



County of Fresno

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

DATE: July 20, 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/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno Irrigation District; Attn: 'Engr-Review@fresnoirrigation.com
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
US Fish & Wildlife Service, Attn Mathew Nelson
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: 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 Chuckchansi Indians, Attn: Heather Hairey, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/ Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
North King GSA, Attn: Kassy D. Chauhan
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

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

SUBJECT: Classified Conditional Use Permit Application No. 3717; Initial Study Application No. 8111

APPLICANT: Ken and Susan Blair

DUE DATE: August 3, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend CUP No. 2402 to allow a micro-brewery and tasting room to an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The proposal also includes a grocery store with meat, beer, and wine sales. The site is located on the east side of Academy Avenue, approximately 180 feet north of Shaw Avenue, and 3.9 miles east of the City of Clovis (308-400-19)

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 **August 3, 2021**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@fresnocountyca.gov.

EA

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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 07/19/21

CUP3717

(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:

Amend CUP No. 2402 to allow a small grocery store with beer and wine sales and a micro-brewery tasting room, within the AE-20 Zone District.

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: NWC side of N. Academy & W. Shaw Avenues
between and
Street address: 5054 N. Academy Avenue

APN: 308-400-19 Parcel size: 1.87 ac. Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Courtney S. Blair for DP (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Ken and Suzan Blair (Owner), Ken and Suzan Blair (Applicant), and Dirk Poeschel (Representative).

CONTACT EMAIL: dirk@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

UTILITIES AVAILABLE:

Application Type / No.: CUP 3717 Fee: \$ 2,284.50
Application Type / No.: Pre-app. Credit Fee: \$ -247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 811 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 992.00
Received By: Elaz Invoice No.: TOTAL: \$ 7,023.50

WATER: Yes [X] / No []
Agency: Private Well
SEWER: Yes [X] / No []
Agency: Private Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s): CUP 2402
Zone District: AE-20
Parcel Size: 1.87 ACRES

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



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 21-001737
APPLICANT: BLAIR, KEN & SUSAN
PHONE: (559) 250-9611

PROPERTY LOCATION: 5054 N. ACADEMY AVE
APN: 308 - 400 - 19 ALCC: No Yes # VIOLATION NO. X
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; 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: SANGER UNIFIED PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No Yes
PROPOSAL AMEND CUP NO. 2402 CONDITIONAL USE PERMIT TO ALLOW A MIRCOWBREWERY AND TASTING ROOM TO THE EXISTING AG COMMERCIAL CENTER APPROVED ON 12/18/1980 WITHIN THE AE-20 ZONE DISTRICT

COMMENTS:
ORD. SECTION(S): 816.3.V / 867.f BY: ALBERT AGUILAR DATE: 2/25/21

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA:
COMMUNITY PLAN: () AA:
REGIONAL PLAN: () CUP: \$ 2,204.50
SPECIFIC PLAN: () DRA:
SPECIAL POLICIES: () VA:
SPHERE OF INFLUENCE: () AT:
ANNEX REFERRAL (LU-G17/MOU): () JT:

PROCEDURES AND FEES:

() MINOR VA:
() HD: \$ 992.00
() AG COMM: \$ 93.00
() ALCC:
() IS/PER*: \$ 390.00
() Viol. (35%):
() Other:

COMMENTS: Low Water Area
Filing Fee: \$
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 7,023.50

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

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]* Referral Letter #
EIAZ
AHMAD DATE: 03/24/21
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:
() COVENANT () SITE PLAN REVIEW
() MAP CERTIFICATE () BUILDING PLANS
() PARCEL MAP () BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES () SCHOOL FEES
() ALUC or ALCC () OTHER (see reverse side)

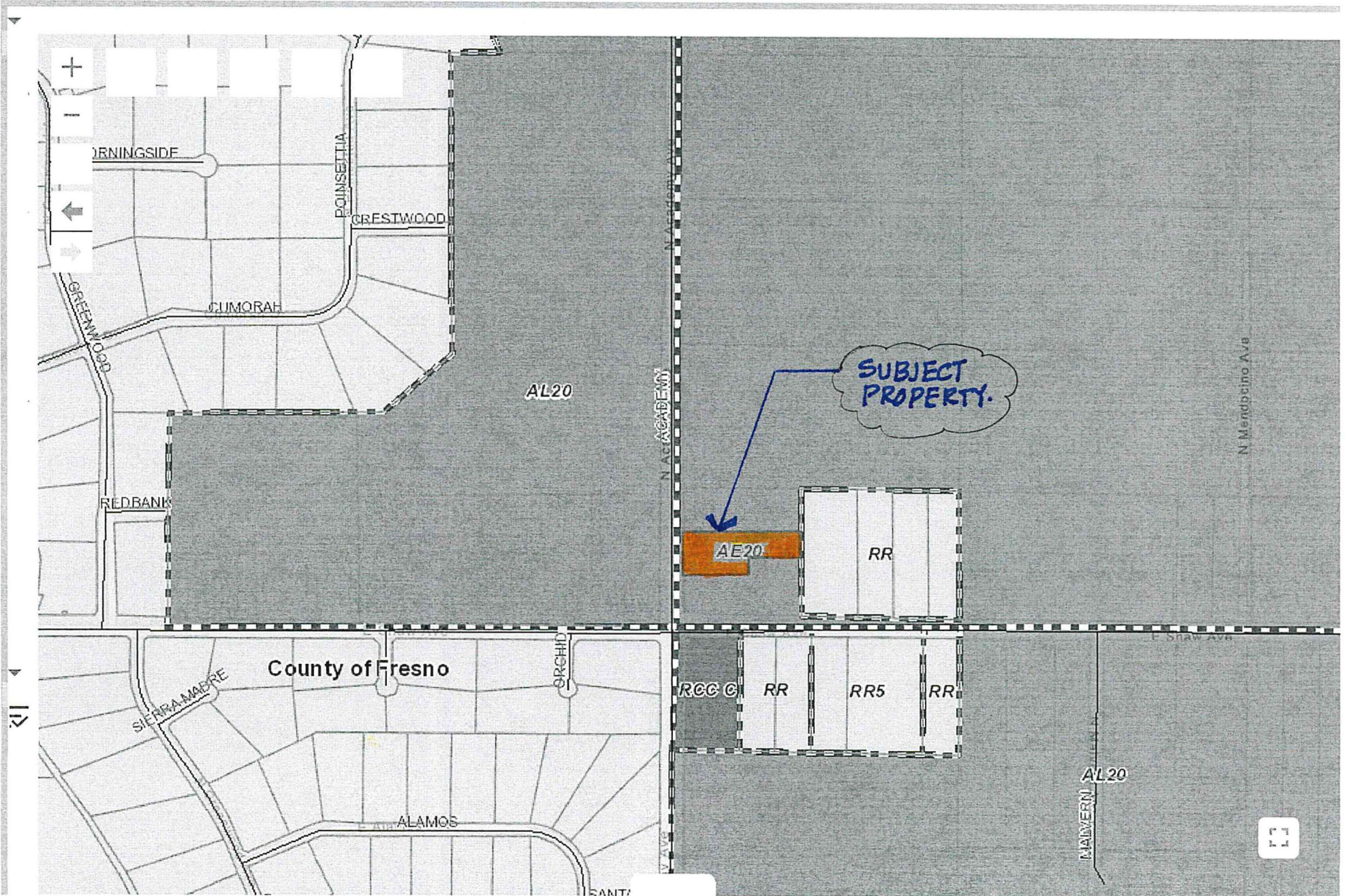
OVER.....



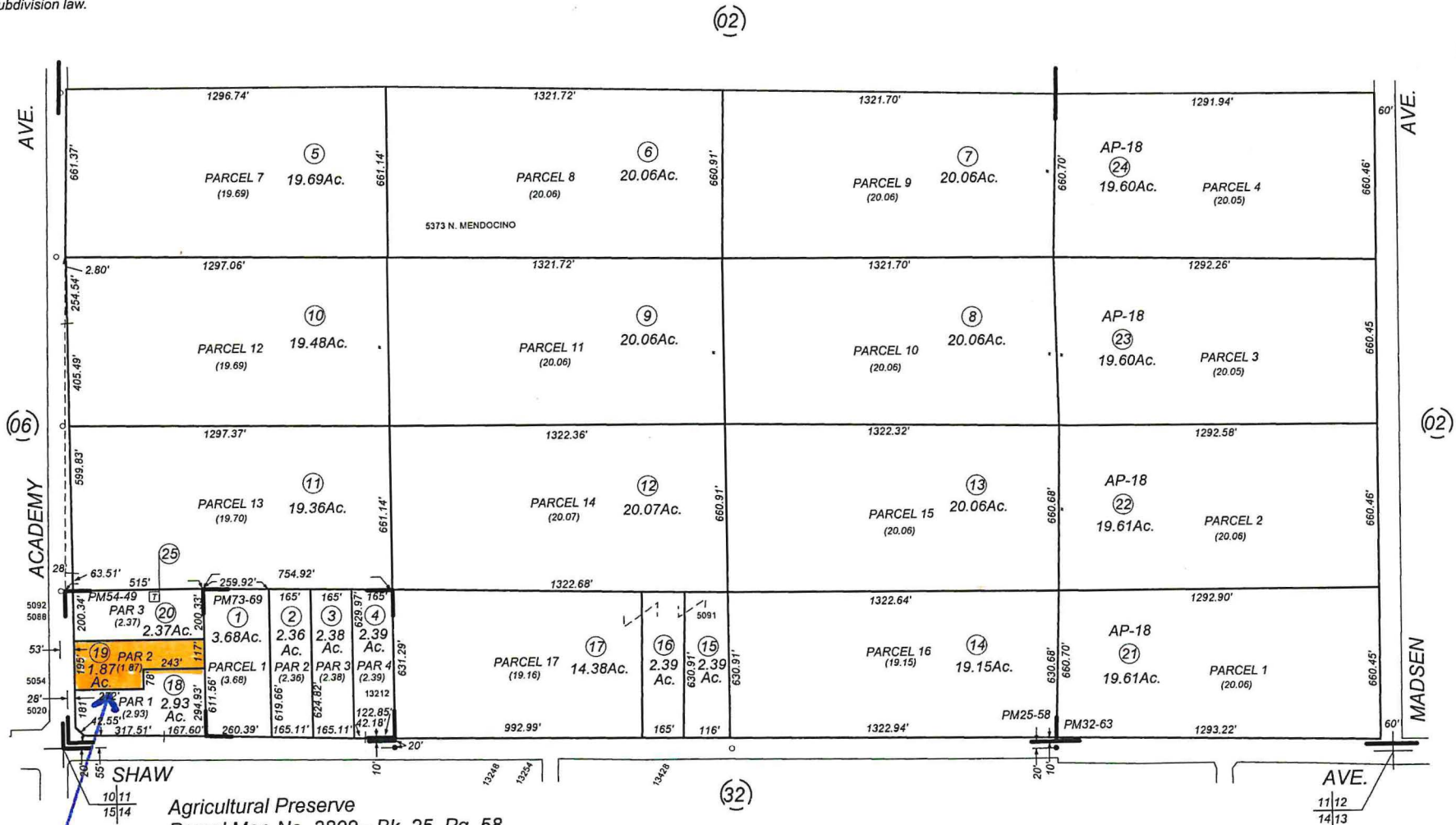
Front Counter

Fresno County Public Works & Planning

Surveyors Map Search | FEMA | GIS Map Search



-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.



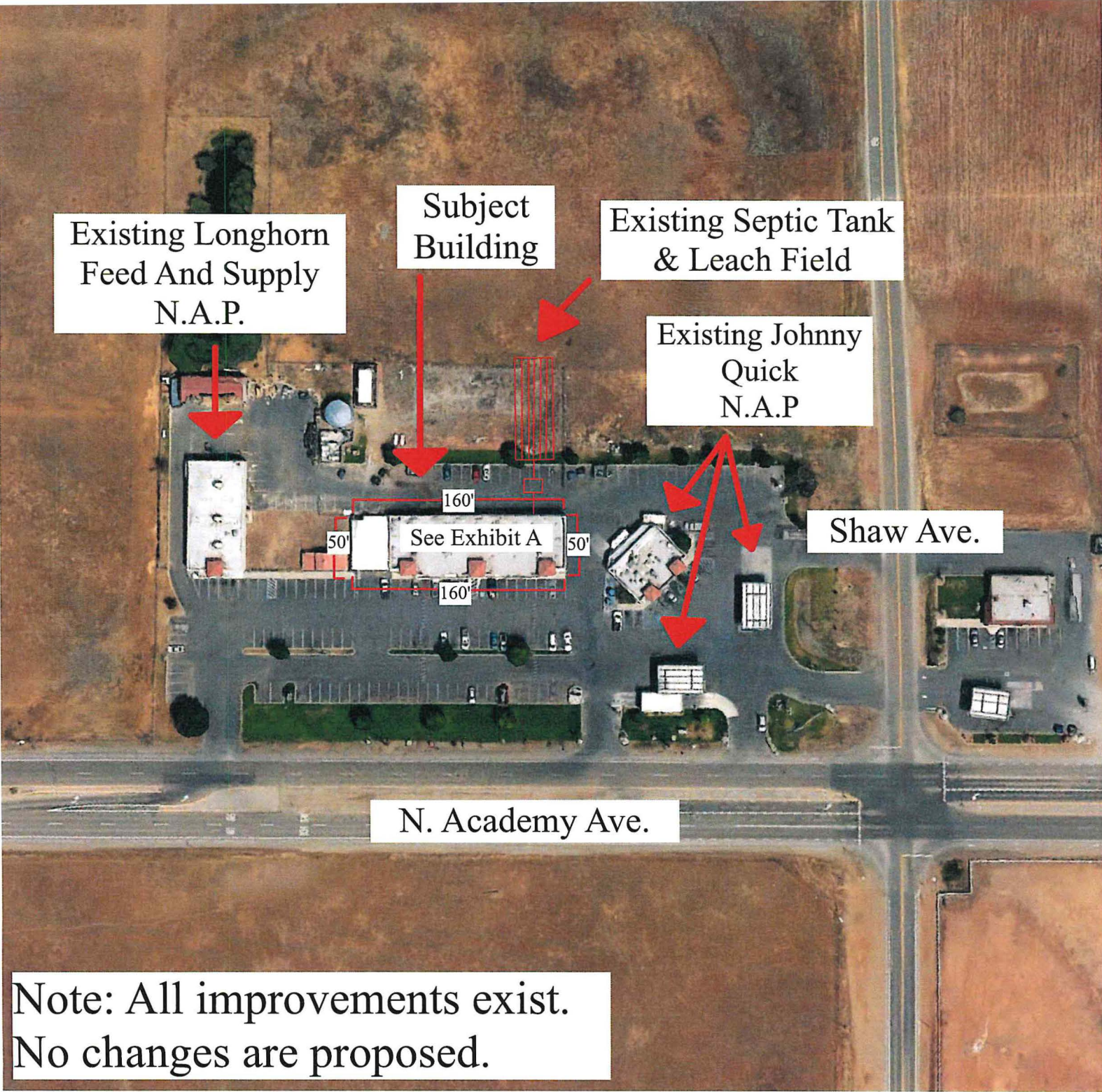
Agricultural Preserve
Parcel Map No. 3809 - Bk. 25, Pg. 58
Parcel Map No. 4700 - Bk. 32, Pg. 63
Parcel Map No. 7532 - Bk. 54, Pgs. 49-50
Parcel Map No. 8141 - Bk. 73, Pgs. 69-71

Assessor's Map Bk. 308 - Pg. 40
County of Fresno, Calif.

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

6/25/2020

**SUBJECT
PROPERTY**



Existing Longhorn
Feed And Supply
N.A.P.

Subject
Building

Existing Septic Tank
& Leach Field

Existing Johnny
Quick
N.A.P

160'
50'
See Exhibit A
50'
160'

Shaw Ave.

N. Academy Ave.

Note: All improvements exist.
No changes are proposed.

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COUNTY OF FRESNO
JUL 16 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
CUP3717

BLAIR EXISTING SHOPPING CENTER SUITES

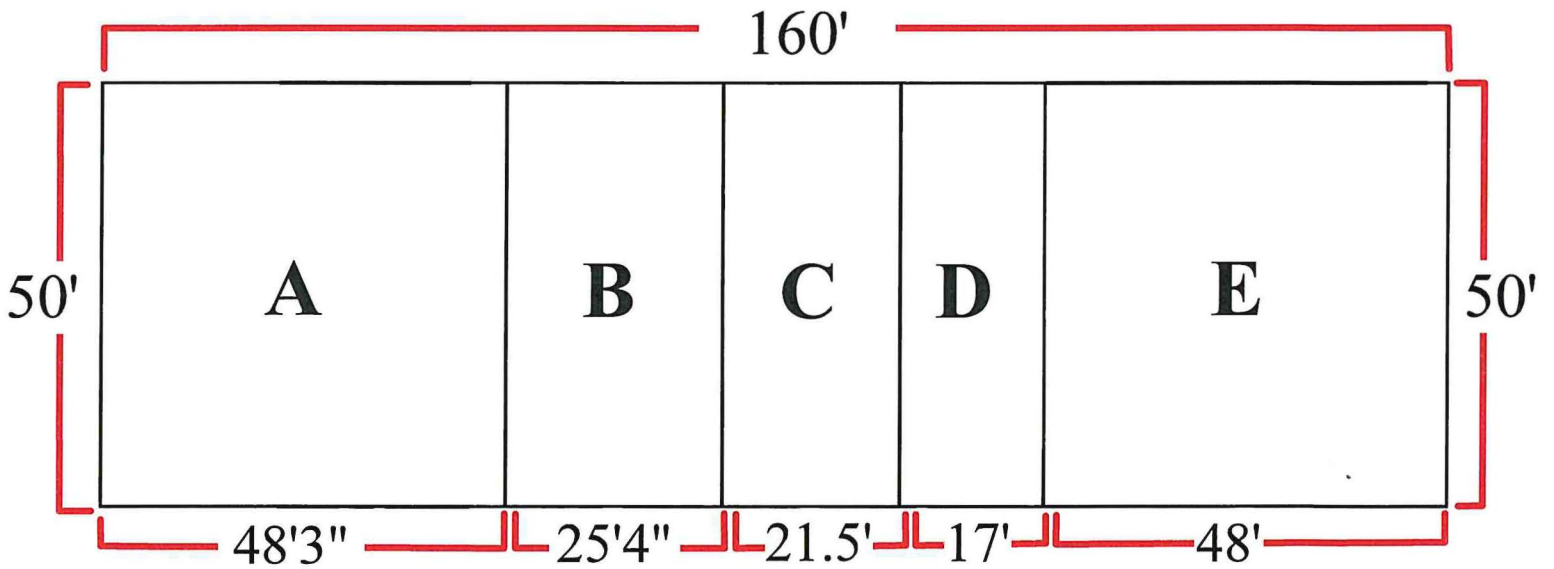


EXHIBIT A

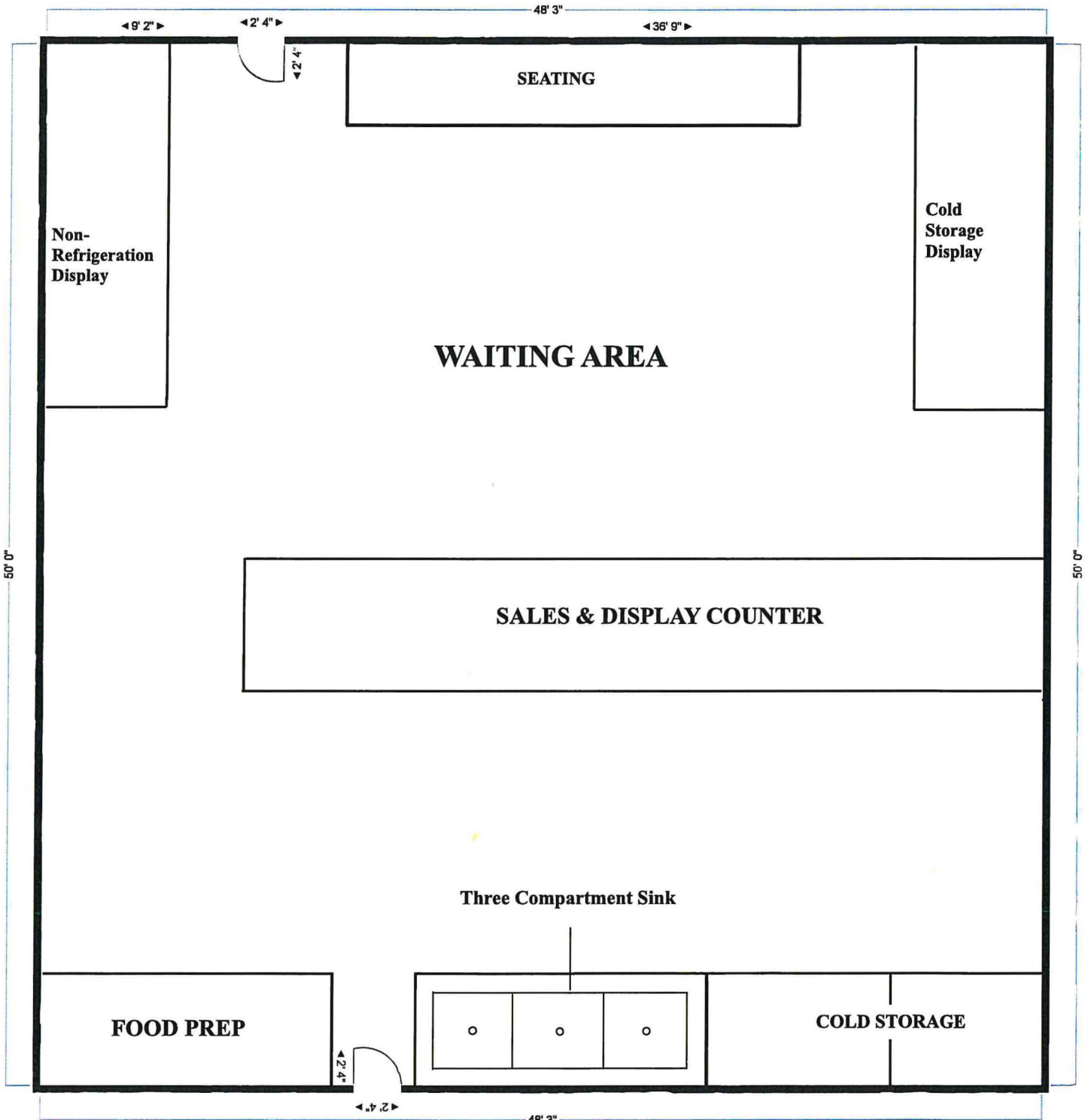
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AND PLANNING
DEVELOPMENT SERVICES DIVISION

SUITE A FLOOR PLAN

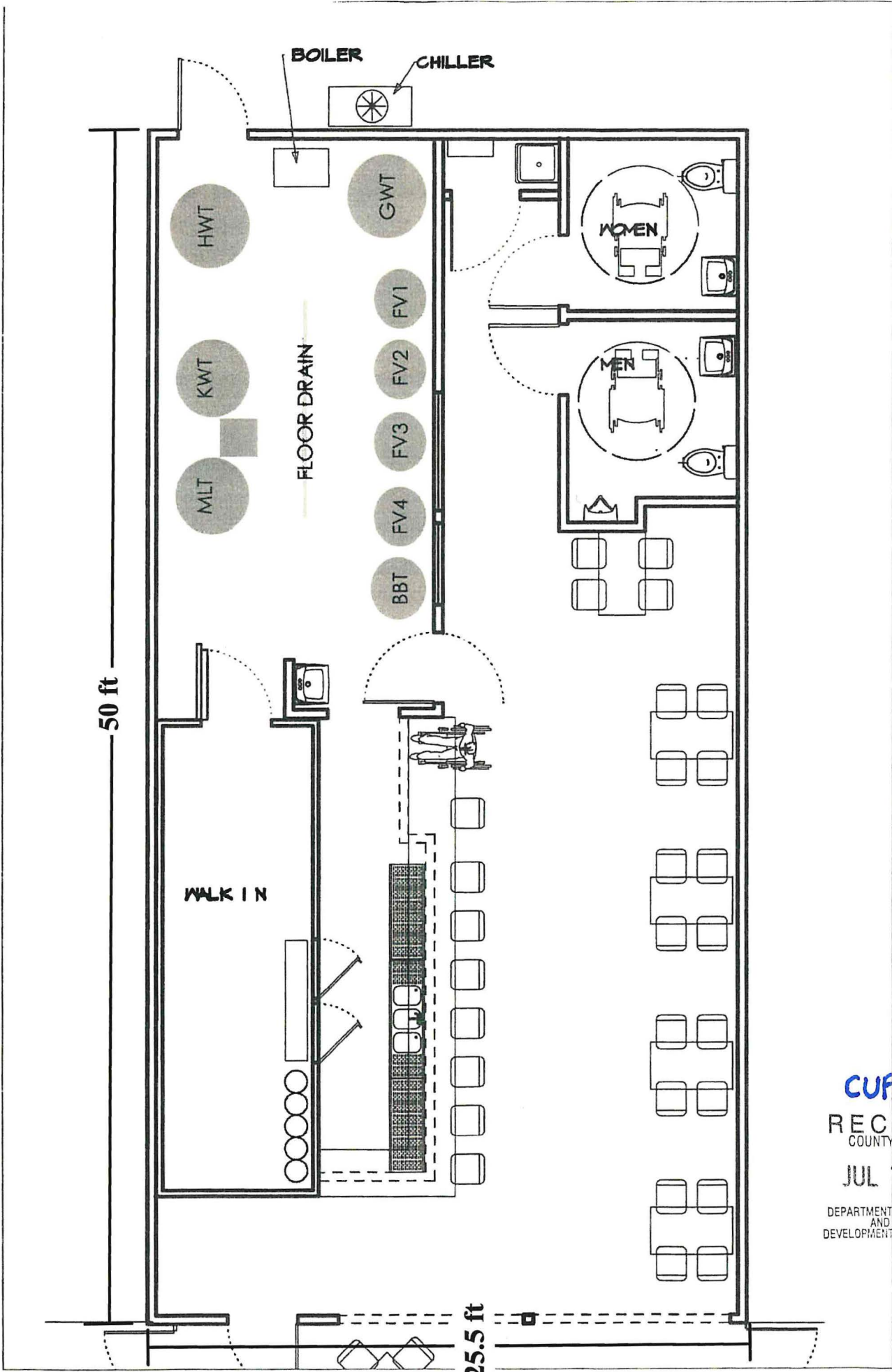


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SUITE B FLOOR PLAN

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 AND PLANNING
 DEVELOPMENT SERVICES DIVISION

Floor Plan Legend:

MLT = Mash Liquor Tank

KWT = Kettle Water Tank

HWT = Hot Water Tank

GWT = Glycol Water Tank

BBT = Bright Beer Tank

FV 1-4 = Fermentation Vessels

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COUNTY OF FRESNO

JUL 16 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

**Conditional Use Permit Project Operational Statement
Academy Ave. Shopping Center
Ken and Suzan Blair**

June 10, 2021

Applicant:

Ken and Suzan Blair
3396 Trenton Avenue
Clovis, CA 93619

Record Owners:

Same as above

APN: 308-400-19

Area: 1.87 +/- acres

Location: NWC of N. Academy & E. Shaw Avenues
5054 N. Academy Ave.
Clovis, CA 93619

Request: Amend CUP No. 2402 to allow a small grocery store with beer and wine sales and a Micro-Brewery tasting room in AE-20 zone.

Background

The existing 8,000 square foot mall is located on approximately 1.87 acres and was purchased by the applicants in 2009. The mall consists of five suites and was vacant when purchased by the applicant.

This center operates under a CUP approved in December 1990. A corresponding Site Plan Review was approved regarding septic system location and design, flood control, parking, right of way dedication, traffic study, off-site road improvements and building design.

A flood study as part of the Site Plan Review was submitted and approved. The on-site sewage disposal system and community non-transient water system operates and is maintained per state guidelines.

CUP 3717
IS 8111

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JUL 16 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1. Nature of the Operation

Existing

Suite A consists of 2,412.5 sq. ft. It has been occupied since late 2009 by Two Sisters Vintage Home and Garden. Cummings Meats requests to open a small grocery store.

Suite B is 1,275 sq. ft. and is currently vacant but had been used by a propane sales company. Apotheca Brewing requests to open a microbrewery in this suite.

Suite C is 1,050 sq. ft. and is leased to Farrier Supply. They have been tenants for three years. They sell horseshoes and related supplies. It is a family run business with a part-time employee.

Suite D is 850 sq. ft. and is occupied by Box Car Pizza.

Suite E is 2,412 sq. ft. and is occupied by The Red Caboose Café for over 11 years.

Proposed Uses

1. Apotheca Brewing (Mr. Marc Dyson) requests to operate a microbrewery in Suite B.
2. Cummings Meats (Mr. Sean Cummings) requests to operate small grocery store with an emphasis on high quality meats with off sale beer and wine sales in Suite A.

2. Operational Time Limits

The mall is open from 8am to 10pm. No change in time is proposed. Both tenants will have a security camera system.

Apotheca Brewing hours are 11am to 10pm Tuesday thru Saturday. Closed Sundays and Mondays. Some special private tastings may occur from 6-8 times a year on Sunday or Monday evenings.

Cummings Meats hours are 10am to 7pm Monday thru Saturday. Closed Sundays.

3. Visitors

Apotheca Brewing is estimated to have a total of 85 visitors between the hours of 11am to 10pm Tuesday through Thursday and 120 visitors on Friday and Saturdays .

Cummings Meats is estimated to have a total of 85 visitors between the hours of 10am to 7pm.

4. Employees

Apotheca Brewing will have two brewing employees from 6am to 1pm. From 5pm to 10pm there will be two bartenders.

Cummings Meats will have three meat cutters with three part time counter staff from noon to 7pm.

5. Service/Delivery Vehicles

No tenants have service vehicles.

Apotheca Brewing may have two deliveries of beer to wholesale customers per week. Grain, hops, and yeast will be delivered twice a month to the brewery.

Cummings Meats will make no deliveries. Boxed meat is delivered to the store twice a week.

6. Site Access

The site is directly accessible from N. Academy Ave. No changes to access paths, driveways or parking areas, parking stalls are necessary or proposed.

7. Number of Parking Spaces

The 8,000 sq. ft. mall has 53 parking spaces in front of the building with an additional 3 handicap parking spaces. There are an additional 13 parking spaces behind the building for employees, etc. The rear parking area is extra wide enough to allow for loading at each suite's rear door.

8. Goods Sold on Site

Apotheca Brewing will sell approximately 300 barrels of beer a year. Some incidental goods such as corkage, party napkins, wine enthusiasts books etc. will be sold. Small kegs and crower cans will be sold for off sale consumption. Food will be prepared and provided by The Red Caboose Café.

Cummings Meats will sell previously butchered meats in retail cuts. Quality beer and local wines as well as incidental cooking supplies such as bbq sauce, meat rubs, and cooking books will also be sold.

9. Equipment Used

Each tenant uses their own equipment.

Apotheca Brewing will have a still, refrigerator and bottling machine.

Cummings Meats will have a refrigerator, small trimming saw and special waste collection system for meat scraps, etc.

10. Supplies/Materials

Each tenant stores their own materials and supplies within the leased suite.

11. Does the Use Cause an Unsightly Appearance, Noise, Glare, Dust, Odor

Appearance

Except for tenant signage, the site exterior will not change.

Noise

Apotheca Brewing will have tasteful background music. All such music will occur indoors.

Cummings Meat Market will not generate discernable noise outside of its own suite. All meat will be precut. No animals, butchering or rendering will occur on site. Tasteful background music will be provided.

Odors

Neither project will produce odors.

Apotheca Brewing will vent its brewing as per applicable regulations. The very small volume of beer production of 300 barrels will not cause odors.

Cummings Meat Market will not generate odors as all meats are precut. No animals, butchering or rendering will occur on site. All waste will be disposed of in special containers.

12. Solid/Liquid Waste Produced

Typical residential waste will be placed in the existing mall trash bins. Said waste is disposed of in county mandated trash receptacles for removal by a private hauler.

Apotheca Brewing will dispose of its brewing waste in special waste containers. It is estimated that waste will be about 100 gallons per month and not placed in the mall's sewer system.

Cummings Meat Market will install a grease trap in accordance with health department regulations. Meat and other similar scraps will be disposed of in special containers and not placed in the mall's sewer system.

13. Estimated Volume of Water Used

Water is supplied by an on-site well and storage tank. It is a Transient Noncommunity Water System, System No. 1000453 as assigned by the California Water Board. Annual fees are paid to the California Water Board with required testing and treatment performed by a local water testing lab.

Apotheca Brewing will consume about 250 gallons of water per day.

Cummings Meat Market will consume about 250 gallons of water per day.

14. Proposed Advertising

Each tenant will have their own signs. All signage will meet Fresno County standards.

15. Existing or New Buildings Constructed

No exterior modifications are proposed.

16. Building/Proportion of Buildings Used in the Operation

The applicant intends to utilize the existing suite configuration of the mall. No exterior changes to the mall are proposed or required.

17. Outdoor Lighting or Sound Amplification

During night operation, existing hooded outdoor lighting will illuminate the site. The project will also utilize security cameras covering the facility 24/7. There is no sound amplification system.

18. Landscaping/Fencing

The site is landscaped. No new landscaping is proposed.

19. Other Information Providing Clear Understanding of the Project Operations

All site improvements will be in accordance with Fresno County standards.



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. 8111

Project No(s). CUP 3717

Application Rec'd.:
7/16/21

GENERAL INFORMATION

1. Property Owner : Ken and Suzan Blair Phone/Fax: (559) 289-9391
 Mailing Address: 3396 Trenton Ave. Clovis CA 93619
Street City State/Zip
2. Applicant : Ken and Suzan Blair Phone/Fax: (559) 289-9391
 Mailing Address: 3396 Trenton Ave. Clovis CA 93619
Street City State/Zip
3. Representative: Dirk Poesche Land Dev. Servs. Inc. Phone/Fax: (559) 445-0374
 Mailing Address: 923 Van Ness Ave., Suite 200 Fresno CA 93721
Street City State/Zip
4. Proposed Project: Amend CUP No. 2402 to allow a small grocery store with beer and wine sales and a micro-brewery tasting room.
5. Project Location: NWC of N. Academy and E. Shaw Avenues.
6. Project Address: 5054 N. Academy Ave.
7. Section/Township/Range: / / 8. Parcel Size: 1.87 ac.
9. Assessor's Parcel No. 308-400-19

10. Land Conservation Contract No. (If applicable): NIA

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: AE-20

14. Existing General Plan Land Use Designation¹: agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Aq commercial center
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Please see the attached site plan and elevations.

Describe the major vegetative cover: NIA

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

Is property in a flood-prone area? Describe:
NIA

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

North: Commercial

South: Commercial

East: Commercial

West: Commercial

24. Anticipated volume of water to be used (gallons per day)²: Existing volumes
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Existing volumes
27. Anticipated type(s) of liquid waste: Existing volumes
28. Anticipated type(s) of hazardous wastes²: NIA
29. Anticipated volume of hazardous wastes²: NIA
30. Proposed method of hazardous waste disposal²: NIA
31. Anticipated type(s) of solid waste: Existing volumes
32. Anticipated amount of solid waste (tons or cubic yards per day): Existing volumes
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Existing volumes
34. Proposed method of solid waste disposal: Private hauler- Granite Solid Waste
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: _____
CUP 2402
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

K. [Signature] for DP
 SIGNATURE

6/10/21
 DATE

¹Refer to Development Services 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, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFG to the County at the request of the applicant. You may wish to call the local office of CDFG 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



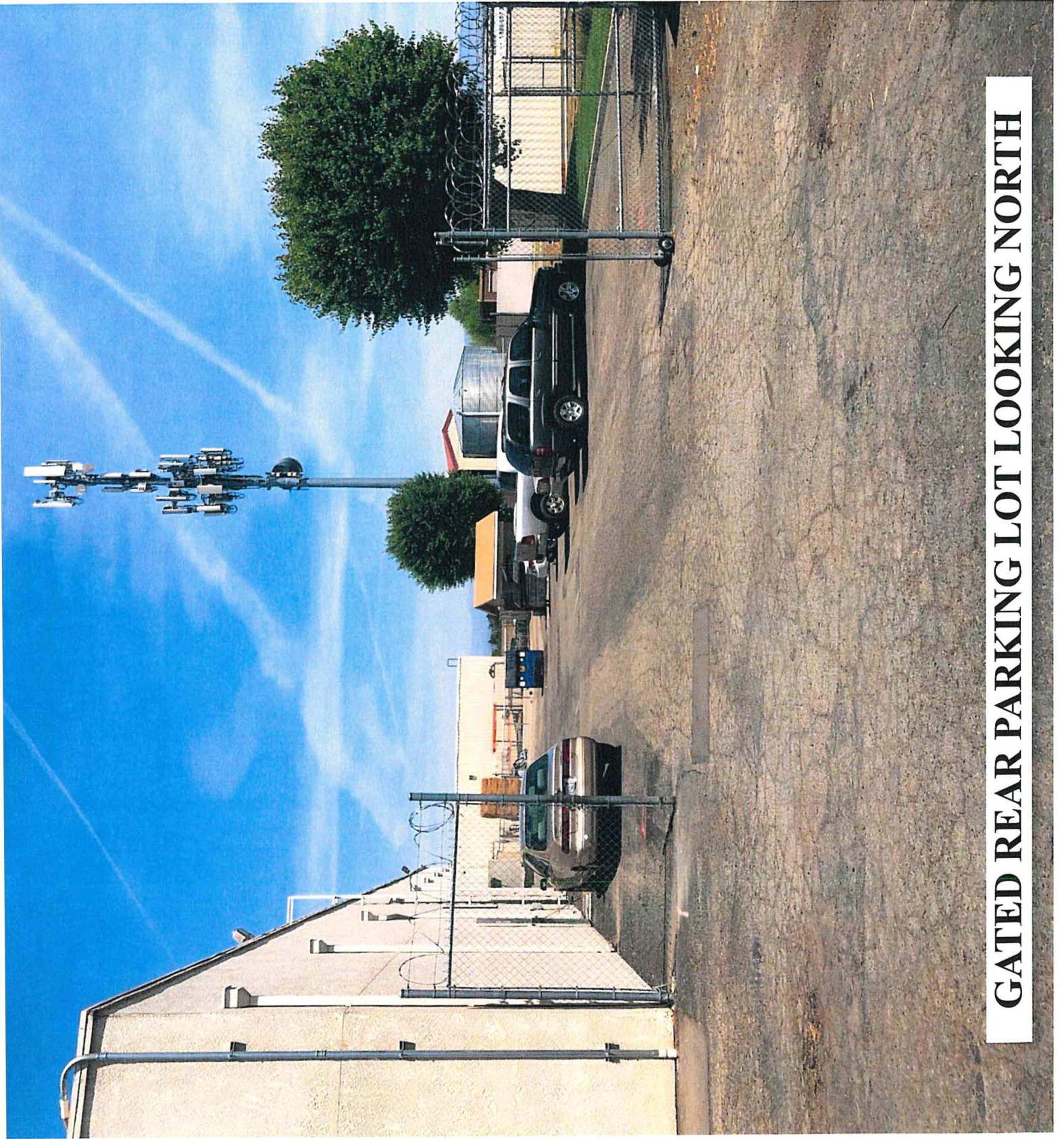
Date



FRONT ELEVATION



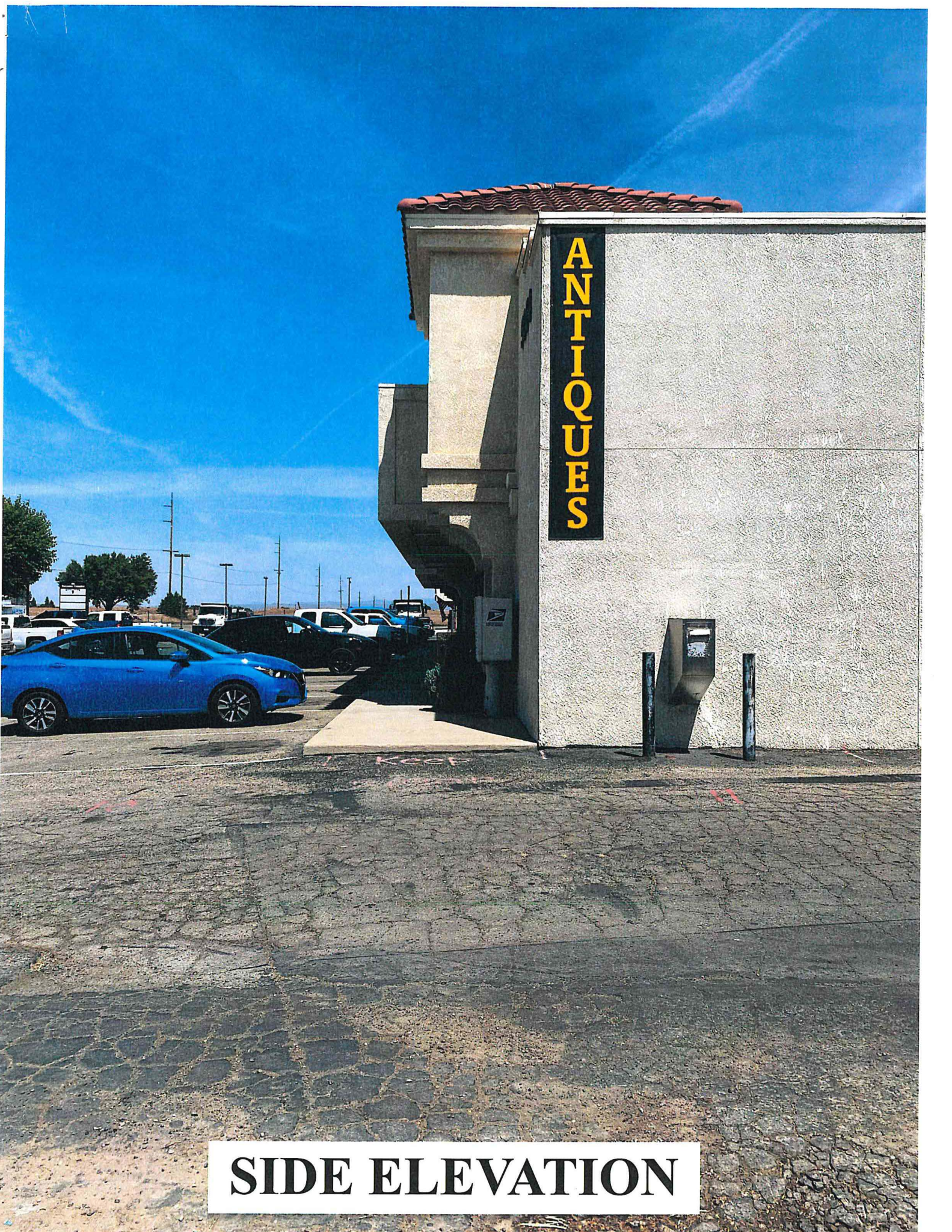
PARKING LOT LOOKING NORTH



GATED REAR PARKING LOT LOOKING NORTH

SHAW / ACADEMY
CENTER
**THE RED CABOOSE
CAFE**
*The Place To Eat
— The Place To Meet*
TWO SISTERS
A CONSIGNMENT SHOP
J.J. FARRIER SUPPLY

EXISTING SIGNAGE



ANTIQUES

SIDE ELEVATION