



County of Fresno

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

DATE: November 17, 2021

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Attn: Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Resources Division, Special Districts (CSA 34), Attn: Amina Flores-Becker/Chris Bump
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes/ Kevin Tsuda
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo; Caitlin Juarez
Regional Water Quality Control Board, Central Valley Region, Attn: centralvalleyfresno@waterboards.ca.gov
Southern San Joaquin Valley Information Center; Attn: Celeste Thomson
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Consolidated Mosquito Abatement District, Attn: Steve Mulligan
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/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 Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
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
City of Clovis, Attn: Planning Director
City of Firebaugh, Attn: Planning Director
City of Fresno, Attn: Planning Director
City of Kerman, Attn: Planning Director
City of Mendota, Attn: Planning Director

City of Huron, Attn: Planning Director
City of Kingsburg, Attn: Planning Director
City of Orange Cove, Attn: Planning Director
City of Parlier, Attn: Planning Director
City of San Joaquin, Attn: Planning Director
City of Selma, Attn: Planning Director
City of Coalinga, Attn: Planning Director
City of Fowler, Attn: Planning Director
City of Reedley, Attn: Planning Director
City of Sanger, Attn: Planning Director

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Amendment to Text (AT) No. 382; Unclassified Conditional Use Permit Application
No. 3727; Initial Study Application No. 8157

APPLICANT: Assemi Group, Inc.

DUE DATE: December 1, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the following applications:

Amendment to Text (AT) to amend the Text of the Fresno County Zoning Ordinance to add the following language to R-I-E, R-I-B, R-I-C, R-I, and R-2 Zone Districts:

Landscaping, Limited Agriculture, and Grazing shall be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with a source of tertiary treated effluent

Unclassified Conditional Use Permit (UCUP) to allow the spray of tertiary treated effluent from an existing Wastewater Treatment facility onto 158 acres of land subject to this AT.

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.

We must have your comments by **December 1, 2021**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. 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, Ejaz Ahmad, 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) 600-4204, or email eahmad@fresnocountyca.gov.

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3727 - See AT 382\ROUTING\CUP 3727 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 11/10/21 AT 382 CUP 3727 (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
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Text Amendment/cup to provide for the ability to re-use tertiary treated effluent for beneficial purposes in and adjacent to the Millerton Specific Plan

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: N/S side of Millerton Road between Millerton State Park and Eagle Springs Golf Street address: NA

APN: VARIOUS Parcel size: 158 +/- Ac Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, [Signature] (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) Various Address 1396 W. Herndon #110 Fresno, 93711 City Zip Phone

Applicant (Print or Type) Assenig Group Inc. Address City Zip Phone

Representative (Print or Type) Jeffrey T. Roberts Address City Zip Phone (559) 288-0688

CONTACT EMAIL: jroberts@assenigroup.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AT 382 Fee: \$ 7,326.00
Application Type / No.: (U) CUP 3727 Fee: \$ 9,123.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 8157 Fee: \$ 5,151.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 1,375.00
Received By: [Signature] Invoice No.: TOTAL: \$ 22,975.00

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): CUP 3698

APN # - - -
APN # - - -
APN # - - -
APN # - - -

Zone District:

Parcel Size:

over.....



County of Fresno

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

PRE-APPLICATION REVIEW DISCLOSURE/DISCLAIMER

Completion of a Pre-Application Review is no longer a mandatory step necessary in order to submit a land use or mapping application to the Fresno County, Department of Public Works and Planning, Development Services Division for processing. The purpose of the Pre-Application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, staff researches and provides the following information:

- If the proposed use is allowed based on the zoning of the subject parcel; the type(s) of application(s) required to permit the proposal to be processed.
- If the subject site is a legal parcel (Note: If the parcel is not legally created, no land use/mapping application can be processed until the legality issue is resolved).
- The anticipated level of environmental review.
- If the project site is under the Williamson Act Contract and if the proposed use is permitted under the Contract.
- If the site is located within a special district and if special considerations may be applicable to the project.
- Required application forms, filing fees, and filing requirements/materials.

While the Pre-Application Review is an option for any prospective application, in those cases where an applicant opts not to file for completion of a Pre-Application Review; the information research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can even continue to be processed as originally submitted. *Please note that if the application cannot be processed as submitted, the processing fees expended thus far will not be refunded.*

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

Jeffrey T. Roberts
PRINT NAME

PRINT NAME

[Signature]
SIGNATURE

SIGNATURE

10-18-2021
DATE

DATE

C:\Users\lcomfette\Desktop\F227 Pre-App Review Waiver 2016.docx

Jeff Roberts

Sent: Wednesday, February 17, 2021 7:35 AM
Subject: Project Description / Operational Statement (Beneficial Re-Use of Tertiary Treated Effluent)

AT382
CUP 3727

RECEIVED
COUNTY OF FRESNO
NOV 09 2021

Background:

The Millerton Specific Plan was originally approved by the Fresno County Board of Supervisors in 1984. The Specific Plan requires that each residential or commercial development within the boundaries provide an adequate and suitable method or area for the "Beneficial Re-use" of "Title 22" tertiary treated sewage effluent generated by the project. The County Service Area No. 34 (CSA 34) owns and operates a Wastewater Treatment Plant (WWTP) within the Specific Plan area and is responsible or must oversee that the ongoing maintenance of any areas irrigated with treated effluent is being accomplished according to State of California standards. As of January, 2021, the CSA processes approximately 70,000 gallons of wastewater each day. The tertiary treated effluent is currently held in a lined pond with a capacity of approximately 45 acre feet of storage. This pond is not adequate in size for the current development and is not adequate in size for any future development. The treated waste water is then either used for construction purposes within the Specific Plan or as irrigation water for landscaping or "Beneficial uses". The only area irrigated with treated effluent is an unpermitted 8 acre spray disposal area that was installed by a past developer within the Specific Plan. This location, aside from not meeting State of County standards, is not adequate for existing sewer system or any growth planned to occur within the Specific Plan Area.

In 2008, the State of California placed the entire Specific Plan area, the adjacent "Eagle Springs" (formerly known as "Brighton Crest") Golf Course, and the adjacent "Brighton Crest" residential subdivision with the boundaries of a "Master Reclamation Permit". This authorizes that application of the tertiary treated effluent subject to the rules and regulations spelled out in the Waste Discharge Requirements (Order No. R5-2008-0127). To date, the neither the County or the State has officially "permitted" a "Spray Disposal Area" or a "Beneficial Re-Use Area" within the boundaries of the Master Reclamation Area. The State has subsequently (2021) expanded the "Low Threat Waiver" for several locations within the Plan area. This application, if approved, will provide for the ability for land application of the treated effluent to be re-used within the community for irrigation of landscaping and selected agricultural crops.

Proposal:

The Assemi Group, on behalf of the property owners within the Specific Plan area, is interested in gaining the necessary approvals from Fresno County and the State of California to obtain permission to develop several areas for the application of the treated effluent generated by the CSA 34 WWTP. The proposed locations are under the ownership of the Assemi Group and are all currently vacant. The project area consists five areas with multiple parcels; there are portions of 10 Assessors' Parcels that are included in the 5 re-use acres totaling approximately 158 acres. The property is currently planned and zoned for residential and recreational use by the Millerton Specific Plan. A substantial portion of the potential re-use property was included in the previously approved Conditional Use Permit No. 2942. This application was granted by Fresno County in 2000 and provided for the development of a golf course and the spray disposal of tertiary treated effluent. That project was never constructed as planned. Additionally, a portion of the area was included within the boundaries of Conditional Use Permit No. 3576, an area once proposed for the installation of a Pistachio Orchard that would utilize the tertiary treated effluent. This application was approved in 2017 but was never developed and the land was sold to the Assemi Group.

The treated wastewater (Effluent) will be distributed to each of the Beneficial Re-Use Areas via underground pipes that will be installed by the developers with the Specific Plan. The pipes will be installed within the existing and proposed public road right of way and will eventually be owned, operated, and maintained by County Service Area No. 34.

Additionally, the Assemi Group has also filed a Conditional Use Permit (CUP No. 3698) to provide for the installation of an additional Effluent Storage basin with a capacity of 100 acre feet. If approved, this facility will work in unison with the existing pond and system to provide a reliable supply of irrigation water for the proposed application areas. CUP No. 3698 has not been approved at the time of this writing but is scheduled for Planning Commission consideration.

If approved, the owners will contract for the construction irrigated landscaping, beneficial re-use areas with agricultural crops, and irrigated pasture. The entire 158 acres cannot be utilized for irrigated pasture due to the proximity of jurisdictional wetlands and of future conservation areas that will be preserved by a "Conservation Easement". The initial development of any of the areas may require a grading plan and permit, the installation of irrigation equipment and controls, access roadways, and related facilities required for the maintenance of the facility by CSA 34. A "Maintenance Plan" will be developed in conjunction with CSA 34 that will provide information needed to develop the maintenance budget and the required fees that will be incorporated in the Zone of Benefit budget. After completion of the facility, CSA 34 will administer / oversee the application of the Title 22 Effluent water to the area according to the standards of the Waste Discharge Requirements . Real estate development projects that benefit from the use of the WWTP and associated re-use facilities will pay CSA 34 fees linked to their respective "Zone of Benefit" within the County Service Area. The CSA will not "operate" any agricultural applications where the use of the treated effluent is the primary water source. The CSA will, however, enter into "Water Delivery Agreements" to accommodate the needs of the agricultural and non-agricultural water users to provide assurance of delivery as needed.

In addition to the Conditional Use Permit application, a "Text Amendment" will be filed and processed to provide for the ability to utilize the tertiary treated effluent for "Beneficial Re-Use" on all zone districts within the Millerton Specific Plan area. Currently, the application of the treated effluent can only occur on properties planned and zoned for "Open Space" uses. The Text Amendment will provide for the ability to utilize areas that have R-2, R-1, R-1-C, R-1-B, and R-1-E within the Millerton Specific Plan and on selected adjacent areas.

Effluent Application Areas:

This section of the project description identifies the generalized areas where the effluent will be re-used to grow an agricultural crop;

- South side of Millerton Road between Morningside Way and Marina Drive. Located between Tract No. 4968 and future Tract No. 6233, approximately 26 acres of Grapevines on the hillside and adjacent to Millerton and Morningside Way (APN 300-340-13 and 60)
- Approximately 57 acres of partially hilly land located south of Tract No. 4870. A portion of this land lies within the boundaries of approved TTM 4934 and a portion of the property was approved as a part of CUP No. 3576. This area will be planted with Grapevines (APN 300-542-13, 16, 54, 55)
- Approximately 16 acres of land owned by the Clovis Unified School District (future playfield area) (APN No. 300-542-04, 07, 08)
- Approximately 47 acres of future irrigated pasture land west of and adjacent to Tract No. 4976. This property was partially included in CUP No. 2942 and this land is also adjacent to the location of the proposed 100 acre foot lined "Effluent Storage Pond" described in CUP No. 3698 filed by the Assemi Group (APN 300-542-51)
- Approximately 18 acres of land located south of and adjacent to the existing WWTP and 45 acre foot storage pond (APN 300-542-27)

List of Affected Assessors' Parcel Numbers / portion of Parcel utilized for "Beneficial Re-Use":

- 300-340-13 (approx. 3 acres)
- 300-340-60 (approx. 15 acres)
- 300-542-07 (9.75 acres)
- 300-542-08 (7.18 acres)
- 300-542-13 (approx. 37 acres)
- 300-542-54 (approx. 2 acres)
- 300-542-55 (approx. 15 acres)
- 300-542-16 (approx. 3 acres)
- 300-542-27 (18.53 acres)
- 300-542-51 (approx. 47.54 acres)

Proposed Amendment to Text:

Currently, the various residential zone districts that are found in the Millerton Specific Plan area do not allow the application of tertiary treated wastewater for the irrigation of landscaping and/or crops. The following changes to the zone districts will provide for consistency between the goals and policies in the Specific Plan and the implementing Zone Districts. The proposed text changes only apply to the Millerton Specific Plan area and several adjacent properties. The text of the following zone districts will be amended as follows:

- R-2: Remove Section 827.4C – Uses Specifically Prohibited -"Agricultural Uses" and add to Section 827-1 " E. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area when supplied or irrigated with a source of Title 22 Reclaimed Water".
- R-1: Add to Section 826-1 " I. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area when supplied or irrigated with a source of Title 22 Reclaimed Water"
- R-1-C: Add to Section 825-1 " I. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area when supplied or irrigated with a source of Title 22 Reclaimed Water"
- R-1-B: Add to Section 824-1 " H. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area and immediately adjacent areas when supplied or irrigated with a source of Title 22 Reclaimed Water"
- R-1-E: Add to section 823-1 " C. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan and immediately adjacent areas when supplied or irrigated with a supply of Title 22 Reclaimed Water"



Jeffrey T. Roberts | Entitlement Director

T: [\(559\) 440-8308](tel:(559)440-8308) | M: [\(559\)288-0688](tel:(559)288-0688) | F: [\(559\) 436-1659](tel:(559)436-1659) | X:308

E: jroberts@assemigroup.com

W: www.assemigroup.com

1396 W. Herndon Ave., Ste. 110, Fresno, CA 93711

Jeff Roberts

Subject: Beneficial Re-Use Areas - Millerton Specific Plan (Operational Statement)

1. The proposed CUP / Text Amendment will provide CSA 34 the ability to apply and beneficially re-use tertiary treated effluent within and adjacent to the Millerton Specific Plan area.
2. The application of effluent can occur at any hour on any day of the year
3. There are no customers
4. There are no employees other than those hired to maintain the planted areas
5. There are no service vehicles other than those used by the maintenance personnel
6. Access to the application areas is via public and/or private roadways
7. There is no parking provided
8. There will be no goods sold on the sites
9. Maintenance equipment may be used (tractors, mowers, weedeaters, blowers, trimmers, etc.)
10. Maintenance supplies used to maintain the various crops may be used but not stored on site
11. There is no noise, dust, or glare created by the proposed re-use areas
12. There will be no liquid waste
13. Up to 200,000 gallons of effluent per day will be applied to the areas for beneficial re-use
14. No advertising will be used
15. No buildings will be constructed
16. No buildings will be built or used
17. No outdoor lighting or sound amplification is planned
18. No fencing is planned
19. The crops that will be planted include turf, trees, flowers, groundcover, grapevines, alfalfa, nursery rootstock, forage crops
20. The Assemi Group is submitting this application on behalf of all of the related entities that own the proposed application areas.



AT 382
CUP 3727

Jeff Roberts

Subject: Required Findings (Conditional Use Permit)

Background:

The applicant proposes to process a "Text Amendment" application and a "Conditional Use Permit" application with the County of Fresno to provide for the ability to apply tertiary treated effluent within and adjacent to the Millerton Specific Plan. The text amendment is necessary to provide for consistency between the adopted Specific Plan policies and the text of the various zone districts that are used within the Specific Plan boundaries. The Conditional Use Permit will specify that locations within the Specific Plan that are currently proposed for the application of the effluent. In total, 158 acres of land are being considered for the beneficial re-use of the effluent. The effluent water will be used to irrigate landscaping and limited agricultural crops, and pasture.

Required Findings:

1. The 158 acres of land that is proposed to accept the tertiary treated effluent is located within the Millerton Specific Plan. All of the land within the plan is designated and zoned for residential, commercial, and open space uses. The location and configurations of the areas that are proposed to be irrigated with the Tertiary Treated Effluent are all of adequate size to accommodate the irrigation water. The water is typically applied in water lines the size of sprinkler lines (drip, spray, etc.) which can be controlled by the size of the spray "emitters" or "heads".
2. The area that will be irrigated with the treated effluent does not generate any traffic (other than maintenance vehicles) and therefore the size of the streets and highways are not relevant to these applications.
3. The proposed irrigation of landscaping and other plant material with tertiary treated effluent is common and supported by the State of California as a "beneficial Re-Use" of the water. Therefore, the proposed use will not have an adverse effect on the abutting property and surrounding planned and existing neighborhoods within and adjacent to the Millerton Specific Plan area.
4. The proposed use of treated effluent is consistent with the policies contained within the Millerton Specific Plan. There is an inconsistency with the Countywide zone districts that is being addressed with the accompanying "Text Amendment" application. If the Text Amendment is approved by the County, then the Conditional Use Permit that will provide for effluent re-use will be consistent with the Fresno County "Millerton Specific Plan" and thus, the Fresno County General Plan.



Jeffrey T. Roberts | Entitlement Director

T: (559) 440-8308 | M: (559)288-0688 | F: (559) 436-1659 | X:308

E: jroberts@assemigroup.com

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1396 W. Herndon Ave., Ste. 110, Fresno, CA 93711

AT382
CUP 3727

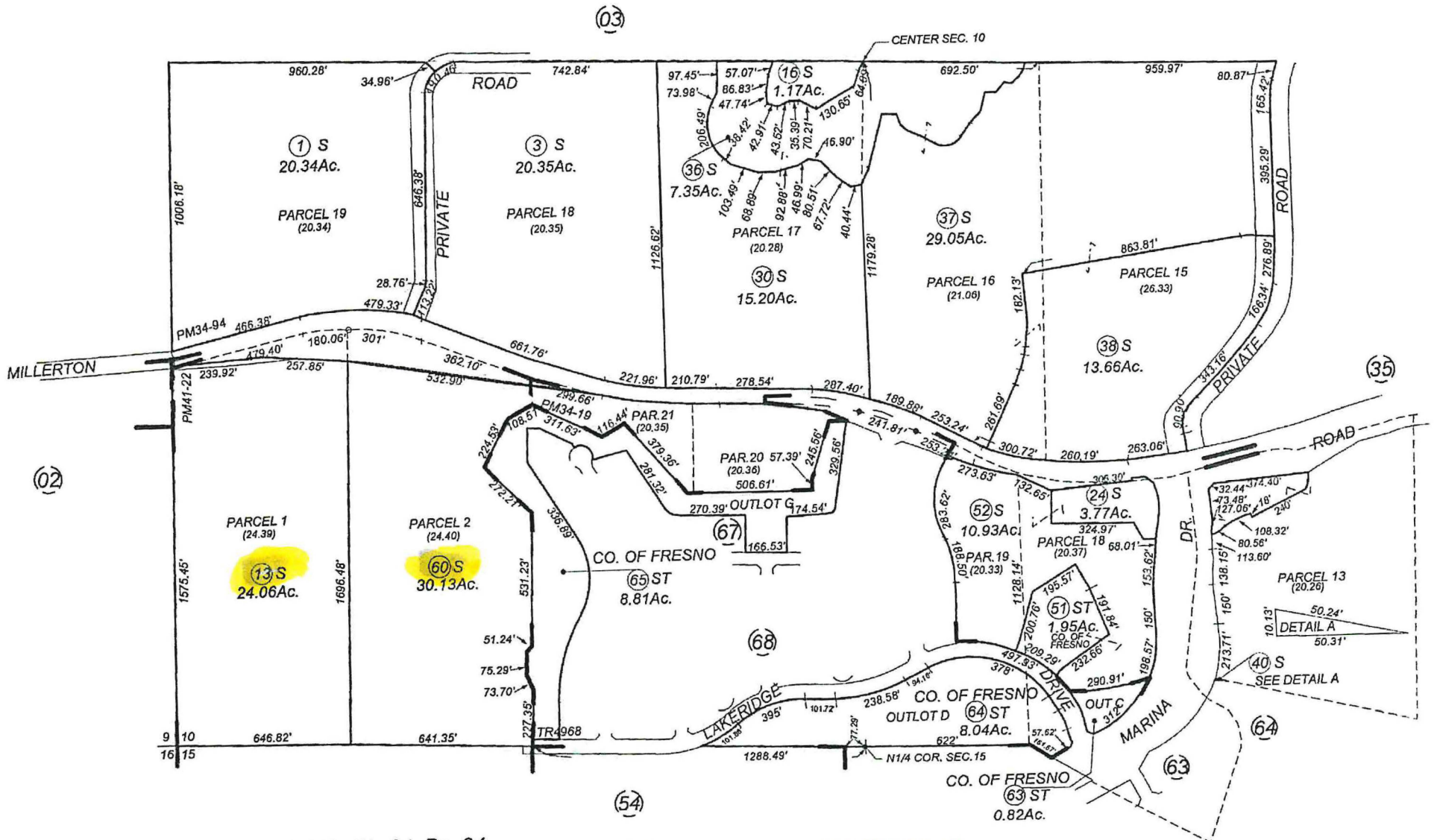
-NOTE-
 s for Assessment purposes only.
 be construed as portraying legal
 or divisions of land for purposes
 oning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 10, T. 11 S., R. 21 E., M.D.B. & M.

300-24

Tax Rate Area

76-094
 76-095
 199-014



Parcel Map No. 3179 - Bk. 34, Pg. 94
 Parcel Map No. 5349 - Bk. 34, Pg. 19 & 20
 Parcel Map No. 5988 - Bk. 41, Pg. 22
 Tract No. 4968 - Plat Bk. 88, Pgs. 1-8

SUBJECT PARCELS

Assessor's Map Bl
 County of Fresno

Note - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



POR. SEC.'S 10, 15 & 16, T.11 S., R. 21 E., M. D. B. & M.

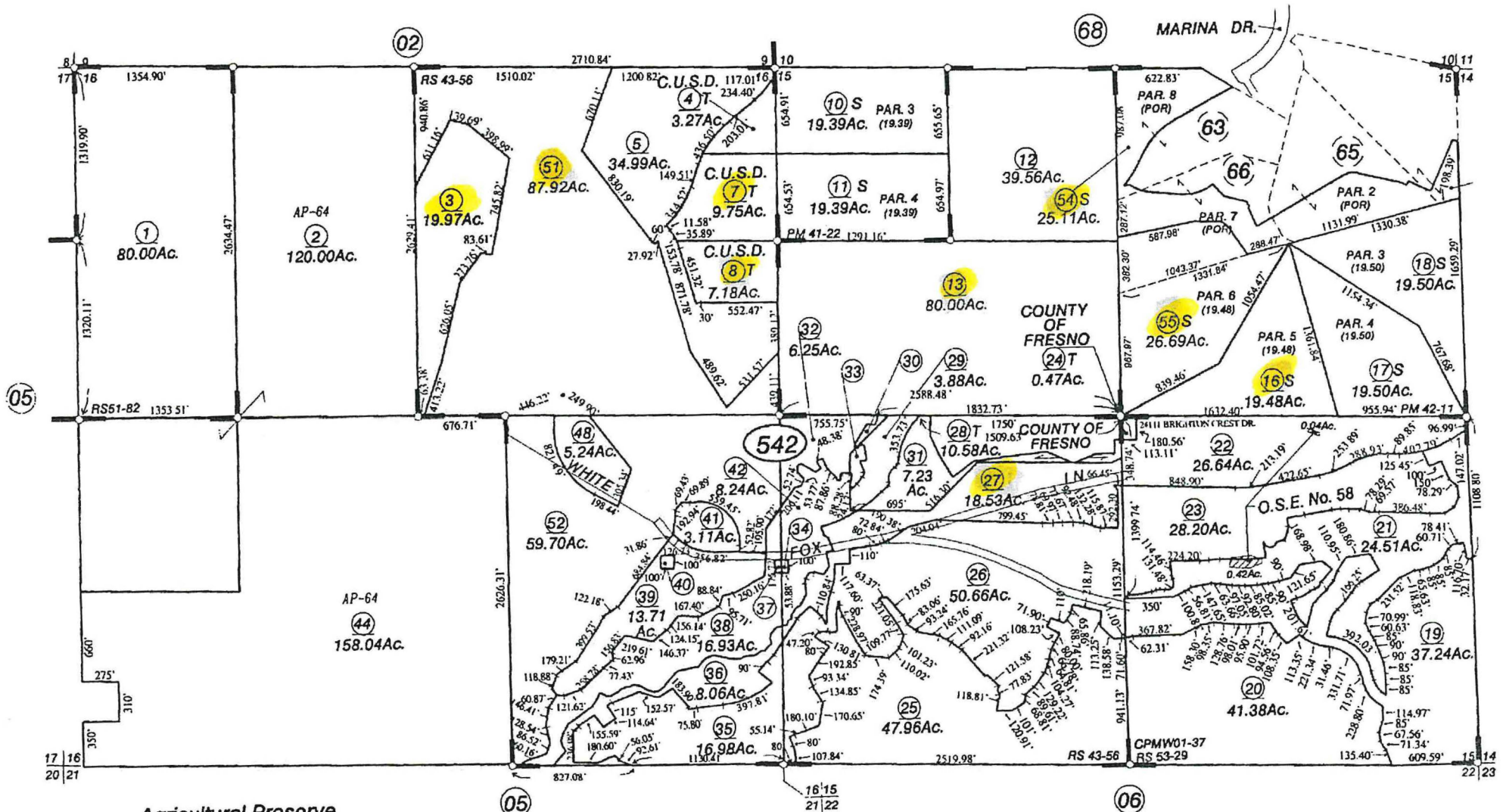
Tax Rate Area

76-068 76-096
76-073 76-097
76-094 199-002

--- NOTE ---

300-54

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.



Agricultural Preserve
Certificate of Parcel Map Waiver No. 01-37, Doc. 15915, 2-4-08
Parcel Map No. 5988 - Bk. 41, Pg. 22
Parcel Map No. 5768 - Bk. 42, Pg. 11

Record of Survey - Bk. 43, Pgs. 56
Record of Survey - Bk. 51, Pgs. 82-88
Record of Survey - Bk. 53, Pg. 29

Assessor's Map Bk. 300 -
County of Fresno, Ca

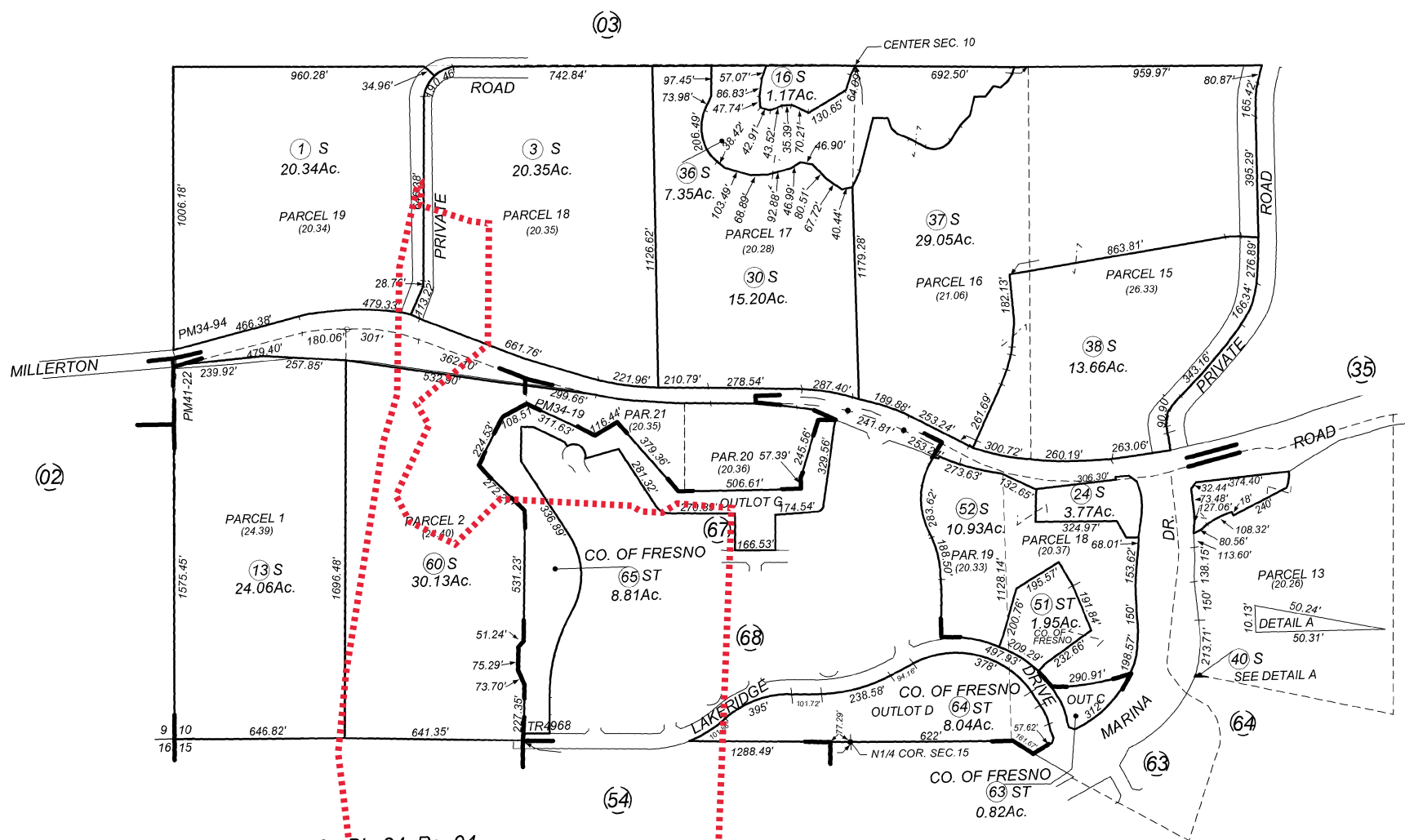
SUBJECT PARCELS

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



SUBDIVIDED LAND IN POR. SEC. 10, T. 11 S., R. 21 E., M.D.B. & M.

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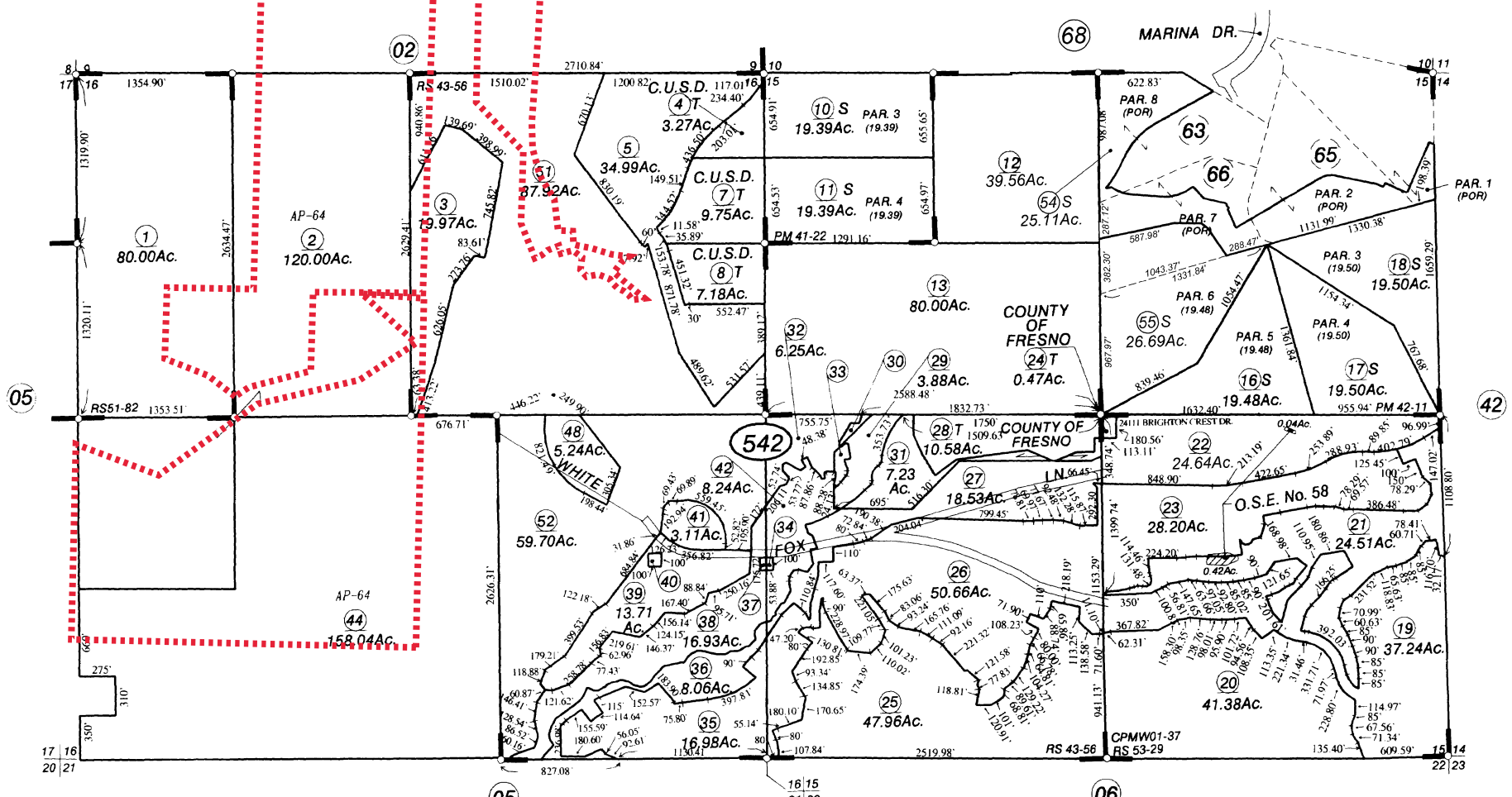
Parcel Map No. 3179 - Bk. 34, Pg. 94
Parcel Map No. 5349 - Bk. 34, Pg. 19 & 20
Parcel Map No. 5988 - Bk. 41, Pg. 22
Tract No. 4968 - Plat Bk. 88, Pgs. 1-8

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 300 - Pg. 34
County of Fresno, Calif.



NOTE
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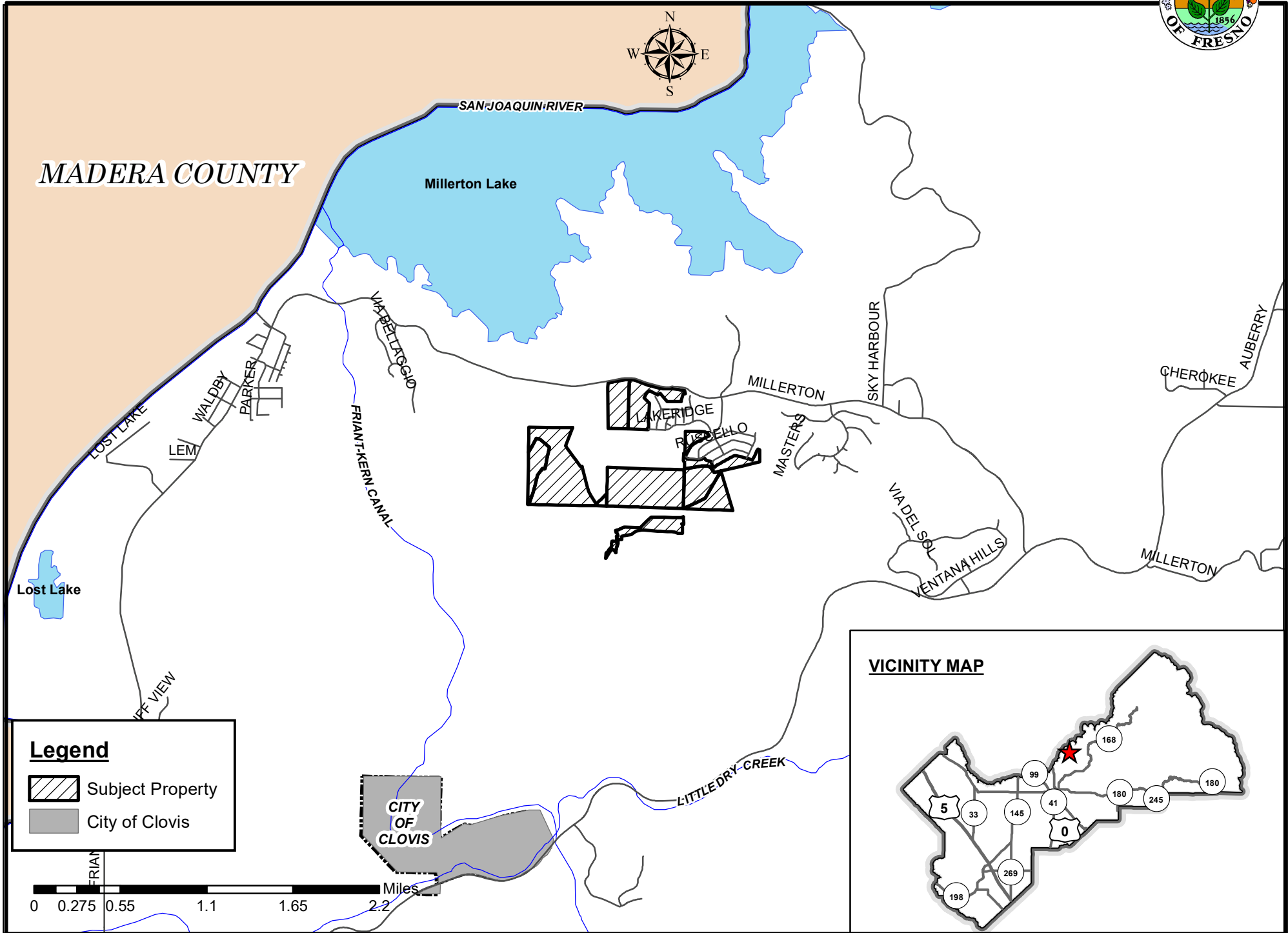


Agricultural Preserve
 Certificate of Parcel Map Waiver No. 01-37, Doc. 15915, 2-4-08
 Parcel Map No. 5988 - Bk. 41, Pg. 22
 Parcel Map No. 5768 - Bk. 42, Pg. 11
 Record of Survey - Bk. 43, Pgs. 56
 Record of Survey - Bk. 51, Pgs. 82-88
 Record of Survey - Bk. 53, Pg. 29



Assessor's Map Bk. 300 - Pg. 54
 County of Fresno, Calif.

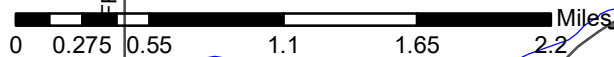
NOTE - Assessor's Block Numbers Shown in Ellipses.
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LOCATION MAP

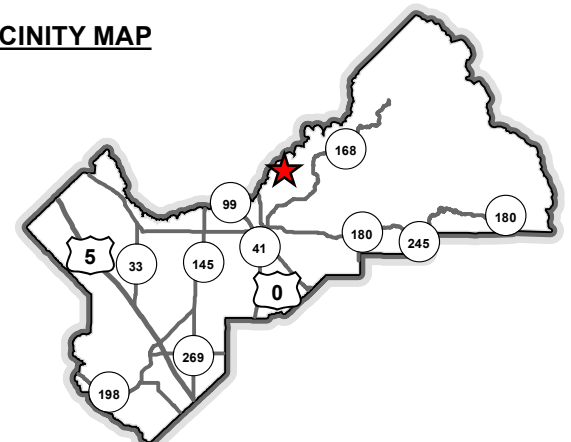


Legend

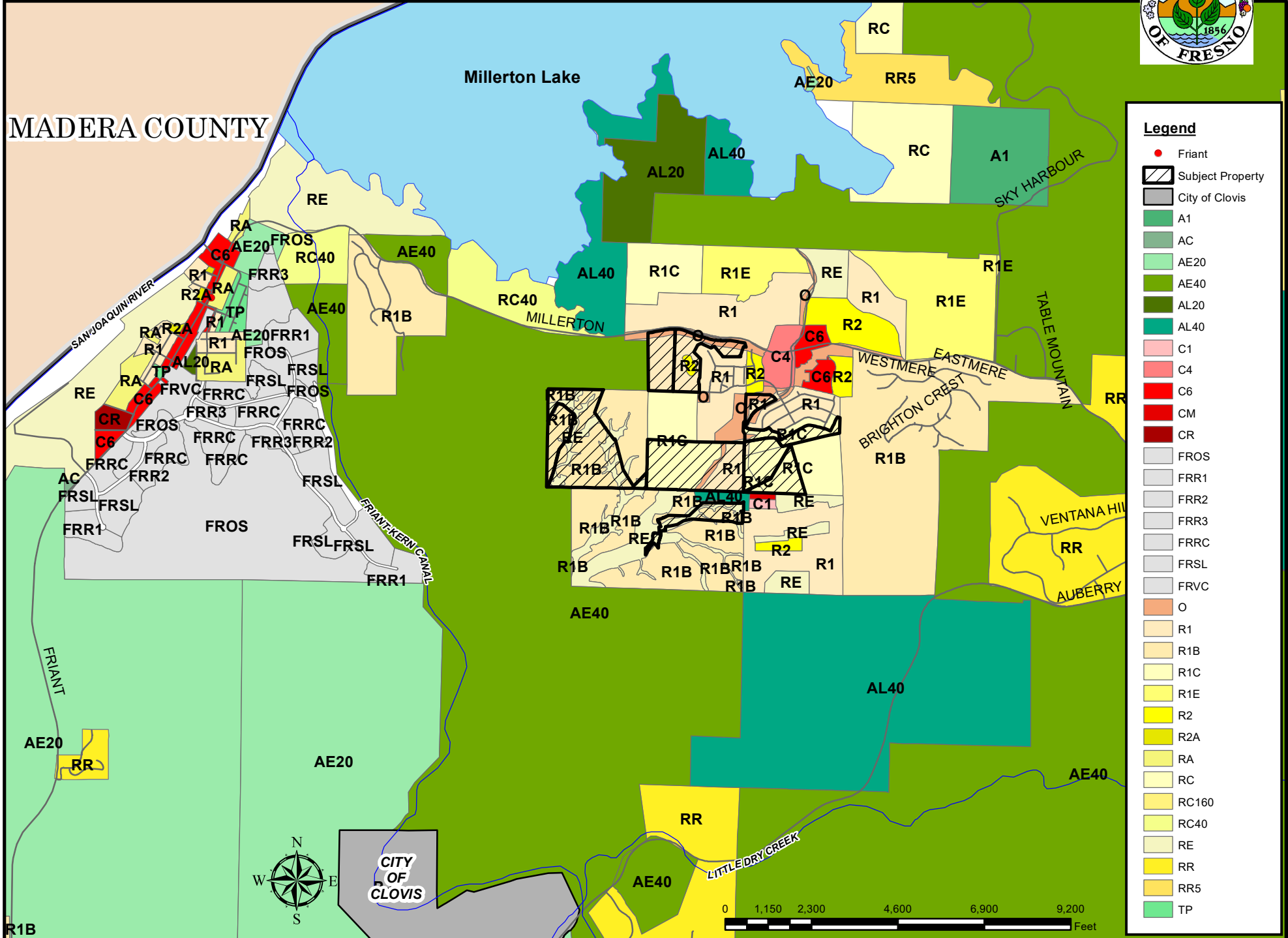
-  Subject Property
-  City of Clovis



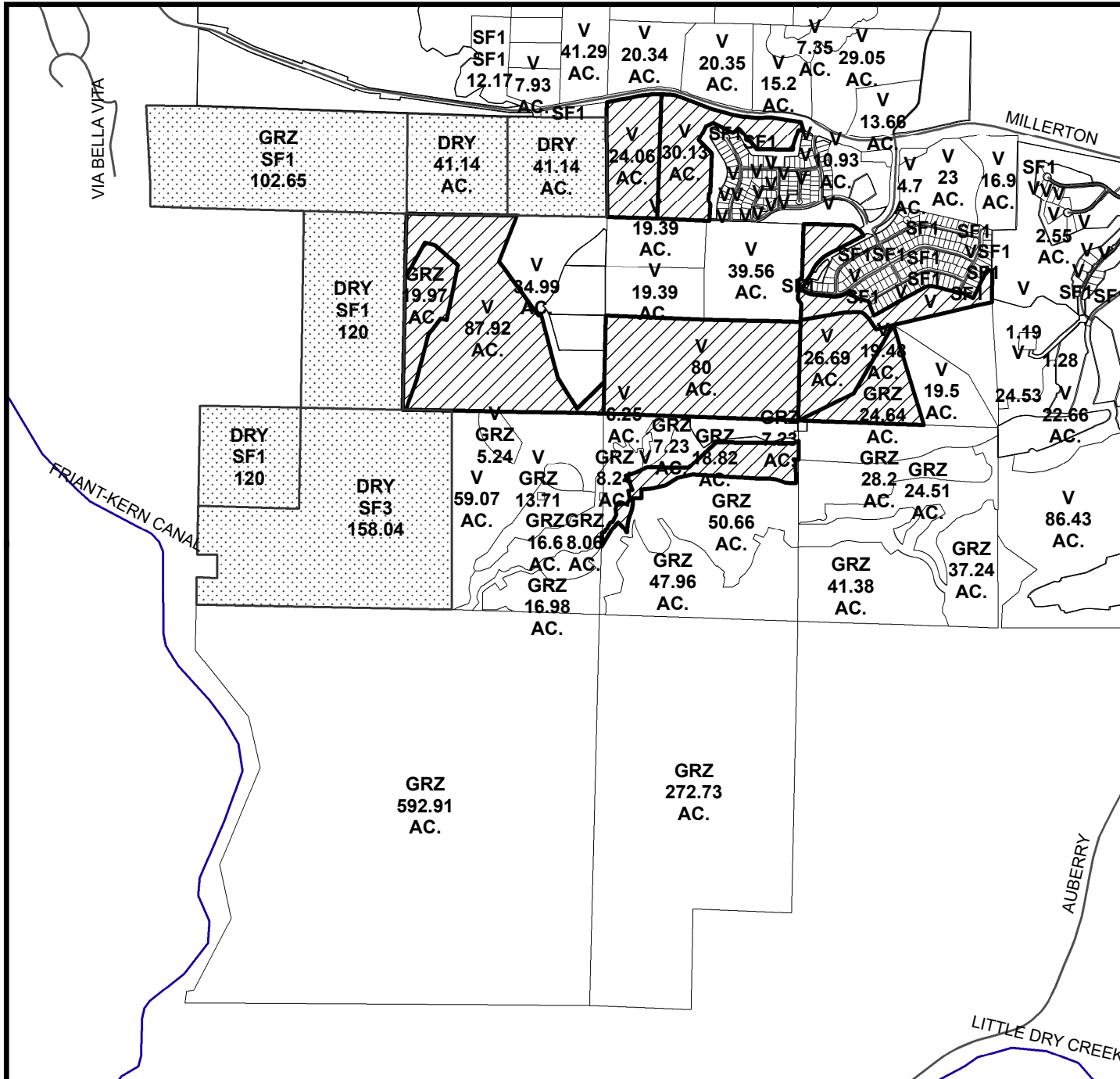
VICINITY MAP



EXISTING ZONING MAP



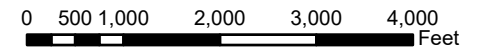
EXISTING LAND USE MAP



LEGEND	
	DRY - DRY FARMING
	GRZ - GRAZING
	SF#- SINGLE FAMILY RESIDENCE
	V - VACANT

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division



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 : VARIOUS ENTITIES Phone/Fax: _____
Mailing Address: (ALL RELATED TO ASSEMI GROUP, INC)
Street City State/Zip
- Applicant : ASSEMI GROUP, INC Phone/Fax: (559) 440-8300
Mailing Address: 1396 W. HERNDON #110 FRESNO, CA. 93711
Street City State/Zip
(559) 288-0688
- Representative: JEFFREY T. ROBERTS Phone/Fax: (559) 440-8308
Mailing Address: SAME AS ABOVE
Street City State/Zip
- Proposed Project: Text Amendment / C.U.P to provide for the ability to apply tertiary Treated Effluent for 'Beneficial Re Use' to property in and adjacent to the Millerton Specific Plan
- Project Location: N/S sides of Millerton Road between Millerton State Park / Auberry Rd.
- Project Address: N.A.
- Section/Township/Range: 9, 10, 15, 16 / 11 / 21
- Parcel Size: 158± Acres
- Assessor's Parcel No. VARIOUS 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 checked="" type="checkbox"/> Reclamation Board (RWQCB)
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input checked="" 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: R1/R2/R1B/R1C/R1E

14. Existing General Plan Land Use Designation¹: Residential

ENVIRONMENTAL INFORMATION

15. Present land use: Vacant / Grazing
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
None

Describe the major vegetative cover: Natural Grasses

Any perennial or intermittent water courses? If so, show on map: N.A.

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

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

North: Vacant

South: Residential

East: Residential

West: Vacant

17. What land use(s) in the area may be impacted by your Project?: None known

18. What land use(s) in the area may impact your project?: None known

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	<u>NA</u>
Lot Size	<u>"</u>
Single Family	<u>"</u>
Apartments	<u>"</u>

II. Commercial - Number of Employees	<u>NA</u>
Number of Salesmen	<u>"</u>
Number of Delivery Trucks	<u>"</u>
Total Square Footage of Building	<u>"</u>

III. Describe and quantify other traffic generation activities: N.A.
(other than maintenance vehicles)

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: N.A.

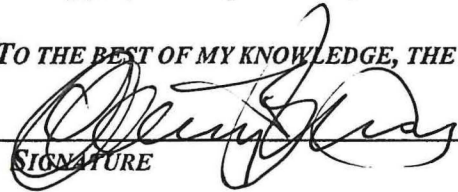
23. Proposed source of water:

() private well

() community system³--name: None OVER.....

24. Anticipated volume of water to be used (gallons per day)²: N.A.
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name This is all CSA SA
26. Estimated volume of liquid waste (gallons per day)²: 100,000 - 200,000 GPD
27. Anticipated type(s) of liquid waste: Tertiary Treated Effluent
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: Vegetation
32. Anticipated amount of solid waste (tons or cubic yards per day): Not Known
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Not Known
34. Proposed method of solid waste disposal: Truck to Recycling Center
35. Fire protection district(s) serving this area: Fresno Co. Fire Protect. Dist.
36. Has a previous application been processed on this site? If so, list title and date: Tract No. 4968, CUP 3576, CUP 2942
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

10-18-2021
 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, 2020: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

Applicant's Signature

Date

G:\4360Devs&Pln\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX



Know what's below.
Call before you dig.

2491 ALLUVAL AVE
GLENDIS, CA 93619
(859) 775-0033
FAX: (859) 775-0016
WWW.VICE-ENR.COM

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Vice Inc. CONSULTING ENGINEERS

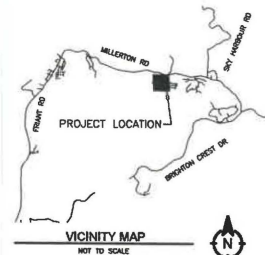
RE-USE MAP

CITY OF FREMONT

DATE:
11/8/2021
PROJ. ENGR:
LSV
PROJ. MGR:
KYV
PREPARED FOR:
JEFF ROBERTS
ARBONI GROUP
1398 W HERNDON
BLVD, 1D
FREMONT, CA
94711

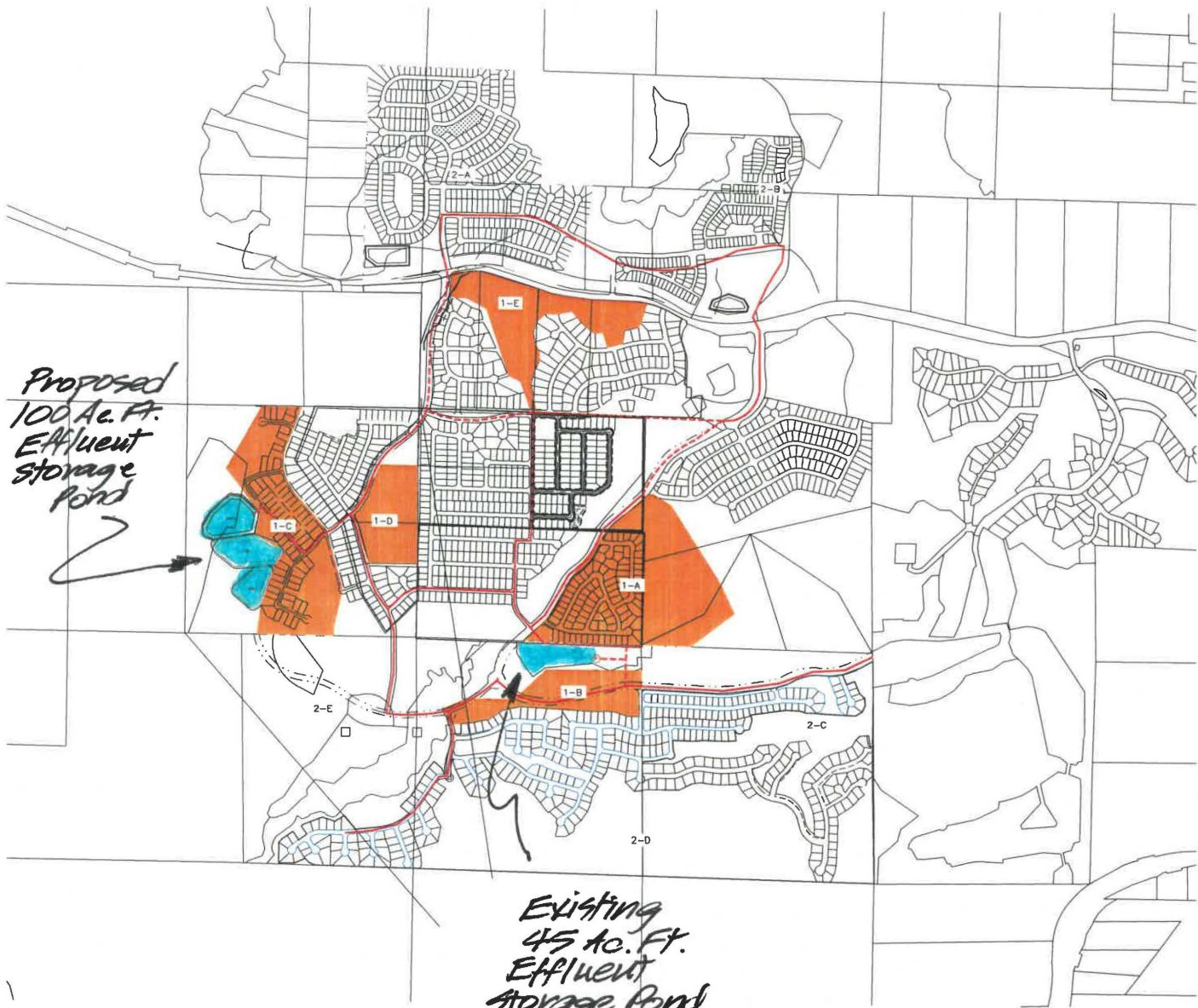


SHEET NO.
1 / 2
PROJECT NUMBER
21-056



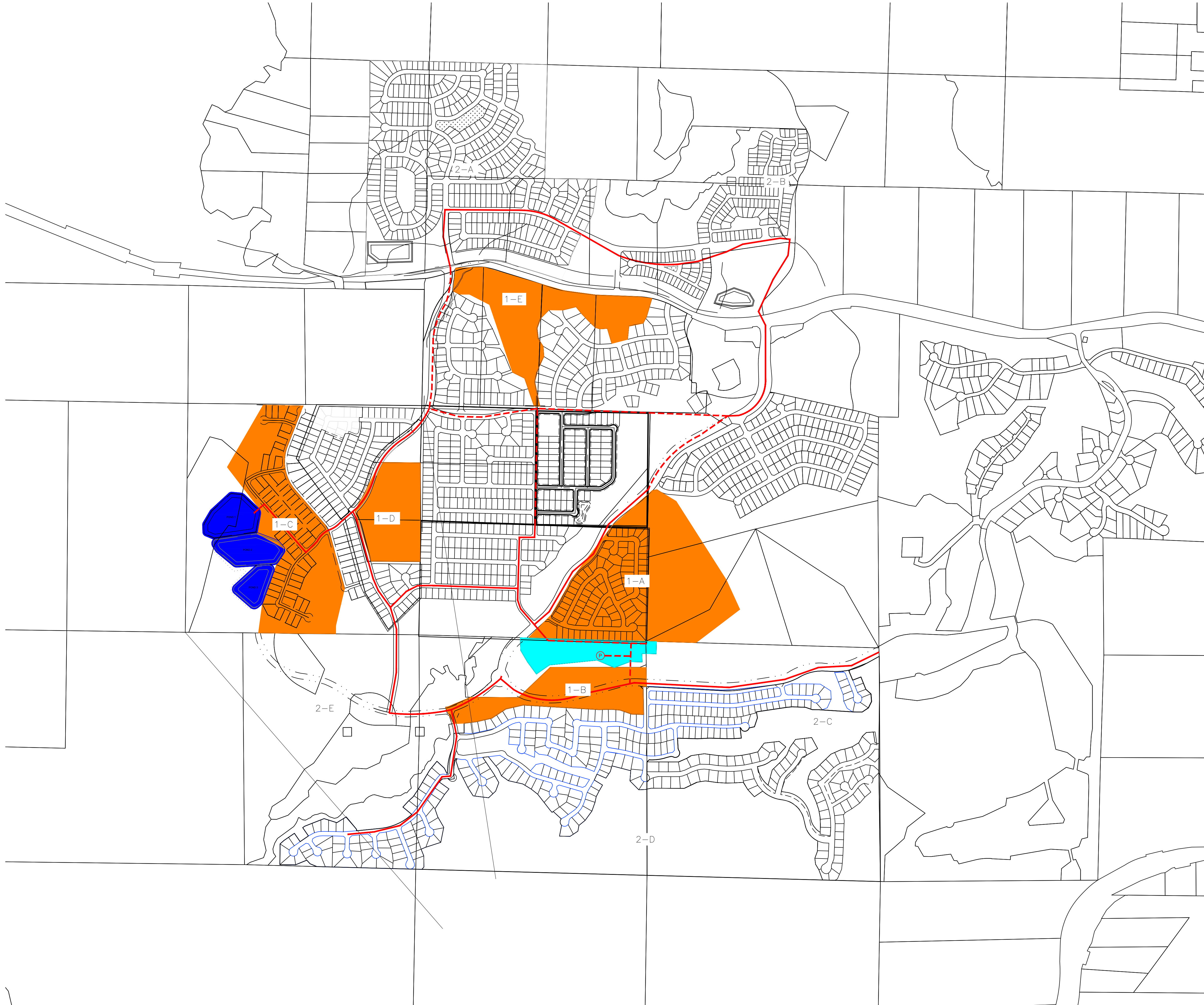
PROJECT INFO:
PROJECT LOCATION: SOUTHWEST CORNER OF
LANDSIDE AND MORNINGSIDE
FREMONT, CA 94529
PROJECT OWNER:
JEFF ROBERTS
ARBONI GROUP
1398 W HERNDON AVE SUITE 110
FREMONT, CA 94711

LEGEND
PAGE 1
TOTAL AREA: 108 AC
EXISTING POND
EXISTING EFFLUENT PVE
FUTURE EFFLUENT PVE

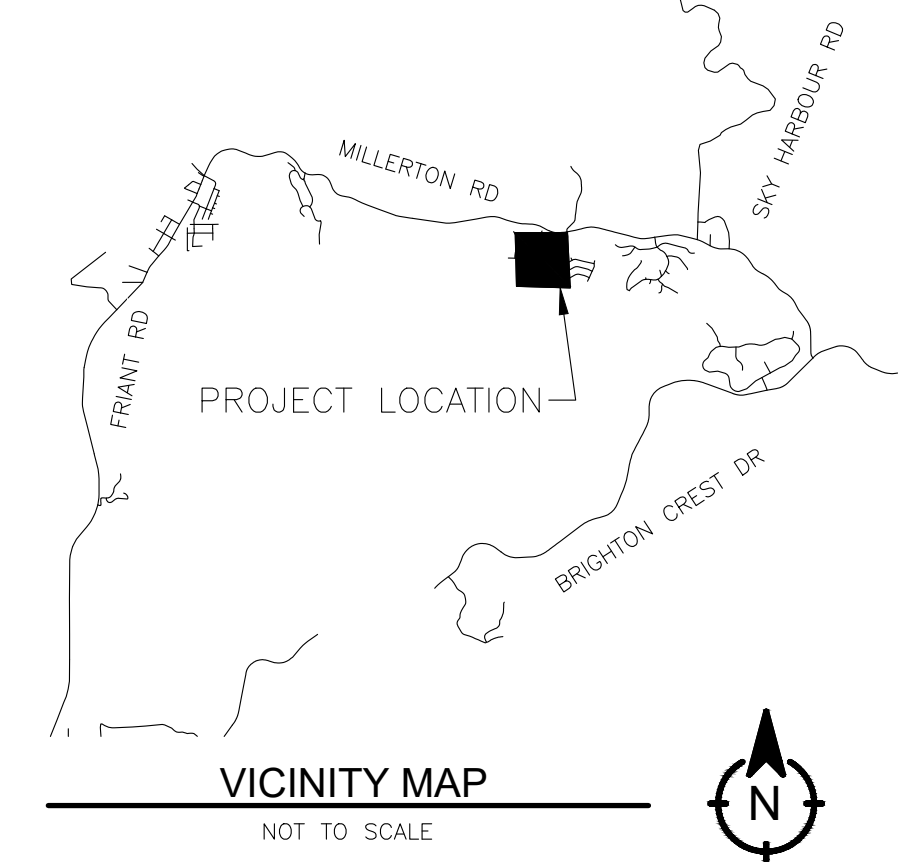


*Proposed
100 Ac. Ft.
Effluent
Storage
Pond*

*Existing
45 Ac. Ft.
Effluent
Storage
Pond*



Know what's below.
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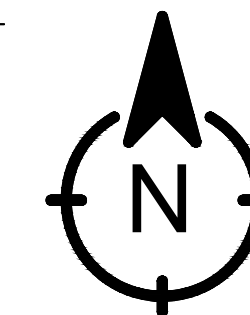
PROJECT INFO:

PROJECT LOCATION: SOUTHWEST CORNER OF
LAKEVIEW AND MORNINGSIDE
FRONT, CA 93726

PROJECT OWNER: JEFF ROBERTS
ASSEM GROUP
1396 W HERNDON AVE SUITE 110
FRESNO, CA 93711

LEGEND

- PHASE 1
TOTAL AREA= 158 AC±
- EXISTING EFFLUENT POND
- PROPOSED EFFLUENT POND
- P EXISTING PUMP
- EXISTING EFFLUENT PIPE
- FUTURE EFFLUENT PIPE



NOT TO SCALE

REVISIONS	NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

RE-USE MAP

CALIFORNIA

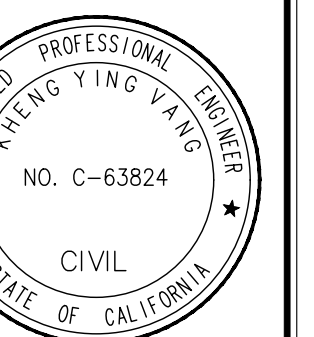
CITY OF FRESNO

DATE:
11/10/2021

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
JEFF ROBERTS
ASSEM GROUP
1396 W HERNDON
SUITE 110
FRESNO, CA
93711



SHEET NO.
1 / 3

PROJECT
NUMBER
21-056



Know what's below.
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REVISIONS	NO.	DATE	BY

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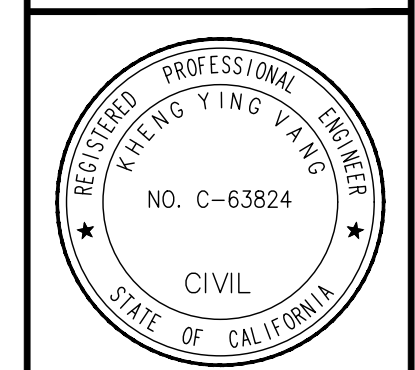
CALIFORNIA

RE-USE MAP

CITY OF FRESNO

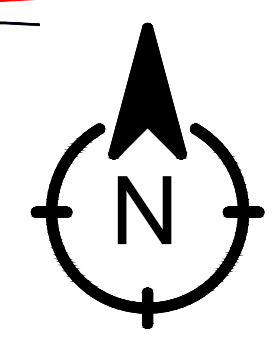
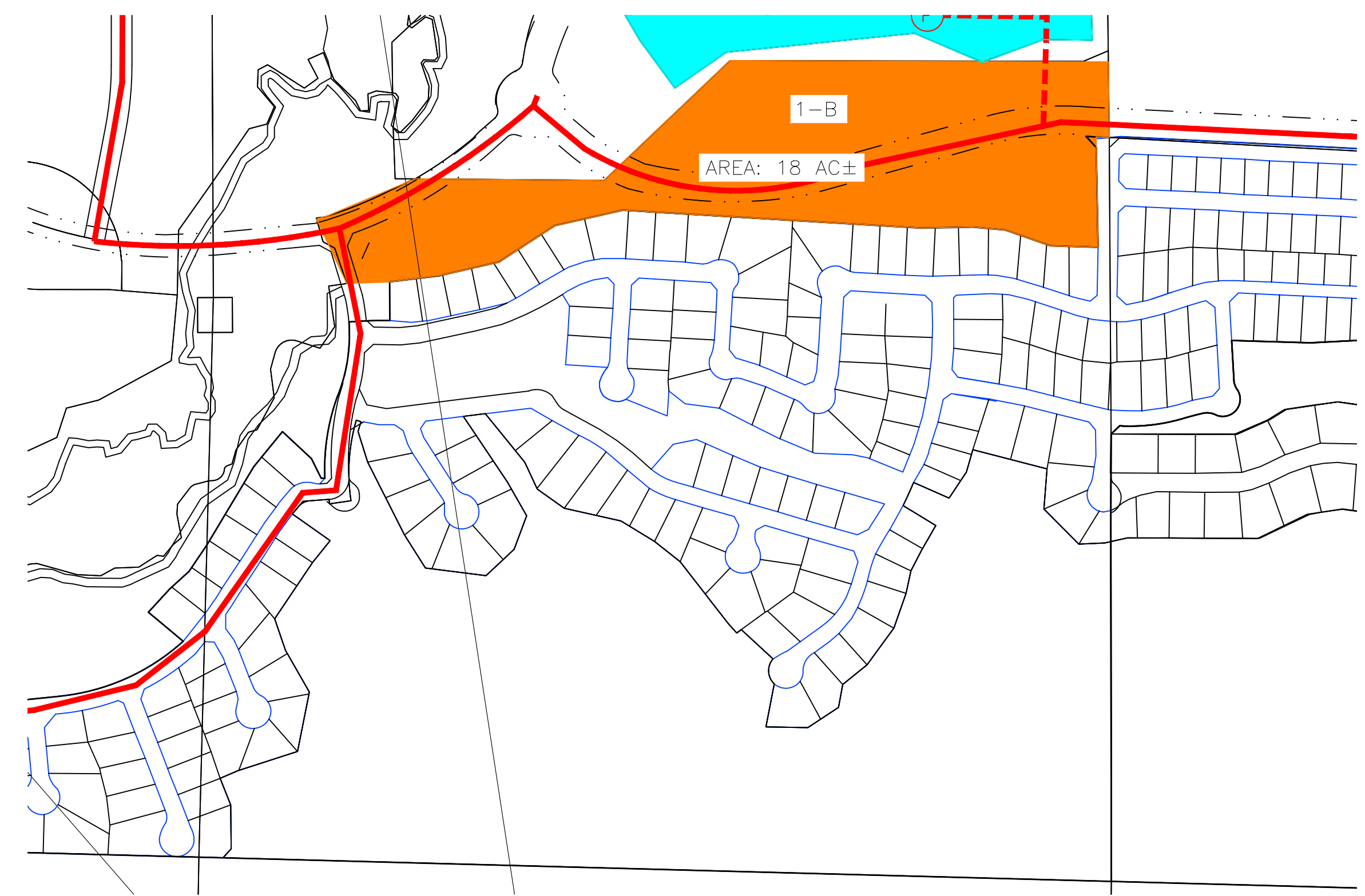
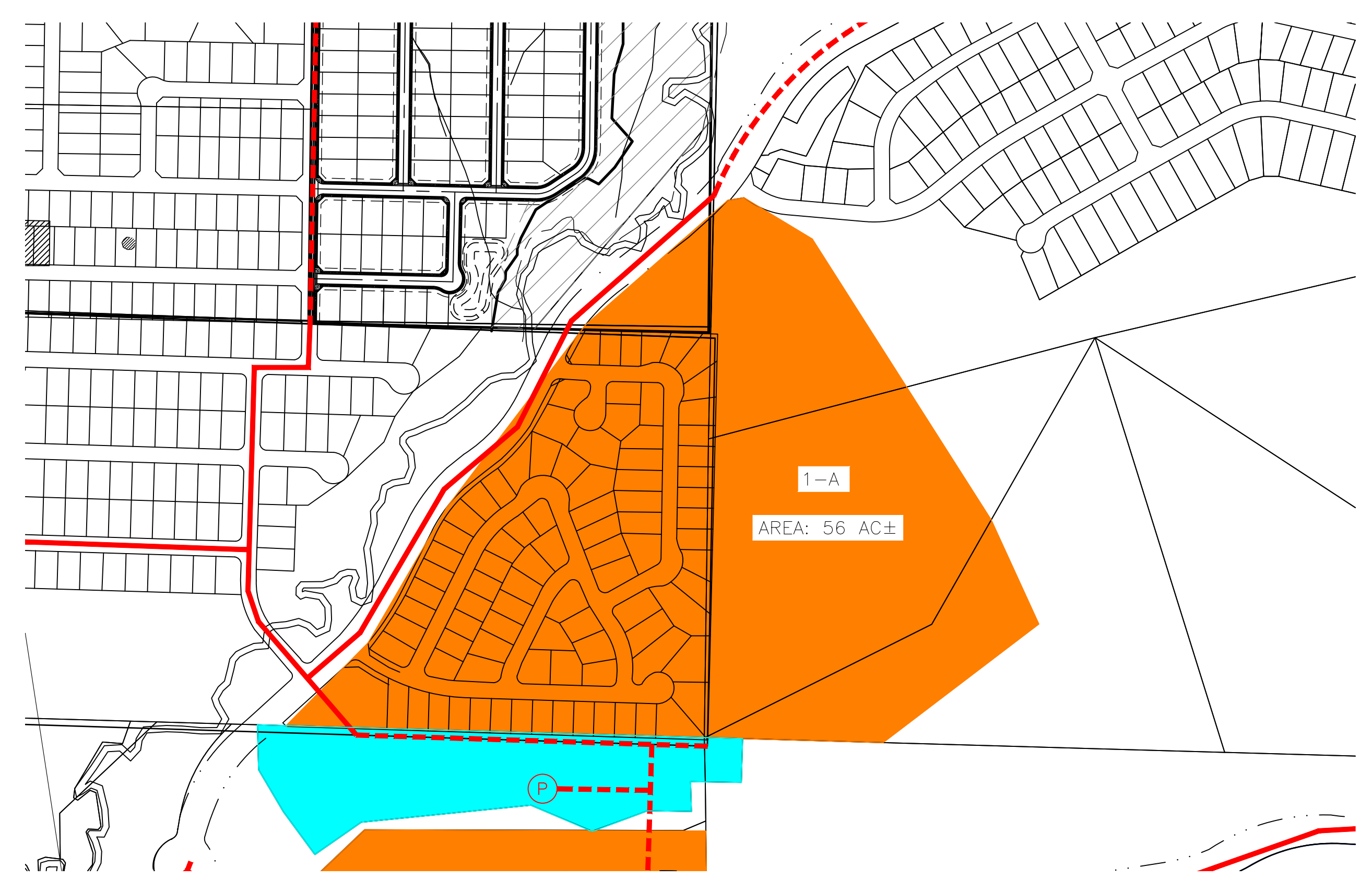
DATE: 11/10/2021
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
JEFF ROBERTS
ASSEMI GROUP
1396 W HERNDON
SUITE 110
FRESNO, CA
93711



SHEET NO.
2 / 3

PROJECT NUMBER
21-056



NOT TO SCALE

