' wide road access easement.
7. Number of parking spaces for employees, customers, and service/delivery vehicles: none
8. Are any goods to be sold on site? None.
9. What equipment is used? None. No heavy machinery.
10. What supplies or materials are used and how will they be stored? N/A
11. Does the use cause an unsightly appearance? No.
12. List any solid or liquid waste to be produced: typical domestic/single-family household waste.
13. Estimated volume of water to be used (gallons per day): approximately 300 gallons.
14. Describe any proposed advertising including size, appearance and placement. – none
15. Will existing buildings be used or will new buildings be constructed? Owner residence under construction on APN 580-010-14s and APN 580-010-15 is vacant land.
16. Explain which buildings or what portion of buildings will be used in the operation. – there are currently no structures on the property
17. Will any outdoor lighting or an outdoor sound amplification system be used? No.
18. Landscaping or fencing proposed? None at this time.
19. Any other information that will provide a clear understanding of the project or operation? None.
20. Identify all owners: Gagandip Singh Batth, The Gagandip Singh Batth Family Trust

Signature: 

Date: 6/28/24

EXHIBIT 8

From the west side facing east.



From the north side facing south



From the east side facing west



From the south side facing north.

