



County of Fresno

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

DATE: January 31, 2019

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
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
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, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Services and Capital Projects, Building & Safety/Plan Check, CASp: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Resources Division, Special Districts, Attn: Amina Flores-Becker/Daniel Vang
Resources Division, Parks and Grounds, Attn: Amina Flores-Becker
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Community Development Division, Attn: Glenn Allen, Division Manager
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Fresno County Health Officer, Dept. of Public Health, Attn: Ken Bird, M.D.
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Sheriff's Office, Attn: Captain John Zanoni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw
Fresno County Historical Landmarks Commission, Attn: Karen Coletti
Local Agency Formation Commission (LAFCo), Attn: David E. Fey, Executive Officer
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning
City of Fresno, Public Works Department, Attn: Scott Mozier, Louise Gilio, Jill Gormley
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist

State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo, Caitlin Juarez
Sanger Unified School District, Attn: Ryan Kilby, Adela Jones, Superintendent
Council of Fresno County Governments, Attn: Tony Boren
Council of Fresno County Governments, Airport Land Use Commission (ALUC), Attn:
Brenda Veenendaal
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn:
PIC Supervisor
North Kings GSA, Attn: Kassy D. Chauhan, P.E.
Fresno Irrigation District, Attn: Kassy D. Chauhan, P.E.
Malaga County Water District, Attn: Jim Anderson, District Manager
Fresno Metropolitan Flood Control District
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
Fresno Sand & Gravel Producers Association (Buada Associates), Attn: John C.
Buada
Comcast, Attn: Dana Johnson
AT&T of California, Attn: Lon Downer
Verizon Communications, Engineering Department, Attn: Don Mroz, Network
Engineer
Sebastian Corporation, Engineering Department, Attn: Jodi Ward, Plant Operations
Engineer
Pacific Gas & Electric Company, Centralized Review Team

FROM: Chrissy Monfette, Planner, Current Planning Unit
Development Services and Capital Projects Division

James Oliver, Planner, Policy Planning Unit
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3834, General Plan Amendment Application No. 557,
and Environmental Impact Report No. 7524

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a change of zone district for four parcels from an AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-3 (Heavy Industrial) Zone District. Because it is necessary for a zone district to be consistent with the General Plan designation for an area, an amendment to the General Plan to redesignate these parcels from an Agriculture designation to a Heavy Industrial designation is also required. The subject parcels are located at the south side of E. North Avenue between S. Minnewawa and S. Clovis Avenues in Fresno County (APNs: 331-200-07S, 331-200-08S, 331-020-32 and 331-020-33) (USGS Section 29, Township 14S, Range 21E).

Approval of the request to modify the zoning from AE-20 to M-3 would result in a high number of new uses which would be allowed "by-right" (without discretionary approval). In order to address the environmental impacts of such new uses, an Environmental Impact Report (EIR) will be prepared. The EIR will consider the worst-case impacts of potential development to ensure that effective mitigation measures can be adopted.

We must have your comments by **February 17, 2020**. Any comments received after this date may not be used. Separate comment periods will be provided for comments specific to the Environmental Impact Report; however, all submitted comments will be considered as part of the complete record for this application.

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 consistency to James Oliver, Policy Planning Unit, 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) 600-305, or email joliver@co.fresno.ca.us; and








Address any correspondence or questions related to environmental and/or policy/design issues to me, Chrissy Monfette, Current Planning Unit, 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) 600-4245, or email cmonfette@co.fresno.ca.us.

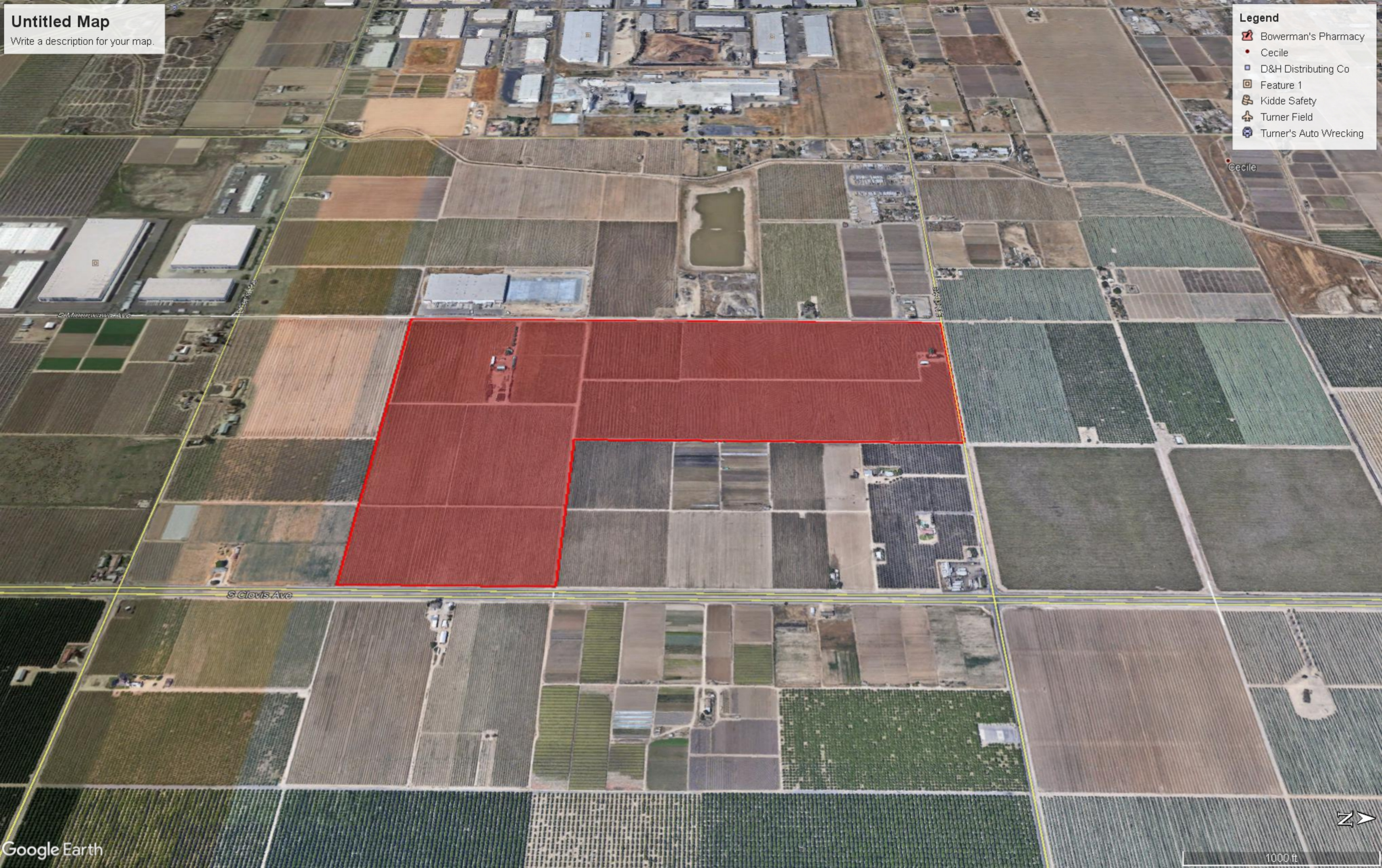
CMM

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3834 - See GPA 557\ROUTING\AA 3834 Routing Letter.docx

Activity Code (Internal Review): 2369

Enclosures

- Legend**
-  Bowerman's Pharmacy
 -  Cecile
 -  D&H Distributing Co
 -  Feature 1
 -  Kidde Safety
 -  Turner Field
 -  Turner's Auto Wrecking



Cecile

S Clovis Ave

E 1st St

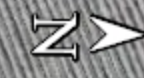


EXHIBIT "A"

GENERAL PLAN EXCERPTS

The following is a preliminary listing of General Plan Goals and Policies that appear to apply to the proposal to designate land to the Heavy Industrial land use.

GENERAL PLAN: LAND USE ELEMENT

Goal LU-F

To encourage mixed-use pedestrian and transit-oriented development and to establish development standards for residential, commercial, and industrial development in urban and urbanizing areas.

- Policy LU-F.31 To the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area.
- Policy LU-F.32 Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate; the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.
- Policy LU-F.33 The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns.

GENERAL PLAN: TRANSPORTATION AND CIRCULATION ELEMENT

Goal TR-A

To plan and provide a unified, coordinated, and cost-efficient countywide street and highway system that ensures the safe, orderly, and efficient movement of people and goods.

- Policy TR-A.3 The County shall require that new or modified access to property abutting a roadway and to intersecting roads conform to access specifications in the Circulation Diagram and Standards section. Exceptions to the access standards may be permitted in the manner and form prescribed in the Fresno County Zoning and Subdivision Ordinances, provided that the designed safety and operational characteristics of the existing and planned roadway facility will not be substantially diminished.
- Policy TR-A.5 The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development, and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees.

- Policy TR-A.7 The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.
- Policy TR-A.8 The County shall ensure that land development that affects roadway use or operation or requires roadway access to plan, dedicate, and construct required improvements consistent with the criteria in the Circulation Diagram and Standards section of this element.

GENERAL PLAN: PUBLIC FACILITIES AND SERVICES ELEMENT

Goal PF-A

To ensure the timely development of public facilities and to maintain an adequate level of service to meet the needs of existing and future development.

- Policy PF-A.2 The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided.
- Policy PF-A.4 The County shall encourage the placement of irrigation canals and utility lines underground as urban residential, commercial, and industrial development takes place.

Goal PF-C

To ensure the availability of an adequate and safe water supply for domestic and agricultural consumption.

- Policy PF-C.12 The County shall approve new development only if an adequate sustainable water supply to serve such development is demonstrated.
- Policy PF-C.14 The County shall require that water supplies serving new development meet US Environmental Protection Agency and California Department of Health Services and other water quality and quantity standards.
- Policy PF-C.17 The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:
- a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.
 - b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic

investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.

- c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.

Policy PF-C.25 The County shall require that all new development within the County use water conservation technologies, methods, and practices as established by the County.

Policy PF-D.5 The County shall promote efficient water use and reduced wastewater system demand by:

- a. Requiring water-conserving design and equipment in new construction;
- b. Encouraging retrofitting with water-conserving devices; and
- c. Designing wastewater systems to minimize inflow and infiltration, to the extent economically feasible.

Policy PF-E.5 The County shall only approve land use-related projects that will not render inoperative any existing canal, encroach upon natural channels, and/or restrict natural channels in such a way as to increase potential flooding damage.

Policy PF-E.6 The County shall require that drainage facilities be installed concurrently with and as a condition of development activity to ensure the protection of the new improvements as well as existing development that might exist within the watershed.

Policy PF-F.1 The County shall continue to promote maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes.

Goal PF-G

To protect life and property by deterring crime and ensuring the prompt and efficient provision of law enforcement service and facility needs to meet the growing demand for police services associated with an increasing population.

Policy PF-G.4 The County shall require development to pay its fair share of the costs for providing law enforcement facilities and equipment to maintain service standards.

Policy PF-G.6 The County shall promote the incorporation of safe design features (e.g., lighting, adequate view from streets into parks) into new development by providing Sheriff Department review of development proposals.

Goal PF-H

To ensure the prompt and efficient provision of fire and emergency medical facility and service needs, to protect residents of and visitors to Fresno County from injury and loss of life, and to protect property from fire.

- Policy PF-H.2 Prior to the approval of development projects, the County shall determine the need for fire protection services. New development in unincorporated areas of the County shall not be approved unless adequate fire protection facilities are provided.
- Policy PF-H.5 The County shall require that new development be designed to maximize safety and minimize fire hazard risks to life and property.
- Policy PF-H.9 The County shall require new development to develop or to pay its fair share of the costs to fund fire protection facilities that, at a minimum, maintain the service level standards in the preceding policies.
- Policy PF-H.10 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other State and local ordinances.

GENERAL PLAN: OPEN SPACE AND CONSERVATION ELEMENT

- Policy OS-G.2 The County shall ensure that air quality impacts identified during the CEQA review process are fairly and consistently mitigated. The County shall require projects to comply with the County's adopted air quality impact assessment and mitigation procedures.
- Policy OS-G.14 The County shall require all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.

GENERAL PLAN: HEALTH AND SAFETY ELEMENT

- Policy HS-B.1 The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventive measures to reduce the risk to life and property.
- Policy HS-B.8 The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review of compliance with fire safety standards. If dual responsibility exists, both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall apply.
- Policy HS-B.11 The County shall require new development to have water systems that meet County fire flow requirements. Where minimum fire flow is not available to meet County standards, alternate fire protection measures, including sprinkler systems, shall be identified and may be incorporated into development if approved by the appropriate fire protection agency.

- Policy HS-G.1 The County shall require that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.
- Policy HS-G.8 The County shall evaluate the compatibility of proposed projects with existing and future noise levels through a comparison to Chart HS-1, "Land Use Compatibility for Community Noise Environments."

EXHIBIT "B"

Web Access to the County General Plan and Zoning Ordinance

The County website is at www.co.fresno.ca.us.

From the menu on the left side of the page select Departments

Then select the Department of Public Works and Planning.

Using the second menu on the left side of the page select General Plan.

This will take you to the General Plan introductory page and provide options to select one of three documents. Select Policy Document.

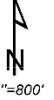
This will provide the seven-page Table of Contents for the General Plan including all the elements of the General Plan. The policies are listed within each of the elements of the General Plan and are labeled based on the applicable element. (Examples: Policy LU-A.1 will be in the Agriculture and Land Use Element; Policy OS-A.1 will be found in the Open Space and Conservation Element.). In order to access the specific General Plan elements click on the BLUE title. Please note that if you want to review figures in the electronic copy of the Policy Document, go to the last page of the Table of Contents and select the applicable figure referenced in a particular Element. The map that will specifically need to be amended with your General Plan Amendment (GPA) is Figure LU-1a.

Zoning Ordinance

Additionally, the County Zoning Ordinance can also be accessed through the Department of Public Works and Planning web page. In the same manner as described above, use the second left menu and select zoning.

Then scroll down the zoning page to the Zoning Ordinance which has been divided into three parts. For your Pre-GPA, Chapter 2 will provide information on the zones, and other standards. For example, some of the specific sections for your Pre-GPA will be Section 845 in Chapter 2 for the M-3 Zone District. For General Conditions see Chapter 3, Section 853 for the Conditional Use Permit (CUP) provisions and 855 for Development Standards. Chapter 4 contains the Procedures such as the CUP process in Section 873.

ASSESSOR'S PARCEL MAP

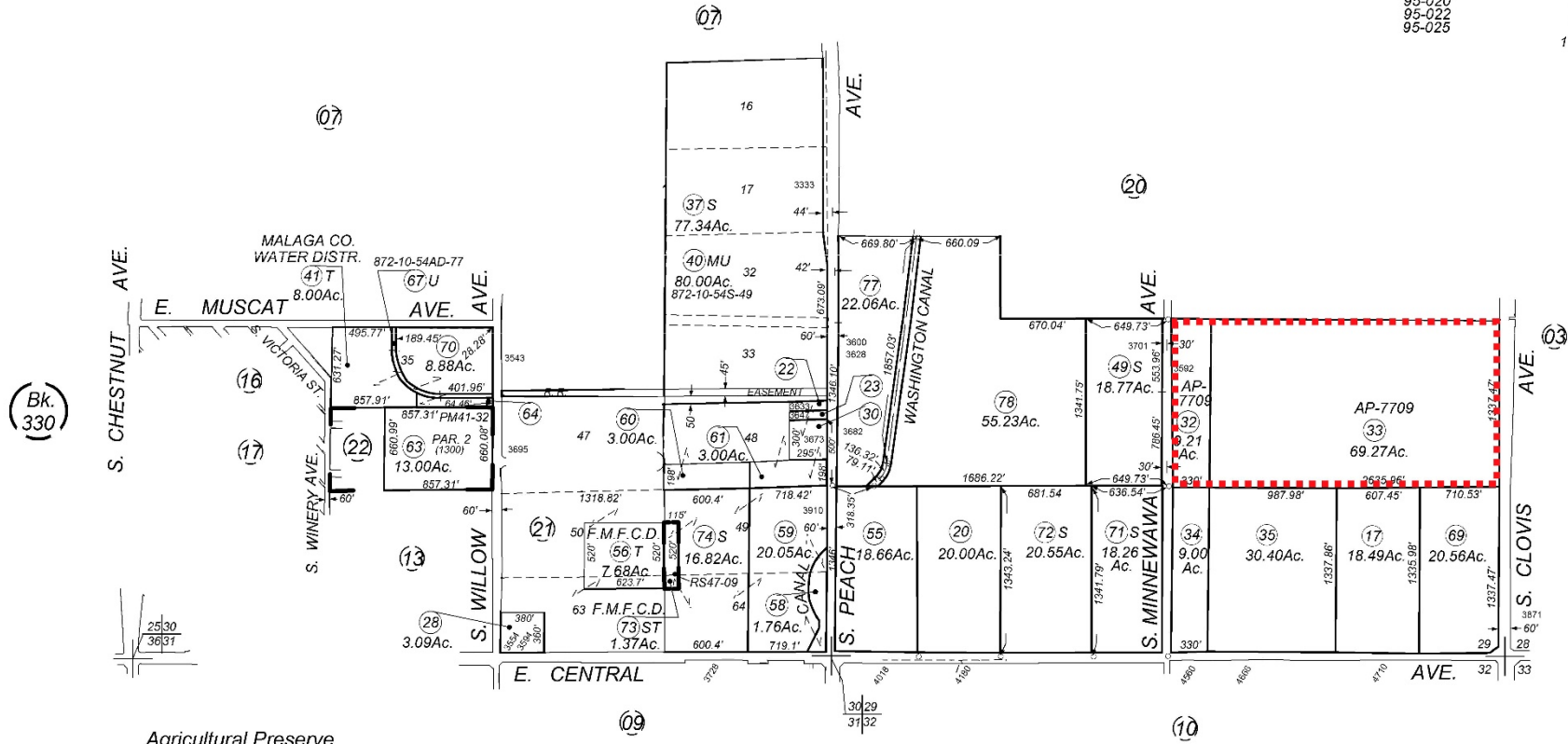


*-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision. law.*

SUBDIVIDED DIVIDED LAND IN POR. SEC. 29 & 30, T.14 S., R.21 E., M.D.B. & M.

Tax Rate Area

- 71-054 95-010
- 71-057 95-012
- 95-015
- 95-018
- 95-020
- 95-022
- 95-025



(Bk. 330)

*Agricultural Preserve
Malaga Tract - Plat Bk. 2, Pg. 17
Parcel Map No. 6342, Bk. 41, Pg. 32
Record of Survey - Bk. 47, Pg. 09*

Assessor's Map Bk. 331 - Pg. 02
County of Fresno, Calif.

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

ASSESSOR'S PARCEL MAP

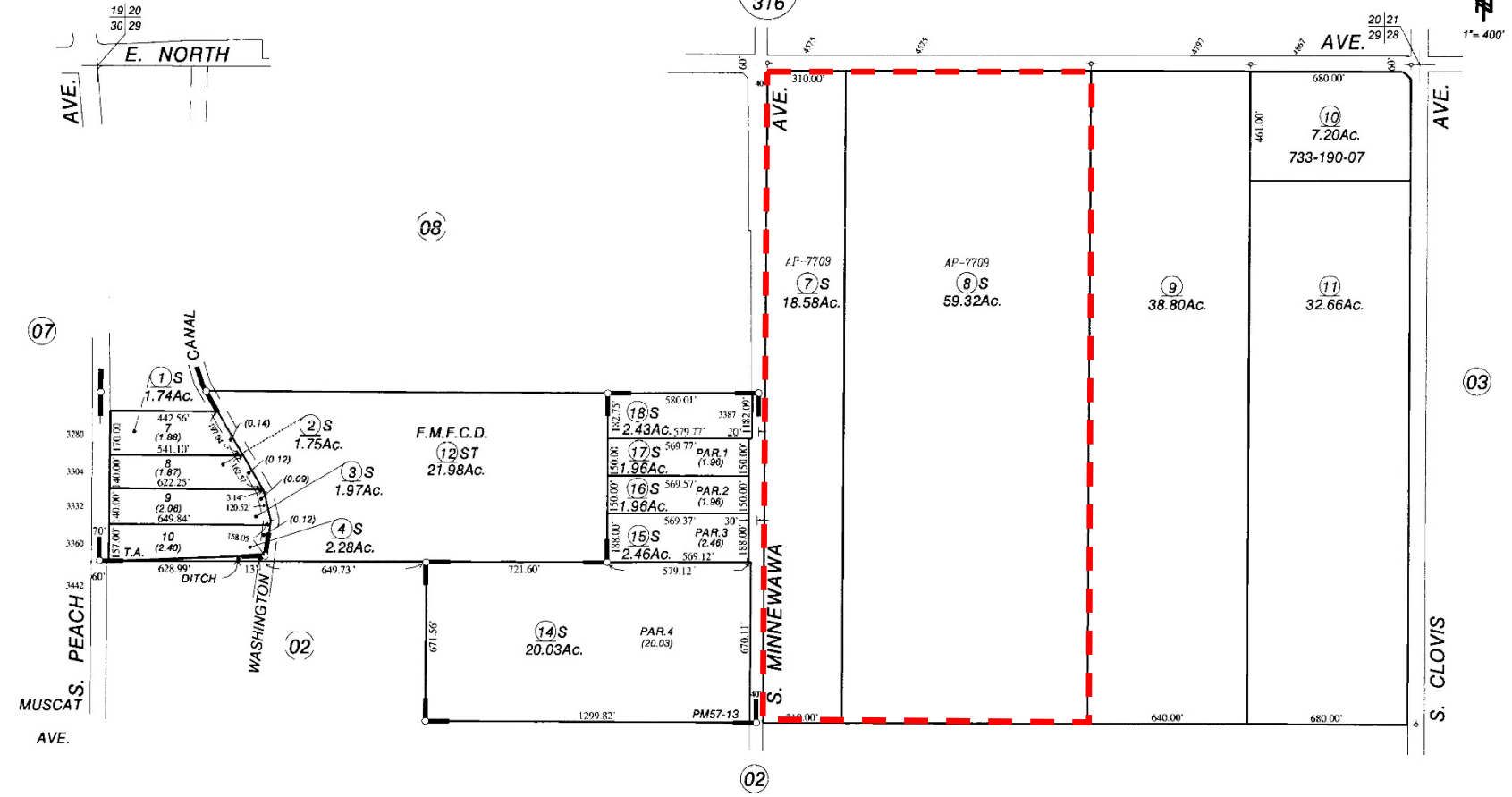


SUBDIVIDED LAND IN POR. SEC. 29, T.14 S., R.21 E., M.D.B.& M.

Tax Rate Area
71-054 95-012
71-057 95-015

30

--- NOTE ---
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Agricultural Preserve
Thrifty Acres, Tract No. 1228 - Plat Bk. 15, Pg. 71
Parcel Map No. 7635, Bk. 57, Pgs. 13 & 14

Assessor's Map Bk. 331 - Pg. 20
County of Fresno, Calif.

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



Fresno County Department of Public Works and Planning

Date Received:

GPA AA 3834 (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
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:

Plan Amendment / Amendment Application for 160 Acres (Agriculture to Heavy Industrial / AE-20 to M-3)

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 North Ave, 331-020-32, 33, between Minnewawa and Clovis

Street address: 791-200-07108, APN: 791-022-3473 Parcel size: 160 Ac Section(s)-Twp/Rg: S 29 - T 14 S/R 21 E

ADDITIONAL APN(S):

I, [Signature] (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.

Owner: Assemi Group, 1396 W. Herndon #110 Fresno, Ca. 93711
Applicant: Assemi Group, (436-0900)
Representative: Jeffrey T. Roberts

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3834 Fee: \$ 6,214.00
Application Type / No.: GPA Fee: \$
Application Type / No.: Pre-app. credit Fee: \$ -247.00
PER/Initial Study No.: IS 7524 Fee: \$ 5,151.00
Ag Department Review: Fee: \$ 42.00
Health Department Review: Fee: \$ 1,180.00
Received By: EJAZ Invoice No.: TOTAL: \$ 12,340.00

UTILITIES AVAILABLE:

WATER: Yes [] / No []
Agency:
SEWER: Yes [] / No []
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

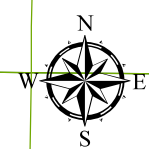
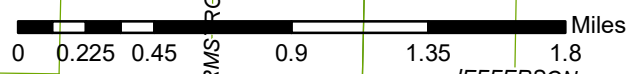
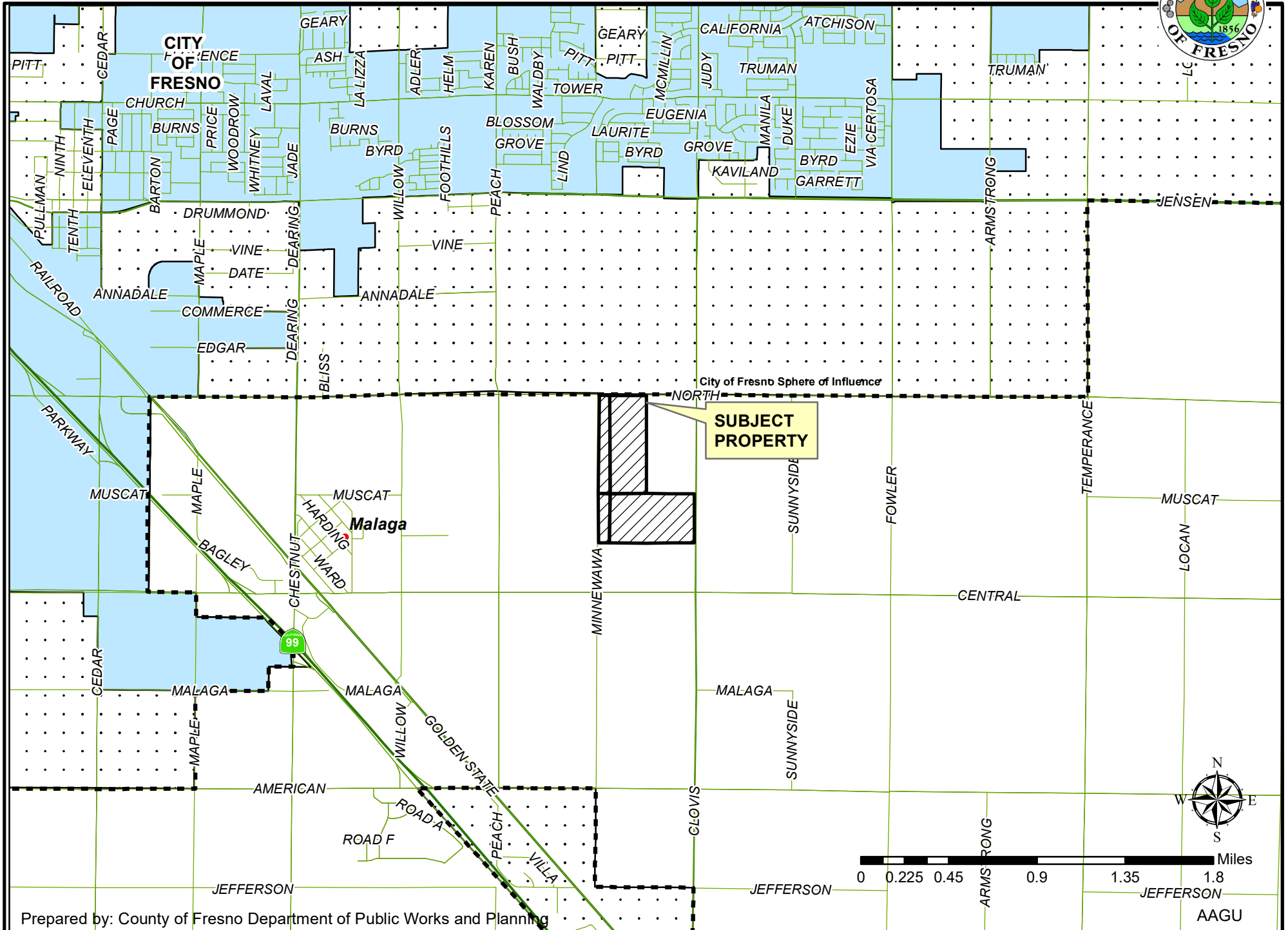
Sect-Twp/Rg: - T - S/R - E

Related Application(s): N/A
Zone District: AE-20
Parcel Size: 156.38 ACRES (TOTAL)

APN #
APN #
APN #
APN #

over.....

LOCATION MAP



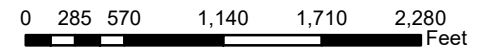
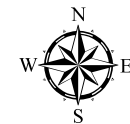
EXISTING LAND USE MAP



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

LEGEND:

- Subject Property
- Ag Contract Land



EXISTING ZONING MAP

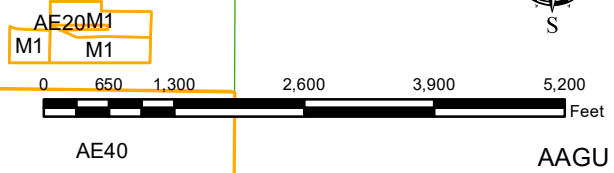
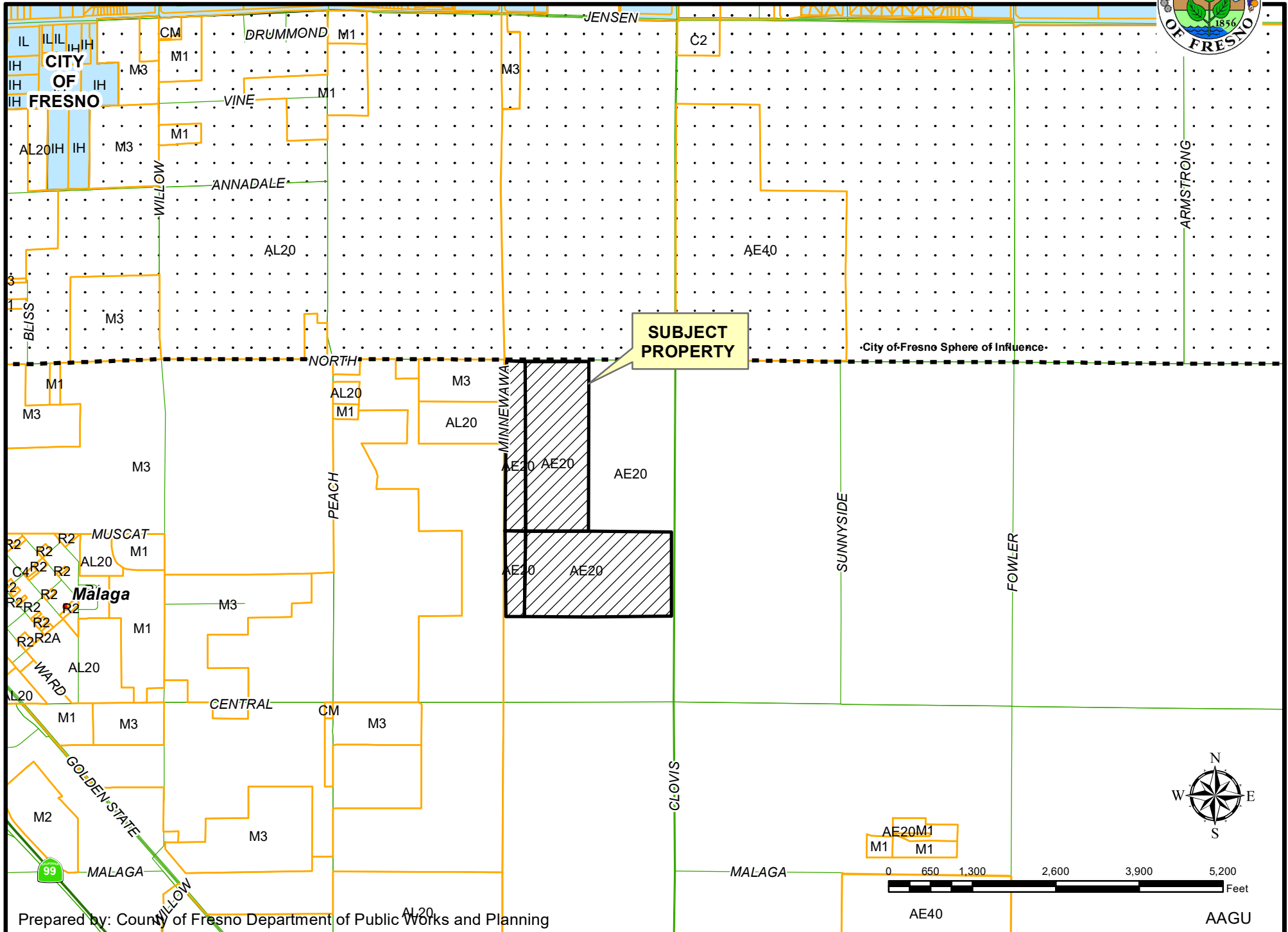


EXHIBIT A

Project Description

The project applicant is proposing to develop approximately 159 acres of farm land to accommodate a mix of industrial land uses. The project will require a conversion from agriculture (AE-20) to Heavy Industrial (M-3). The site is adjacent to the Malaga County Water District boundaries and the project will require the District to expand its sphere of influence and annex the site. Although potential tenants have not yet been identified, for purposes of this proposal it is assumed that the site will be built out with the most intensive M-3 use (with certain uses potentially restricted, as agreed upon by the County and the Applicant).

The project site is south of E. North Avenue, north of E. Central Avenue, west of S. Clovis Avenue and east of S. Minnewawa Avenue in Fresno County.

