



County of Fresno

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

DATE: December 6, 2023

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: James Anders, Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt. Brandon
Purcell
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Fresno County Fire District, Attn: Diane Rodriguez
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst

Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman, Director/Shana Powers, Cultural Director
City of Mendota; Attn: Cristian Gonzalez, City Manager

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval Application No. 4753 and Initial Study No. 8497

APPLICANT: Victor Martinez

DUE DATE: **December 21, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the storage of trucks and trailers to be utilized exclusively for the transportation of agricultural products, supplies and equipment, to be located on a 5.23-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the northwest side of Bass Avenue approximately 1,700-feet northeast of the intersection with 2nd St, approximately 0.18-miles east of the nearest city limits of the City of Mendota. (APN:013-050-13) (2407 N. Bass Ave.) (Sup. Dist. 1).

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 **December 20, 2023**. 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).

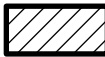
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alvarez@fresnocountyca.gov

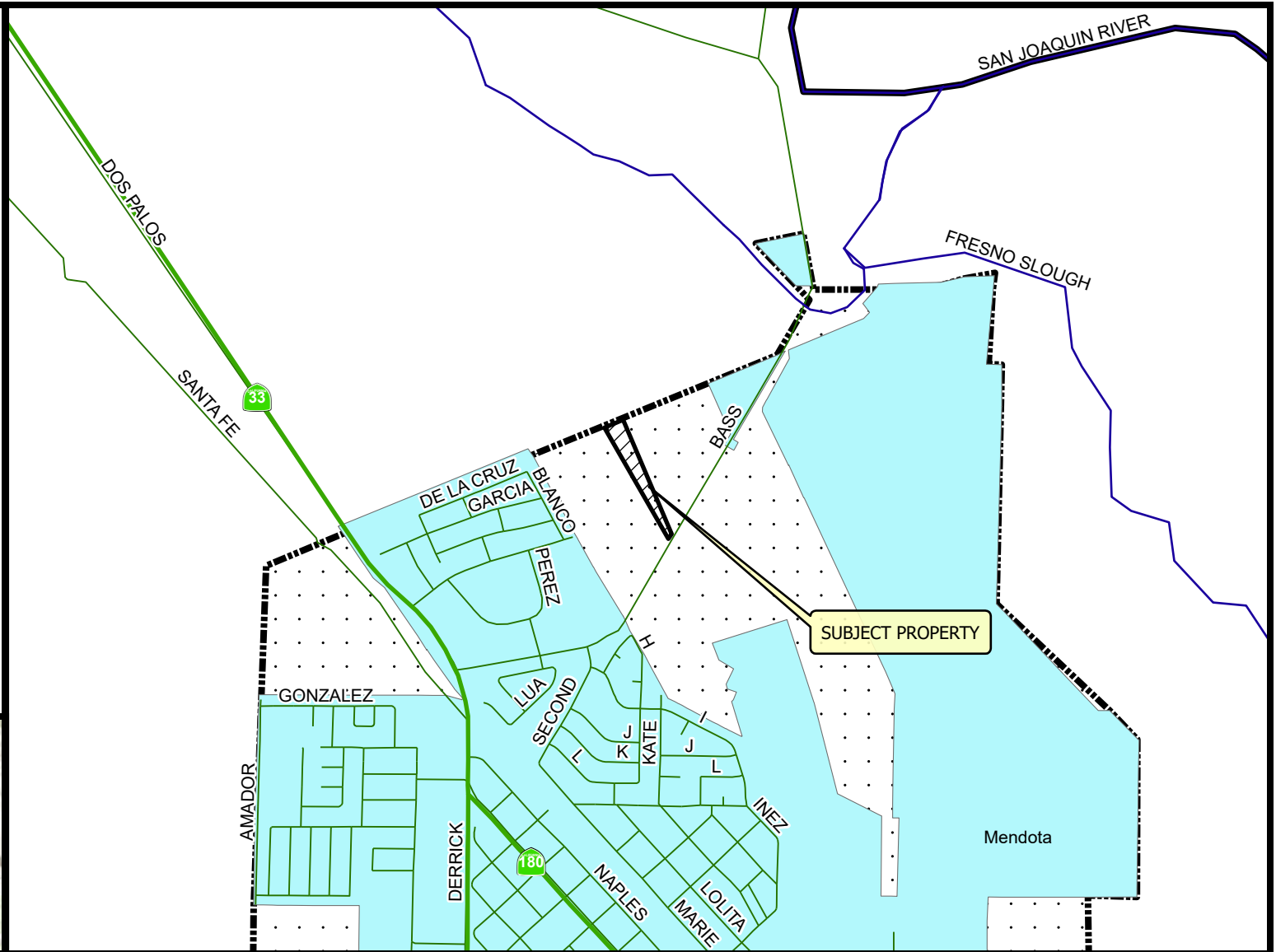
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Activity Code (Internal Review): 2392

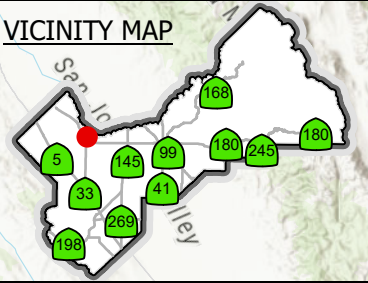
Enclosures

Legend

 SubjectProperty



VICINITY MAP

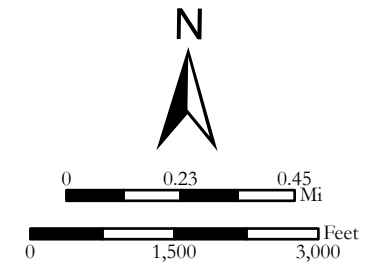


LOCATION MAP



DRA 4753 & IS 8497

2023

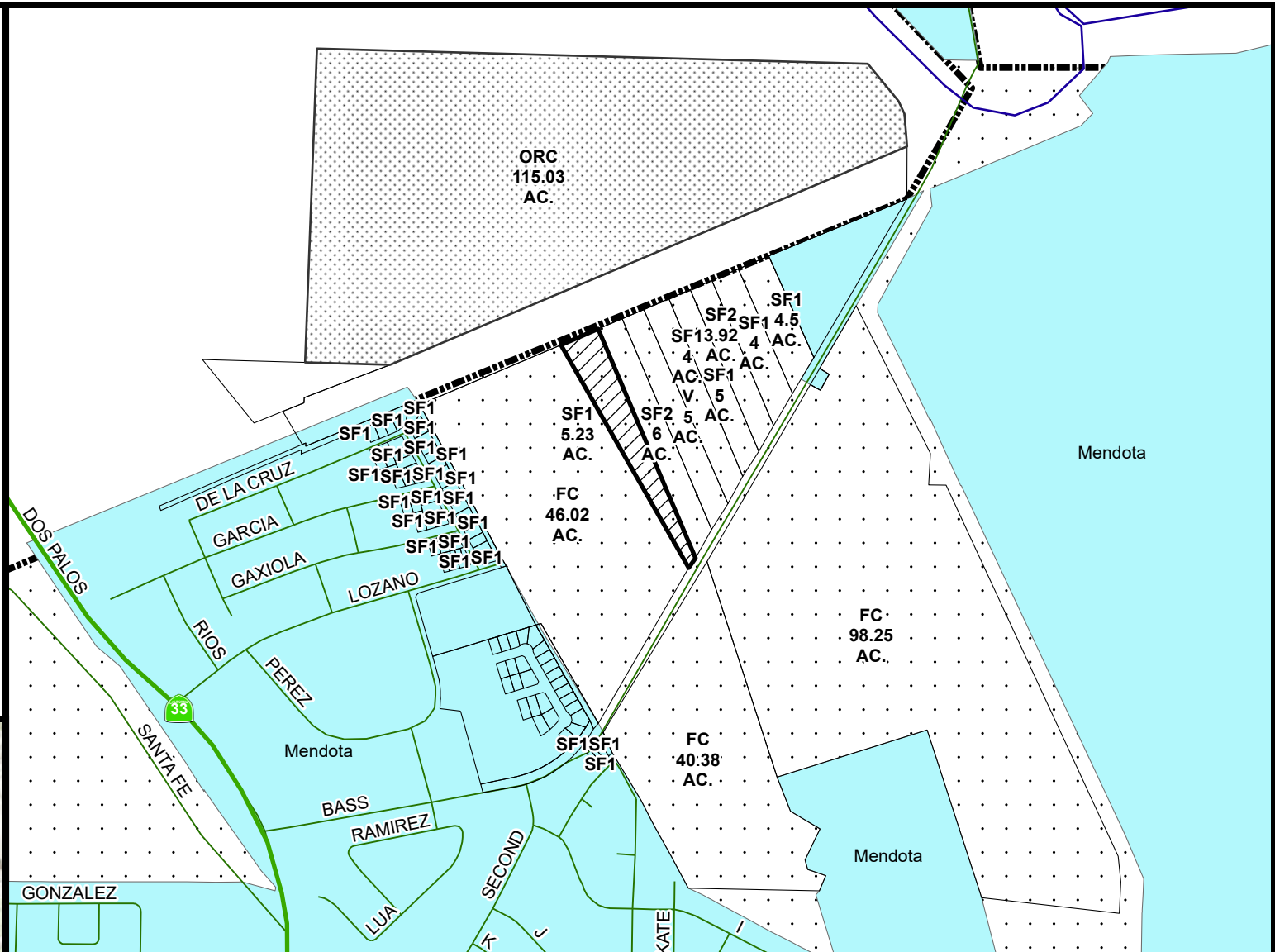
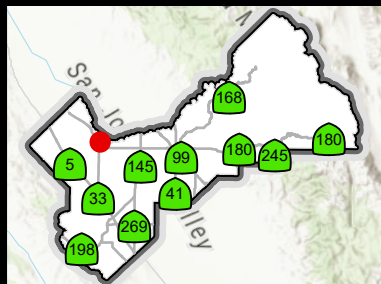
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/24/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

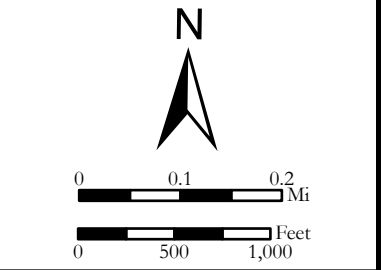
LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

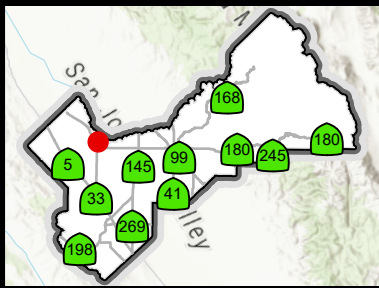
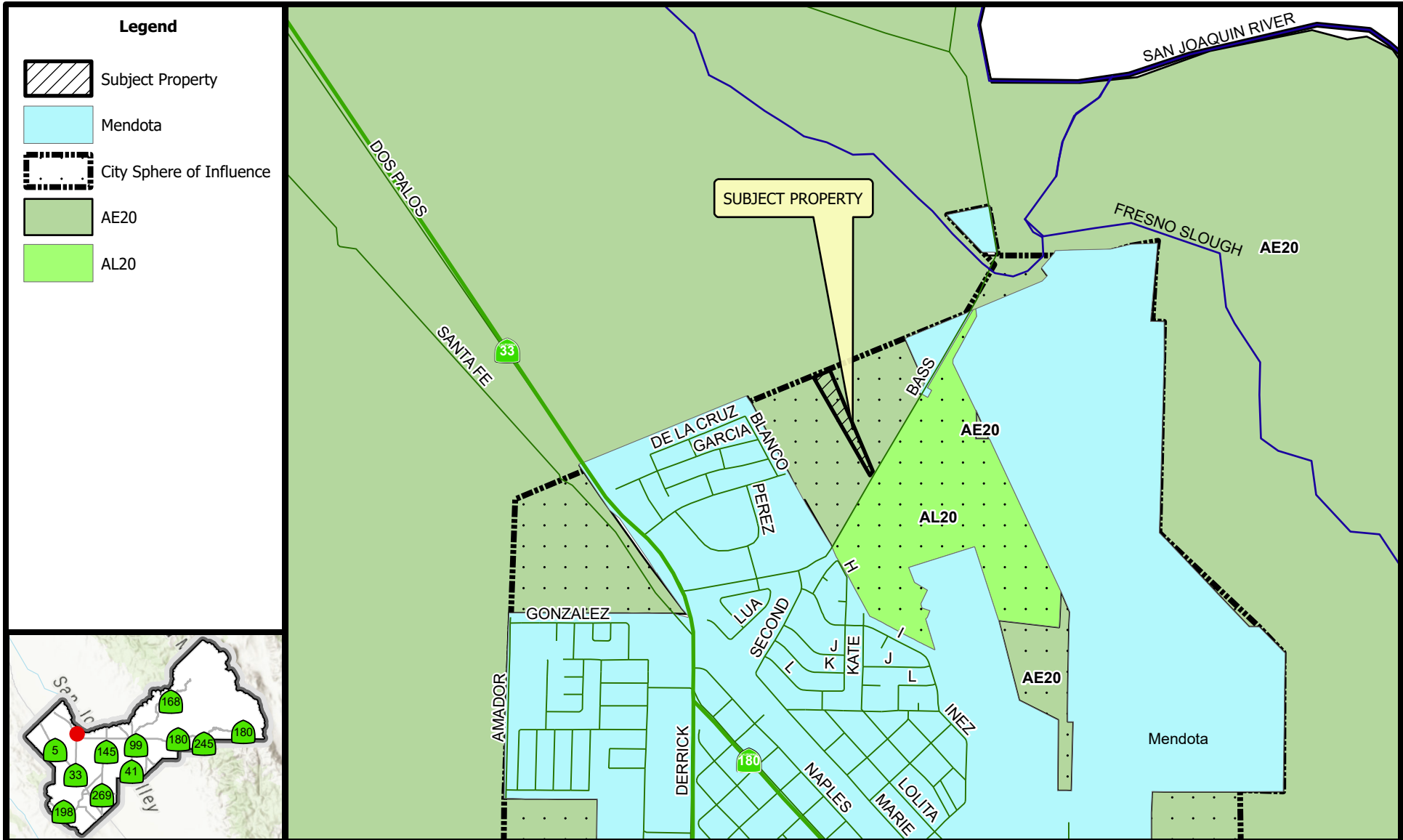


Existing Land Use Map

DRA 4753 & IS 8497 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 10/24/2023



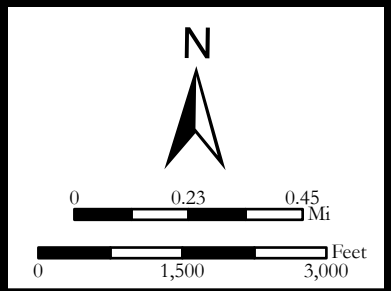


Existing Zoning Map

DRA 4753 & IS 8497
STR 30 - 13S / 15E

2023

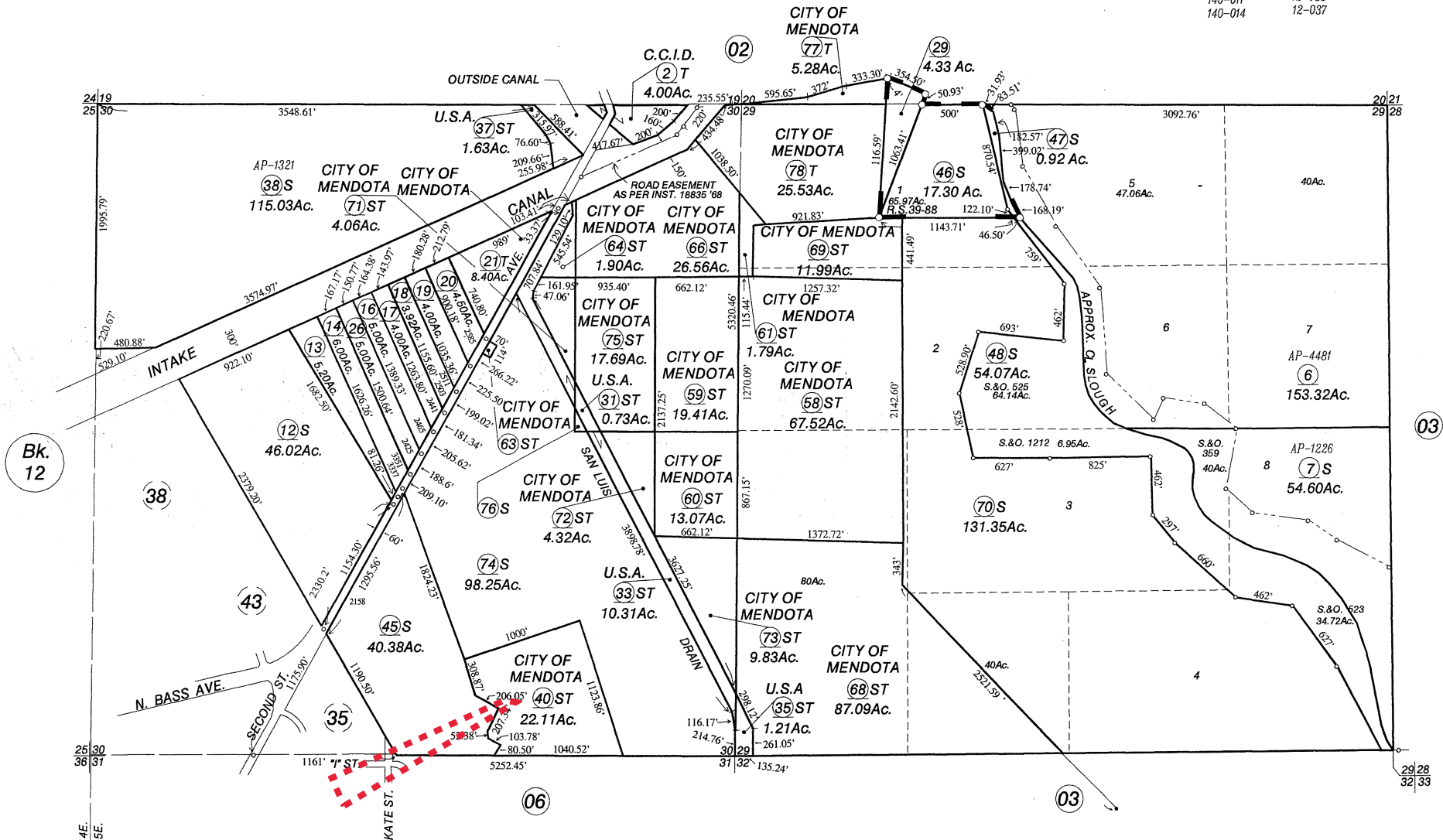
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuvang
 On Date : 11/27/2023



Tax Rate Area	
140-000	12-012
140-001	12-031
140-005	12-032
140-008	12-035
140-011	12-036
140-014	12-037



--- 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.








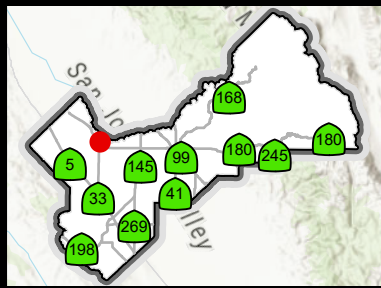
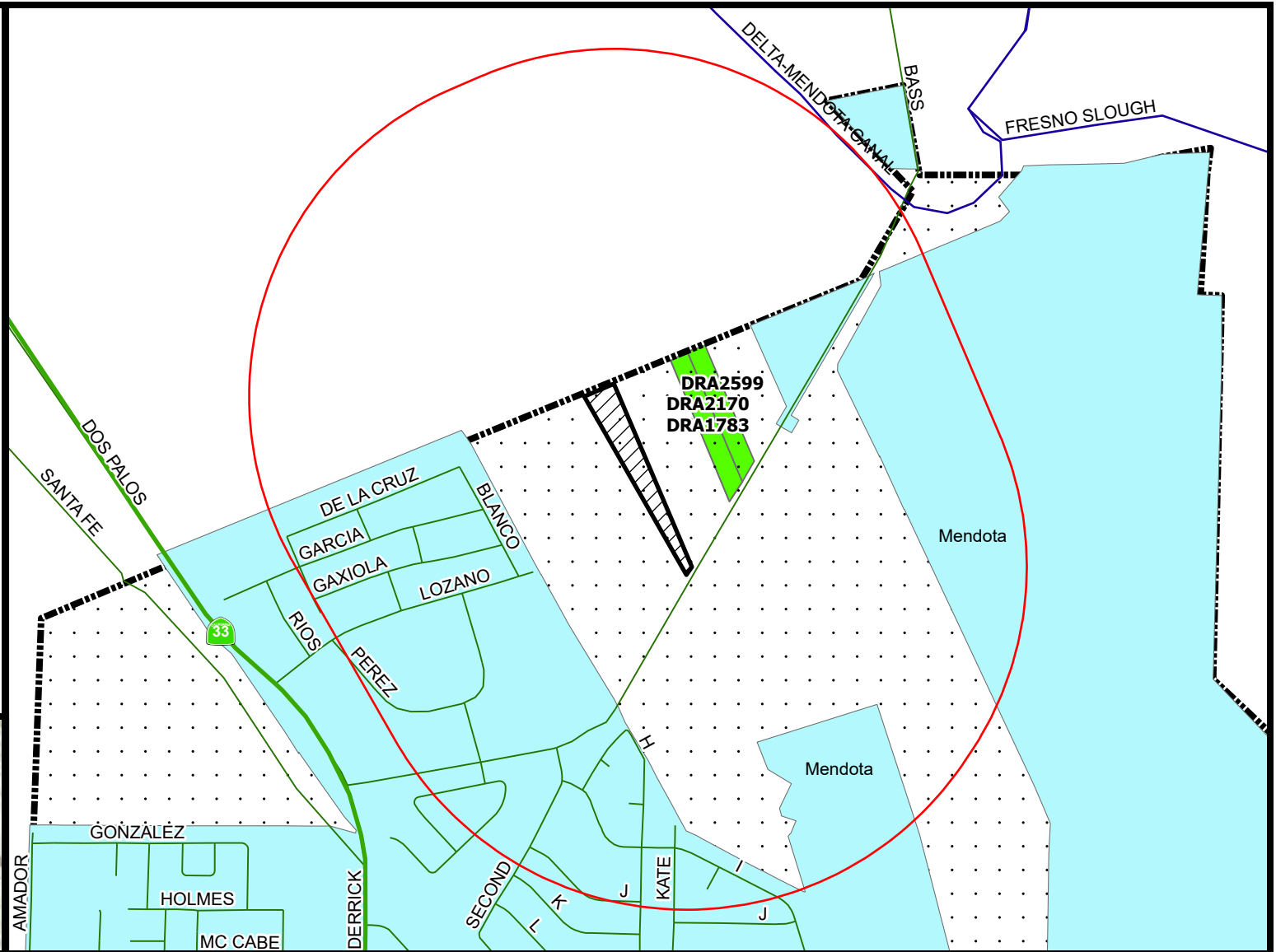
Agricultural Preserve
 Record of Survey - Bk. 39, Pg. 88

Assessor's Map Bk.13 - Pg. 05
 County of Fresno, Calif.

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

Legend

-  Half Mile Buffer
-  SubjectProperty
-  Mendota
-  City Sphere of Influence
-  DRA Permits

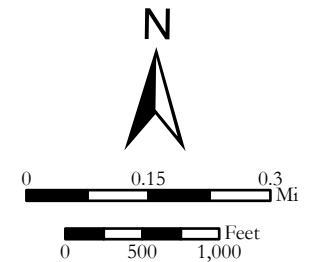


Proximity Map

DRA 4753 & IS 8497

2023

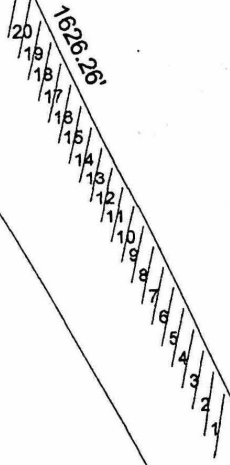
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 10/24/2023



N 63°13'08" E
220.06'



1682.50'



1626.26'

MOBILE HOME



97.27'
BASS AVE.

RE: PROPOSED TRUCK PARKING		
2407 N BASS AVENUE		
MENDOTA, CALIFORNIA		
DATE: 03/10/2022	SCALE: 1" = 200'	DRAWN BY: DDEES



Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

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 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:

Empty box for description of proposed use or request.

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: NE side of Mendota
between Base Ave and _____
Street address: 2407 N Base Ave, Mendota CA 93640

APN: 013-050-17 Parcel size: 5.20 acres Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, Victor Martinez (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
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

UTILITIES AVAILABLE:

Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 PER/Initial Study No.: Fee: \$
 Ag Department Review: Fee: \$
 Health Department Review: Fee: \$
 Received By: _____ Invoice No.: _____ TOTAL: \$

WATER: Yes / No
 Agency: Mendota City
 SEWER: Yes / No
 Agency: Mendota City

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

OVER.....



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

- Property Owner: Sergio Orgel Phone/Fax: 559-217-9896
Mailing Address: _____
Street City State/Zip
- Applicant: Sergio Orgel Phone/Fax: 559-217-9896
Mailing Address: 4590 N Madera Ave Berman CA 93630
Street City State/Zip
- Representative: Victor Martinec Phone/Fax: 559-930-5813
Mailing Address: 346 Martinec Ct Mendota CA 93640
Street City State/Zip
- Proposed Project: Agriculture Trucks parking Area

- Project Location: 2407 N Bass Ave, Mendota CA 93640

- Project Address: 2407 N Bass Ave, Mendota CA 93640

- Section/Township/Range: / / 8. Parcel Size: 5.20 Acres
- Assessor's Parcel No. 013-050-13 OVER.....

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

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

_____ LAFCo (annexation or extension of services)	_____ 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 District¹: _____

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: _____

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

Is property in a flood-prone area? Describe:

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

North: Empty land / Almond Trees

South: Empty land

East: Empty land, house on North east.

West: Empty land

17. What land use(s) in the area may be impacted by your Project?: None

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: _____
20 Trucks, ,

20. Describe any source(s) of noise from your project that may affect the surrounding area: None
Trucks do not iddle.

21. Describe any source(s) of noise in the area that may affect your project: None, Trucks
do not iddle.

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

23. Proposed source of water:

private well

community system³—name: _____

OVER.....

24. Anticipated volume of water to be used (gallons per day)²: Ø
25. Proposed method of liquid waste disposal:
 () septic system/individual Ø
 () community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Ø
27. Anticipated type(s) of liquid waste: Ø
28. Anticipated type(s) of hazardous wastes²: Ø
29. Anticipated volume of hazardous wastes²: Ø
30. Proposed method of hazardous waste disposal²: Ø
31. Anticipated type(s) of solid waste: Ø
32. Anticipated amount of solid waste (tons or cubic yards per day): Ø
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Ø
34. Proposed method of solid waste disposal: Ø
35. Fire protection district(s) serving this area: Fresno County, CA
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.

Victor MarFaj
SIGNATURE

4/20/2022
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, 2021: \$3,445.25 for an EIR; \$2,480.25 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 CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

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


Applicant's Signature

4-28-2022
Date

Wednesday April 27, 2022
Re: Operational Statement

Dear Honorable Board,

This statement describes the operations of the propose parking of Semi-trucks exclusively use for Ag purpose at 2407 N bass Ave, Mendota CA 93640, solely owned by Sergio Oregel. This area will be utilized for trucks to park, once they finish their work day. There will be a total of 15-20 trucks, the hours of operations are from 4am-8pm, Monday-Sunday throughout the year, it is a seasonal type of operations deriving from Ag seasons workload. This area is adjacent to N Bass Avenue, which will serve as an entry/exit of the propose parking area. There will be nothing sold, no trucks idling, no dust and/or air polluting, no solid and/or liquid waste in the property, no Hazmat materials, it will exclusively be used for parking only.

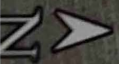
This property posse's city water; in case its needed. Currently the property perimeter is fenced and contains a gravel based of 3-4 inches to prevent dust. There will be no employees in this property, people who driver trucks will get to the lot, leave their vehicles at designated lot area, grab their truck and then go out to work. Similarly, come back at the end of their work day, park the truck and grab their vehicle to go home.

Thank you very much for your time, please let me know if you have any questions. I can be reach at 559-930-5813, this is my direct cell phone line.

Victor M. Martinez

Untitled Map

Write a description for your map.





July 09, 2018

Fresno County Department of Public Works
2220 Tulare Street, 6th Floor
Fresno CA, 93721

Subject: Approval of Application No. WS 18-01, water and sewer connections on Bass Ave for parcel outside of city limits.

Dear Fresno County/Sergio Oregel:

This letter should serve as confirmation that the City of Mendota's Public Works Department will serve water and sewer to the property, (APN#013-050-13), located in Fresno County on Bass Ave, just outside of the City limits.

These connections must be made by a licensed and bonded contractor and will comply with City of Mendota City Standards and Specifications. The water connection will be to a 10" water main and the sewer connection will be to a 12" sewer line. All applicable fees will be due upon the creation of a water utility account. Should you have any questions, please do not hesitate to contact me at 559-655-3291 or at cristian@cityofmendota.com

Thank you.

Cristian Gonzalez
City of Mendota Public Works & Planning Director

Copy: Project File
Planning File
Sergio Oregel