



County of Fresno

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

DATE: June 24, 2021

TO: Department of Public Works and Planning, Attn: Steve White
Department of Public Works and Planning, Attn: Bernard Jimenez
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, Current Planning, Attn: David A. 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; Martin Querin
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes/Kevin Tsuda/Deep Sidhu
Agricultural Commissioner, Attn: Melissa Cregan
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Transportation (CALTRANS), Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
US Fish & Wildlife Service, Attn: Mathew Nelson
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
North King GSA, Attn: Kassy D. Chauhan
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
City of Fresno, Attn: Mike Sanchez, Scott Mozier, Louise Gilio, Jill Gormley, Andrew Benelli

FROM: Ethan Davis, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3846 & Initial Study No. 8045

APPLICANT: Art Lancaster

DUE DATE: July 9th, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone of a 19.98-acre parcel from the AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District. This is a full rezone to allow all uses in the M-2 including a commercial truck maintenance facility as proposed by the Applicant (APN: 330-212-38) (Address 4780 S. Maple Avenue).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **July 9th, 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, Ethan Davis, 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) 600-9669 or thdavis@fresnocountyca.gov via email.

ED:
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Activity Code (Internal Review): 2369

Enclosures



Date Received: **AA 3846**
IS
(Application No.)

Fresno County Department of Public Works and Planning

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

LOCATION:
 Southwest corner of Tulare & "M" Streets, Suite A
 Street Level
 Fresno Phone: (559) 600-4497
 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other REZONE M-2
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

*Rezone a 19.98-acre parcel
 from AL-20 to M-2.*

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: EAST side of MAPLE AVENUE
 between AMERICAN and MALAGA
 Street address: 4780 MAPLE AVENUE FRESNO 93725
 APN: 330-212-38 Parcel size: 19.98 ACRES Section(s)-Twp/Rg: S 36 - T 14S S/R 20 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.

SAVANA SAHAI	<u>SABAS GIL</u>	<u>5839 N. SYCAMORE</u>	<u>FRESNO</u>	<u>93723</u>	
Owner (Print or Type)	Address	City	Zip	Phone	
<u>APR MALCANT</u>	<u>SAME</u>				
Applicant (Print or Type)	Address	City	Zip	Phone	
<u>ROCKSPARK INC</u>	<u>4644 W. JENNIFER AVE #107</u>	<u>FRESNO</u>	<u>93722</u>	<u>385-7833</u>	
Representative (Print or Type)	Address	City	Zip	Phone	

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3846 Fee: \$ 6,214.00
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: As Comm Rev Fee: \$ 42.00
 Application Type / No.: _____ Fee: \$ -247.00
 PER Initial Study No _____ Fee: \$ 3,901.00
 Ag Department Review: _____ Fee: \$ _____
 Health Department Review: _____ Fee: \$ 721.00
 Received By: Ethan Davis Invoice No.: _____ TOTAL: \$ 10,631.00

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): _____
 Zone District: _____
 Parcel Size: _____

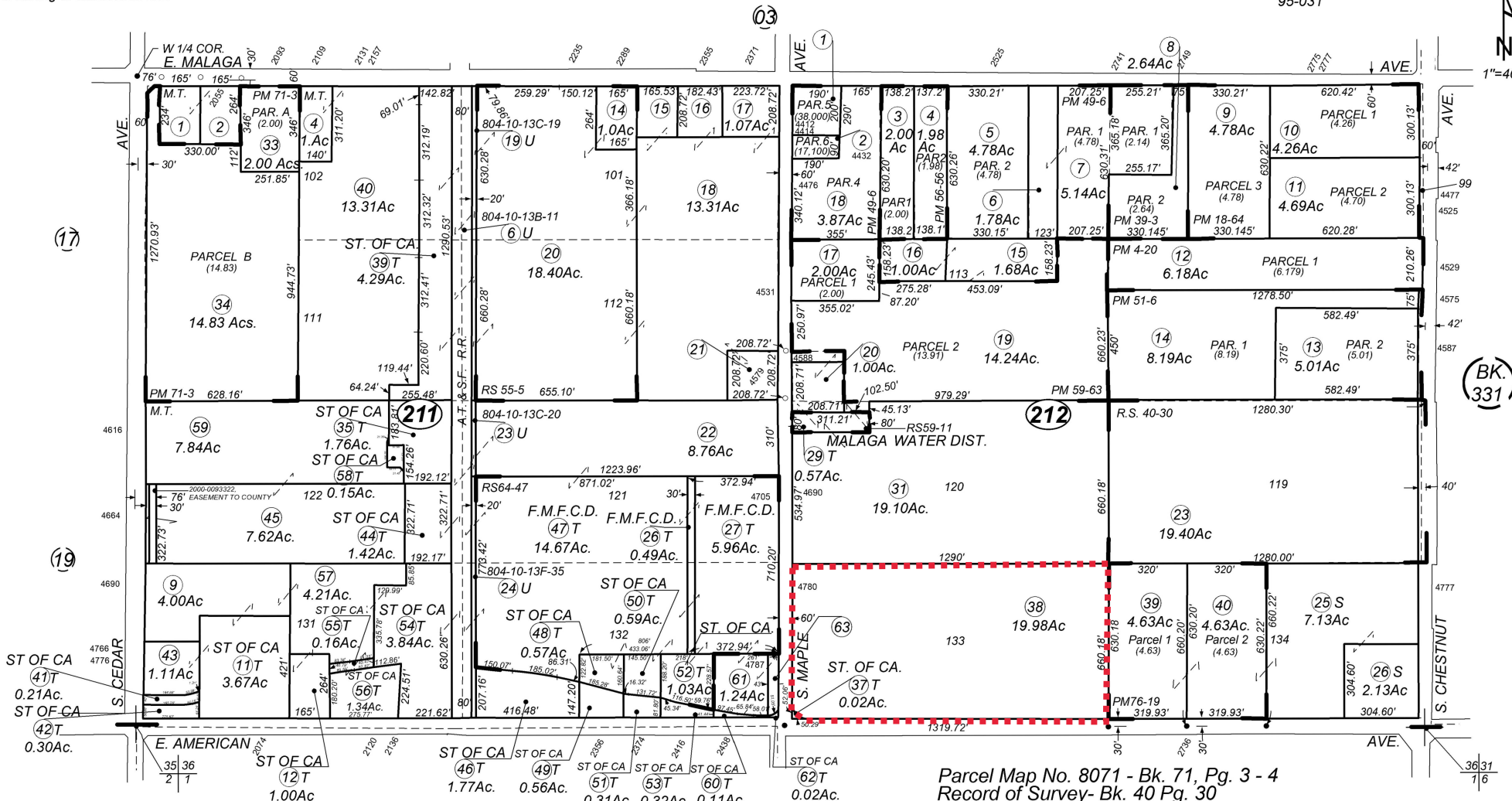
APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____

-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.

SUBDIVIDED LAND IN POR. SEC. 36, T.14S., R.20E., M.D.B. & M.

Tax Rate Area
95-004 95-042
95-012 95-045
95-015
95-028
95-031

330-21



Malaga Tract - Plat Bk. 2, Pg. 17
Parcel Map No. 988 - Bk. 4, Pg. 20
Parcel Map No. 2829 - Bk. 18, Pg. 64
Parcel Map No. 6111 - Bk. 39, Pg. 3
Parcel Map No. 7281 - Bk. 49, Pg. 6

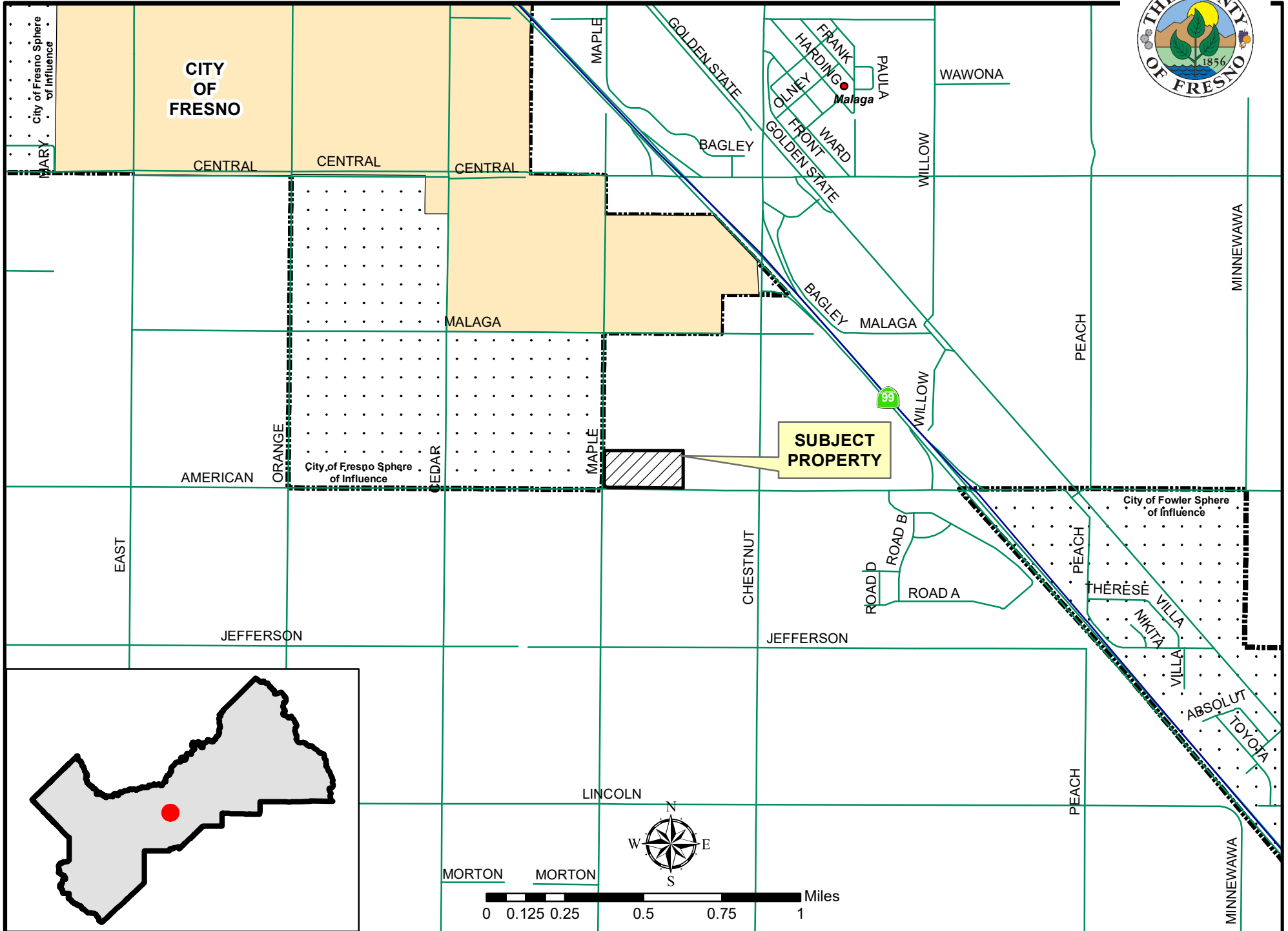
Parcel Map No. 7353 - Bk. 51, Pg. 6
Parcel Map No. 7650 - Bk. 56, Pg. 56
Parcel Map No. 7761 - Bk. 59, Pg. 63

Parcel Map No. 8071 - Bk. 71, Pg. 3 - 4
Record of Survey- Bk. 40 Pg. 30
Record of Survey- Bk. 55, Pg. 5
Record of Survey- Bk. 59, Pg. 11
Record of Survey- Bk. 64, Pg. 47&48
Parcel Map No. 8202 - Bk. 76, Pgs. 19&20

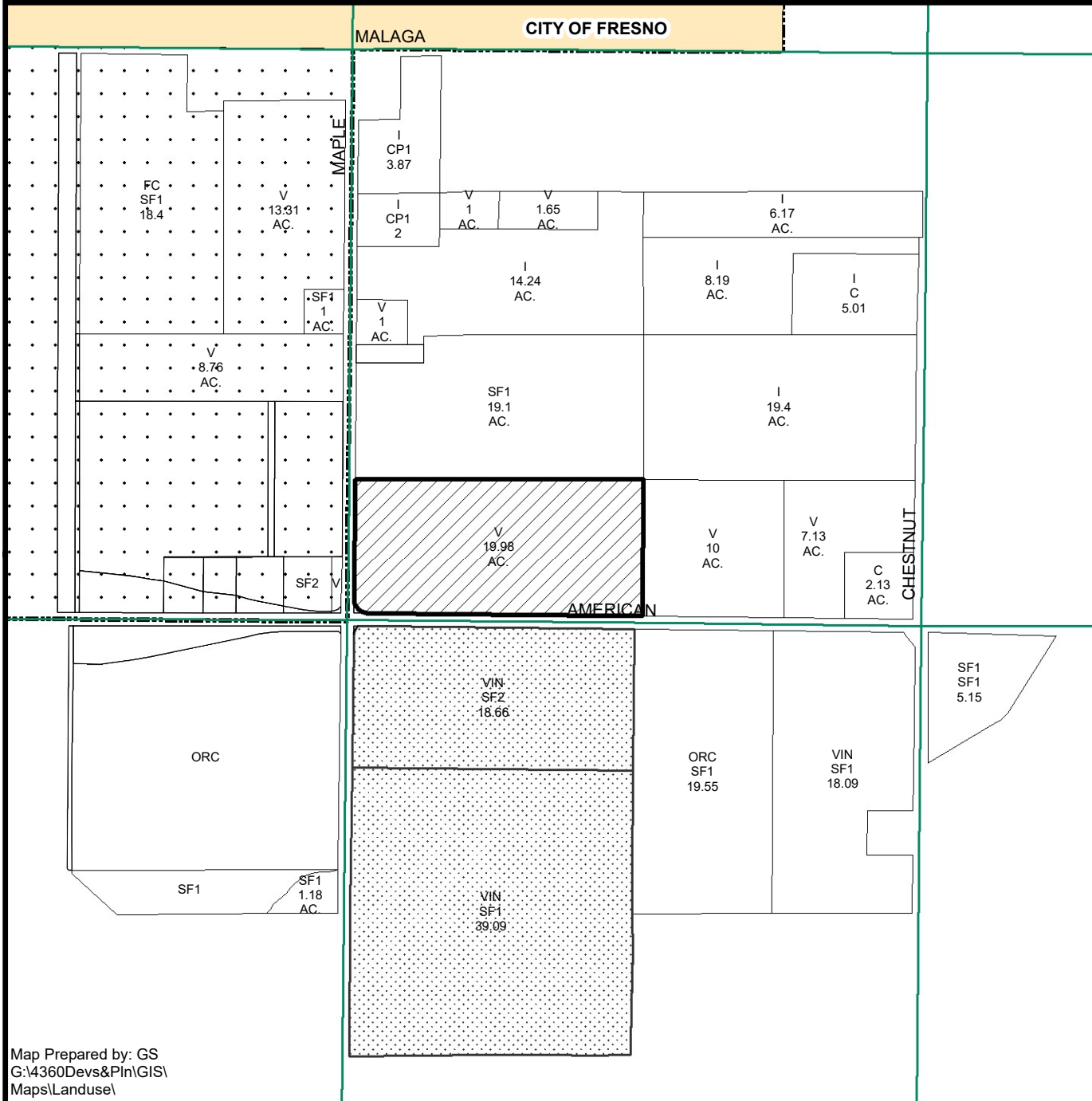
Assessor's Map Bk.330 - Pg.21
County of Fresno, Calif.

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

LOCATION MAP

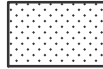


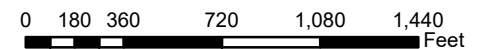
EXISTING LAND USE MAP



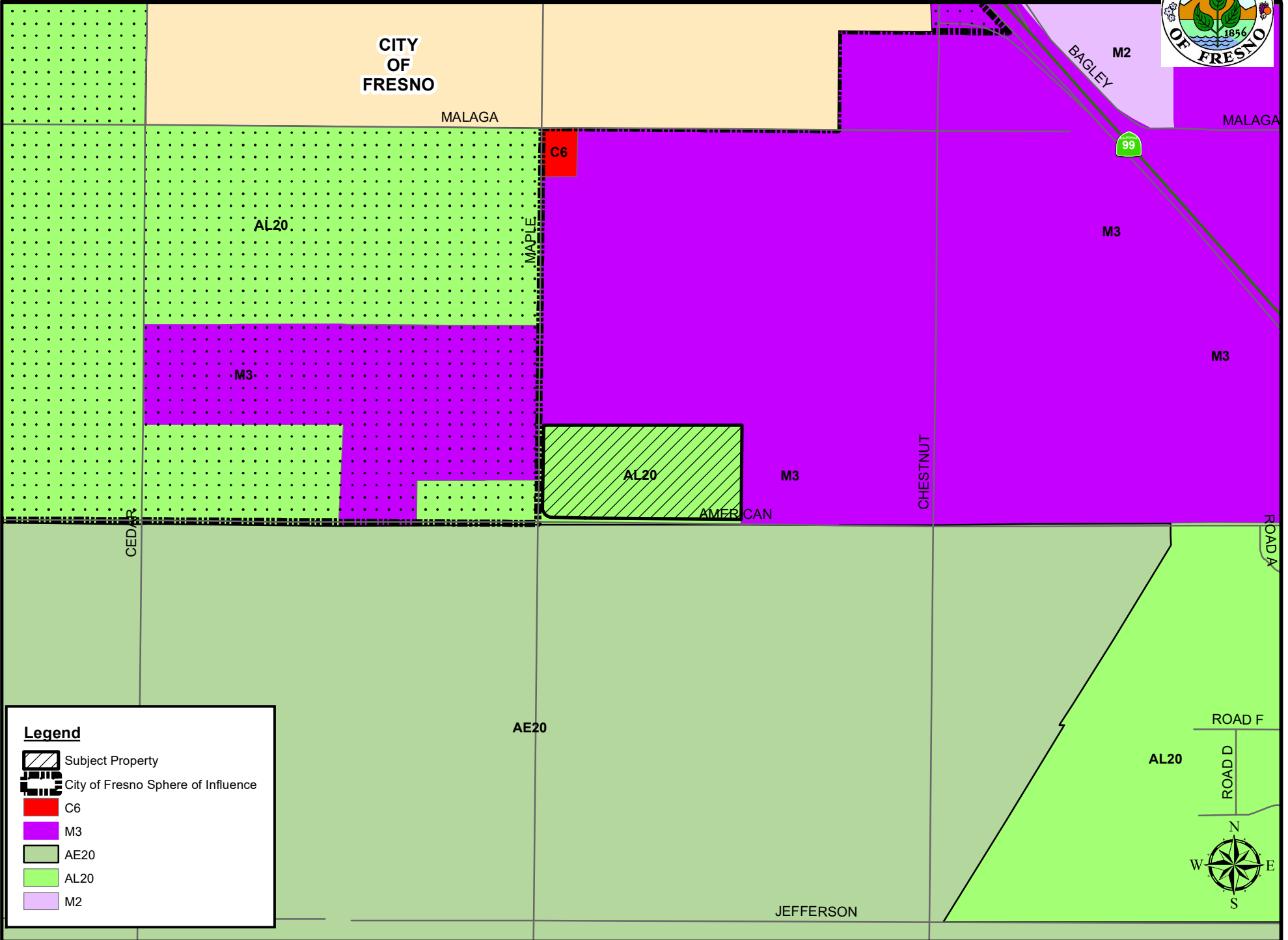
LEGEND	
C	COMMERCIAL
CP#	OFFICE COMM./PROF
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

Legend

-  Subject Property
-  Ag Contract Parcels
-  City of Fresno Sphere of Influence

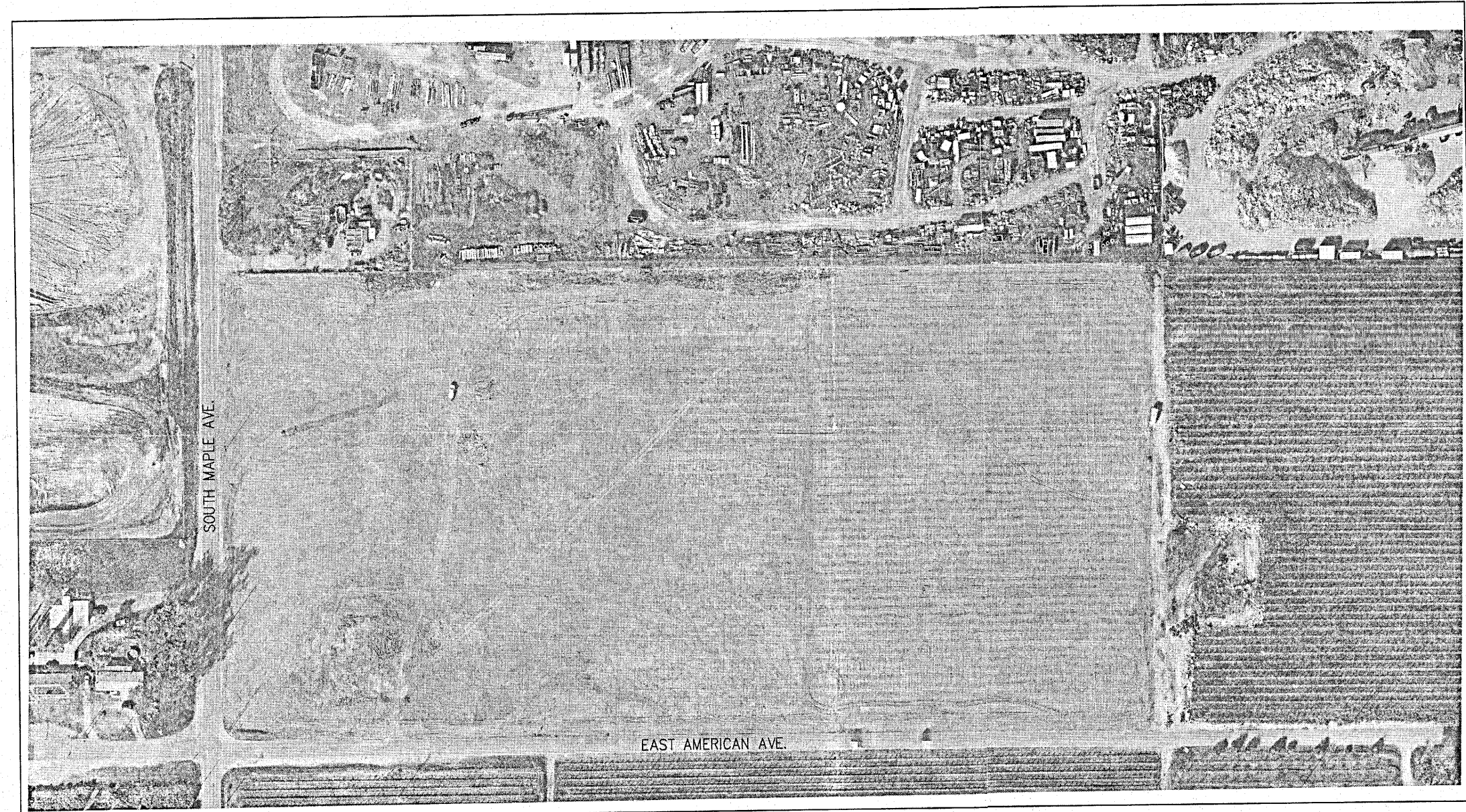


EXISTING ZONING MAP

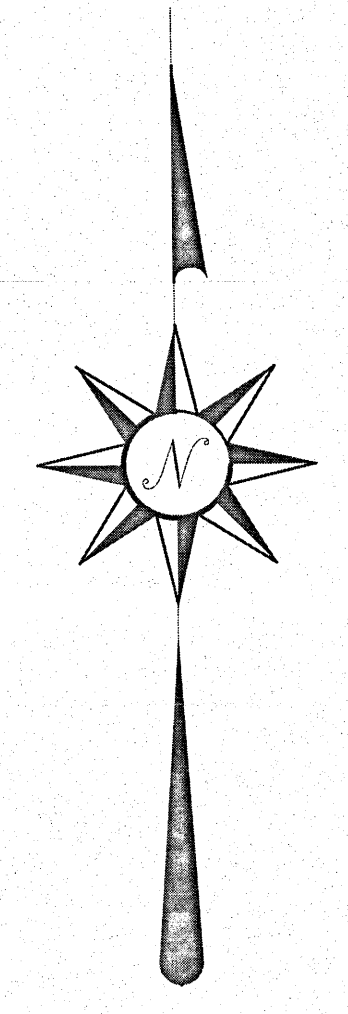


Legend

- Subject Property
- City of Fresno Sphere of Influence
- C6
- M3
- AE20
- AL20
- M2



PROJECT DATA	
BUILDING DATA	
MAINTENANCE SHOP	4,013 SQ.FT.
STORAGE AREA	246 SQ.FT.
RECEPTION/OFFICE	645 SQ.FT.
	SQ.FT.
TOTAL SQUARE FOOTAGE:	4,904 SQ.FT.
BUILDING ALLOWABLE HEIGHT: TWO STORY ALLOWED	
PROJECT NAME:	GILL TRUCKING
ZONING:	M-2 LIGHT INDUSTRIAL
OCCUPANCY:	S1
CONSTRUCTION TYPE:	TYPE II-B/S-1, W/ FIRE SPRINKLER
BUILDING HEIGHT:	33'-8"
APN:	330-212-38
PARCEL SIZE:	19.98 ACRES
USE:	SEMI TRUCK MAINTENANCE



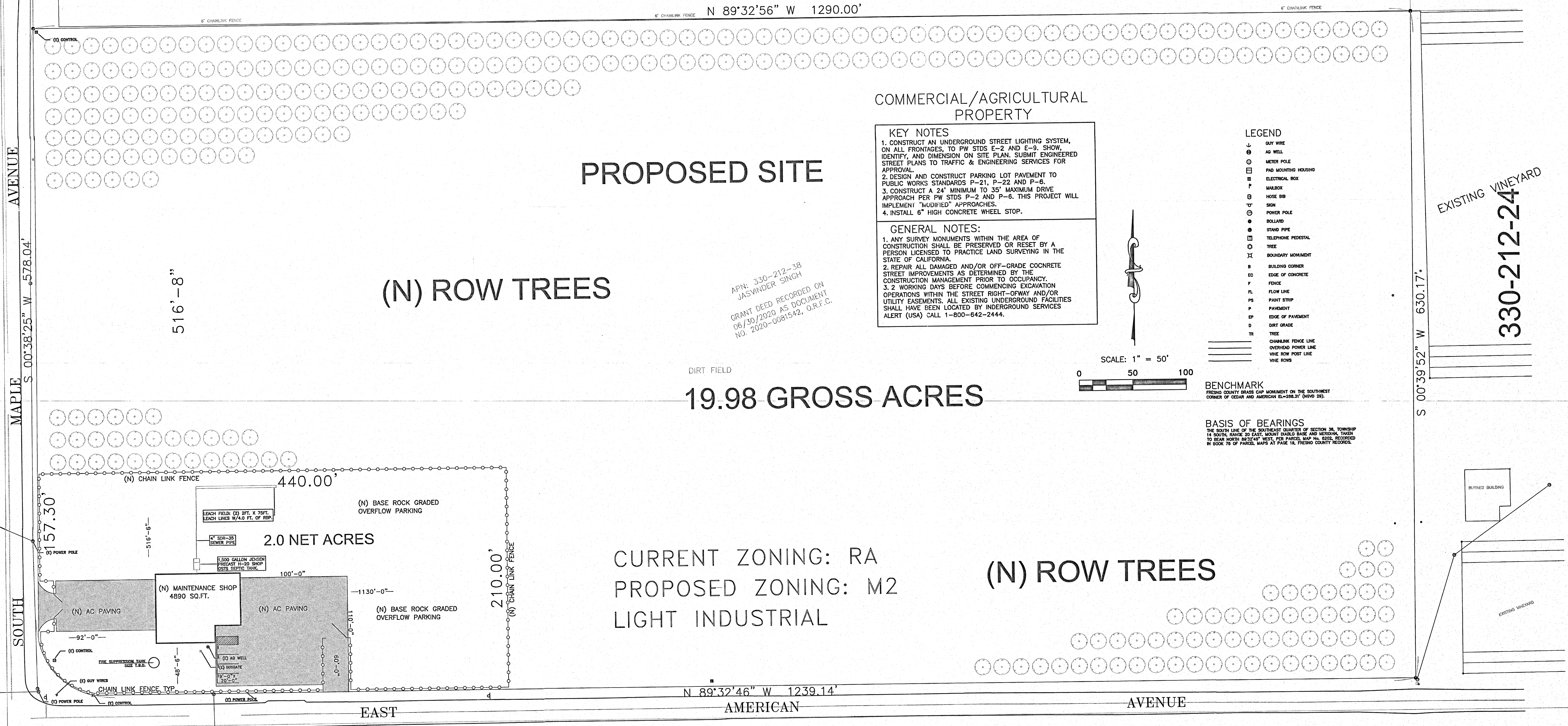
APN: 330-212-23
JOYCE KROEGER

330-212-31

MAPLE
TRUCK
REPAIR

PROJECT
APN: 330-212-38
NORTH/EAST CORNER
MAPLE & AMERICAN
FRESNO, CA

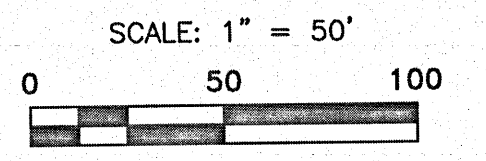
SCALE: 1" = 50'



COMMERCIAL/AGRICULTURAL
PROPERTY

- KEY NOTES**
1. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM, ON ALL FRONTAGES, TO PW STDS E-2 AND E-9. SHOW, IDENTIFY, AND DIMENSION ON SITE PLAN, SUBMIT ENGINEERED STREET PLANS TO TRAFFIC & ENGINEERING SERVICES FOR APPROVAL.
 2. DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-6.
 3. CONSTRUCT A 24' MINIMUM TO 35' MAXIMUM DRIVE APPROACH PER PW STDS P-2 AND P-6. THIS PROJECT WILL IMPLEMENT "MODIFIED" APPROACHES.
 4. INSTALL 6" HIGH CONCRETE WHEEL STOP.
- GENERAL NOTES:**
1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
 2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
 3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.

- LEGEND**
- J GUY WIRE
 - AW AD WELL
 - MP METER POLE
 - EM PAD MOUNTING HOUSING
 - EB ELECTRICAL BOX
 - F FENCE
 - W WALL
 - NS NOSE SIP
 - S SIGN
 - PP POWER POLE
 - B BOLLARD
 - ST STAND PIPE
 - TP TELEPHONE PEDESTAL
 - T TREE
 - BM BENCHMARK
 - BC BUILDING CORNER
 - EC EDGE OF CONCRETE
 - F FENCE
 - FL FLOW LINE
 - PS PAINT STRIP
 - P PAVEMENT
 - EP EDGE OF PAVEMENT
 - D DIRT GRADE
 - TR TREE
 - CF CHAIN LINK FENCE LINE
 - OP OVERHEAD POWER LINE
 - VF VINE ROW FOOT LINE
 - VINE ROWS



BENCHMARK
FRESNO COUNTY BRASS CAP MONUMENT ON THE SOUTHWEST CORNER OF CEDAR AND AMERICAN ELS-282.31' (NAD 83)

BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TENDS TO BEAR NORTH 88°32'46" WEST, PER PARCEL MAP NO. 8202, RECORDED IN BOOK 79 OF PARCEL MAPS AT PAGE 16, FRESNO COUNTY RECORDS.

PROPOSED SITE

(N) ROW TREES

19.98 GROSS ACRES

CURRENT ZONING: RA
PROPOSED ZONING: M2
LIGHT INDUSTRIAL

(N) ROW TREES

CLIENT:
JAGIR S. GILL
5839 N. SYCAMORE
FRESNO, CA 93723

ROOKSPIRE INC.
4644 W. JENNIFER
SUITE 107
FRESNO, CALIFORNIA
93722
559-385-7833
ROOKSPIRE1@GMAIL.COM

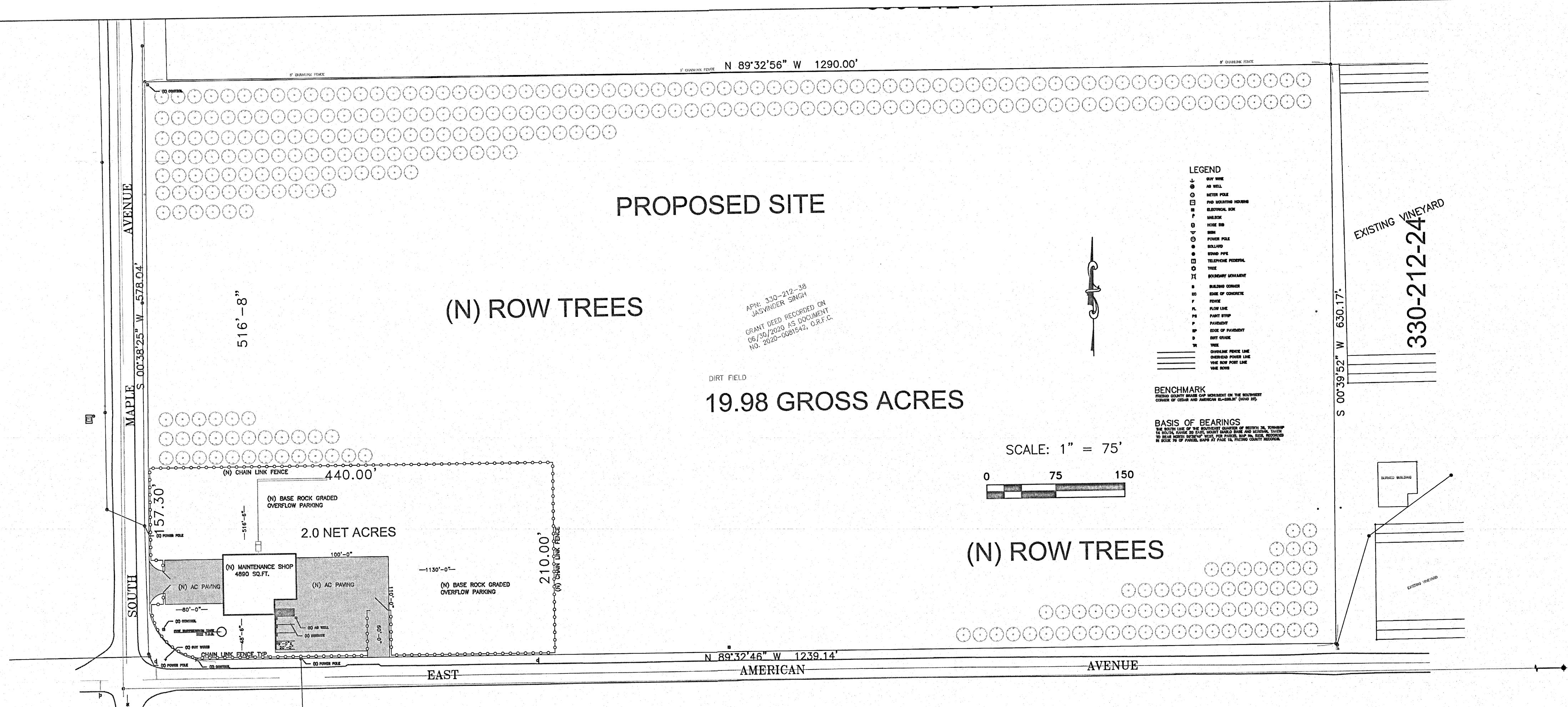
SHEET
SP. 1
1 OF 4

REVISION:

DATE:

SIGNATURE:

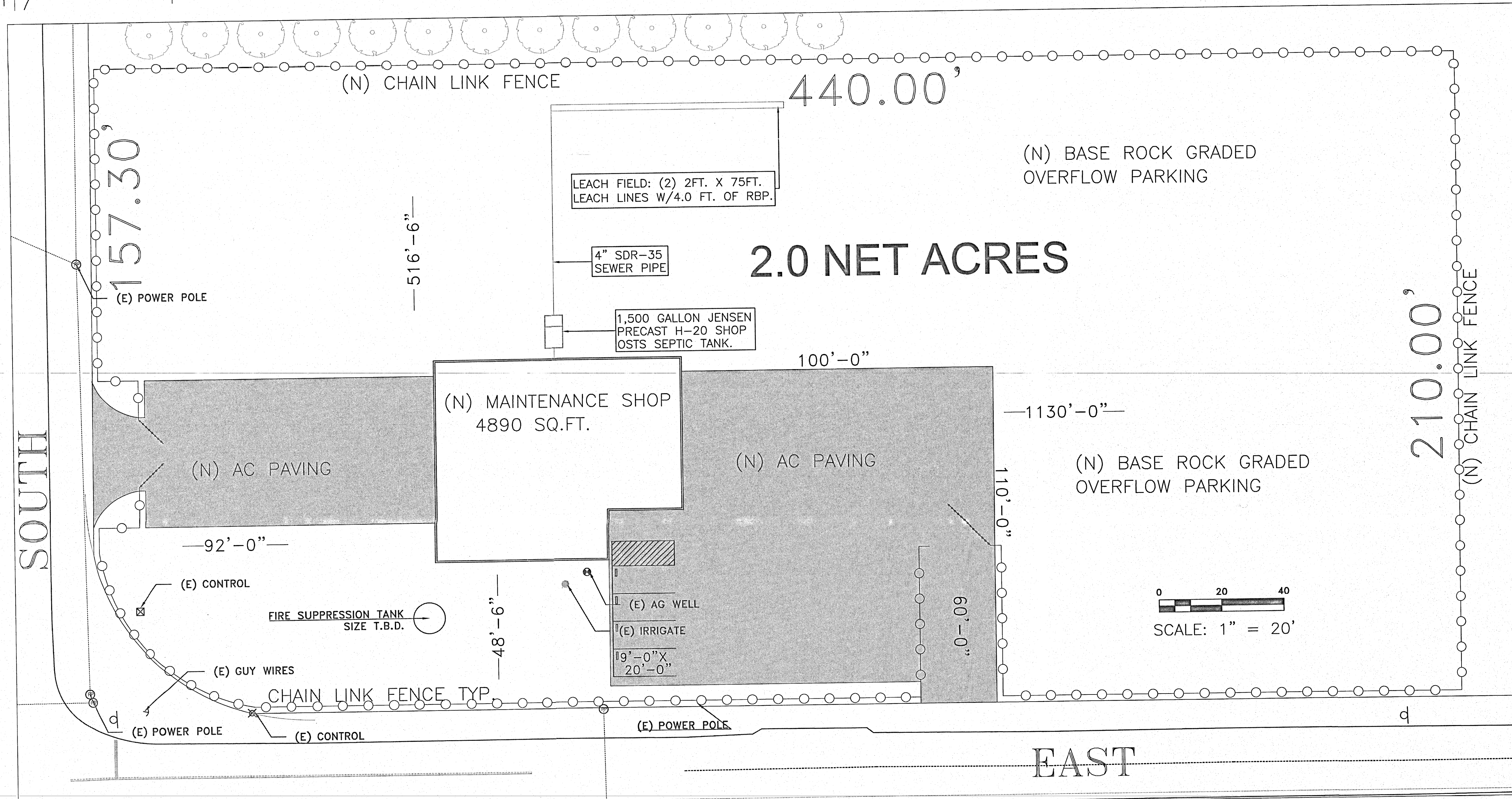
SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.



COMMERCIAL/AGRICULTURAL PROPERTY

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PROJECT
 APN: 330-212-38
 NORTH/EAST CORNER
 MAPLE & AMERICAN
 FRESNO, CA

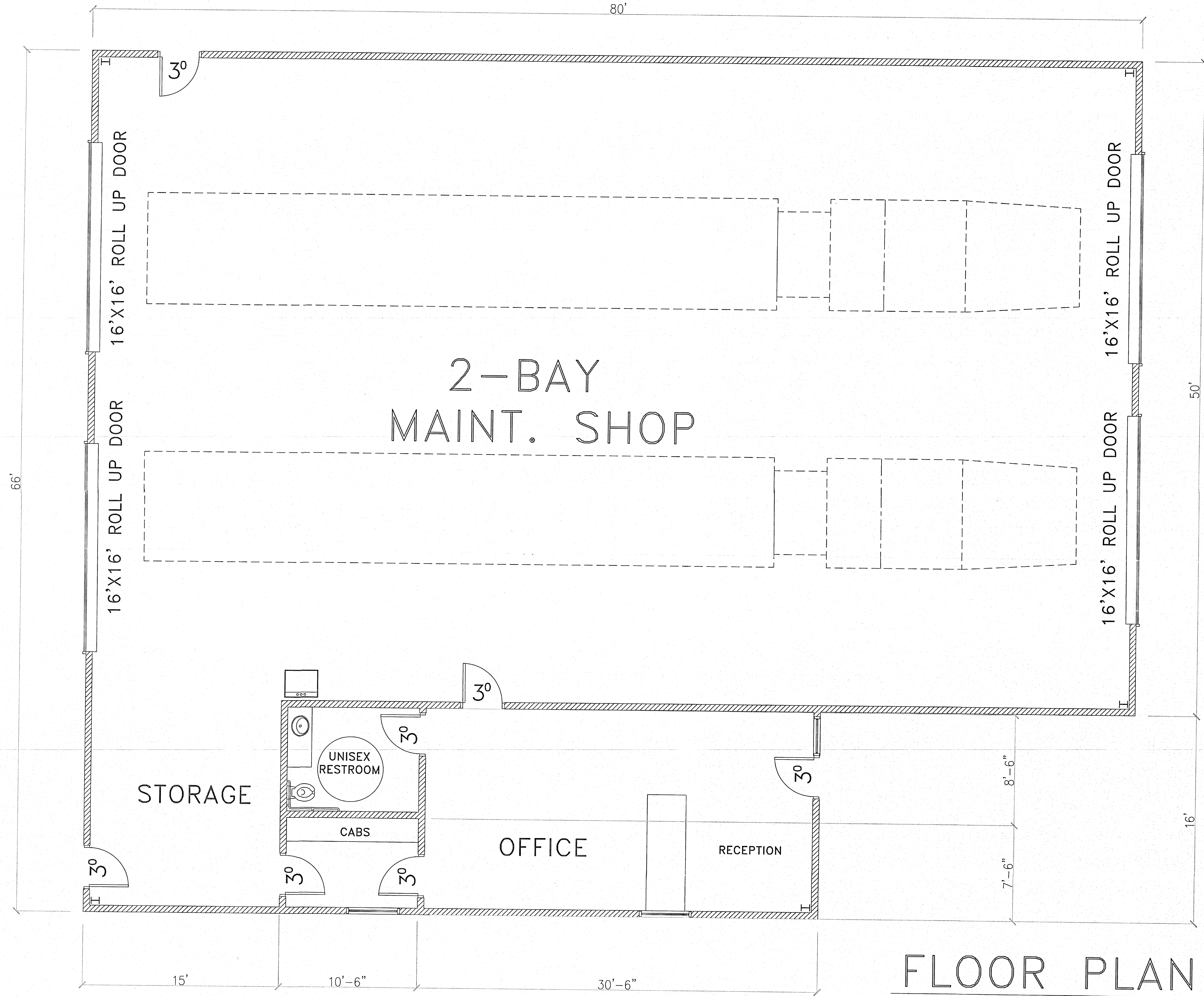
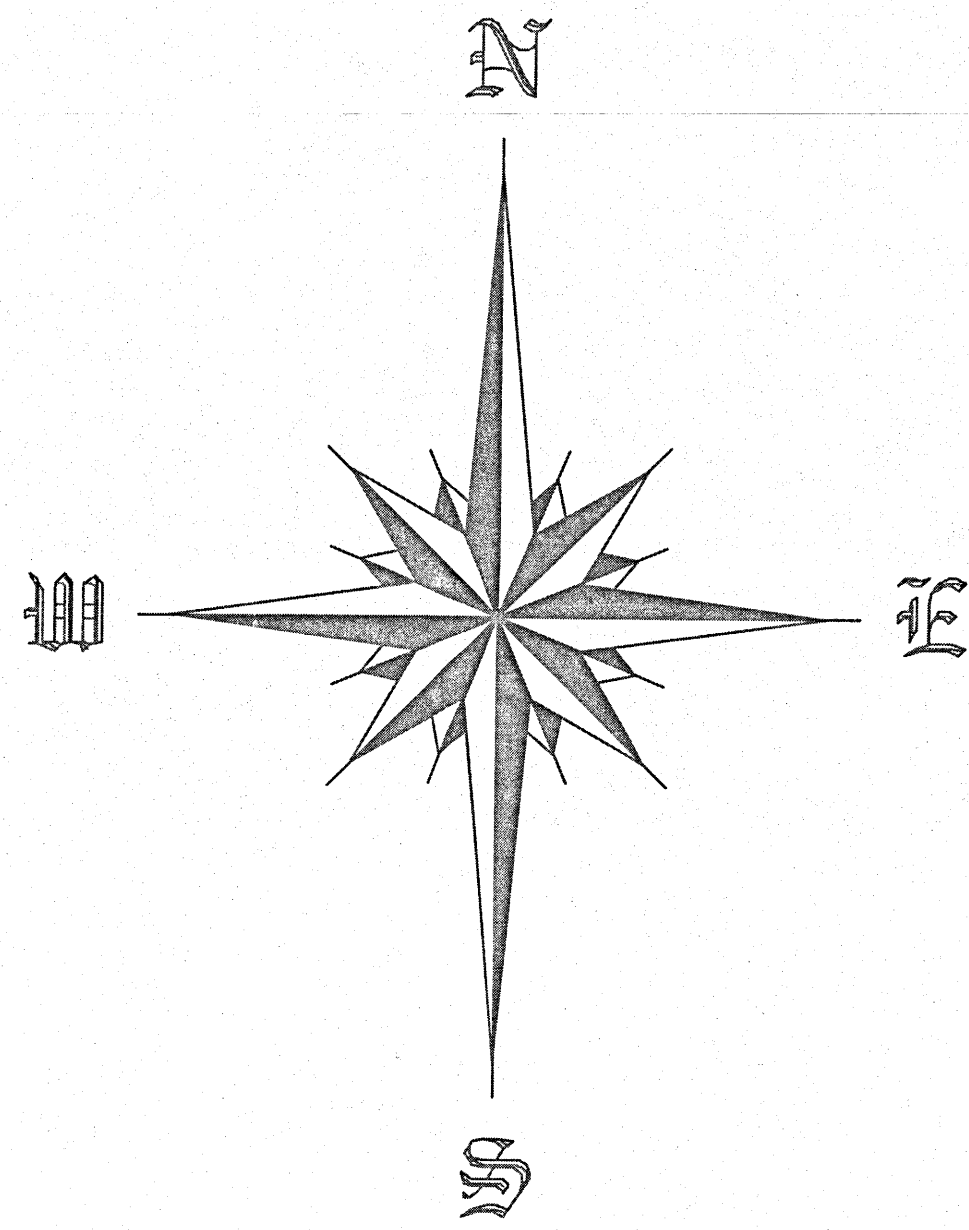
CLIENT:
 JAGIR S. GILL
 5839 N. SYCAMORE
 FRESNO, CA 93723

ROOKSPIRE INC.
 4644 W. JENNIFER
 SUITE 107
 FRESNO, CALIFORNIA
 93722
 559-385-7833
 ROOKSPIRE1@GMAIL.COM

MAPLE TRUCK REPAIR

SHEET
 SP. 2
 2 OF 4

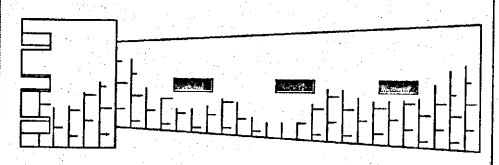
SCALE: 1' = 75'
REVISION:
DATE:
SIGNATURE:



FLOOR PLAN
MFG. METAL BUILDING

ROOKSPIRE INC.

4644 W. JENNIFER
SUITE 107
FRESNO, CALIFORNIA
93722
559-385-7833
ROOKSPIRE1@GMAIL.COM



SHEET

SP 3
3 OF 4

CLIENT:
JAGIR S. GILL
5839 N. SYCAMORE
FRESNO, CA 93723

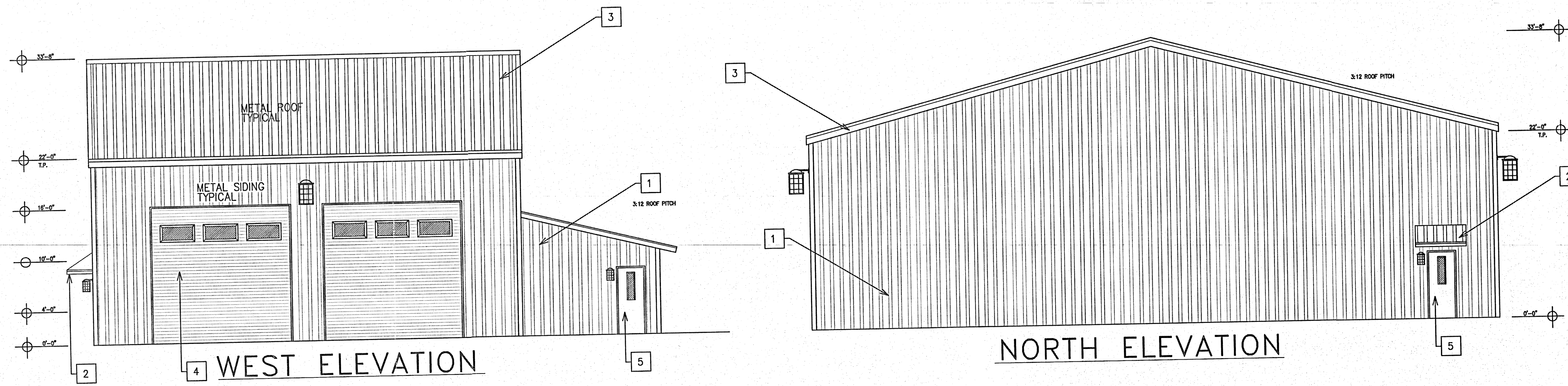
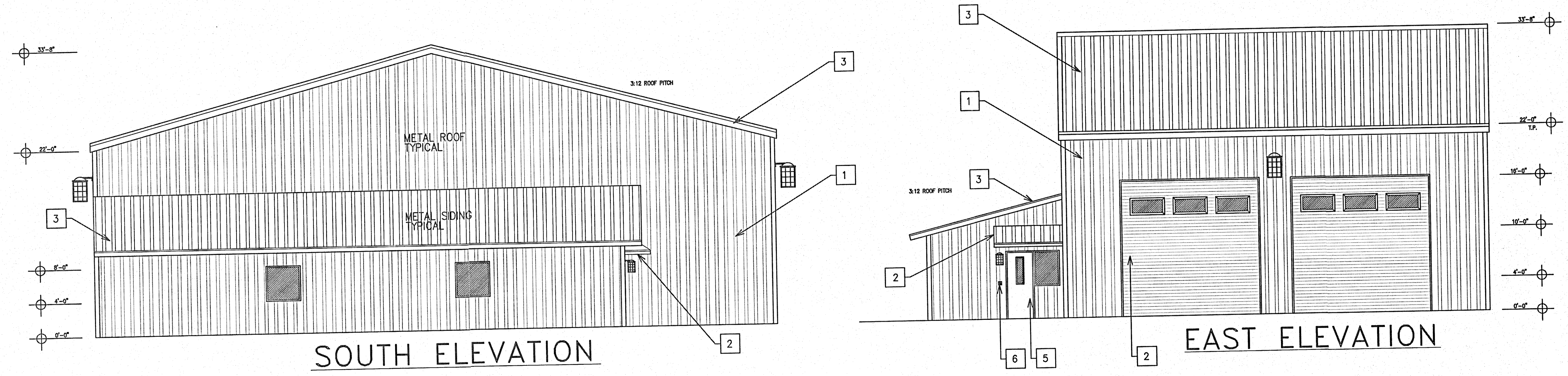
PROJECT
APN: 330-212-38
NORTH/EAST CORNER
MAPLE & AMERICAN
FRESNO, CA

MAPLE
TRUCK
REPAIR

DATE:

REVISION:

SCALE: 1/4" = 1'



Material Legend	
1	METAL SIDING
2	METAL AWNING
3	METAL ROOFING
4	16' x 16' ROLL UP METAL DOOR.
5	METAL DOOR, PAINT TO MATCH ADJACENT SURFACE
6	5x5" INTERNATIONAL ACCESSIBILITY SYMBOL

ROOKSPIRE INC.
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 ROOKSPIRE1@GMAIL.COM

CLIENT: GILL
 JAGIR S. SYCAMORE
 5839 N. SYCAMORE
 FRESNO, CA 93723

PROJECT APN: 330-212-38
 NORTH/EAST CORNER
 MAPLE & AMERICAN
 FRESNO, CA

MAPLE
 TRUCK
 REPAIR

SIGNATURE:

DATE:

REVISION:

SCALE: 1/8" = 1'



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 : JASVINDER SINGH Phone/Fax _____

Mailing Address: 5039 N. SYCAMORE AVE FRESNO, CA 93723
Street City State/Zip

2. Applicant : ROOKSPIRE INC. (ART LANCASTER) Phone/Fax: (559) 385-7833

Mailing Address: 4644 W. JENNIFER AVE #107 FRESNO CA 93722
Street City State/Zip

3. Representative: ART LANCASTER Phone/Fax: _____

Mailing Address: SAME _____
Street City State/Zip

4. Proposed Project: THE SEMI TRUCK REPAIR FACILITY AND GENERAL AGRICULTURAL PROPERTY (REZONE AL20 TO M3)

5. Project Location: N/E CORNER OF MAPLE AND AMERICAN

6. Project Address: 4780 MAPLE AVENUE FRESNO, CA 93725

7. Section/Township/Range: 36 / 14S / 20E 8. Parcel Size: 19.98 ACRES

9. Assessor's Parcel No. 330-212-38 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 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 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 District: AL-20

14. Existing General Plan Land Use Designation: LIMITED AGRICULTURE

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: WEEDS

Any perennial or intermittent water courses? If so, show on map: _____

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

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

North: KROEGER RECYCLING AND DEMOLITION

South: SFR - AGRICULTURAL LAND

East: SFR - AGRICULTURAL LAND

West: SFR - AGRICULTURAL LAND

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 4
Number of Salesmen 0
Number of Delivery Trucks 0
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: SEMI TRUCK
ENTERING / EXITING FACILITY FOR REPAIR, FARM VEHICLES
FOR STANDARD OPERATION OF HARVESTING AND CORE

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
AIR COMPRESSION


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: 100 GALLONS
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 100 GALLONS
27. Anticipated type(s) of liquid waste: NORMAL RESTROOM + SINK
28. Anticipated type(s) of hazardous wastes²: CONTAINED OIL AND VARIOUS VEHICLE FLUIDS
29. Anticipated volume of hazardous wastes²: LOW
30. Proposed method of hazardous waste disposal²: CONTAINED BARRELS TO BE DISPOSED AT APPROVED LOCATION
31. Anticipated type(s) of solid waste: TIRES AND GENERAL DEBRIS
32. Anticipated amount of solid waste (tons or cubic yards per day): LOW
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): LOW
34. Proposed method of solid waste disposal: TRASH RECEPTACLE
35. Fire protection district(s) serving this area: COUNTY FIRE
36. Has a previous application been processed on this site? If so, list title and date: _____
REVISED PER ZONING - DATE UNKNOWN
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

1/28/2021
 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

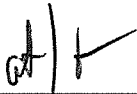
State law requires that specified fees (effective January 1, 2020: \$3,343.25 for an EIR; \$2,406.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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:

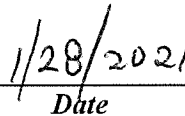
- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

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



Date



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

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

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

ART LANCASTER
Agent Name (Print or Type)

ROCKSPIRE INC.
Company Name (Print or Type)

4644 W. JENNIFER AVE #107
Mailing Address

FRESNO CA 93722
City / State / Zip Code

(559) 385-7883
Phone Number

ROCKSPIRE2@GMAIL.COM
Email Address

330-212-38
Project APN

4780 MAPLE AVENUE, 93725
Project Street Address

A list consisting of 1 additional properties is attached (include the APN for each property).

Project Description (Print or Type):

REZONE: AL-20 TO M-2 / AMMENDMENT APPLICATION

PPL APPLICATION REVIEW: 20-109273 & 20-109270

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

Jagir S Gill
Owner Signature

1-29-21
Date

JAGIR. SINGH-GILL 559-577-9412
Owner Name (Print or Type) Phone Number Email Address

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

**AGENT AUTHORIZATION
ADDITIONAL PROPERTY LIST**

316-090-05
Project APN

41849 E. ANNADALE AVENUE
Project Street Address

330-212-38
Project APN

4780 N MAPLE
LOT 133
Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

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



First American

myFirstAm[®] Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

State: CA
County: FRESNO

Document Number: 00000081540
Document Date: 20200630

Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Fresno County Recorder
Paul Dictos, CPA

2020-0081540

Recorded at the request of:
FIRST AMERICAN TITLE COMPANY

06/30/2020 02:58 12

Titles: 1 Pages: 2

Fees: \$14.00

CA SB2 Fees:\$0.00

Taxes: \$1120.90

Total: \$1134.90

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Jagir Singh Gill
6142 N. La Ventana Ave
Fresno, CA 93723

Space Above This Line for Recorder's Use Only

A.P.N.: 330-212-38

File No.: 1004-5935499 (CGRS)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,120.90; CITY TRANSFER TAX \$0;
SURVEY MONUMENT FEE \$0

[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of , and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Paramjit K. Singh, an unmarried woman**

hereby GRANTS to **Jagir Singh Gill, a married man as his sole and separate property and Jasvinder Singh, a married man as his sole and separate property, as Tenants in Common each as to an undivided 50% interest**

the following described property in the City of **Fresno**, County of **Fresno**, State of **California**:

**LOT 133 OF MALAGA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2
PAGE 17 OF PLATS, FRESNO COUNTY RECORDS.**

**EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE STATE OF
CALIFORNIA IN GRANT DEED RECORDED MAY 1, 2015 AS INSTRUMENT NO. 15-53271 OF
OFFICIAL RECORDS.**

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: 06/15/2020

A.P.N.: 330-212-38

File No.: 1004-5935499 (CGRS)

Dated: June 15, 2020

Paramjit K Singh
Paramjit K. Singh

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

STATE OF California)SS

COUNTY OF Fresno)

On June 18, 2020 before me, J. Phouthachack, Notary Public, personally appeared Paramjit K. Singh

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

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

WITNESS my hand and official seal.

This area for official notarial seal.

Notary Signature

