



County of Fresno

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

DATE: July 13, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Harpreet Kooner/Tong Xiong
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Department of Interior, Fish & Wildlife Service, Attn: Holley Kline/Patricia Cole
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
California Department of Transportation (Caltrans), Attn: Dave Padilla
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Table Mountain Rancheria, Attn: Robert Pennell
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Initial Study Application No. 7494; General Plan Amendment (GPA) Application
No. 553; Amendment Application (AA) No. 3830

APPLICANT: Gary A. Rogers

DUE DATE: July 27, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to amend the County General Plan by changing the land use designation of a 8.38-acre parcel from Agriculture to General Industrial and rezone the subject parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to ~~M-3~~ ~~M-1(C)~~ ~~(Heavy Manufacturing)~~ Zone District. *excluding automobile service stations, banks & truck service stations.*
(Light Manufacturing)
conditional

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

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

We must have your comments by **July 27, 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 General Plan Amendment to me, Anthony Lee, Planner, Policy Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-9613, or email: anthonylee@fresnocountyca.gov

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

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3830 - See GPA 553\ROUTING\AA 3830 Routing Ltr.docx

Activity Code (Internal Review): 2384

Enclosures



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

Date Received: 07/11/18

AA3830
GPA 553
(Application No.)

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Rezone From AE20
To M-1(c) Zone District
(Parcel size: 8.38 acres)

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 ADAMS AVENUE & west side of Cherry Ave
between _____ and _____
Street address: _____

APN: 335-070-52 Parcel size: 8.38 acres Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, Gary A Rogers (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)	<u>Marta and Leo Gonzales</u>	Address	<u>PO Box 459</u>	City	<u>Caruthers</u>	Zip	<u>93609</u>	Phone	<u>559-864-8933</u>
Applicant (Print or Type)	<u>Gary A Rogers</u>	Address	<u>1816 Howard Rd Ste 8</u>	City	<u>Madera</u>	Zip	<u>93637</u>	Phone	<u>559-679-6598</u>
Representative (Print or Type)	<u>Gary A Rogers</u>	Address	<u>Same as above</u>	City		Zip		Phone	

CONTACT EMAIL:

→ garyarogers@sbcglobal.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	<u>AA3830</u>	Fee:	\$ <u>6,214.⁰⁰</u>
Application Type / No.:	<u>GPA 553</u>	Fee:	\$ _____
Application Type / No.:		Fee:	\$ _____
Application Type / No.:		Fee:	\$ _____
PER/Initial Study No.:	<u>IS 7494</u>	Fee:	\$ <u>5,151.⁰⁰</u>
Ag Department Review:		Fee:	\$ _____
Health Department Review:		Fee:	\$ <u>1,180.⁰⁰</u>
Received By: <u>EJAZ</u>	Invoice No.:	TOTAL:	\$ <u>12,545.⁰⁰</u>

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☐

Agency: _____

SEWER: Yes ☐ / No ☐

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): N/A

APN # _____

Zone District: AE-20

APN # _____

Parcel Size: 8.38 acres

APN # _____

APN # _____

over.....



Development
Services
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 38299
APPLICANT: MARIA LEO GONZALEZ
PHONE: _____

PROPERTY LOCATION: Sec 15 T15S R20E
APN: 335-070-52 ALCC: No Yes # AP688 VIOLATION NO. NO
CNEL: No Yes (level) LOW WATER: NO Yes WITHIN 1/2 MILE OF CITY: NO Yes
ZONE/DISTRICT: REZO; 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 20080; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: WASHINGTON UNION PERMIT JACKET: NO Yes

FMFCD FEE AREA: (☒) Outside () District No.: _____ FLOOD PRONE: NO Yes

PROPOSAL RE ZONE EXISTING REZO ZONE DISTRICT TO M-3
ZONE DISTRICT TO ALLOW USES WITHIN THE M-3 ZONE DISTRICT

COMMENTS: _____
ORD. SECTION(S): 816.5/845.1 BY: MAA DATE: 8/30/12

GENERAL PLAN POLICIES:

PROCEDURES AND FEES:

LAND USE DESIGNATION: AGRICULTURE () GPA: _____ () TT: _____
COMMUNITY PLAN: _____ () AA: \$10,214.00 () MINOR VA: _____
REGIONAL PLAN: _____ () CUP: _____ () HD: \$1,180.00
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ () IS/PER*: \$5,151.00
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____
Filing Fee: \$ 12,545.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$12,298.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- (☒) 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 - 24 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Floor Plan & Elevations - 8 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 _____
- () Archaeological Inventory Fee: \$25 at time of filing
- () Separate check to Southern San Joaquin Valley Info. Center)
- (☒) CA Dept. of Fish & Game (DFG): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25)
- () Separate check to Fresno County Clerk for pass-thru to DFG.
- () Must be paid prior to IS closure and prior to setting hearing date.)

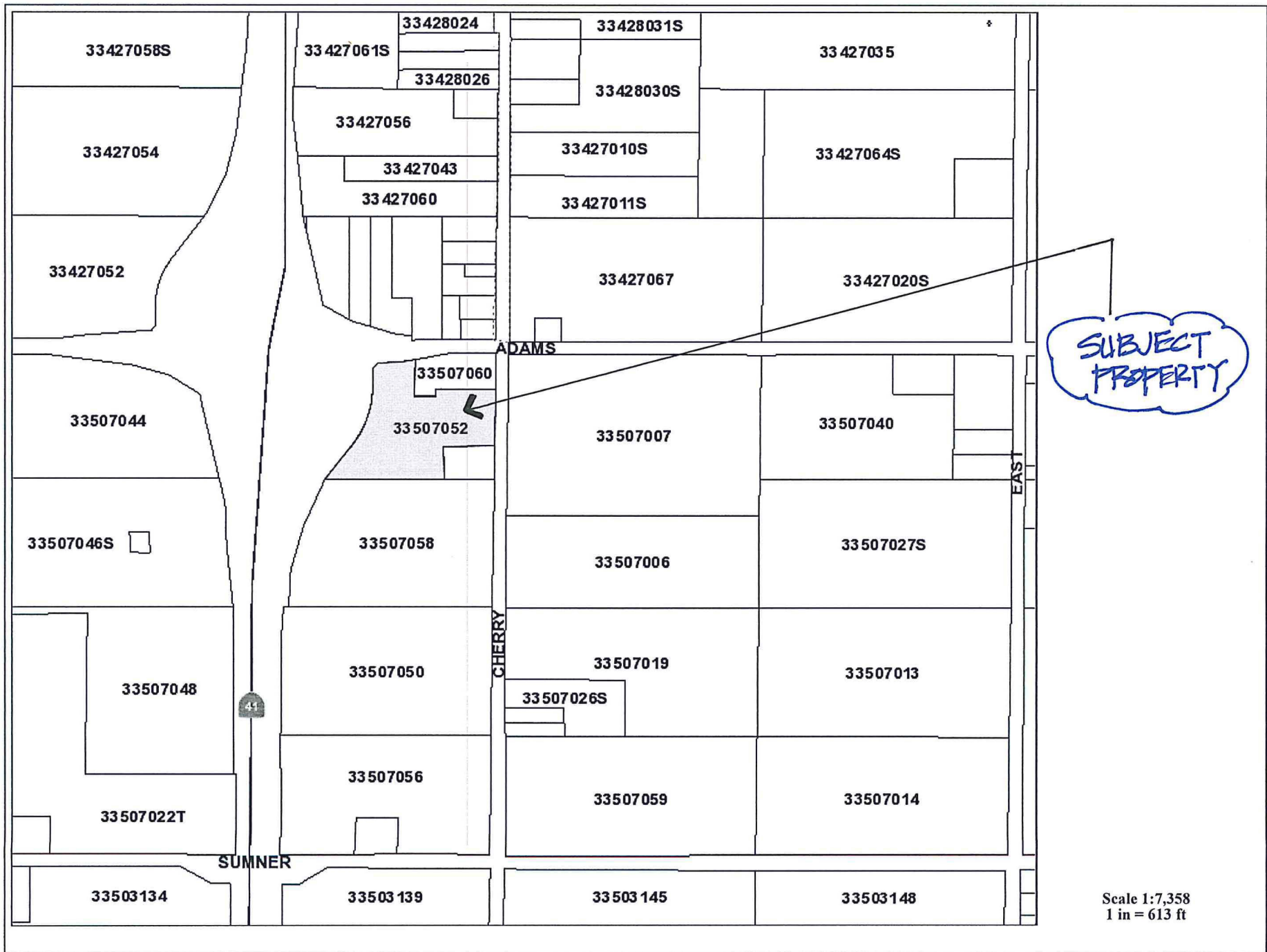
BY: EJAZ AHMAD DATE: 09-14-12
PHONE NUMBER: (559) 600-4204

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.



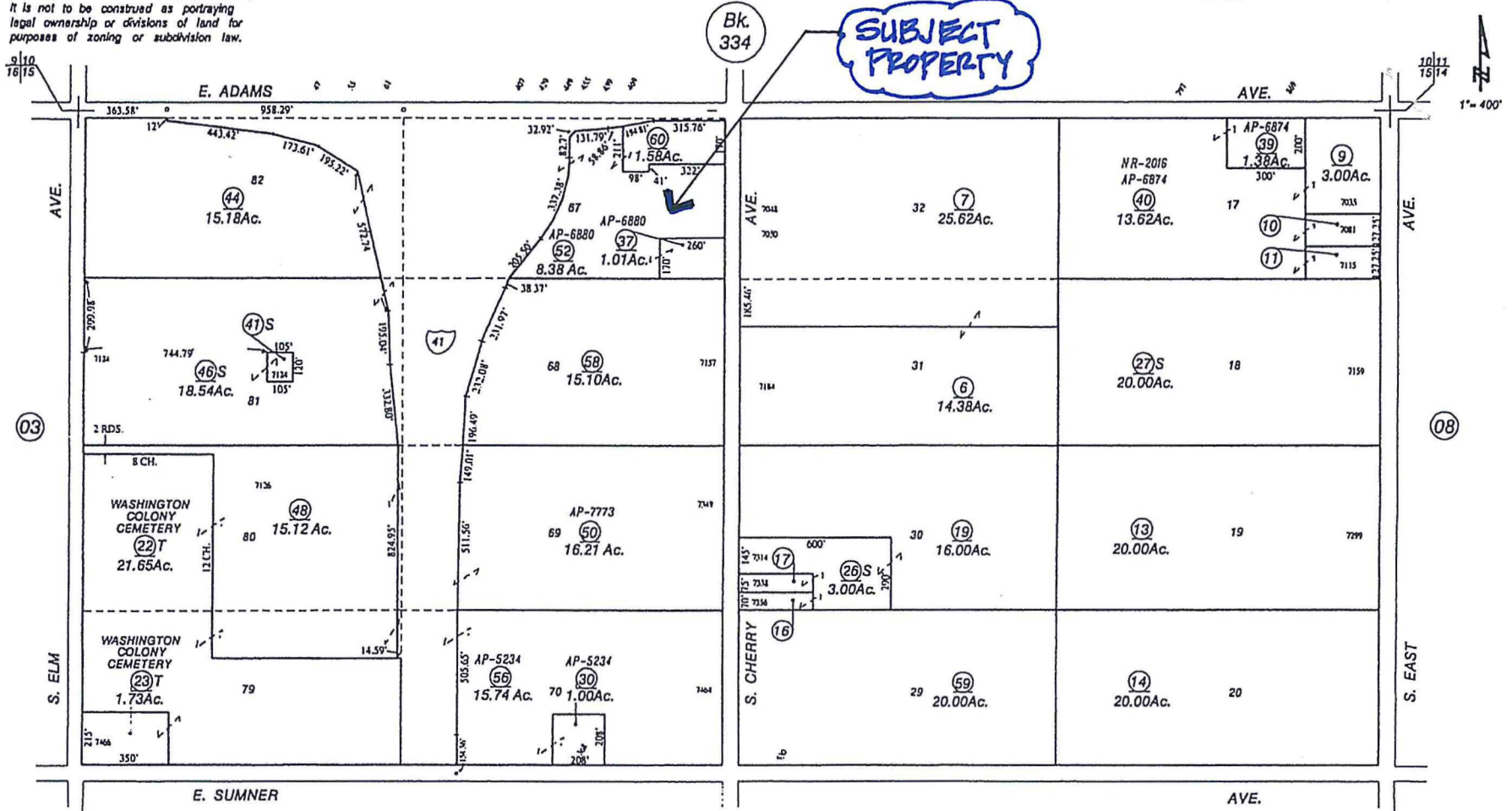
"LOCATION MAP"

... 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.15, T.15S., R.20E., M.D.B.&M.

Tax Rate Area
195-000

335-07



Agricultural Preserve
Washington Irrigated Colony - Plat Bk.2, Pg.4

Assessor's Map Bk.335 - Pg. 07
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown In Ellipses.
Assessor's Parcel Numbers Shown In Circles.

HWY 41

ADAMS AVE

S. CHERRY AVE.

A.P.N. 335-070-52

8.38 AC.

LAND USE: AGRICULTURE

REZONE FROM AE-20 TO M-3

SEC.15,T.15S.,R.20E.,M.D.B.& M.
FRESNO COUNTY-FRESNO,CA.

GPA 553/AA3830

RECEIVED
COUNTY OF FRESNO

JUL 12 2018

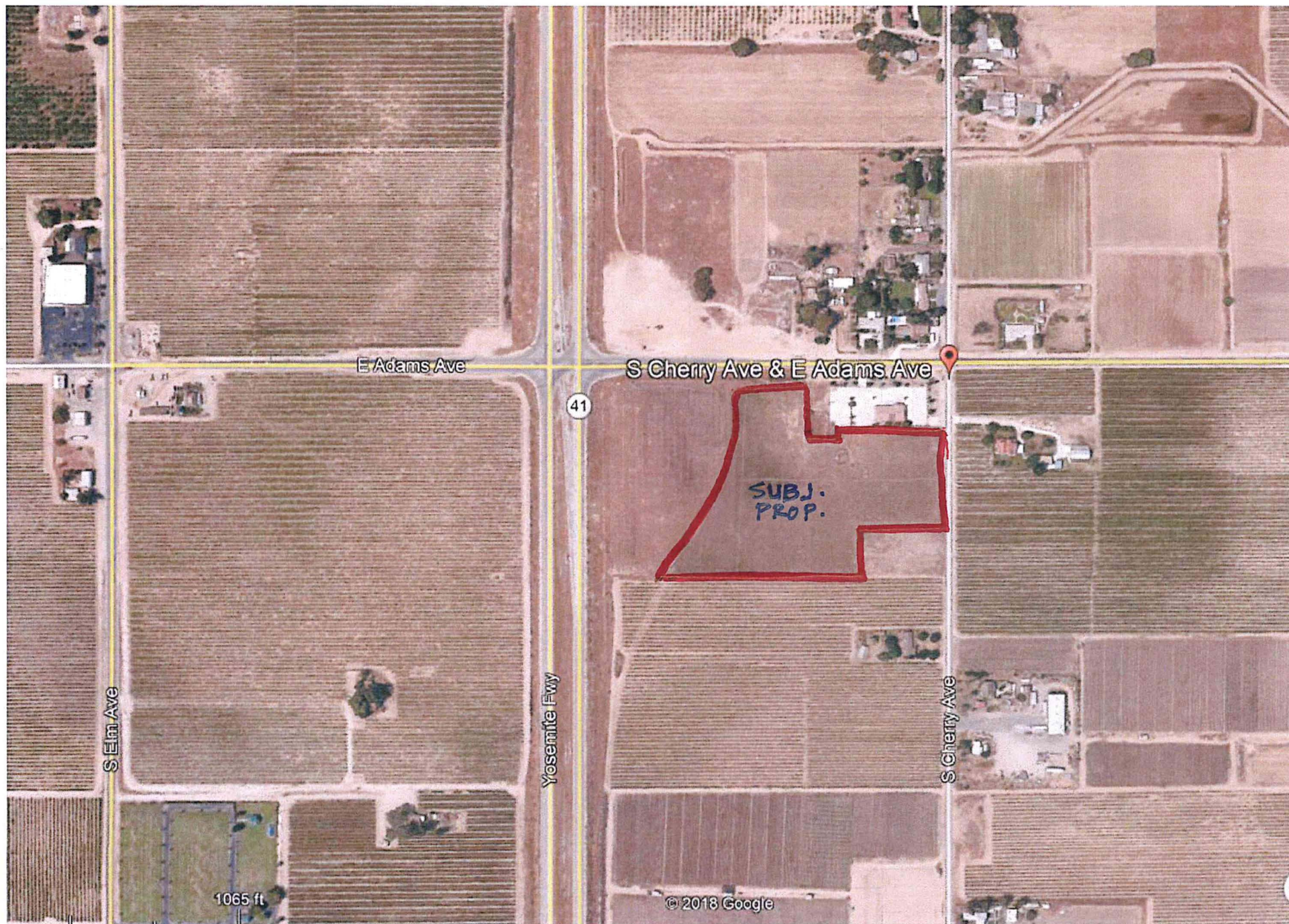
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



N.T.S.

Gary Rogers-Architect

(559) 674-6598(OFFICE), 674-6599(FAX)
MADERA, CALIFORNIA 93639





#2

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. 7494

Project No(s). GPA 553; AA3820

Application Rec'd.:
7/11/18

GENERAL INFORMATION

1. Property Owner: Maria and Leo Gonzales Phone/Fax: 559-864-8933
Mailing Address: P.O. Box 459 Caruthers CA 93609
Street City State/Zip
2. Applicant: Gary A Rogers Phone/Fax: 559-674-6598
Mailing Address: 1816 Howard Rd Suite 8 Madera CA 93637
Street City State/Zip
3. Representative: See above Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
4. Proposed Project: Rezone from AE20 To M3 to allow uses within M3 zone District, possible future office building
5. Project Location: S Cherry Ave and E. Adams Ave Crossroads
6. Project Address: vacant lot
7. Section/Township/Range: 15 / 15S / 20E 8. Parcel Size: 8.38 acres
9. Assessor's Parcel No. 335-070-52 OVER.....

10. Land Conservation Contract No. (If applicable): None

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: Fresno County General Plan

ENVIRONMENTAL INFORMATION

15. Present land use: Vacant lot with existing well
Describe existing physical improvements including buildings, water (wetlands) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover: Weeds/grasses
Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood-prone area? Describe:

No

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

North: Agriculture, residential, church
South: Agriculture, residential
East: Agriculture, resident
West: Agriculture

17. What land use(s) in the area may be impacted by your Project?: 100 gallon/day
Agriculture Residential Church

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

19. *Transportation:*

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

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

B. Daily traffic generation:

I. Residential - Number of Units _____ 0
 Lot Size _____
 Single Family _____
 Apartments _____

II. Commercial - Number of Employees 2
 Number of Salesmen 0
 Number of Delivery Trucks 0
 Total Square Footage of Building 1000 sq ft office

III. Describe and quantify other traffic generation activities: visitors 1-2/week

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

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: Car emissions

23. *Proposed source of water:*

☒ private well

() community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: approx. 1000 gallons a day
25. Proposed method of liquid waste disposal:
☒ septic system/individual
☐ community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 50 gallons/day
27. Anticipated type(s) of liquid waste: Septic
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Paper, boxes, Plastics
32. Anticipated amount of solid waste (tons or cubic yards per day): 1 cubic yard
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1 cubic yard
34. Proposed method of solid waste disposal: Trash Service
35. Fire protection district(s) serving this area: Easton Fire station
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.

Gary A. Hager
 SIGNATURE

7-9-18
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

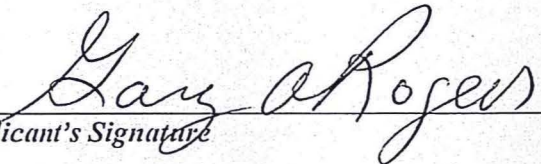
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

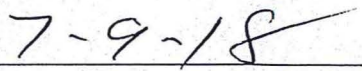
The following projects are exempt from the fees:

- 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.


Applicant's Signature


Date