



County of Fresno

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

DATE: March 15, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
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, Division Manager
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;
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer
Malaga County Water District, Attn: Norma Melendez
San Joaquin Valley Air Pollution Control District, Attn: ceqa@valleyair.org
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt. Brandon
Pursell
CA Highway Patrol (CHP), Attn: Captain Kevin Clays
City of Fresno Planning and Development Department, Attn: Israel Trejo, Planning
Manager, Current Planning

City of Fresno Planning and Development Department, Attn: Sophia Pagoulatos, Planning Manager, Long Range Planning
City of Fresno Public Works Department, Attn: Scott Mozier/ Andreina Aguilar/Jill Gormley/Harmanjit Dhaliwal/Andrew Benelli
City of Fresno Public Utilities Department, Attn: Brock Buche
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: Jeremy Shaw, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3866 and Initial Study No. 8544 (Concurrent Applications: Site Plan Review No. 8342)

APPLICANT: Salvador Ramirez

DUE DATE: **March 29, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to rezone two parcels totaling approximately 1.26 acres, from the C-6 nb (General Commercial, Neighborhood Beatification Overlay) Zone District to the M-1 nb (Light Manufacturing Neighborhood Beatification Overlay) Zone District.

The subject parcels are located at the southeast corner of E. Malaga Avenue and S. Maple Avenue, southerly adjacent to the City of Fresno (APNs.330-212-01, 02) (4432, 4424, 4412 S. Maple) (Sup. Dist. 3).

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 **March 29, 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, Jeremy Shaw, 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) 600-4207, or email jshaw@fresnocountyca.gov

JS

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Activity Code (Internal Review): 2369



Fresno County Department of Public Works and Planning

AA 3866 (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)
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:

For tool storage and equipment parking. Contractor's storage yard

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: Malaga side of between and

Street address: 4432, 4424, 4412, S Maple Ave, Fresno

APN: 330-21201 Parcel size: 1.26 Acres Section(s)-Twp/Rg: S 36 - T 14 S/R 20 E

ADDITIONAL APN(s): 330-212-02

I, Salvador Ramirez (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.

Salvador Ramirez 627 Rebeca Ave Sanger Ca. 93657 559-593-5958

same Applicant (Print or Type) Address City Zip Phone

Salvador Ramirez 627 Rebeca Ave Sanger CA 93657 559-593-5958 Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: sramirez20@salsconcrete.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3866 Fee: \$ 6,214.00
Application Type / No.: pre-App credit Fee: \$ -247.00
PER/Initial Study No.: IS 8544 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 721.00
Received By: J.S. Invoice No.: 293748 TOTAL: \$ 10,589.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No []
Agency: Malaga district
SEWER: Yes [] / No [X]
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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



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. 8544

Project No(s). AA 3866

Application Rec'd.:

GENERAL INFORMATION

- Property Owner: Sal's Concrete LLC Phone/Fax cel: 559-593-5958
Mailing Address: 627 Rebera Ave Sanger CA 93657
Street City State/Zip
- Applicant: Salvador Ramirez Phone/Fax: cel: 559-593-5958
Mailing Address: 627 Rebera Ave Sanger CA 93657
Street City State/Zip
- Representative: same Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Proposed Project: Contractor's storage yard,

- Project Location: 4432, 4424, 4412 S. Maple Ave, Fresno

- Project Address: _____
- Section/Township/Range: _____ / _____ / _____
- Parcel Size: 1.26 acres
- Assessor's Parcel No. _____ OVER.....

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

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: C-6

14. Existing General Plan Land Use Designation¹: None

ENVIRONMENTAL INFORMATION

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

Septic tank only

Describe the major vegetative cover: empty lot

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

Is property in a flood-prone area? Describe:
No

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

North: Commercial

South: Industrial

East: Industrial

West: Agricultural

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 3
Number of Salesmen 1
Number of Delivery Trucks 0
Total Square Footage of Building 2,400 sf

III. Describe and quantify other traffic generation activities: _____

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

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: None

23. Proposed source of water:
() private well
 community system³--name: Malaga water district OVER.....

24. Anticipated volume of water to be used (gallons per day)²: one restroom
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 1 Galon minimum
27. Anticipated type(s) of liquid waste: Septic
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: None
32. Anticipated amount of solid waste (tons or cubic yards per day): _____
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): None
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: Fresno county fire protection
36. Has a previous application been processed on this site? If so, list title and date: _____
SPR 8342
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

01-10-24
 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, 2023: \$3,839.25 for an EIR; \$2,764.00 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

01-10-24

Date



EMAIL: sramirez10@salsconcrete.net

MAIL TO: 627 REBECA AVE. SANGER, CA 93657

Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 23-016637
APPLICANT: Sals Concrete LLC
PHONE: (559) 593-5958

PROPERTY LOCATION: 4432 / 4424 / 4412 S MAPLE AVE FRESNO, CA, 93725
APN(s): 33021202 / 33021201
ALCC: No x Yes # VIOLATION NO.
CNEL: No x Yes (level) LOW WATER: No x Yes WITHIN 1/2 MILE OF CITY: No Yes x
ZONE DISTRICT: C6; SRA: No x Yes HOMESITE DECLARATION REQ'D.: No x Yes
LOT STATUS:

Zoning: (x) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No x Yes ZM# Initiated In process
Map Act: (x) Lot of Rec. Map; () On '72 rolls; (x) Other P.5 & 6 of PM 7281; () Deeds Req'd (see Form #236)

SCHOOL FEES: No x Yes DISTRICT: PERMIT JACKET: No Yes x
FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No x Yes

PROPOSAL PRE-APPLICATION TO REZONE (2) PROPERTIES FROM C6 (GENERAL COMMERCIAL DISTRICT) TO M1 (LIGHT MANUFACTURING DISTRICT).

AMMENDMENT APPLICATION REQUIRED.

COMMENTS: ONCE APPROVED FOR REZONE, OWNER WANTS TO PROPOSE A CONTRACTOR'S STORAGE YARD.

ORD. SECTION(S): 843.1.20.a BY: ESTEVAN O. DATE: 11/22/2023

GENERAL PLAN POLICIES: General Industrial
LAND USE DESIGNATION:
COMMUNITY PLAN: Roosevelt
REGIONAL PLAN:
SPECIFIC PLAN:
SPECIAL POLICIES:
SPHERE OF INFLUENCE:
ANNEX REFERRAL (LU-G17/MOU):

PROCEDURES AND FEES:
() GPA: () MINOR VA:
(x) JAA: \$ 6,214.00 (x) HD: \$ 721.00
() CUP: () AG COMM:
() DRA: () ALCC:
() VA: (x) IS/PER: \$ 3,901.00
() AT: () Viol. (35%):
() JT: () Other:

COMMENTS:

Filing Fee: \$ 10,836.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 10,589.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- (x) Land Use Applications and Fees
(x) This Pre-Application Review form
(x) Copy of Deed / Legal Description
() Photographs
() Letter Verifying Deed Review
(x) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
(x) 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
(x) Project Description / Operational Statement (Typed)
() Statement of Variance Findings
() Statement of Intended Use (ALCC)
() Dependency Relationship Statement
(x) Resolution/Letter of Release from City of Fresno
() Nitrogen Loading Analysis or RWQCB supplemental treatment

- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
(x) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764) (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: JEREMY STANW DATE: 12-6-23
PHONE NUMBER: (559) - -

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

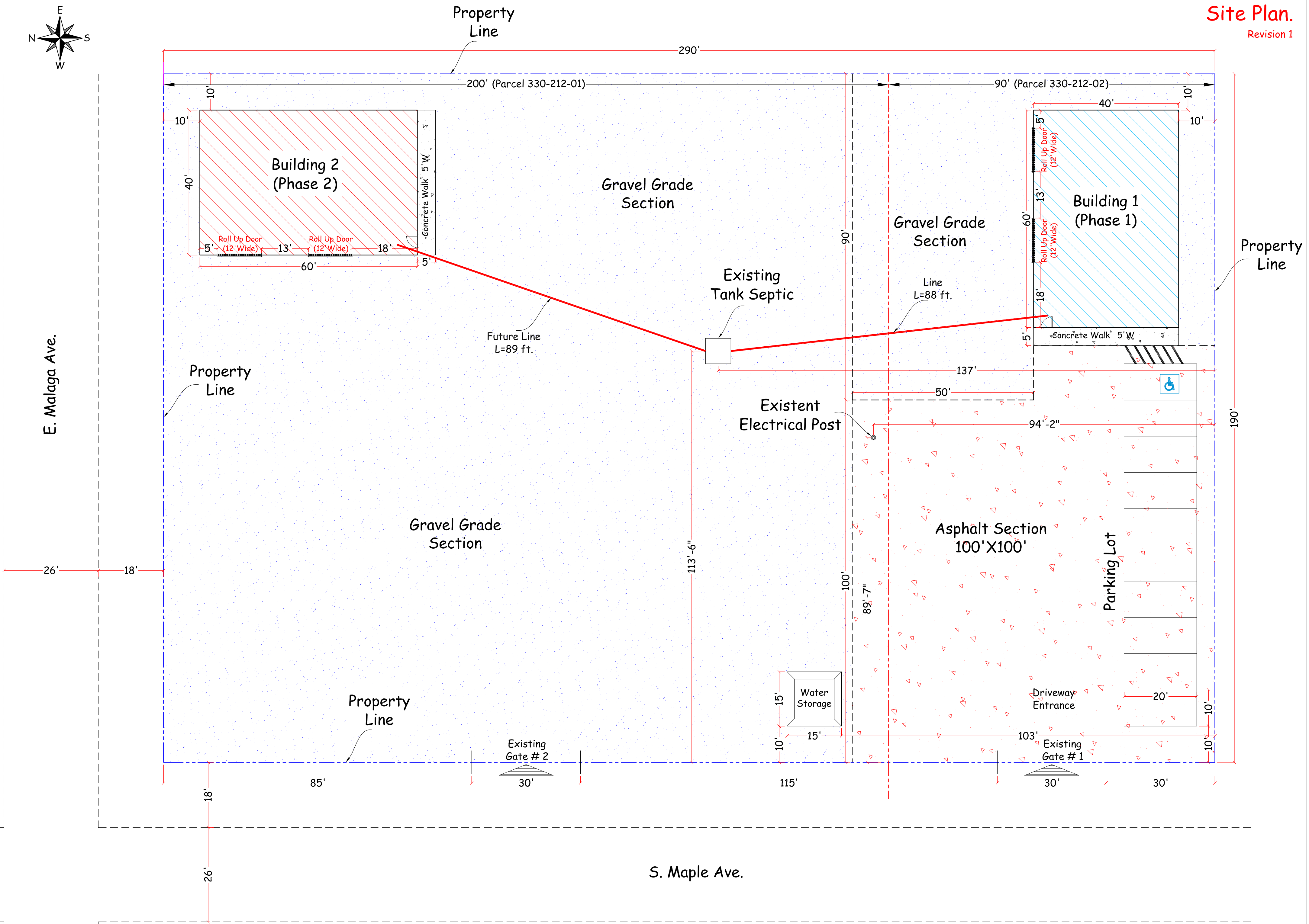
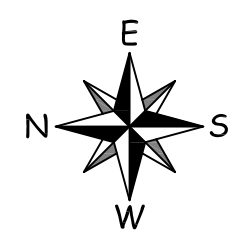
- () COVENANT (x) SITE PLAN REVIEW
() MAP CERTIFICATE () BUILDING PLANS
() PARCEL MAP () BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
(x) FMFCD FEES () SCHOOL FEES
() ALUC or ALCC (x) OTHER (see reverse side)

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.

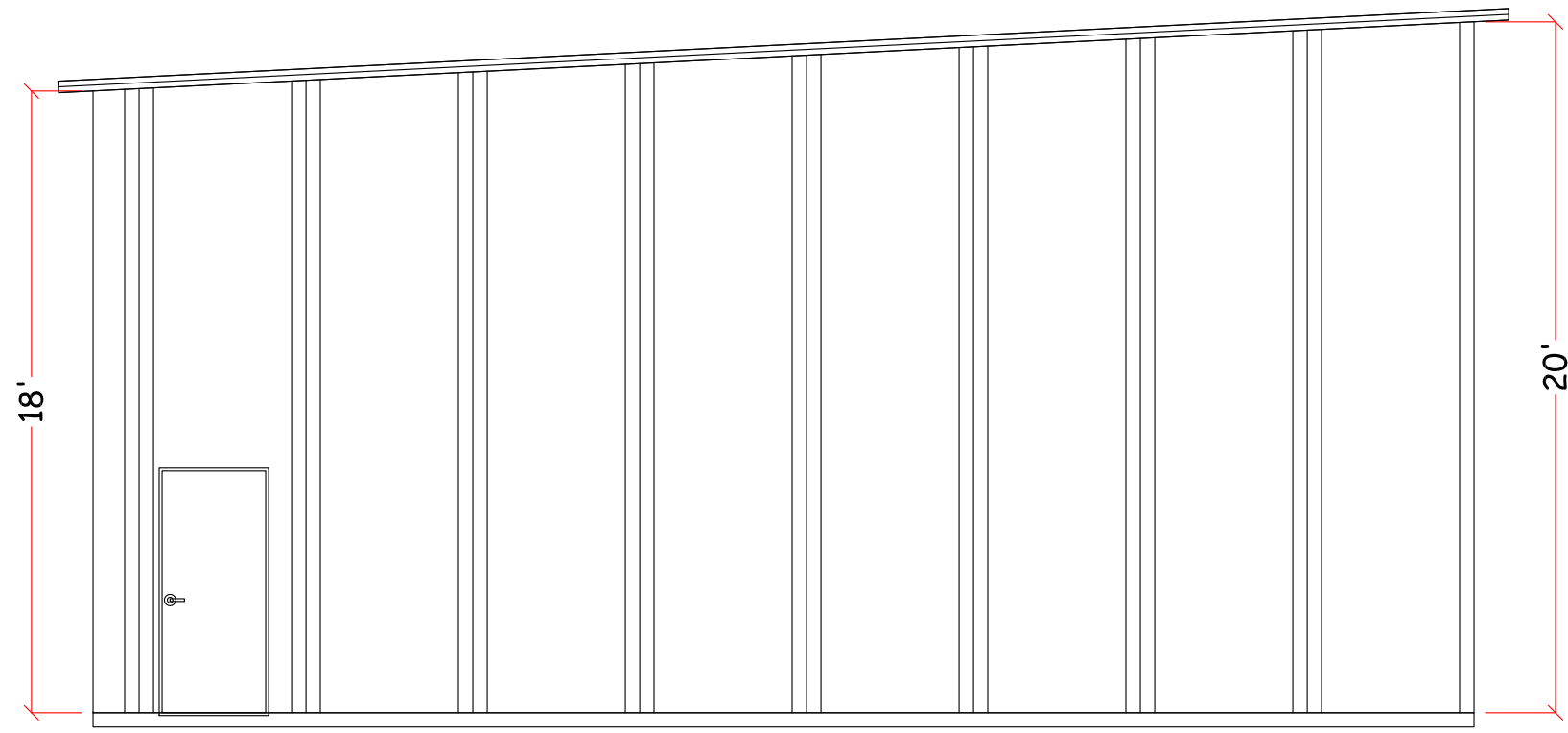
OVER.....

OPERATIONAL STATEMENT CHEKLIST (ANSWERS)

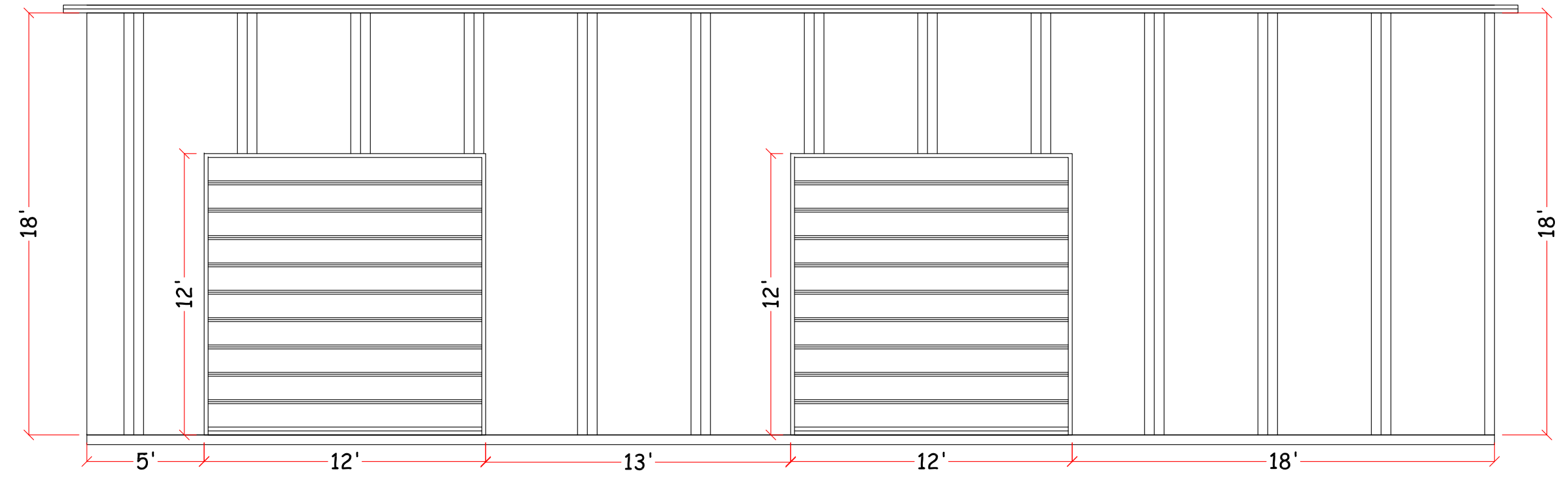
- 1.- FOR TOOL STORAGE AND PARKING SMALL EQUIPMENT PARKING AND 1 AXEL TRUCKS .
* we want to rezone from C-6 General comercial to M-1 Light manufacturing to be able to use the property as a contractor storage Yard.
- 2.- HOURS FROM 7:00 TO 3:30 AM.
* NO ESPECIAL ACTIVITIES
* DAYS PER WEEK : 5
* 8 HRS PER DAY AND 40 HRS PER WEEK
* OUTDOORS ACTIVITIES
- 3.- NO CUSTOMERS VISITS
- 4.- ACTUAL : 4 EMPLOYEES FTUTURE : 4 HRS THEY WORK : 8 HRS. NO BODY LIVE ON-SITE
- 5.- NON SERVICE OR DELIVERY VEHICLES
- 6.- PUBLIC ROAD. DIRT / GRAVEL
- 7.- PARKING SPACES : 10 TIPE OF SURFACING : ASPHALT
- 8.- NO GOODS SOLD ON-SITE
- 9.- LINE CONCRETE PUMPS (3), SKID STEER (2), DUMP TRAILER (1), FLAT BED TRAILER (1), CARGO TRAILER (1) TRUCKS 1 AXEL (3)
- 10.- WOOD 2X4 , 2X10, METAL STAKES, 3 FEET LONG, IT WILL BE PLACED ION PALETS.
- 11.- NO DUST, NO NOISE, NO GLARE, NO ODOR
- 12.- NO SOLID OR LIQUID WASTE TO BE PRODUCED ON-SITE
* Septic tanc waste
- 13.- 10 GALLONS PER DAY (for one bathroom use only)
* Malaga water distric.
- 14.- ONLY SMALL ANNOUNCEMENT SO THAT THE PUBLIC KNOWS OF OUR EXISTENCE
- 15.- 40' X 60' X 20' TALL METAL BUILDING. (BUILDING PHASE 1 AND 2, EVRITHING WILL BE THE SAME)
* Inside description - Office, one bathroom, parking work trucks, materiales and tools storages.
- 16.- BUILDING PHASE 1 & PHASE 2
- 17.- IN FRONT OF THE BUILDING AND IN THE PARKING AREA
- 18.- THE PROPERTY IS ALREADY CLOSED WITH CHAIN LINE FANCE. NO LANSCAPING AREA
- 19.- WE ARE A SMALL COMPANY THAT PERFORMS RESIDENTIAL OR COMERCIAL WORK, 95 % OF THE OPERATIONS IS CARRIED OUT IN CLIENT HOMES OR PROPERTIES, AND EMPLOYEES WILL ALWAYS BE WORKING ON PROJECTS OUTSIDE OF THIS PROPERTY.
- 20.- I AM SALVADOR RAMIREZ, THE SOLE OWNER AND I AN INVOLVED IN THE DAILY ACTIVITIES PHYSICALLY AND ADMINISTRATIVELY.



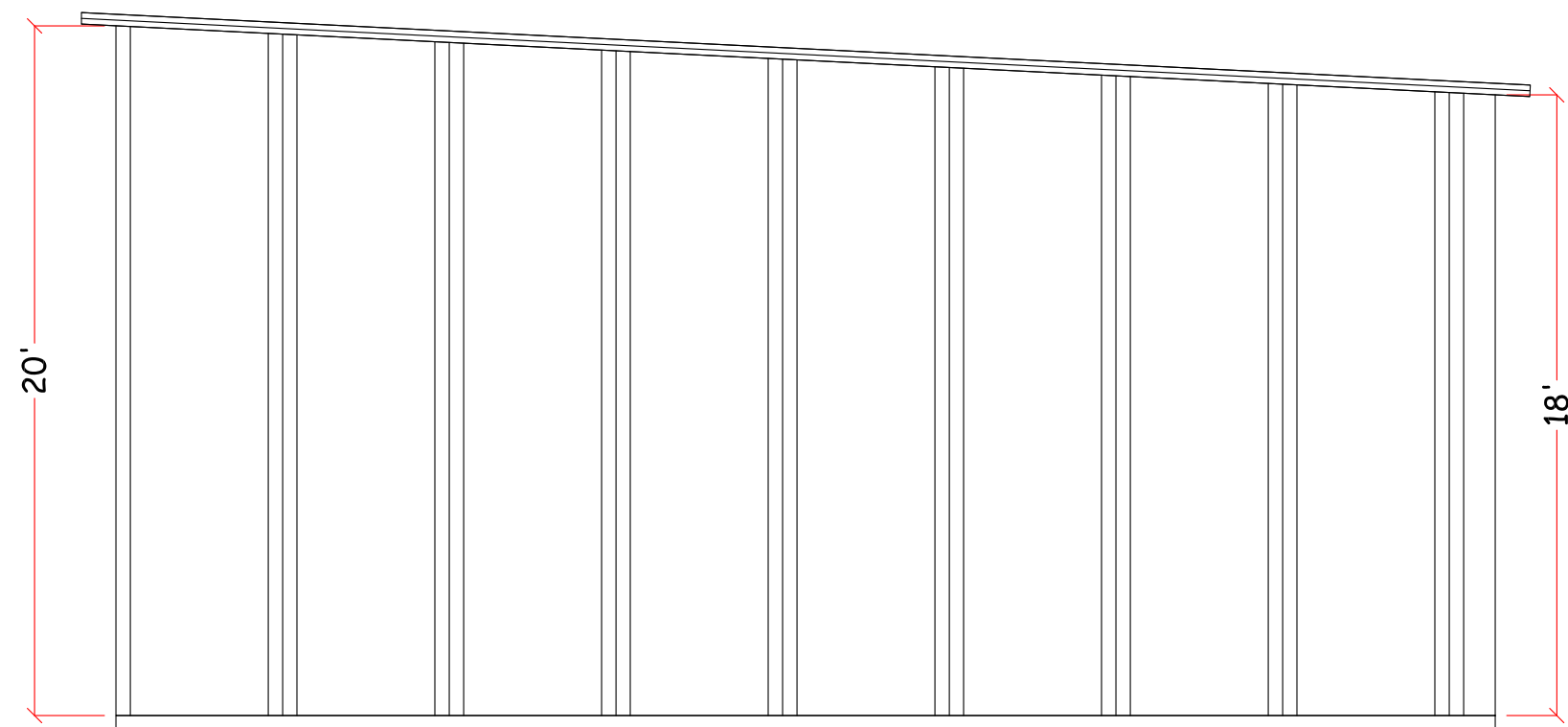
Elevations Plan



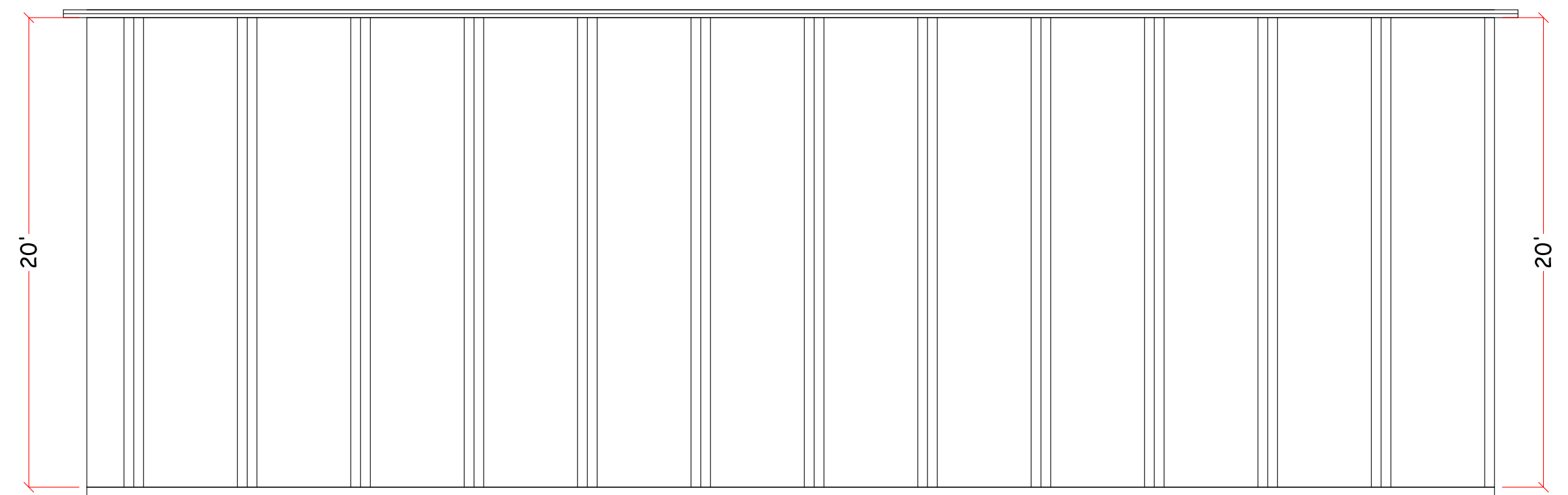
West Elevation



North Elevation



East Elevation



South Elevation

SALVADOR RAMIREZ
Address: 4432 S. Maple Ave
Fresno Ca

Print Scale: $\frac{3}{16}$ " - 1'-0"