



County of Fresno

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

DATE: December 21, 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, 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
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
CA Highway Patrol (CHP), Attn: Captain Kevin Clays,
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner
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
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

FROM: Elliot Racusin, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3864, Initial Study No. 8519, Variance No. 4159 and General Plan Amendment No. 572

APPLICANT: Art Lancaster

DUE DATE: **January 5, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend the Land Use Element of the Fresno County General Plan by changing the land use designation of an approximate 5.25-acre portion of an 18.96-acre parcel known as Assessor Parcel Number (APN) 338-031-06 from Agricultural to Service, Commercial. The subject 18.96-acre parcel contains three zoning districts: AE-20 (Exclusive Agricultural, 20-acre minimum parcel size), P (Off Street Parking), and C-6(c) (General Commercial) Zone District.

There is an accompanying Zone Change application proposing to change the zoning of the 5.25-acre portion of the same parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the C-6 (c) General Commercial, Conditional Zone District limited to:

Primary Uses:

- *Automobile and truck sales with incidental repairs and service within a completely enclosed building*
- *Automobile service stations*
- *Body and Fender shops (when located within a completely enclosed building)*
- *Equipment rental; except heavy construction equipment*
- *Farm equipment dealers*
- *Machinery sales and rental, except heavy construction machinery*
- *Offices:*
 - *Administrative*
 - *Business*
 - *General*
 - *Professional*
- *Repair garages*

Ancillary Uses:

- *Advertising structures*
- *Signs (subject to the provisions of Section 838.5)*

A concurrent Variance is needed for the creation of two parcels; a 5.25-acre parcel zoned C-6(c) and a substandard 13.71-acre parcel (AE-20).

The subject parcel is located on the southwest corner of W. Manning Ave. and S Elm Ave, approximately 5-miles south from the City of Fresno (APN: 338-031-06) (9025 S. Elm Ave.) (Sup. Dist. 4).

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 **January 5, 2024**. 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, Elliot Racusin, 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) 600-4245, or email eracusin@fresnocountyca.gov

ER

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Activity Code (Internal Review): 2369, 2377, 2332



**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: 22-003703
 APPLICANT: C&F IRRIGATION LLC
 PHONE: (559) 834-1710

PROPERTY LOCATION: 9025 S. ELM AVE
 APN(s): 338-031-06 ALCC: No Yes # VIOLATION NO. NO
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
 ZONE DISTRICT: AE-20/ P /C-6; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

Zoning: () Conforms; (X) 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; (X) Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: WASHINGTON UNION PERMIT JACKET: No Yes
 FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No Yes
 PROPOSAL GENERAL PLAN AMENDMENT (GPA), A REZONE AND A VARIANCE TO RUN CONCURRENTLY -
REZONE 1ACRE- 2 ACRE'S FROM AE-20 PORTION TO ENLARGE C-6 ZONE DISTRICT FROM AN EXISTING 18.96
ACRE PARCEL HAVING THREE ZONE DISTRICTS (AE-20, P & C-6) ON SAME LOT, AND A VARIANCE TO SEPARATE
C-6 FROM AE-20 AS SEPARATE LOTS, IF APPROVED A MAPPING PROCEDURE IN THEIR CREATION.

COMMENTS:
 ORD. SECTION(S): 816 & 838 BY: ALBERT AGUILAR DATE: 4/1/22

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Agricultural</u> (X) GPA: <u>Ranges</u> () MINOR VA: <u> </u>	(X) AA: <u>6,214</u> (X) HD: <u>1,162</u>
COMMUNITY PLAN: <u> </u> () CUP: <u> </u> (X) AG COMM: <u>76</u>	() ALCC: <u> </u>
REGIONAL PLAN: <u> </u> () DR: <u> </u> (X) IS/PER*: <u>5,151</u>	() Viol. (35%): <u> </u>
SPECIFIC PLAN: <u> </u> (X) VA: <u>6,049</u> () Other: <u> </u>	
SPECIAL POLICIES: <u> </u> () AT: <u> </u>	
SPHERE OF INFLUENCE: <u> </u> () TT: <u> </u>	
ANNEX REFERRAL (LU-G17/MOU): <u> </u>	

COMMENTS:
 Filing Fee: \$
 Pre-Application Fee: - \$247.00
 Total County Filing Fee: \$18,405

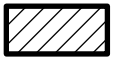
- | | |
|---|--|
| FILING REQUIREMENTS: | OTHER FILING FEES: |
| (<input checked="" type="checkbox"/>) Land Use Applications and Fees | (<input checked="" type="checkbox"/>) Archaeological Inventory Fee: <u>\$75 at time of filing</u> |
| (<input checked="" type="checkbox"/>) This Pre-Application Review form | () (Separate check to Southern San Joaquin Valley Info. Center) |
| (<input checked="" type="checkbox"/>) Copy of Deed / Legal Description | (<input checked="" type="checkbox"/>) CA Dept. of Fish & Wildlife (CDFW): <u>(\$50+\$2,480.25)</u> |
| (<input checked="" type="checkbox"/>) Photographs | () (Separate check to Fresno County Clerk for pass-thru to CDFW.) |
| (<input checked="" type="checkbox"/>) Letter Verifying Deed Review | () Must be paid prior to IS closure and prior to setting hearing date.) |
| (<input checked="" type="checkbox"/>) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | |
| (<input checked="" type="checkbox"/>) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| (<input checked="" type="checkbox"/>) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| (<input checked="" type="checkbox"/>) Project Description / Operational Statement (Typed) | |
| (<input checked="" type="checkbox"/>) Statement of Variance Findings | |
| () Statement of Intended Use (ALCC) | |
| () Dependency Relationship Statement | |
| () Resolution/Letter of Release from City of <u> </u> | |
| () Nitrogen Loading Analysis or RWQCB supplemental treatment | |

BY: Elliot Racusin DATE: 4/4/22
 PHONE NUMBER: (559) 600 - 4245

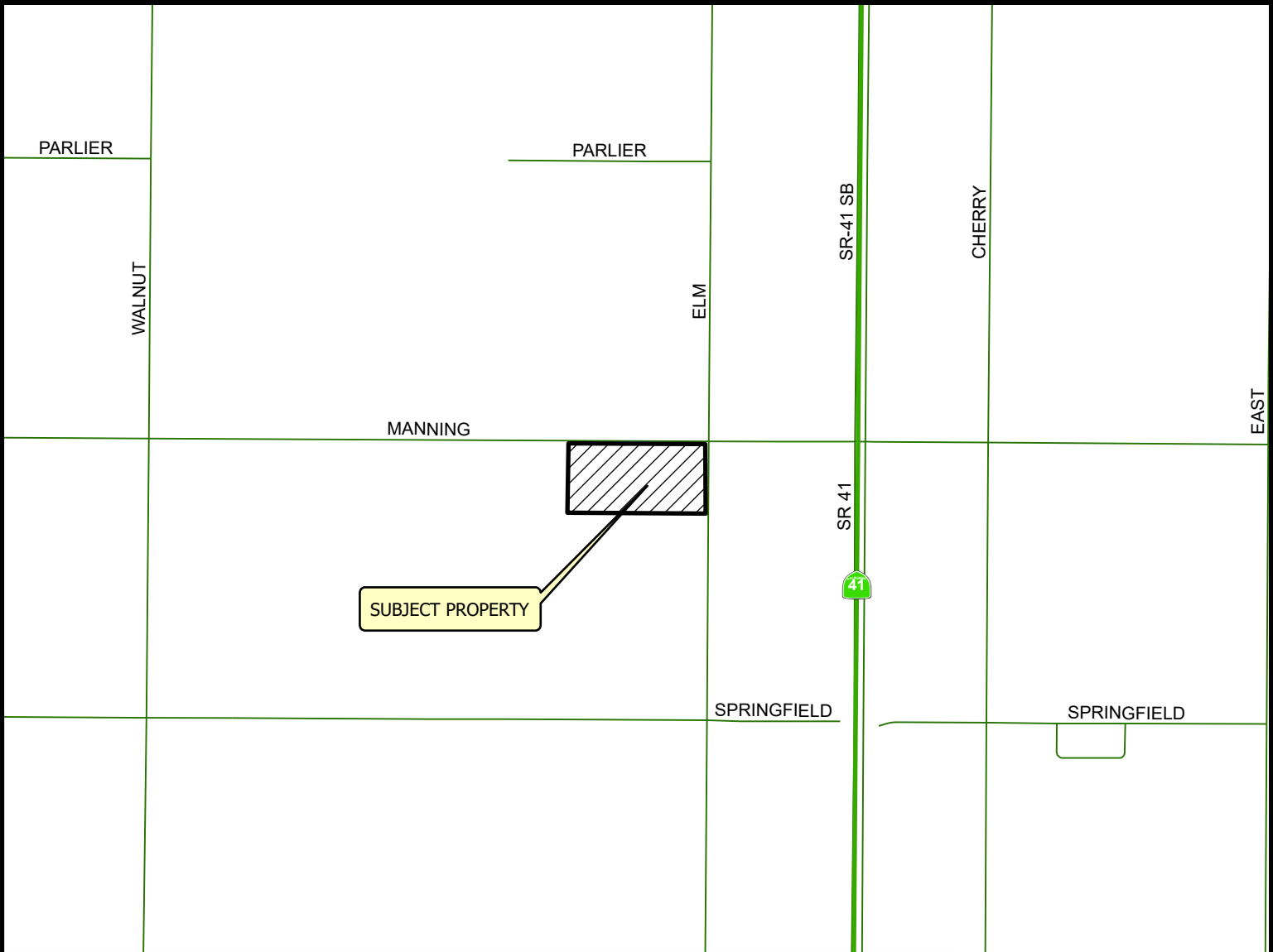
- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- | | |
|---------------------|--|
| () COVENANT | (<input checked="" type="checkbox"/>) SITE PLAN REVIEW |
| () MAP CERTIFICATE | (<input checked="" type="checkbox"/>) BUILDING PLANS |
| () PARCEL MAP | (<input checked="" type="checkbox"/>) BUILDING PERMITS |
| () FINAL MAP | () WASTE FACILITIES PERMIT |
| () FMFCD FEES | () SCHOOL FEES |

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.

Legend

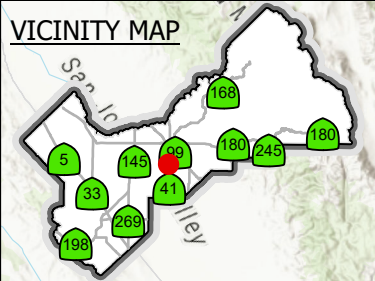


SubjectProperty



SUBJECT PROPERTY

VICINITY MAP

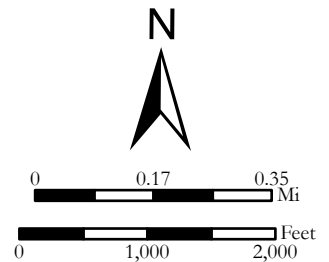


LOCATION MAP



AA 3864

2023

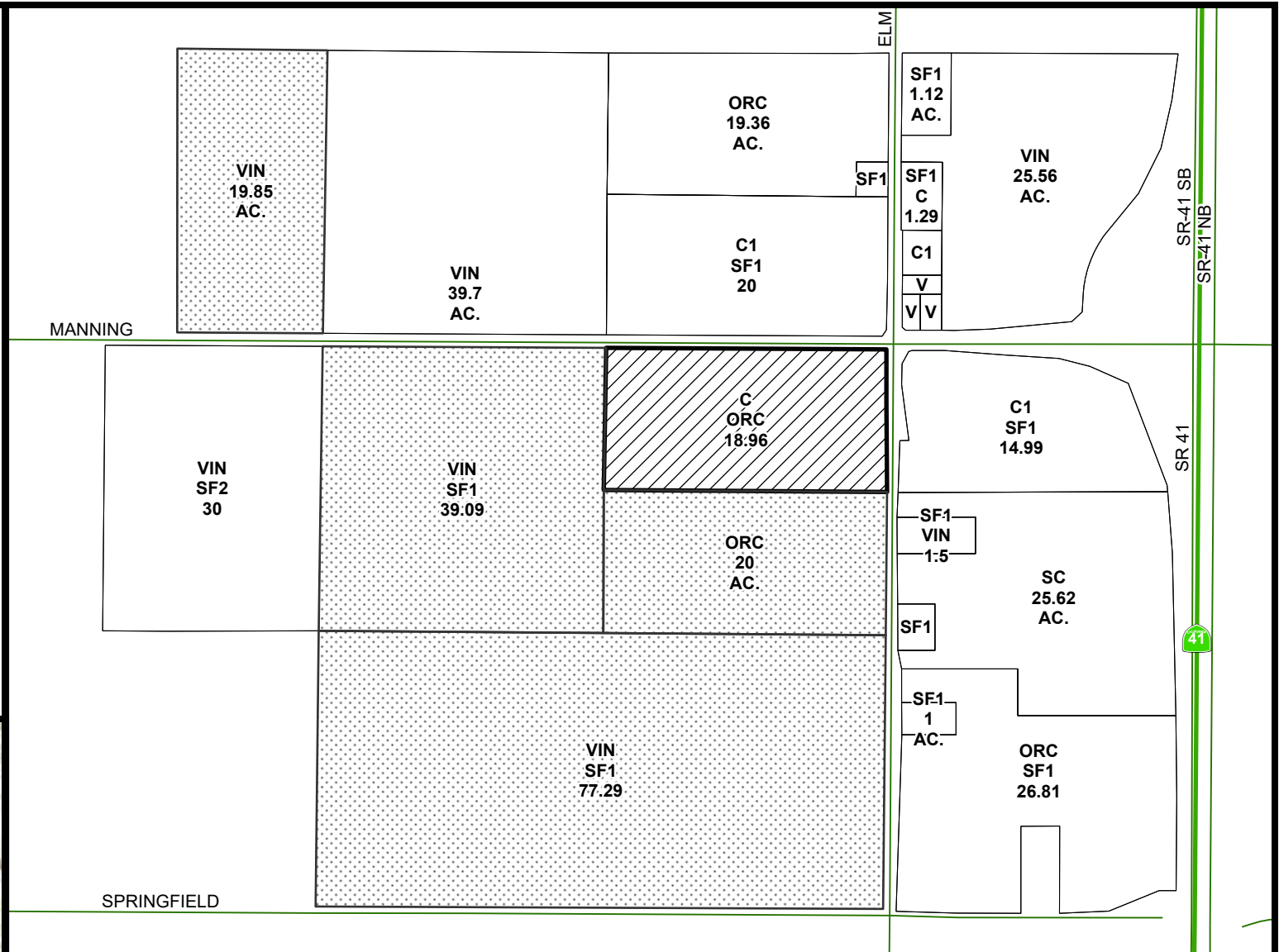
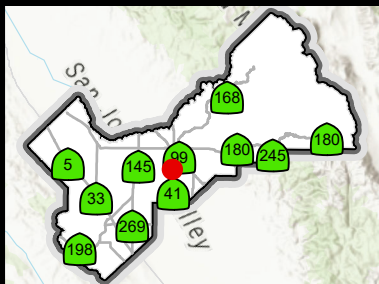
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 12/4/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
C - COMMERCIAL
C# - COMMERCIAL
ORC - ORCHARD
SC - SEASONAL CROP
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

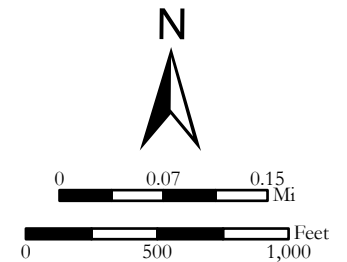


Existing Land Use Map




AA 3864

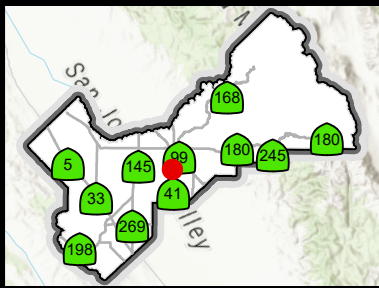
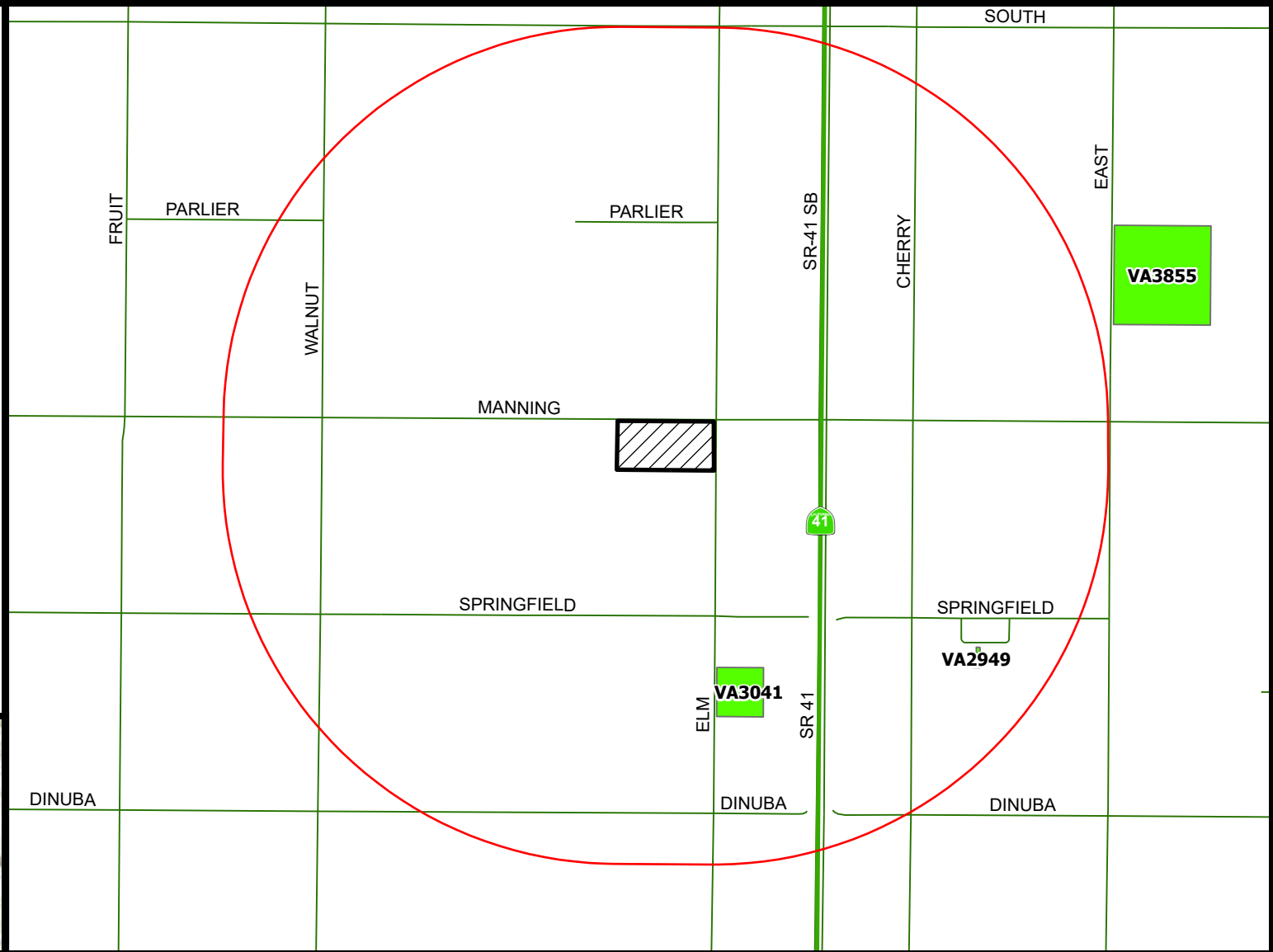
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 12/4/2023



Legend

-  onemilebuffer
-  SubjectProperty
-  AA, GPA, or VA Permits

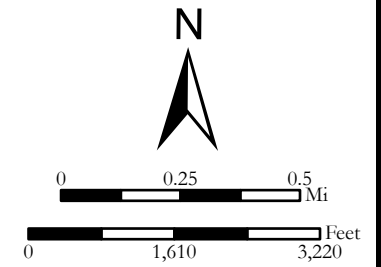


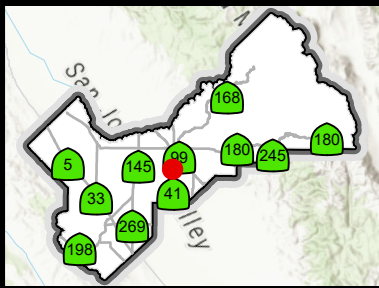
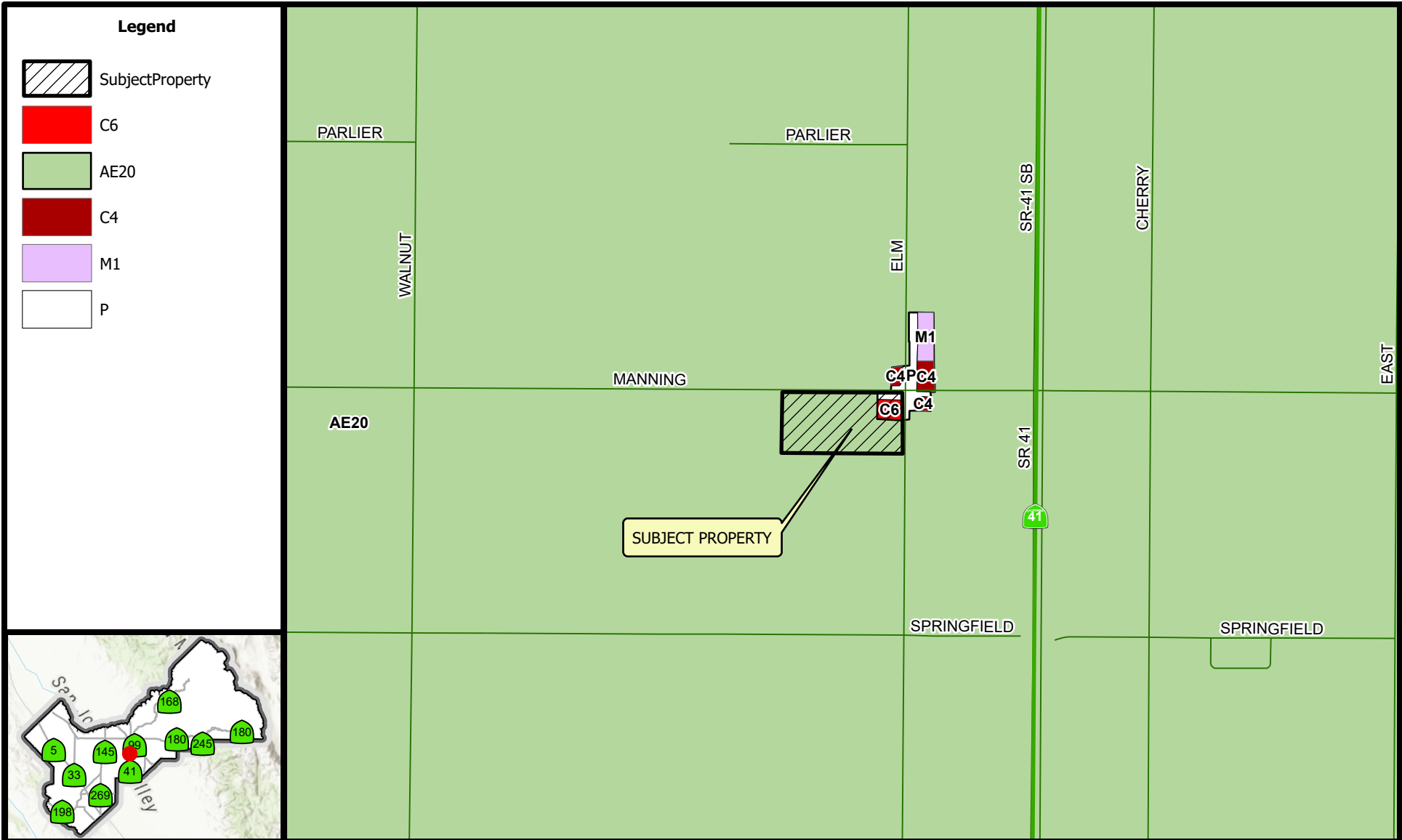
Proximity Map

AA 3864

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 12/4/2023



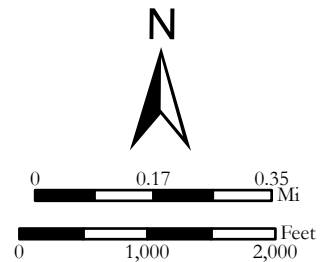


Existing Zoning Map

AA 3864
STR 28 - 15S / 20E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 12/4/2023



TENTATIVE PARCEL MAP NO. 2023- "A PLANNED DEVELOPMENT"

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 15 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN,
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED BY:

TRIPLE CROWN CONSULTING GROUP, INC.
4644 W JENNIFER, SUITE 107
FRESNO, CA 93722
(559) 385-7833
CHRISTOPHER T. MUZNY, PLS 9188



BASIS OF BEARINGS:

THE SOUTH LINE OF SECTION 21, T.15S., R.20E., M.D.B.&M.,
AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 61
OF RECORD OF SURVEYS AT PAGE 39, FRESNO COUNTY
RECORDS, AND IS TAKEN TO BE: SOUTH 89° 44' 43" EAST

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA
IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND
MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE
OFFICIAL PLAT THEREOF.

APN- 338-031-06

PARCEL 2:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND
MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE
OFFICIAL PLAT THEREOF.

APN-338-031-07

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND
SURVEYORS ACT AT THE REQUEST OF AMCO ENGINEERING IN JANUARY 2023.

THE FIELDWORK WAS COMPLETED ON 1/25/2023.

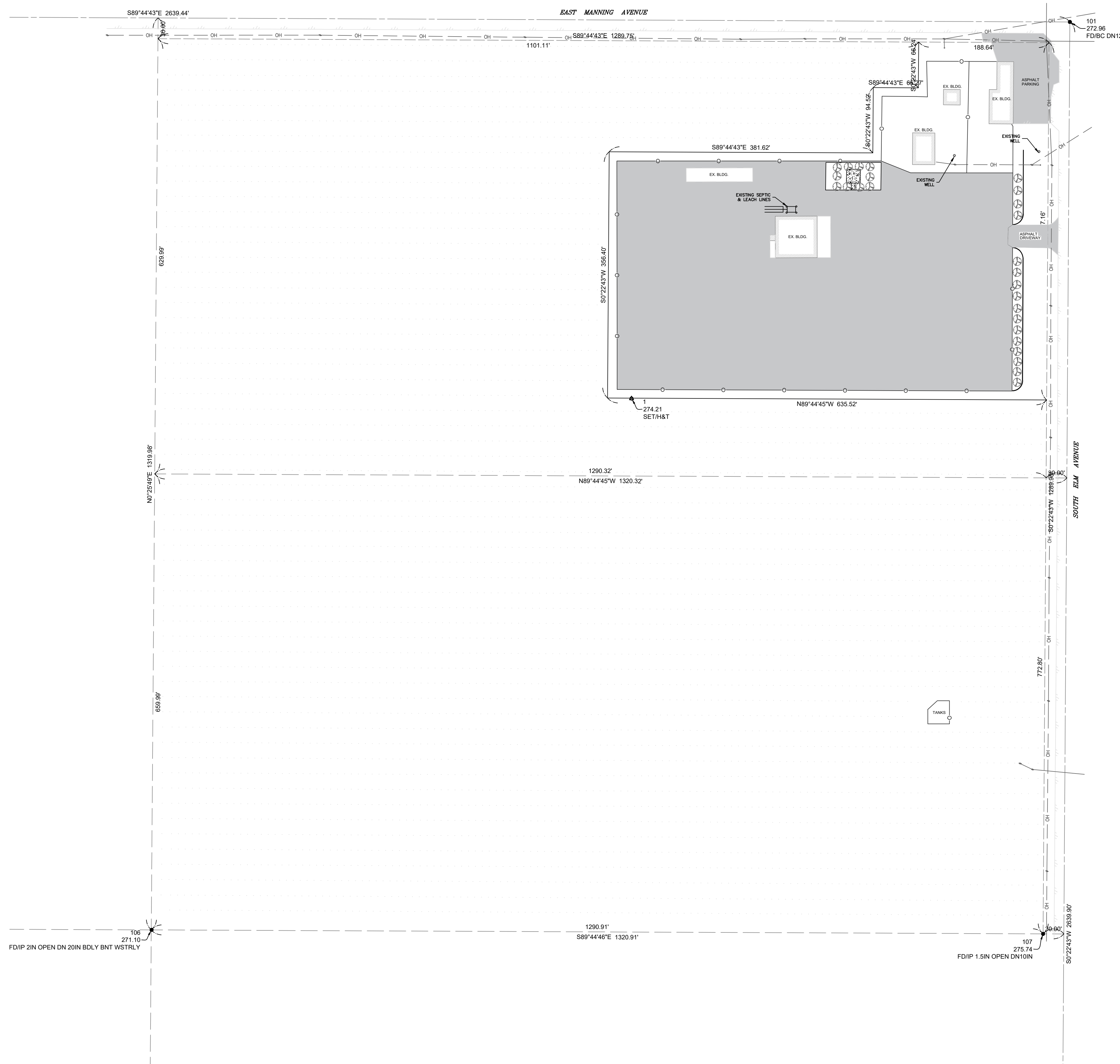
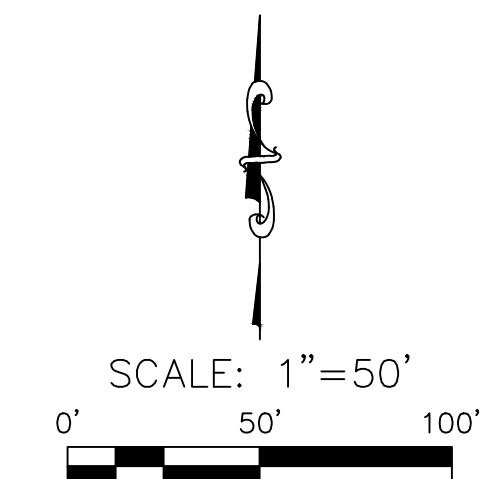
DATE OF PLAT OR MAP: 1/27/2023

CHRISTOPHER T. MUZNY, PLS 9188

DATED

LEGEND:

- △ CONTROL POINT SET
- FOUND MONUMENT
- ⊕ UTILITY POLE
- ↑ GUY WIRE ANCHOR
- ⊙ WELL
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PROPOSED PROPERTY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER
- EDGE OF PAVEMENT
- OH --- OVERHEAD LINE
- CHAIN LINK FENCE
- TREE ROW





ROOKSPIRE^{INC}

06/20/2023

Fresno County Department of Public Works and Planning

Subject: Operational Statement, APN: 338-031-06

Including: Findings necessary for the Granting of a Variance

Pre-Application Review No. 22-003703

Parcel Map and Rezone of existing use property

Summary of Application:

It is the intent of this application to submit a proposed parcel dividing the property from an existing commercial use and the existing agricultural use. There is an existing C-6 zone overlay on a portion of the property in which we wish to expand to cover the entire parcel used for commercial purposes within the C-6 zoning District of uses permitted.

There are currently three main buildings on the property with three separate uses. The property is used in conjunction with the store front office and retail business located at 8888S. Elm Avenue, located catty-corner of the intersection from this property. To allow for an easier understanding I am going to separate all three uses into their own category of "USE 1-2" for the purpose of this operational statement.

USE #1: Approximately 5.25 acres of fenced in property with a 5,000 square foot shop and covered parking structure. This property is used in conjunction with the aforementioned business. Please see the website; www.cf-irrigation.com for more information on the current business. The use is for the support of the agricultural irrigation installation and management for surrounding agricultural applications.

The hours of operation:

Monday through Friday, 7:00am to 5:00pm

Saturday, 7:00am to 12:00pm

Closed Sundays



ROOKSPIRE^{INC}

This location/use site is not open to customers. This is for employees and the companies' materials and equipment only. The access to the property is by a private and gated driveway with a required gate code for access.

Since this location is used mainly for storage of their equipment and materials there will not be any excessive noise or odors emitted from the site.

This site will only have a water use for a bathroom and equipment cleaning. There is no other excessive use of water for this location.

Please refer to the applicants website and attached pictures of the overall site for their existing buildings and facility layout. There are no new buildings proposed with this application.

USE #2: Single Family residence on the property. This house is rented to an employee of the company. This person aids in the security and upkeep of the property.

USE #3: Approximately 2,600 Square Foot commercial building currently leased out for vehicle repair and services. The hours of operation are listed as 7:30am to 5:00pm Monday through Friday. The location is staffed by 3 employees at the most.

On a typical day they will receive 3-5 visitors for standard vehicle services as in repairs, maintenance and oil changes. There is no impact on excessive noise for the area other than the typical noise produced from small tools and equipment. The business , through different operators, has been in service for more years than I can determine. It is believed that the original use was that of farm equipment repair.

All water usage on site is the standard bathrooms and washing.

OVERALL: This application is not changing any of the current approved uses.



ROOKSPIRE^{INC}

FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having identical zoning classifications;

This property has an existing C-6 Overlay on the Northern Most portion of the property. Along with the submittal of a parcel map it is the intent to create a clean parcel with the expanded the C-6 zoning, encompassing all structures and areas of related use and separating the agricultural use.

2. Such Variance is necessary for the preservations and enjoyment of a substantial property right of applicant, which right is possessed by the other property owners under like conditions in the vicinity having identical zoning classifications;

Due to changes in the business structure, the irrigation business is being separated from the farming operations. There is no change in the actual day to day operations or adding any future uses applicable under the C-6 zoning.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located;

No changes from the current use with application of the Variance.

4. The granting of such a Variance will not be contrary to the objectives of the General Plan.

Since the property already has an overlay with a C-6 zoning, it would stand to say that it meets the current objectives withing the General Plan.

Sincerely,

Art Lancaster
President, Rookspire Inc.



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 : CAMIOS LAND CO. Phone/Fax: (559) 864-9488
Mailing Address: 15516 S. WALNUT AVE, CARUTHERS CA 93609
Street City State/Zip
- Applicant : TRIPLE CROWN CONSULTING (ART LANCASTER) Phone/Fax: (559) 385-7833
Mailing Address: 4644 W. JENNIFER AVE #107 FRESNO CA 93722
Street City State/Zip
- Representative: TRIPLE CROWN CONSULTING Phone/Fax: 385-7833
Mailing Address: 4644 W. JENNIFER FRESNO 93722
Street City State/Zip
- Proposed Project: PARCEL MAP TO SEPARATE TREE CROP FROM REMAINDER. TREE CROPS TO REMAIN AG DESIGNATION. REMAINDER TO ~~REZONE~~ TO C-6 REVIEW #22-003703 EXPAPP
- Project Location: 9025 S. ELM AVENUE FRESNO CA 93706
- Project Address: 9025 S. ELM AVE FRESNO CA 93706
- Section/Township/Range: 38 / 15 / 20 8. Parcel Size: 18.96 AC
- Assessor's Parcel No. 338-031-06 OVER.....

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 or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE 20 / C-6 OVERLAY

14. Existing General Plan Land Use Designation¹: C-6 EXCLUSIVE AGRICULTURAL

ENVIRONMENTAL INFORMATION

15. Present land use: AGRICULTURAL (TREE CROPS) COMMERCIAL AG RENTAL SINGLE FAMILY RESIDENCE
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

TREE CROPS, METAL SHOP BUILDING, WATER WELLS, HOUSE, COMMERCIAL STRUCTURE, SEPTIC TANKS

Describe the major vegetative cover: ALMOND TREES

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

Is property in a flood-prone area? Describe:
UNKNOWN

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

North: AG SFR

South: AG

East: AG SFR

West: AG SFR

17. What land use(s) in the area may be impacted by your Project?: NO NEW IMPACTS

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

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>INCLUDE</u>
Single Family	<u>1</u>
Apartments	<u>0</u>
II. Commercial - Number of Employees	<u>10</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>2</u>
Total Square Footage of Building	<u>4,000 sq ft / 3,000 sq ft</u>

III. Describe and quantify other traffic generation activities: _____

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

21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: VEHICLE TRAFFIC

23. Proposed source of water:
 private well
 community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 100 GALLONS
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 150 GALLONS
27. Anticipated type(s) of liquid waste: NORMAL RESTROOM + RESIDENTIAL
28. Anticipated type(s) of hazardous wastes²: OIL/VEHICLE WASTE ASSOCIATED W/ VEHICLE REPAIR
29. Anticipated volume of hazardous wastes²: NONE
30. Proposed method of hazardous waste disposal²: OWNER AND AIR BOARD APPROVED METHOD
31. Anticipated type(s) of solid waste: GENERAL TRASH
32. Anticipated amount of solid waste (tons or cubic yards per day): 20 CU YD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): UNKNOWN
34. Proposed method of solid waste disposal: TRASH SERVICE
35. Fire protection district(s) serving this area: FULLERTON COUNTY CFD
36. Has a previous application been processed on this site? If so, list title and date: UNKNOWN
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

[Signature]
 SIGNATURE

6/7/2023
 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



Date

SECTION 838

"C-6" - GENERAL COMMERCIAL DISTRICT

The "C-6" District is intended to serve as sites for the many uses in the commercial classifications which do not belong in either the Neighborhood, Community or Central Trading District.

SECTION 838.1 - USES PERMITTED

The following uses shall be permitted in the "C-6" District. All uses shall be subject to the Property Development Standards in Section 838.5.

(Amended by Ord. 490.174 adopted 4-2-79)

1. Advertising structures.

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

9. Automobile and truck sales with incidental repairs and service within a completely enclosed building.

10. Automobile service stations.

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

19. Body and fender shops (when located within a completely enclosed building).

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

52. Machinery sales and rental, except heavy construction machinery.

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

61. Offices:

- a. Administrative.
- b. Business.
- c. General.
- [REDACTED]
- e. Professional.

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

SECTION 838.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses may be permitted subject to review and approval as provided for in Section 872.

- A. Auditoriums.
- B. Churches.
- C. Lodges, clubs and fraternal organizations.
- D. Golf driving ranges.
- E. Ice and food products dispensing machines.
- F. Hotels.
- G. Apartment hotels.
- H. Motels.
- I. Sports arenas.
- J. Pitch and putt golf courses.
- K. Microwave relay structures.

- L. Walk-in, reach-in cold storage boxes designed to hold refrigerated food and dairy products for sale upon the premises.
(Added by Ord. 490.19 adopted 3-16-65)
- M. Mobile home occupancy for caretakers or a dwelling unit in a commercial structure and associated with the commercial activity where permitted by the General Plan.
(Added by Ord. 490.98 adopted 5-21-75; amended by Ord. 490.170 re-adopted 4-24-79)

SECTION 838.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided for in Section 873.

- A. Auction houses.
- B. Buildings or structures not specifically regulated by Section 838.5-D.2, over two (2) stories or thirty-five (35) feet in height.
(Amended by Ord. 490.13 adopted 4-28-64)
- C. Bus terminals.
- D. Drive-in movies.
- E. Exterior storage of lumber in conjunction with permitted retail lumber sales.
(Added by Ord. 490.173 re-adopted 4-24-79)
- F. Flea markets, outdoor auction sales, and swap meet activities.
(Added by Ord. 490.110 adopted 12-2-75)
- G. Mechanical car washes.
- H. Motorcycle shops.
- I. Natatoriums.
- J. Planned Commercial Developments
(Added by Ord. T-284 adopted 5-26-87)
- K. Racetracks for non-motorized vehicles.
(Added by Ord. T-246 adopted 7-28-80)
- L. Recreational vehicle parks for users of recreational vehicles being used for travel or recreational purposes.
(Added by Ord. 490.18 adopted 12-29-64)
- M. Truck parking (2 2 ton - 2 axle maximum).
(Added by Ord. 490.76 adopted 7-17-72)
- N. Truck service stations.
(Added by Ord. 490.76 adopted 7-17-72)
- O. Multiple family dwellings where permitted by the General Plan.
(Added by Ord. 490.170 re-adopted 4-24-79)

SECTION 838.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "C-6" District.

- A. New residential uses other than those listed as permitted uses. Existing residential uses other than those listed as permitted shall be subject to the provisions of Section 876, Nonconforming Uses.
- B. Any combination of residential and non-residential uses except as provided in Section 838.2 and 838.3.
(Amended by Ord. 490.98 adopted 5-21-74; Ord. 490.170 re-adopted 4-24-79)
- C. Industrial uses.

SECTION 838.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "C-6" District.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

1. Width

No requirements.

2. Depth

Each lot shall have a minimum depth of one hundred fifty (150) feet.

C. POPULATION DENSITY.

1. For Commercial Uses

None.

2. For Residential Uses

- a. The density shall not exceed one dwelling unit for each two thousand four hundred (2,400) square feet of lot area subject to the additional requirement, except as provided for in Sections 838.2 and 838.3, that no fewer than three (3) dwelling units shall be constructed on any lot.
- b. Existing residential uses shall be subject to Section 838.4-A.
(Amended by Ord. 490.156 adopted 9-15-78 and by Ord. 490.170 re-adopted 4-24-79)

D. BUILDING HEIGHT

- 1. No building or structure erected in this District shall exceed thirty-five (35) feet in height.
(Amended by Ord. T-080-355, adopted 12-5-06)

2. For exceptions, the provisions of the "C-P" District, Section 832.5-D.2 shall apply.

E. YARDS

The provisions of the "C-4" District, Section 836-5.E shall apply.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements.

H. WALLS

The provisions of the "C-4" District, Section 836.5-H.1, 2, 3 and 4, shall apply.
(Amended by Ord. 490.123 adopted 12-7-76)

I. OFF-STREET PARKING

1. For Commercial Uses

- a. There shall be at least two (2) square feet of off-street parking for each one (1) square foot of gross floor space or fraction thereof, provided, however, that if such use falls into any of the special uses in the General Conditions, Section 855-I, such conditions shall apply.
- b. This required parking area shall be provided as in the "C-4" District, Section 836.5-I.1c, which shall apply.

2. For Residential Uses

There shall be at least one (1) parking space for each dwelling unit. These spaces shall be on the same lot with the main building which they are intended to serve, or on a contiguous lot, and located to the rear of any required front yard.

3. The provisions of the General Conditions, Section 855-I, shall apply.
(Amended by Ord. 490.170 re-adopted 4-24-79)

J. ACCESS

The provisions of the "C-1" District, Section 833.5-J.1 and 2, shall apply.

K. OUTDOOR ADVERTISING

Signs may be permitted in the "C-6" District under the conditions set forth in the following paragraphs:

1. General Requirements

No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles, or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with

any authorized traffic sign, signal or device; or which makes use of the words "STOP," "DANGER," or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

2. Location

No sign shall be located within fifty (50) feet of the boundary line between a "C-6" District and a residential district.

(Amended by Ord. T-079-357, adopted 10-10-06)

3. Size

No requirements.

4. Lighting

a. No red, green or amber lights or illuminated signs may be placed in such positions that they reasonably can be expected to interfere with or be confused with any official traffic control device or traffic signal or official directional guide signs.

b. Lights used to illuminate signs or advertising structures shall be so installed as to concentrate the illumination on the sign or advertising structure and so as to minimize glare upon a public street or adjacent property.

L. LOADING

The provisions of the "C-2" District, Section 834.5-L.1 and 2, shall apply.

SECTION 838.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.

(Added by Ord. 490.53 adopted 5-13-69)



A: SHOP BUILDING (WEST)



A: SHOP BUILDING (SOUTH)



B: CANOPY (WEST)



C: WELL (NORTH)



D: HOUSE (NORTH)



D: HOUSE (WEST)



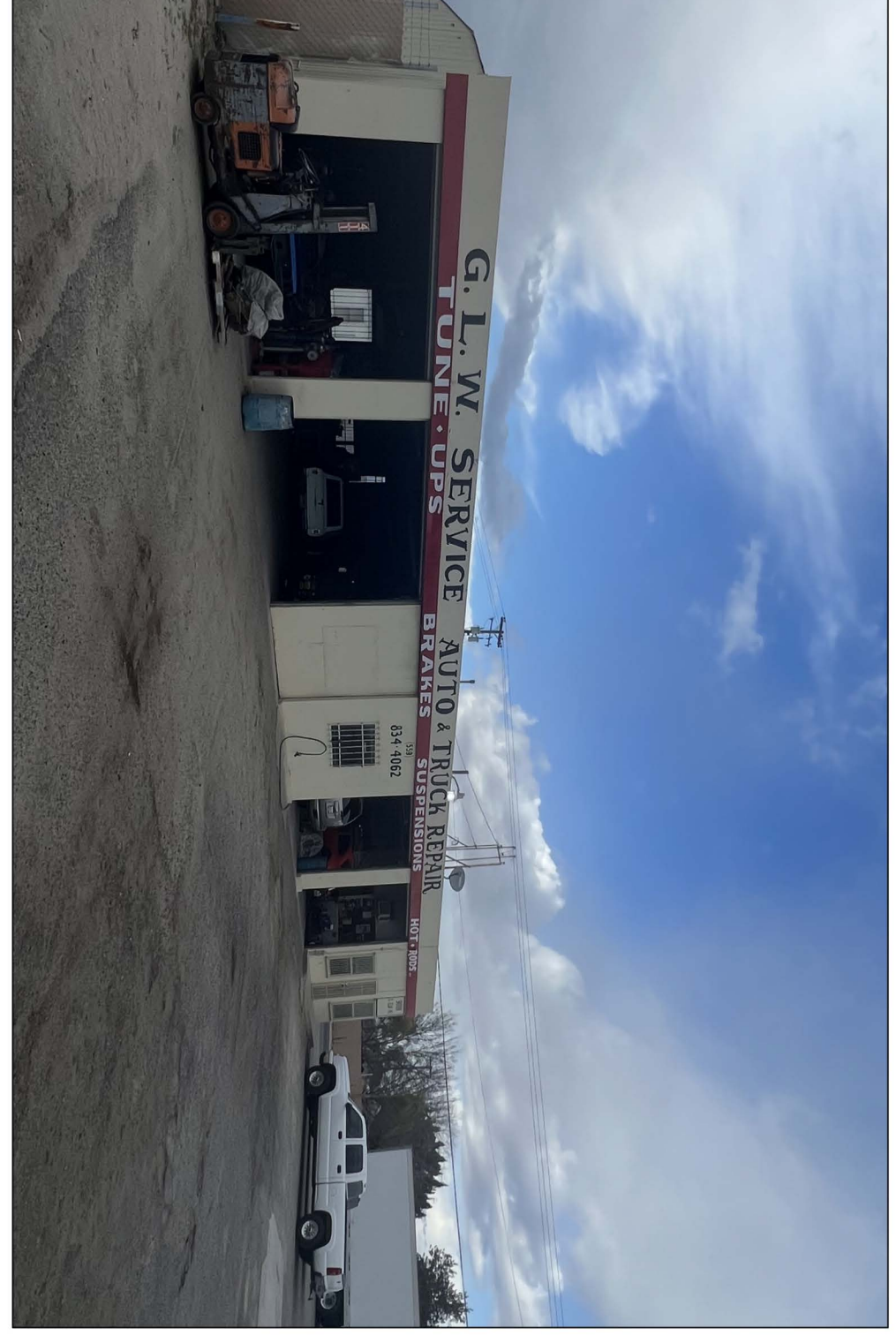
E: GARAGE (NORTH)



F: GATE (SOUTH)



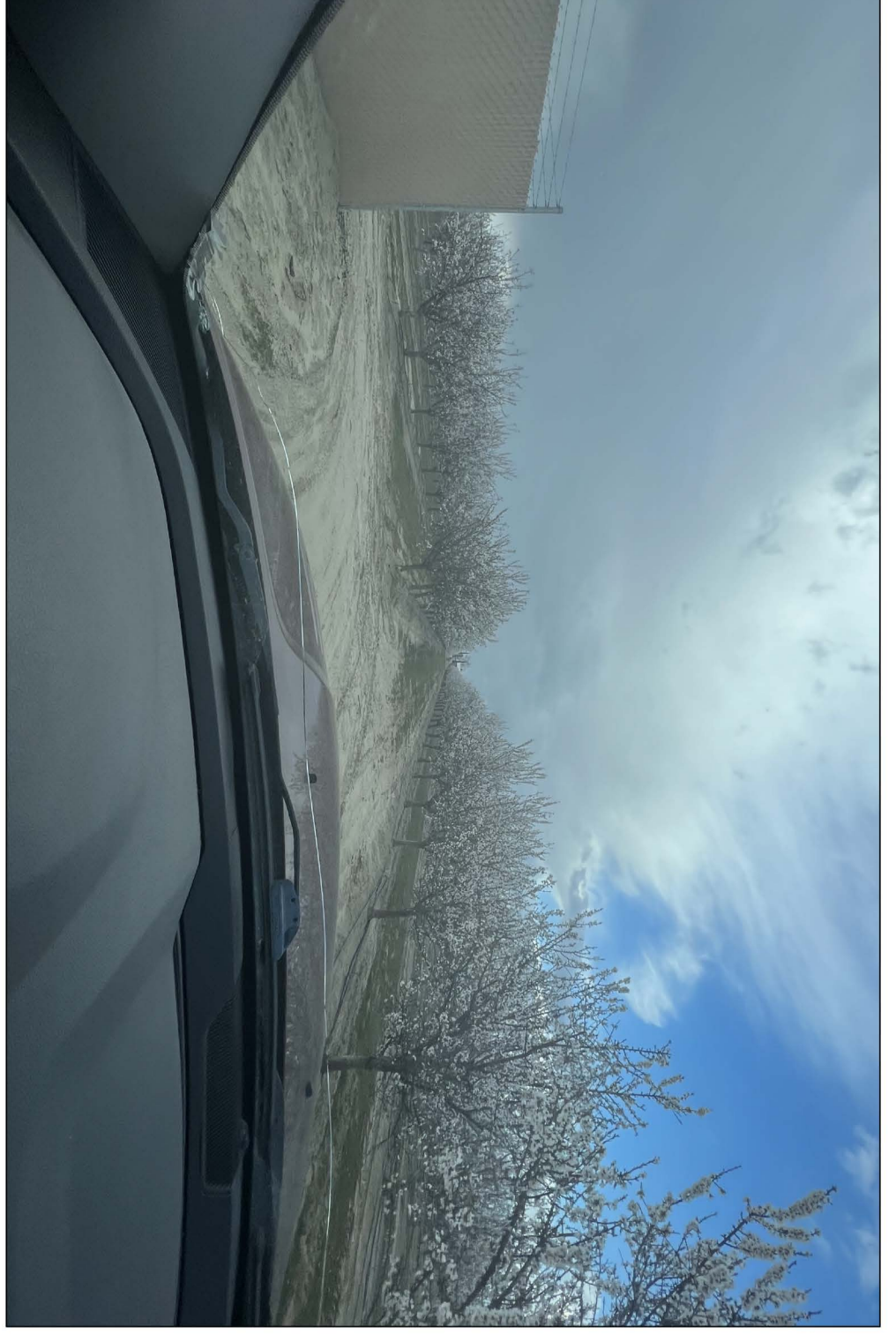
G: COMMERCIAL BLDG (N/E)



G: COMMERCIAL BLDG (WEST)



G: COMMERCIAL BLDG (N/E)



H: TREES (SOUTH)



SITE PHOTOS

SCALE: N.T.S.

REVISION:

TRIPLE CROWN CONSULTING GROUP

4644 W. JENNIFER
SUITE 107
FRESNO, CALIFORNIA
93722
559-385-7833
ROOKSPIRE1@GMAIL.COM

SIGNATURE:

SHEET
PICCS