County of Fresno

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

DATE: September 4, 2018

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: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Fresno County Fire Protection District, Attn: Chris Christopherson
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Jeremy Shaw, Planner JS
Development Services Division

SUBJECT: Director Review and Approval Application No. 4556

APPLICANT: Mangal S. Pabla

DUE DATE: September 17, 2018

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application is proposing to allow the maintenance and storage of trucks and trailers to be utilized exclusively for the transportation of agricultural products, supplies and equipment (334-350-60)(5437 South Cedar Avenue, Fresno, CA 93725).

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 **September 17, 2018.** 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, Jeremy Shaw, 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) 600-4207 or email jshaw@co.fresno.ca.us

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4500-4599\4556\ROUTING\DRA 4556 Routing Ltr.doc

Activity Code (Internal Review): 2395

Enclosures

Date Received: 7/2/18

DRA 4556
IS 7486
(Application No.)

Fresno County Department of Public Works and Planning

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

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:
Maintenance and Storage of trucks and Trailers, when such vehicles are devoted exclusively to the transportation of agricultural products, supplies and equipment

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: Front side of S. Cedar Ave.
between Amarican and Jefferson
Street address: 5437 S. Cedar Ave Fresno, CA 93725

APN: 334-350-60 Parcel size: 2.02 Section(s)-Twp/Rg: S 2 - T 15 S/R 20 E

ADDITIONAL APN(s): _____

I, MANGAL S. PABLA (*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)	Address	City	Zip	Phone
MANGAL S PABLA	5437 S. Ceder Ave.	Fresno	CA	93725

Applicant (Print or Type)	Address	City	Zip	Phone
Mangal S. Pabla	Same As Above			

Representative (Print or Type)	Address	City	Zip	Phone
Simrat Kerr	1209 Burdett Way	Milpitas	CA	95035

CONTACT EMAIL: (408) 799-1090

OFFICE USE ONLY (*PRINT FORM ON GREEN PAPER*)

Application Type / No.: DRA 4556 Adjusted	Fee: $ 1,090.00
Application Type / No.: ~~Re-App~~	Fee: $
Application Type / No.:	Fee: $
Application Type / No.: PER (Credit)	Fee: $ -259.00
PER Initial Study No.: IS No. 7486	Fee: $ 3,901.00
Ag Department Review: Adjusted	Fee: $ 42.00
Health Department Review: Adjusted	Fee: $ 338.00
Received By: J. Shaw Invoice No.:	TOTAL: $ 5,112.00

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒
Agency: Well

SEWER: Yes ☐ / No ☒
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____

Related Application(s): _____

Zone District: AE-20

Parcel Size: _____

Sect-Twp/Rg: ____ - T____ S/R____ E
APN # ___ - ___ - ___
APN # ___ - ___ - ___
APN # ___ - ___ - ___
APN # ___ - ___ - ___

over.....

(*PRINT FORM ON GREEN PAPER*)

Date Received: 7/2/18

DRA 4556
PER 7486
(Application No.)

Fresno County Department of Public Works and Planning

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

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- ☐ Pre-Application (Type) _____
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- ☐ Amendment to Text
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- ☐ Variance (Class)/Minor Variance
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- ☐ No Shoot/Dog Leash Law Boundary
- ☐ General Plan Amendment/Specific Plan/SP Amendment)
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- ☒ Director Review and Approval
- ☐ for 2nd Residence
- ☐ Determination of Merger
- ☐ Agreements
- ☐ ALCC/RLCC
- ☐ Other _____

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Maintenance and Storage of trucks and Trailers, when such Vehicles are devoted exclusively to the transportation of agricultural Products, Supplies and equipment

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.**

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MANGAL S PABLA	5437 S. Ceder Ave	Fresno	CA	93725
Owner (Print or Type)	Address	City	Zip	Phone
Mangal S. Pabla	Same as Above			
Applicant (Print or Type)	Address	City	Zip	Phone
Simrat Kerr	1209 Burdett Way	Milpitas	CA	95035
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (*PRINT FORM ON GREEN PAPER*)

Application Type / No.: DRA 4556	Fee: $ 1,570.00
Application Type / No.: Pre-App	Fee: $ -247.00
Application Type / No.:	Fee: $
Application Type / No.:	Fee: $
PER/Initial Study No.:	Fee: $ 259.00
Ag Department Review:	Fee: $ 25.00
Health Department Review:	Fee: $ 432.00
Received By: Thomas K. Invoice No.: 109921	TOTAL: $ 2,039.00

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒
Agency: Well

SEWER: Yes ☐ / No ☒
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____

Related Application(s): _____

Zone District: AE-20

Parcel Size: _____

Sect-Twp/Rg: ____ - T____ S/R____ E
APN # ___ - ___ - ___
APN # ___ - ___ - ___
APN # ___ - ___ - ___
APN # ___ - ___ - ___

over.....

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(*PRINT FORM ON GREEN PAPER*)

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. PER7486
Project No(s). DRA 4556
Application Rec'd.:

GENERAL INFORMATION

1. *Property Owner :* Mangal Pabla *Phone/Fax* 510 6779666
   Mailing Address: 5437 S. Cedar Ave Fresno CA 93725
   Street *City* *State/Zip*

2. *Applicant :* MANGAL SINGH *Phone/Fax:* 4087991090
   Mailing Address: 5437 S. Cedar Ave Fresno CA 93725
   Street *City* *State/Zip*

3. *Representative:* Simrat Kaur *Phone/Fax:* 4087991090
   Mailing Address: 1299 Burdell way Milpitas CA 95035
   Street *City* *State/Zip*

4. *Proposed Project:* Storage trucks and Refrigeration trailer unit and minor Repair and maintence use for Agricultural product from fresh to dry commodity.

5. *Project Location:* 5437 S. Cedar Ave Fresno CA 93725

6. *Project Address:* 5437 S. Cedar Ave Fresno CA 93725

7. *Section/Township/Range:* ____/____/____ 8. *Parcel Size:* 2.06

9. *Assessor's Parcel No.* 334-350-60

OVER.....

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

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

____	*LAFCo (annexation or extension of services)*	____	*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[1]:* AE-20

14. *Existing General Plan Land Use Designation[1]:* ____

ENVIRONMENTAL INFORMATION

15. *Present land use:* Agriculture

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

Single Family Home, Garage, Storage, Barn Shelter.

Describe the major vegetative cover: N/A

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

Is property in a flood-prone area? Describe:

yes

Area of minimal flood Hazard

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

North: Agriculture + Residential

South: Agriculture

East: Agriculture

West: Agriculture

17. *What land use(s) in the area may be impacted by your Project?:* N/A

18. *What land use(s) in the area may impact your project?:* N/A

19. *Transportation:*

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

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

B. *Daily traffic generation:*

I. *Residential - Number of Units* 1
Lot Size 2.06 Ac
Single Family 1
Apartments 0

II. *Commercial - Number of Employees* 5
Number of Salesmen 0
Number of Delivery Trucks 5
Total Square Footage of Building ~~30,000~~ 0 For OP.

III. *Describe and quantify other traffic generation activities:* _____

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

21. *Describe any source(s) of noise in the area that may affect your project:* N/A

22. *Describe the probable source(s) of air pollution from your project:* N/A

23. *Proposed source of water:*
(✓) *private well*
( ) *community system*[3]*--name:* _____ *OVER.....*

24. *Anticipated volume of water to be used (gallons per day)[2]:* House Hold

25. *Proposed method of liquid waste disposal:*
(✓) *septic system/individual*
( ) *community system[3]–name* _____

26. *Estimated volume of liquid waste (gallons per day)[2]:* House Hold

27. *Anticipated type(s) of liquid waste:* N/A

28. *Anticipated type(s) of hazardous wastes[2]:* N/A

29. *Anticipated volume of hazardous wastes[2]:* N/A

30. *Proposed method of hazardous waste disposal[2]:* N/A

31. *Anticipated type(s) of solid waste:* _____

32. *Anticipated amount of solid waste (tons or cubic yards per day):* House Hold

33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* None

34. *Proposed method of solid waste disposal:* None

35. *Fire protection district(s) serving this area:* FCFPD

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.

Simrat Gur
SIGNATURE

7-2-18
DATE

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

(Revised 12/1/17)

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, 2018: $3,168.00 for an EIR; $2,280.75 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 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.

Simrat Ler
Applicant's Signature

7-2-2018
Date

DOCUMENT13

OPERATIONAL STATEMENT CHECKLIST

FOR 5437 S CEDAR AVE

FRESNO CA 93725

CELL 510-677-9666

1. Storage and park trucks and refrigeration trailer unit & minor repair maintenance

use for agricultural product from fresh to dry commodity, 7 days of week.

2. Hours of operation from 8AM to 6PM YEAR AROUND 7 DAYS OF WEEK 10 HOURS PER DAY

3. UP TO 5

4. 8 EMPLOYEE . Does have home but separate from designated parking , area. FAMILY MEMBER LIVES THERE ! NOT ASSOCIATED WITH BUSINESS.

5. Leave empty return empty APPROXIMATELY 30 TRIP PER DAY. INTEND TO USE CEDAR AVE AND JEFFERSON AVE BOTH ROAD. CURRENTLY WE ARE USING JEFFERSON AVE.

6. Public Road.

7. 6 parking space for trucks.

8. NO

9. Forklift,pallet jack

10.tires,oil,tools,truck trailer parts.

11. Possibly Refrigeration unit make some noise we have next neighbor approximately 240 ft away I don't think noise is the problem.

12. Normal Household.

13. Normal Household.

14.NA

15. Existing building used its wooden barn building some tools and parts storage for

repair most of it open parking lot used.

16. Cedar and jefferson corner parking lot, Parking area barn shop South East.

17. We have old light fixture or light pole exits using at night , its fixed light fixture. THEY ON ALL NIGHT MERCURY LIGHT DUSK TO DOWN AND MOUNT DOWN ON UTILITY POLE.

18. Existing fenced.

19. We have trucking business hauling produce , trucks and trailer when they back

after delivery need to parks and minor maintenance like oil change tire change

which can be done very quickly while driver on their break.

20. Owner : Mangal Singh Pabla

Mangal S Pabla

Mangal Pabla

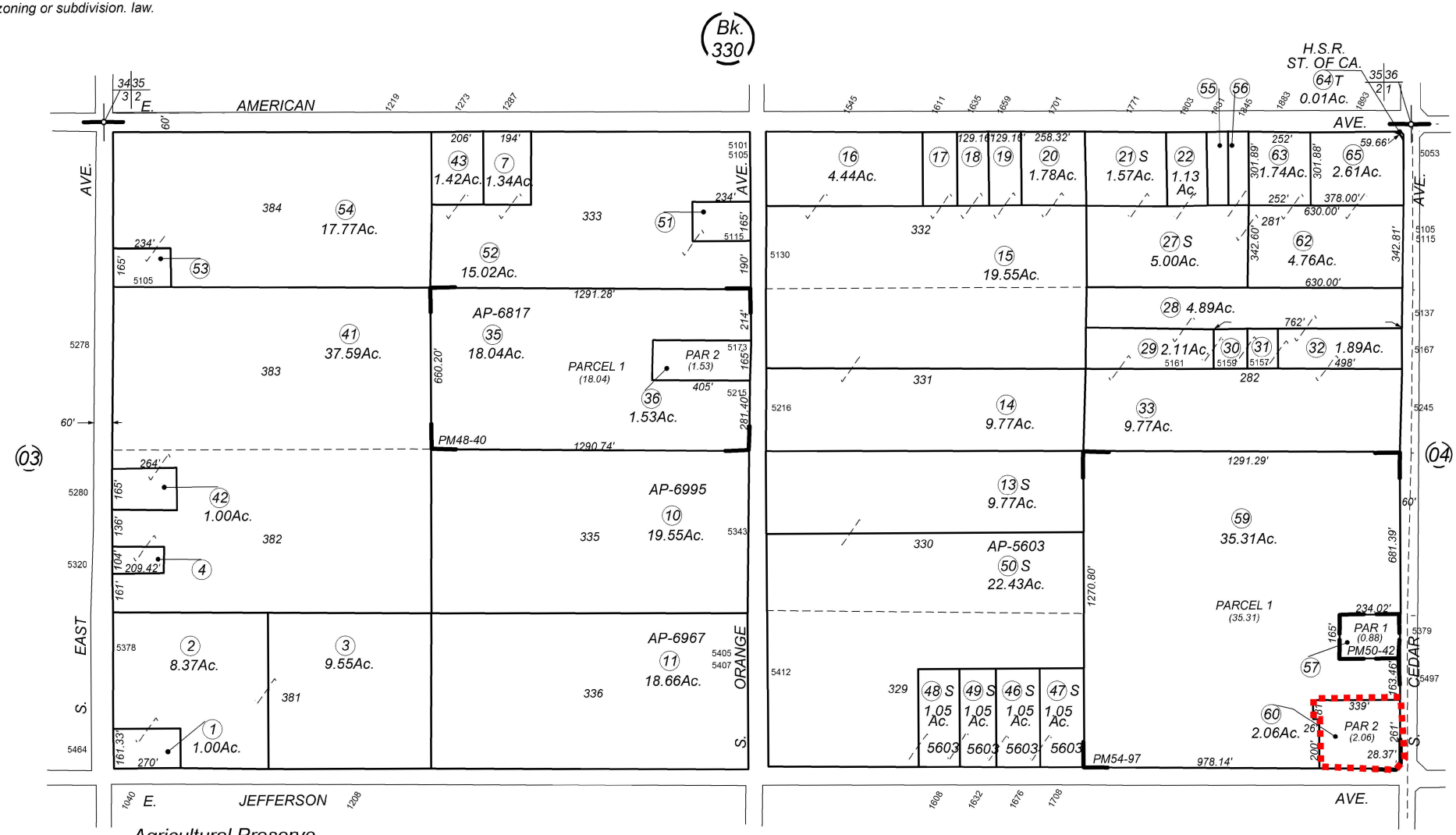
-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision. law.

SUBDIVIDED LAND IN POR. SEC. 2, T.15S., R.20E. M.D.B. & M.

Tax Rate Area
152-000

334-35

N
1"=400'



Agricultural Preserve
Washington Irrigated Colony - Plat Bk. 2, Pg. 4
Parcel Map No. 7289 - Bk. 48, Pg. 40
Parcel Map No. 7360 - Bk. 50, Pg. 42
Parcel Map No. 7577 - Bk. 54, Pg. 97

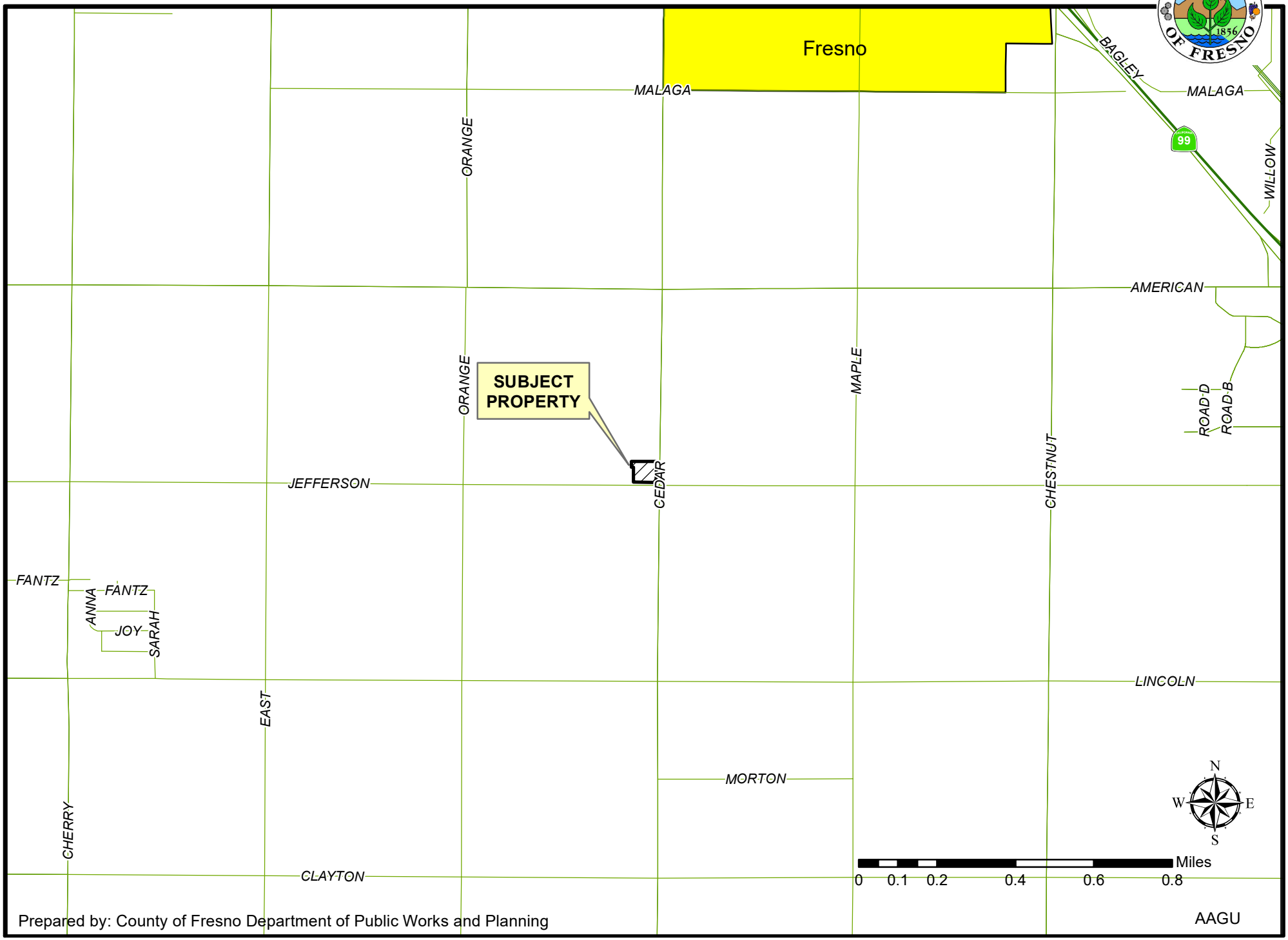
Assessor's Map Bk.334 - Pg.35
County of Fresno, Calif.

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

4/29/2016

DRA 4556

LOCATION MAP



DRA 4556

EXISTING LAND USE MAP

Map Prepared by: GJ
J:GISJCH\Landuse\

LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
VIN - VINEYARD
V - VACANT

LEGEND:

Subject Property

Ag Contract Land

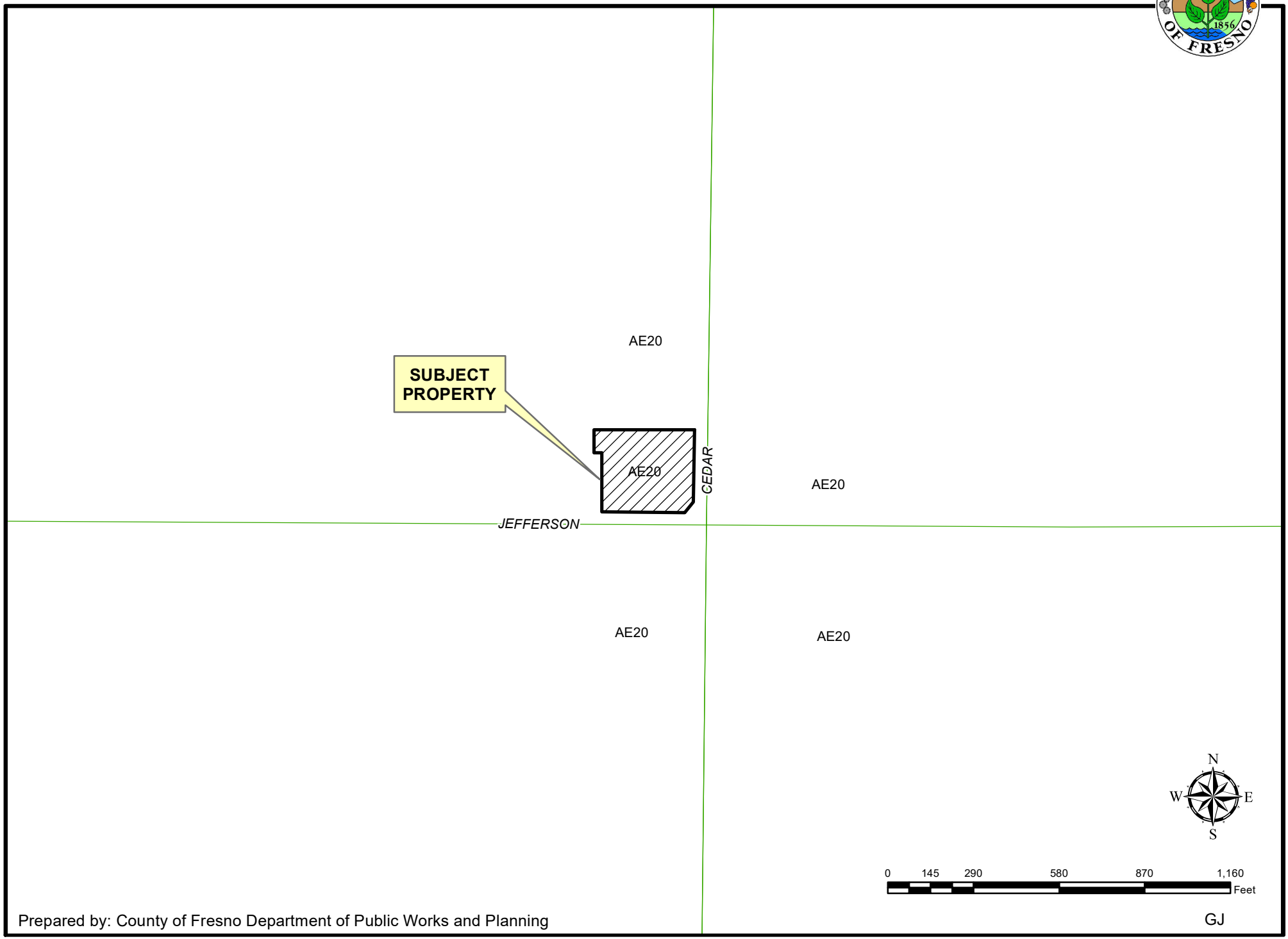
N
W E
S

0 155 310 620 930 1,240
Feet

Department of Public Works and Planning
Development Sevices Division

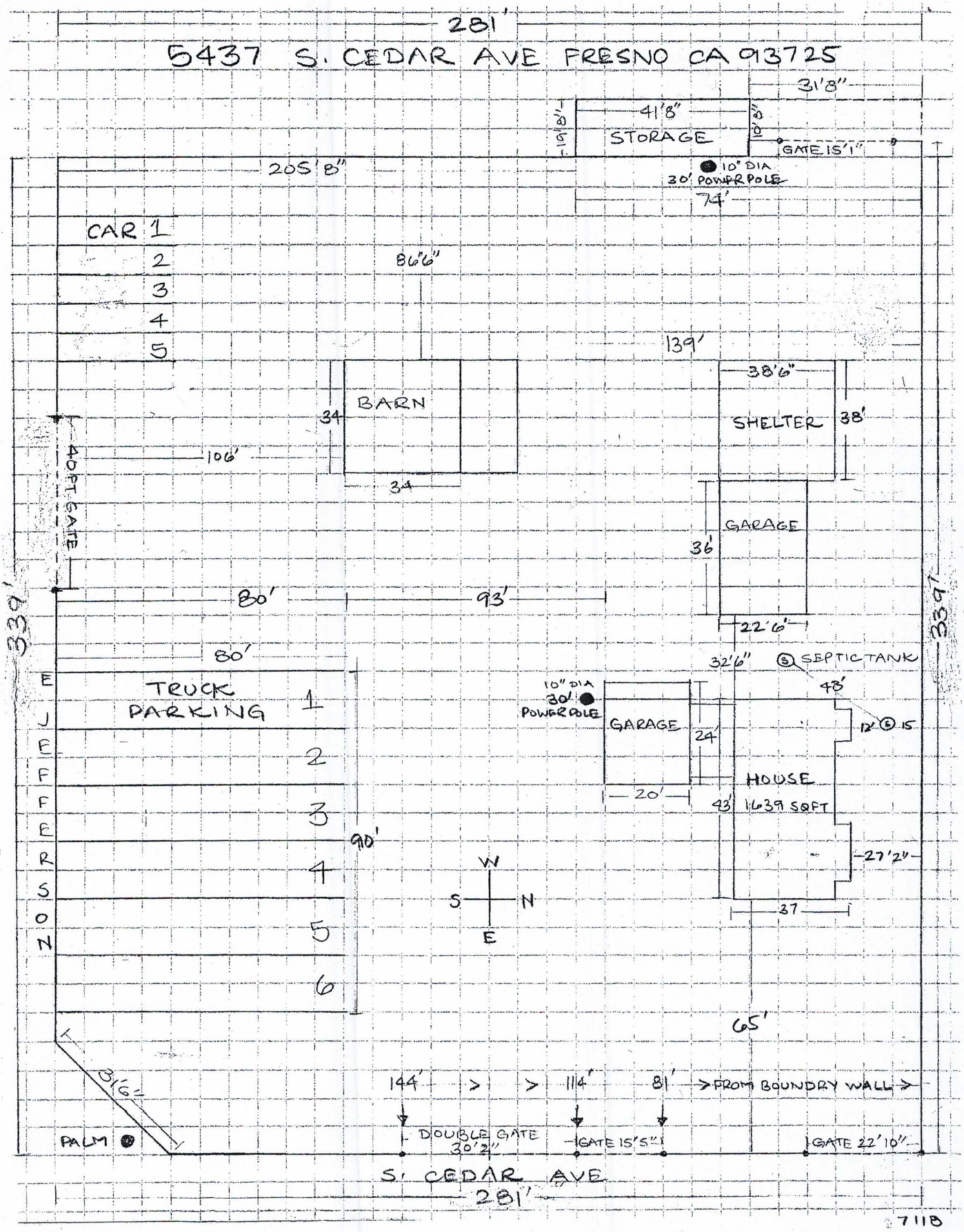
DRA 4556
STR 2 - 15/20

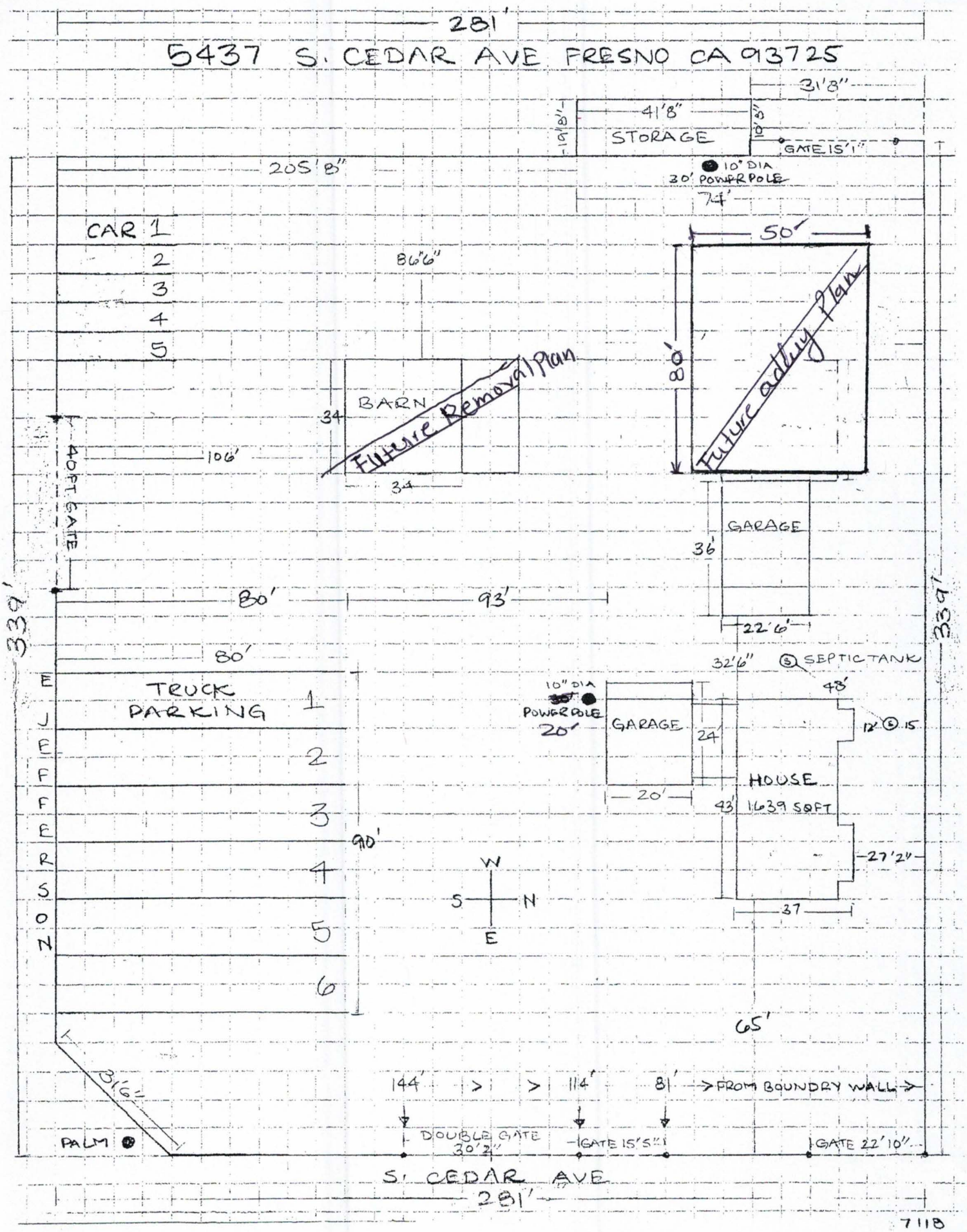
EXISTING ZONING MAP



Prepared by: County of Fresno Department of Public Works and Planning

GJ


281'
5437 S. CEDAR AVE FRESNO CA 93725
31'8"
41'8"
19'8"
8'
STORAGE
GATE 15'1"
205'8"
10" DIA
30' POWER POLE
74'
CAR 1
2
3
4
5
86'6"
139'
38'6"
BARN
34
SHELTER
38'
106'
34
40FT GATE
GARAGE
36'
339'
80'
93'
22'6"
339'
80'
32'6"
SEPTIC TANK
48'
TRUCK PARKING
1
2
3
4
5
6
90'
10" DIA
30'
POWER POLE
GARAGE
24'
12'
15
HOUSE
20'
43'
1639 SQFT
27'2"
37
JEFFERSON
W
S
N
E
65'
316'
144'
114'
81'
FROM BOUNDRY WALL
PALM
DOUBLE GATE 30'2"
GATE 15'5"
GATE 22'10"
S. CEDAR AVE
281'
7118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30' POWER POLE
74'
205'8"
CAR 1
2
3
4
5
86'6"
50'
80'
Future activity Plan
BARN
34
Future Removal Plan
34
106'
40 FT GATE
GARAGE
36'
22'6"
339'
80'
93'
339'
80'
32'6"
SEPTIC TANK
48'
E
J
E
F
F
E
R
S
O
N
TRUCK PARKING
1
2
3
4
5
6
10" DIA
POWER POLE
20'
GARAGE
24'
20'
12'
15
HOUSE
43'
1639 SQFT
27'2"
37
90'
W
S
N
E
65'
316'
144'
114'
81'
FROM BOUNDRY WALL
PALM
DOUBLE GATE
30'2"
GATE 15'5"
GATE 22'10"
S. CEDAR AVE
281'

7118

2

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Mangal Pabla
5437 South Cedar Avenue
Fresno, CA 93725

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2016-0173066-00
Acct 8017-First American Title - Fresno SPL
Friday, DEC 16, 2016 14:38:00
NPC $20.00||
Ttl Pd $251.50 Rcpt # 0004676631
CRR/R2/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: 334-350-60

File No.: 1004-5282286 (MS)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $**214.50**; CITY TRANSFER TAX $;
SURVEY MONUMENT FEE $

[x] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[x] unincorporated area; [ ] City of **Fresno**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Maria De La Torre, an unmarried woman**

hereby GRANTS to **Mangal Pabla and Simrat Pabla, husband and wife, as joint tenants**

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

PARCEL 2 OF PARCEL MAP NO. 7577, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 54 PAGE 97 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

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

Date: **12/09/2016**

A.P.N.: 334-350-60

File No.: 1004-5282286 (MS)

Dated: December 09, 2016

Maria De La Torre

Maria De La Torre

Date: **12/09/2016**

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

STATE OF California)SS

COUNTY OF Fresno)

On Dec 9th 2016 before me, Israel Casarez, Notary Public, personally appeared Maria De La Torre

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

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

WITNESS my hand and official seal.

Signature

ISRAEL CASAREZ
Commission # 2079681
Notary Public - California
Fresno County
My Comm. Expires Sep 23, 2018

This area for official notarial seal.

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