



# County of Fresno

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

DATE: May 16, 2022

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/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Mark Padilla, Captain Greg Gularte, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Marissa Parker, Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8168, Classified Conditional Use Permit Application No. 3729, and Variance Application No. 4137

APPLICANT: Alan Mok

DUE DATE: May 31, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a carwash together with an automobile service station, convenience store and commercial business suites. The subject parcel is located on the south side of Auberry Road, approximately 750 feet north of Lockwood Lane. Approximately 11.2 miles northeast of the City of Clovis. (APN: 118-422-69) (Sup. Dist. 5).

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 **May 31, 2022**. 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, Marissa Parker, 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 email MParker@FresnoCountyCA.Gov.

MP  
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*Activity Code (Internal Review):2432*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 4/21/22 & 5/12/22

CUP 3729  
IS

(Application No.)

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

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

APPLICATION FOR:

- Pre-Application (Type)
- Amendment Application
- 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 2<sup>nd</sup> Residence
- Determination of Merger
- Agreements
- ALCC/RLCC
- Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

This project will construct a new gas station, car wash in the 1st phase and Retail Building in the 2nd phase.

CEQA DOCUMENTATION:  Initial Study  PER  N/A

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

LOCATION OF PROPERTY: South side of HWY 168  
between at Auberry Road and \_\_\_\_\_  
Street address: 29650 Auberry Road, Prather, CA 93651  
APN: 118-422-69 Parcel size: 4.44ac Section(s)-Twp/Rg: S 25 - T 10 S/R 22 E

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

I, Singh Harpreet Gill (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) Singh Harpreet & Harpreet K Mand Address 4930 Nelson, Clovis, CA 93619 City \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Applicant (Print or Type) same as above Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Representative (Print or Type) Alan Mok of Alan Mok Engineering Address 7415 N Palm, Street, Fresno CA 93711 City \_\_\_\_\_ Zip 930-1359 Phone \_\_\_\_\_

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)	
Application Type / No.:	CUP 3729
Application Type / No.:	VA 4137
Application Type / No.:	Pre-app credit
PER/Initial Study No.:	IS 8168
Ag Department Review:	
Health Department Review:	
Received By: <u>MARISA PARKER</u>	Invoice No.:
	TOTAL: \$12,242

UTILITIES AVAILABLE:  
WATER: Yes  No   
Agency: Prather Water district  
SEWER: Yes  No   
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section: \_\_\_\_\_ Sect-Twp/Rg: \_\_\_\_\_ - T \_\_\_\_\_ S/R \_\_\_\_\_ E

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



Development Services  
and  
Capital Projects  
Division

**Pre-Application Review**

Department of Public Works and Planning

NUMBER: 21-100525  
 APPLICANT: Alan Mok  
 PHONE: (559) 432-6879 - ed@alanmokengeering.com

PROPERTY LOCATION: 29636 Auberry Rd  
 APN(s): 118-422-69 ALCC: No  Yes #          VIOLATION NO. None  
 CNEL: No  Yes          (level) LOW WATER: No          Yes  WITHIN 1/2 MILE OF CITY: No  Yes           
 ZONE DISTRICT: C-6; SRA: No          Yes  HOMESITE DECLARATION REQ'D.: No  Yes         

LOT STATUS:

Zoning:  Conforms; ( ) Legal Non-Conforming lot; ( ) 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; ( ) Other         ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No          Yes  DISTRICT:          PERMIT JACKET: No  Yes           
 FMFCD FEE AREA:  Outside ( ) District No.:          FLOOD PRONE: No  Yes         

PROPOSAL Conditional Use Permit for a mechanical car wash, convenience store, auto service station and additional commercial buildings.

COMMENTS: AA 3342 conditional zoning requires a 50' front yard setback and verification this use will be served by community water/sewer  
 ORD. SECTION(S): 838.3-G, 874 BY: James Anders DATE: Revised 10/04/21

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Mountain Urban ( ) GPA:           
 COMMUNITY PLAN:          ( ) AA:           
 REGIONAL PLAN: Sierra North ( ) CUP: \$4,569  
 SPECIFIC PLAN:          ( ) DRA:           
 SPECIAL POLICIES:          ( ) VA:           
 SPHERE OF INFLUENCE:          ( ) AT:           
 ANNEX REFERRAL (LU-G17/MOU):          ( ) TT:         

PROCEDURES AND FEES:

( ) MINOR VA:           
 HD: \$ 992  
 ( ) JAG COMM:           
 ( ) ALCC:           
 IS/PER\*: \$ 3901.00  
 ( ) Viol. (35%):           
 ( ) Other:           
 Filing Fee: \$ 9,462.00  
 Pre-Application Fee: \$247.00  
 Total County Filing Fee: \$ 9,709.00

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
- 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
- ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

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+\$2,480.25)  
 (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 ATTMAD DATE: 10-15-21  
 PHONE NUMBER: (559)         

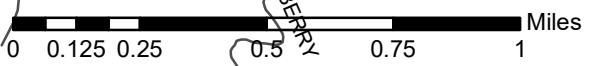
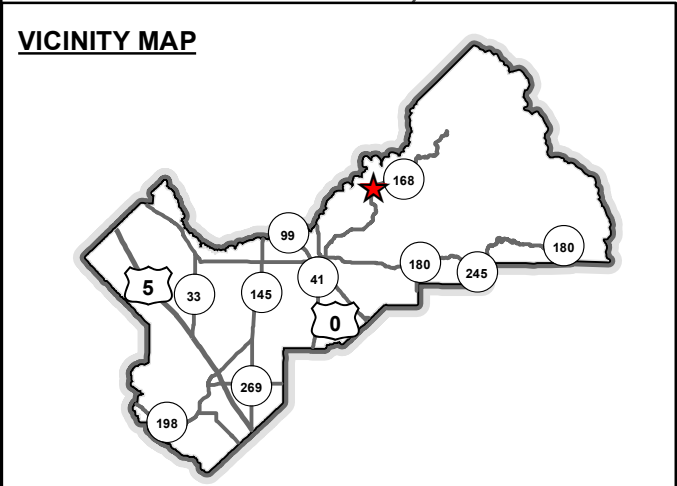
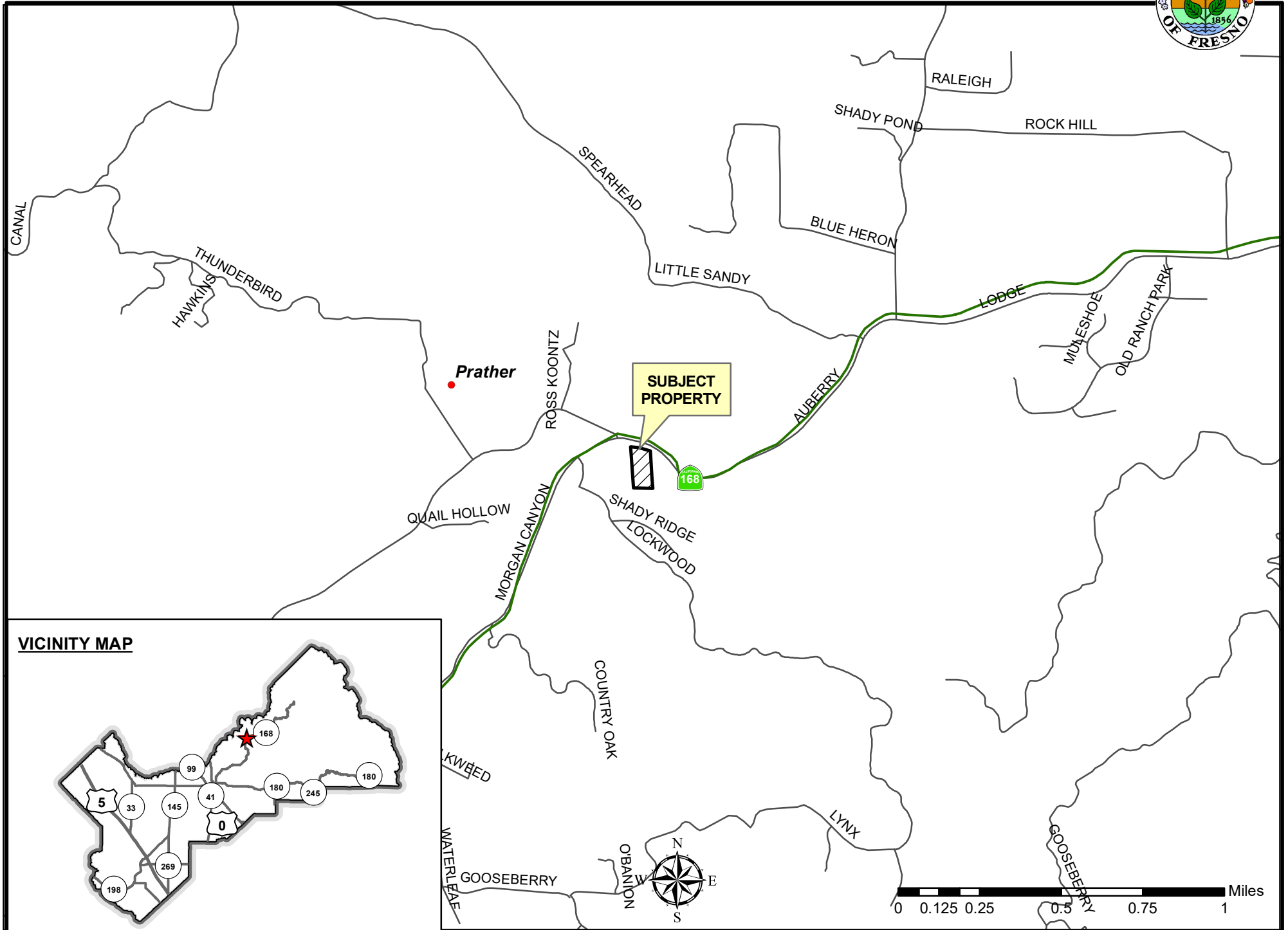
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- ( ) COVENANT
- ( ) MAP CERTIFICATE
- ( ) PARCEL MAP
- ( ) FINAL MAP
- ( ) FMFCD FEES
- ( ) ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- ( ) WASTE FACILITIES PERMIT
- SCHOOL FEES
- ( ) OTHER (see reverse side)

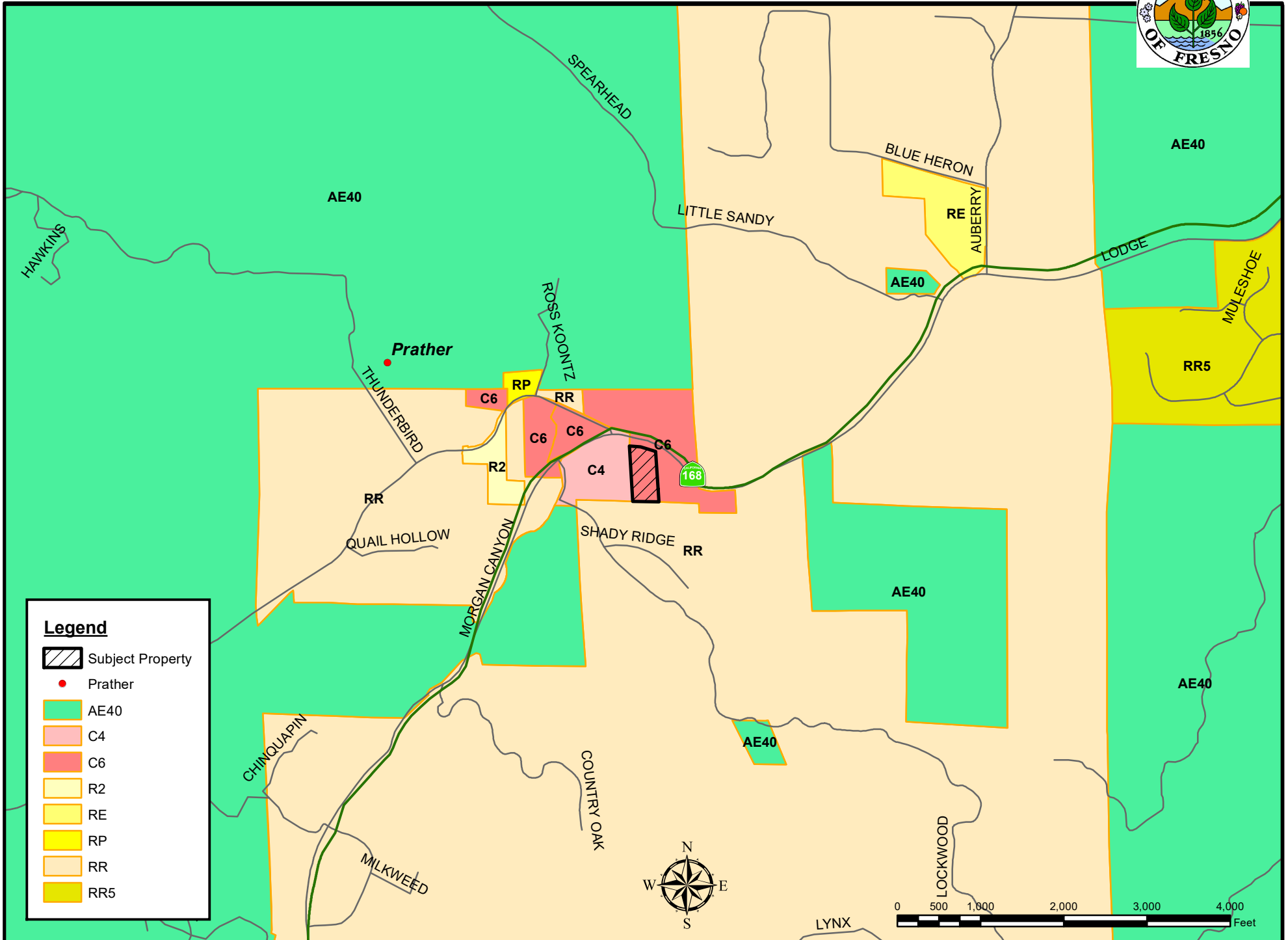
PLU # 113 Fee: \$247.00  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

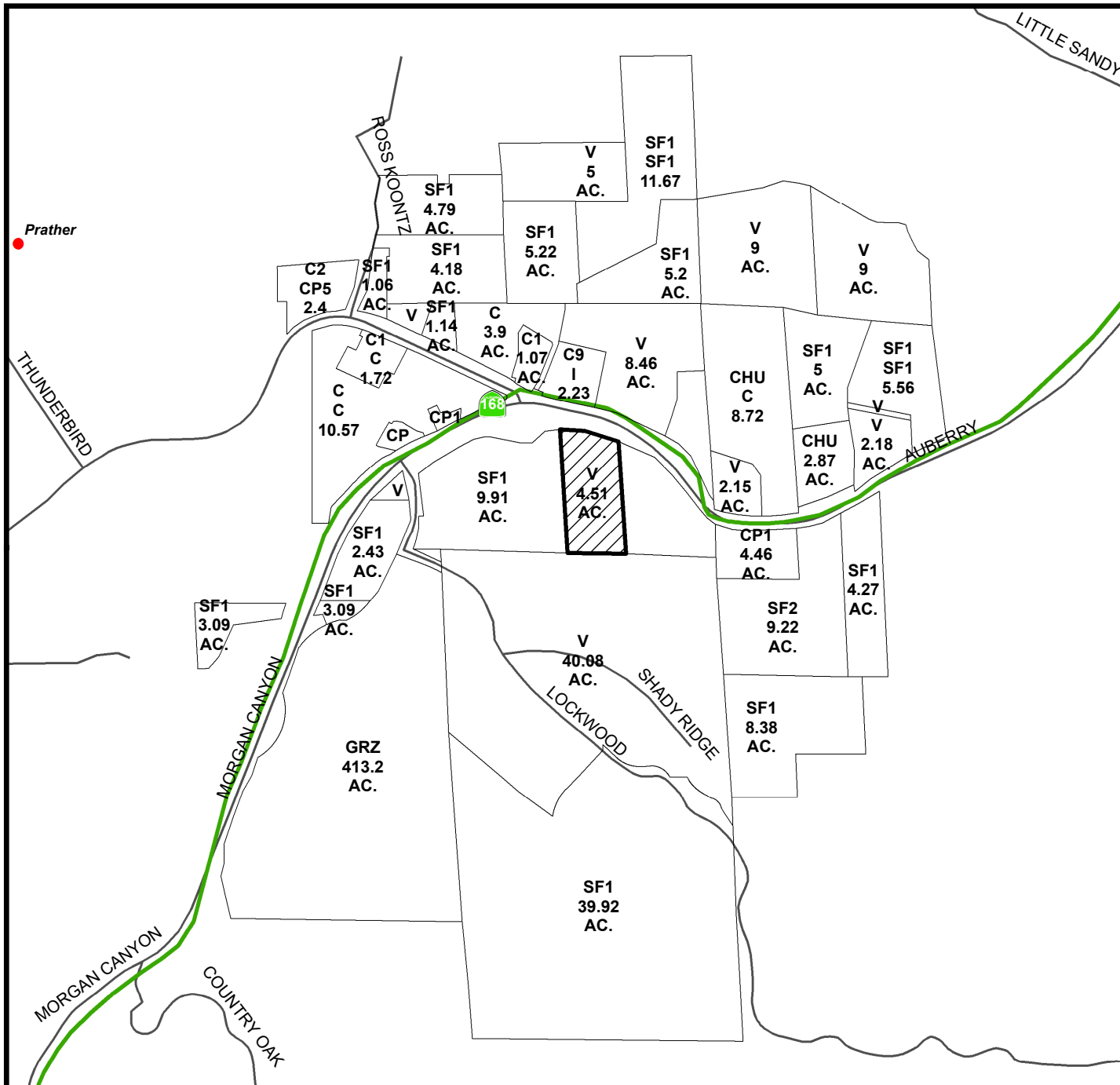
# LOCATION MAP



# EXISTING ZONING MAP





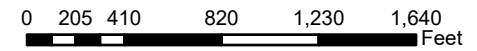
# EXISTING LAND USE MAP



LEGEND	
I	INDUSTRIAL
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
CP	OFFICE COMM./PROF.
CP#	OFFICE COMM./PROF
GRZ	GRAZING
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

**LEGEND:**

-  Subject Property
-  Prather



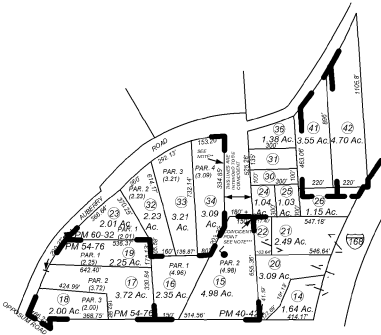
Department of Public Works and Planning  
Development Services Division

-NOTE-

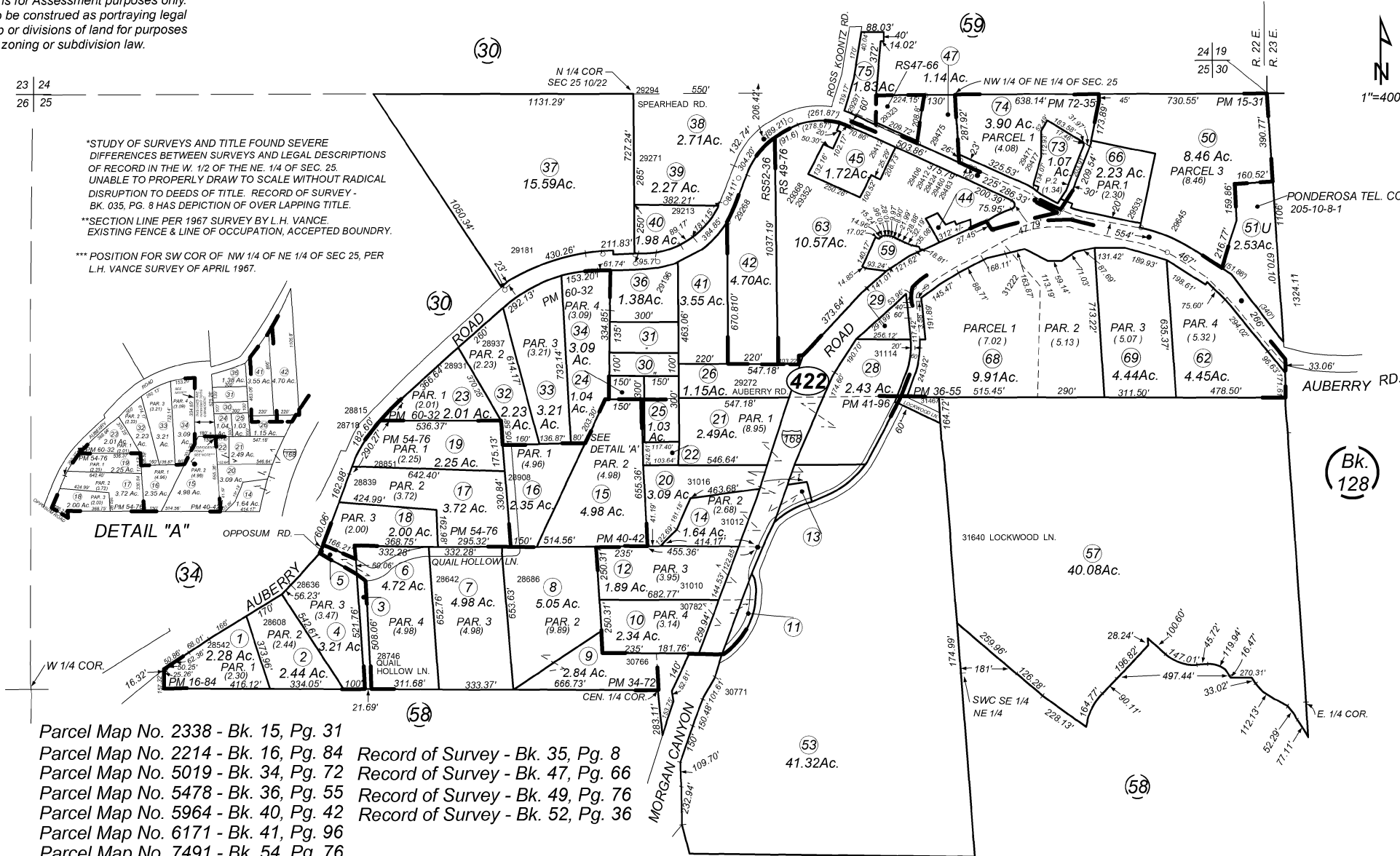
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

23 24  
26 25

"STUDY OF SURVEYS AND TITLE FOUND SEVERE DIFFERENCES BETWEEN SURVEYS AND LEGAL DESCRIPTIONS OF RECORD IN THE W. 1/2 OF THE NE. 1/4 OF SEC. 25. UNABLE TO PROPERLY DRAW TO SCALE WITHOUT RADICAL DISRUPTION TO DEEDS OF TITLE. RECORD OF SURVEY - BK. 035, PG. 8 HAS DEPICTION OF OVER LAPPING TITLE.  
\*\*SECTION LINE PER 1967 SURVEY BY L.H. VANCE. EXISTING FENCE & LINE OF OCCUPATION, ACCEPTED BOUNDARY.  
\*\*\* POSITION FOR SW COR OF NW 1/4 OF NE 1/4 OF SEC 25, PER L.H. VANCE SURVEY OF APRIL 1967.



DETAIL "A"



- Parcel Map No. 2338 - Bk. 15, Pg. 31
- Parcel Map No. 2214 - Bk. 16, Pg. 84
- Parcel Map No. 5019 - Bk. 34, Pg. 72
- Parcel Map No. 5478 - Bk. 36, Pg. 55
- Parcel Map No. 5964 - Bk. 40, Pg. 42
- Parcel Map No. 6171 - Bk. 41, Pg. 96
- Parcel Map No. 7491 - Bk. 54, Pg. 76
- Parcel Map No. 7784 - Bk. 60, Pgs. 32-33
- Parcel Map No. 8089 - Bk. 72, Pgs. 35-37
- Record of Survey - Bk. 35, Pg. 8
- Record of Survey - Bk. 47, Pg. 66
- Record of Survey - Bk. 49, Pg. 76
- Record of Survey - Bk. 52, Pg. 36

Assessor's Map Bk.118 - Pg.42  
County of Fresno, Calif.

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





## Operational Statement for Phase One - Gas Station in Prather

Proposed 2125 SF fueling canopy with 2 x 10,000 gallon above ground fuel tanks and 6500 SF of Convenience Store Space Approximately 2.5 ac of the property will be developed.

1. Nature of Operations : This project will include a gas station and convenience store.
2. Operational Time Limit This project will operate seven days a week two shifts per day from 5:00 a.m. to 12:00 a.m.
- 3 & 4. Number of Customers and Employees There is expected to have a total of six employees in two shifts, for all the businesses combined to serve an expected 150 customers per day.
5. Service and Delivery Vehicles It is projected that this site will see 8 delivery vehicle visits per week.
6. Access to Site: The site has an access easement to the east parcel to share their driveway from Hwy 180.
7. Parking: We will provide a total of 63 parking stalls, 55 regular stalls, 5 EV charging stalls and 3 handicap stalls.
8. & 9. Goods Sales: All goods to be sold on site will be stocked in the convenience store. No supplies or materials will be stored on site.
10. Equipment Uses: The fuel system equipment will be on site.
11. Unightly Appearance of Use: Our project will not cause any noise, glare, dust or odor problems on the site
- 12 & 13. Solid, Liquid, and Water Use: We are expecting to use 500 gallons of water from the water district per day and dispose of the 500 gallons in our septic system. 150 lb/day of Solid waste and recycle material will be picked up from County services.
14. Advertising: There will be a 50' high sign for the center.
- 15 & 16. Buildings: All buildings will be newly built. The project will only be developed in the northern portion of the site to avoid removal of trees whenever possible.
17. Outdoor Lighting: There will be outdoor lights but no outdoor sound system.
18. Landscaping and Fencing: We are not planning for any fencing. Landscaping will be nature.

## Operational Statement for Phase One – Car Wash in Prather

Proposed 4550 SF of Car Wash within the 2.5 ac developed property in phase one construction

1. Nature of Operations : This project will include a car wash building.
2. Operational Time Limit This project will operate seven days a week from 7:00 a.m. to 5:00 p.m.
- 3 & 4. Number of Customers and Employees There is expected to have a total of twelve for all the businesses combined to serve an expected 200 customers per day.
5. Service and Delivery Vehicles It is projected that this site will see 2 delivery vehicle visits per week.
6. Access to Site: The site has an access easement to the east parcel to share their driveway from Hwy 180.
7. Parking: We will provide a total of 63 parking stalls, 55 regular stalls, 5 EV charging stalls and 3 handicap stalls.
8. & 9. Goods Sales: No goods will be sold in the car wash. No supplies or materials will be stored on site.
10. Equipment Uses: Recycle car wash equipment will be on site.
11. Unsightly Appearance of Use: Our project will not cause any noise, glare, dust or odor problems on the site
- 12 & 13. Solid, Liquid, and Water Use: We are expecting to use 1000 gallons of water from the water district per day and dispose of the 1000 gallons in our septic system. Solid waste and recycle material will be picked up from County services.
14. Advertising: There will be a 50' high sign for the center.
- 15 & 16. Buildings: All buildings will be newly built. The project will only be developed in the northern portion of the site to avoid removal of trees whenever possible.
17. Outdoor Lighting: There will be outdoor lights but no outdoor sound system.
18. Landscaping and Fencing: We are not planning for any fencing. Landscaping will be nature.

## Operational Statement for Phase Two-Retail Building in Prather

Proposed 4500 SF of Retail Building within the 2.5 ac development

1. Nature of Operations : This project will include commercial retail buildings.
2. Operational Time Limit This project will operate seven days a week from 7:00 a.m. to 10:00 p.m.
- 3 & 4. Number of Customers and Employees There is expected to have a total of twelve for all the businesses combined. Approximately 100 customers per day.
5. Service and Delivery Vehicles It is projected that this site will see 100 cars per day and 4 delivery vehicle visits per week.
6. Access to Site: The site has an access easement to the east parcel to share their driveway from Hwy 180.
7. Parking: We will provide a total of 63 parking stalls, 55 regular stalls, 5 EV charging stalls and 3 handicap stalls.
8. & 9. Goods Sales: No goods will be sold on site will include food and others. No supplies or materials will be stored on site.
10. Equipment Uses: No Equipment Use.
11. Unightly Appearance of Use: Our project will not cause any noise, glare, dust or odor problems on the site
- 12 & 13. Solid, Liquid, and Water Use: We are expecting to use 480 gallons of water from the water district per day and dispose of the 480 gallons in our septic system. Solid waste 100 lb/day and recycle material 100 lb/day will be picked up from County services.
14. Advertising: There will be a 50' high sign for the center.
- 15 & 16. Buildings: All buildings will be newly built. The project will only be developed in the northern portion of the site to avoid removal of trees whenever possible.
17. Outdoor Lights: There will be outdoor lights but no outdoor sound system.
18. Landscaping and Fencing: We are not planning for any fencing. Landscaping will be nature.



**Development  
Services and  
Capital Projects  
Division**

## ***Variance Findings Handout***

Department of Public Works and Planning

### **FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE**

A Variance may be granted only when all of the following conditions exist in reference to the property being considered.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such a Variance will not be contrary to the objectives of the General Plan.

G:\4360Devs&PIn\FORMS\F071 Variance Findings Handout.doc

## **FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE**

1. Due to the location of Prather roundabout and HWY 168, the subject property was not allowed a direct access to HWY 168. The access to the property is from the adjacent parcel. Due to the location of the access, the development is required to place the proposed building further back from the highway. A standard 35' high building would not be visible from HWY 168 and it effect the development/ The owner is proposing a 45' high building so that it can be visible from HWY 168.
2. The owner would like this development to have a barn style look which is the hallmark symbol of the San Joaquin Valley. The Architect stated that a standard 35' high building cannot achieve the desired architectural look for the barn and must therefore be 45' high.
3. The owner is willing to set up his building further back than the code required so that it will not have an overwhelming effect on HWY 168.
4. The granting of such variance does not change the use of the land as identified in the general plan.



# 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: Singh Harpreet & Harmeet Khand Phone/Fax \_\_\_\_\_  
Mailing Address: 4930 Nelson Obvis Ca 93612  
Street City State/Zip
- Applicant: Hi-Tech Developing Inc Phone/Fax: 217-5986  
Mailing Address: 3506 W Nielsen Avenue, Fresno Ca 93706  
Street City State/Zip
- Representative: Alan Mck of Alan Mck Engineering Phone/Fax: 930-1395  
Mailing Address: 7415 N Palm Avenue, Ste 101, Fresno Ca 93711  
Street City State/Zip
- Proposed Project: Mechanical Carwash, Convenience Store, ~~auto parts~~ and additional commercial buildings
- Project Location: South side of HWY 168 at Aubrey Road
- Project Address: 29650 Aubrey Road, Prather, CA 93651
- Section/Township/Range: 25 / T10S / R22E 8. Parcel Size: 4.44 ac
- Assessor's Parcel No. 118-422-69 OVER.....

10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

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

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

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

13. Existing Zone District<sup>1</sup>: C-6 Zone district

14. Existing General Plan Land Use Designation<sup>1</sup>: C-6

ENVIRONMENTAL INFORMATION

15. Present land use: Vacant

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

No existig site improvement

Describe the major vegetative cover: \_\_\_\_\_

Any perennial or intermittent water courses? If so, show on map: No

Is property in a flood-prone area? Describe:

No, See attached FEMA Map

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

North: Gas station / Restaurant

South: Home

East: Ranger District office

West: Industrial

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 (there is a existing access agreement with the Raptor station)

B. Daily traffic generation:

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

II. Commercial - Number of Employees   12    
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks   5    
Total Square Footage of Building  7500 

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
  We are expecting 150 trips from our customers  

20. Describe any source(s) of noise from your project that may affect the surrounding area: None

21. Describe any source(s) of noise in the area that may affect your project: None

22. Describe the probable source(s) of air pollution from your project: None

23. Proposed source of water:

( ) private well

(✓) community system<sup>3</sup>—name: prather water district OVER.....



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 500
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 500
27. Anticipated type(s) of liquid waste: Sewer
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: No
29. Anticipated volume of hazardous wastes<sup>2</sup>: —
30. Proposed method of hazardous waste disposal<sup>2</sup>: —
31. Anticipated type(s) of solid waste: Paper, trash
32. Anticipated amount of solid waste (tons or cubic yards per day): 1
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.5
34. Proposed method of solid waste disposal: County Service
35. Fire protection district(s) serving this area: Krono 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
38. If yes, are they currently in use? Yes \_\_\_\_\_ No

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

AKMK  
 SIGNATURE

10/21/2021  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist  
<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357  
<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/14/18)

## 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.*

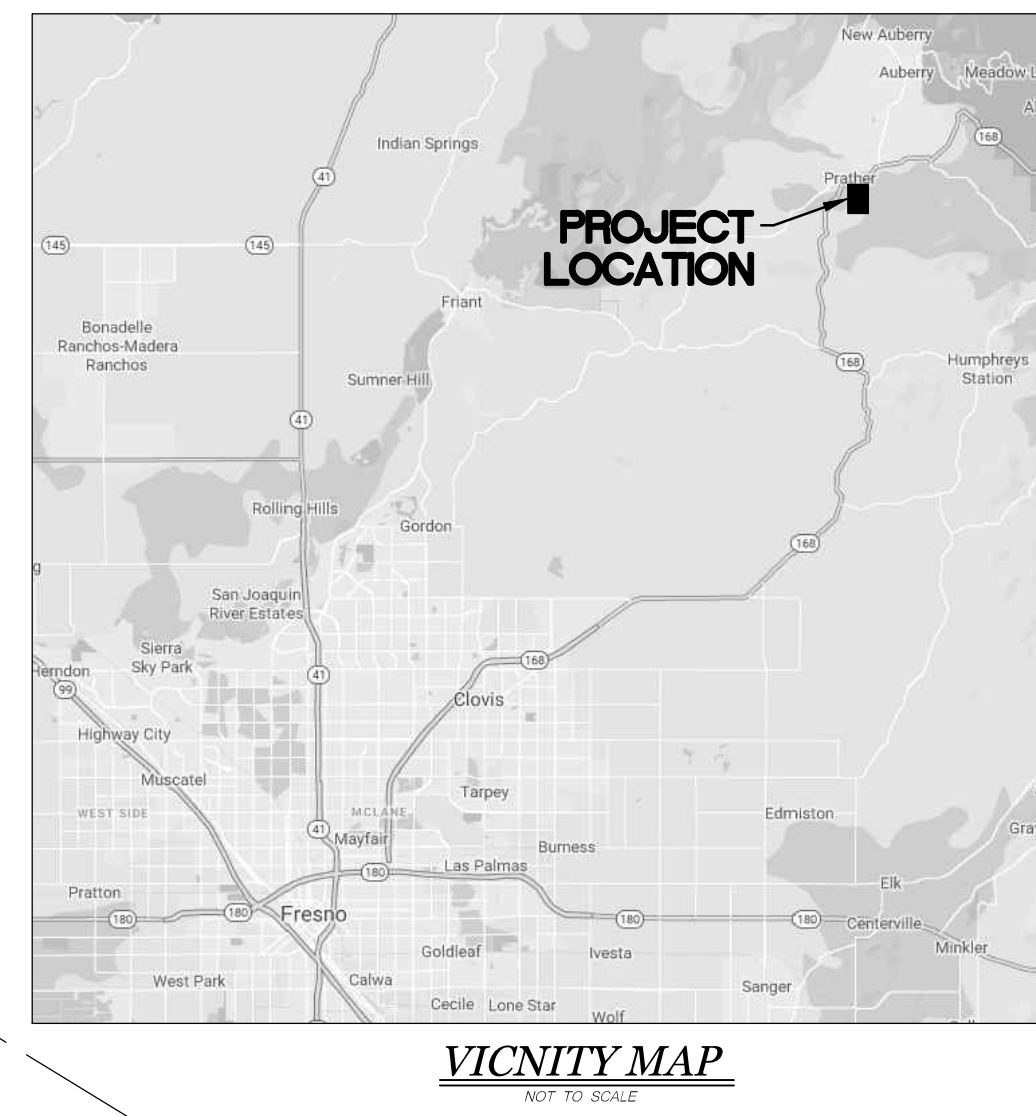
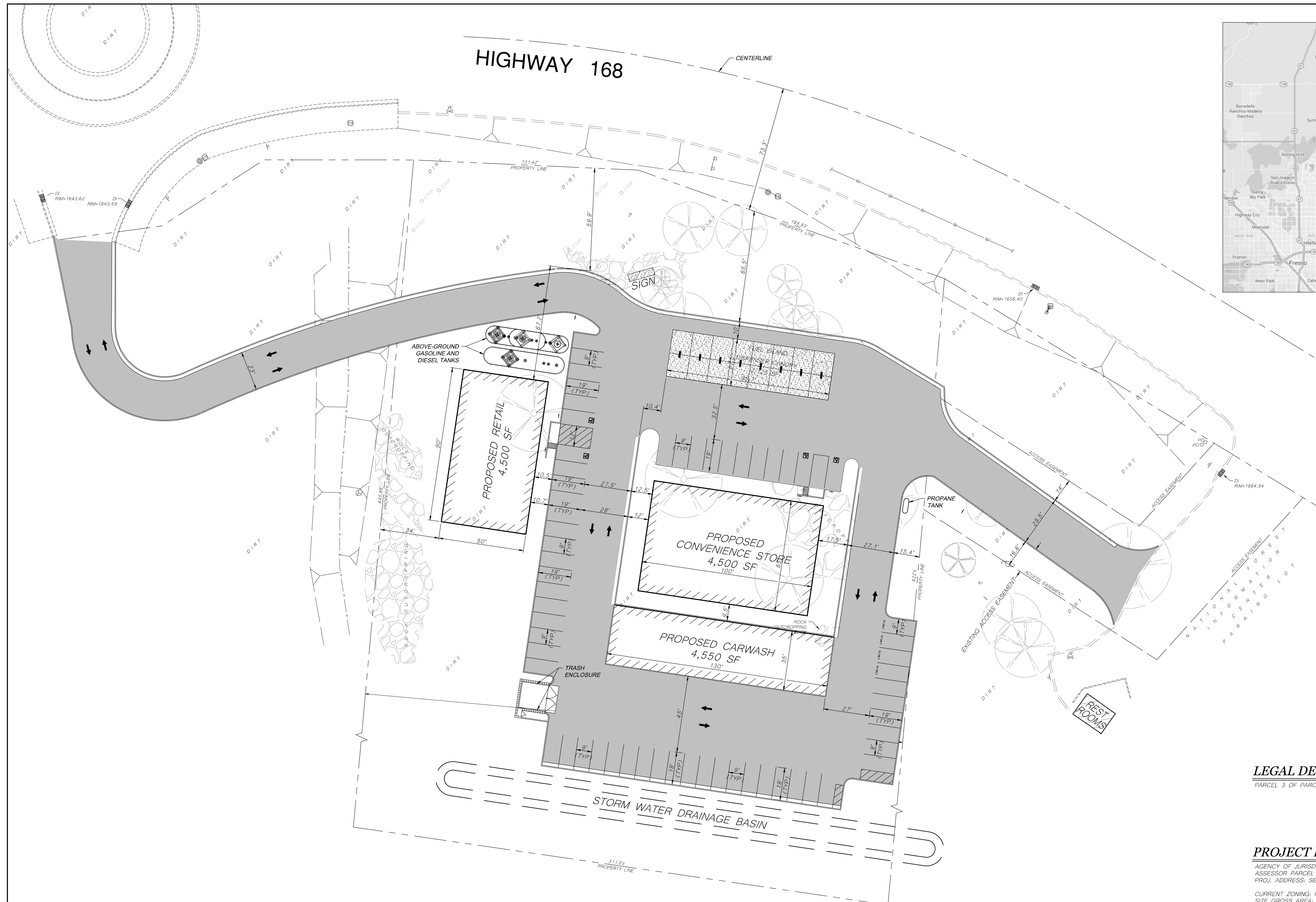
*Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by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

*ALK/hk*

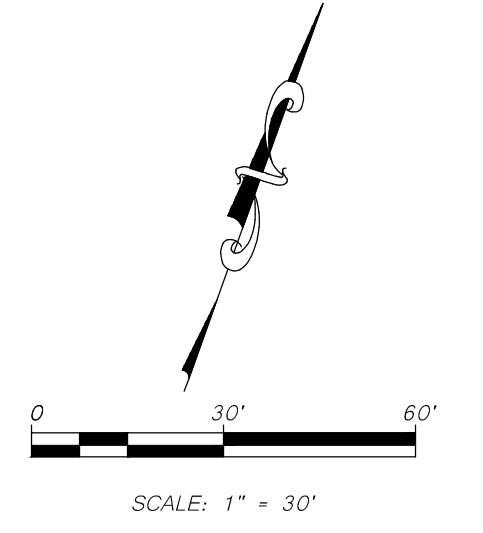
Applicant's Signature

*10/21/2021*

Date



VICINITY MAP  
NOT TO SCALE



- NOTES:**
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.
  - 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.
  - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
  - UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-4114.
  - DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
  - SUBMIT ENGINEERING STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
  - SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

- GENERAL NOTES:**
- R-155' MIN. (25 mph) REFERENCE P-60
  - EASEMENTS SHOWN ARE MINIMUMS. ADDITIONAL WIDTHS MAY BE NEEDED FOR GRADING AND DRAINAGE PURPOSES.
  - CROSS SLOPES = 2% FOR TRAIL 2' SHOULDER.
  - 4" STEEL TUBES AND BARS FENCE REQUIRED ON EXPRESSWAYS. SEE STANDARD DRAWINGS P-74 AND P-75 FOR REFERENCE.
  - TRAIL DESIGN SHALL COMPLY WITH CHAPTER 1000 OF THE CALTRANS HIGHWAY DESIGN MANUAL.
  - AN ADDITIONAL 12' EASEMENT REQUIRED FOR EQUESTRIAN PURPOSES.
  - EVSE = ELECTRICAL VEHICLE SUPPLY EQUIPMENT.
  - EVCS = ELECTRICAL VEHICLE CHARGING STATION.
  - CAVEV = CLEAN AIR/WANPOOL/EV FUEL SHUT DOWN DEVICE.

**PHASING:**  
FIRST PHASE WILL INCLUDE CONSTRUCTION OF THE CONVENIENCE STORE, CARWASH, FUEL ISLAND CANOPY AND ALL SITE IMPROVEMENTS.  
SECOND PHASE WILL INCLUDE THE CONSTRUCTION OF THE RETAIL STORE.

**LEGAL DESCRIPTION:**  
PARCEL 3 OF PARCEL MAP 5478, BK36, PAGE 55 OF PARCEL MAPRS F.C.R.

**PROJECT DATA:**  
AGENCY OF JURISDICTION: COUNTY OF FRESNO  
ASSESSOR'S PARCEL NO.: 118-422-69  
PROJ. ADDRESS: SEC. OF AUBERRY AND CANYON RD PRATHER, CA  
CURRENT ZONING: HC  
SITE GROSS AREA: 4.4AC  
PROPOSED AREA FOR DEVELOPMENT:  
PORTION A: 2.6AC  
REMAINING B: 1.8AC  
PROPOSED PARKING STALLS:  
REGULAR PARKING: 53 STALLS  
HC PARKING: 4 STALLS  
ELECTRIC CHARGING STATION: 4 STALLS  
PROPOSED USE: FUTURE RETAIL SERVICE STATION AND CARWASH WITH SUBWAY, ABOVE GROUND FUEL TANKS  
OCCUPANCY: M  
TYPE OF CONSTRUCTION: VB, 2B  
RECY YARDS  
FRONT: =50' (HWY 180)  
SIDE: =20'  
REAR BLDG.: =20'  
STREET SIDE: =25' (CORNELIA)  
PREAPP# 39570  
WATER - PRATHER WATER DISTRICT  
SEWER - ON SITE  
STORM DRAIN - ON SITE

**OWNER APPLICANT:**  
SINGH HARPREET AND HARPREET K MAND  
4930 NELSON  
CLOVIS, CA 93619

**Alan Mok, PE, PLS,**  
LEED AP  
Principal  
**Alan Mok Engineering**  
7415 N. PALM AVENUE #101  
FRESNO, CALIFORNIA 93711  
Tel. 559-432-6879  
Fax. 559-432-6897  
www.alanmokengeering.com

**PROJECT:**  
**NEW GAS STATION AND CAR WASH IN PRATHER, CA**

**LOCATION:**  
Auberry Rd.  
Prather, CA 93651

**DRAWN FOR:**  
HARDEEP SIDHU

**LOCATION:**  
Hi Tech Developing, Inc.  
3506 W. Nielsen Ave.  
Fresno, CA 93706  
(916) 470-5520

ALAN K. MOK, P.E., R.C.E. 42,618  
EDWARD M. WONG, P.E., R.C.E. 54,740

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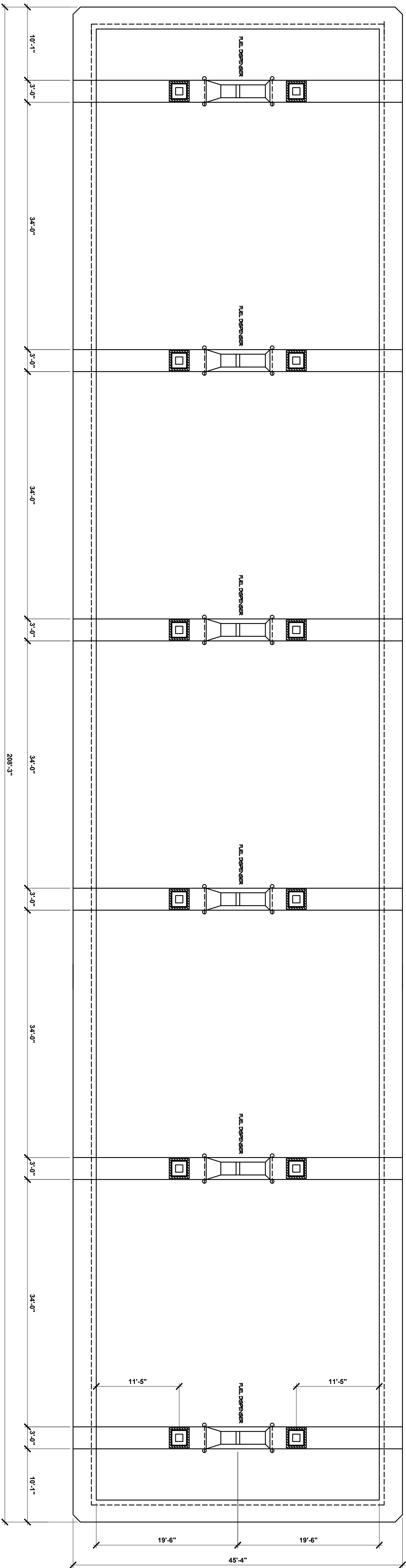
**REVISIONS:**

No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

**SITE PLANNING PLAN**

PROJECT COORDINATOR: AKM	SHEET No. <b>C15</b>
PROJECT No. 221-0231	
DATE: 2/15/2022	
SCALE: AS NOTED	



AUTO FUELING CANOPY - FLOOR PLAN  
6 GAS PUMPS

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**Drafting & Design**  
**RAMON SANCHEZ**  
224 Norton Ave. Sanger, California 93657  
Phone: 646-8655 Fax: 344-5161  
hydrating@klobol.com

FUEL CANOPY-ELEVATIONS

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

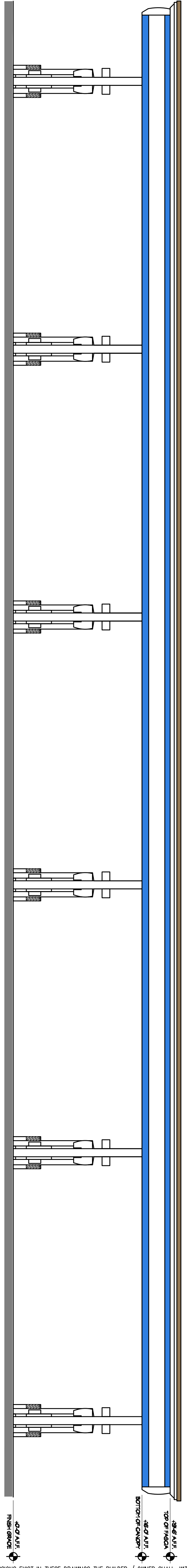
REVISIONS BY

**Hi-Tech Developing Inc**  
The Plaza & 1/2 Building  
3916 W. Nielsen Ave. Fresno, CA 93706  
Lic#100387

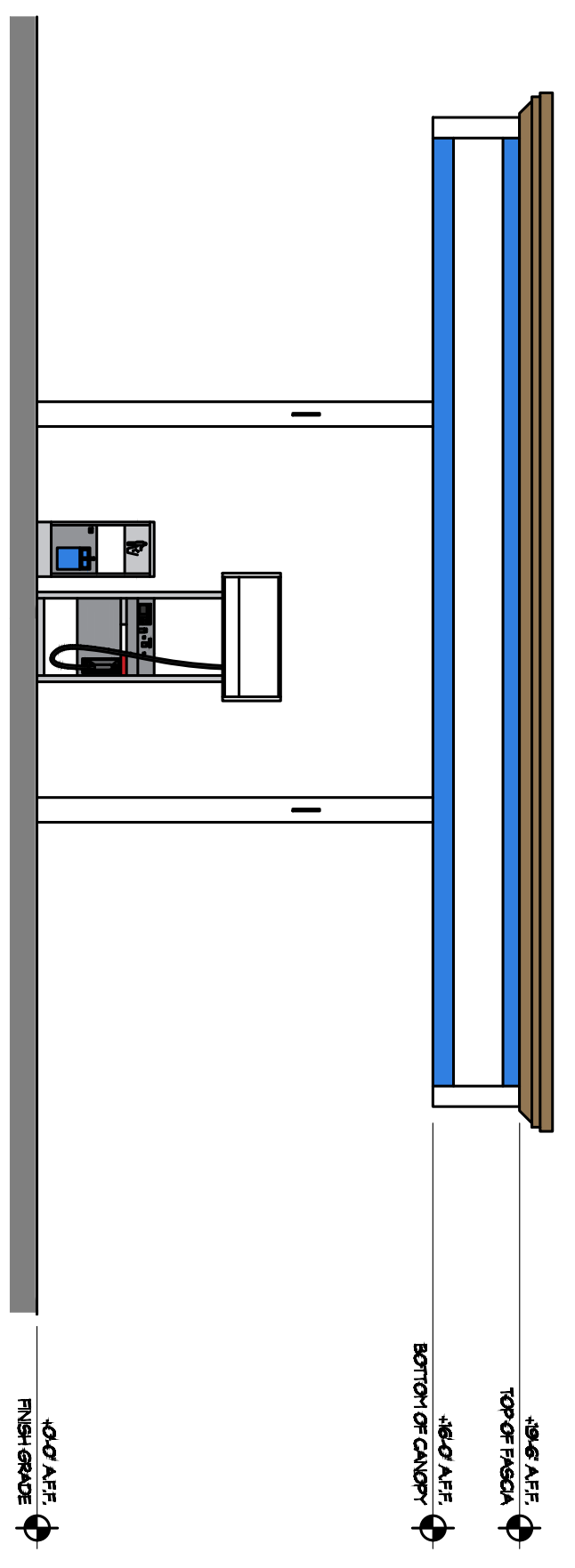
JOB NO.: 21-0294  
DATE: 12/29/2021  
SHEET: FCI

**Drafting & Design**  
**RAMON SANCHEZ**  
 224 Morton Ave. Sanger, California 93657  
 Phone: 646-8655 Fax: 344-5161  
 hydrating@kjobobol.net

FUEL CANOPY-ELEVATIONS



FUEL CANOPY ELEVATION  
6 GAS PUMPS



FUEL CANOPY ELEVATION  
6 GAS PUMPS

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NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

REVISIONS	BY

**Hi-Tech Developing Inc**  
 The Plaza & 1/2 Building  
 3916 W. Nielsen Ave. Fresno, CA 93706  
 License # 000887

JOB NO. : 21-0294  
 DATE : 02/28/2021  
 SHEET :  
**FC2**



FLOOR PLAN  
3/16"=1'-0"

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

**Floor Plan Keyed Notes**

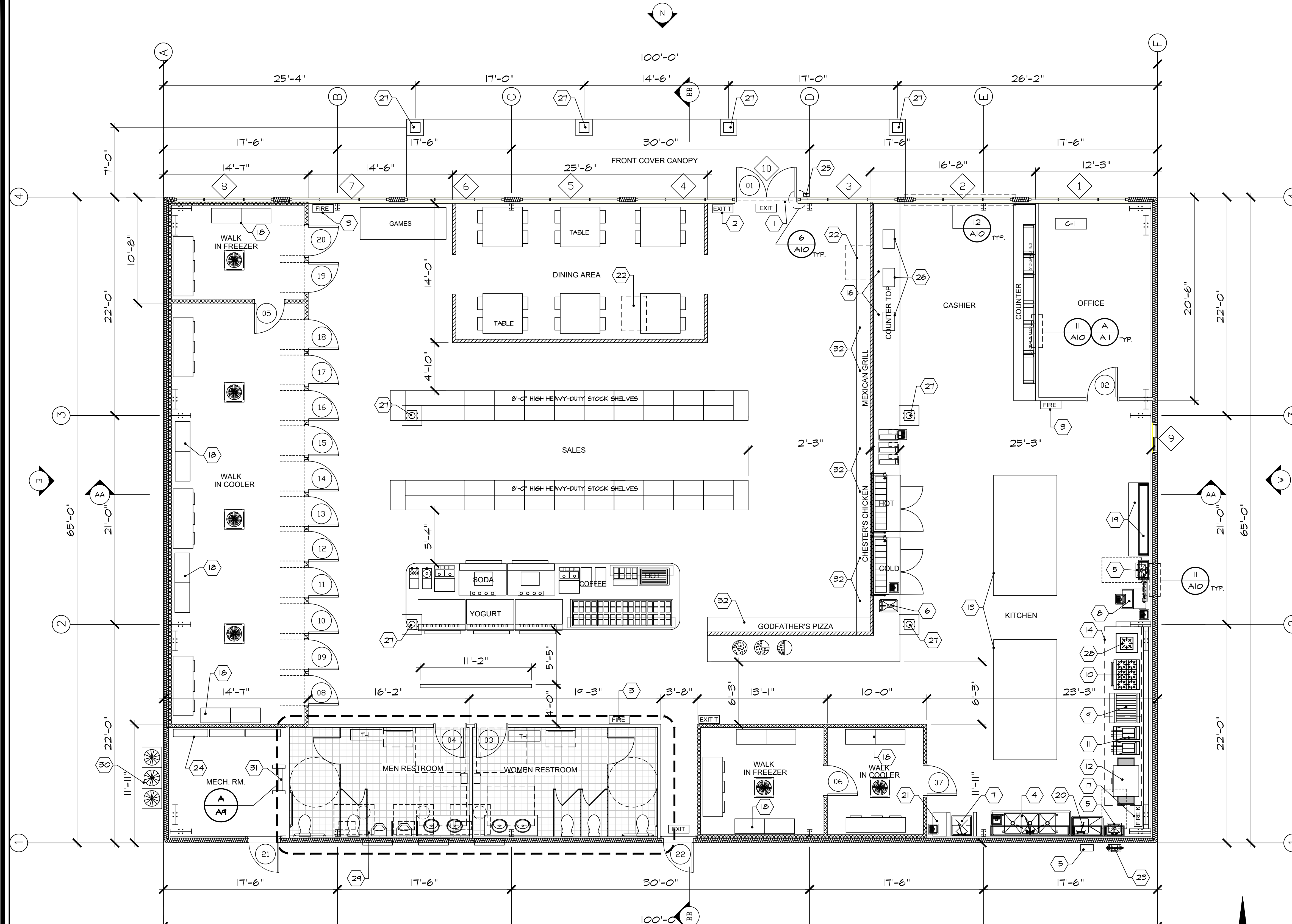
1. PROVIDE SIGN ABOVE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN LETTERS A MINIMUM OF 1" HIGH ON CONTRASTING BACKGROUND.
2. STOREFRONT DOOR W/ SELF-CLOSING DEVICE W/ TACTILE EXIT SIGN 40" CENTERED ABOVE THE FINISH FLOOR.
3. 2A10B/C PORTABLE FIRE EXTINGUISHER
4. 3-COMP SINK WITH DRAIN BOARD - JOHN BOOS - E556-18-1210 - 8" WALL MOUNT WITH PRE-RINSE FAUCET - KROHNE METAL - 11-1094L
5. HAND SINK - KROHNE METAL - HS-35
6. COUNTERTOP HAND SINK - KROHNE METAL - HS
7. HOP SINK WITH FAUCET - JOHN BOOS - FBMS2016-6
8. ICE MAKER - ICE-O-MATIC - ICEI220A
9. COUNTERTOP GRILL - WINCO - NSCB-36R
10. COUNTERTOP RANGE - WINCO - NSHP-6
11. FRYER - MVP GROUP LLC - SRF-35/40-16
12. PIZZA OVEN - 1600 - LINCOLN IMPINGER CONVEYOR OVEN
13. STAINLESS STEEL WORK TABLE
14. 18"-0" S.S. HOOD
15. RINNAL 19,000 BTU OUTDOOR TANKLESS WATER HEATER - SEE PLUMBING PLAN
16. FRONT COUNTER 27'-34" MAX HEIGHT FOR ACCESSIBILITY
17. FIRE EXTINGUISHER 'K'
18. WIRE RACK SHELVING
19. S.S. PREPARATION TABLE W/ UPPER SHELVING
20. PREP. SINK WITH DRAIN BOARD - JOHN BOOS WITH FAUCET - KROHNE METAL
21. EMPLOYEE'S LOCKER
22. ACCESSIBLE WHEELCHAIR CLEARANCE, 30"x42" MIN.
23. GAS METER LOCATION - SEE PLUMBING PLANS
24. ELECTRICAL PANEL - SEE ELECTRICAL PLANS
25. KNOX BOX - AS PER CALIFIRE STANDARDS
26. REGISTERS
27. METAL COLUMN
28. FUTURE POT STOVE
29. (S) INDOOR UNITS LOCATED ON TOP OF RESTROOMS
30. (S) HEAT PUMP UNITS LOCATED OUT SIDE OF BUILDING
31. ACCESS LADDER SEE DETAIL ON SHEET A1
32. FRONT COUNTER 27'-34" MAX HEIGHT FOR ACCESSIBILITY

**Wall Legend**

- EXIT D EXIT ROUTE SIGN W/ DIRECTIONAL ARROW TACTILE
- EXIT R EXIT ROUTE SIGN, TACTILE
- EXIT T EXIT SIGN, TACTILE
- EXIT I ILLUMINATED EXIT SIGN PER ELECTRICAL
- METAL GIRTS (SEE BORGA PLANS)
- R-21 INSULATION TYP @ WALL
- R-30 INSULATION TYP @ ROOF
- 2X6 @ 16" O.C. TYP
- 5/8" GYP BD
- 2X4 @ 16" O.C. TYP
- 5/8" GYP BD @ EA SIDE, UNO
- 36" H, 2X4 @ 16" O.C. W/ 5/8" GYP BD @ EA SIDE, UNO
- STOREFRONT SYSTEM W/ HDR.
- RIGID FRAME COLUMN SEE BORGA PLANS
- NEW METAL COLUMN SEE BORGA PLANS
- PRE-FAB WALK-IN COOLER WALLS

**General Notes**

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, FIXTURE SUPPLIERS.
2. GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO VERIFY ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES/FURNISHINGS SHOWN ON PLANS!
3. PLANS ARE NOT TO BE SCALED - INDICATED DIMENSIONS SHALL GOVERN.
4. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
5. GENERAL CONTRACTOR SHALL PREPARE EXISTING OR NEW GYPSUM BOARD FOR GALVANIZED CORNER BEADS, TAPE, AND TEXTURE TYPICAL AT ALL EXISTING COLUMNS - REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
6. MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED (C.B.C. 1003).
7. PROVIDE 5'-0" MIN. SIZE LEVEL LANDINGS FOR EXTERIOR MAIN DOORS W/ NO MORE 1/2" DROP AT THE THRESHOLD. LANDINGS TO BE PLACED 2'-0" FROM STRIKE SIDE OF DOOR.
8. EXIT DOORS SHALL NOT BE EQUIPPED W/ EDGE BOLTS OR SURFACE BOLTS.
9. EXIT DOORS SHALL BE OBTAINABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
10. EXIT DOORS SHALL BE CLEARLY MARKED W/ "EXIT" MIN. 6" HIGH LETTERS
11. WALLS WITHIN 2'-0" OF THE FRONT & SIDE OF URINALS & WATER CLOSETS SHALL HAVE A CERAMIC TILE WITH A HEIGHT OF 4'-0". THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.



**ENERGY SUMMERY**

SCALE: 3/16"=1'-0"

FENESTRATION			
GLAZING TYPE	VINYL PRODUCTS U-VALUE	SHGC	
OPERABLE WINDOWS	0.74	0.70	
GLASS DOORS	0.77	0.70	
CURTAIN WALL FIN.	0.71	0.75	

BUILDING INSULATION	
SURFACE	R-VALUE
EXTERNAL WALL	21
ROOF	30
EXPOSED WALLS	14

NOTES:  
Roof- Vapor seal - plastic film - 1/16 in.

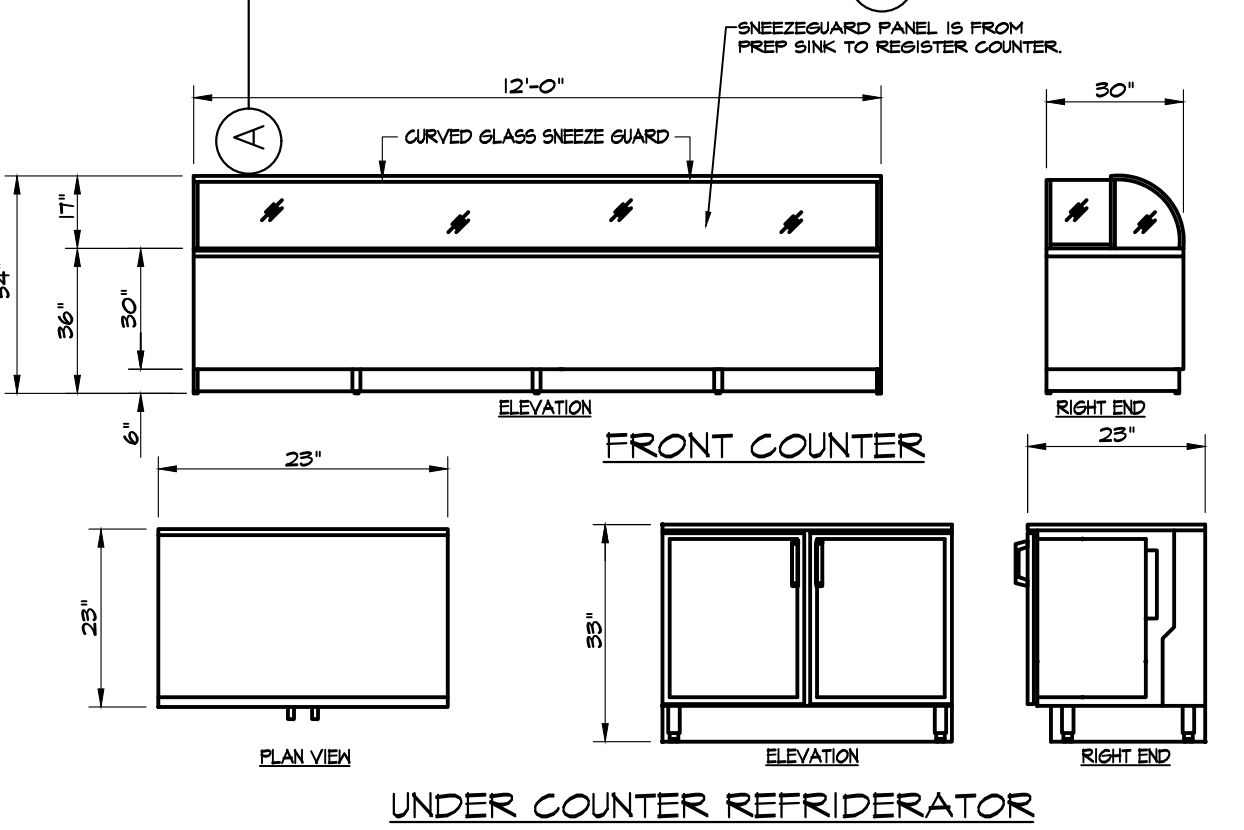
HVAC / WATER HEATING	
COMPONENT	EFFICIENCY
IDU1, IDU2, IDU3 (SPLIT UNIT)	82.0 AFUE
HRTU FOR HOOD MAKE UP AIR	10.2 AFUE
10 TON ROOF TOP UNIT	11.0 SEER
INSTANTANEOUS (RR)	ENERGY FACTOR 0.96
WATER HEATER TANK LESS	ENERGY FACTOR 0.92

**DOOR NOTES:**

1. SIGN ON EGRESS SIDE ABOVE DOOR - "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
2. EXIT DOORS TO BE OBTAINABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. DOOR HARDWARE TO BE LEVER TYPE TO MEET CGC 4 ADA STANDARDS METAL PIN.
4. MAXIMUM EFFORT TO OPERATE ALL DOORS SHALL NOT EXCEED 5 LB.
5. THE BOTTOM OF 10' OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
7. In buildings in occupancy Group A having an occupancy load of 300 or less, Groups B, F, M, and S, and in places or religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided (1) the locking device is readily distinguishable as locked, (2) a readily visible durable sign posted on the egress side or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" and (3) the use of the key operated locking device is revocable by the fire official for fire cause.

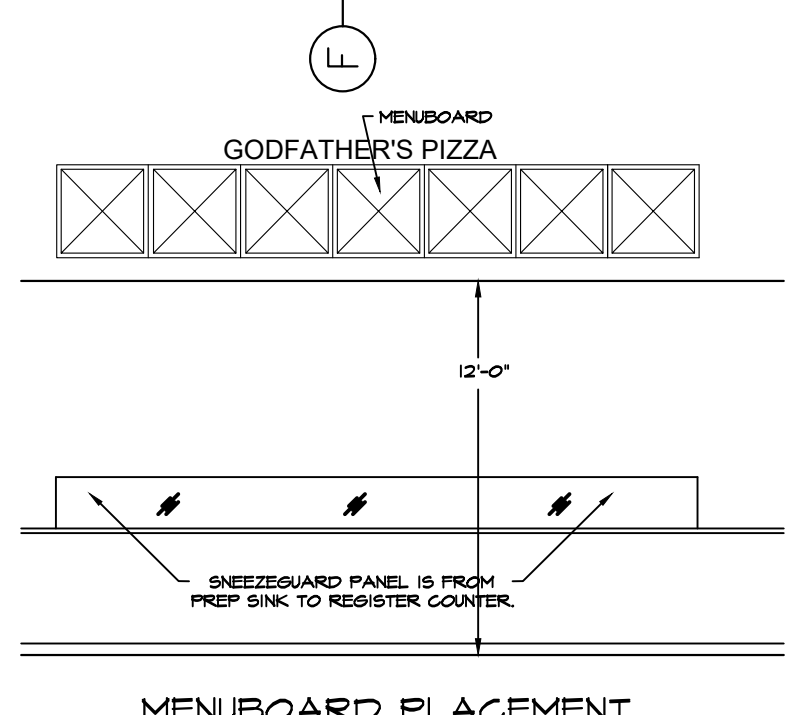
**CGC EXTERIOR NOTES:**

1. PATH OF TRAVEL SLOPE SHALL MEET THE REQ'S OF CGC 11B-409.5. RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
2. LEVEL LANDINGS WITH A SLOPE NOT EXCEEDING 1:48 AT ALL EXTERIOR DOORS WITH MANEUVERING CLEARANCE EXTENDING 24" MIN PAST THE STRIKE EDGE FOR A DISTANCE OF 60" MIN ON THE FULL SIDE OF THE DOOR.
3. EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE PUBLIC WAY BY MEANS OF AN ACCESSIBLE ROUTE.



**FLOOR PLAN**

SCALE: 3/16"=1'-0"



REVISIONS	BY

REGISTERED ARCHITECT  
RAY A. ROBERTS  
C-16583  
STATE OF CALIFORNIA

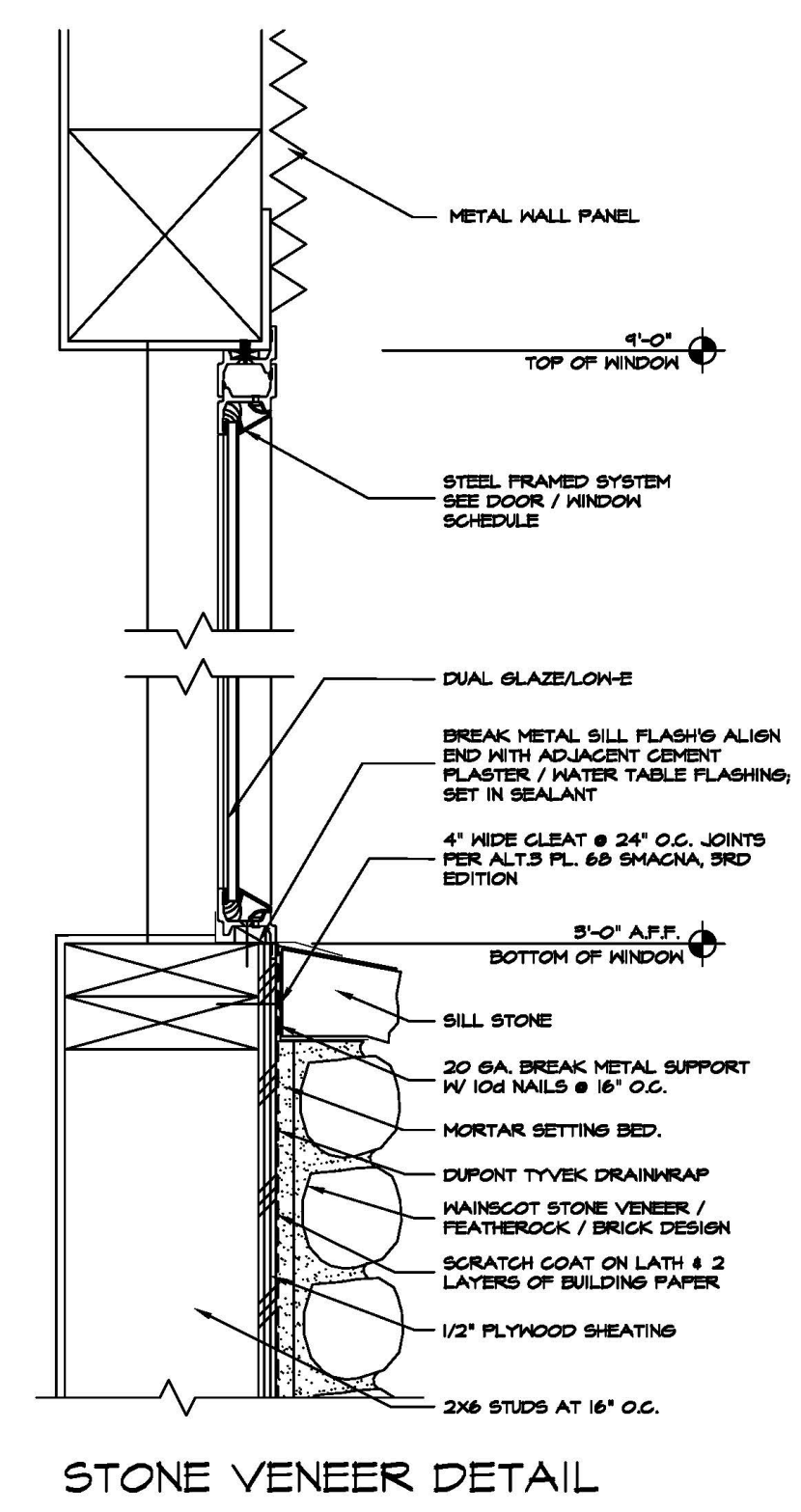
**Hi-Tech Developing Inc**  
Lic# 1053387  
3506 W Nielsen Ave, Fresno, CA 93706

JOB NO. : 21-0264  
DATE : 12/28/2021  
SHEET : A1


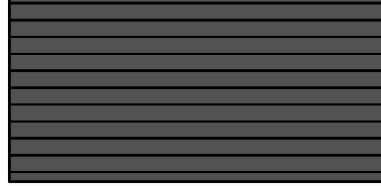

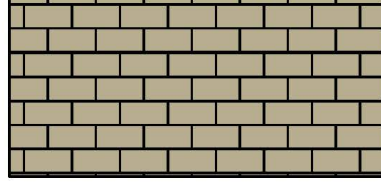
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ELEVATIONS  
3/16"=1'-0"

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA



**COLOR LEGEND**

-  MTL ROOF / GABLE TRIMS / EAVES / GUTTERS  
HIGH GLOSS WHITE OR POLAR WHITE (07)  
SR=0.73 TE=0.87 SRI=78 ES
  -  MTL WALL PANEL / CORNERS / DOWNSPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.85 SRI=28 ES
  -  DOOR / ROLL-UP DOOR / FRAMED OPENINGS  
PATRIOT RED OR COLONIAL RED (04)  
SR=0.32 TE=0.88 SRI=33 ES
  -  FEATHEROCK VENEER / BRICK DESIGN / COLOR LIGHT STONE TYP @ EXT
- SR = SOLAR REFLECTANCE  
TE = THERMAL EMITTANCE  
SRI = SOLAR REFLECTANCE INDEX  
ES = ENERGY STAR



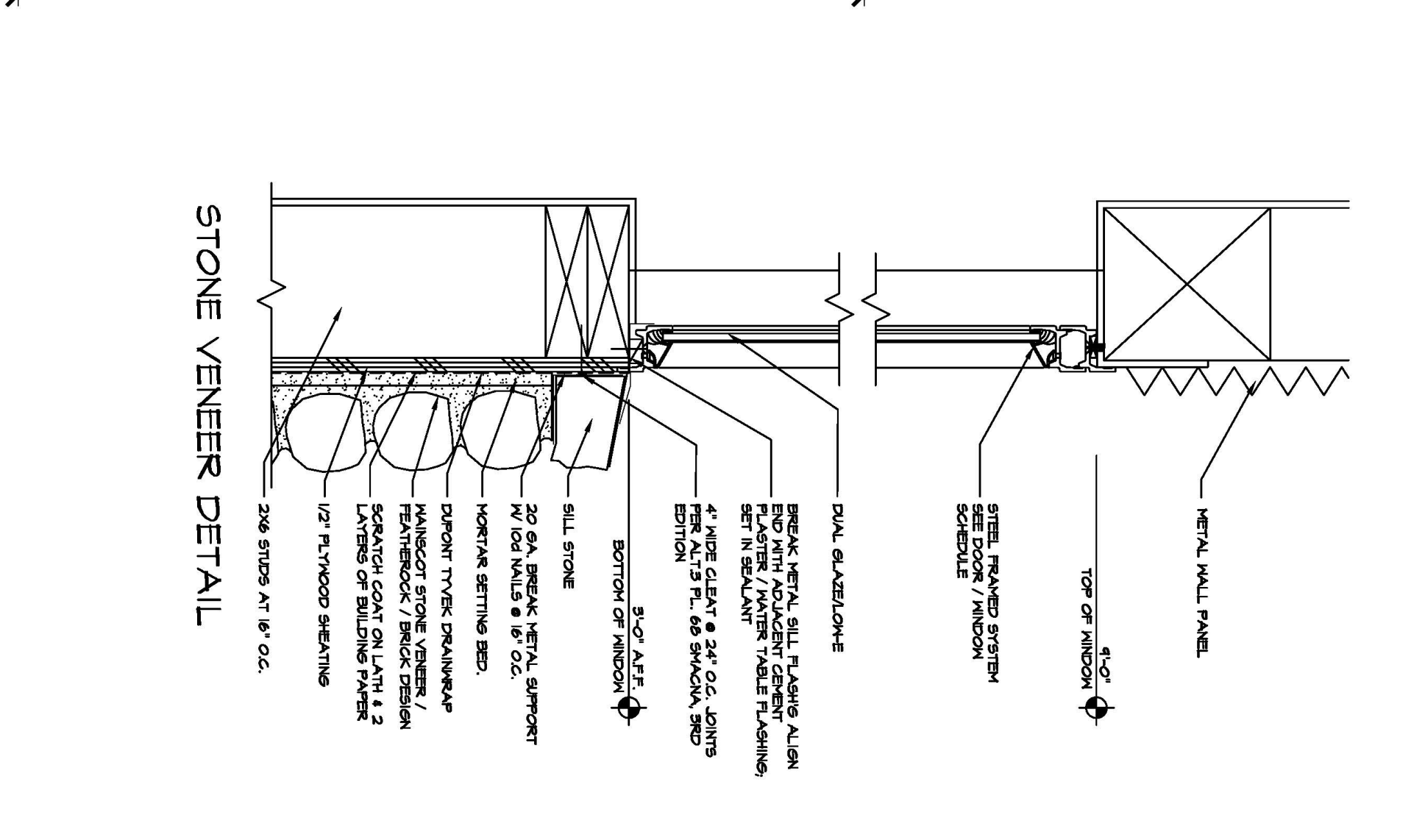
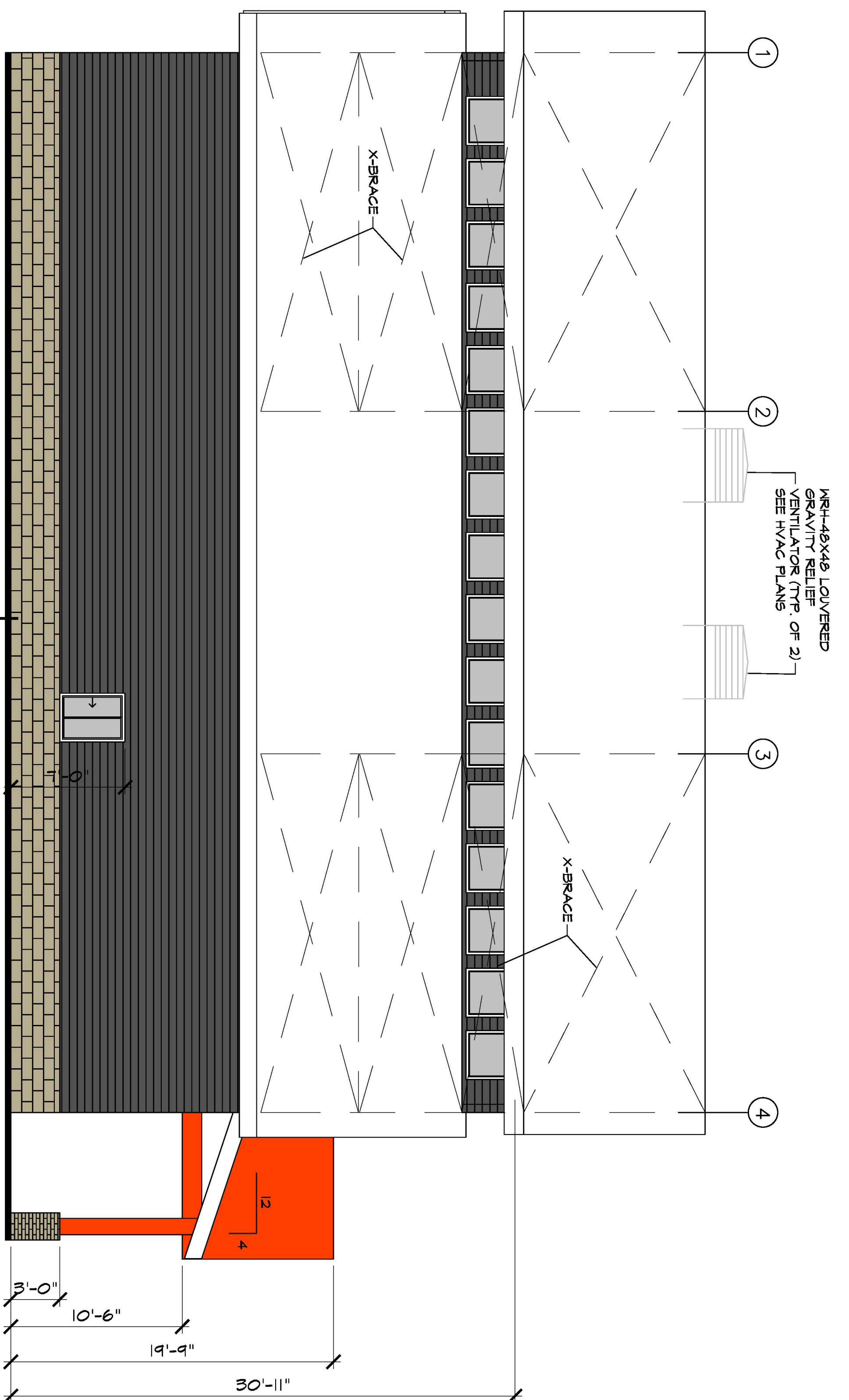
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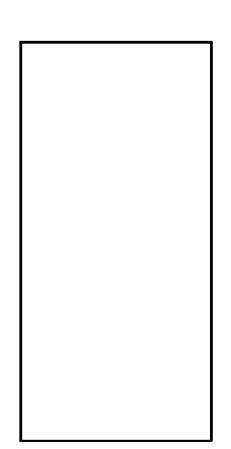
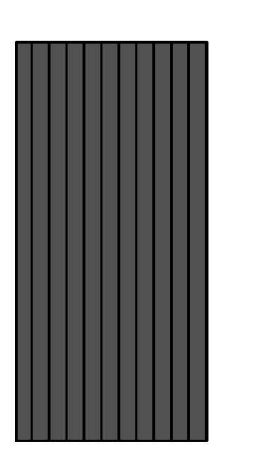
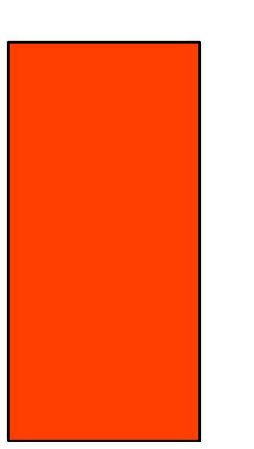
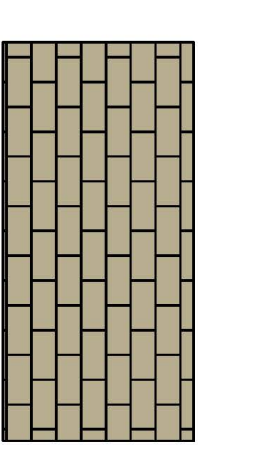
LICENSED ARCHITECT  
RAY A. ROBERTS  
C-16583  
10-29-21  
STATE OF CALIFORNIA

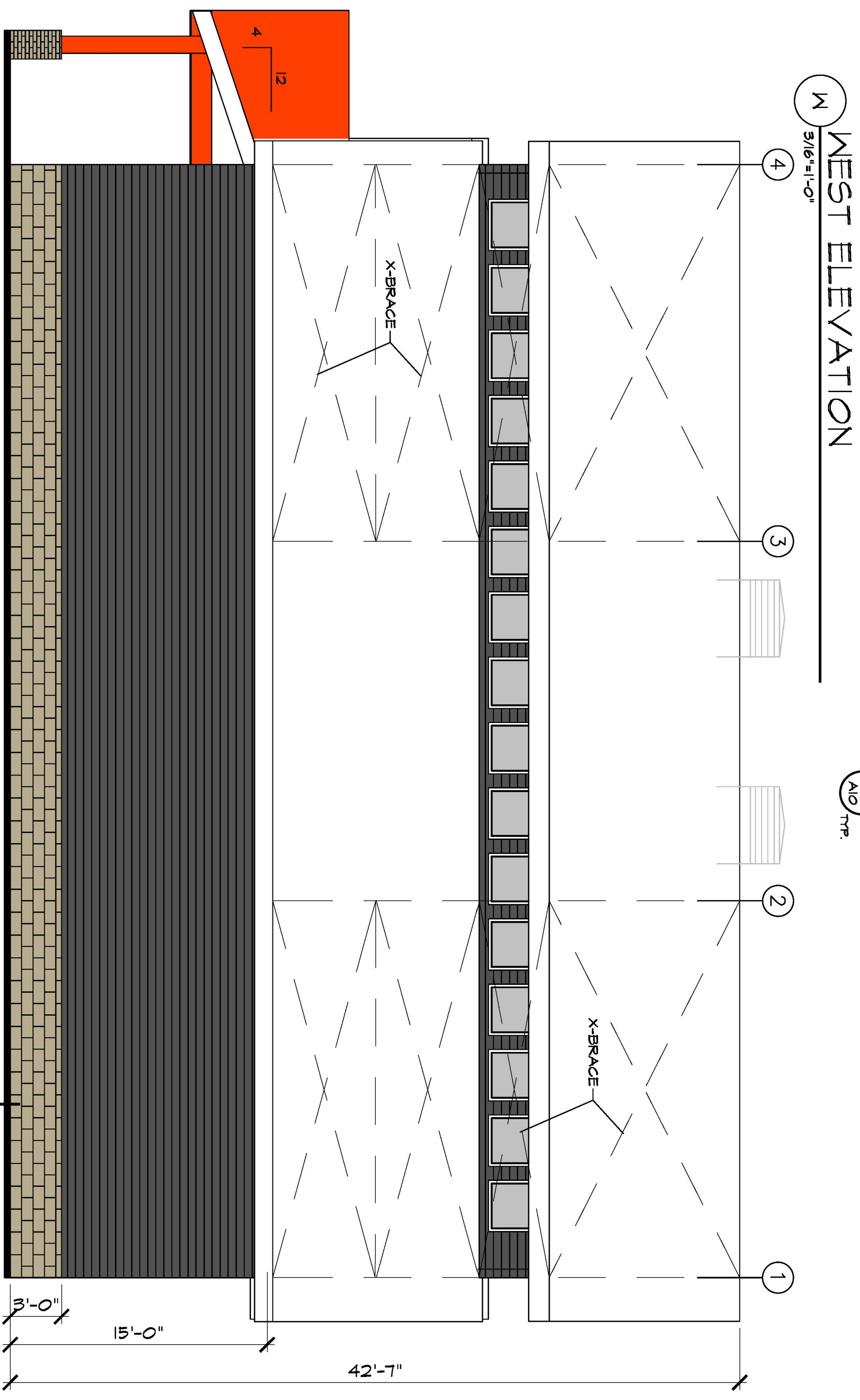
**Hi-Tech Developing Inc**  
Van Dine & Mc Farland  
Lic# 1053857  
3506 W Nielsen Ave, Fresno, CA 93706

JOB NO. : 21-0284	SHEET :
DATE : 12/28/2021	A2



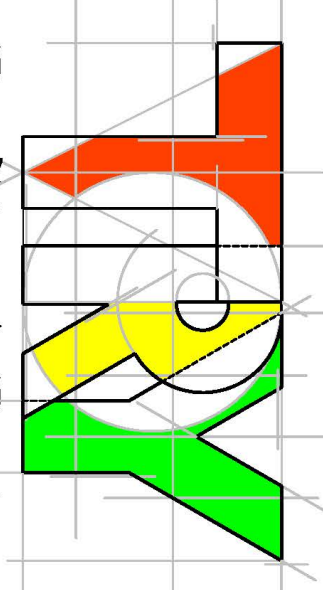
**COLOR LEGEND**

-  WTL ROOF / GABLE TRIMS / EAVES / GUTTERS HIGH GLOSS WHITE OR POLAR WHITE (07) SR=0.15 TE=0.81 SRI=10 ES
  -  MTL WALL PANEL / CORNERS / DOWNSPOUTS CHARCOAL GREY (12) SR=0.24 TE=0.85 SRI=26 ES
  -  DOOR / ROLL-UP DOOR / FRAMED OPENINGS PATRIOT RED OR COLONIAL RED (04) SR=0.32 TE=0.89 SRI=35 ES
  -  FEATHERROCK VENEER / BRICK DESIGN / COLOR LIGHT STONE TYP ● EXT
- SR = SOLAR REFLECTANCE  
TE = THERMAL EMITTANCE  
SRI = SOLAR REFLECTANCE INDEX  
ES = ENERGY STAR



**E EAST ELEVATION**  
3/16"=1'-0"

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Hydrating@skidglobal.net

ELEVATIONS  
3/16"=1'-0"

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

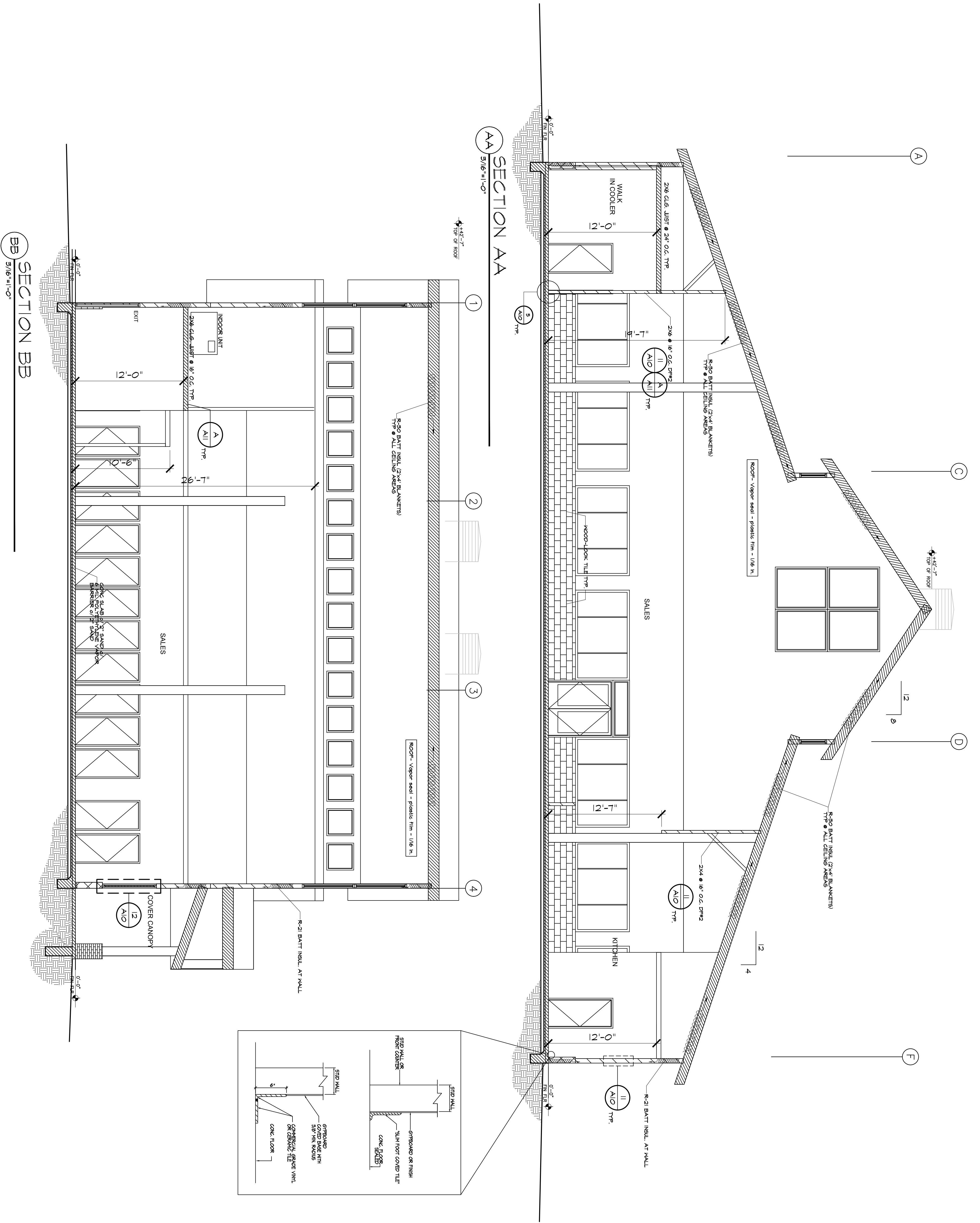
REVISIONS	BY



**Hi-Tech Developing Inc**  
3506 W. Nielsen Ave, Fresno, CA 93706  
Lic#100887  
Vic. Dana & W. Hill

JOB NO : 21-0264  
DATE : 02/20/2021  
SHEET : **A3**





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 Phone: 646-8655 Fax: 344-5161  
 hydrating@skcglobal.net

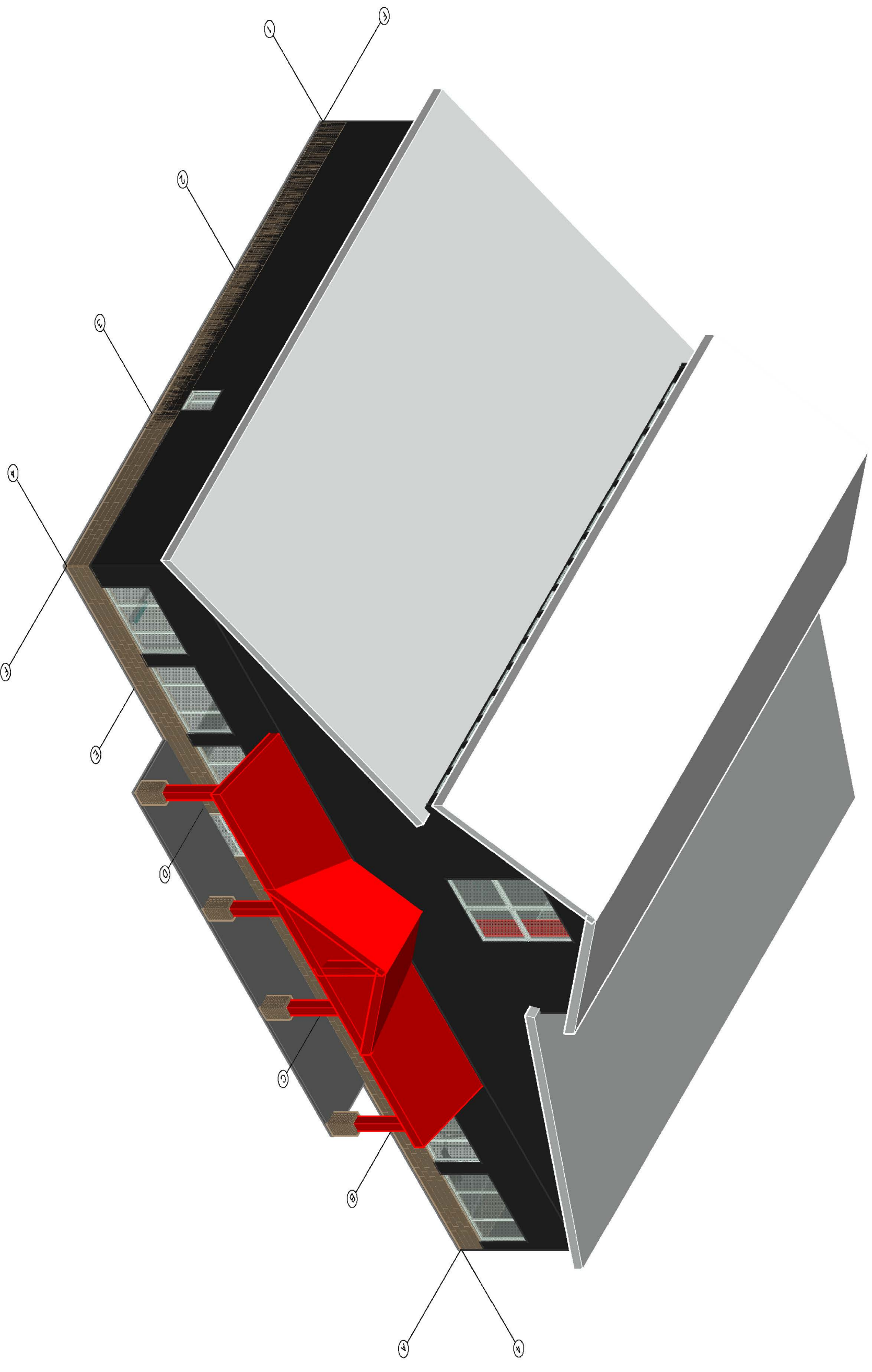
SECTIONS  
 3/16"=1'-0"

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

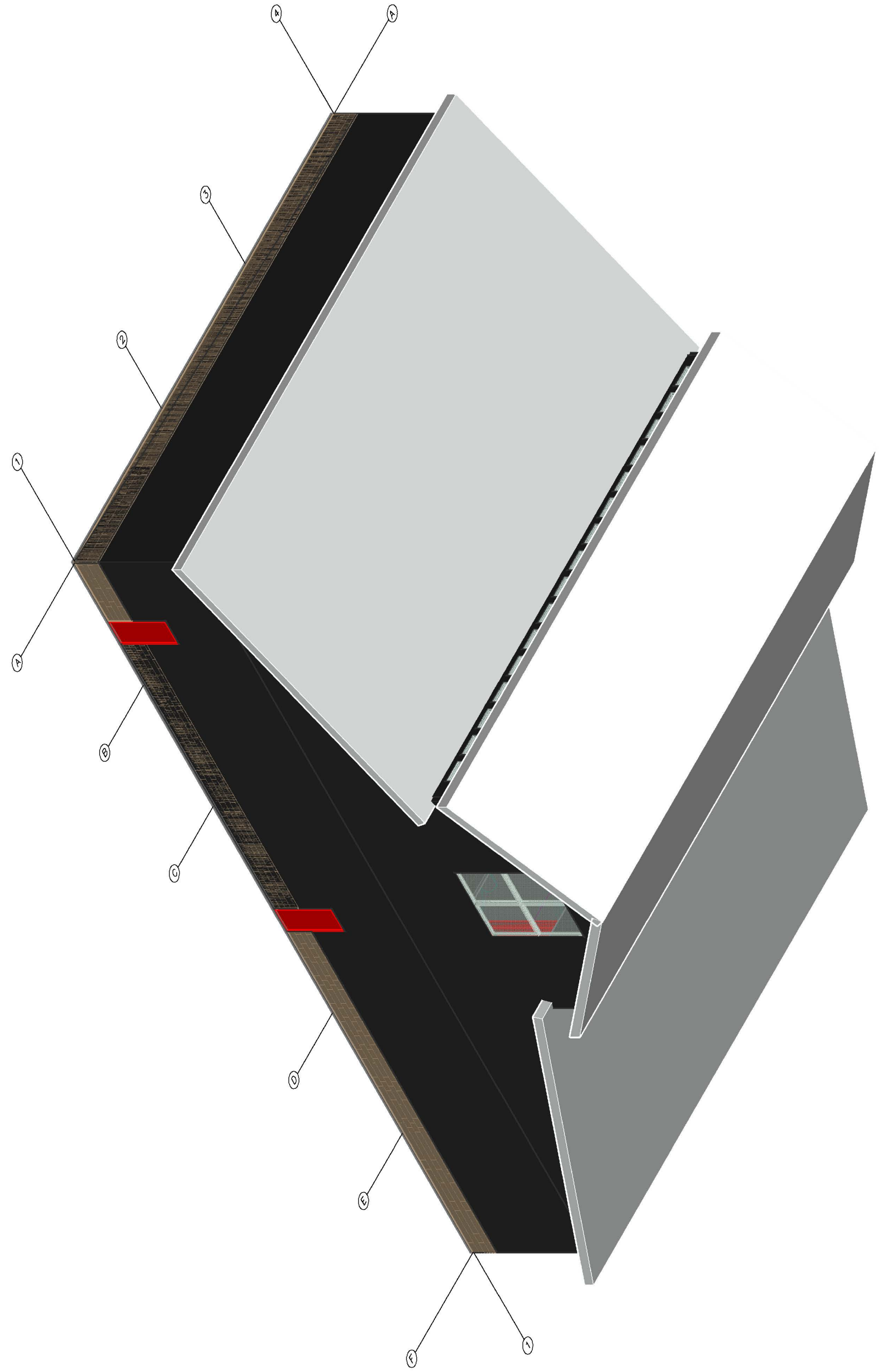
REVISIONS	BY

**Hi-Tech Developing Inc**  
 3505 W. Nielsen Ave, Fresno, CA 93705  
 License # 1000887

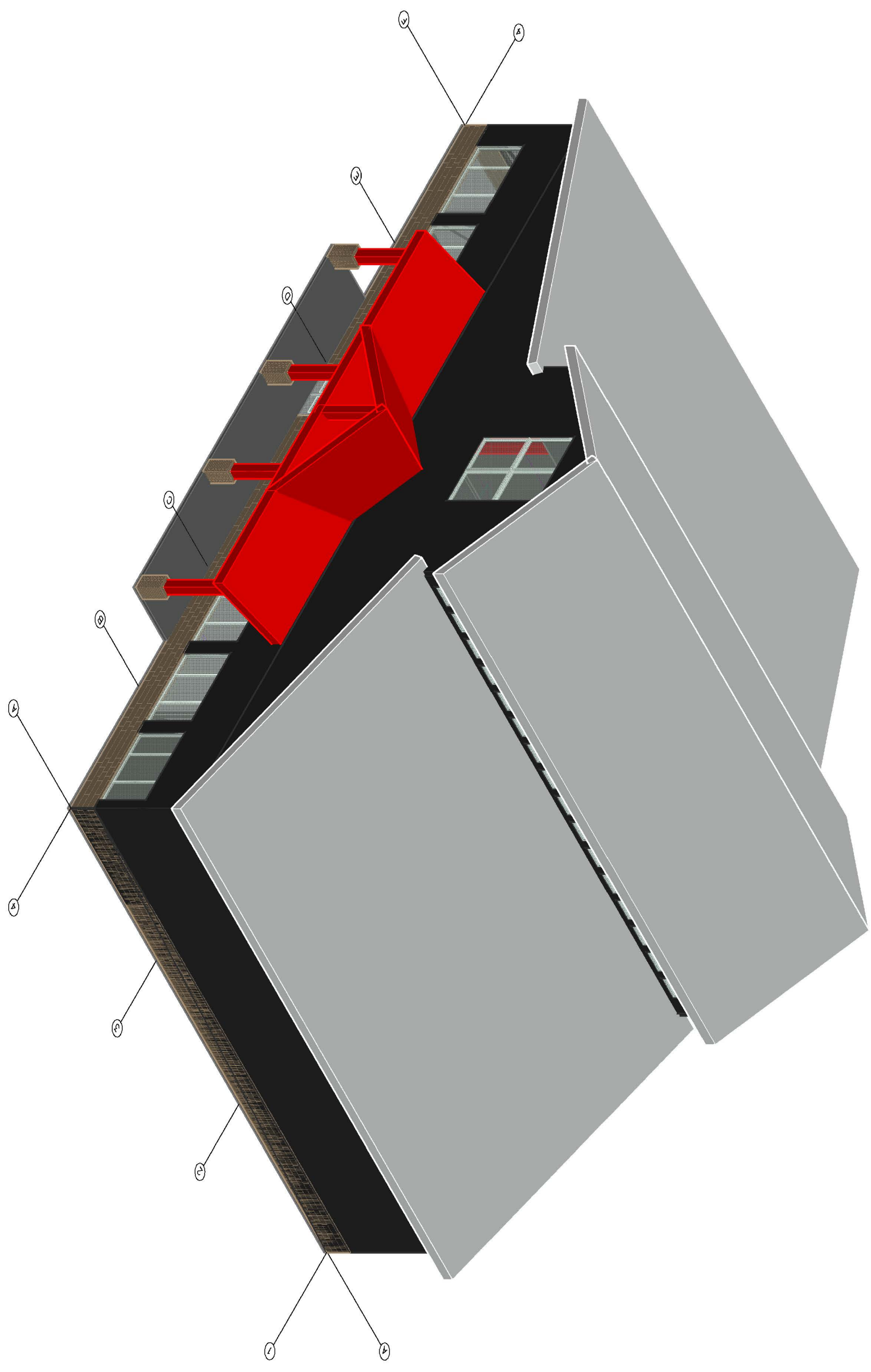
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 DATE: 12/28/2021  
 SHEET: **A4**



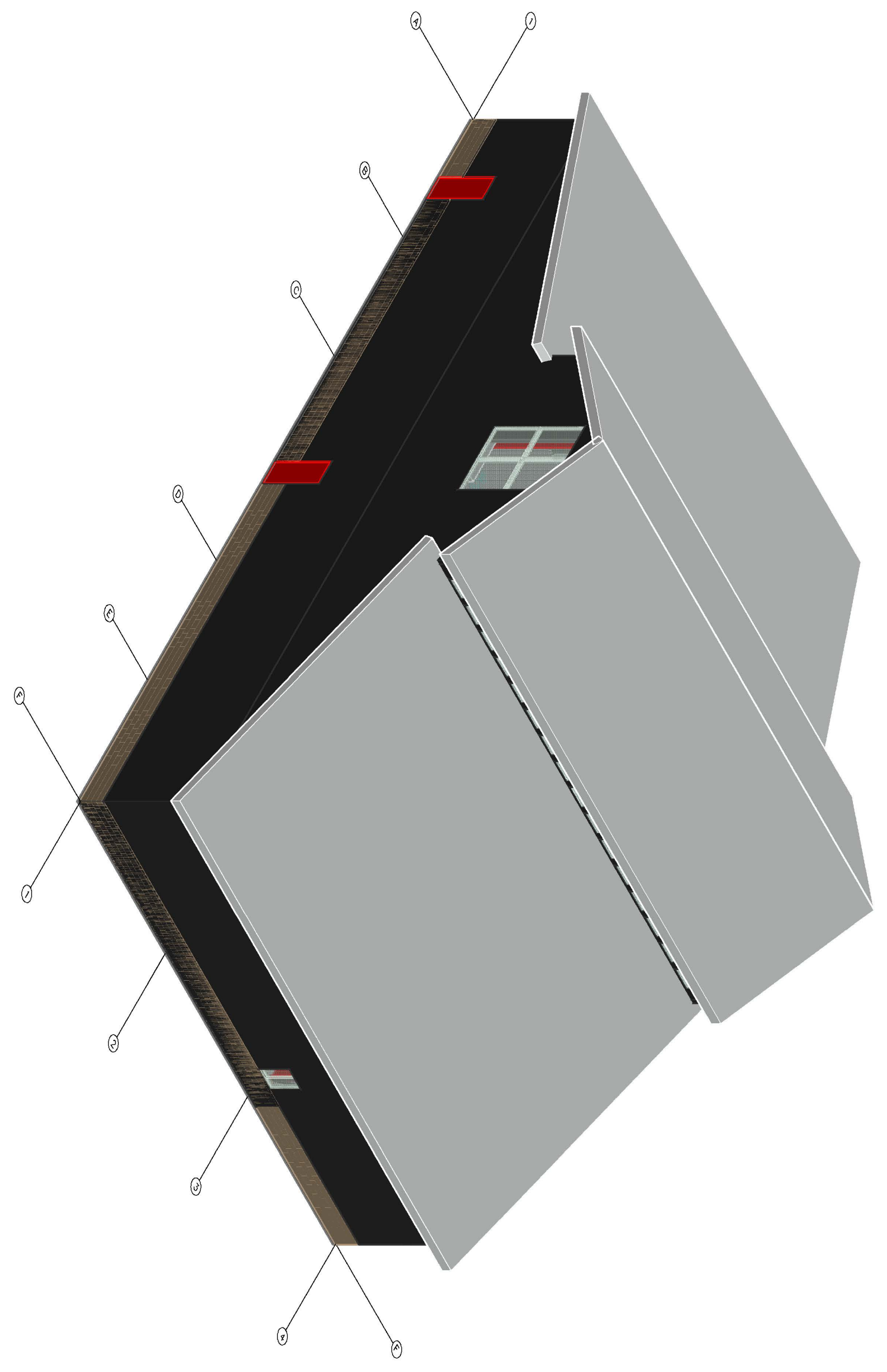
NE ISOMETRIC



SW ISOMETRIC



NW ISOMETRIC



SE ISOMETRIC

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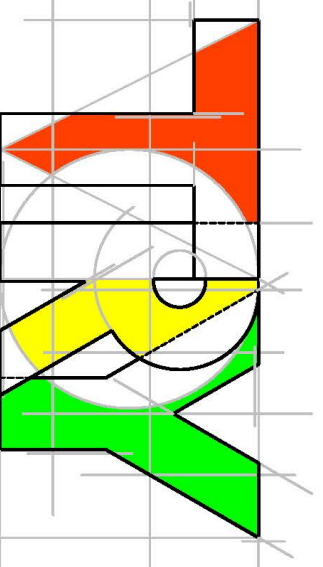
JOB NO.: 21-0264  
 DATE: 02/28/2021  
 SHEET:  
**A5**

  
**Hi-Tech Developing Inc.**  
 The Drafting & Design Firm  
 3306 W. Nielsen Ave., Fresno, CA 93706  
 License No. 10000887

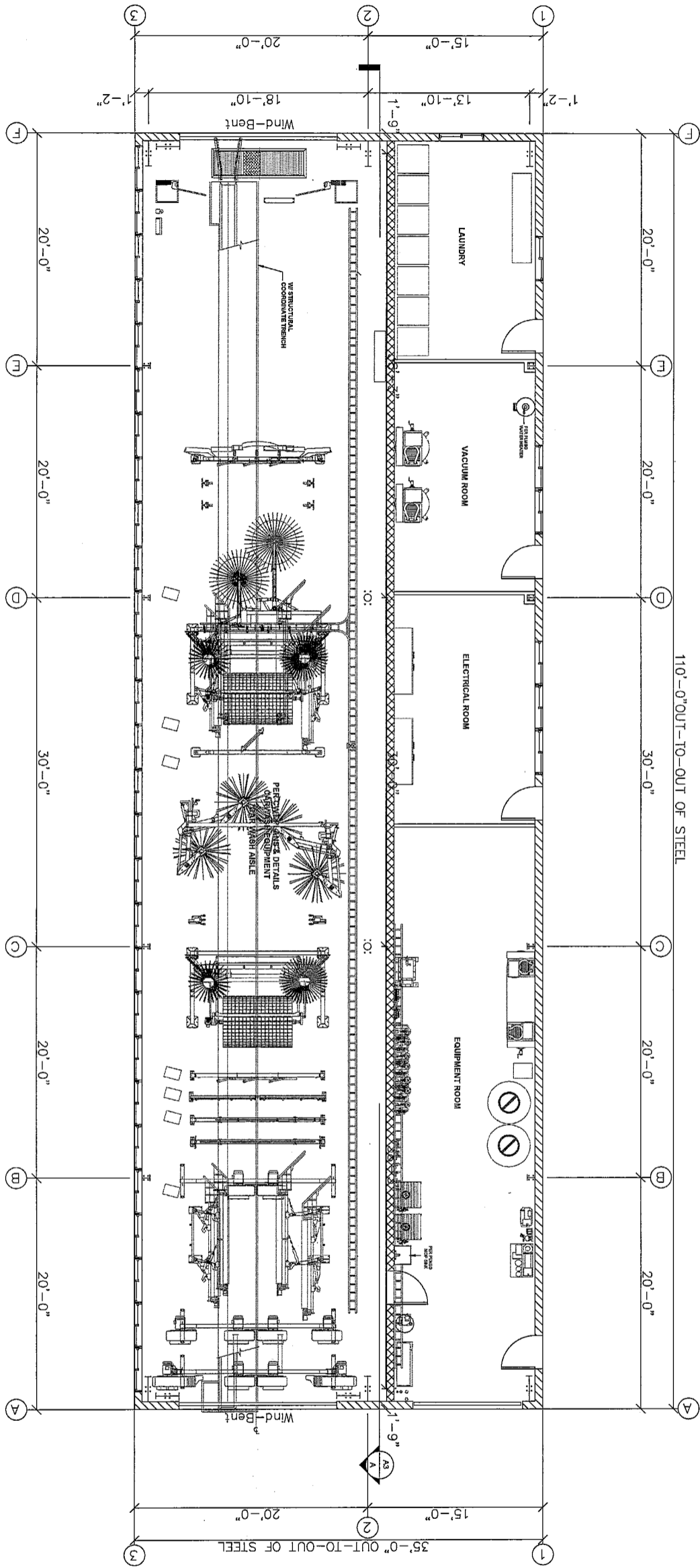
REVISIONS	BY

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

ISOMETRIC ELEVATIONS

  
 Drafting & Design  
**RAMON SANCHEZ**  
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 Phone: 546-8655 Fax: 544-5161  
 rhdrafting@icloud.com

PROPOSED FLOOR PLAN  
 1/4" = 1'-0"



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 Drafting & Design  
 224 Horton Ave Sanger, California 93657  
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 ryan@ramonsanchez.com

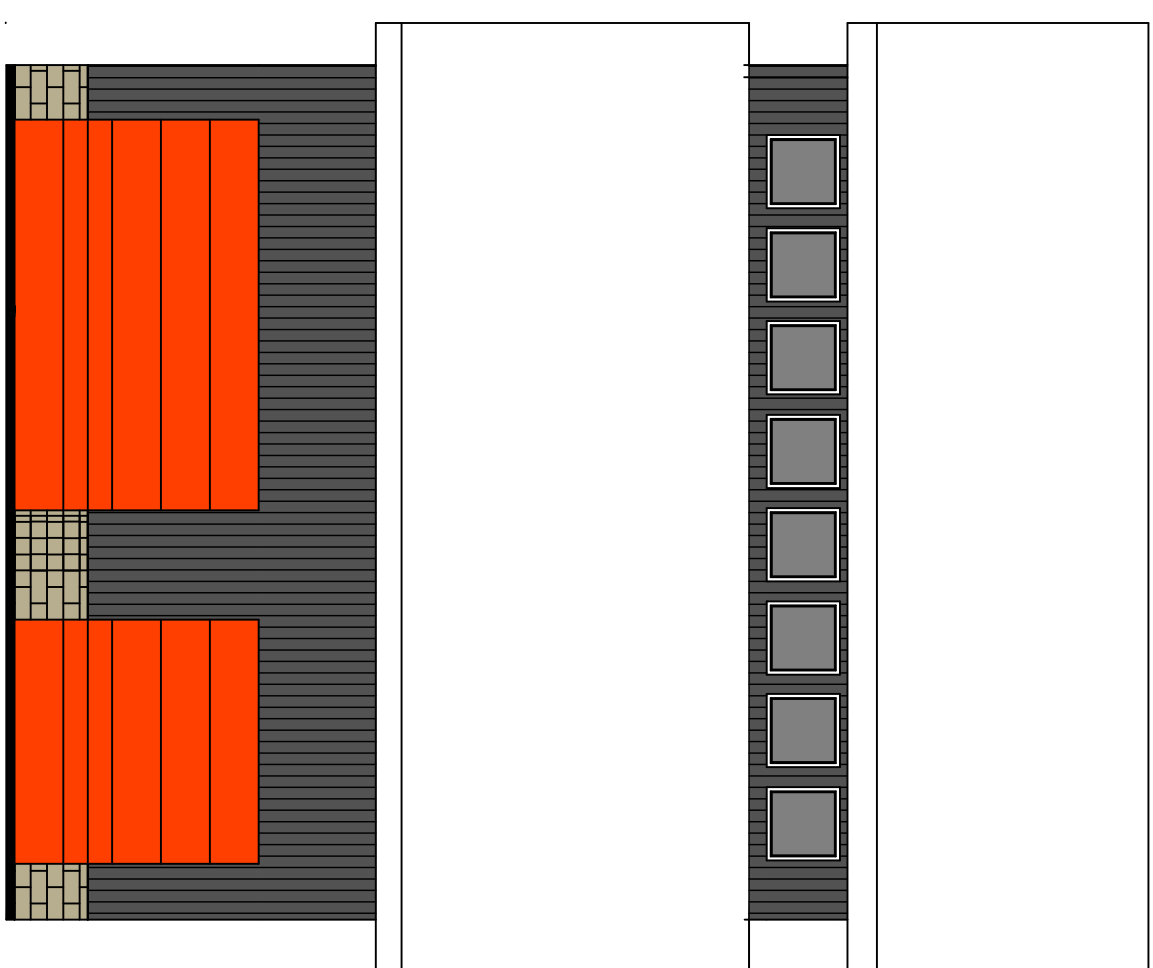
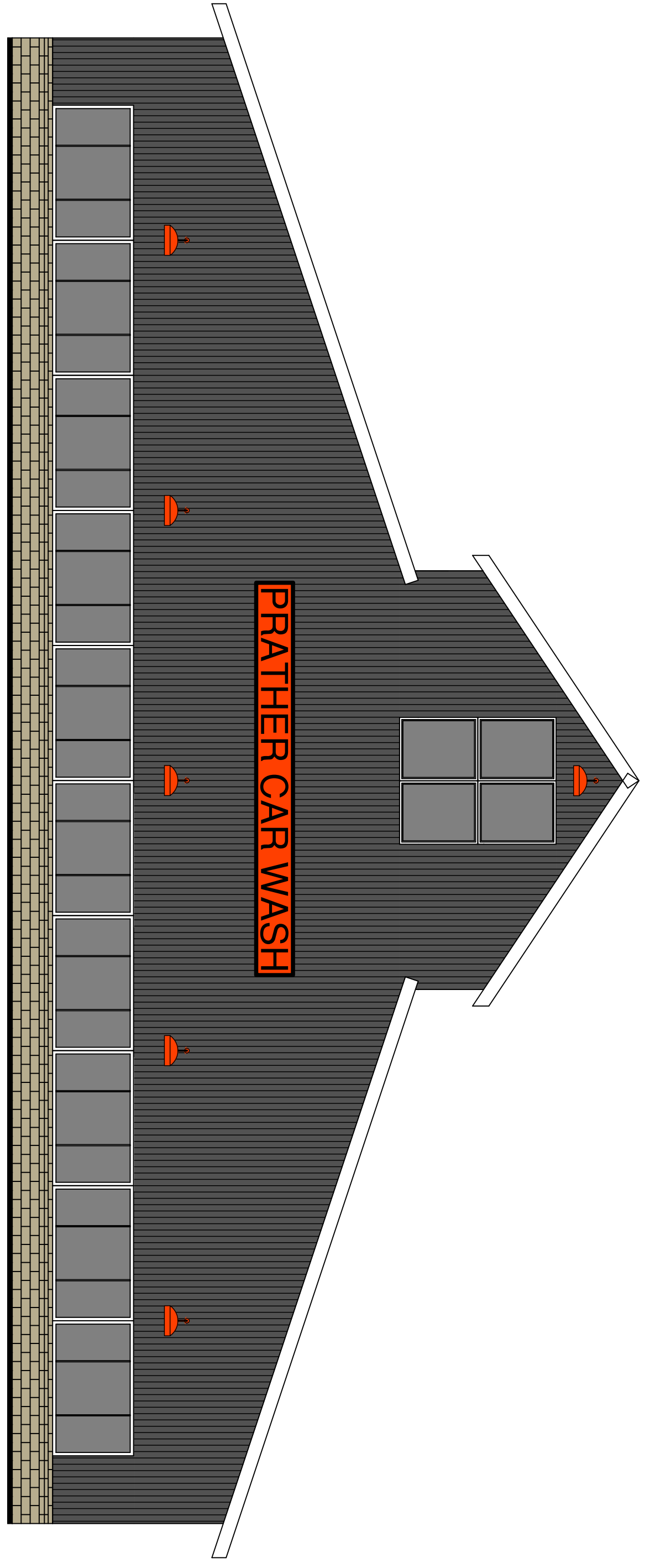
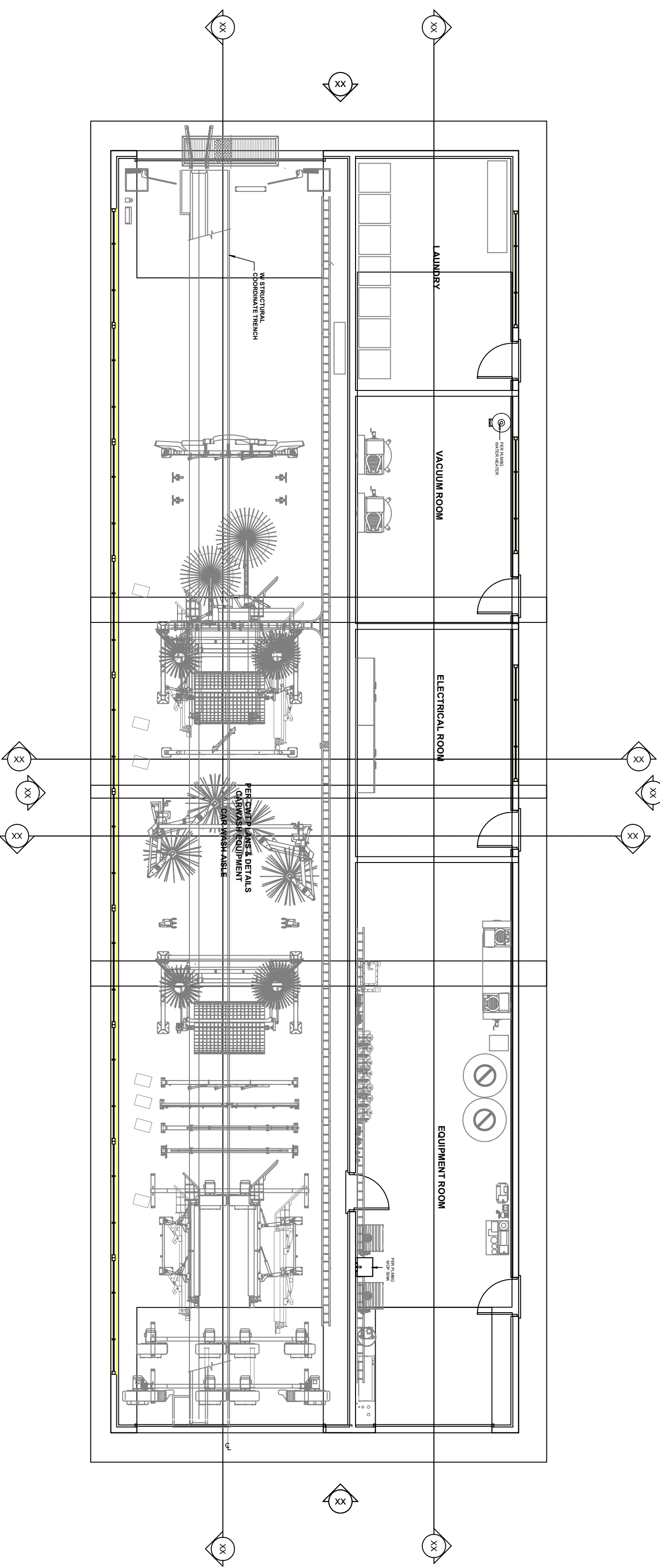
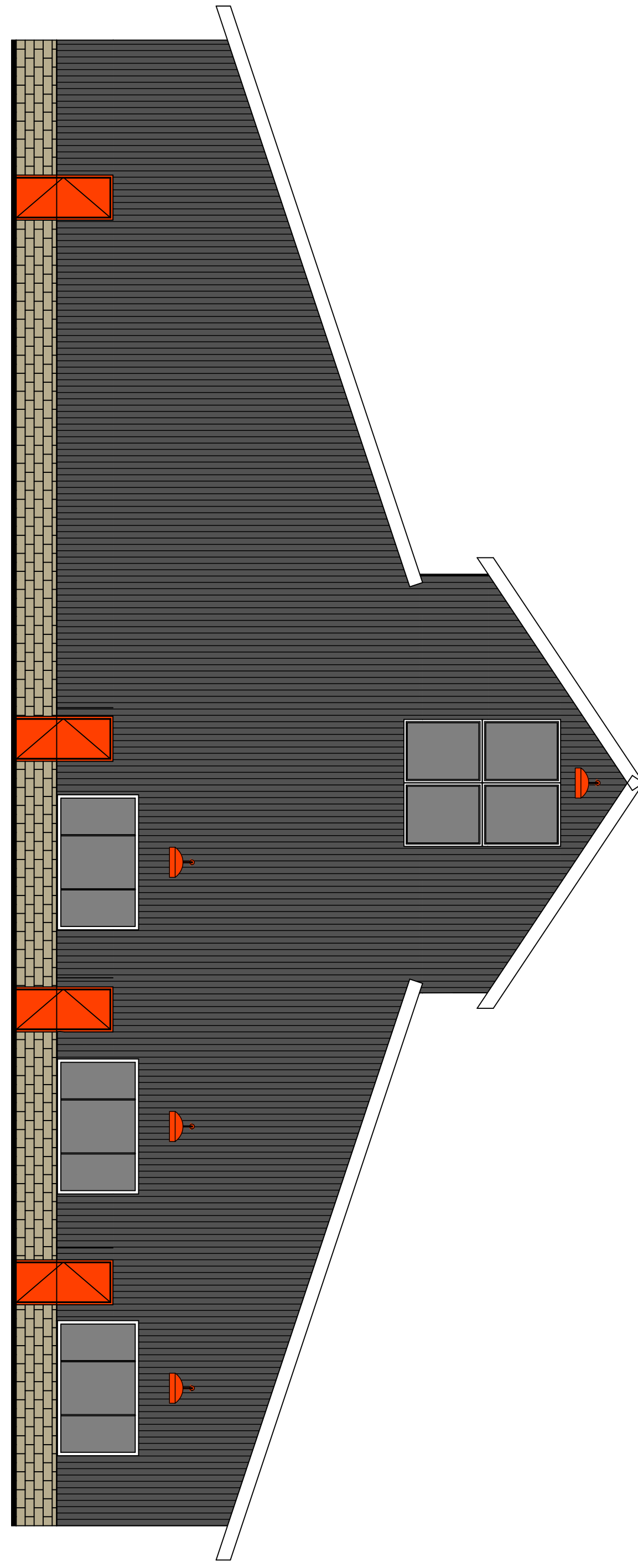
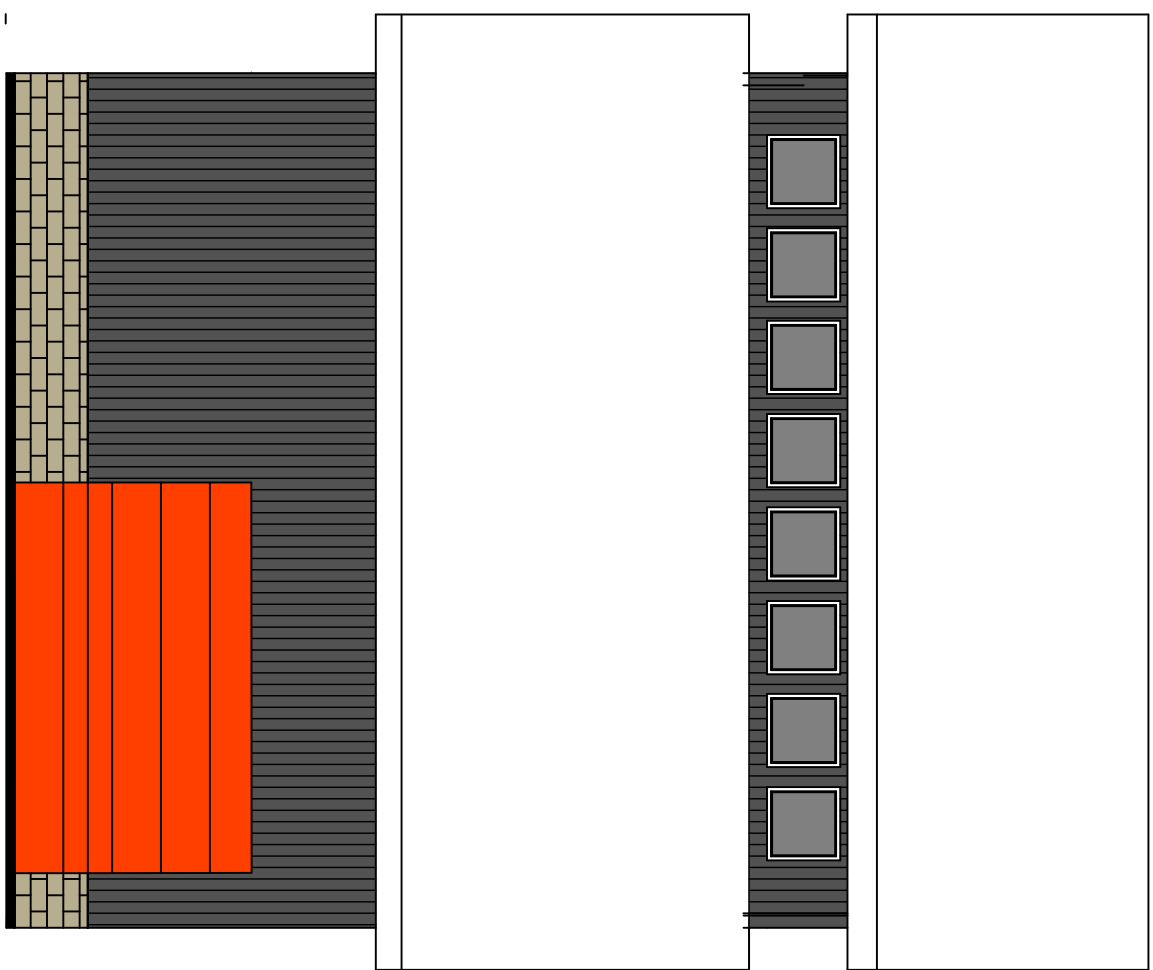
FLOOR PLAN  
 1/4" = 1'-0"

NEW CAR WASH FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

REVISIONS	BY

Developer:  
**Hi-Tech Developing Inc.**  
 3505 W. Hudson Ave. Fresno, CA 93706

LAB NO.: 80441  
 DATE: 11/02/21  
 SHEET:  
**A2**



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JOB NO.: 6047  
 DATE: 11/02/21  
 SHEET:  
**A2**

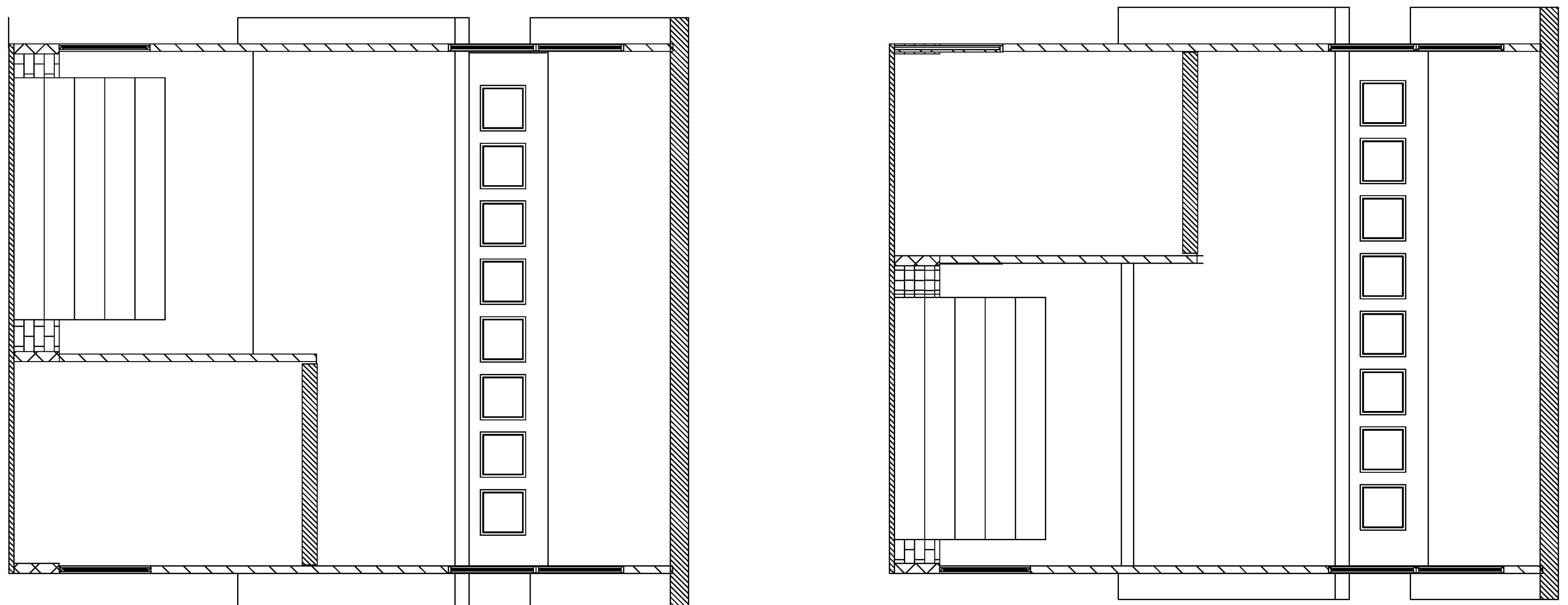
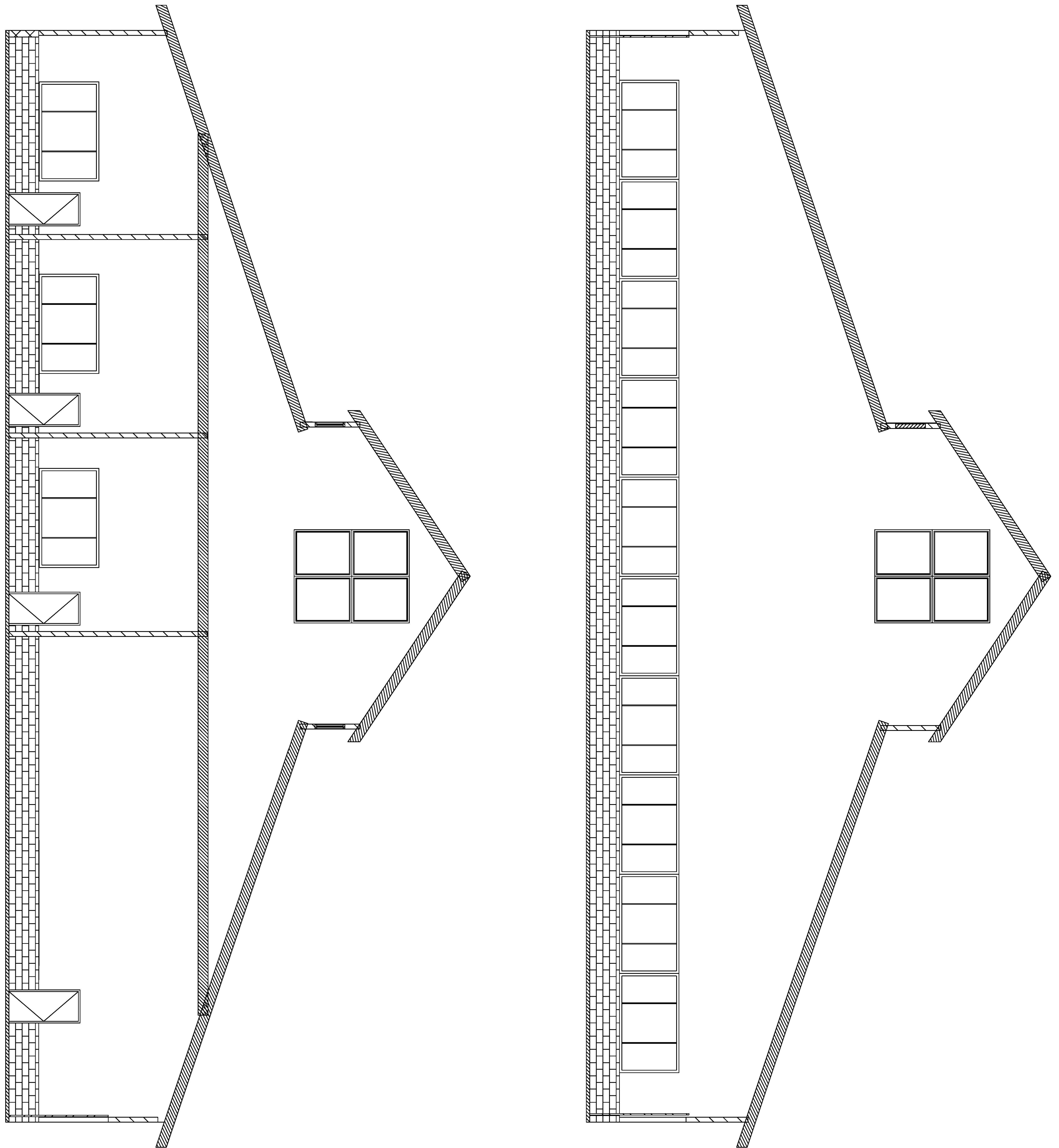
Developer:  
**Hi-Tech Developing Inc.**  
 5305 W. Hudson Ave. Fresno, CA 93708

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NEW CAR WASH FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

FLOOR PLAN  
 1/4"=1'-0"

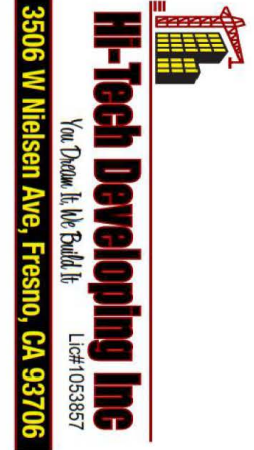
Drafting & Design  
**RAMON SANCHEZ**  
 224 Norton Ave Sanger, California 95657  
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JOB NO.: 80471  
DATE: 11/02/2021  
SHEET:  
**A3**

Developer:



3308 W HUBBARD AVE, FRESNO, CA 93708

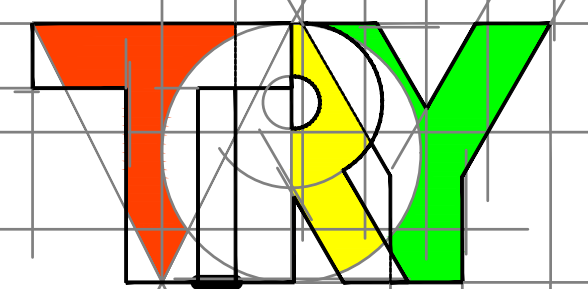
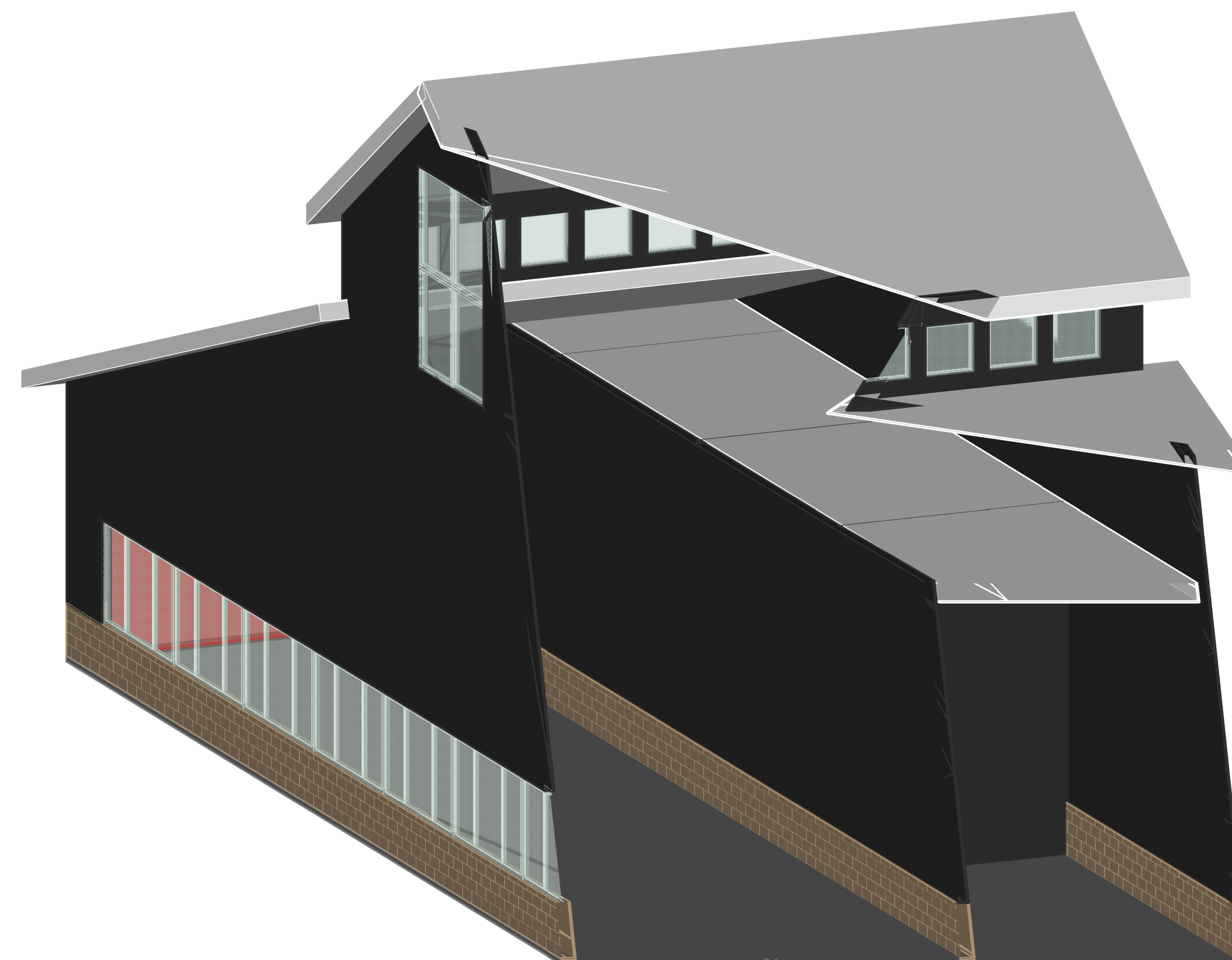
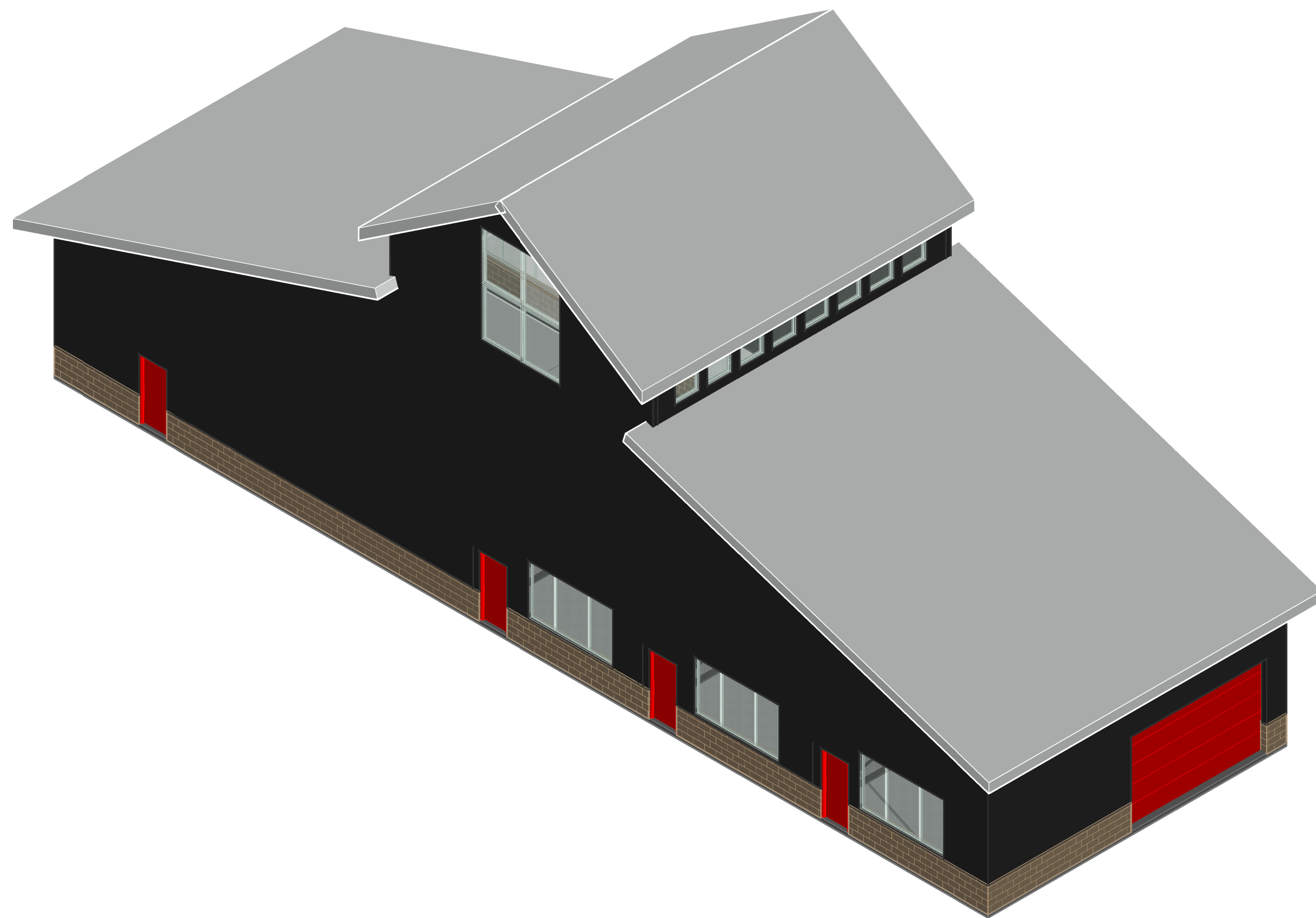
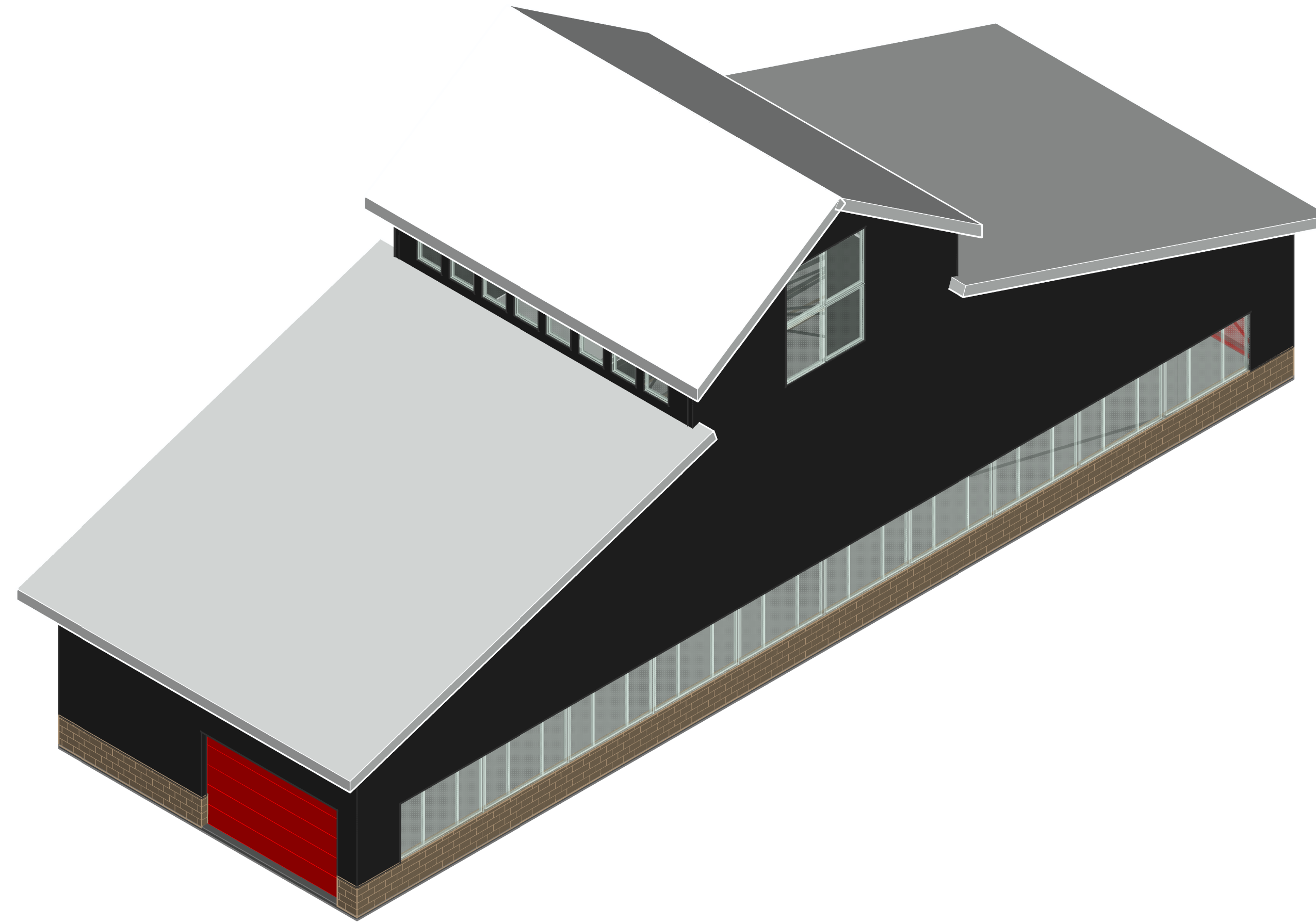
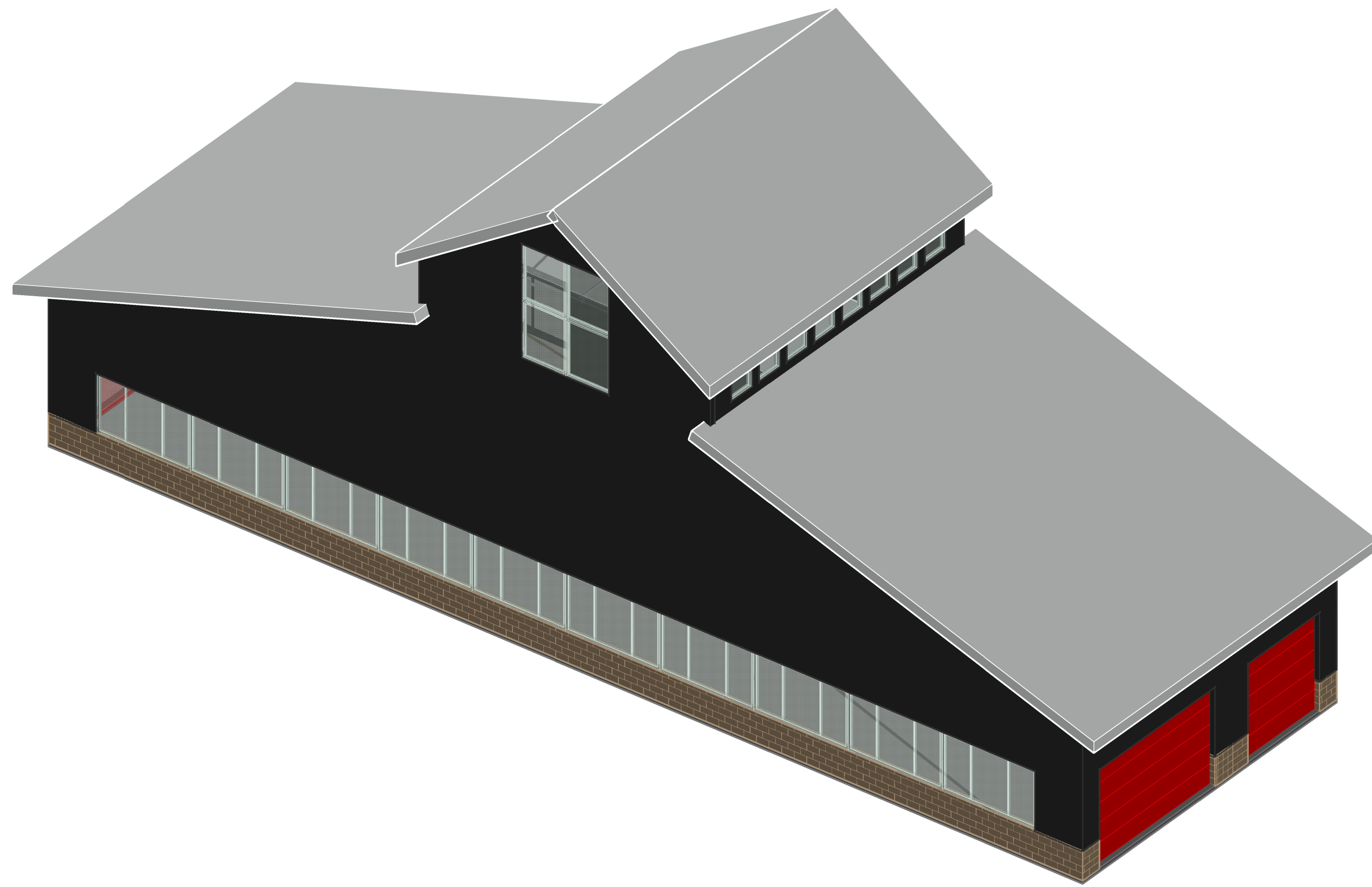
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NEW CAR WASH FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

SECTIONS  
 1/4" = 1'-0"



Drafting & Design  
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 r.sanchez@ramonsanchez.com



Drafting & Design

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 224 Morton Ave Sanger, California 93657  
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 trydrafting@bcglobal.net

3D ELEV.  
 1/4"=1'-0"

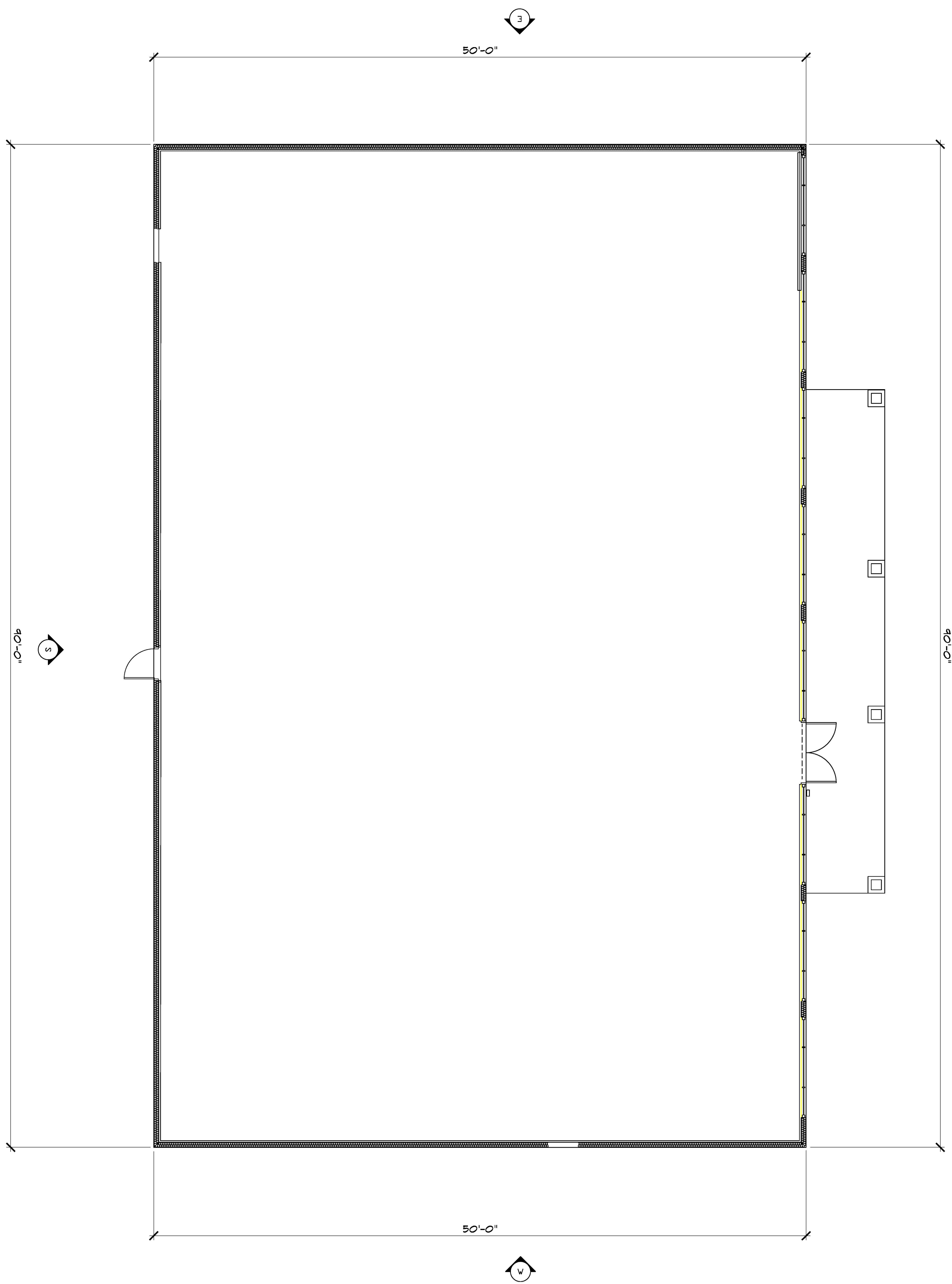
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**NEW CAR WASH FOR:**  
**HI-TECH DEVELOPING INC.**  
**AUBERRY RD**  
**PRATHER, CA 93651**  
**COUNTY OF FRESNO**      **CALIFORNIA**

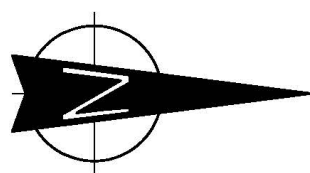
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Developer:  
  
**HI-Tech Developing Inc**  
License # 93587  
 3506 W. Nielsen Ave, Fresno, CA 93706

JOB NO. : 809T  
 DATE : 11/02/2021  
 SHEET :  
**A4**



FLOOR PLAN



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JOB NO.: 21-0266  
DATE: 02/04/2021

SHEET:  
**A**

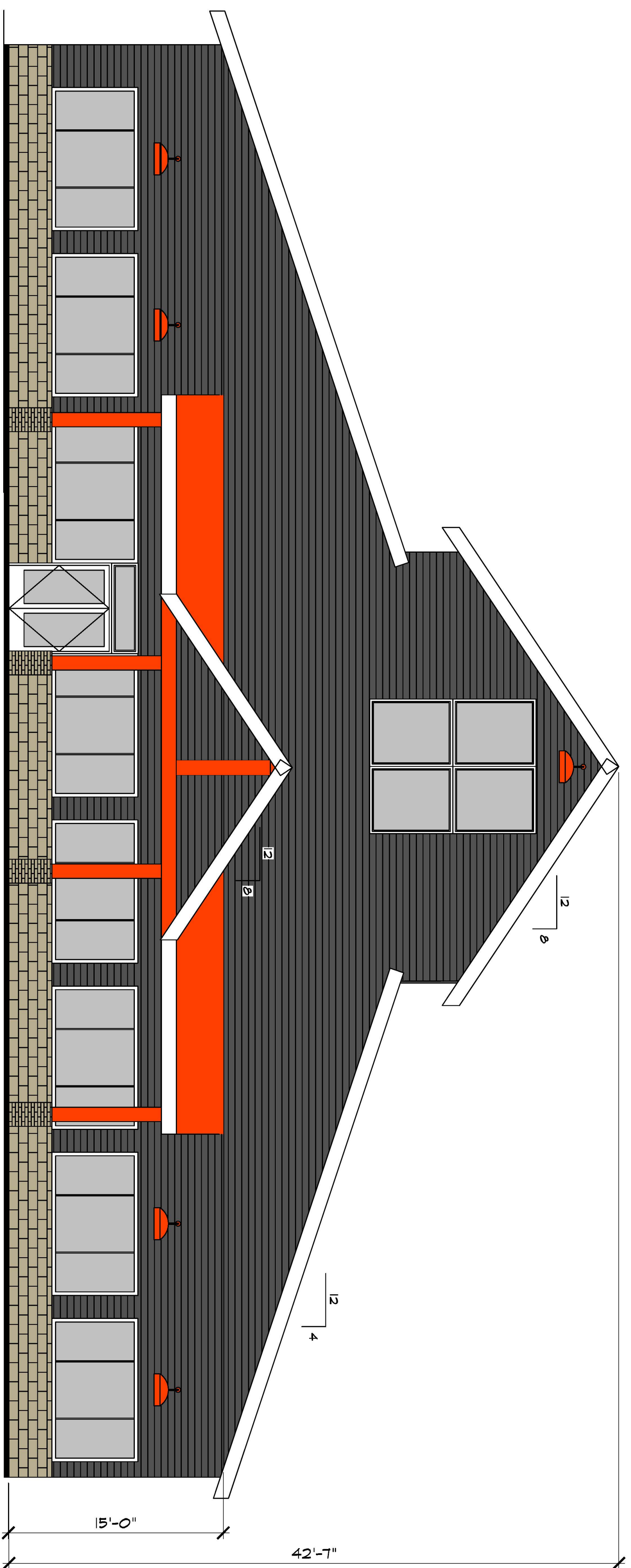
**Hi-Tech Developing Inc**  
1000 Olive Hill Blvd #111  
3505 W. Hudson Ave, Fresno, CA 93716  
Lic#163837

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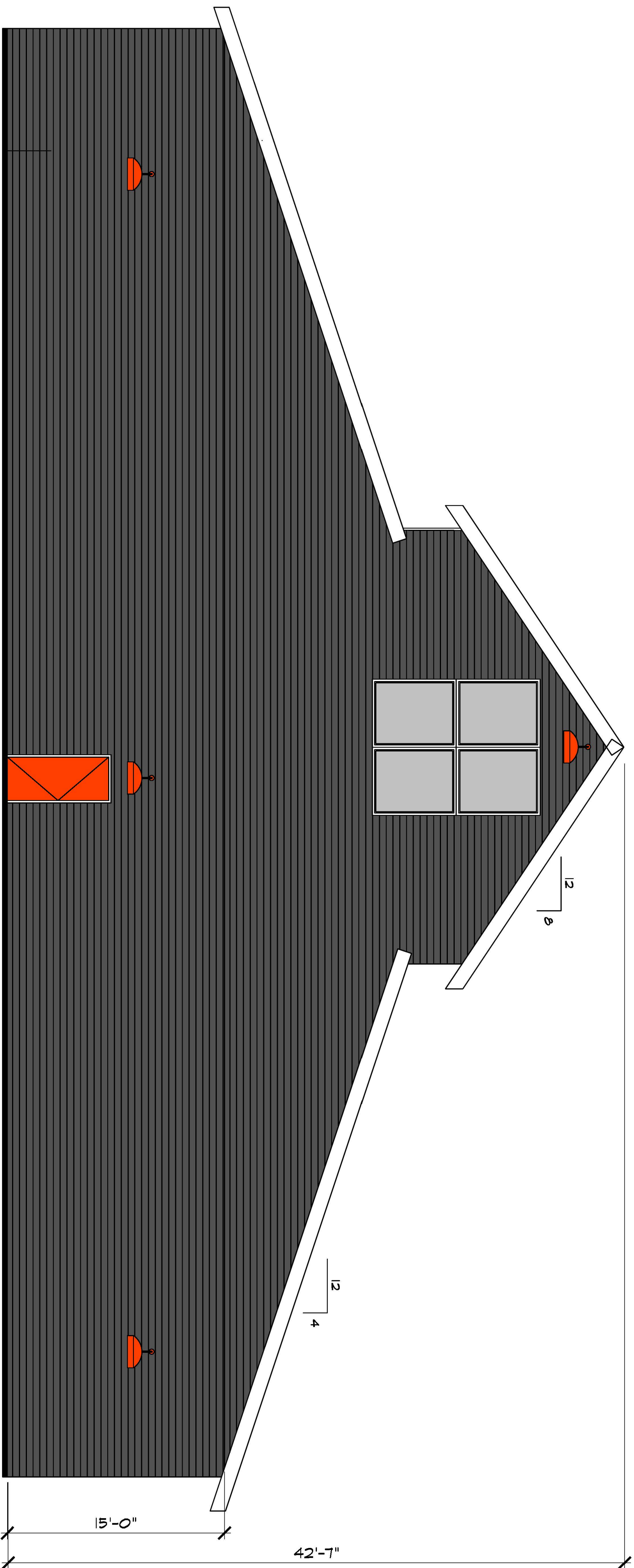
PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

FLOOR PLAN  
 3/16"=1'-0"

**RAMON SANCHEZ**  
 Drafting & Design  
 224 Norton Ave Sanger, California 93657  
 Phone: 546-8655 Fax: 544-5161  
 rhydra@cskco.com

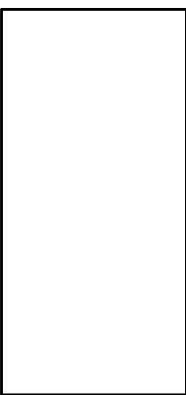
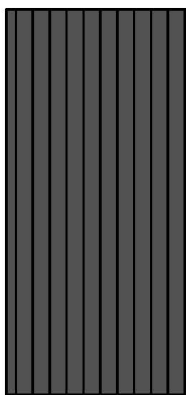

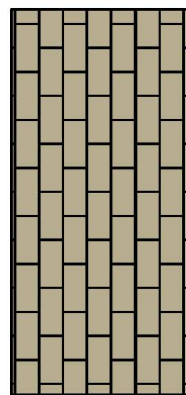






N  
3/16"=1'-0"  
NORTH ELEVATION

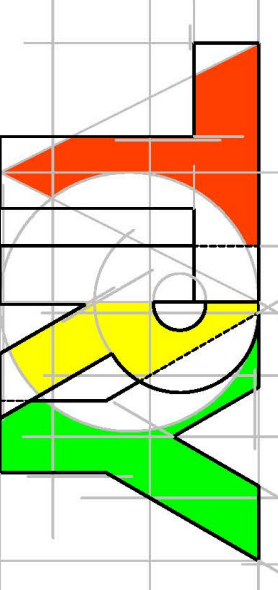


S  
3/16"=1'-0"  
SOUTH ELEVATION

COLOR LEGEND

-  MTL. ROOF / GABLE TRIMS / EAVES / GUTTERS  
HIGH GLOSS WHITE OR POLAR WHITE (07)  
SR=0.75 TE=0.87 SRI=78 ES
-  MTL. WALL PANEL / CORNERS / DOWNPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.85 SRI=28 ES
-  DOOR / ROLL-UP DOOR / FRAMED OPENINGS  
PATRIOT RED OR COLONIAL RED (04)  
SR=0.52 TE=0.89 SRI=55 ES
-  FEATHERROCK VENEER / BRICK DESIGN /  
COLOR LIGHT STONE TYP ● EXT
-  SR = SOLAR REFLECTANCE
-  TE = THERMAL EMITTANCE
-  SRI = SOLAR REFLECTANCE INDEX
-  ES = ENERGY STAR

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Phone: 546-8655 Fax: 544-5161  
hydrahdg@kbcglobal.net

ELEVATIONS  
3/16"=1'-0"

PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

Δ	REVISIONS	BY

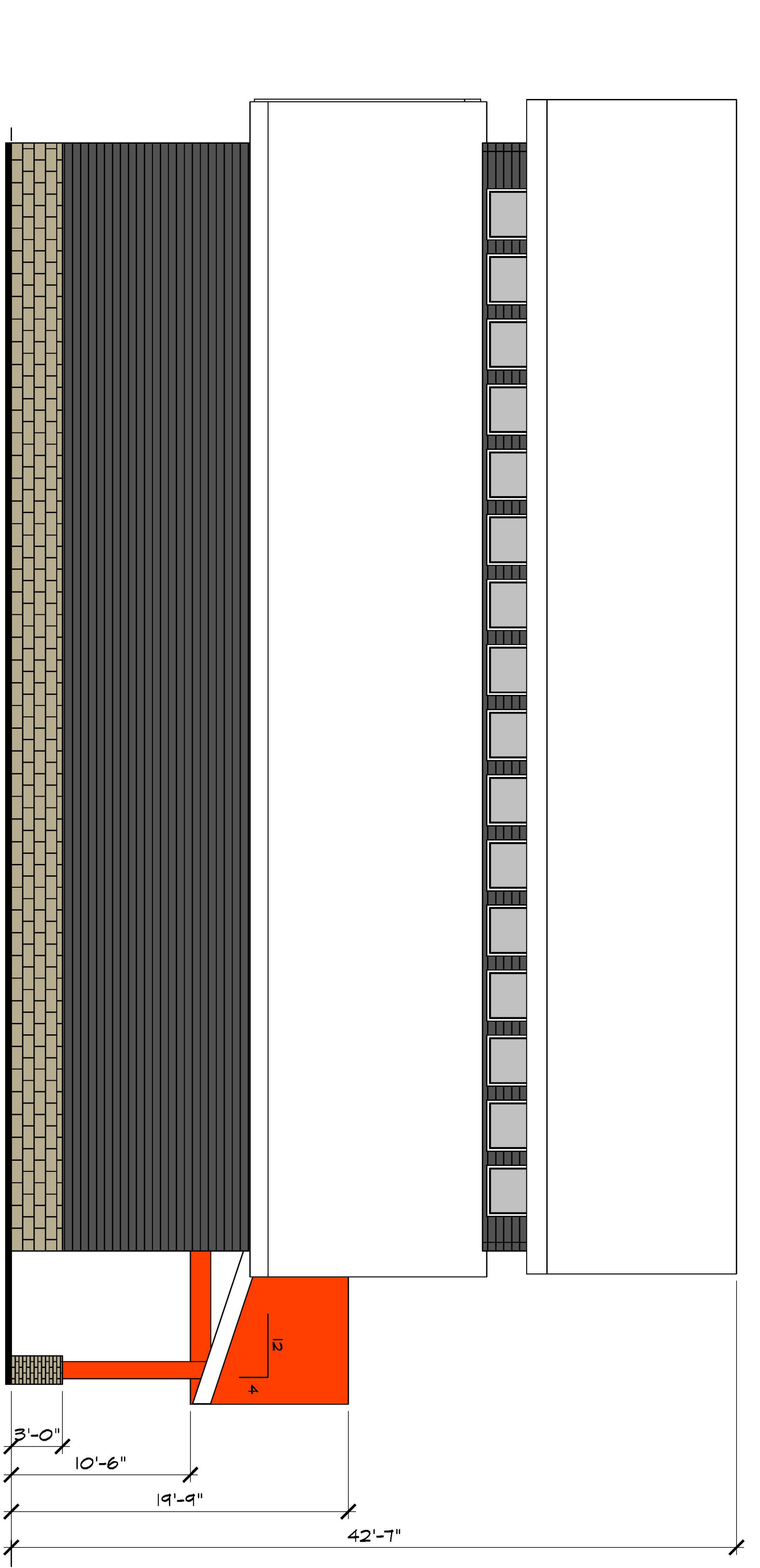


**Hi-Tech Developing Inc**  
100 DOWIE, 11th FLOOR  
3505 W. HILSON AVE. FRESNO, CA 93716  
Lic#103887

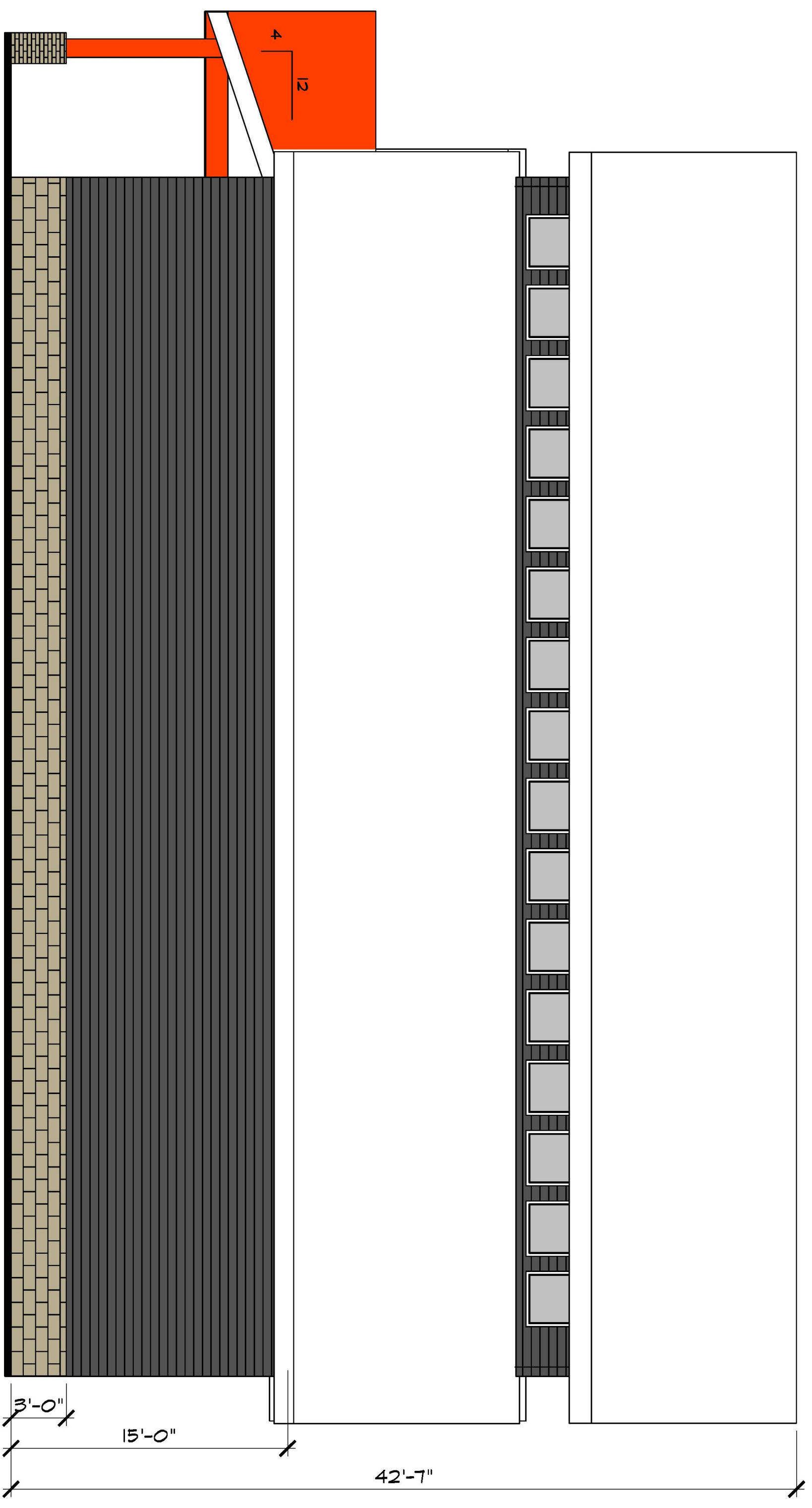
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DATE: 02/04/2021

SHEET:  
**A2**




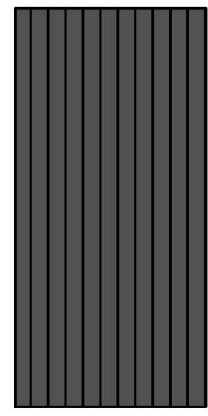
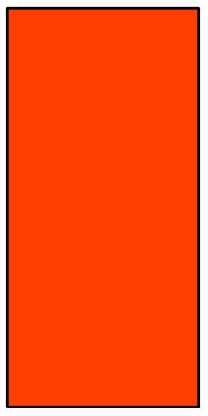
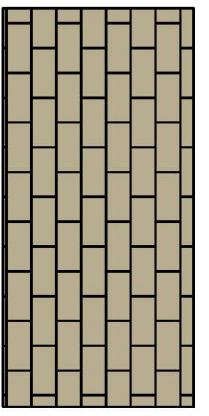


WEST ELEVATION  
3/16"=1'-0"

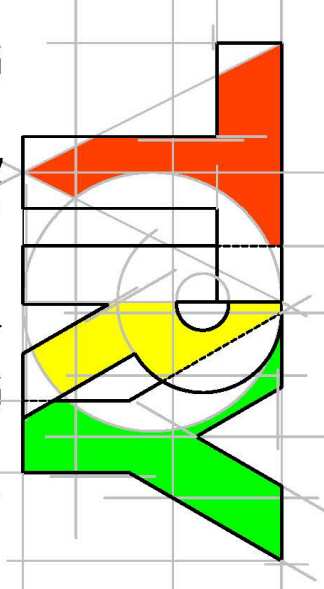


EAST ELEVATION  
3/16"=1'-0"

COLOR LEGEND

-  MTL. WALL PANEL / CORNERS / DOWNSPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.85 SRI=28 ES
-  FEATHERROCK VENEER / BRICK DESIGN /  
COLOR LIGHT STONE TYP ● EXT
-  DOOR / ROLL-UP DOOR / FRAMED OPENINGS  
PATRIOT RED OR COLONIAL RED (04)  
SR=0.32 TE=0.89 SRI=35 ES
-  SR = SOLAR REFLECTANCE  
TE = THERMAL EMITTANCE  
SRI = SOLAR REFLECTANCE INDEX  
ES = ENERGY STAR

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**RAMON SANCHEZ**  
Drafting & Design  
224 Norton Ave Sanger, California 93657  
Phone: 546-8655 Fax: 544-5161  
Hydrating@skidobol.com

ELEVATIONS  
3/16"=1'-0"

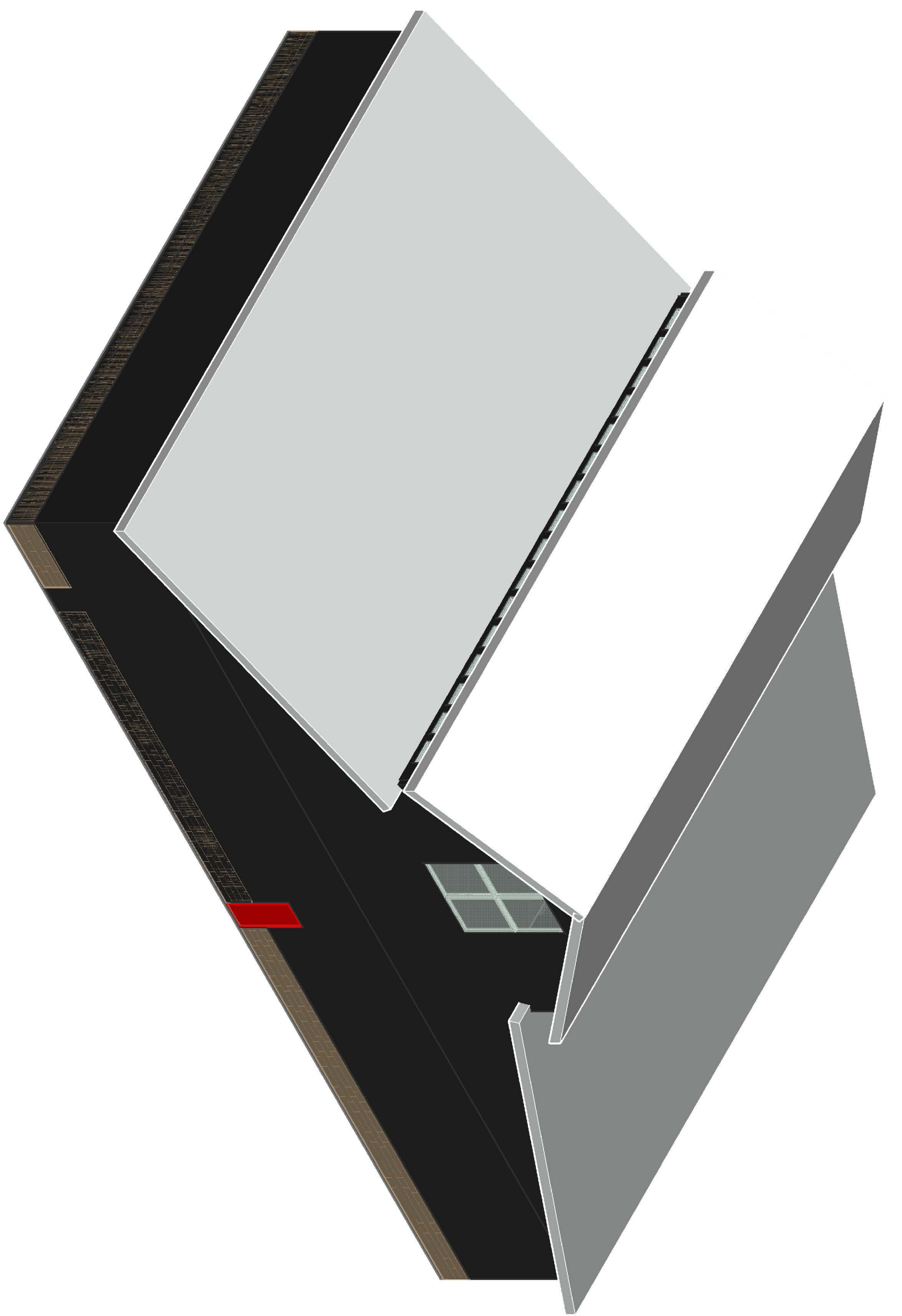
PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

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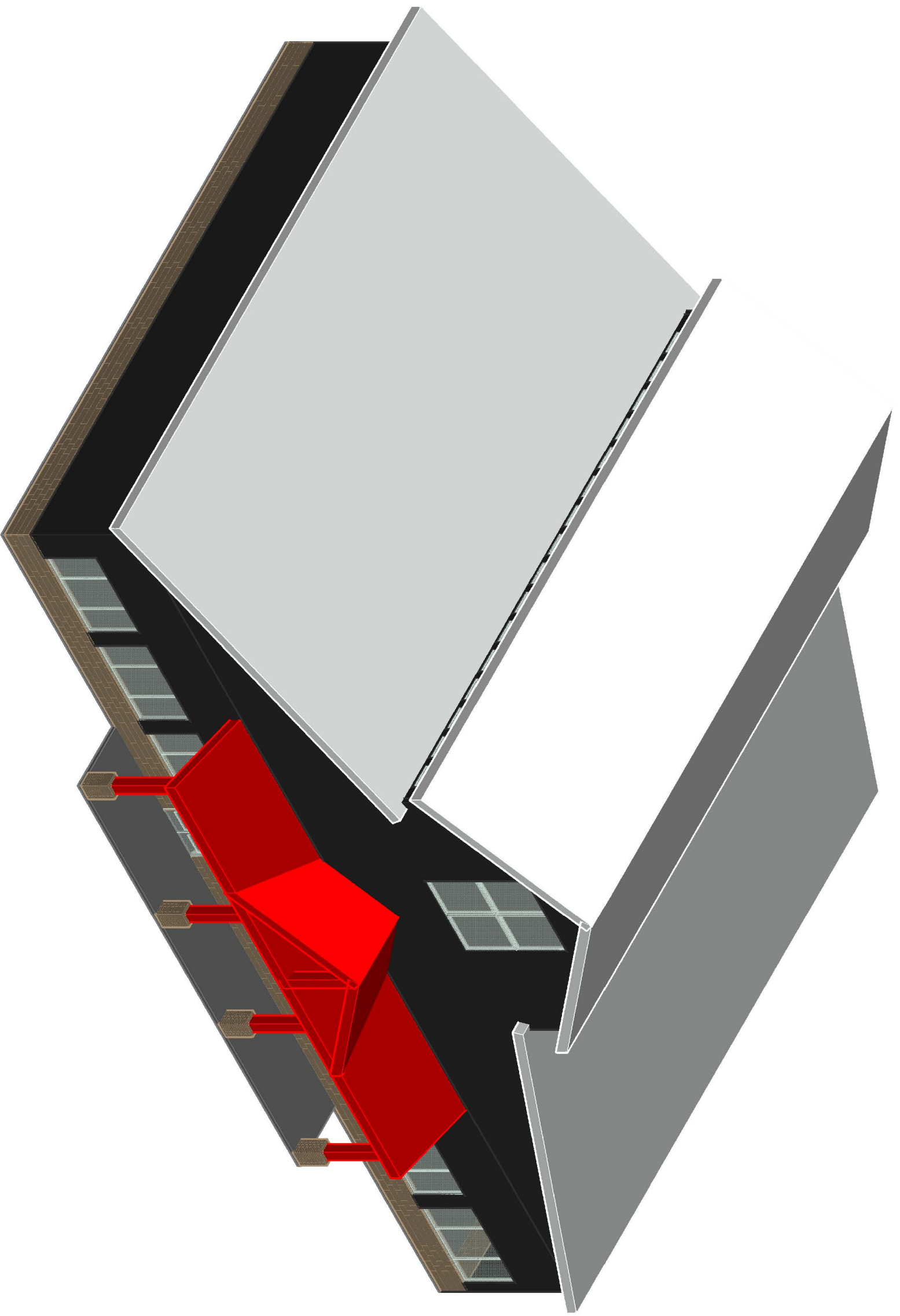


**Hi-Tech Developing Inc**  
10000 11th Street, Suite 100  
3505 W. Hansen Ave, Fresno, CA 93716  
Lic#103887

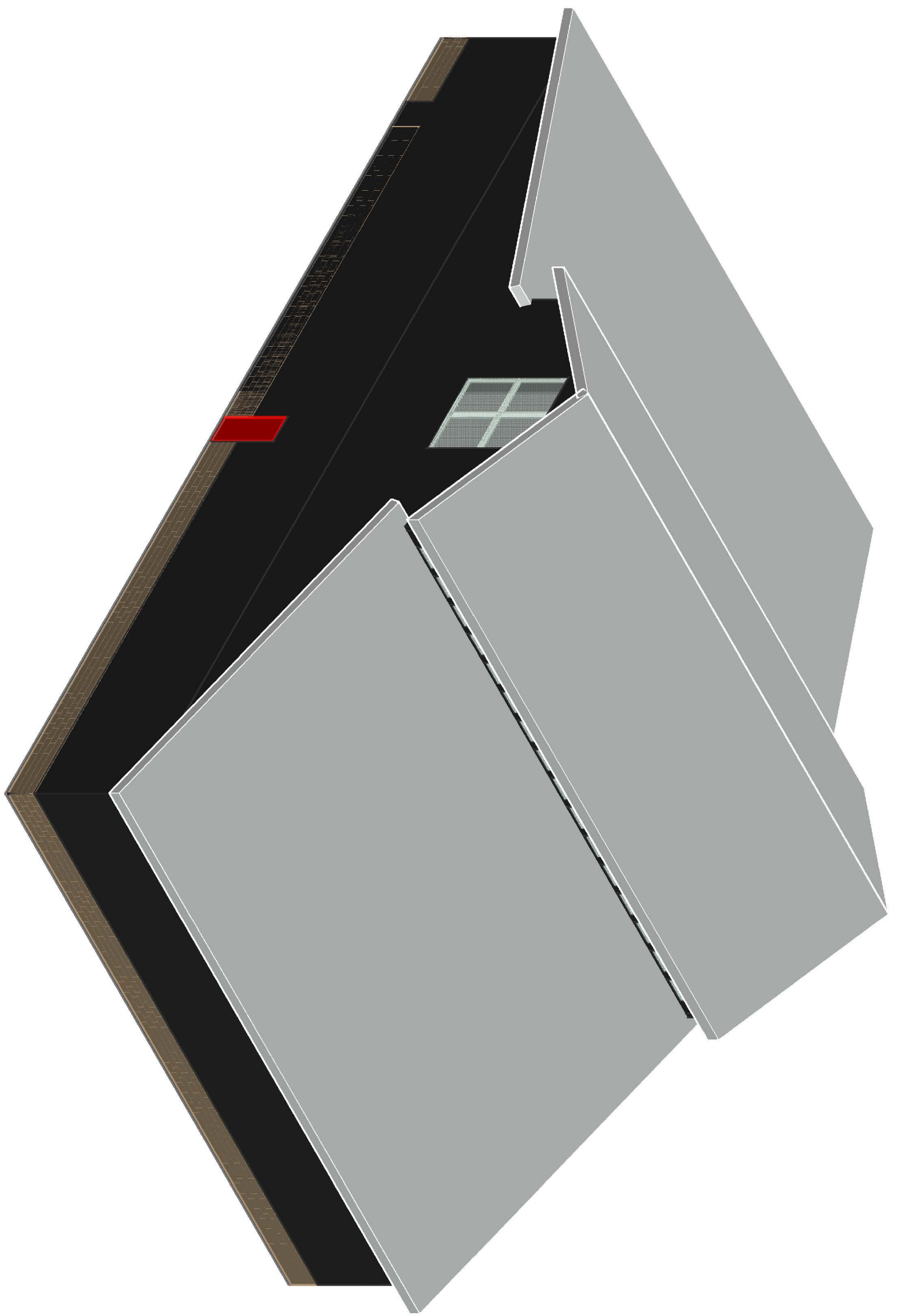
JOB NO.: 21-0266  
DATE: 02/04/2021  
SHEET: **A3**



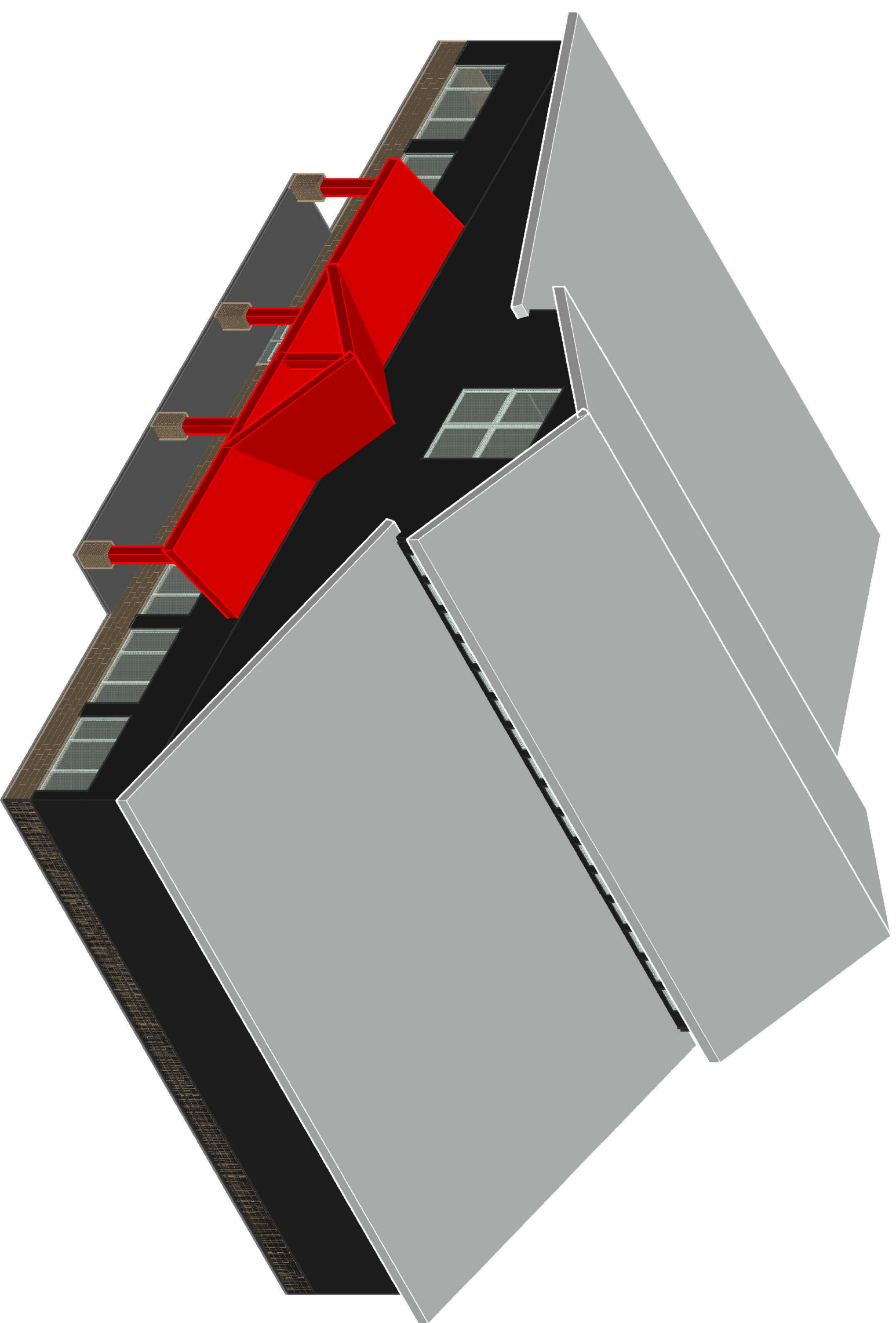
SM ISOMETRIC



NE ISOMETRIC



SE ISOMETRIC



NW ISOMETRIC

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Drafting & Design  
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 224 Norton Ave Sanger, California 93657  
 Phone: 646-6655 Fax: 344-5161  
 rhdrafting@globalnet.net

ISOMETRIC ELEVATIONS

PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

Δ REVISIONS	BY

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