

FILE

6702

MICROFILM LOCATION

Cartridge No. _____

Frame No. _____

17

County of
FRESNO

Agenda Item

Date: June 10, 1986
To: Board of Supervisors
From: Planning Commission
Subject: RESOLUTION NO. 9746 - UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 2209, ENVIRONMENTAL ASSESSMENT NO. 3078

APPLICANT: Pacific Ready Mix
REQUEST: Extend the hours of operation of the existing cement batch plant to 4:00 a.m. to 6:00 p.m. for weekdays from May to October, and 5:30 a.m. to 6:00 p.m. from November to April; and allow operating hours of 7:00 a.m. to 1.00 p.m. on Saturdays year-round, which modifies Condition No. 2 of Unclassified Conditional Use Permit No. 367 that allows excavation and processing of sand, gravel, and rock on a 170-acre parcel of land in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) District.

LOCATION: The west side of N. Friant Road north of E. Birkhead Road and east of the San Joaquin River, approximately 2.5 miles north of the city of Fresno. (SUP. DIST.: 5) (APN 300-070-055)

PLANNING COMMISSION ACTION:

At its hearing of April 10, 1986, the Commission considered the Staff Report and testimony (summarized on Exhibit "A"). The Commission then adopted Findings 1 and 2 in the Staff Report and Findings 3 and 4 as stated below:

Finding 3:

The change in operating hours will introduce noise from traffic, loading, and unloading of materials and operating equipment at an earlier hour. However, according to a Health Department Noise Study, the operation should not violate Noise Ordinance Standards. The conditions, precluding bulk delivery of cement prior to 6:00 a.m. and limiting operational hours on Saturdays, will further ensure that there will be no adverse noise impacts to the area.

ADMINISTRATIVE OFFICE REVIEW _____ Page 1 of 2
BOARD ACTION: DATE 6/10/86 APPROVED AS RECOMMENDED _____ OTHER XX



DENIED APPEAL; UPHELD PLANNING COMMISSION DECISION TO APPROVE NEGATIVE DECLARATION AND APPROVE CONDITIONAL USE PERMIT NO. 2209 WITH CONDITIONS LISTED ON ATTACHMENT "A" AND PER FINDINGS OUTLINED IN STAFF REPORT AND IN PLANNING COMMISSION RESOLUTION.

UNANIMOUS _____ ANDREEN Aye CONRAD Aye KOLIGIAN Aye LEVY No RAMACHER Aye
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Prior conditional use permits for material extraction operations in this area have addressed concerns regarding traffic safety impacts affecting bicyclists and motorists on Friant Road. Improvements have previously been made to Friant Road to address this concern. The change in operational hours proposed under this application should not result in a significant increase in traffic.

Finding 4:

The Mineral Resources Section of the Open Space/Conservation Element of the County General Plan encourages the development of mineral resources when conflicts with surrounding land uses and the natural environment can be minimized. The subject site lies within one of three areas in the County identified as principal locations for commercially suitable sand and gravel.

The subject parcel is also designated by the General Plan as part of the San Joaquin River Influence Area. These policies recognize the multiple use values of the river valley, and the need for careful planning to avoid conflicts with the river environments. Friant Road from the City of Fresno to Lost Lake is designated as a Scenic Highway on the Scenic Highways Element of the General Plan.

Because the change in operational hours does not create any adverse effects on surrounding land uses or the environment, a finding of General Plan can be made.


Based upon these findings, the Commission approved the Negative Declaration prepared for the project and approved Unclassified Conditional Use Permit Application No. 2209, modifying Condition No. 2 of prior Conditional Use Permit No. 367 to read as follows:

All operations shall be limited to weekdays during the hours of 6:00 a.m. to 6:00 p.m., except as follows: (a) The cement batch plant may begin operations at 4:00 a.m. weekdays from May to October, and at 5:30 a.m. weekdays from November to April provided there shall be no delivery of bulk cement before 6:00 a.m. The cement batch plant may also operate from 7:00 a.m. to 1:00 p.m. on Saturdays year-round. (b) In the event of any emergency as determined by an governmental body or agency, excavation and processing may proceed as needed notwithstanding the aforesaid.

VOTING: Yes: Commissioners McCrummen, Cruff, Furgurson, Lingo, Stephens, Quist

No: Commissioners Breener, Radics

Absent: Commissioner Orocco


 RICHARD D. WELTON, Director
 Public Works & Development Services Department
 Secretary-Fresno County Planning Commission

NOTE: The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

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RESOLUTION NO. 9746EXHIBIT "A"

Staff: The Public Works & Development Services Department presented its Staff Report dated April 10, 1986, and presented information regarding the operating hours of other conditional use permits for similar uses.

Michael Robinson of the Health Department further explained the methodology and conclusions of the noise study.

Applicant: The applicant's representative, Bruce O'Neal, presented an overview of the request including the need for the modification in operating hours, the operating hours of competing batch plants, and the noise study. Mr. O'Neal stated that Finding 3 could be made and indicated that the property owner, Isaac Bell, and others associated with developing the property supported the proposal. Peter Empey, Vice President of Pacific Ready Mix, explained the technical aspects of concrete batching and emphasized the need for an earlier starting hour than presently allowed.

Others: Frank Buchell, who identified himself as a landscape architect representing New Horizons Homes, Dan Brossi, and Isaac Ball, spoke in opposition to the project.

An individual, residing approximately 1.5 miles to the south, expressed concern that the noise nuisance could be very great for that area. He indicated that he was currently impacted by noise from the project site. He objected to the early start-up time and Saturday operations and questioned the need for the change.

An individual residing in the area questioned the nature of the operation and the frequency of cement deliveries proposed for Saturdays. She noted unusual acoustics in the area where sound travels very well, expressed concern for cyclists, and requested a larger radius for public notification than one-half mile.

NOTE: Judicial review of this decision may be had pursuant to Section 1094.5 of the California Code of Civil Procedure only if the action pursuant to that section is filed within the ninety (90) day time limit prescribed by Code of Civil Procedure Section 1094.6.

ATTACHMENT "A"

CONDITIONAL USE PERMIT NO. 2259

CONDITION OF APPROVAL

All operations shall conform to the provisions of the Fresno County Noise Ordinance and shall be limited to weekdays during the hours of 6:00 a.m. to 6:00 p.m., except as follows: (a) The cement batch plant may begin operations at 4:00 a.m. weekdays from May to October, and at 5:30 a.m. weekdays from November to April provided there shall be no delivery of bulk cement before 6:00 a.m. The cement batch plant may also operate from 7:00 a.m. to 1:00 p.m. on Saturdays year-round. (b) In the event of any emergency as determined by an governmental body or agency, excavation and processing may proceed as needed notwithstanding the aforesaid.

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AGENDA ITEM NO. 3
STAFF REPORT
TO
THE FRESNO COUNTY PLANNING COMMISSION
Unclassified Conditional Use Permit Application No. 2209
Environmental Assessment No. 3078
April 10, 1986

Applicant: Pacific Ready Mix, Inc. Accepted On: February 12, 1986

Request: Extend the hours of operation of the existing cement batch plant to 4:00 a.m. to 6:00 p.m. for weekdays from May to October, and 5:30 a.m. to 6:00 p.m. from November to April; and allow operating hours of 7:00 a.m. to 1:00 p.m. on Saturdays year-round, which modifies Condition No. 2 of Unclassified Conditional Use Permit No. 367 that allows excavation and processing of sand, gravel, and rock.

Location: West side of N. Friant Road north of E. Birkhead Road and east of the San Joaquin River.

Present Zoning: AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) District

A. Area, Existing Land Use, Surrounding Zoning, and Public Noticing

1. Approximate Area: 170 acres
2. Use of Subject Property: Rock, sand, and gravel processing plant
3. Use of Surrounding Area: Open land, pasture, sand and gravel extraction, residences
4. Surrounding Zoning: AE-20
5. City Limits: The city of Fresno is located approximately 2.5 miles south of the subject property.
6. Noticing: Notices were sent to 20 property owners within one-half mile of the subject property.

B. Background

The applicant's cement batch plant is currently subject to the provisions of Classified Conditional Use Permit No. 367 which originally authorized the cement batch plant and an asphalt batch plant in conjunction with a rock, sand, and gravel operation. The applicant operates the cement batch plant under a lease with Lone Star Industries, Inc.

The applicant is requesting a change in the operating hours that would affect the cement batch plant only. The operating hours for the batch plant are currently limited by Condition No. 2 of Unclassified Conditional Use Permit No. 367 as follows:

All operations shall be limited to weekdays during the hours of 6:00 a.m. to 6:00 p.m., except that in the event of any emergency as determined by any governmental body or agency, excavation and processing may proceed as needed notwithstanding the aforesaid.

The applicant justifies the request on the customer demand for concrete to be delivered earlier in the day than the operating hours allow.

C. Vicinity Map and Site Plan

The vicinity map submitted by the applicant shows the Pacific Ready Mix plant in relation to the other improvements on the property.

The site plan submitted by the applicant shows the following major features:

1. The dirt access road to Friant Road.
2. The truck parking area.
3. The batch plant, operations trailer, and accessory building.
4. Sand and gravel stock pile mounds east and west of the batch plant.

D. Project Description/Operational Statement

The applicant's request deals only with the hours of operation of the batch plant. No other change in the plant's operation is proposed. The applicant proposes that the plant starts up two hours earlier (4:00 a.m.) on weekdays during the months of May through October, and one-half hour earlier (5:30 a.m.) on weekdays during the months of November through April. Operation of the plant between 7:00 a.m. and 1:00 p.m. on Saturdays is also proposed. Under the current Unclassified Conditional Use Permit, there are no operational hours on Saturdays.

E. Environmental Analysis

An Environmental Assessment/Initial Study has been prepared for the project under the provisions of the State CEQA Guidelines. A Notice of Intent of Negative Declaration was published on March 31, 1986.

The Environmental Assessment identified: (1) minor traffic generation on Saturday and a decrease in safety for motorists and weekend recreationists on Friant Expressway, and (2) noise generation. The potential traffic generation and associated safety concern are not significant, since the use is existing and the project represents a minor change in operations. As well, adequate driveway tapers and a left-turn pocket exist along Friant Expressway leading into the project site. The proposed operational changes should not result in any significant noise generation or violations of the County Noise Element or Noise Ordinance. To ensure that ambient noise remains at low levels, the applicant has modified the project to incorporate the following conditions: (1) Saturday operations shall not begin until 7:00 a.m. and (2) delivery of bulk cement shall not occur until after 6:00 a.m. A Negative Declaration is recommended and is subject to approval by the decision-making body.

F. Staff Analysis/Recommended Findings of Fact

Finding 1: Adequacy of Size and Shape of Subject Parcel

The proposal does not alter the previous finding of Conditional Use Permit No. 367 that the parcel is adequate in size and shape to accommodate the proposed use.

Finding 2: Adequacy of Streets and Highways

The proposal should generate only a very slight increase in traffic. The longer operating hours allow for more vehicle trips, but these trips should be at times when traffic is light. Friant Road is designated as an expressway. As a condition to a previous Conditional Use Permit, the access was improved with a left-turn pocket and driveway taper. With these improvements, the road should be adequate for the slight increase in traffic.

Finding 3: Adverse Effects on Surrounding Properties

The change in operating hours will introduce noise from traffic, loading, and unloading of materials, and operating equipment at an earlier hour. Although the surrounding area is not heavily populated, there are residences that may be affected by the increased noise. Approximately one-quarter mile to the east on the bluff east of Friant Road, there are residential parcels. Adjacent to the south is a 20-acre parcel with a residence.

The applicant submitted a noise study with the application. The County Health Department staff has evaluated this study and conducted its own study. The Health Department concluded that while no violations of the Noise Element or Noise Ordinance are expected to occur, the activity may be noticeable to nearby residents due to the very low ambient levels present in the area at 4:00 a.m. to 6:00 a.m. To further minimize noise to nearby residents, the Health Department has recommended restrictions on the delivery of bulk cement due to the high noise levels associated with that operation. Unloading the cement requires operating the truck's engine and is a high noise generator. The applicant has agreed with the Health Department's recommendation to restrict the delivery of bulk cement before 6:00 a.m. Additionally, the Health Department has recommended that Saturday operations be precluded before 7:00 a.m. There are currently no operations on Saturday.

Prior conditional use permits for material extraction operations in this area have addressed concerns regarding traffic safety impacts affecting bicyclists and motorists on Friant Road. As discussed in Finding No. 2, improvements have previously been made to Friant Road to address this concern. The change in operational hours proposed under this application should not result in a significant increase in traffic.

Finding 4: General Plan Consistency

The Mineral Resources Section of the Open Space/Conservation Element of the County General Plan encourages the development of mineral resources when conflicts with surrounding land uses and the natural environment can be minimized. The subject site lies within one of three areas in the County identified as principal locations for commercially suitable sand and gravel.

The subject parcel is also designated by the General Plan as part of the San Joaquin River Influence Area. These policies recognize the multiple use values of the river valley, and the need for careful planning to avoid conflicts with the river environments. Friant Road from the City of Fresno to Lost Lake is designated as a Scenic Highway on the Scenic Highways Element of the General Plan.

Provided that the change in operational hours does not create any adverse effects on surrounding land uses or the environment, a finding of General Plan can be made.

G. Staff Recommendation

Staff recommends approval of the Negative Declaration prepared for the project.

If the Commission believes that Finding 3 can be made, Staff recommends approval of Unclassified Conditional Use Permit Application No. 2209 to modify Condition No. 2 of prior Conditional Use Permit No. 367 to read as follows:

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All operations shall be limited to weekdays during the hours of 6:00 a.m. to 6:00 p.m., except as follows: (a) The cement batch plant may begin operations at 4:00 a.m. weekdays from May to October, and at 5:30 a.m. weekdays from November to April provided there shall be no delivery of bulk cement before 6:00 a.m. The cement batch plant may also operate from 7:00 a.m. to 1:00 p.m. on Saturdays year-round. (b) In the event of any emergency as determined by an governmental body or agency, excavation and processing may proceed as needed notwithstanding the aforesaid.

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REQUIRED FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and-highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

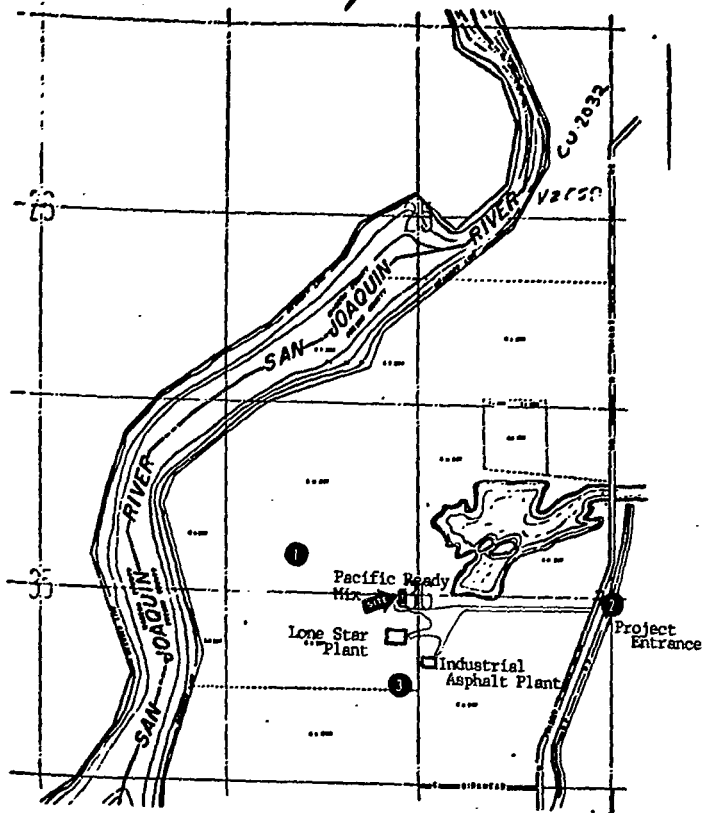
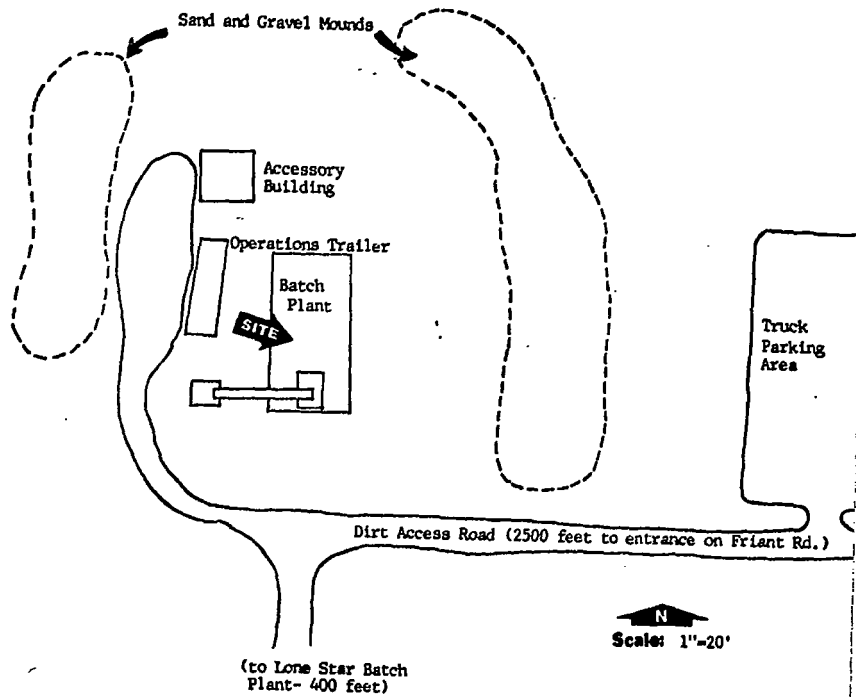


Figure 1
Site Location and Noise Monitoring Sites

③ Noise Monitoring Sites

FIGURE 2 17
PACIFIC READY MIX
SITE PLAN



FRESNO COUNTY RESOURCES AND DEVELOPMENT DEPARTMENT

4499 East Kings Canyon Road
Fresno, California 93702
Fresno Phone (209) 453-5055
Toll Free Phone 1-(800) 742-1011

APPLICATION FOR:

- Occupancy Permit
- Director Review and Approval
- Site Plan Review
- Variance (minor)
- Amendment Application
- Conditional Use Permit (modification)
- Miscellaneous (_____)

DESCRIPTION OF PROPOSED USE OR REQUEST:
Modify Conditional Use Permit No. 367
request for modification of CUP No. 367 to extend the hours of operation of cement batch plant from current 6 am to 6 pm schedule to 5:30 am to 6 pm weekday schedule (Mon-Fri) & 6 am to 1 pm Sat schedule year-round
SEE ATTACHED PROPOSED DESCRIPTION

Please type or print in black ink. Answer all questions completely. Check with the Department concerning the requirements for Site Plans or Operational Statement. For Variance Applications a full explanation giving the reasons for the request must be attached.

LOCATION OF PROPERTY: _____ west side of Friant Road
between Willow Avenue and Friant Community
Street address: 13475 N. Friant Road, Friant, CA

APN 300-070-56 Parcel Size 170.17 AC Sec-Twp/Rg. 25E-7115 R 20E
LEGAL DESCRIPTION: (Copy of Deed must also be attached)

See attached Exhibit A.

Bonnie J. Blitch, President, Pacific Region, Lone Star Industries, Inc. (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.
11555 Dublin Canyon Rd. (415)

Lone Star Industries, Inc. P. O. Box 5252 Pleasanton, CA 94566 463-1420

Owner: (Print or Type) Address City Zip Phone (415)

Pacific Ready-Mix, Inc. 850 N. San Mateo Dr. San Mateo, CA 94401 343-1861

Applicant (Print or Type) Address City Zip Phone

Bruce O'Neal 1255 W. Shaw, Suite 103 Fresno, CA 93711 (209) 225-5332

Representative (Print or Type) Address City Zip Phone

OFFICE USE ONLY		WHEN VALIDATED THIS APPLICATION IS YOUR RECEIPT	
Application Type/No.: <u>CU 2309</u>	Fee: <u>\$470.00</u> (09)		
Application Type/No.: _____	Fee: _____		
Application Type/No.: _____	Fee: _____		
Application Type/No.: _____	Fee: _____		
Environmental Assessment No. <u>307B</u>	Fee: <u>50.00</u> (52)	CUP 470.00	
Received by: <u>[Signature]</u>		EA 50.00	
Hearing date: <u>2-10-86</u>		IRIS TOTAL 520.00	
This permit is sought under Ordinance Section: _____		H 442217:53 FEB. 12 '86 CHECK 520.00	
Related applications: _____		LINE 04	
Drafting verification: Zone District: <u>AE-20</u>			
APN: <u>300-070-056</u>			
APN: _____			
APN: _____			
Sec. Twp. Rg. <u>26-11-20</u>			
Parcel Size: <u>170.17 AC</u>			

Green - Department Copy
White - Applicant Copy
Canary - Accounting Copy
F-3 (Rev. 6/84)

File original and one copy with: Fresno County Clerk Room 401, Courthouse 1100 Van Ness Fresno, California 93721 Mailing Address: P.O. Box 1828 Fresno, California 93717		Specs Below For County Clerk Only. CLK-2045.00 E04-73 R00-00	
Agency File No.: EA 3078	LOCAL AGENCY NEGATIVE DECLARATION		County Clerk File No.: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 4499 East Kings Canyon Road	City: Fresno	Zip Code: 93702
Agency Contact Person (Name and Title): Richard S. Gilbert - Staff Analyst III	Area Code: (209)	Telephone Number: 453-5055	Extension: ----
Applicant (Name): Pacific Ready Mix	Project Title: CUP 2209		
Project Description: Extend hours of operation of the existing cement batch plant to 4:00 a.m. to 6:00 p.m. for weekdays from May to October, and 5:30 a.m. to 6:00 p.m. from November to April; and allow operating hours of 7:00 a.m. to 1:00 p.m. on Saturdays year-round which modifies Cond. No. 2 of CU 367 that allows excavation and processing of sand, gravel, and rock on a 170-acre parcel location on the west side of Friant Rd. north of Birkhead Rd. and east of the San Joaquin River.			
Justification for Negative Declaration: This Negative Declaration is subject to approval by the Decision Making Body prior to project action. Any potentially significant impacts identified in the Environmental Assessment (Initial Study) and determined to exist by the Decision Making Body shall be mitigated entirely or to an insignificant level. In the event environmental impacts associated with the project cannot be mitigated, an Environmental Impact Report will be required unless it is the intent of the Decision Making Body to deny the project as provided by Section 15270 of the "State CEQA Guidelines."			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Daily Legal, 3/31/86		Review Date Deadline: 4/10/86	
Date: 3/26/86	Type of Print Signature: Katie Bearden, Staff Analyst III	Submitted by (Signature): <i>Katie Bearden</i>	
State 16083, 16085		LOCAL AGENCY NEGATIVE DECLARATION (Not to Exceed One Page)	
		County Clerk File No. E- _____	

AFFIDAVIT OF MAILING

I declare that on 5/27/86, at the request of the Fresno County Board of Supervisors, I mailed a notice like the one hereto attached with reference to:

*CUP 2209 + EA 3078, Pacific Ready-Mix
(ON APPEAL)*

by depositing in the United States Post Office at Fresno, California, a copy of said notice enclosed in an envelope with postage prepaid, addressed to each of the owners at their addresses, all as shown on the current Fresno County Assessment Roll and shown on the property list compiled from said rolls and in the file of the case.

This declaration is made under penalty of perjury.

Elaine Kirchner for
By Elaine Kirchner
Deputy



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NOTICE OF HEARING BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF FRESNO ON UNCLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 2209 AND ENVIRONMENTAL ASSESSMENT NO. 3078,
FILED BY PACIFIC READY-MIX, INC. (ON APPEAL)

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS of the
County of Fresno has fixed Tuesday, the 10th day of June, 1986
at the hour of 2:00 P.M., in the Board Room of said Board of
Supervisors, Room 301, Hall of Records, in the City of Fresno
as the time and place for holding a public hearing on the
following matter:

Proposal to extend the hours of operation of the existing
cement batch plant to 4:00 a.m. to 6:00 p.m. for weekdays
from May to October, and 5:30 a.m. to 6:00 p.m. from
November to April; and allow operating hours of 7:00 a.m.
to 1:00 p.m. on Saturdays year-round which modifies
Condition No. 2 of Unclassified Conditional Use Permit No.
367 that allows excavation and processing of sand, gravel,
and rock on a 170-acre parcel in the AE-20 (Exclusive
Agricultural, 20-acre minimum parcel size) District on the
west side of N. Friant Road north of E. Birkhead Road and
east of the San Joaquin River, approximately 2.5 miles
north of the city of Fresno.

PLEASE SEE MAP ON REVERSE SIDE

The Planning Commission GRANTED this application WITH CONDITION
on April 10, 1986.

Anyone may testify. For information, contact Ann Getz, Fresno
County Public Works and Development Services Department,
Development Services Office, 4499 E. Kings Canyon Road, Fresno,
CA 93702. Telephone 453-5055.

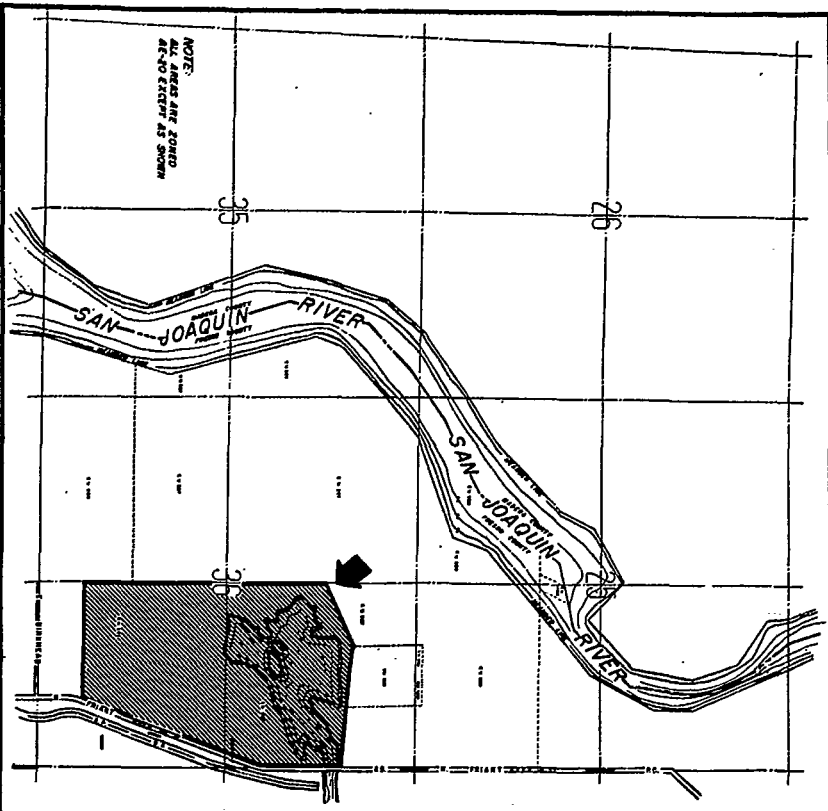
Prior to taking action on the project, the Board of Supervisors
will determine whether a Negative Declaration or an Environmental
Impact Report is appropriate.

NOTE: If at some later date you challenge the final action on
this matter in court, you may be limited to raising only
those issues you or someone else raised at the public
hearing described in this notice or in written
correspondence delivered to the Board of Supervisors at,
or prior to, the public hearing.

Dated: May 27, 1986

SHARI GREENWOOD, Clerk to the
Board of Supervisors

By *Elaine Kirchner*
Elaine Kirchner
Deputy



ZONE MAP
FRESNO COUNTY
CALIFORNIA

OFFICE OF PLANNING AND ZONING
 1000 N. MARKET STREET, SUITE 100
 FRESNO, CALIFORNIA 93703
 PHONE: (559) 433-1313

AMENDMENTS

NO.	DATE	DESCRIPTION
1	1/20/00	ADOPTED
2	1/20/00	ADOPTED
3	1/20/00	ADOPTED
4	1/20/00	ADOPTED
5	1/20/00	ADOPTED
6	1/20/00	ADOPTED
7	1/20/00	ADOPTED
8	1/20/00	ADOPTED
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46	1/20/00	ADOPTED
47	1/20/00	ADOPTED
48	1/20/00	ADOPTED
49	1/20/00	ADOPTED
50	1/20/00	ADOPTED



NORTH
 SCALE 1" = 200 FEET
 SHEET NUMBER
11/20-SE
 PREPARED BY: J. L. BROWN, JR.

ALL WARREN F TRUSTEE
4439 N FRIANT RD
FRESNO CA 93706
PAS 502
30025006

DE BANTIS PAT & CAROLA
P O BOX 15222
FRESNO CA 93702
TVX 000
301270298

Hannah J. Jensen
Mickie Shelton
1511 N. Durant Way
Fresno, CA 93728

Ike D. Ball
P. O. Box 5252
Pleasanton, CA 94566

Ike D. Ball
12760 N. Friant Road
Fresno, CA 93705

Riverbend Ranches
4233 W. Sierra Madre # 201
Fresno, CA 93705

Summer Peck Ranch, Inc. et al
P. O. Box 507
Mendota, CA 93640

Hans and Louise Sumpf
3422 W. Alluvial
Fresno, CA 93711

Lone Star Industries, Inc.
P. O. Box 5252
Pleasanton, CA 94566

Pacific Ready-Mix, Inc.
850 N. San Mateo
San Mateo, CA 94401

Bruce O'Neal
1255 W. Shaw # 103
Fresno, CA 93711

Clovis Unified School District
5545 E. Herndon Avenue
Clovis, CA 93612

Development Services
Attention: Ann Galt
5201 S
Fresno, CA 93706
13876 Old Friant Road
Fresno, CA 93706
Bradley Keep

FINCH GERALD F & MARY ELLEN BEEBE
947 MC HUGH CT
VENTURA CA 93003
PAS 084
30007038

CARFAGNA THOMAS F
12685 AUBERRY RD
CLOVIS CA 93612
PAS 000
301110448

CARFAGNA SEBASTIAN J & CLORINDA L
P O BOX 1007
PACIFICA CA 94044
000 000
301110558

STEWART JAMES S & CATHIE S
P O BOX 3364
PINEDALE CA 93650
000 000
301110258

BIGLIONE FRED J JR
12075 AUBERRY ROAD
CLOVIS CA 93612
FIE 000
300320038

BIGLIONE JEFFREY WINSLOW
8316 N RAISING AVE
FRESNO CA 93710
FIE 000
300320048

BIGLIONE NORMAN JOSEPH JR
12095 AUBERRY ROAD
CLOVIS CA 93612
FIE 000
300320148

PEDERSEN RICHARD E & DARLENE A
12667 AUBERRY RD
CLOVIS CA 93612
000 000
301270268

JONKER LEON ANTHON & PAHELIA LYNN II
12669 AUBERRY ROAD
CLOVIS CA 93612
501 001
301110598

STEWART JAMES S & CATHIE S
P O BOX 3364
PINEDALE CA 93650
000 000
301110258

TAYLOR CALVIN R
P O BOX 348
PINEDALE CA 93650
601 000
301270148

ROHDE DONALD ROGER
12441 N FRIANT RD
STAR ROUTE
FRESNO CA 93706
VIR 000
301270188

FINCH GERALD F & MARY ELLEN BEEBE
947 MC HUGH CT
VENTURA CA 93003
PAS 084
30007038

BALL ISAAC D
12760 N FRIANT ROAD
FRESNO CA 93706
SGP FIE
300070108

TAYLOR CALVIN & CHARLENE W
P O BOX 3348
PINEDALE CA 93650
601 000
30127013

MATSON KENNETH L & BUNNY E
12623 AUBERRY RD
CLOVIS CA 93612
PAS 500
301110268

BIGLIONE AZALEA
2273 E COPPER AVE
CLOVIS CA 93612
PAS 000
301110138

SHEEHAN MICHAEL F & SALLY A
6334 N FRUIT
FRESNO CA 93711
000 000
30127025

HROCH JOHN S & PEGGY L
P O BOX 3826
PINEDALE CA 93650
601 000
30127024

BIGLIONE LISA NORMANDE
12095 AUBURY RD
CLOVIS CA 93612
FIE 000
300320018

CUMINGS JOHN L & KATE B
646 E CARMEN
FRESNO CA 93720
601 000
30097032

CREATIVE CAPITAL ASSOCIATES INC
3261 N BRYN MAWR
FRESNO CA 93711
601 000
30007033

SU WEI-SHING & PORTIA W
4770 N CEDAR
FRESNO CA 93726
000 000
30007031

BECKER BARBARA M
13500 AUBERRY RD
CLOVIS CA 93612
PAS VLR
30008034

TRAYLOR SONDRA L
1155 W SHAW AVE
FRESNO CA 93711
600 000
301250058

AMERICAN PROPERTIES LTD
1300 W SHAW STE 4-D
FRESNO CA 93711
FIE VLM
30127002

FANIGLIA CORPORATION
1430 N DEARING ST
FRESNO CA 93703
PAS 000
30007037

MC DONALD GARY A & BEVERLY A
C/D GRANTLAND/99
696 E COLE
PAS 000
30007036

17

April 25, 1986
11872 Old Priant Road
Fresno, CA 93706

439-3631

Board of Supervisors
2281 Tulare, Room 301
Fresno, California

Dear Members of the Board of Supervisors:

On April 10, 1986, the Fresno County Planning Commission approved unclassified use permit application No. 2209, permitting the applicant, Pacific Ready Mix, Inc., to extend the operational hours of a cement batch plant located near the San Joaquin River on property currently zoned AE-20.

I wish to appeal the Commission's decision on the grounds that 1) the extended hours are inconsistent with the overall plan for the area, as evidenced by the operational hours permitted similar batch plants within the vicinity, and 2) the extended hours allow for noise generation at a time when farming operations are idle and residents asleep, thereby resulting in a condition which is incompatible with the surrounding area.

Sincerely,

Radley Reep

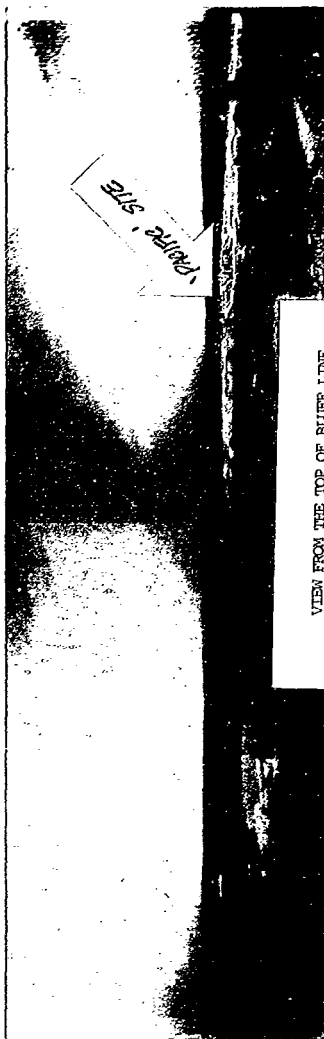
Radley Reep

RECEIVED
APR 27 1986

CLERK OF THE BOARD



VIEW FROM FRONT ROAD LOOKING WEST
AT PACIFIC REDI-MEX OPERATION



VIEW FROM THE TOP OF BLUFF LINE
LOOKING WESTERLY AT SITE

DATE: 11/17/80
APPLICANT'S NAME: [illegible]
PROJECT # 779 + EA 3018
CIP # [illegible]



ENTRANCE ON PRIANT ROAD TO SUBJECT
SITE (LOOKING NORTH)

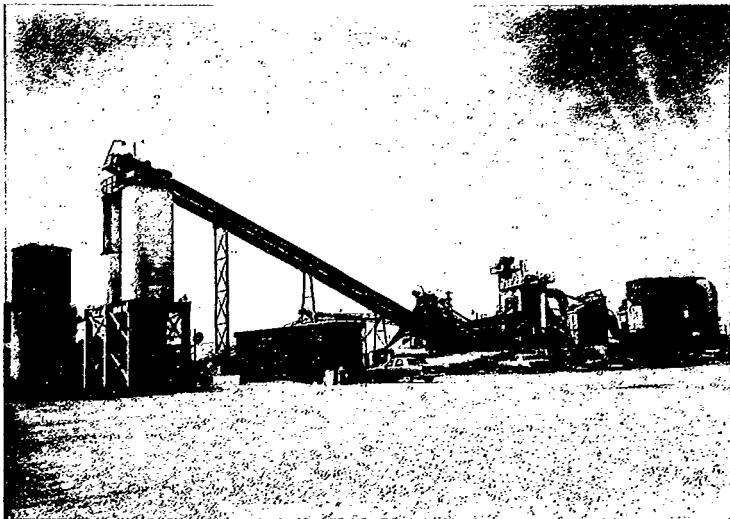


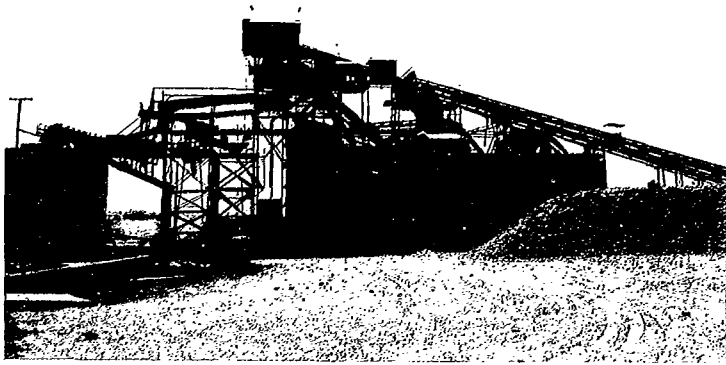
LOOKING SOUTHEAST AT SAND MOUNDS
AND BLUFF LINE OVER $\frac{1}{2}$ MILE FROM SITE

194
APPLICATION # 204 141 508

Applicant's name # 2

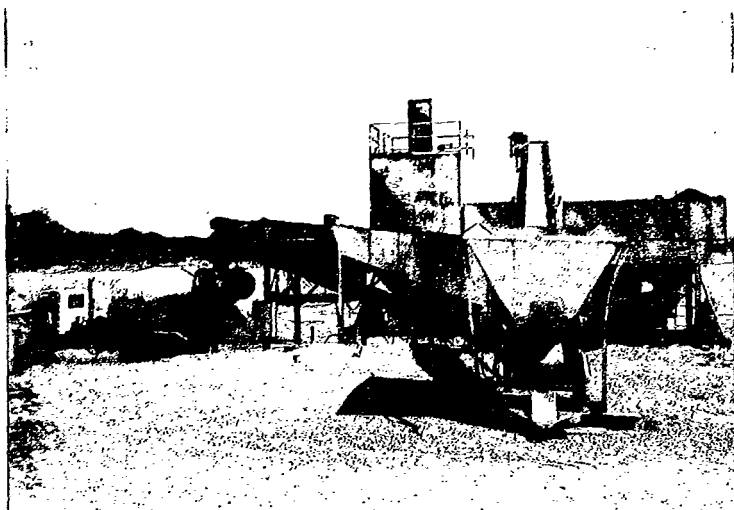
DATE 6/16/80 #17 (6/102)





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CENTRAL VALLEY ROCK, SAND
& GRAVEL ASSOCIATION, INC.

SAND • GRAVEL • CONCRETE • ASPHALT

June 9, 1986

Mr. Chairman & Board Members:

My name is Linda Falasco, P.O. Box 1111, Los Banos, CA 93635.

As president of Central Valley Rock, Sand & Gravel Association, we would like to speak in support of CUP modification in operating hours for Pacific Ready Mix.

Concrete is an essential component to the growth of a community. The Fresno Metropolitan area is expected to grow at the rate of 4.2% annually over the next few years. With this brings an increased demand for concrete to meet the building needs. An average 1,500 square foot house along with the public works projects, schools, churches, stores, shopping centers & other support facilities, requires 202 yards of concrete.

Pacific Ready Mix is a company attempting to meet the overall market demand for the region. To accomplish this, the extension of operating hours is necessary.

One of the goals of our association is to develop a better rapport with our neighbors. This association has assisted Pacific Ready Mix in achieving this goal with the residents who have had concerns. Of personal knowledge, representatives of Pacific Ready Mix have conducted numerous noise studies, met with the individuals and have proven to their satisfaction that the extension would not present an inconvenience for them.

We therefore urge you to approve the modification before you today.

Thank you for the opportunity to speak before you. I will be available to answer any questions you may have.

Respectfully submitted,
CENTRAL VALLEY ROCK, SAND & GRAVEL ASSN.

L. Falasco

Linda Falasco,
President

LF/rm

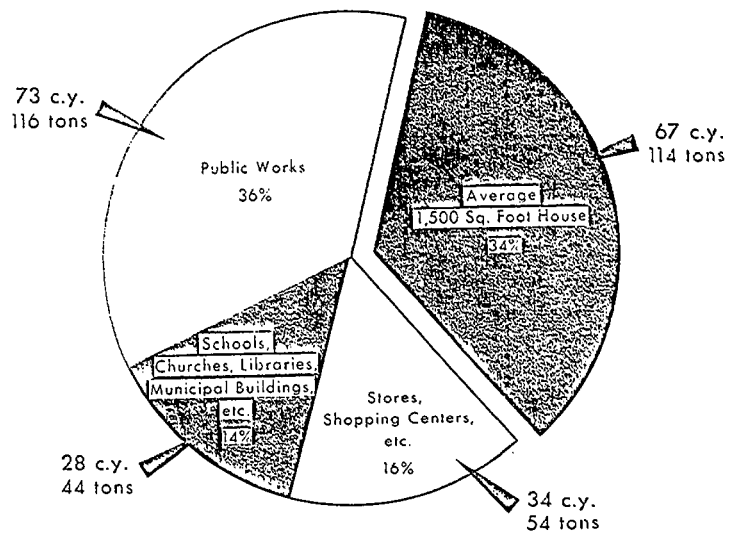
*CUP 2009 + EA 3078
Applicants 4
06/10/86 #17 (6722)
Submitted by
Linda Falasco*

P. O. Box 1165 • Modesto, California 95353 - 1165 • Phone (209) 577-4072

Calaveras • Fresno • Kern • Kings • Madera • Merced • San Joaquin • Stanislaus • Tulare • Tuolumne

Part of Ex. 4

CONSTRUCTION AGGREGATE EXPENDITURES RELATED TO ONE AVERAGE 1,500 SQ. FOOT HOUSE



TOTALS

Concrete - 202 Cubic Yards
Sand and Gravel - 328 Tons