

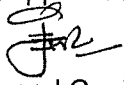


County of Fresno

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

DATE: October 7, 2022

TO: All listed in the subject application – AA 3848

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8267 and Amendment Application No. 3848 - **Amended**

APPLICANT: Peter Moua

DUE DATE: October 21, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application (AA 3848) proposing to allow the rezone of a 13.31-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District (APN: 330-211-18).

The subject application has been modified to include rezone of a one-acre parcel (APN: 330-211-21) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District. The parcel is located at the northwest corner of East American Avenue and South Maple Avenue.

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 **October 21, 2022**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, 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) 600-4204, or email eahmad@fresnocountyca.gov.

EA

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Enclosures



Fresno County Department of Public Works and Planning

AA 3848 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services 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 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) Rezoning of Property
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:

Request to Rezone APN 330-211-21 from AI-20 zoning to M-3 Zoning District.

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: side of between and Street address: 4579 S Maple Ave.

APN: 330-211-21 Parcel size: 1.81 Acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Peter Moua (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Richard Jones, Peter Moua, Arsh Samra, and Representative.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

G:\360Devs&Pin\PROJSEC\PROJDOCS\TEMPLATES\PWandPlanningApplicationF-8Rvsd-V2\0141105.docm (PRINT FOR

Application Type / No.: AA 3848 (Revised) Fee: \$ 1,553.50
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: EJAZ Invoice No.: TOTAL: \$ 1,553.50

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): AA 3848
Zone District: AL-20
Parcel Size: One - acre

UTILITIES AVAILABLE:

WATER: Yes / No

Agency: _____

SEWER: Yes / No

Agency: _____

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

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

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

1. **Property Owner :** Richard Jones **Phone/Fax:** 559-287-5717
- Mailing Address:** 4579 S Maple Ave Fresno Ca/93723
- Street* *City* *State/Zip*
2. **Applicant :** Peter Moua **Phone/Fax:** 559-288-3217
- Mailing Address:** 5699 N Seventh Street Fresno Ca/93710
- Street* *City* *State/Zip*
3. **Representative:** Arsh Samra **Phone/Fax:** 559-558-6517
- Mailing Address:** 5699 N Seventh Street Fresno Ca/93710
- Street* *City* *State/Zip*
4. **Proposed Project:** Request to Rezone APN 330-211-21 from AL -20 Zoning to M-3 Zoning District
-
-
5. **Project Location:** West side of Maple Ave, between E American Ave and E Malaga Ave.
-
-
- Project Address:** 6. 4579 S Maple Ave. Fresno, Ca. 93711
7. **Section/Township/Range:** 36 / 14S / 20E
8. **Parcel Size:** 1.81 Acres

9. *Assessors Parcel No.* 330-211-21

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
Equal Employment Opportunity • Affirmative Action • Disabled Employer

N/A

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

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

- LAFCo (annexation)
- CALTRANS
- Division of Aeronautics
- Water Quality Control Board
- Other _____
- SJVUAPCD (Air Pollution Control District)
- Reclamation Board
- Department of Energy
- Airport Land Use Commission

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: AL-20

14. Existing General Plan Land Use Designation¹: GENERAL INDUSTRIAL IN ROOSEVELT COMMUNITY PLAN

ENVIRONMENTAL INFORMATION

15. Present land use: AL-20

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

Existing Residential house

Describe the major vegetative cover: NO

Any perennial or intermittent water courses? If so, show on map: NO

Is property in a flood prone area? Describe: NOT KNOWN

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

North: West:

South:

East:

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

18. What land use(s) in the area may impact your project?: NO

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 X No

B. Daily traffic generation:

I. Residential - Number of Units	<u>1</u>
Lot Size	<u>1.81 acres</u>
Single Family	<u>Yes</u>
Apartments	<u> </u>

II. Commercial - Number of Employees	<u>N/A</u>
Number of Salesmen	<u> </u>
Number of Delivery Trucks	<u> </u>
Total Square Footage of Building	<u> </u>

III. Describe and quantify other traffic generation activities: N/A

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

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

22. Describe the probable source(s) of air pollution from your project: NOT KNOWN

23. Proposed source of water:
(X) private well

() *community system --name:* _____

24. Anticipated volume of water to be used (gallons per day)²: NOT KNOWN
25. Proposed method of liquid waste disposal:
 (X) septic system/individual
 () community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 20GPD
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes²: NA
29. Anticipated volume of hazardous wastes²: NA
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: 10 GPD
32. Anticipated amount of solid waste (tons or cubic yards per day): NA
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NA
34. Proposed method of solid waste disposal: NA
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: NA
37. Do you have any underground storage tanks (except septic tanks)? Yes X No _____
38. If yes, are they currently in use? Yes X No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Peter Mowa
 SIGNATURE

08-04-22
 DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

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 GAME FEE

State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. 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 DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG 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.

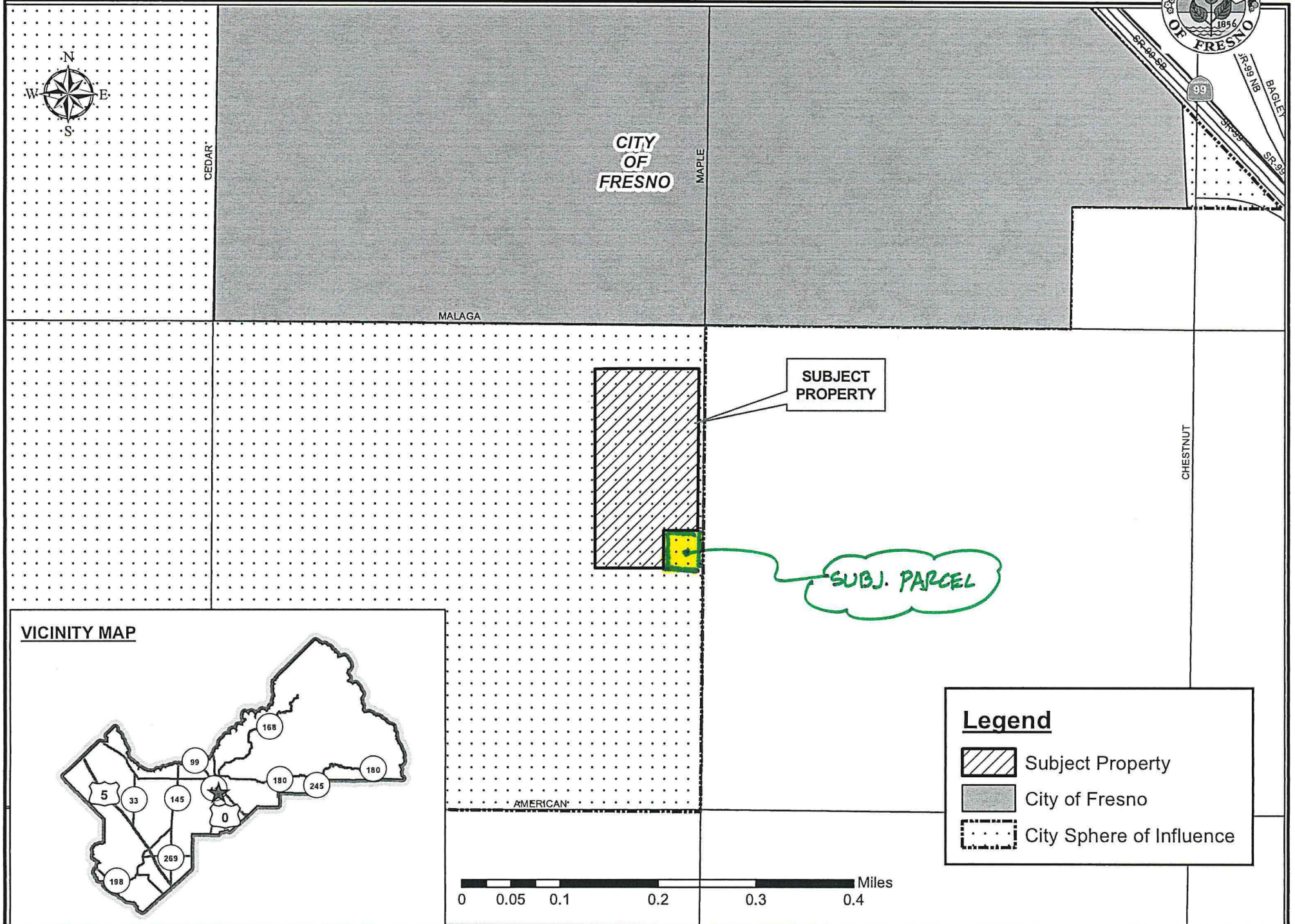
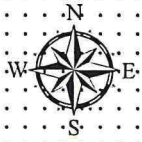
Peter Moua

Applicant's Signature

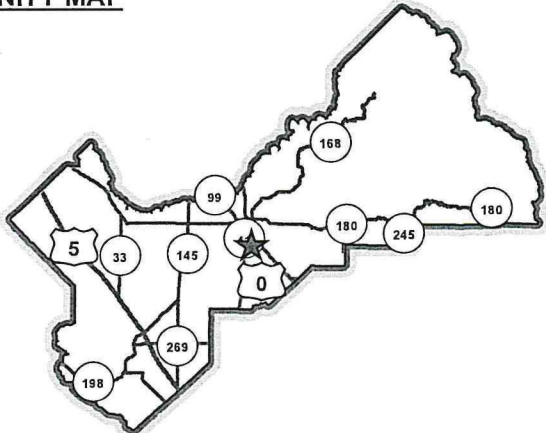
08-04-22

Date




LOCATION MAP

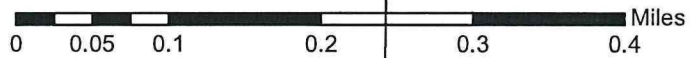


VICINITY MAP

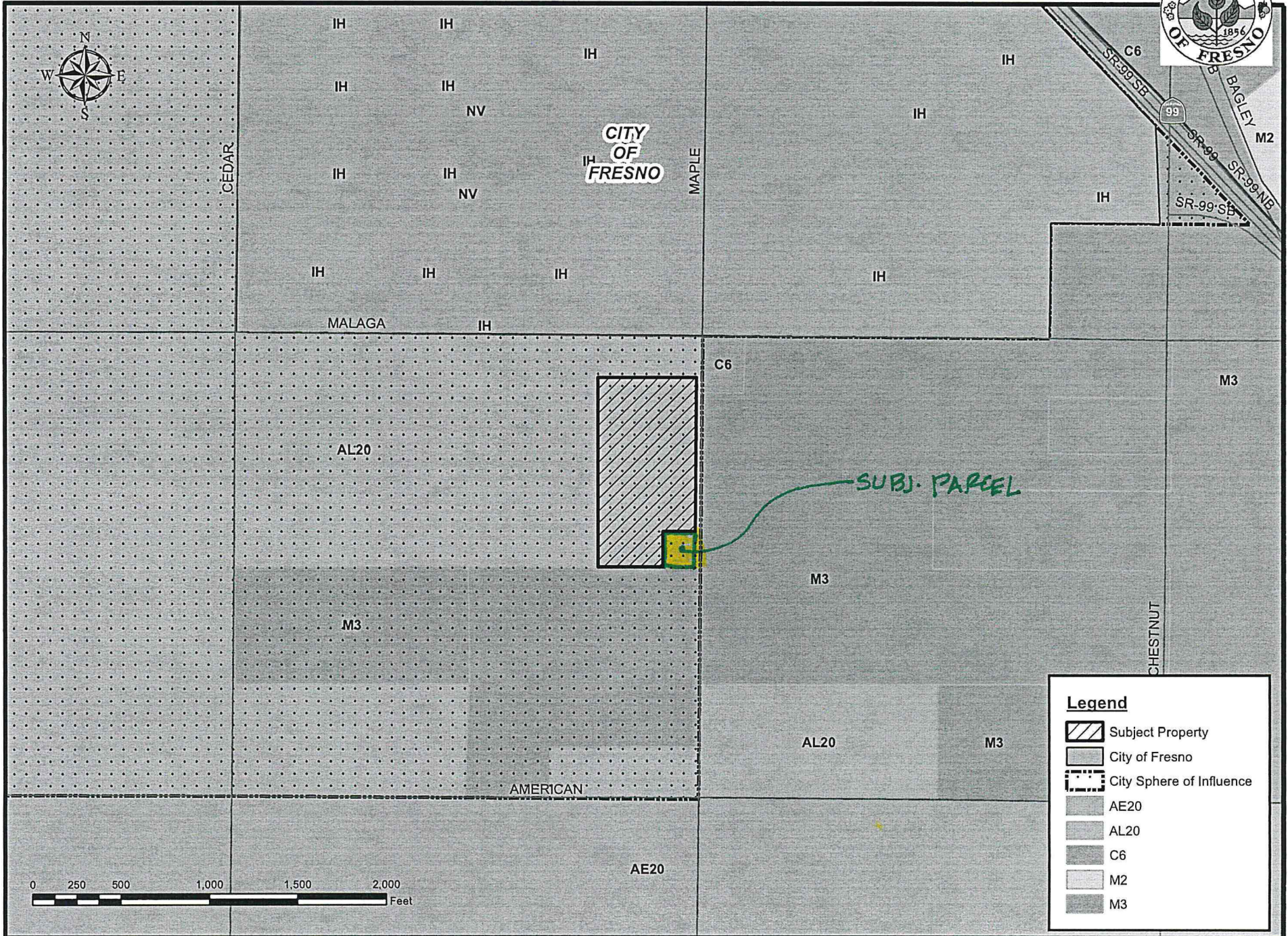


Legend

-  Subject Property
-  City of Fresno
-  City Sphere of Influence



EXISTING ZONING MAP



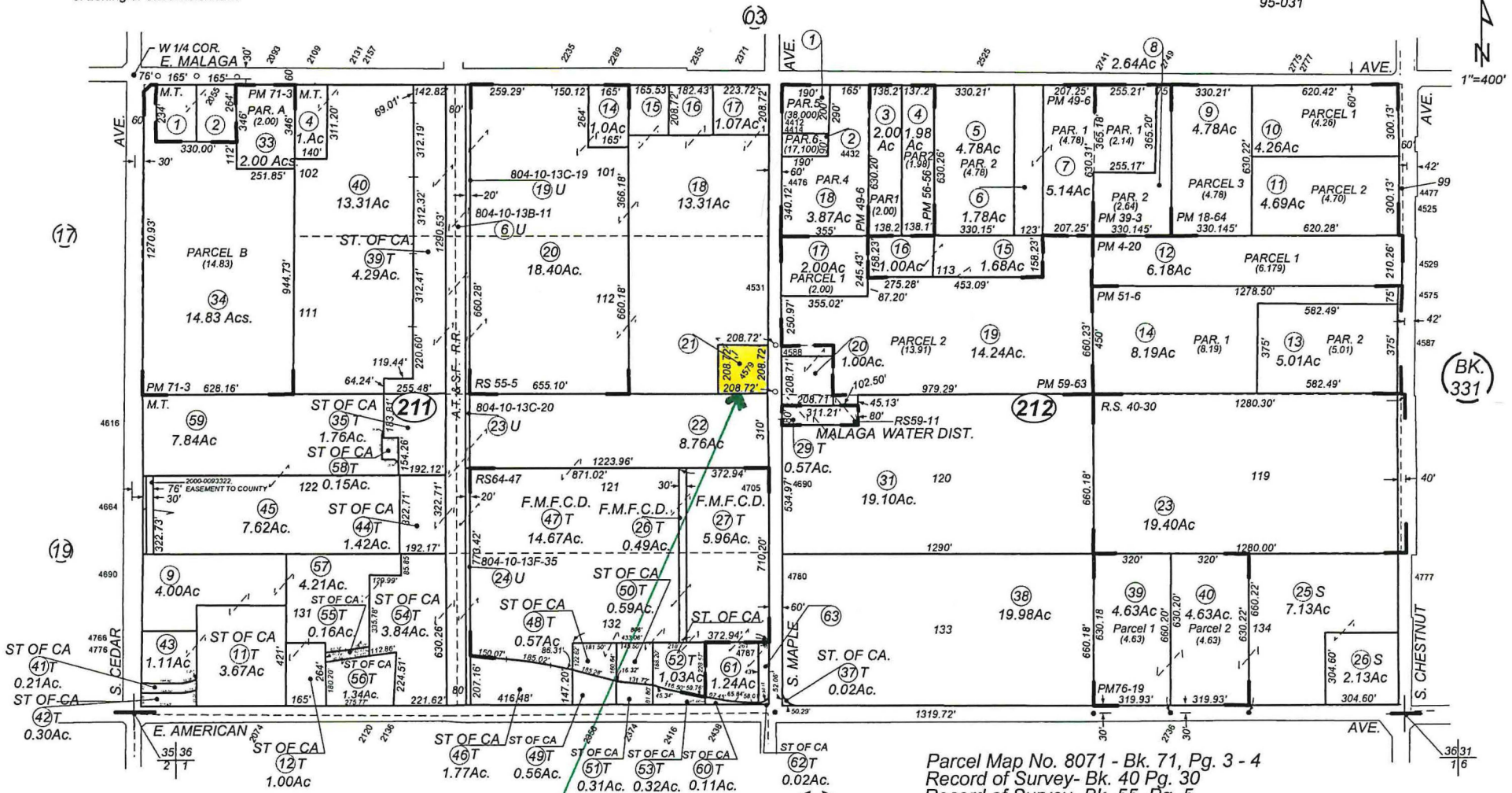
Legend	
	Subject Property
	City of Fresno
	City Sphere of Influence
	AE20
	AL20
	C6
	M2
	M3

-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. 36, T.14S., R.20E., M.D.B. & M.

Tax Rate Area
 95-004 95-042
 95-012 95-045
 95-015
 95-028
 95-031

330-21



Malaga Tract - Plat Bk. 2, Pg. 17
 Parcel Map No. 988 - Bk. 4, Pg. 20
 Parcel Map No. 2829 - Bk. 18, Pg. 64
 Parcel Map No. 6111 - Bk. 39, Pg. 3
 Parcel Map No. 7281 - Bk. 49, Pg. 6

Parcel Map No. 7353 - Bk. 51, Pg. 6
 Parcel Map No. 7650 - Bk. 56, Pg. 56
 Parcel Map No. 7761 - Bk. 59, Pg. 63

Parcel Map No. 8071 - Bk. 71, Pg. 3 - 4
 Record of Survey- Bk. 40 Pg. 30
 Record of Survey- Bk. 55, Pg. 5
 Record of Survey- Bk. 59, Pg. 11
 Record of Survey- Bk. 64, Pg. 47&48
 Parcel Map No. 8202 - Bk. 76, Pgs. 19&20

Assessor's Map Bk.330 - Pg.21
 County of Fresno, Calif.

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

**SUBJECT
 PARCEL**



County of Fresno

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

DATE: July 12, 2021

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: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi//Gloria Hensly
Water and Natural Resources Division, Attn: Agustine Ramirez/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
Agricultural Commissioner, Attn: Melissa Cregan
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant
City of Fresno, Traffic Engineering, Attn: Jill Gormley
City of Fresno, Department of Public Utilities, Attn: Michael Carbajal
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Mathew Nelson
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla/Nicholas Isla
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo/Cinthia Reyes
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources

Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
North King GSA, Attn: Kassy D. Chauhan
Fresno Irrigation District; Attn: Engr-Review@fresnoirrigation.com
Kings River Conservation District, Attn: Rick Hoelzel
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8267 and Amendment Application No. 3848,

APPLICANT: Peter Moua

DUE DATE: July 26, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the rezone of a 13.31-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District (APN: 330-211-18).

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 26, 2022**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, 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) 600-4204, or email eahmad@fresnocountyca.gov.

EA
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Activity Code (Internal Review): 2369

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 6/22/2022

AA3848 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services 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 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) Rezoning of Property
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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Request to Rezone APN 330-211-18 from AL-20 Zoning to M-3 Zoning District.

CEQA DOCUMENTATION: Initial Study [checked] 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: West side of S. Maple Ave. between E American Ave and E Malaga Ave Street address: 4531 S MAPLE AVE

APN: 330-211-18 Parcel size: 13.31 ACRES Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I Peter Moua (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Owner (Jaspreet Singh), Applicant (Peter Moua), and Representative (Arsh Samra).

CONTACT EMAIL: arshsamra@yahoo.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA3848 Fee: \$ 6,214.00
Application Type / No.: Pre-App. Credit Fee: \$ -247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: 158267 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 42.00
Health Department Review: Fee: \$ 721.00
Received By: EJAZ Invoice No.: TOTAL: \$ 10,631.00

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):
Zone District: AL-20
Parcel Size: 13.31 Acres

APN # - -
APN # - -
APN # - -
APN # - -



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 21-103769
APPLICANT: JASPREET SINGH & NELAM
PHONE: (559) 352-9873

PROPERTY LOCATION: 4531 S. MAPLE AVE
APN(s): 330-211-18 ALCC: No Yes # VIOLATION NO. NO
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes FRESNO
ZONE DISTRICT: AL-20; 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 ; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: FOLWER UNIFIED PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside () District No.: CE FLOOD PRONE: No Yes
PROPOSAL REZONE APN 330-211-18 FROM AL-20 ZONE DISTRICT TO M-3 ZONE DISTRICT, IF APPROVED A
MAPPING PROCEDURE IN THE CREATION OF THREE EQUAL SIZE PARCELS.

COMMENTS: 4
ORD. SECTION(S): 817 TO 845 BY: ALBERT AGUILAR DATE: 12/19/21

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: General Industrial () GPA:
COMMUNITY PLAN: Roosevelt CP () AA: \$6,214.00
REGIONAL PLAN: () CUP:
SPECIFIC PLAN: () DRA:
SPECIAL POLICIES: () VA:
SPHERE OF INFLUENCE: City of Fresno () AT:
ANNEX REFERRAL (LU-G17/MOU): () JT:

PROCEDURES AND FEES:

() MINOR VA:
() HD: \$721.00
() AG COMM: \$42.00
() ALCC:
() IS/PER*: \$3,901.00
() Viol. (35%):
() Other: \$6,738.00 - Mapping fees
Filing Fee: \$10,578.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$10,631.00

COMMENTS:

FILING REQUIREMENTS:

- () 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 - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Floor Plan & Elevations - 4 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 Fresno
- () Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Thomas Kobayashi DATE: 1/26/22
PHONE NUMBER: (559) 600-4224

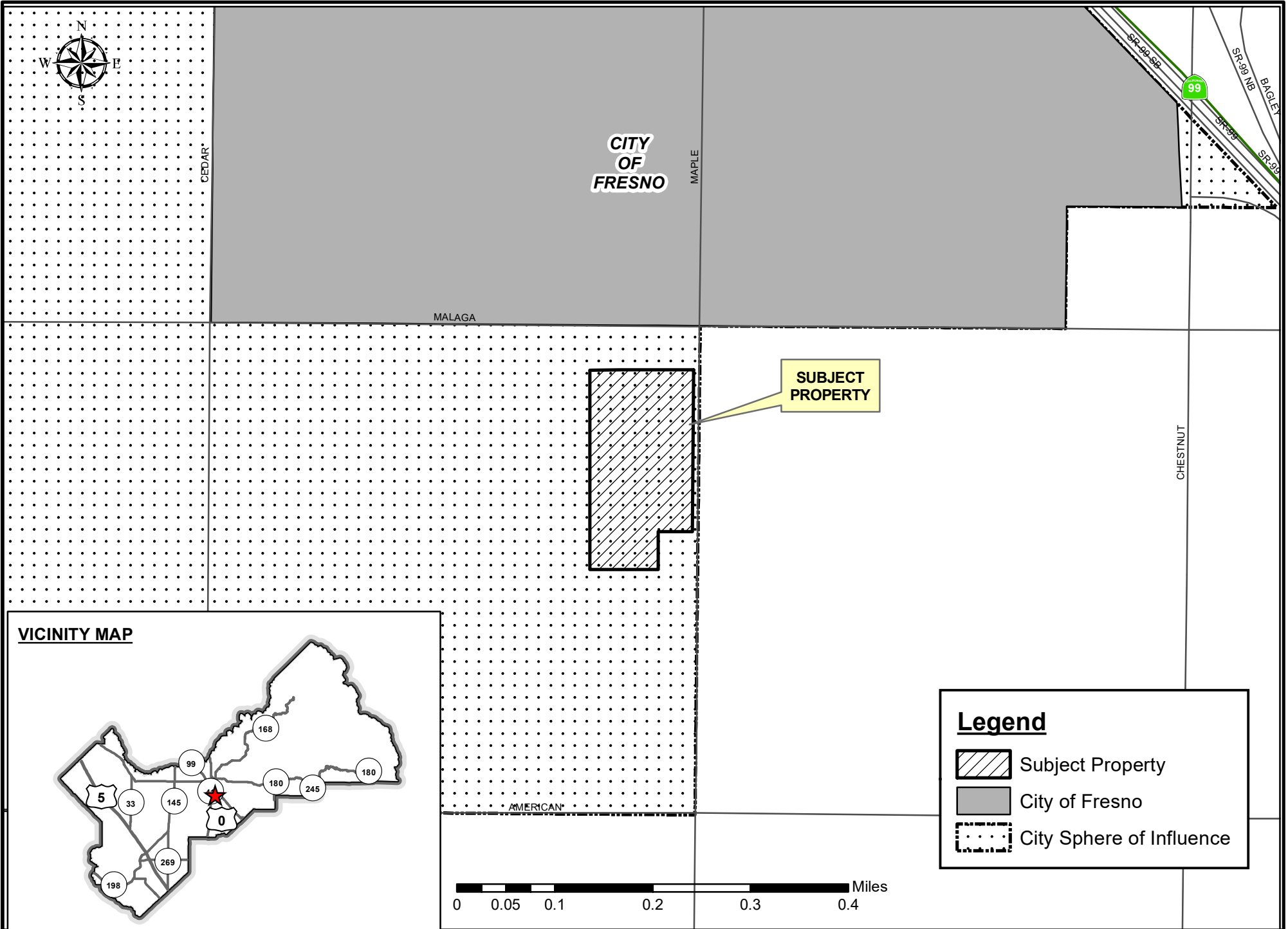
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () 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)

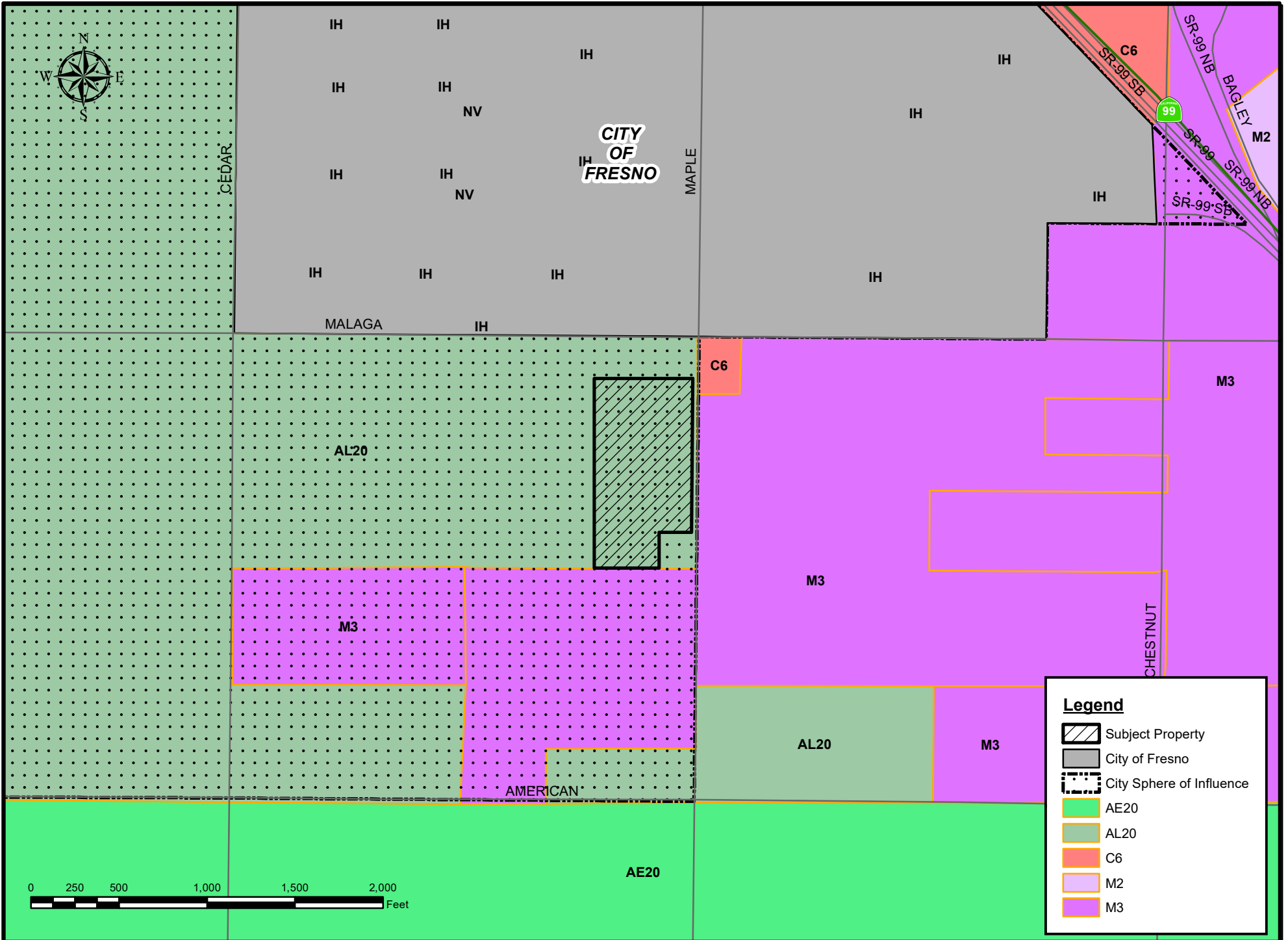
PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

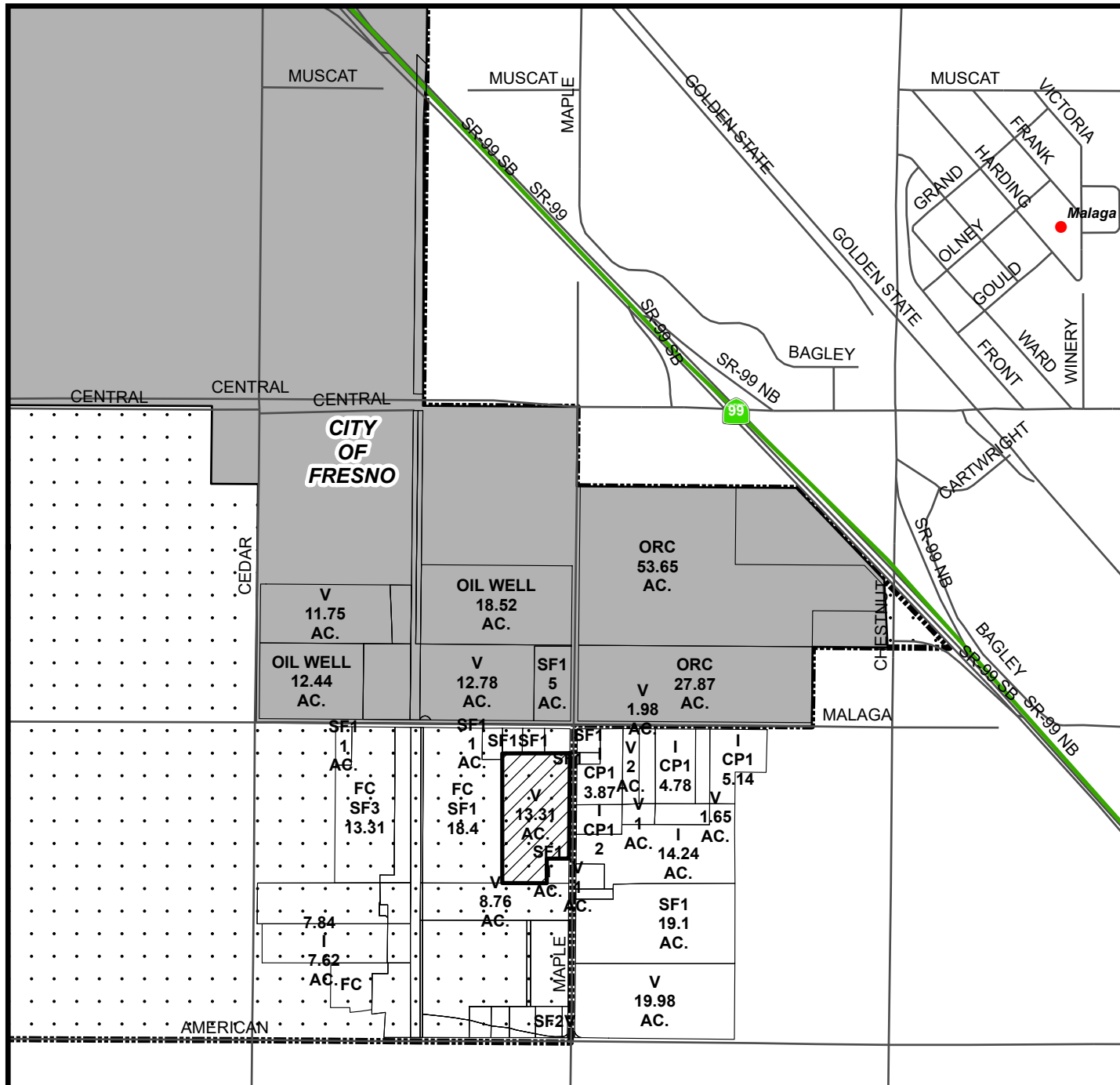
LOCATION MAP



EXISTING ZONING MAP







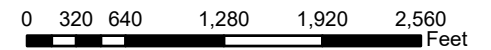
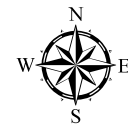
EXISTING LAND USE MAP



LEGEND	
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  City of Fresno
-  City Sphere of Influence
-  Malaga



Department of Public Works and Planning
Development Services Division

-NOTE-

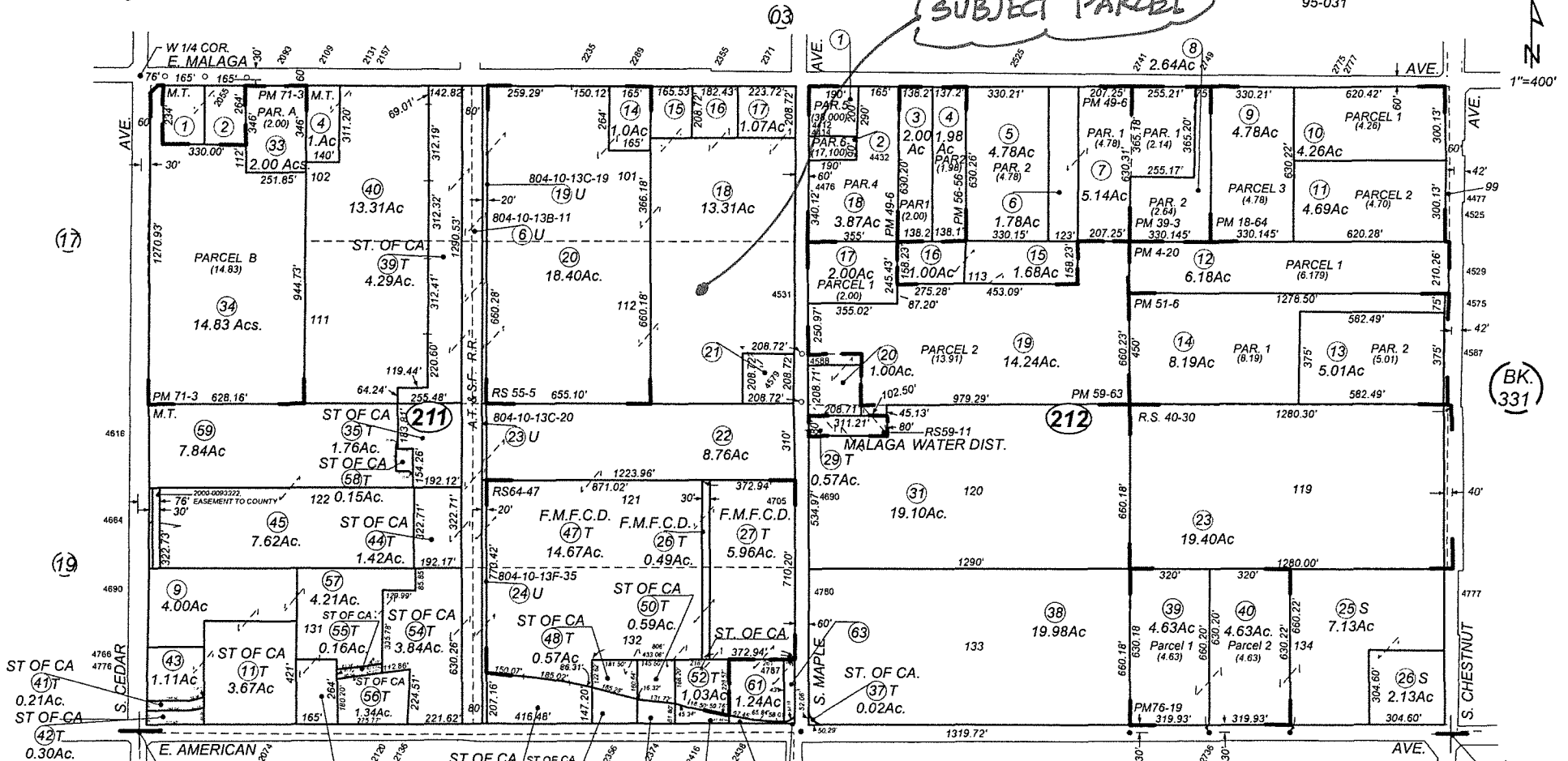
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 36, T.14S., R.20E., M.D.B.& M.

Tax Rate Area
95-004 95-042
95-012 95-045
95-015
95-028
95-031

330-21

SUBJECT PARCEL



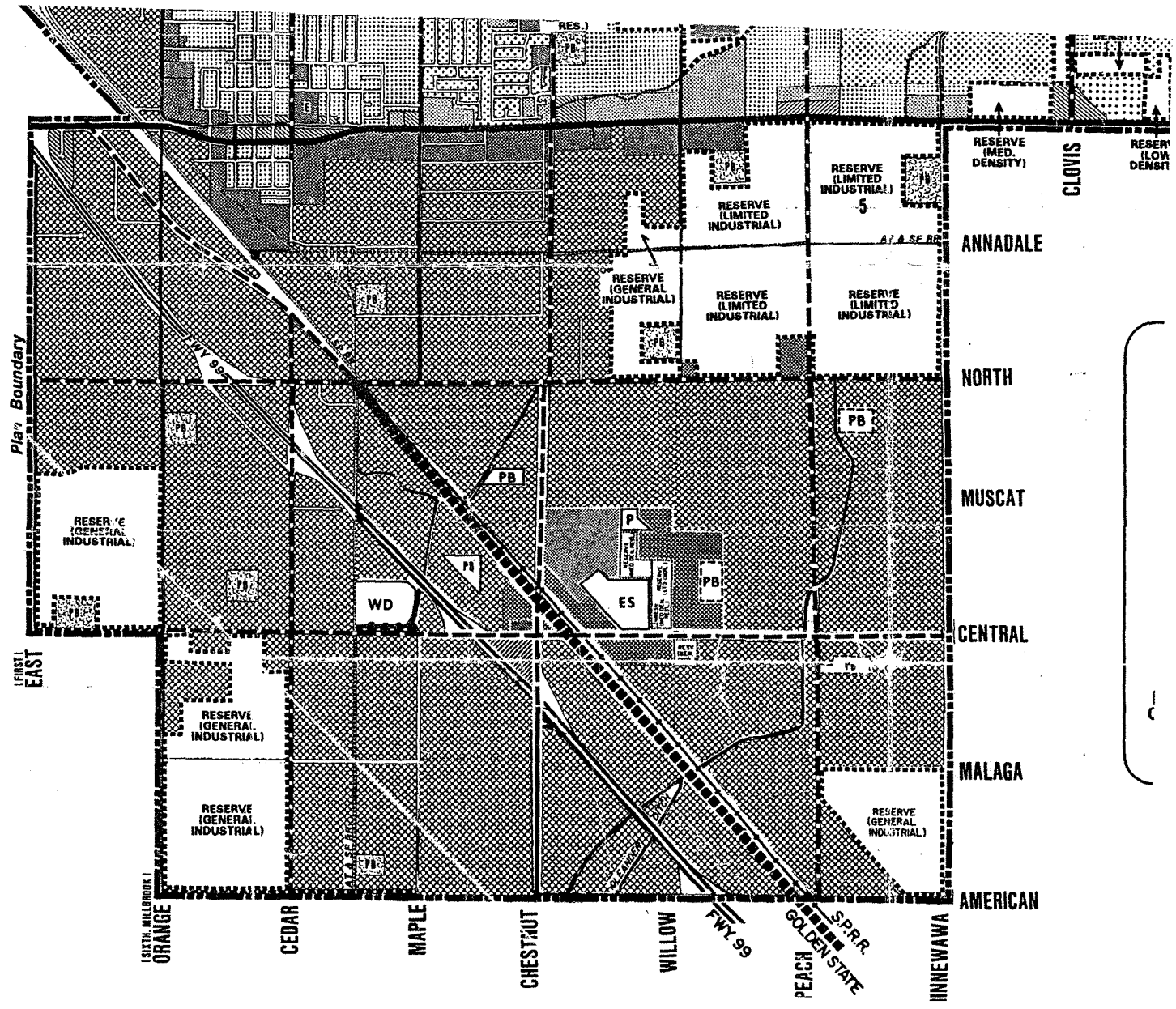
Malaga Tract - Plat Bk. 2, Pg. 17
Parcel Map No. 988 - Bk. 4, Pg. 20
Parcel Map No. 2829 - Bk. 18, Pg. 64
Parcel Map No. 6111 - Bk. 39, Pg. 3
Parcel Map No. 7281 - Bk. 49, Pg. 6

Parcel Map No. 7353 - Bk. 51, Pg. 6
Parcel Map No. 7650 - Bk. 56, Pg. 56
Parcel Map No. 7761 - Bk. 59, Pg. 63

Parcel Map No. 8071 - Bk. 71, Pg. 3 - 4
Record of Survey- Bk. 40 Pg. 30
Record of Survey- Bk. 55, Pg. 5
Record of Survey- Bk. 59, Pg. 11
Record of Survey- Bk. 64, Pg. 47&48
Parcel Map No. 8202 - Bk. 76, Pgs. 19&20

Assessor's Map Bk.330 - Pg.21
County of Fresno, Calif.






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








ROOSEVELT Community Plan

LEGEND









RESIDENTIAL

-  RURAL DENSITY
-  LOW DENSITY
-  MEDIUM LOW DENSITY
-  MEDIUM DENSITY
-  MEDIUM HIGH DENSITY


COMMERCIAL

-  OFFICE
-  NEIGHBORHOOD
-  COMMUNITY
-  GENERAL
-  REGIONAL



PUBLIC FACILITIES

-  PUBLIC FACILITY
-  ELEMENTARY SCHOOL
-  MIDDLE SCHOOL
-  HIGH SCHOOL
-  COLLEGE
-  FAIRGROUNDS
-  FIRE STATION
-  HOSPITAL











OPEN SPACE

-  AGRICULTURAL
-  COMMERCIAL-RECREATIONAL
-  GOLF COURSE
-  PONDING BASIN
-  NEIGHBORHOOD PARK
-  COMMUNITY PARK

INDUSTRIAL

-  LIMITED
-  GENERAL

CIRCULATION

-  FREEWAY
-  PROPOSED FREEWAY
-  EXPRESSWAY
-  SUPER ARTERIAL
-  ARTERIAL
-  COLLECTOR
-  SCENIC ROUTE
-  LOCAL STREET
-  PROPOSED STREET
-  MULTI-PURPOSE TRAIL (CANAL BANK)

NOTES

1. MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.98 UNITS PER ACRE
2. ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
3. DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
4. DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
5. DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
6. COMMUNITY COMMERCIAL PLANNED USE (30 ACRES) TO BE DEVELOPED AS A 15-ACRE COMMERCIAL CENTER AND 15 ACRES OF OFFICES, SUBJECT TO THE PROVISIONS OF RESO. 92-141. (CITY OF FRESNO)
7. LIMITED TO SINGLE STORY OFFICES ONLY



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

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.	<u>0267</u>
Project No(s).	<u>AA 384B</u>
Application Rec'd.:	_____

GENERAL INFORMATION

1. **Property Owner :** Jaspreet Singh **Phone/Fax** 559-287-5717

Mailing Address:	<u>7115 W Tenaya Ave.</u>	<u>Fresno</u>	<u>Ca/93723</u>
	<i>Street</i>	<i>City</i>	<i>State/Zip</i>

2. **Applicant :** Peter Moua **Phone/Fax:** 559-288-3217

Mailing Address:	<u>5699 N Seventh Street</u>	<u>Fresno</u>	<u>Ca/93710</u>
	<i>Street</i>	<i>City</i>	<i>State/Zip</i>

3. **Representative:** Arsh Samra **Phone/Fax:** 559-558-6517

Mailing Address:	<u>5699 N Seventh Street</u>	<u>Fresno</u>	<u>Ca/93710</u>
	<i>Street</i>	<i>City</i>	<i>State/Zip</i>

4. **Proposed Project:** Request to Rezone APN 330-211-18 from AL -20 Zoning to M-3 Zoning District

5. **Project Location:** West side of Maple Ave , between E American Ave and E Malaga Ave.

Project Address: 6. 4531 S Maple Ave. Fresno , Ca. 93711

7. **Section/Township/Range:** 36 / 14S / 20E 8. **Parcel Size:** 13.31 Acres

9. **Assessors Parcel No.** 330-211-18

DEVELOPMENT SERVICES DIVISION

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

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

- | | |
|--|---|
| <input type="checkbox"/> LAFCo (annexation) | <input checked="" 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: AL-20

14. Existing General Plan Land Use Designation¹: GENERAL INDUSTRIAL IN ROOSEVELT COMMUNITY PLAN

ENVIRONMENTAL INFORMATION

15. Present land use: AL-20
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:
NOT KNOWN AT THIS TIME

Describe the major vegetative cover: NO

Any perennial or intermittent water courses? If so, show on map: NO

Is property in a flood prone area? Describe: NOT KNOWN

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

North: COMMERCIAL

South: AGRICULTURE

East: COMMERCIAL

West: AGRICULTURE

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

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units N/A
Lot Size
Single Family
Apartments

II. Commercial - Number of Employees N/A
Number of Salesmen
Number of Delivery Trucks
Total Square Footage of Building

III. Describe and quantify other traffic generation activities: N/A

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

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

22. Describe the probable source(s) of air pollution from your project: NOT KNOWN

23. Proposed source of water:

() private well

() community system³--name: MALAGA WATER DISTRICT

24. Anticipated volume of water to be used (gallons per day)²: NOT KNOWN
25. Proposed method of liquid waste disposal:
 septic system/individual NOT KNOWN
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: N A
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes²: NA
29. Anticipated volume of hazardous wastes²: NA
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: NA
32. Anticipated amount of solid waste (tons or cubic yards per day): NA
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NA
34. Proposed method of solid waste disposal: NA
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: NA
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.

Peter Mowa

 SIGNATURE

06-22-22

 DATE

¹Refer to Development Services Conference Checklist
²For assistance, contact Environmental Health System, (559) 445-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 1/5/11)

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 GAME FEE

State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. 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 DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG 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.

Peter Mousa

Applicant's Signature

06-22-22

Date

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