



# County of Fresno

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

DATE: July 30, 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 of Planning  
Development Services and Capital Projects, Attn: Chris W. Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, 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  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Building and Safety/Plan Check, Attn:  
Mike Granat, Chief Building Inspector/ Arnulfo Valdivia, Supervising Building  
Inspector  
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/ Darren Findley  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Division Manger  
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;  
California Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
Sheriff's Office, Attn: Ryan Hushaw, Assistant Sheriff/ Kevin Lolkus/ Lt. Brandon  
Pursell/ Lt. Adam Maldonado/ Lt. Kathy Curtice  
North Central Fire Protection District, Attn: Jonathan Kutka, Deputy Fire Marshal  
City of Fresno Department of Public Works, Attn: Scott Mozier, Director  
City of Fresno Planning and Development Department, Attn: Jennifer Clark, Director  
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 Public Works Department, Attn: Scott Mozier/ Andreina Aguilar/Jill Gormley/Harmanjit Dhaliwal/Andrew Benelli  
City of Fresno Public Utilities Department, Attn: Brock Buche, Director  
California Highway Patrol, Attn: Captain Austin Matulonis/Sergeant Miguel Andrade  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,  
Director/Shana Powers, Cultural Director  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

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

SUBJECT: Unclassified Conditional Use Permit Application No. 3807 and Initial Study No. 8603

APPLICANT: Mike Kochergen

DUE DATE: **August 15, 2024.**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow operation of a grease and cooking oil separation and recovery facility, where used cooking oil disposal and grease trap pumping is presently occurring, within an existing building, on an approximately 9.35-acre parcel in the M-1(Light Manufacturing) Zone District.

The subject parcel is located on the west side of N. Brawley Avenue between Franklin and Nielsen approximately one quarter-mile south of its intersection with Belmont Avenue, and approximately one half-mile north of its intersection with State Route 180, and approximately one quarter-mile west of the nearest city limits of the City of Fresno (APN 326-050-28S)(445 N. Brawley)(SUP. DIST. 1).

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.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207, or email [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

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*Activity Code (Internal Review): 2384*

Enclosures



Date Received: 7/23/24

CUP  
3807  
(Application No.)

### Fresno County Department of Public Works and Planning

#### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> 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 2<sup>nd</sup> 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:

Conditional Use Permt to allow the operation of a grease and cooking oil recovery operation within an existing building.

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 N. Brawley Avenue  
between Highway 180 and West Belmont Avenue  
Street address: 445 N. Brawley, Suite A

APN: 326-050-28s (partial) Parcel size: 9.35 +/- acres Section(s)-Twp/Rg: S 2 - T 14 S/R 19 E

ADDITIONAL APN(s): \_\_\_\_\_

I, Mike J. Kochergen (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.

<u>Mike J. Kochergen</u>	<u>P.O. Box 11006</u>	<u>Fresno</u>	<u>93771</u>	<u>559-498-8378</u>
Owner (Print or Type)	Address	City	Zip	Phone
<u>Mike J. Kochergen</u>	<u>P.O. Box 11006</u>	<u>Fresno</u>	<u>Ca</u>	<u>93771</u>
Applicant (Print or Type)	Address	City	Zip	Phone
<u>JOE G</u>	<u>259-5000</u>			<u>289-9050</u>
Representative (Print or Type)	Address	City	Zip	Phone

#### CONTACT EMAIL:

#### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3807 Fee: \$9,671.59  
 Application Type / No.: \_\_\_\_\_ Fee: \$  
 Application Type / No.: Pre-App Fee credit Fee: \$-247.00  
 Application Type / No.: \_\_\_\_\_ Fee: \$  
 PER/Initial Study No.: IS 8603 Fee: \$5,464.70  
 Ag Department Review: \_\_\_\_\_ Fee: \$  
 Health Department Review: \_\_\_\_\_ Fee: \$992.00  
 Received By: J.S. Invoice No.: 310526 TOTAL: \$15,888.29

#### UTILITIES AVAILABLE:

WATER: Yes  / No   
 Agency: Private Well

SEWER: Yes  / No   
 Agency: Private Septic

#### STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Sect-Twp/Rg: \_\_\_\_\_ - T \_\_\_\_\_ S/R \_\_\_\_\_ E  
 APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
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# 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

- Property Owner :** Kochergen Farms, Inc. **Phone/Fax:** 559-266-2652

**Mailing Address:** P. O. Box 110006 Fresno CA 93771

*Street City State/Zip*
- Applicant :** Mike Kochergen **Phone/Fax:** 559-266-2652

**Mailing Address:** P.O. Box 11006 Fresno CA 93771

*Street City State/Zip*
- Representative:** \_\_\_\_\_ **Phone/Fax:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

*Street City State/Zip*
- Proposed Project:** Operation of a facility to process used cooking oil and recover grease from water obtained from grease traps. See attached Operational Statement for detailed explanation.
- Project Location:** West Side of North Brawley Avenue between Highway 180 and West Belmont Avenue
- Project Address:** 445 N. Brawley Avenue
- Section/Township/Range:** 2 / 14S / 19E
- Parcel Size:** 9.33 Acres +/-
- Assessor's Parcel No.** 326-050-28s (partial) *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<sup>1</sup>: M-1

14. Existing General Plan Land Use Designation<sup>1</sup>: Light Industrial

**ENVIRONMENTAL INFORMATION**

15. Present land use: Office, truck repair, food processing

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

See attached "Initial Study Addendum"

Describe the major vegetative cover: None

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood-prone area? Describe:  
No

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

North: Railroad Tracks/Residential

South: Agricultural

East: Industrial

West: Agricultural



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 500 gallons +/- (all water will be recovered and reused)
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 0 Gallons. All liquid will be recovered and reused.
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: None
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: Paper and associated items. See attached addendum.
32. Anticipated amount of solid waste (tons or cubic yards per day): Less than .25 cyds
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0 cyds.
34. Proposed method of solid waste disposal: Materials will be transferred to an approved facility.
35. Fire protection district(s) serving this area: North Central Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: SPR 5669 1985
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

\_\_\_\_\_  
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, 2019: \$3,271.00 for an EIR; \$2,354.75 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.*

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*Applicant's Signature*

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*Date*

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INITIAL STUDY ADDENDUM  
PROPOSED GREASE SEPARATION AND RECOVERY FACILITY

Kochergen Two Family, LP/All Valley Environmental  
445 N. Brawley  
Fresno, CA 93706  
APN 326-050-28S

<b>APPLICANT/OWNER</b>	<b>REPRESENTATIVE</b>
Mr. Mike Kochergen, President All Valley Environmental/Kochergen Farms P.O. Box 11006 Fresno, CA 93771	Joe Guagliardo 5414 E. Pitt Fresno, CA 93727

**OVERVIEW**

All Valley Environmental (AVE) currently provides grease trap pumping and used cooking oil disposal services to restaurants and other businesses throughout California. The grease trap material is a mixture of suspended fats, oils, grease (FOG), and water. The grease trap material composition is 80-90% water and 10-20% FOG. The used cooking oil (UCO) composition is 90-95% oil and 5-10% water. AVE proposes to install and operate a grease separation and recovery facility that would separate the FOG and UCO from the water. The operation is self-contained and would not generate any odors. The proposed operation would be housed within a portion of an existing building on a portion of a 9.33 +/- acre parcel of land located at 445 N. Brawley. The property is currently used as a truck terminal, office and other uses. New storage tanks would be constructed adjacent to the existing building.

**GENERAL PLAN AND ZONING**

General Plan Land Use Designation  
Fresno County  
Light Industrial  
City of Fresno  
Light Industrial

The applicant has reached out to the City of Fresno and has received communication stating the City has not objection to the propose use.

Current Zoning  
M-1 (Light Manufacturing)

**PROCESS**

Tanker trucks that contain material that has been pumped from grease traps and/or used cooking oil will deliver the material to an existing building located on the site for processing. The grease trap and used cooking oil will be processed separately but essentially utilize the same process. The process is generally described as follows:

1. Raw grease trap water (GTW) is unloaded by gravity through a trash screen/grit trap to remove large debris and grit. The screened waste is then pumped to the holding tank via a transfer pump. The receiving screen/grit traps will remove large debris and grit from incoming material. The solid materials are then conveyed to an enclosed dumpster. (At least one backup dumpster will be on site at all times.) When full, the dumpster will be transported to a properly licensed landfill for disposal of the solid material.
2. The screened raw grease waste settles in a dedicated holding tank. The grease and emulsion layers rise to the top of the tank. The water is decanted from the bottom and sent to the water reclamation tank.
3. The concentrated grease stream is heated and pumped into the processing system where it is heated by both direct and indirect application of steam in an automated process. As the grease stream is heated sludge is decanted and sent to the water reclamation tank by the transfer pump. The finished brown grease is decanted from the system and transferred to the finished oil storage tank.
4. The finished brown grease is held in the tank until a full truckload is accumulated before it is loaded. This storage tank is sized for an industry-typical 6,000-gallon load out. This material can be used in the production of biofuel and other products.
5. Water decanted from the GTW holding tank is aggregated in the water reclamation tank.
6. The reclaimed water is pumped from the holding tank into tankers via the transfer pump for off-site use. This water will be used as part of an ongoing (off-site) composting operation owned and operated by the applicant.

#### **MATERIALS RECEIVED**

The facility **WILL ONLY ACCEPT** the following materials:

- Grease trap pumped material
- Cooking oil
- Cooking grease

The facility **WILL NOT ACCEPT**

- Animal carcasses
- Other materials

#### **PROCESSING VOLUME**

Initial design capacity of 32,500 +/- gallons per day

May be increased in the future as justified by demand

Processing equipment is modular and can be expanded for future growth

Anticipated water recovery is 25,000 +/- gallons per day

**PROJECT SUMMARY**

	Existing	Addition Related to This Application	Total
Number of employees working on site			
7:00 AM-4:00 PM		3	
4:00 PM-Midnight		3	
Midnight – 7:00 A m			
Number of inbound truck deliveries			
7:00 AM-4:00 PM		3	
4:00 PM-Midnight		3	
Midnight – 7:00 A m			
Number of outbound trucks			
7:00 AM-4:00 PM		4	
4:00 PM-Midnight		2	
Midnight – 7:00 A M			
Source of Water			
Water usage (EST) GPD		500	
Wastewater Disposal Method (Sewage)			
Daily Wastewater Generation (Est)			
Solid Waste Disposal Method/Location			
Daily Cyds Solid Waste Generation	<.5 cyd	<.5cyd	< 1 cyd
Number of Vehicles parked on site			
7:00 AM-4:00 PM		2	
4:00 PM-Midnight		2	
Midnight – 7:00 A M			

**DAYS/HOURS OF OPERATION**

7 Days a week (except for holidays)  
 24 Hours a day

**EMPLOYEES**

The proposed facility system will have 2-3 employees per shift

**VEHICLE TRIPS**

Employees	6 trips per day
Trucks delivery material to be processed	6 trips per day
Trucks hauling off recovered water, cooking grease and cooking oil	6 trips per week

### **WATER USAGE**

Approximately 500 gallons of water will be used per day as part of the processing operation. This water will be mainly used for steam generation and equipment cleaning. All water will be recovered and combined with the recovered water and used for alternative purposes at an approved site.

### **SOLID WASTE GENERATION**

The incoming material will be screened before processing. Screened material will typically include small bits of paper, food wrappers and similar materials. Given the nature of the incoming material the quantities will be quite low. The solid waste will be stored in an appropriate container and disposed of at a solid waste facility approved for receiving such materials.

### **CONCLUSION**

The proposed processing facility will reduce the introduction of grease-laden water into the municipal wastewater system, create products which will be used in the creation of biofuel, and recover substantial amounts of water that can be used for beneficial purposes.

OPERATIONAL STATEMENT  
PROPOSED GREASE TRAP AND COOKING GREASE  
SEPARATION AND RECOVERY FACILITY

July 15, 2024  
Kochergen Two Family, LP/  
All Valley Environmental, Inc.  
445 N. Brawley  
Fresno, CA 93706  
APN 326-050-28S

<b>APPLICANT/OWNER</b>	<b>REPRESENTATIVE</b>
Mr. Mike Kochergen, Kochergen Two Family, LP/ All Valley Environmental, Inc. P.O. Box 11006 Fresno, CA 93771	Joe Guagliardo 5414 E. Pitt Fresno, CA 93727

**OVERVIEW**

All Valley Environmental (AVE) currently provides grease trap pumping and used cooking oil disposal services to restaurants and other businesses throughout California. The grease trap material is a mixture of suspended fats, oils, grease (FOG), and water. The grease trap material composition is 80-90% water and 10-20% FOG. The used cooking oil (UCO) composition is 90-95% oil and 5-10% water. AVE proposes to install and operate a grease separation and recovery facility that would separate the FOG and UCO from the water. The operation is self-contained and would not generate any odors. The proposed operation would be housed within a portion of an existing building on a portion of a 9.33 +/- acre parcel of land located at 455 N. Brawley. The property is currently used as a truck terminal, office, and other uses. New storage tanks would be constructed adjacent to the existing building.

Fresno County Zoning Ordinance (Zoning Ordinance) §803.15 Specific Definitions Group N has the following definition, "Solid Waste shall have the same definition in this Part as in (Fresno County Ordinance Code) Title 8, Chapter 8, Section 8.20.010.m and shall include recyclable materials." While there is no subsection "m" in the referenced section, there is subsection "F", which states the following, "'Solid waste' shall mean solid waste as defined in California Public Resources Code, Division 30, Part 1, Chapter 2, Article 40191 and regulations promulgated thereunder". The referenced California Public Resources Code reads as follows:

" (a) Except as provided in subdivision (b), "solid waste" means all putrescible and nonputrescible. solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, demolition and construction wastes ...dewatered, treated or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semisolid wastes and other discarded solid and semisolid wastes..."  
(emphasis added)

Per §853.B.20 of the Fresno County Zoning Ordinance (Zoning Ordinance) solid waste processing facilities are allowed through the approval of an "Unclassified Conditional Use Permit". Given the fact

that the proposed use is processing semisolid and liquid wastes it would meet this definition and would be allowed through the approval of an "Unclassified Conditional Use Permit."

### **GENERAL PLAN AND ZONING**

#### General Plan Land Use Designation

Fresno County

Light Industrial

City of Fresno

Light Industrial

The applicant has reached out to the City of Fresno and has received communication stating the City has no objection to the proposed use.

#### Current Zoning

M-1 (Light Manufacturing)

### **PROCESS**

Tanker trucks that contain material that has been pumped from grease traps and/or used cooking oil will deliver the material to an existing building located on the site for processing. The grease trap and used cooking oil will be processed separately but essentially utilize the same process. The process is generally described as follows:

1. Raw grease trap water (GTW) is unloaded by gravity through a trash screen/grit trap to remove large debris and grit. The screened waste is then pumped to the holding tank via a transfer pump. The receiving screen/grit traps will remove large debris and grit from incoming material. The solid materials are then conveyed to an enclosed dumpster. (At least one backup dumpster will be on site at all times.) When full, the dumpster will be transported to a properly licensed landfill for disposal of the solid material.
2. The screened raw grease waste settles in a dedicated holding tank. The grease and emulsion layers rise to the top of the tank. The water is decanted from the bottom and sent to the water reclamation tank.
3. The concentrated grease stream is heated and pumped into the processing system where it is heated by both direct and indirect application of steam in an automated process. As the grease stream is heated sludge is decanted and sent to the water reclamation tank by the transfer pump. The finished brown grease is decanted from the system and transferred to the finished oil storage tank.
4. The finished brown grease is held in the tank until a full truckload is accumulated before it is loaded. This storage tank is sized for an industry-typical 6,000-gallon load out. This material can be used in the production of biofuel and other products.
5. Water decanted from the GTW holding tank is aggregated in the water reclamation tank.
6. The reclaimed water is pumped from the holding tank into tankers via the transfer pump for off-site use. This water will be used as part of an ongoing (off-site) composting operation owned and operated by the applicant.
7. See Figures, 1, 2 and 3 attached for flow diagram and equipment layout.

**MATERIALS RECEIVED**

The facility **WILL ONLY ACCEPT** the following materials:

- Grease trap pumped material
- Cooking oil
- Cooking grease

The facility **WILL NOT ACCEPT**

- Animal carcasses
- Other materials

**PROCESSING VOLUME**

- Initial design capacity of 32,500 +/- gallons per day
- May be increased in the future as justified by demand
- Processing equipment is modular and can be expanded for future growth
- Anticipated water recovery is 25,000 +/- gallons per day

**OPERATIONAL TIME LIMITS**

- The facility will operate year-round 7 days a week (except for holidays)
- The facility will operate 24 hours a day.
- All operations will take place within an existing building.

**NUMBER OF CUSTOMERS OR VISITORS**

- The proposed operation does not lend itself to customers or others visiting the site.
- Average number <1 during normal working hours of 8 AM – 5 PM Monday through Friday.

**NUMBER OF EMPLOYEES**

Current	0
Proposed	
4 @ 3 shifts	12

**SERVICE AND DELIVERY VEHICLES**

- It is anticipated that there will be 8-10 deliveries daily and an average of 3 trucks daily hauling finished product and recovered water from the site.

**ACCESS TO THE SITE**

- Access to the site will be from an existing driveway on N. Brawley Avenue.

**NUMBER OF PARKING SPACES FOR EMPLOYEES, CUSTOMERS AND SERVICE/DELIVERY VEHICLES**

- As noted above, no customers are anticipated to visit the site. The only delivery vehicles will be those offloading raw material and picking up finished material and recovered water.
- 5 spaces are provided adjacent to the existing building.

**GOODS SOLD ON SITE**

- No goods from this proposal will be sold onsite.



**EQUIPMENT USED**

A general description of the equipment is provided in the introduction and as shown on the attached exhibits.

**DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE**

Except for the proposed storage tanks, the operation will take place within an existing building. Therefore, no impacts on adjoining uses. The noise level will be consistent with light industrial uses. No odors are anticipated from the proposed operation.

**LIST ANY SOLID OR LIQUID WASTE TO BE PRODUCED**

As noted in the Project Description the proposed use will separate fats, oils and grease (FOG) from grease trap water, as well as used cooking oil.

**Solid Waste**

All incoming material will be screened and “contaminates” (typically small pieces of paper, food wrappers, etc. are separated.

The estimated daily volume of solid waste is less than .25 CYDs (cubic yards)

This material will be placed in a dumpster and regularly hauled off to an approved landfill site.

**Liquid Waste**

The separated water will be stored in tanks on site and then be pumped to tanker trucks and shipped to an approved facility for secondary use.

The recovered FOG and cooking oil will be stored in tanks and then be pumped to tanker trucks and shipped to a facility approved for refining such materials.

**ESTIMATED VOLUME OF WATER AND SOURCE**

The proposed operation will use less than 500 gallons of water per day. This water will mainly be used for the generation of steam.

The water source is an existing well on the site.

**PROPOSED ADVERTISING**

No advertising is proposed as part of this application.

**PROPOSED BUILDINGS**

The proposed activity will take place in a portion of an existing metal frame building. A schematic floor plan of the proposed use is attached as Figure 3. Photos of the building exterior are attached, as Figures 4 and 5.

**OUTDOOR LIGHTING**

No new outdoor lighting is proposed as part of this application.

**FENCING OR LANDSCAPING**

The site is currently developed and entirely fenced. No new fencing or landscaping is proposed as part of this project.

Kochergen Two Family, LP/  
All Valley Environmental, Inc.  
2024  
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**OWNERS AND OFFICERS**

Kochergen Two Family, LP  
    Mike J. Kochergen, Agent  
All Valley Environmental, Inc.  
    Mike J. Kochergen, President

Figure 1

GREASE TRAP WASTE PROCESS FLOW DIAGRAM

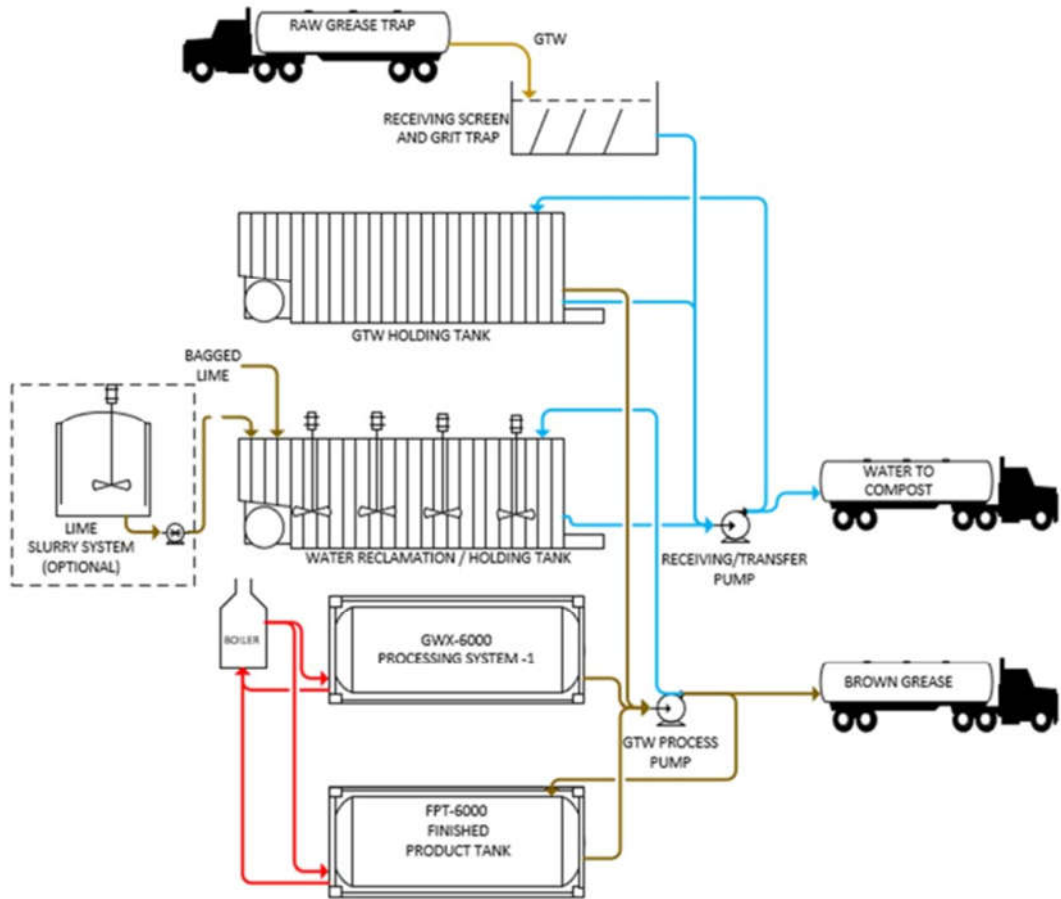
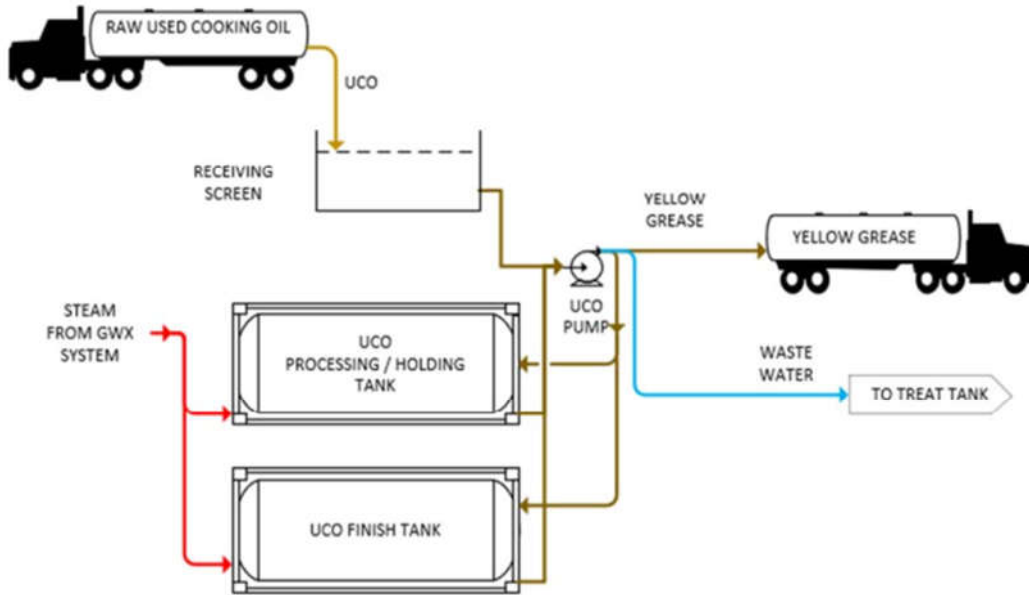
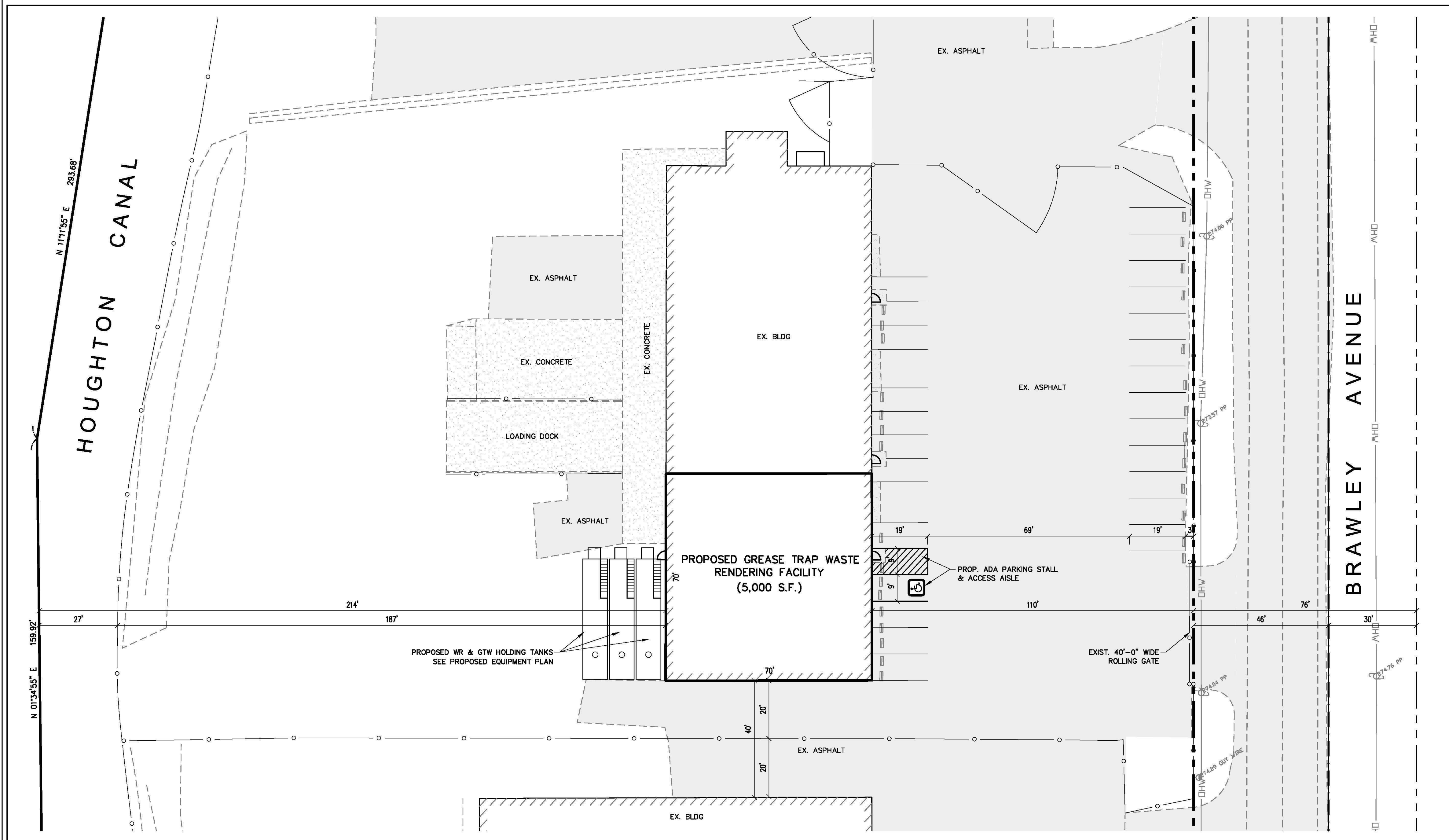


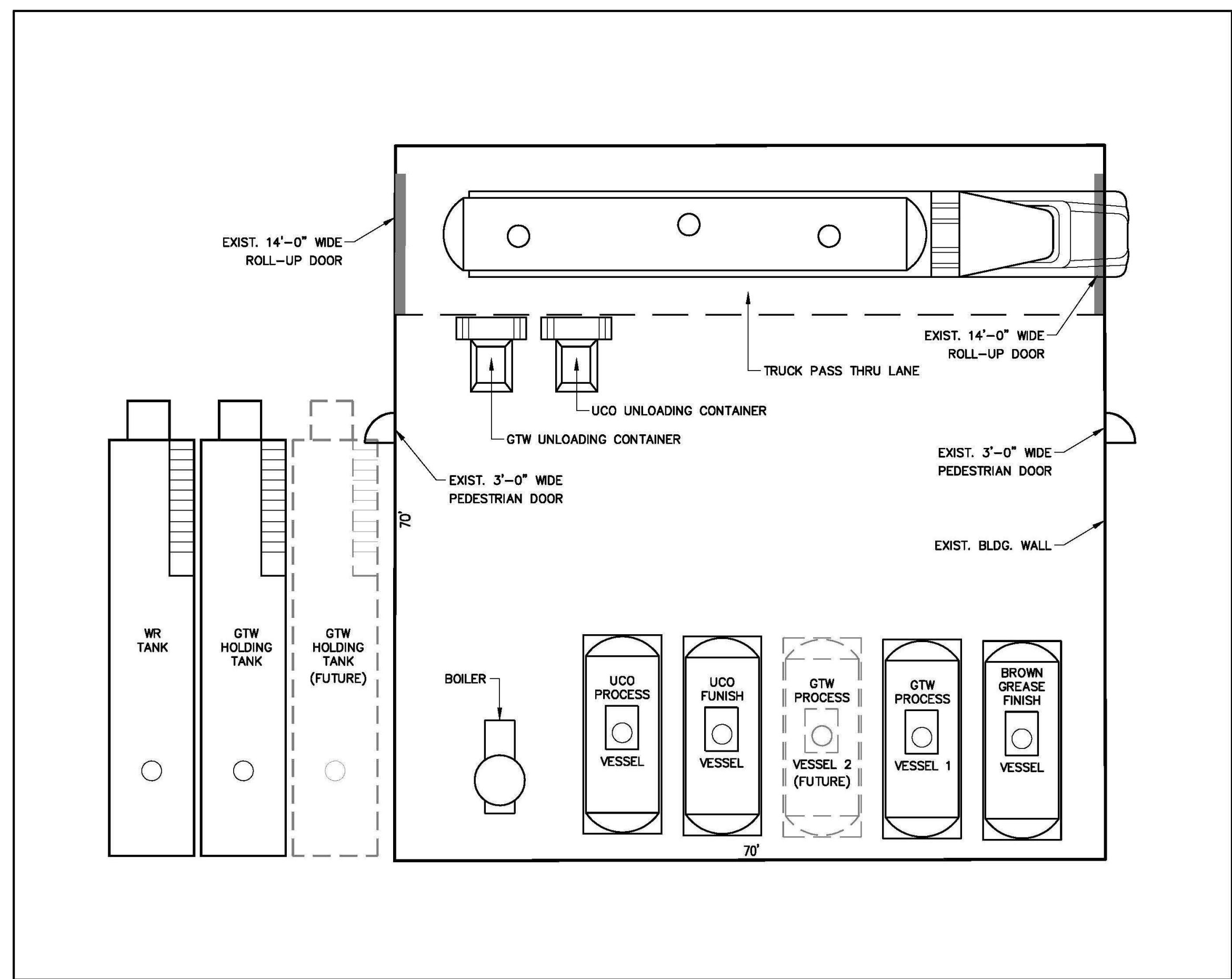
Figure 2

USED COOKING OIL PROCESS FLOW DIAGRAM





**PROPOSED SITE IMPROVEMENT PLAN**  
SCALE: 1" = 20'



**PROPOSED EQUIPMENT LAYOUT PLAN**  
SCALE: 1" = 10'

**LEGEND:**

	EXISTING SUBJECT SITE PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING SUBJECT SITE RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING CHAINLINK FENCE (HEIGHT AS NOTED)
	EXISTING POWER/UTILITY POLE
	EXISTING A.C. PAVEMENT
	EXISTING CONCRETE
	PROPOSED NO PARKING AREA AND/OR PATH OF TRAVEL
	GREASE TRAP WASTE
	USED COOKING OIL
	WATER RECLAMATION
	WATER RECLAMATION

**BASIS OF BEARINGS:**  
THE EAST LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 19 EAST, M.D.B.M. TAKEN TO BE N 02° 13' 55" E, AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 50 OF RECORDS OF SURVEYS, AT PAGE 97, FRESNO COUNTY RECORDS.

**PROJECT INFORMATION:**

ZONING: NMX - NEIGHBORHOOD MIXED USE  
 GENERAL PLAN DESIGNATION: NEIGHBORHOOD MIXED USE  
 ADDRESS: 4445 NORTH BRAWLEY AVENUE - FRESNO, CA 93706  
 APN: 326-050-285  
 LOT AREA: 26,280 SQ.FT. (0.60 AC)  
 BUILDING AREA: 999 SQ.FT.  
 LOT COVERAGE: 3.8%

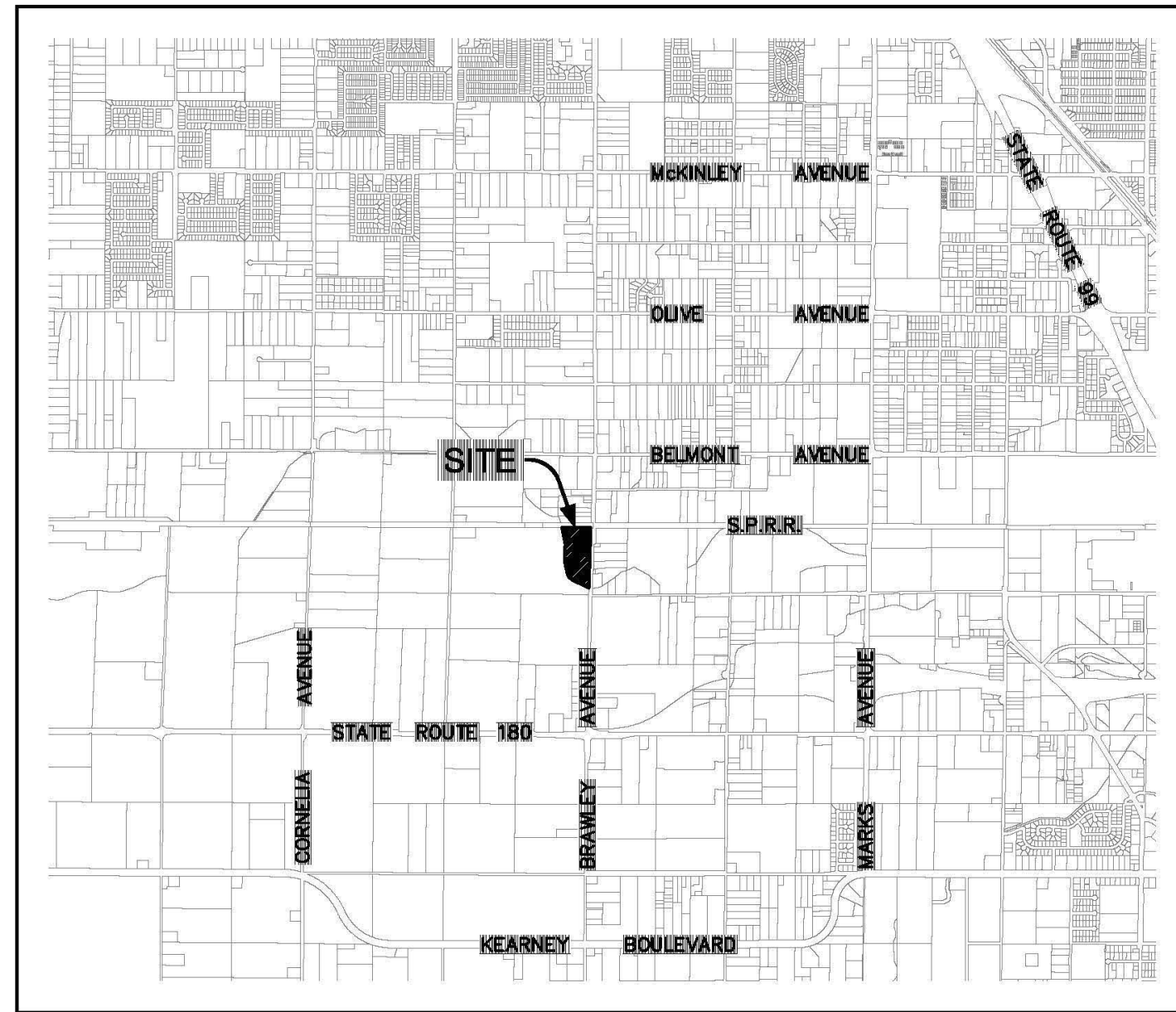
**OWNER/APPLICANT:**

ALL VALLEY ENVIRONMENTAL  
 523 NORTH BRAWLEY AVENUE, SUITE B  
 FRESNO, CA 93706  
 (558) 498-8378

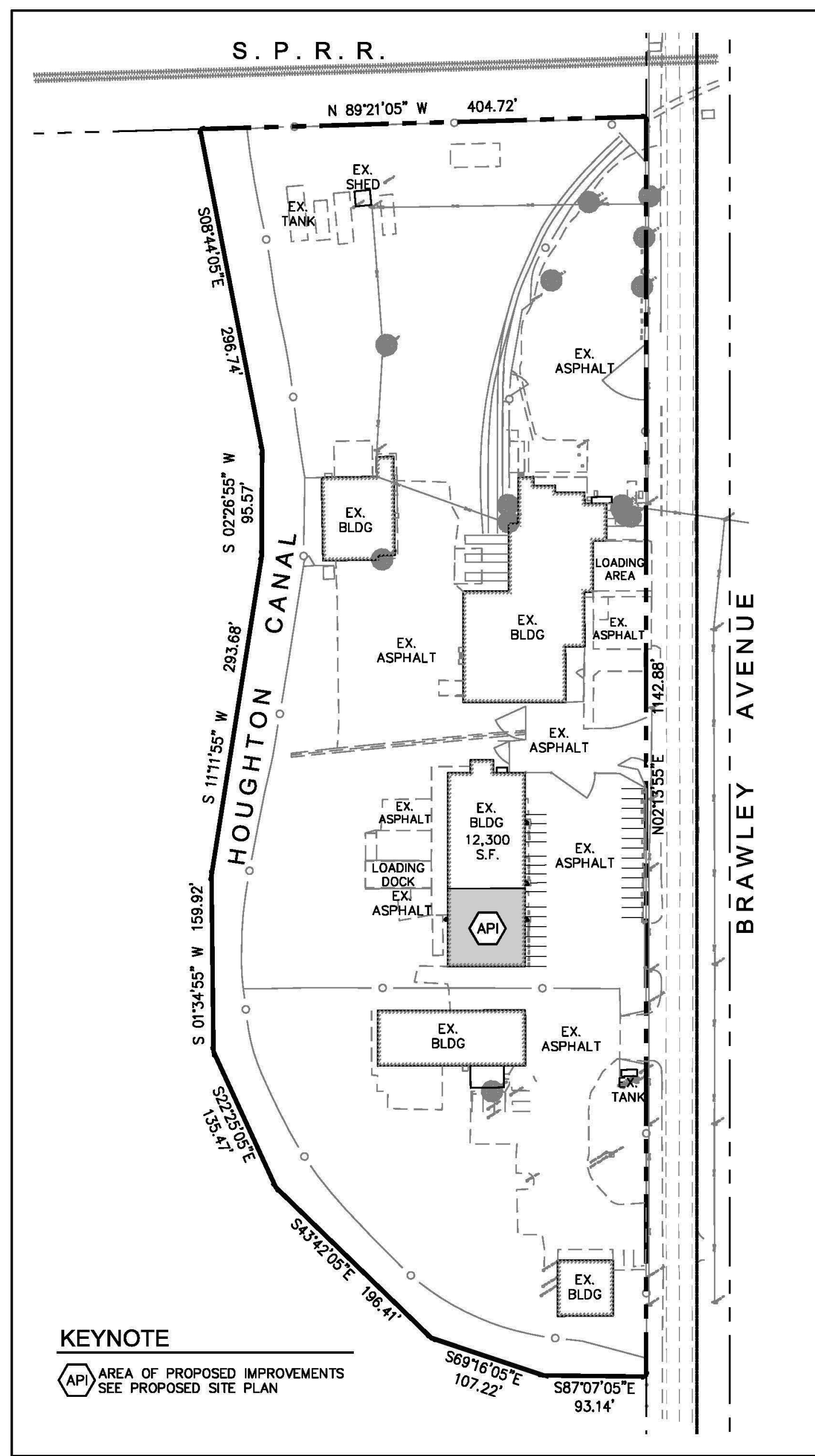
**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 19 EAST, MDB & M, 135.12 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION, SAID POINT OF COMMENCEMENT BEING FURTHER DESCRIBED AS BEING AT THE INTERSECTION OF THE CENTER LINE OF THE FRESNO IRRIGATION DISTRICT HOUGHTON CANAL WITH THE EAST LINE OF SECTION 2; THENCE CONTINUING NORTH ALONG THE EAST LINE OF SECTION 2, 1144.28 FEET A LITTLE MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE S 88° 25' WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE RAILROAD 450.74 FEET TO A POINT IN THE CENTER LINE OF THE HOUGHTON CANAL; THENCE ALONG THE CENTER LINE OF THE HOUGHTON CANAL AS FOLLOWS: S 10° 58' E, 296.74 FEET; S 00° 13' W, 95.57 FEET; S 08° 58' W, 293.69 FEET; S 00° 39' E, 159.92 FEET; S 24° 39' E, 135.47 FEET; S 45° 56' E, 196.41 FEET; S 71° 30' E, 107.22 FEET; AND S 89° 21' E, 139.28 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM ONE-HALF OF THE OIL, GAS AND MINERAL RIGHTS AS HERETOFORE RESERVED OF RECORD.



**VICINITY MAP**  
SCALE: 1" = 3000'



**EXISTING OVERALL SITE PLAN**  
SCALE: 1" = 100'

**M.A.R.A.L.N.C.**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 57315  
 STATE OF CALIFORNIA  
 CIVIL ENGINEER

**CHARLES A. HARAN**  
CONSULTING CIVIL ENGINEER  
 8887 NORTH BAKER AVENUE FRESNO, CALIFORNIA 93720  
 (558) 824-3137 OFFICE

**GREASE TRAP WASTE RENDERING FACILITY**  
 445 NORTH BRAWLEY AVENUE  
 FRESNO, CA 93706



DATE: \_\_\_\_\_

REVISIONS: BY: \_\_\_\_\_

1	
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DRAWN: C.H.  
 CHECKED: C.H.  
 SCALE: AS SHOWN  
 JOB NO: 24-103  
 DATE: 4/22/24

TITLE: **SITE PLAN**

SHEET: **1**

OF 1 SHEETS



EXHIBIT A

AERIAL PHOTOGRAPH

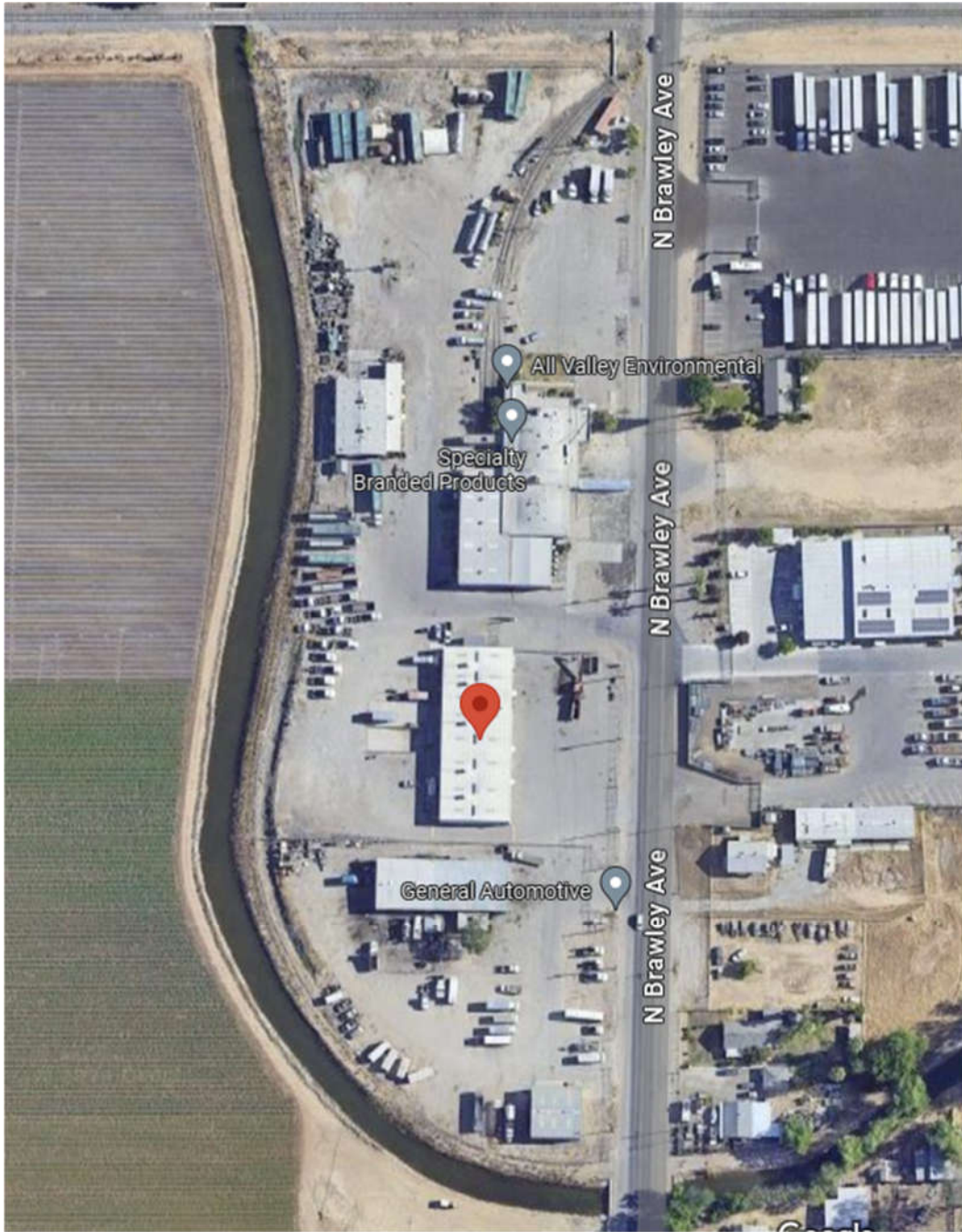


FIGURE 4  
View of Brawley Avenue Frontage  
Looking South



FIGURE 5  
View of Building  
East Elevation





FIGURE 6  
View of Building  
South Elevation  
And  
South Property line



FIGURE 7  
View of Building  
West Elevation  
(Tank is not part of this application and will be removed)

