



County of Fresno

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

DATE: November 8, 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, 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
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Resources Division, Special Districts, Attn: Amina Flores-Becker/Daniel Vang
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
Community Development Division, Attn: Glenn Allen
Water and Natural Resources Division, Attn: Glenn Allen, Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu
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
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
California Dept. of Transportation (Caltrans), Attn: Dave Padilla/Isla Nicholas
State Water Resources Control Board, Division of Drinking Water, Attn: Caitlin Juarez, Jose Robeldo
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov

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

SUBJECT: Tentative Tract Map Application No. 6382, Classified Conditional Use Permit
Application No. 3726, Initial Study Application No. 8154

APPLICANT: Family Farms, LLC

DUE DATE: November 22, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the division of a 39.63-acre parcel into eight (8) parcels each minimum five (5) acres in size and provided with private road easement in the RR (Rural Residential) Zone District.

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 **November 22, 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 .

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
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Activity Code (Internal Review): 2361

Enclosures



Fresno County Department of Public Works and Planning

Date Received:

TTM 6382
CUP 3726

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
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:

*CUP for Private Road Easement
*Tentative Tract Map 6382 To allow 8 - residential lot on a 39.63-acre parcel.

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 Academy Avenue between Corlew Mountain Road and Thunderbird Road Street address: NA

APN: 118-340-69 Parcel size: 39.63 AC Section(s)-Twp/Rg: S 25 - T 10 S/R 22 E

ADDITIONAL APN(s):

I, (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Family Farms P.O. Box 40 Prather 93651
Owner (Print or Type) Address City Zip Phone

Same as above
Applicant (Print or Type) Address City Zip Phone

Kyle Allington 389 CLOVIS AVE STE 300 CLOVIS 93612 325-7676
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: Kyle@Harbour-engineering.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: TTM 6382 Fee: \$ 8,146.00
Application Type / No.: CUP 3726 Fee: \$ 4,569.00
Application Type / No.: Pre-2 pp. fee waiver Fee: \$ -247.00
PER/Initial Study No.: IS 8154 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 1,297.00
Received By: EIAZ Invoice No.: TOTAL: \$ 17,666.00

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): None.

APN # - - -

Zone District: RR (Rural Residential)

APN # - - -

Parcel Size: 39.63 acres

APN # - - -

APN # - - -



Development Services
and
Capital Projects
Division

Mail To:
HARBOUR AND
ASSOCIATES
389 CLOVIS AVE SUITE 300
CLOVIS, CA 93612

Email To:
LORRENS@HARBO
UR-
ENGINEERING.COM

Pre-Application Review

Department of Public Works and Planning

NUMBER: 21-003377
APPLICANT: HARBOUR AND ASSOCIATES
PHONE: (559) 325-7676

PROPERTY LOCATION: 118-340-69
APN: 118-340-69 ALCC: No Yes VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No N/A Yes
ZONE DISTRICT: R-R; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes

LOT STATUS:

Zoning: (X) Conforms; () Legal Non-Conforming lot; (X) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other CPMW 18-12; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No Yes

FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No Yes

PROPOSAL CUP & TT TO ALLOW AN 8 LOT RURAL RESIDENTIAL PLANNED DEVELOPMENT ON AN EXISTING 39.63-AC. WITHIN THE R-R [RURAL RESIDENTIAL] ZONE DISTRICT & SIERRA NORTH REGIONAL PLAN AREA.

COMMENTS:

ORD. SECTION(S): 820.3-1 & 820.5-A, 820.5-B-1 & 855-B.1 BY: O. Ramirez DATE: 06/09/2021

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: <u>RURAL RESIDENTIAL</u>	() GPA: <u> </u>	() MINOR VA: <u> </u>
COMMUNITY PLAN: <u>-</u>	() AA: <u> </u>	() HD: <u>\$1,297.00</u>
REGIONAL PLAN: <u>-</u>	() CUP: <u>\$4,569.00</u>	() AG COMM: <u> </u>
SPECIFIC PLAN: <u>-</u>	() DRA: <u> </u>	() ALCC: <u> </u>
SPECIAL POLICIES: <u>-</u>	() JA: <u> </u>	() ISPER*: <u>\$3,901.00</u>
SPHERE OF INFLUENCE: <u>-</u>	() AT: <u> </u>	() Viol. (35%): <u> </u>
ANNEX REFERRAL (LU-G17/MOU): <u>-</u>	() TT: <u>\$0,146.00</u>	() Other: <u> </u>

PROCEDURES AND FEES:

Filing Fee: \$ \$17,913.00
Pre-Application Fee: -\$247.00
Total County Filing Fee: \$17,666.00

COMMENTS: Low Water Area.

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction Subdivision Map: 36 copies.
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] EJAZ AHMAD DATE: 09/28/21
PHONE NUMBER: (559) 600-4204

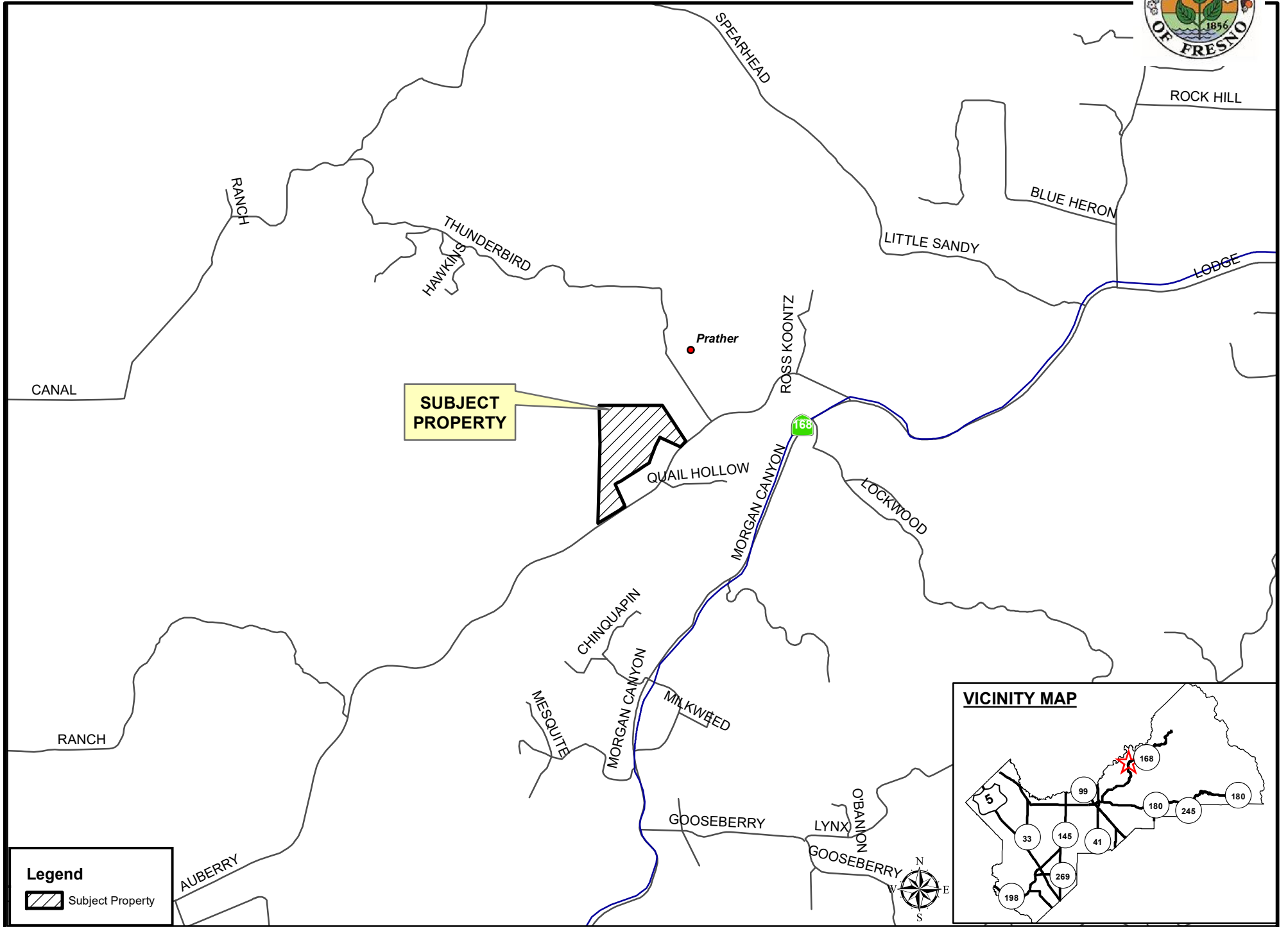
PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

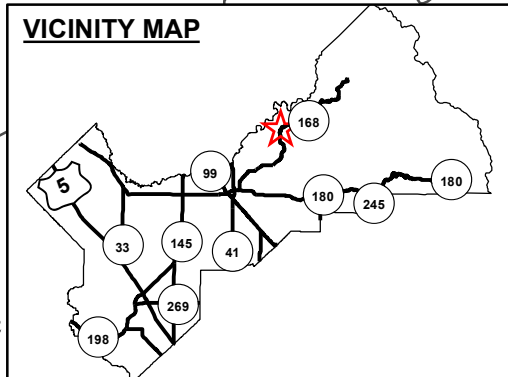
<input type="checkbox"/> COVENANT	<input checked="" type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> MAP CERTIFICATE	<input checked="" type="checkbox"/> BUILDING PLANS
<input type="checkbox"/> PARCEL MAP	<input checked="" type="checkbox"/> BUILDING PERMITS
<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> WASTE FACILITIES PERMIT
<input type="checkbox"/> FMFCD FEES	<input checked="" type="checkbox"/> SCHOOL FEES
<input type="checkbox"/> ALUC or ALCC	<input type="checkbox"/> OTHER (see reverse side)

OVER.....

LOCATION MAP



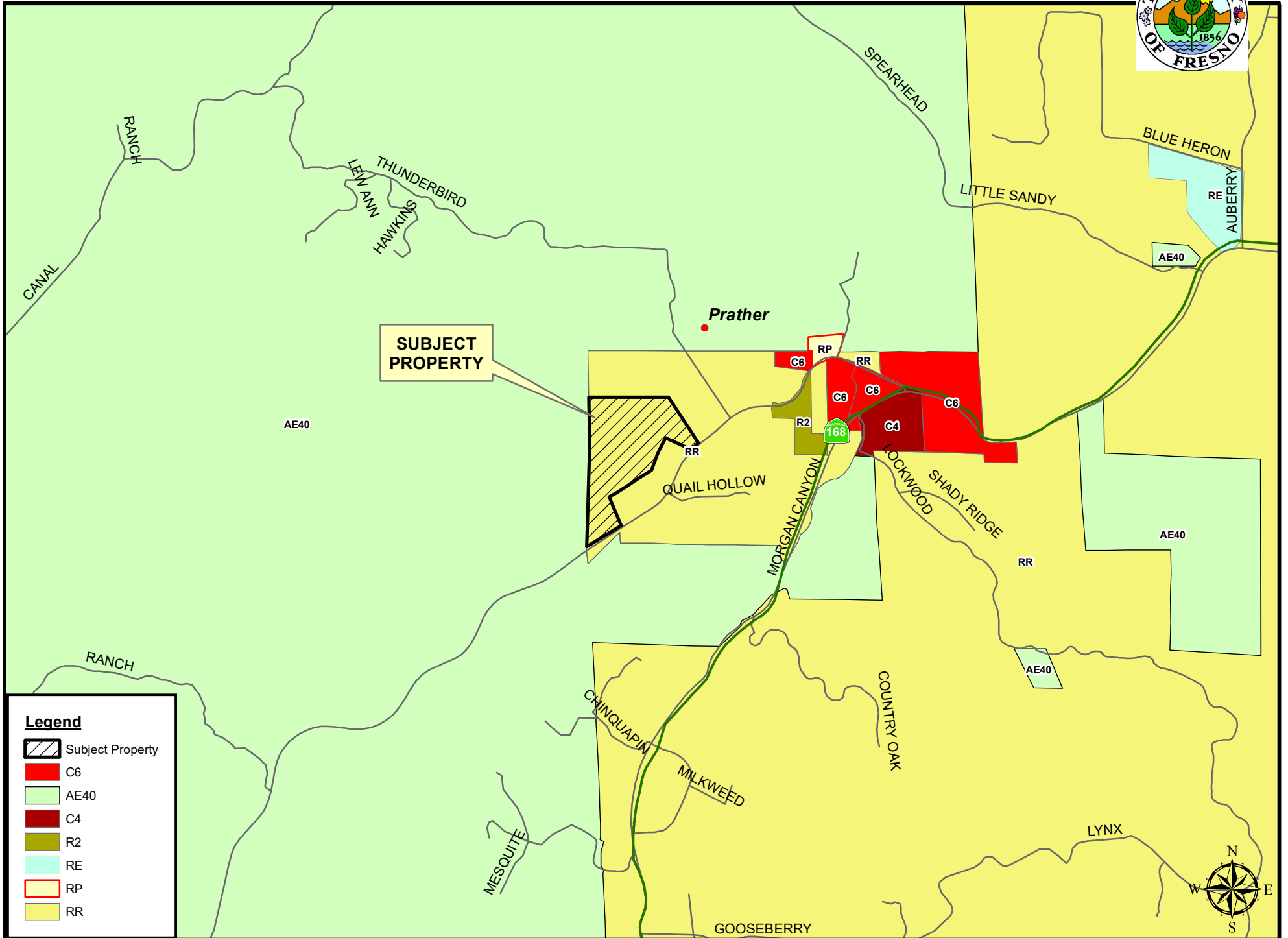
SUBJECT PROPERTY



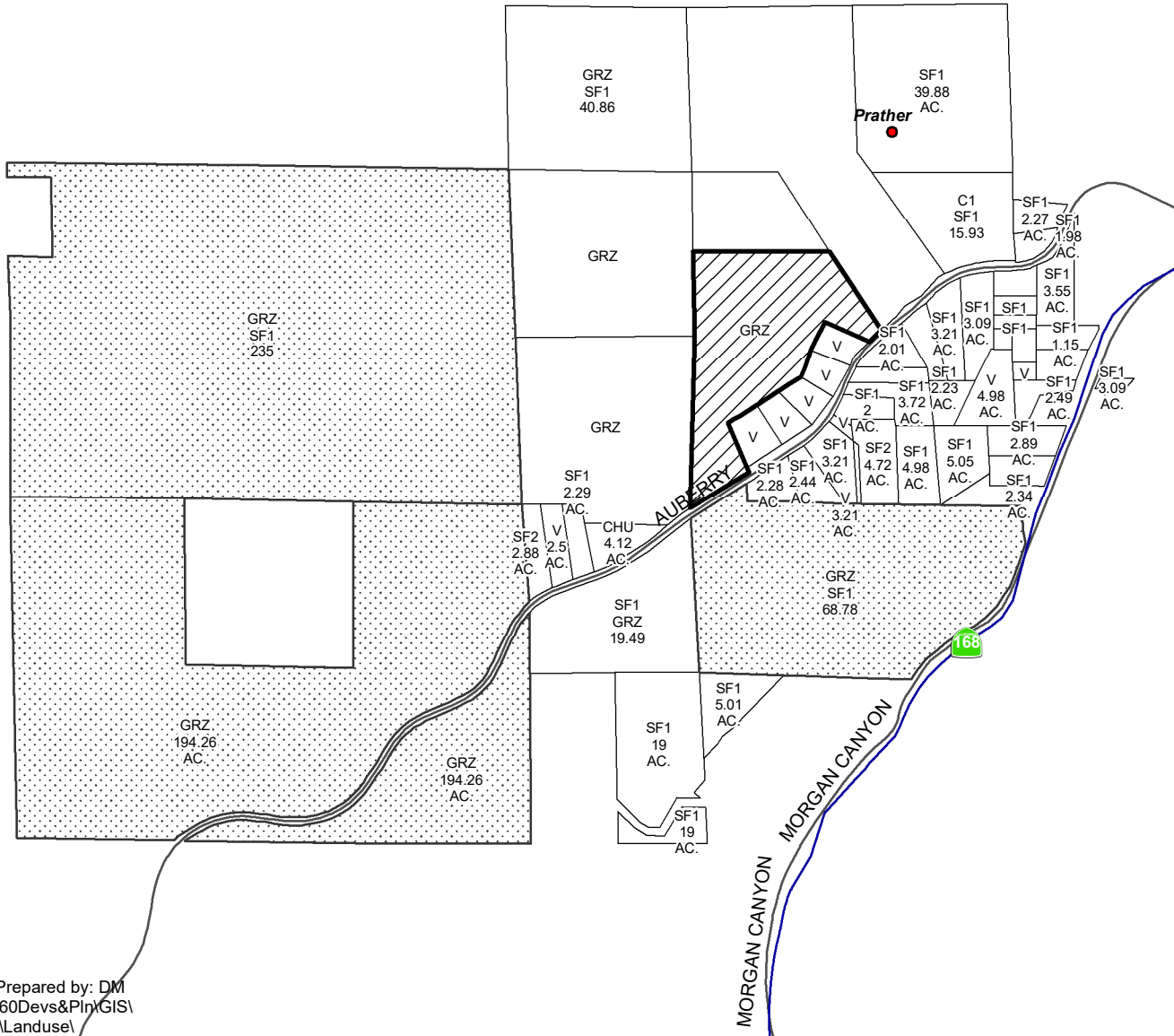
Legend

 Subject Property

EXISTING ZONING MAP





EXISTING LAND USE MAP

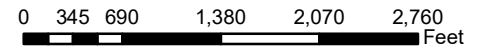


LEGEND

- C# - COMMERCIAL
- CHU - CHURCH
- GRZ - GRAZING
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



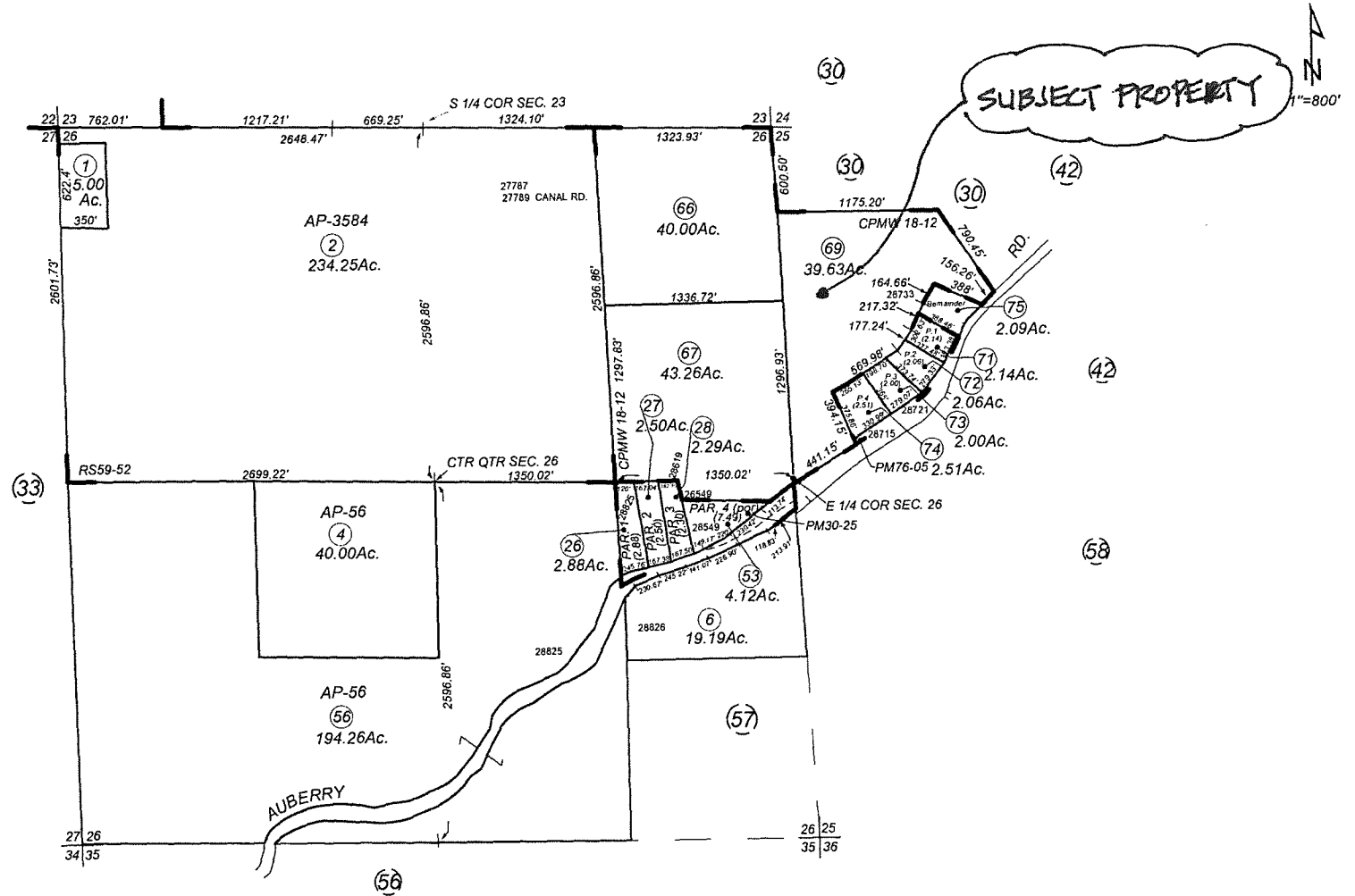
Department of Public Works and Planning
Development Services Division

-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 & POR. SEC'S. 25 & 26, T. 10 S., R. 22 E., M.D.B. &M.

Tax Rate Area
 199-002

118-34



Agricultural Preserve
 Certificate of Parcel Map Waiver 18-13 - Doc 19-0144231 11-27-19
 Parcel Map No. 4643 - Bk. 30, Pg. 25
 Record of Survey - Bk. 59, Pg. 52
 Parcel Map No. 8193 - Bk. 76, Pgs. 05-07

Assessor's Map Bk. 118 - Pg. 34
 County of Fresno, Calif.

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

Operational Statement

- 1. Nature of the Operation:** A Tentative Tract Map, Conditional Use Permit, and a Site Plan Review are being submitted by Harbour and Associates on behalf of Don Fowler of Family Farms, LLC. These applications pertain to 39.63± Acres of property located on the West side of Auberry Road just south of Thunderbird Drive, APN: 118-34-69 and is zoned R-R with a planned land use of Rural Residential. The Development will consist of 8 lots with a minimum lot size of 2.5 Acres for lots on Auberry Road, and 5 Acres for interior lots, a pond, and private access roads for interior lots. The existing site is mostly vacant with two storage sheds, a pond, and a stream.
- 2. Operational Time Limits:** This residential project will have regular, year round occupancy. Once build out is complete, property use patterns will be similar to those of adjacent rural residential homes.
- 3. Number of Visitors:** N/A in the context of a business. Regular residential usage.
- 4. Number of Employees:** N/A.
- 5. Service and Delivery Vehicles:** There will be refuse collection and periodic parcel delivery.
- 6. Access to the Site:** Two of the lots will be accessed via the public right of way. The remaining lots will be accessed via a private road easement. The public and private roads will be paved.
- 7. Number of Parking Spaces for Employees, customers, and service/delivery vehicles:** N/A.
- 8. Are any goods to be sold on-site?** No.
- 9. What Equipment is used?** Construction equipment during the construction phase of the project. After the construction phase, typical rural residential equipment may be used.
- 10. What supplies or materials are used and how they are stored?** Construction materials will be used during the construction phase of this project and storage will be short term.
- 11. Does the use cause an unsightly appearance?** No.
- 12. List any solid or liquid wastes to be produced.** Yes. Residential Waste water will be disposed of via septic systems and solid waste will be collected.
- 13. Estimated volume of water to be used (gallons per day).** 4,850 Gallons per Day (Estimated)
- 14. Describe any proposed advertising included size, appearance, and placement.** N/A.
- 15. Will existing buildings be used or will new buildings be constructed?** New homes will be constructed.
- 16. Explain which buildings or what portion of buildings will be used in the operation.** New homes will be constructed on the lots created.
- 17. Will any outdoor lighting or an outdoor sound amplification system be used?** No.
- 18. Landscaping or fencing proposed?** Individual property owners will implement me landscaping. Fencing is anticipated along property lines.
- 19. Any other information that will provide a clear understanding of the project or operation.** N/A.
- 20. Identify all owners, Officers and/or Board Members for each application submitted.** See attached.

RECEIVED
COUNTY OF FRESNO

NOV 02 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

TTM 6382
CUP 3726



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. 8154

Project No(s): TTM6382/CUP 3726

Application Rec'd.: 11/02/2021

GENERAL INFORMATION

1. **Property Owner:** Family Farms, LLC **Phone/Fax:** _____

Mailing Address: P.O. Box 40 Prather CA/93651
Street City State/Zip

2. **Applicant:** Same as Owner **Phone/Fax:** _____

Mailing Address: _____
Street City State/Zip

3. **Representative:** Harbour & Associates **Phone/Fax:** (559) 325-7676

Mailing Address: 389 Clovis Ave. #300 Clovis CA/93612
Street City State/Zip

4. **Proposed Project:** Tentative Parcel Map to subdivide existing APN: 118-340-69, located in Fresno County, Into 8 parcels. The existing land use of Rural Residential, and zone designation of RR will remain.

5. **Project Location:** West of the intersection of Auberry Road and Thunderbird Road

6. **Project Address:** APN: 118-340-690, Auberry, CA 93602

7. **Section/Township/Range:** 25 / 10 / 22 8. **Parcel Size:** 39.63 AC

9. **Assessor's Parcel No.** 118-340-690 **OVER.....**

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

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

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

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

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

13. Existing Zone District¹: RR

14. Existing General Plan Land Use Designation¹: Rural Residential

ENVIRONMENTAL INFORMATION

15. Present land use: Rural Residential

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

Existing Home, Pond, septic, well

Describe the major vegetative cover: Deciduous trees & Rocks

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

Is property in a flood-prone area? Describe:

No

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

North: Foothill Middle School

South: Rural Residential

East: Rural Residential

West: Rural Residential

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?
 x Yes No

B. Daily traffic generation:

I. Residential - Number of Units	<u>8</u>
Lot Size	<u>2.51-7.12 AC</u>
Single Family	<u>8</u>
Apartments	<u>0</u>

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

III. Describe and quantify other traffic generation activities: NA

20. Describe any source(s) of noise from your project that may affect the surrounding area: Noise generated during construction. After construction is complete, no new noise will be added.

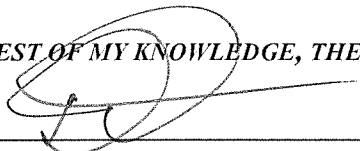
21. Describe any source(s) of noise in the area that may affect your project: NA

22. Describe the probable source(s) of air pollution from your project: 8 homes being added will probably add 8 single family homes worth of air pollution to the area. during construction, construction vehicles will likely contribute to air pollution.

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

24. Anticipated volume of water to be used (gallons per day)²: 6,400±
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 2,800±
27. Anticipated type(s) of liquid waste: Typical Residential
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: NA
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: Typical Residential
32. Anticipated amount of solid waste (tons or cubic yards per day): 72 lbs/day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 10 lbs/day
34. Proposed method of solid waste disposal: Weekly Pick Up
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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



 SIGNATURE

9/28/2021

 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

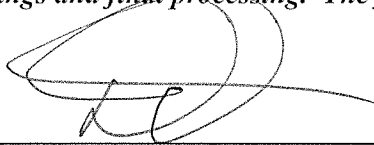
State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

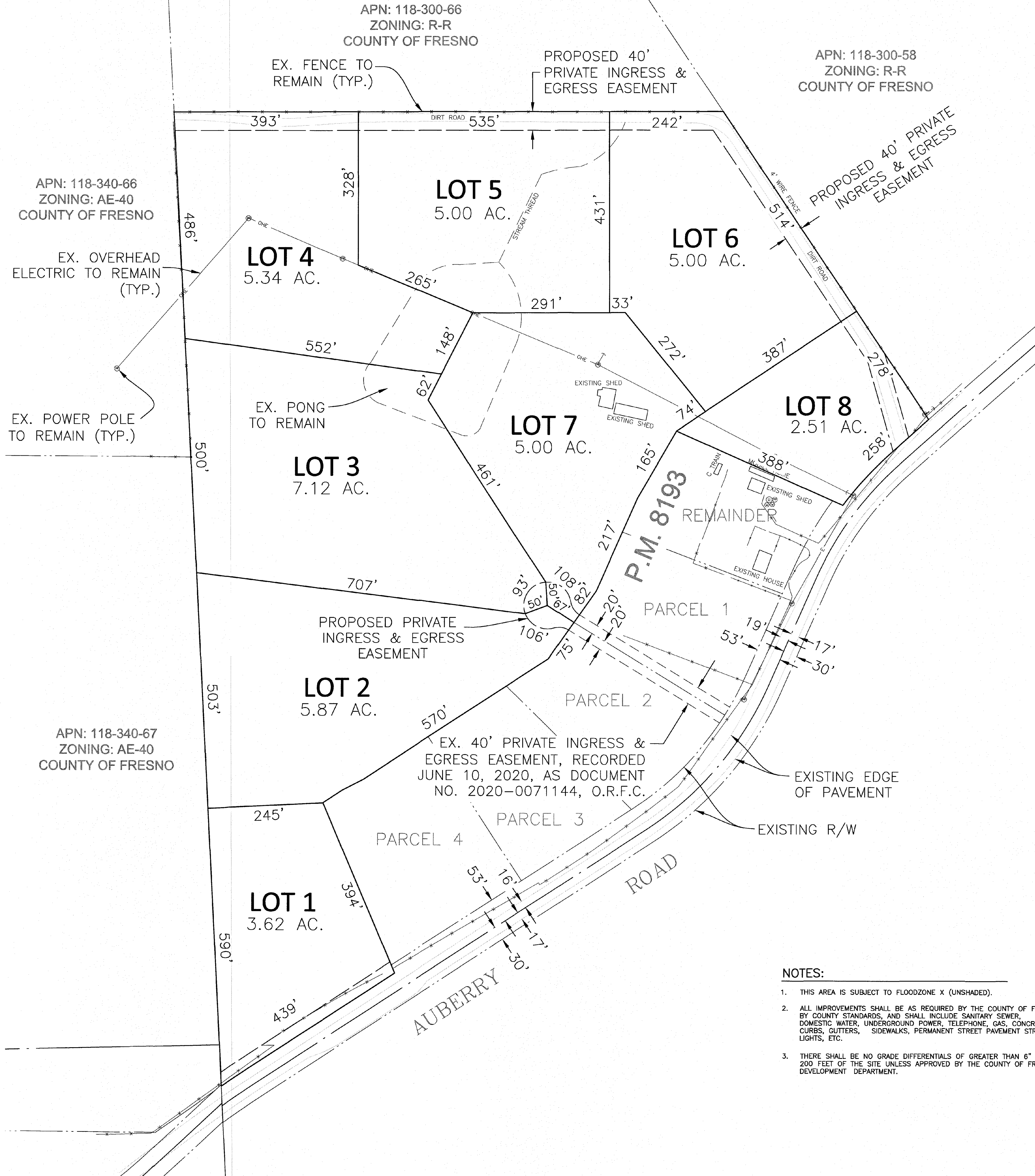
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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



Applicant's Signature


Date

VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6382
A PLANNED DEVELOPMENT
FRESNO COUNTY, CALIFORNIA



SUBDIVIDERS STATEMENT

TRACT NO. 6382
DATE AUGUST 18, 2021

TO: FRESNO COUNTY PLANNING COMMISSION
449 E. KINGS CANYON ROAD
FRESNO, CALIFORNIA 93702

I HEREBY APPLY FOR APPROVAL OF THE ATTACHED TENTATIVE TRACT MAP.

THE ACREAGE OF THIS TRACT IS 37.59 AC. THERE WILL BE 8 LOTS IN THIS TRACT WITH A MINIMUM LOT SIZE OF 2.5 ACERS.

THE EXISTING USE OF THIS PROPERTY IS PARTIALLY STORAGE AND MOSTLY VACANT.

THE PROPOSED USE OF THIS PROPERTY IS RURAL RESIDENTIAL.

THE EXISTING ZONING ON THIS PROPERTY IS R-R.

THE PROPOSED ZONING ON THIS PROPERTY IS R-R.

THE EXISTING STRUCTURES ON THIS PROPERTY INCLUDE SHEDS, POND, AND STREAM. THE SHEDS WILL BE REMOVED, AND THE POND AND STREAM WILL REMAIN.

THE EXISTING EASEMENTS ON THIS PROPERTY INCLUDE:
- AN EASEMENT FOR PASS AND REPASS OVER THE ROADWAY.
- AN EASEMENT FOR A SINGLE LINE OF PG&E POLES.

ALL IMPROVEMENTS WILL CONFORM TO COUNTY STANDARDS.

TYPE OF STREET TREES TO BE PLANTED ARE AS REQUIRED.

THE INTERVALS OF THESE TREES WILL BE EVERY 60 FEET.

THE PROPOSED DRAINAGE, FLOOD CONTROL MEASURES AND METHOD OF STORM WATER DISPOSAL IS:

AS APPROVED BY COUNTY OF FRESNO.

THE PROPOSED FIRE HYDRANT AND WATER FLOW WILL CONFORM TO COUNTY STANDARDS, IF REQUIRED.

THE PROPOSED SOURCE OF WATER SUPPLY WILL BE INDIVIDUAL WELLS.

THE PROPOSED METHOD OF SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC SYSTEMS.

THE FOLLOWING UTILITIES ARE TO BE PROVIDED: ELECTRICITY, AND PHONE. ARRANGEMENTS HAVE NOT BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.

THERE IS ATTACHED HERETO A COPY OF THE RESTRICTIVE CONVENIENTS TO BE RECORDED.

THERE IS ATTACHED HERETO SUFFICIENT LOG OF BORINGS AND PERCOLATION TESTS TO PERMIT THE HEALTH DEPARTMENT TO MAKE A DETERMINATION REGARDING LOT SIZE AND DESIGN.

SIGNATURE OF SUBDIVIDER	SIGNATURE OF AGENT	SIGNATURE OF ENGINEER
FAMILY FARMS, LLC P.O. BOX 40 PRATHER, CA 93651	NAME ADDRESS CITY PHONE	HARBOUR & ASSOCIATES 389 CLOVIS AVENUE STE. 300 CLOVIS, CA 93612 (559) 325-7676

I, Ronald N. Fowler, HEREBY CERTIFY THAT I HAVE THE OPTION OR CONTRACT TO PURCHASE THE PROPERTY SHOWN ON THE TENTATIVE MAP OF TRACT NO. 5027, THAT I HAVE EXAMINED THE MAP AND CONSENT TO ITS SUBMISSION TO THE FRESNO COUNTY PLANNING COMMISSION FOR CONSIDERATION.

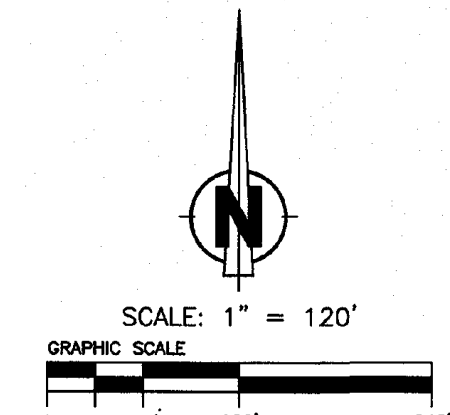
SIGNATURE
FAMILY FARMS, LLC
P.O. BOX 40
PRATHER, CA 93651

NOTES:

- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
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- THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE COUNTY OF FRESNO DEVELOPMENT DEPARTMENT.

ASSESSOR'S PARCEL NUMBER

118-340-69
EXISTING USE
RURAL RESIDENTIAL
EXISTING ZONING
R-R
PROPOSED USE
RURAL RESIDENTIAL
PROPOSED ZONING
R-R



TENTATIVE TRACT MAP							
OWNER/SUBDIVIDER Family Farms, L.L.C. <small>P.O. Box 40 Prather, CA 93651 866-977-8290</small>							
 Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail harbour@harbour-engineering.com	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px; text-align: center;">1</td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px; text-align: center;">OF</td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px; text-align: center;">1</td> </tr> </table>		1		OF		1
	1						
	OF						
	1						
DATE: 8-23-21	SCALE: 1" = 120'						
DRAWN BY: KPA	SHEET NO. 1 OF 1						









Ahmad, Ejaz

From: Ahmad, Ejaz
Sent: Friday, June 10, 2022 3:14 PM
To: FKU.Prevention-Planning@fire.ca.gov; 'CEQA E-mail'; 'Jose.Robledo@waterboards.ca.gov'; Reyes, Cinthia@Waterboards; Wildlife R4 CEQA Program; Nelson, Kelley@Wildlife; 'centralvalleyfresno@waterboards.ca.gov'; Tsuda, Kevin; Jimenez, Roy; Nakagawa, Wendy; Hensley, Gloria; Haagenson, Erin; Flores Becker, Amina; Mather, Daniel N.; Luna, Hector; Gutierrez, Daniel; Isla, Nicholas@DOT
Cc: Dave Padilla (dave.padilla@dot.ca.gov)
Subject: FW: Document for review and request for comments - Initial Study No. 8154; Tentative Tract Map Application No. 6382; Conditional Use Permit Application No. 3726 (Allow the division of a 39.63-acre parcel into eight (8) residential parcels).

Importance: High



Tentative Tract
Map (revised) ...

All,

Per the recommendations of Deputy County Surveyor, the applicant has added a 2.09-acre remainder lot from approved Parcel Map No. 8193 to the subject Tract Map No. 6382 as Lot 9.

Please review the revised Tract Map with 9 lots (attached) and provide this office with revised comments or new comments on the project. If your prior comments remain unchanged, please say so in your response to his request for comments. **Please respond by June 24 or sooner**, if possible.

Regards,

Ejaz

From: Ahmad, Ejaz
Sent: Monday, November 8, 2021 12:49 PM
To: FKU.Prevention-Planning@fire.ca.gov; 'CEQA E-mail' <CEQA@valleyair.org>; Juarez, Caitlin@Waterboards <Caitlin.Juarez@Waterboards.ca.gov>; 'Jose.Robledo@waterboards.ca.gov' <Jose.Robledo@waterboards.ca.gov>; Dave Padilla (dave.padilla@dot.ca.gov) <dave.padilla@dot.ca.gov>; Isla, Nicholas@DOT <Nicholas.Isla@dot.ca.gov>; Bob Pennell <rpennell@TMR.ORG>; SPowers@tachi-yokut-nsn.gov; hairey@chukchansi-nsn.gov; ledgerrobert@ymail.com; Chris Acree <cacree@hotmail.com>; 'R4 CEQA Program' <R4CEQA@wildlife.ca.gov>; Nelson, Matthew <matthew_nelson@fws.gov>; ORG-SSJVIC <ssjvic@csu.edu>; 'centralvalleyfresno@waterboards.ca.gov' <centralvalleyfresno@waterboards.ca.gov>; Tsuda, Kevin <tsuda@fresnocountyca.gov>; Sidhu, Sukhdeep <ssidhu@fresnocountyca.gov>; Jimenez, Roy <RJJimenez@fresnocountyca.gov>; Allen, Glenn <glallen@fresnocountyca.gov>; Spaunhurst, Brian <bspaunhurst@fresnocountyca.gov>; Hensley, Gloria <ghensley@fresnocountyca.gov>; Nakagawa, Wendy <WNakagawa@fresnocountyca.gov>; Lopez, Nadia <nlopez@fresnocountyca.gov>; Kennedy, Laurie <lkennedy@fresnocountyca.gov>; Flores Becker, Amina

<afloresbecker@fresnocountyca.gov>; Mather, Daniel N. <dmather@fresnocountyca.gov>; Luna, Hector <HLuna@fresnocountyca.gov>; Gutierrez, Daniel <dangutierrez@fresnocountyca.gov>; Khorsand, Mohammad <mkhorsand@fresnocountyca.gov>

Cc: Randall, David A. <drandall@fresnocountyca.gov>; Motta, Chris <CMotta@fresnocountyca.gov>

Subject: Document for review and request for comments - Initial Study No. 8154; Tentative Tract Map Application No. 6382; Conditional Use Permit Application No. 3726 (Allow the division of a 39.63-acre parcel into eight (8) residential parcels).

Importance: High

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the division of a 39.63-acre parcel into eight (8) parcels with private road easement in the RR (Rural Residential) Zone District. The project site is located on the west side of Auberry Road approximately 600 feet south of the intersection of Auberry Road and Thunderbird near Prather. Please utilize the following link to access information regarding this proposal.

<http://www.co.fresno.ca.us/departments/public-works-planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use/land-use-applications/pro>

Please review the proposal and send your comments to Ejaz Ahmad at eahmad@co.fresno.ca.us by November 22, 2021.



Ejaz Ahmad | Planner

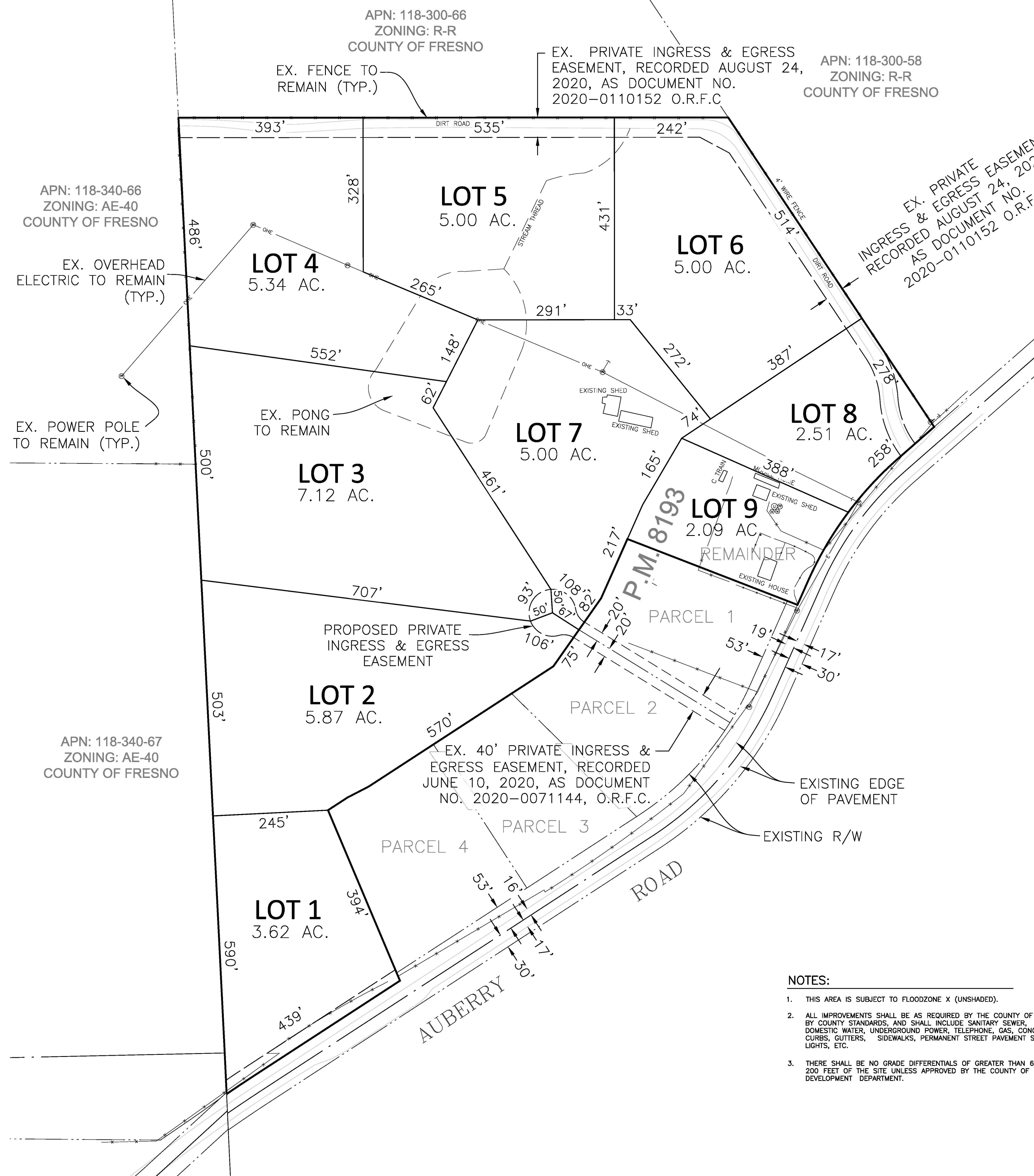
**Department of Public Works and Planning | Development Services and Capital
Projects Division/Current Planning Section**

2220 Tulare St. 6th Floor Fresno, CA 93721

Main Office: (559) 600-4497 Direct: (559) 600-4204

Your input matters! Customer Service Survey

VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6382
A PLANNED DEVELOPMENT
FRESNO COUNTY, CALIFORNIA



SUBDIVIDERS STATEMENT

TRACT NO. 6382
DATE FEBRUARY 4, 2022

TO: FRESNO COUNTY PLANNING COMMISSION
449 E. KINGS CANYON ROAD
FRESNO, CALIFORNIA 93702

I HEREBY APPLY FOR APPROVAL OF THE ATTACHED TENTATIVE TRACT MAP.

THE ACREAGE OF THIS TRACT IS 37.59 AC. THERE WILL BE 8 LOTS IN THIS TRACT WITH A MINIMUM LOT SIZE OF 2.5 ACERS.

THE EXISTING USE OF THIS PROPERTY IS PARTIALLY STORAGE AND MOSTLY VACANT.

THE PROPOSED USE OF THIS PROPERTY IS RURAL RESIDENTIAL.

THE EXISTING ZONING ON THIS PROPERTY IS R-R.

THE PROPOSED ZONING ON THIS PROPERTY IS R-R.

THE EXISTING STRUCTURES ON THIS PROPERTY INCLUDE SHEDS, POND, AND STREAM. THE SHEDS WILL BE REMOVED, AND THE POND AND STREAM WILL REMAIN.

THE EXISTING EASEMENTS ON THIS PROPERTY INCLUDE:
- AN EASEMENT FOR PASS AND REPASS OVER THE ROADWAY.
- AN EASEMENT FOR A SINGLE LINE OF PG&E POLES.

ALL IMPROVEMENTS WILL CONFORM TO COUNTY STANDARDS.

TYPE OF STREET TREES TO BE PLANTED ARE AS REQUIRED.

THE INTERVALS OF THESE TREES WILL BE EVERY 60 FEET.

THE PROPOSED DRAINAGE, FLOOD CONTROL MEASURES AND METHOD OF STORM WATER DISPOSAL IS:

AS APPROVED BY COUNTY OF FRESNO.

THE PROPOSED FIRE HYDRANT AND WATER FLOW WILL CONFORM TO COUNTY STANDARDS, IF REQUIRED.

THE PROPOSED SOURCE OF WATER SUPPLY WILL BE INDIVIDUAL WELLS.

THE PROPOSED METHOD OF SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC SYSTEMS.

THE FOLLOWING UTILITIES ARE TO BE PROVIDED: ELECTRICITY, AND PHONE. ARRANGEMENTS HAVE NOT BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.

THERE IS ATTACHED HERETO A COPY OF THE RESTRICTIVE CONVENIENTS TO BE RECORDED.

THERE IS ATTACHED HERETO SUFFICIENT LOG OF BORINGS AND PERCOLATION TESTS TO PERMIT THE HEALTH DEPARTMENT TO MAKE A DETERMINATION REGARDING LOT SIZE AND DESIGN.

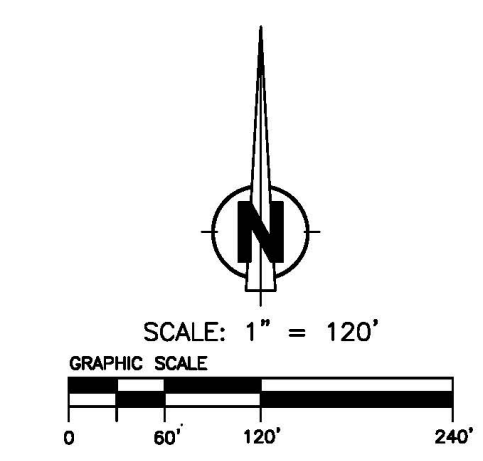
SIGNATURE OF SUBDIVIDER	SIGNATURE OF AGENT	SIGNATURE OF ENGINEER
FAMILY FARMS, LLC P.O. BOX 40 PRATHER, CA 93651	NAME ADDRESS CITY PHONE	HARBOUR & ASSOCIATES 389 CLOVIS AVENUE STE. 300 CLOVIS, CA 93612 (559) 325-7676

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SIGNATURE
FAMILY FARMS, LLC
P.O. BOX 40
PRATHER, CA 93651

- NOTES:**
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ASSESSOR'S PARCEL NUMBER
118-340-69 & 118-340-75
EXISTING USE
RURAL RESIDENTIAL
EXISTING ZONING
R-R
PROPOSED USE
RURAL RESIDENTIAL
PROPOSED ZONING
R-R



TENTATIVE TRACT MAP	
OWNER/SUBDIVIDER Family Farms, L.L.C. P.O. Box 40 PRATHER, CA 93651 559-977-8290	
 Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7688 • e-mail loren@harbour-engineering.com	REVISIONS _____ _____ _____ SHEET NO. 1 OF 1
DATE: 2-4-22	SCALE: 1" = 120' DRAWN BY: KPA