



County of Fresno

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

DATE: October 26, 2022

TO: All listed in the subject application – AA 3845

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

SUBJECT: Initial Study Application No. 8042 and Amendment Application No. 3845 - **Amended**

APPLICANT: Greenlaw Partners

DUE DATE: November 9, 2022

The subject application (AA 3845) proposing to allow the rezone of a 38.86-acre parcel (APN: 331-110-19) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District was routed to agencies for comments on April 7, 2021.

The subject application has been amended to include an adjacent 30-acre parcel (APN: 331-110-23) and a 1.49-acre parcel (331-090-60) both zoned M-3. A Site Plan Review Application No. 8286 has been filed with AA 3845 and include all three parcels to be developed with 1,312,000 square feet warehouse/distribution center with related improvements. .

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 **November 9, 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.

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: AA 3845 (Amended) (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:

The project includes an Amendment Application and Site Plan Review to facilitate the development of three (3) warehouse and distribution facilities totaling approximately 1,312,000 sf. ("Project"). The Project site consists of three (3) parcels located on the west side of South Peach Avenue between East Central Avenue and East American Avenue identified as APNs 331-110-19 (38.05 acres), 331-110-23 (30.01 acres), and 331-090-60 (1.36 acres), totaling approximately 69.42 acres.

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: north side of East American Avenue between South Golden State Blvd and South Peach Avenue Street address: 4723, 4591, 4445 S Peach Ave, Fresno, CA 93725

APN: 331-110-19, -23, 331-090-60 Parcel size: 69.42(gross) Section(s)-Twp/Rg: S 31 - T 14 S/R 21 E

ADDITIONAL APN(s):

I, Jenna Chilingirian (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 Van Gundy Farms Family Ltd Partnership, Greenlaw Partners, and Precision Civil Engineering.

CONTACT EMAIL: jchilingirian@precisioneng.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3845 (Amended) Fee: \$ 4,553.50 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

UTILITIES AVAILABLE:

WATER: Yes [] / No [] Agency: MCWD (annexation) SEWER: Yes [] / No [] Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): AA 3845

APN # - - -

Zone District: AL-20

APN # - - -

Parcel Size: 38.86 acres; 30 acres; 1.49 acres

APN # - - -

APN # - - -

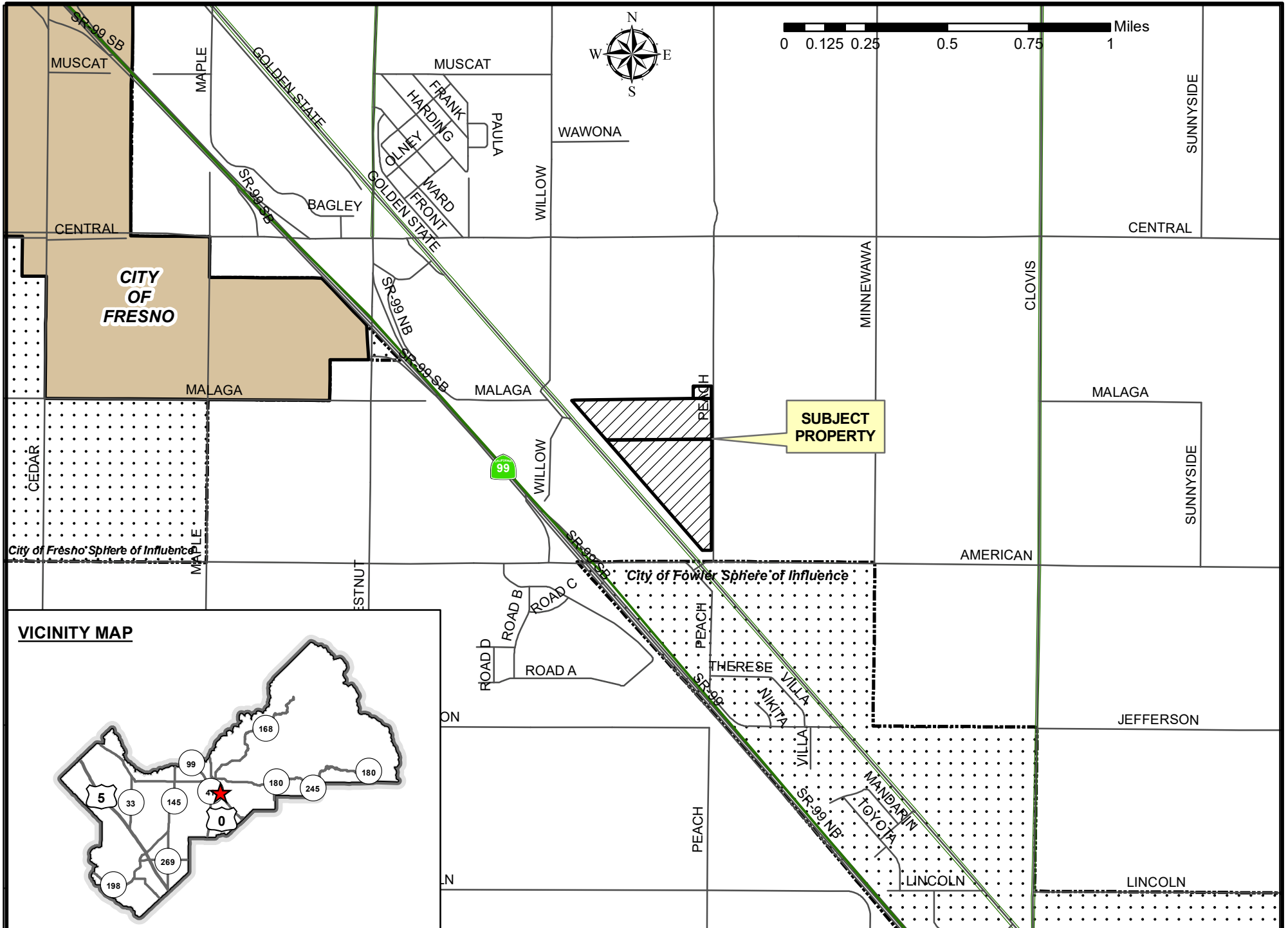
Contact Information - Van Gundy Farms Family Ltd Partnership

Jeff Van Gundy
9595 Whitehawk Ridge CT., Forest Hill, CA 95631
916-759-2702

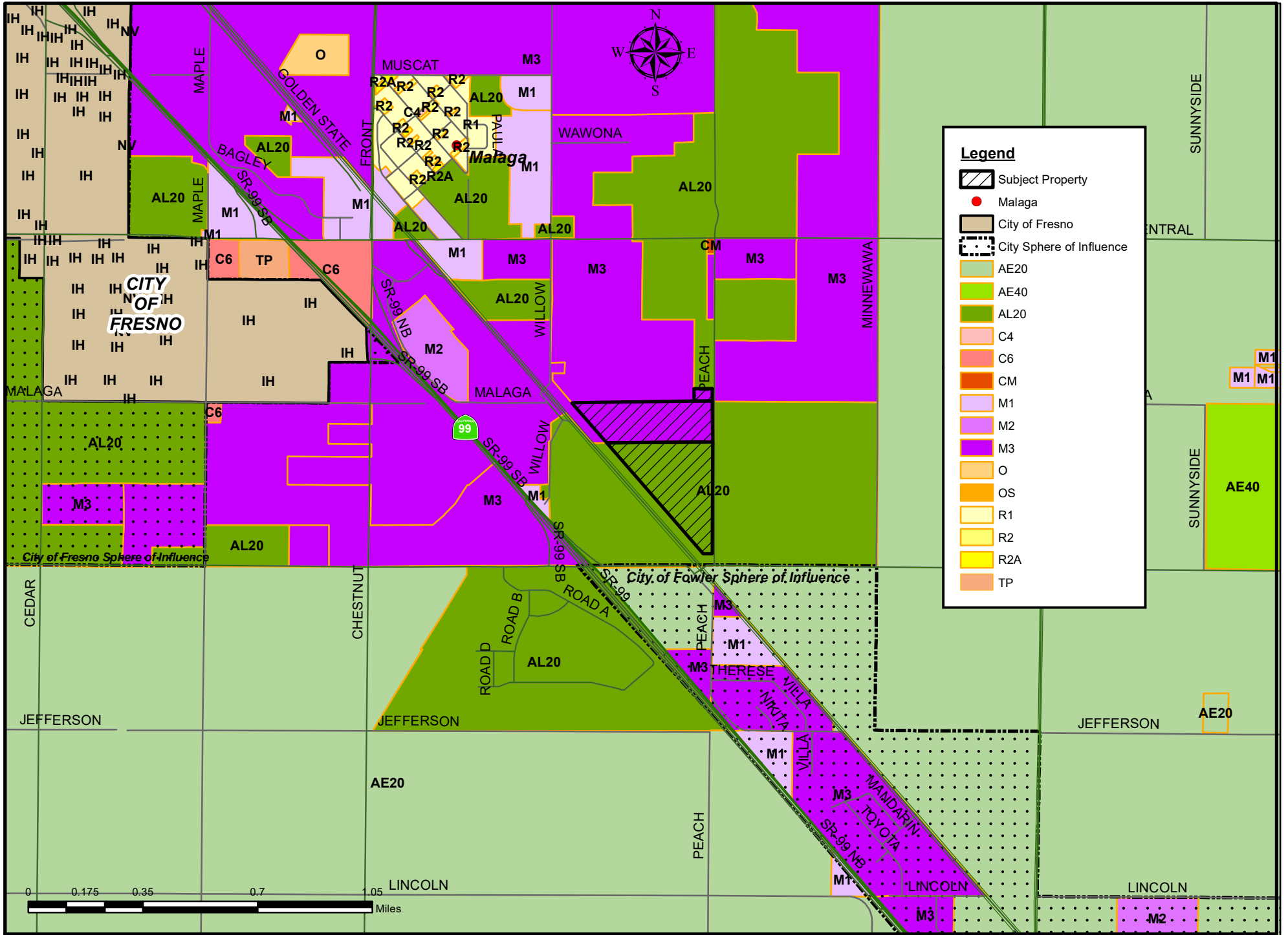
Kark Van Gundy
4830 Millerton Rd., Friant, CA 93636
559-790-1239

Jody Wilson
6701 Harbor Dr., Coeur D Allene, ID 83814
208-659-9526

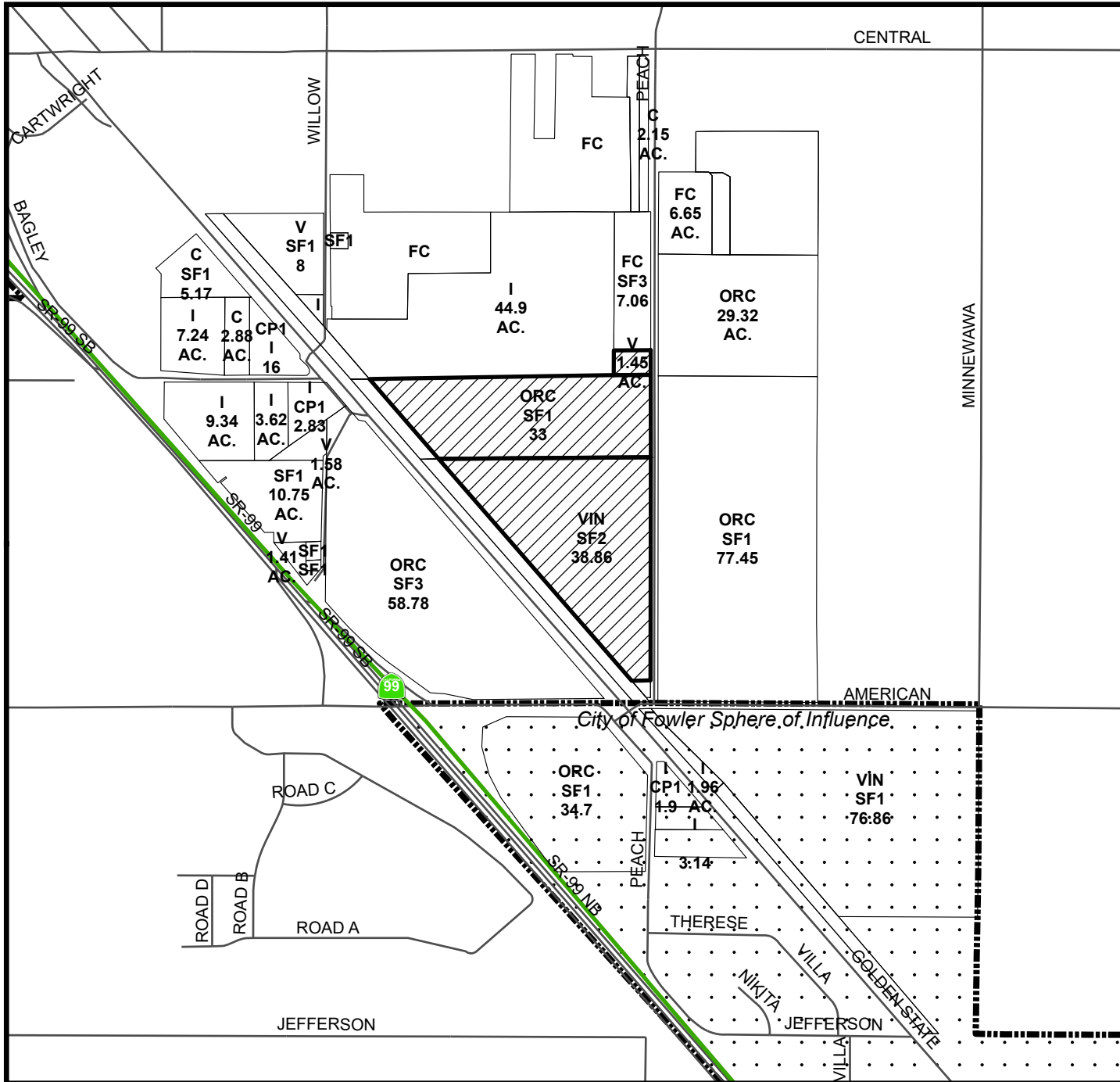
LOCATION MAP



EXISTING ZONING MAP



EXISTING LAND USE MAP

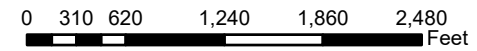


LEGEND	
C	COMMERCIAL
CP#	OFFICE COMM./PROF
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:

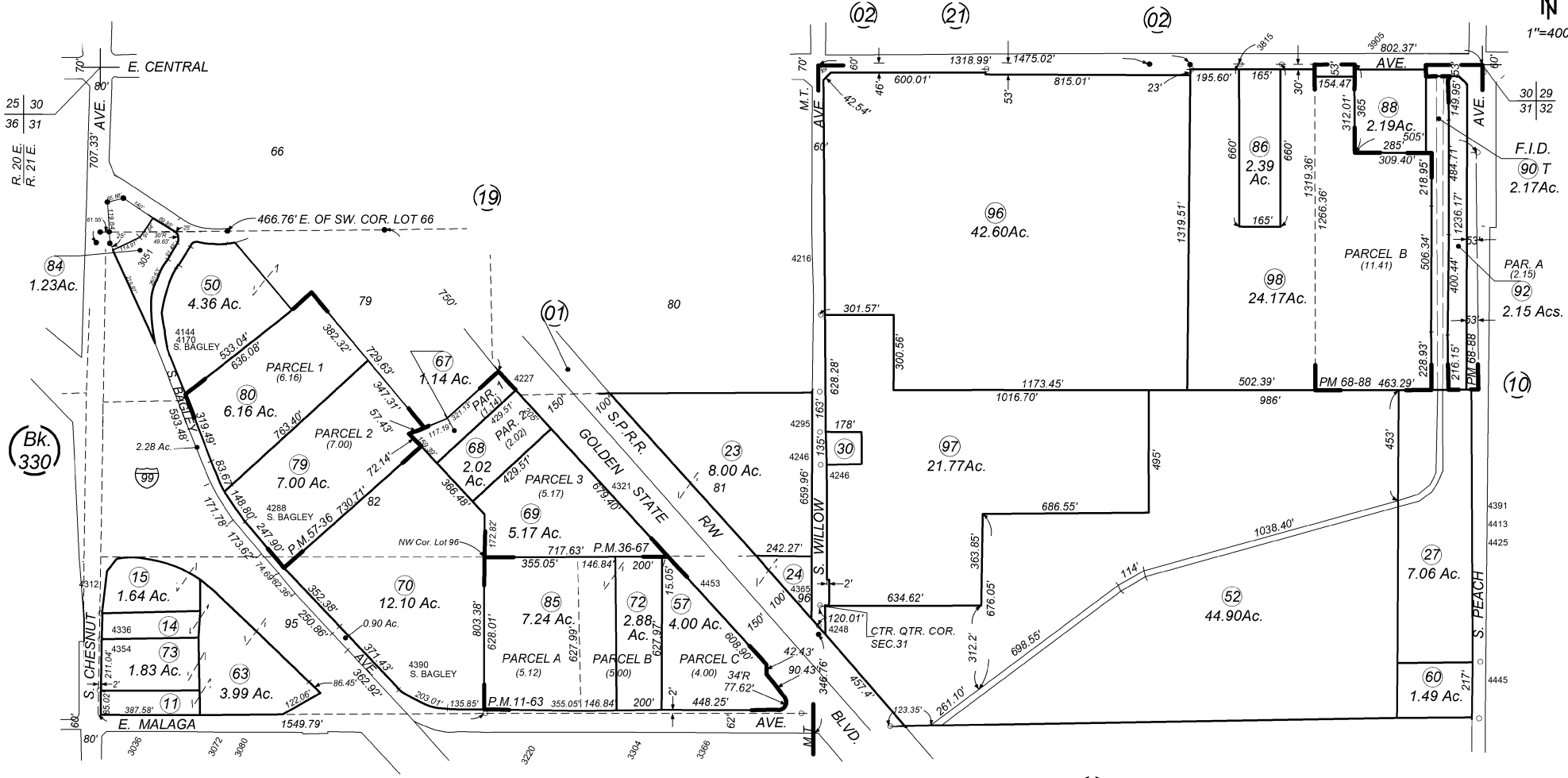
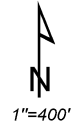
Subject Property

City of Fowler Sphere of Influence



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.



Malaga Tract - Plat Bk. 2, Pg. 17 (14)
Parcel Map No. 1891 - Bk. 11, Pg. 63
Parcel Map No. 5595 - Bk. 36, Pg. 67
Parcel Map No. 7682 - Bk. 57, Pg. 36
Parcel Map No. 8012 - Bk. 68, Pgs. 88 & 89

Assessor's Map Bk.331 - Pg.09
County of Fresno, Calif.

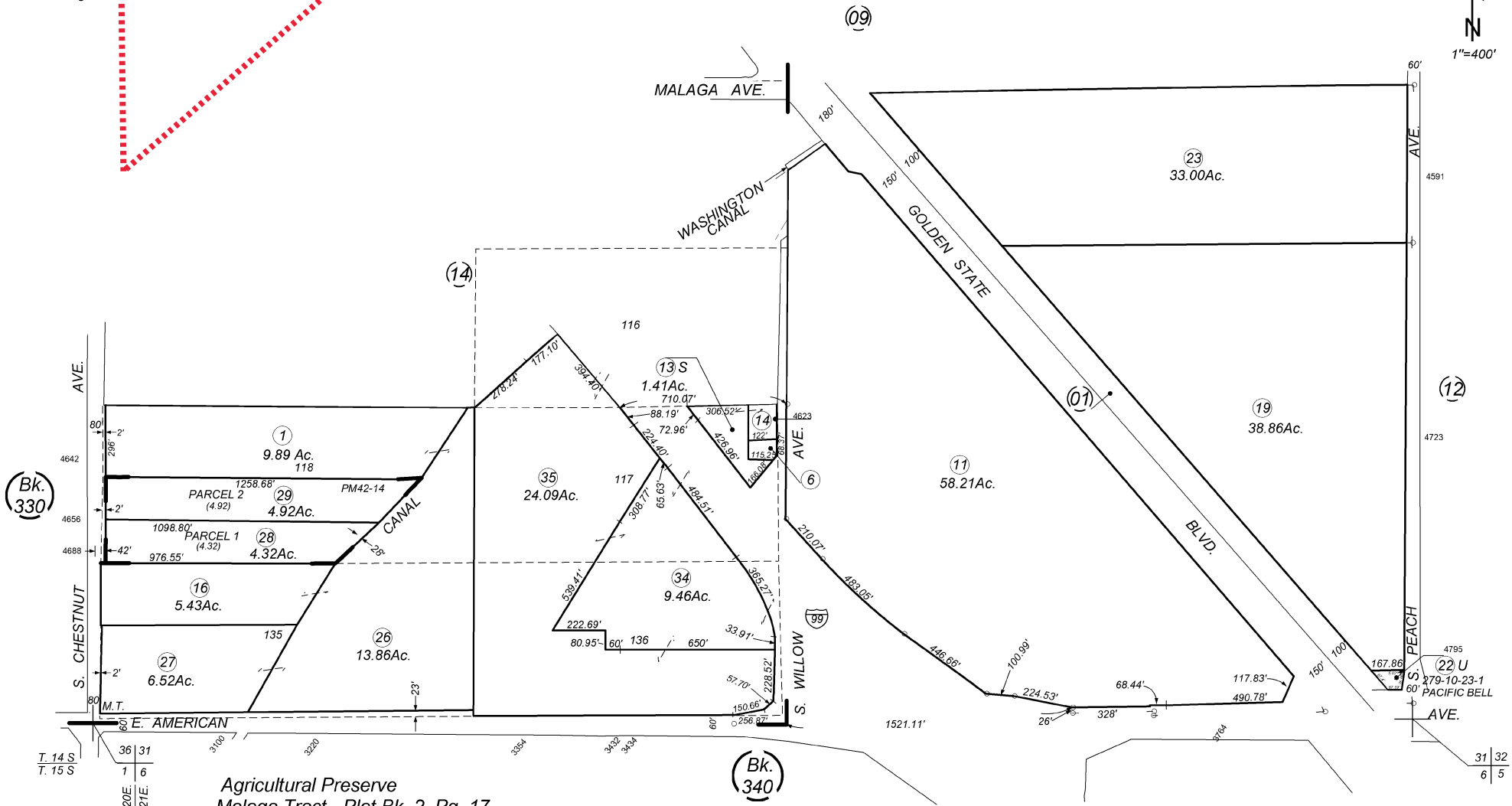
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

SUBDIVIDED LAND & POR. SEC. 31, T.14S., R.21E., M.D.B.&M.

Tax Rate Area
 95-012
 95-015
 95-040

331-11

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



Agricultural Preserve
 Malaga Tract - Plat Bk. 2, Pg. 17
 Parcel Map No. 6500, Bk. 42, Pg. 14

Assessor's Map Bk.331 - Pg.11
 County of Fresno, Calif.

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



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. 8042

Project AA 3845
No(s). (Amended)

Application Rec'd.:

GENERAL INFORMATION

1. **Property Owner :** Van Gundy Farms Family LTD Partnership **Phone/Fax** _____

Mailing

Address: see attached

Street

City

State/Zip

2. **Applicant :** Greenlaw Partners **Phone/Fax:** 949-331-1332

Mailing

Address: 18301 Von Karman Avenue

Irvine

CA/92612

Street

City

State/Zip

3. **Representative:** Precision Civil Engineering **Phone/Fax:** 559-449-4500

Mailing

Address: 1234 O Street

Fresno

CA 93721

Street

City

State/Zip

4. **Proposed Project:** The project includes an Amendment Application and Site Plan Review to facilitate the development of three (3) warehouse and distribution facilities totaling approximately 1,312,000 sf. The Amendment Application requests to rezone the parcel identified as APN 331-110-19 from the AL-20 Zone District to the M-3 Zone District for consistency with the General Plan. The Site Plan Review would allow the development of the buildings. A lot line adjustment will also be required to retain the three parcels.

5. **Project Location:** North side of E. American Ave. between South Golden State Blvd. and South Peach Ave.

6. **Project Address:** 4723, 4591, 4445 S Peach Avenue, Fresno, CA 93725

7. **Section/Township/Range:** 31 /14 /21 8. **Parcel Size:** 69.42 (gross)

9. **Assessor's Parcel No.** 331-110-19, -23, 331-090-60

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

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

<input checked="" type="checkbox"/> LAFCo (annexation or extension of services)	<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 checked="" 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 and M-3

14. Existing General Plan Land Use Designation¹: General Industrial

ENVIRONMENTAL INFORMATION

15. Present land use: Single-family residential, orchards, vineyards
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Single-family residence, well, septic system, pool, general agricultural storage, and mobile home

Describe the major vegetative cover: None

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

Is property in a flood-prone area? Describe:
No, as identified in FEMA FIRMette 06019C2140H eff. 2/18/2009

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Auto wrecking
South: Agriculture
East: Agriculture
West: Agriculture with single-family residence

17. *What land use(s) in the area may be impacted by your Project?*: None. The area includes agriculture and industrial uses.

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. <i>Residential - Number of Units</i>	<u>0</u>
<i>Lot Size</i>	<u>0</u>
<i>Single Family</i>	<u>0</u>
<i>Apartments</i>	<u>0</u>

II. <i>Commercial - Number of Employees</i>	<u>400-500</u>
<i>Number of Salesmen</i>	<u>0</u>
<i>Number of Delivery Trucks</i>	<u>+/- 200</u>
<i>Total Square Footage of Building</i>	<u>1,312,000 sf.</u>

III. *Describe and quantify other traffic generation activities:* Distribution facility

20. *Describe any source(s) of noise from your project that may affect the surrounding area:* None.

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:* Transportation-related emissions.

23. **Proposed source of water:**

private well

*community system*³--name: The site will be annexed into the MCWD.

24. *Anticipated volume of water to be used (gallons per day)*²: TBD by future tenants
25. *Proposed method of liquid waste disposal:*
 septic system/individual
 *community system*³-name The site will be annexed into the MCWD.
26. *Estimated volume of liquid waste (gallons per day)*²: None.
27. *Anticipated type(s) of liquid waste:* None.
28. *Anticipated type(s) of hazardous wastes*²: None.
29. *Anticipated volume of hazardous wastes*²: None.
30. *Proposed method of hazardous waste disposal*²: None.
31. *Anticipated type(s) of solid waste:* TBD by future tenants
32. *Anticipated amount of solid waste (tons or cubic yards per day):* TBD by future tenants
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* TBD by future tenants
34. *Proposed method of solid waste disposal:* Hauled by contracted waste collection provider
35. *Fire protection district(s) serving this area:* Fresno County
36. *Has a previous application been processed on this site? If so, list title and date:* Yes, AA 3845
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.

Jenna Chilingirian
 SIGNATURE

07/15/22
 DATE

¹*Refer to Development Services Conference Checklist*

²*For assistance, contact Environmental Health System, (559) 600-3357*

³*For 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, 2017: \$3,078.25 for an EIR; \$2,216.25 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.

Jenna Chilingirian

Applicant's Signature

07/15/22

Date

Operational Statement
Amendment Application, Site Plan Review

Owner	Van Gundy Farms Family Ltd Partnership	AA3845 IS 8042 SPR 8286
Applicant	Greenlaw Partners 18301 Von Karman Avenue Irvine, CA 92612 (949) 331-1332	
Representative	Precision Civil Engineering 1234 O Street Fresno, CA 93721 (559) 449-4500	
APN	331-090-60, 331-110-19, 331-110-23	
Location	4723, 4591, 4445 S Peach Ave, Fresno, CA 93725	
Zoning	AL20 – Limited Agricultural (331-110-19) M3 – Heavy Industrial (331-110-23, 331-090-60)	
Proposed Zoning	M3 – Heavy Industrial (all parcels)	
Existing Land Use	Agriculture; single-family dwelling and related amenities (e.g., pool, sheds)	
Proposed Land Use	1,312,000 square feet (sf.) warehouse/distribution facility	
Project Description	<p>The Amendment Application and Site Plan Review are filed by Precision Civil Engineering (Representative) on behalf of Greenlaw Partners (Applicant) and pertain to approximately 69.42 acres(gross) of property located north of East American Avenue between South Golden State Boulevard and South Peach Avenue at 4723, 4591, 4445 S Peach Ave, Fresno, CA 93725.</p> <p>The Project site consists of three (3) parcels identified by the Fresno County Assessor as APNs 331-110-19, 331-110-23, and 331-090-60. The parcel identified as APN 331-110-19 is zoned AL-20 (Limited Agricultural; 20-acre minimum parcel size) and the parcels identified as APNs 331-110-23 and 331-090-060 are zoned M-3 (Heavy Industrial). All three (3) subject parcels have a planned land use designation of General Industrial.</p> <p>The Amendment Application requests to rezone the parcel identified as APN 331-110-19 from the AL-20 Zone District to the M-3 Zone District for consistency with the underlying General Industrial land use designation. A General Plan Amendment is not required. Amendment Application No. 3845 was previously submitted for APN 331-110-19.</p> <p>The Site Plan Review proposes the development of the site with three (3) warehouse and distribution facilities totaling approximately 1,312,000</p>	

square feet (sf.). The site would be developed in two (2) phases. Phase 1 involves the construction of two (2) warehouse buildings that account for 1,020,000 sf. and 210,000 sf. for a total square footage of 1,230,000 sf. Phase 1 would also consist of approximately 204 loading docks, 514 trailer parking stalls, 471 automobile parking stalls, and a 263,163 sf. (22.54 AF) temporary, onsite basin to capture stormwater runoff, in addition to landscaping, trash enclosures, directional arrows, striping, and perimeter fencing.

Phase 2 would involve the construction of an approximately 82,000 sf. warehouse building with associated loading docks, trailer parking, and automobile parking to be determined when permanent drainage services are available. The site would be accessible to trucks via three (3) points of ingress/egress and accessible to automobiles via two (2) points of ingress/egress on South Peach Avenue. Phase 2 would be built at the time permanent drainage services are available and when the on-site basin is removed.

Project Operations

Hours of Operation

Operational hours will be determined by the future tenant. Operations will be indoors. There are no foreseen special activities. The number of customers is to be determined by future tenants. Customers would visit the site during operational hours.

Employment

There are no current employees. Approximately 350 - 450 employees are projected to work at the facility, including temporary or part-time seasonal employees. There will be no caretaker that lives on-site.

Truck Traffic

Truck trips associated with the facility will consist of shipping, receiving, and other warehouse and distribution-related activities. The number, type, and frequency of truck/vans for service and delivery will be decided by future tenants. However, for the purposes of the traffic study, the number of daily trips associated with a high-cube fulfillment center (ITE Code 155) for the proposed size of the warehouse and distribution facility is estimated to be 8,450 daily trips. Of these trips, it is assumed that 19% of trips will be by trucks per the Industrial Truck Percentages contained in the 11th Edition of the ITE.

	<p><i>Supplies and Materials</i> Supplies and materials will be decided by future tenants and will be stored on-site within the enclosed warehouse buildings.</p> <p><i>Products</i> No goods or products will be produced or sold on site.</p> <p><i>Equipment</i> Equipment will be determined by future tenants but will be contained within the enclosed warehouse buildings.</p> <p><i>Operations</i> Operations include office and industrial uses, such as warehousing, distribution, etc. Detailed operations, equipment, supplies, and materials will be decided by future tenants of the site. Operations would be contained within the proposed warehouse buildings.</p>
<p>Project Components</p>	<p><i>Demolition</i> The site has an existing single-family dwelling and related amenities in addition to orchards and vineyards, which would be demolished to construct the new warehouse buildings.</p> <p><i>Site Layout and Elevations</i> The Applicant proposes the construction of three (3) warehouse and distribution facilities totaling approximately 1,312,000 square feet (sf.). The site would be developed in two (2) phases. Phase 1 involves the construction of two (2) warehouse buildings that account for 1,020,000 sf. ("Building 1") and 210,000 sf. ("Building 2") for a total square footage of 1,230,000 sf. Phase 2 would involve the construction of an approximately 82,000 sf. ("Building 3") warehouse building. Building 1 would reach a maximum height of ± 51'-0" and Building 2 would reach a maximum height of 45'-0" and the exterior would consist of materials like concrete, stucco, and metal.</p> <p><i>Site Circulation and Parking</i> The site would be accessible to trucks via three (3) points of ingress/egress and accessible to automobiles via two (2) points of ingress/egress on South Peach Avenue. South Peach Avenue is an existing and paved public road with direct access to the site with an ultimate right-of-way of 106 ft. Phase 1 would consist of approximately 204 loading docks, 514 trailer parking stalls, 471 automobile parking stalls (standard, accessible, and EV charging stalls). Trailer unloading and loading is proposed onsite and would be located on</p>

the north and south sides of Building 1 and the north side of Building 2. Trailer access to the proposed buildings would be provided through three-gated access points.

Landscaping and Fencing

Landscaping is proposed along the site frontage and drive aisles from Peach Avenue, where a variety of shrubs, trees, and ground cover would be planted. An 8-ft. chain link fence is proposed along the north, south, and west border of the site.

Environmental Impacts

Noise/Glare/Dust/Odor

Noise

The Project would be subject to the Fresno County Noise Ordinance. Any equipment utilized for the Project would be within the proposed warehouse building. The Project does not propose any outdoor sound amplification systems. The main source of noise expected to be produced by the Project operations are the vehicle trips associated with the Project. Compliance with the Noise Ordinance, Zoning Ordinance, and other relevant regulations related to noise generation would ensure less than significant impacts.

Glare

Outdoor lighting is proposed as part of the Project to provide safety and security for the walkways, parking lot, and building. The lighting would be mounted to the building and face downward so as to not shine on surrounding properties or the public rights-of-way. All lighting would comply with Title 24 regulations for mounted luminaires (i.e., high efficacy, motion sensor controlled, time clocks, energy management control systems, etc.) in addition to other relevant County regulations related to light and glare. Compliance with such regulations would ensure less than significant impacts.

Dust

The Project would be subject to SJVAPCD Regulations for construction-related activities that may produce dust. Compliance with such regulations would ensure less than significant impacts.

Odor

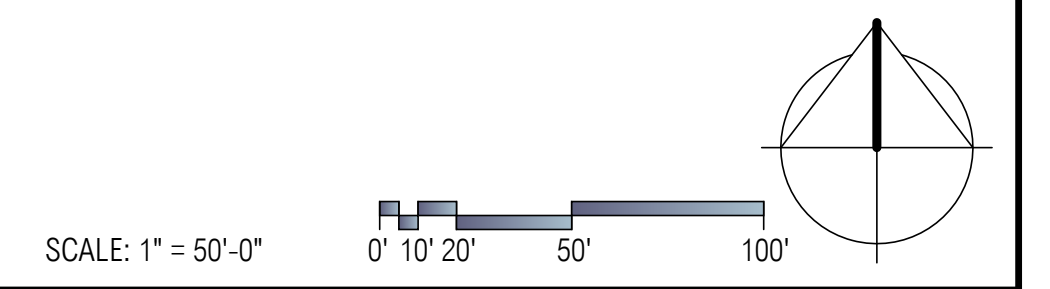
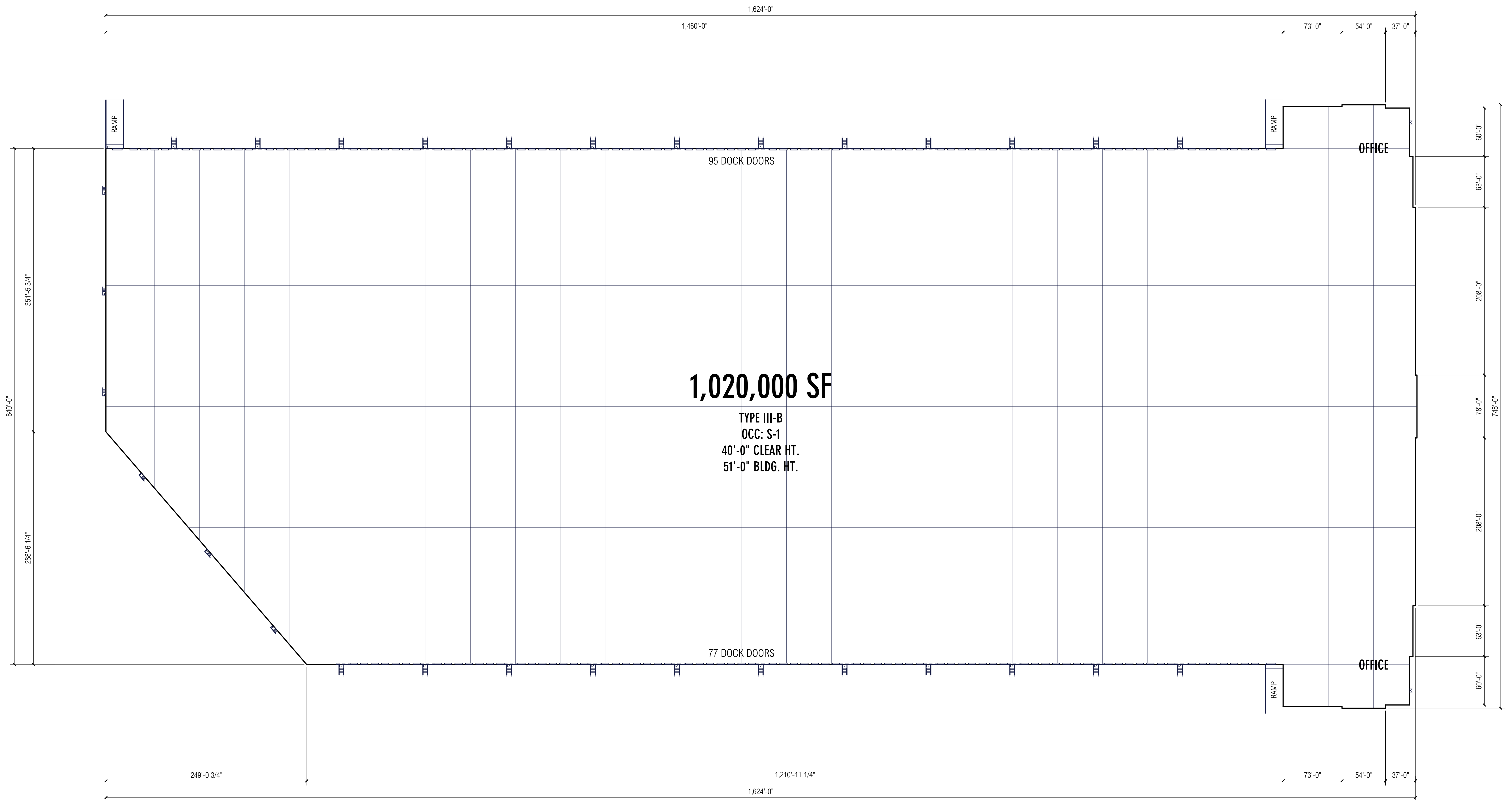
No goods or products would be produced on site and the Project would not consist of odor-producing uses.

Solid Waste

The Project proposes two (2) enclosures. Liquid wastes are not expected to be generated. The estimated volume of waste is to be determined but will be hauled by the contracted solid waste collection provider for disposal.

Water

The estimated volume of water will be determined by future tenants. The site would be required to be annexed into the Malaga County Water District.



ARCHITECT:
RGA
 Office of Architectural Design
 15231 Alton Parkway, Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

APPLICANT:

GREENLAW
 18301 VON KARMAN, SUITE 250
 IRVINE, CA 92612
 TEL: 949-331-1300
 CONTACT: DEREK MEDDINGS
 EMAIL:

FRESNO INDUSTRIAL - PH 2

PEACH AVE., FRESNO, CA

BUILDING 1 - SCHEMATIC FLOOR PLAN

SD	7/5/22	PLANNING SUBMITTAL
MARK	DATE	DESCRIPTION

RG	PROJECT NO:	21151.00
	CAD FILE NAME:	21151-00-A2-1P
	DRAWN BY:	CS
	CHK'D BY:	CS
	COPYRIGHT:	RG
	COPYRIGHT:	OFFICE OF ARCHITECTURAL DESIGN
	SHEET TITLE:	
		A2-1P



County of Fresno

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

DATE: April 7, 2021

TO: 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 A. 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; James Anders
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: Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu
Agricultural Commissioner, Attn: Rusty Lantsberger
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Transportation (CALTRANS), Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
US Fish & Wildlife Service, Attn: Mathew Nelson
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: Caitlin Juarez
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
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: Heather Airey, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
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
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

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

SUBJECT: Amendment Application No. 3845; Initial Study Application No. 8042

APPLICANT: Jeff V. Gundy, Karl V. Gundy, Jody Wilson

DUE DATE: April 21, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone of a 38.86-acre parcel from the AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District.

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 **April 21, 2021**. 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:
G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3845\ROUTING\AA 3845 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 04-01-21

AA3845

(Application No.)

MAILING ADDRESS:
Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shool/Dog Leash Law Boundary
General Plan Amendment/Speciflc 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:

Amendment Application to rezone an existing 38.86-acre parcel in the AL-20 Zone District to the M-3 Heavy Industrial Zone 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: West side of S Peach Avenue
between E Central Avenue and E American Avenue
Street address: 4723 S Peach Avenue, Fresno, CA 93725

APN: 331-110-19 Parcel size: 38.86-acres Section(s)-Twp/Rg: S 31 - T 14 S/R 21 E

ADDITIONAL APN(s):

I, Jenna Chilingirian (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.

Jeff Van Gundy, 9595 Whitehawk Ridge Ct., Forest Hill, CA 95631, (916) 759-2702; Karl Van Gundy, 4830 Millerton Rd., Friant, CA 93636, (559) 790-1239; Jody Wilson, 6701 Harbor Dr., Coeur D'Alene, ID 83814, (208) 659-9526

Table with columns: Owner (Print or Type), Address, City, Zip, Phone. Includes Applicant (Precision Civil Engineering) and Representative information.

CONTACT EMAIL: jchilingirian@precisioneng.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA3845 Fee: \$ 6,214.00
Application Type / No.: Pre-app. condit Fee: \$ - 247.00
PER/Initial Study No.: IS8042 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 42.00
Health Department Review: Fee: \$ 721.00
Received By: EJAR 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: 38.86
APN # - - -
APN # - - -
APN # - - -

OVER.....



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

Mail to:
Attn. Bonique Emersor
Precision Engineering
1234 O St
Fresno, CA

NUMBER: 20-109110
APPLICANT: PRECISION ENGINEERING INC
PHONE: (559) 449-4500

PROPERTY LOCATION: 4723 S PEACH AVE
APN: 331 - 110 - 19 ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AL-20; 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 PERMITS; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside (x) District No.: CF FLOOD PRONE: No Yes
PROPOSAL PRE-APPLICATION TO REZONE AN EXISTING 38.86 ACRE PARCEL IN THE AL-20 ZONE DISTRICT TO AN M-3 HEAVY INDUSTRIAL ZONE DISTRICT.

COMMENTS: General Plan Designation: General Industrial in Roosevelt Community Plan. NO "GPA" REQ'D.
ORD. SECTION(S): 845 BY: R. SANCHEZ DATE: 10/16/2020

GENERAL PLAN POLICIES:

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

PROCEDURES AND FEES:

() MINOR VA:
() JHD: \$ 721.00
() JAG COMM: \$ 42.00
() ALCC:
() IS/PER*: \$ 3,901.00
() Viol. (35%):
() Other:
Filing Fee: \$ 10,878.00
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 _____

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) (\$50+\$2,406.75) (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: Ejaz Ahmad EJAZ AHMAD DATE: 10-30-2020
PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

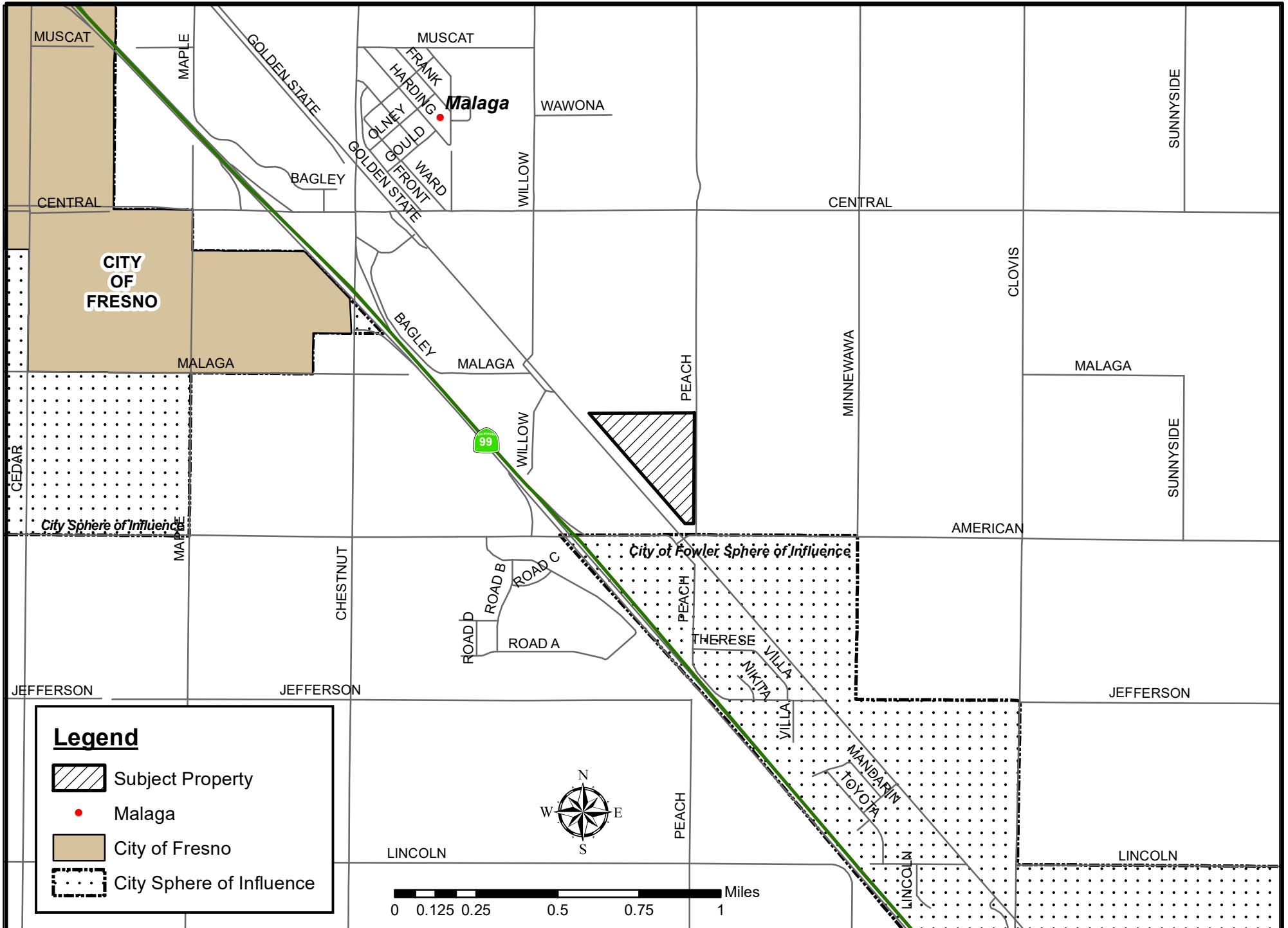
- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- () BUILDING PLANS
- () BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () OTHER (see reverse slide)

PLU # 113 Fee: \$247.00

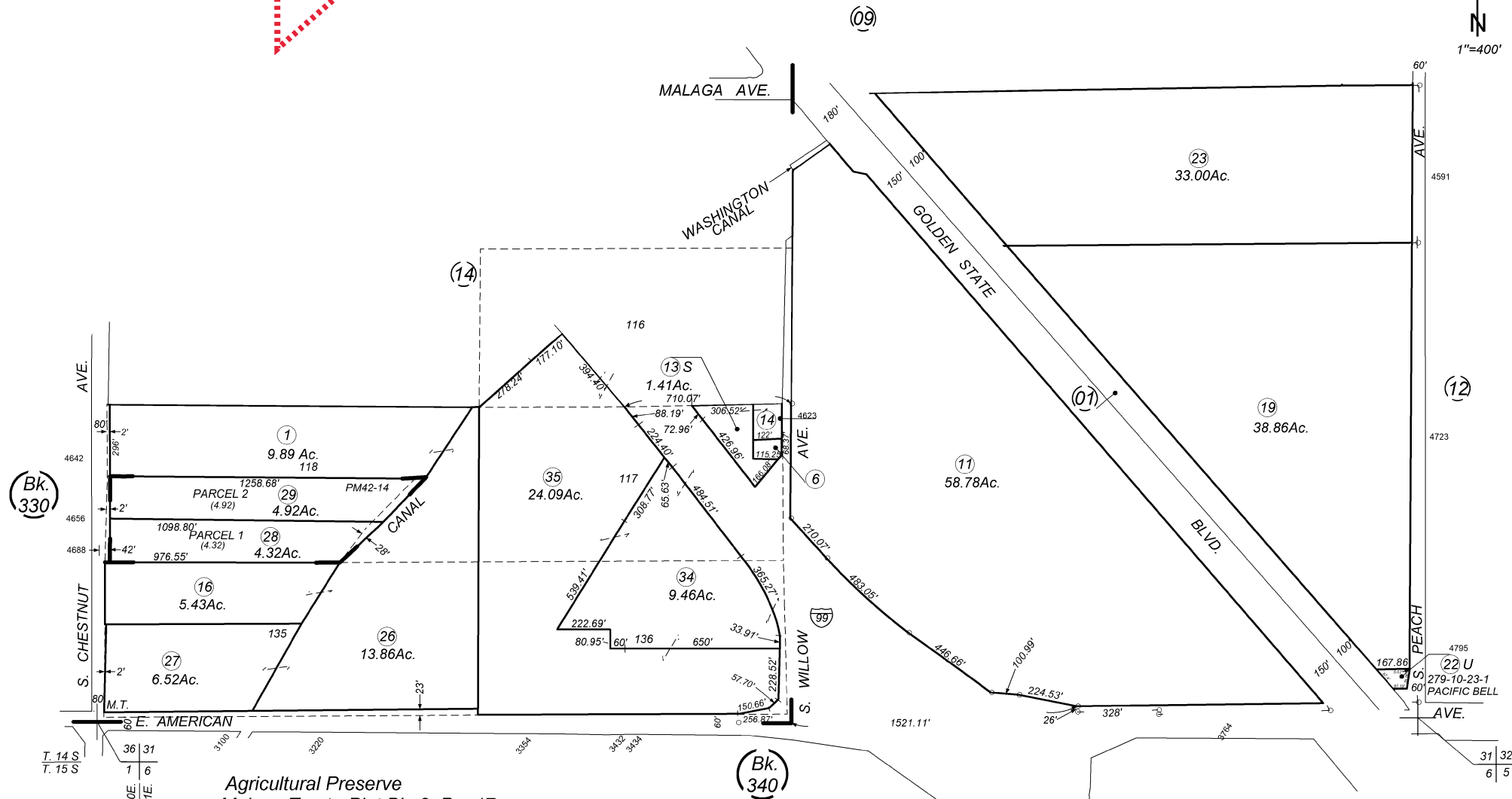
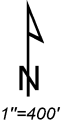
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

LOCATION MAP



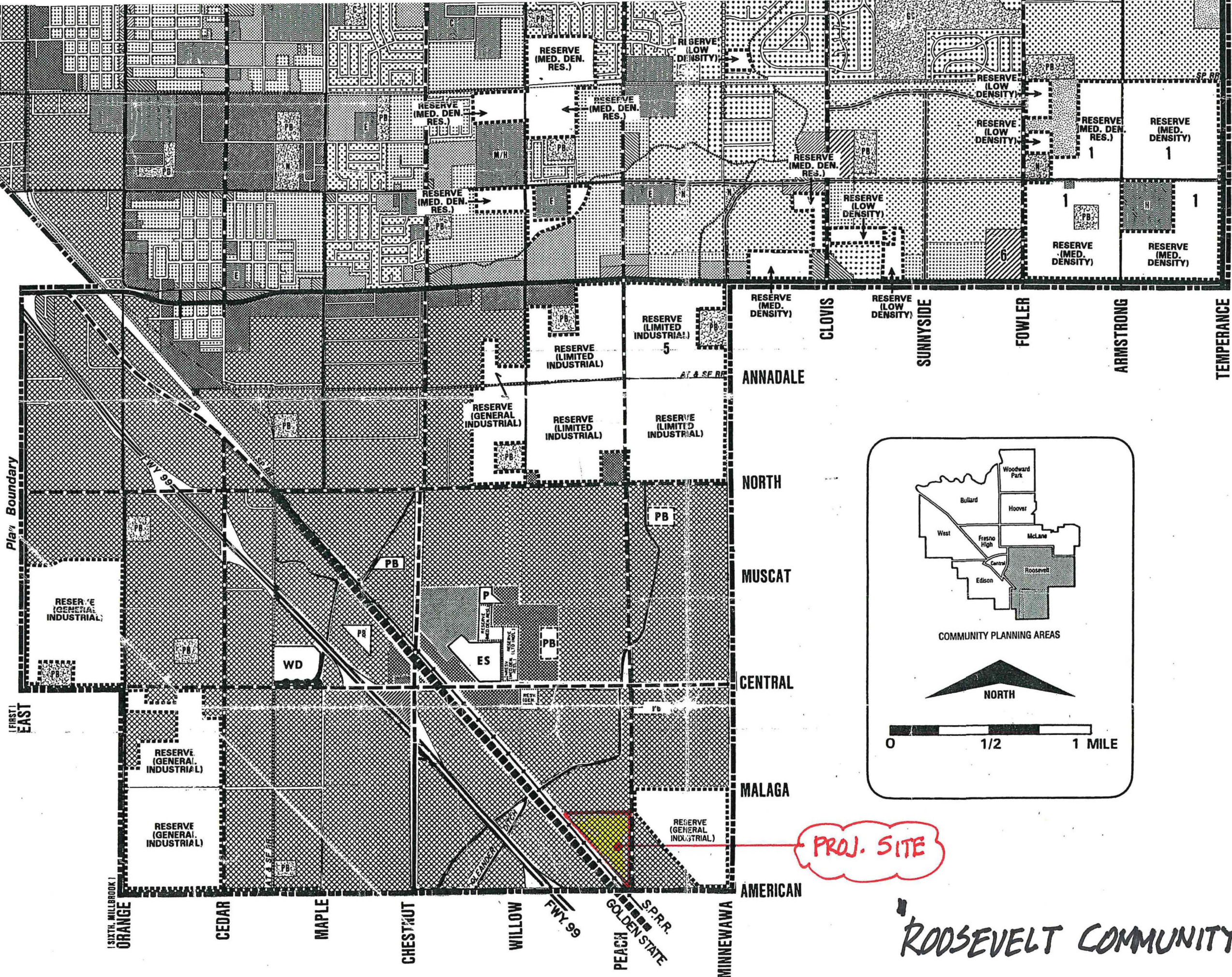
-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Malaga Tract - Plat Bk. 2, Pg. 17
Parcel Map No. 6500, Bk. 42, Pg. 14

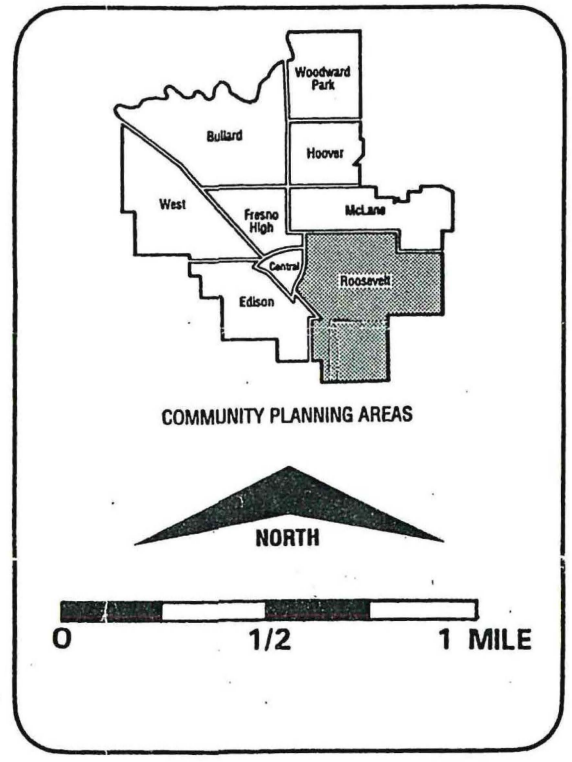
Assessor's Map Bk.331 - Pg.11
County of Fresno, Calif.

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



CALIFORNIA
CHURCH
JENSEN

CLOVIS
SUNNYSIDE
FOWLER
ARMSTRONG
TEMPERANCE
ANNADALE
NORTH
MUSCAT
CENTRAL
MALAGA
AMERICAN

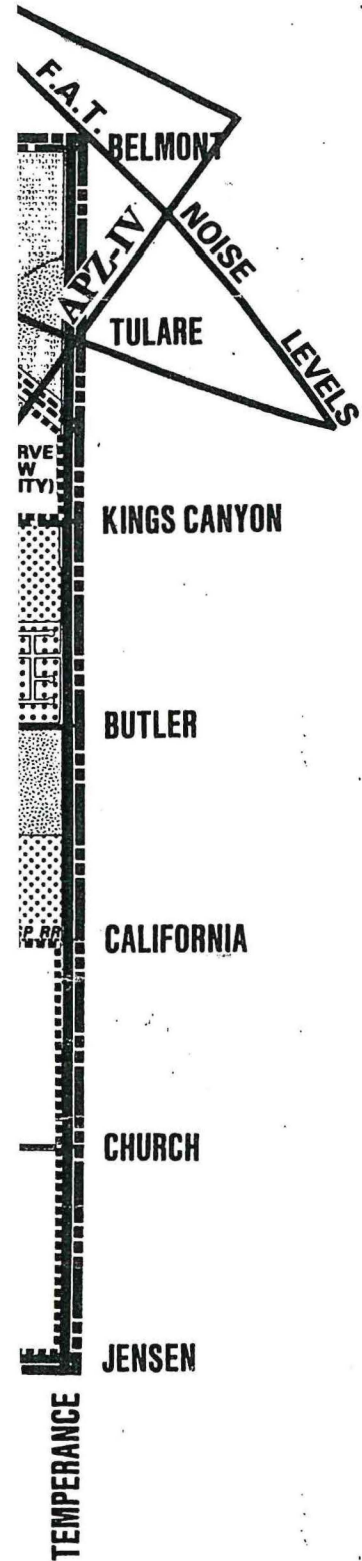


PROJ. SITE

ROOSEVELT COMMUNITY PLAN

GF
40,8
99
119
161
182
195
200
270
319
346
289

ROOSEVELT Community Plan



LEGEND

RESIDENTIAL	OPEN SPACE
RURAL DENSITY	AGRICULTURAL
LOW DENSITY	COMMERCIAL-RECREATIONAL
MEDIUM LOW DENSITY	GOLF COURSE
MEDIUM DENSITY	PONDING BASIN
MEDIUM HIGH DENSITY	NEIGHBORHOOD PARK
COMMERCIAL	COMMUNITY PARK
OFFICE	INDUSTRIAL
NEIGHBORHOOD	LIMITED
COMMUNITY	GENERAL
GENERAL	CIRCULATION
REGIONAL	FREEWAY
PUBLIC FACILITIES	PROPOSED FREEWAY
PUBLIC FACILITY	EXPRESSWAY
ELEMENTARY SCHOOL	SUPER ARTERIAL
MIDDLE SCHOOL	ARTERIAL
HIGH SCHOOL	COLLECTOR
COLLEGE	SCENIC ROUTE
FAIRGROUNDS	LOCAL STREET
FIRE STATION	PROPOSED STREET
HOSPITAL	MULTI-PURPOSE TRAIL (CANAL BANK)

NOTES

- MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.98 UNITS PER ACRE
- ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
- DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
- DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
- DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
- 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)
- LIMITED TO SINGLE STORY OFFICES ONLY



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 :** Jeff Van Gundy, K. Van Gundy, Jody Wilson **Phone/Fax:** (916) 759-2702, (559) 790-1239,
(208) 659-9526
Mailing Address: 9595 Whitehawk Ridge Ct., Forest Hill, CA 95631; 4830 Millerton Rd., Friant, CA 93636; 6701 Harbor Dr., Coeur D Allene, ID 83814
Street City State/Zip
- Applicant :** Jeff Van Gundy, K. Van Gundy, Jody Wilson **Phone/Fax:** (916) 759-2702, (559) 790-1239
(208) 659-9526
Mailing Address: 9595 Whitehawk Ridge Ct., Forest Hill, CA 95631; 4830 Millerton Rd., Friant, CA 93636; 6701 Harbor Dr., Coeur D Allene, ID 83814
Street City State/Zip
- Representative:** Precision Civil Engineering, Jenna Chilingirian or Bonique Emerson **Phone/Fax:** (559) 449-4500
Mailing Address: 1234 O Street, Fresno, CA 93721
Street City State/Zip
- Proposed Project:** Amendment Application to rezone an existing 38.86-acre parcel in the AL-20 Zone District to the M-3 Heavy Industrial Zone District.

- Project Location:** West side of S Peach Avenue between E Central Avenue and E American Avenue.

- Project Address:** 4723 S Peach Avenue, Fresno, CA 93725

- Section/Township/Range:** 31 /14 /21 **8. Parcel Size:** 38.86-acres
- Assessor's Parcel No.** 331-110-19 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: AL-20 Limited Agriculture

14. Existing General Plan Land Use Designation¹: General Industrial in Roosevelt Community Plan

ENVIRONMENTAL INFORMATION

15. Present land use: Agriculture with 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:
Single-family residence, well, septic system, pool, general agricultural storage, and mobile home.

Describe the major vegetative cover: None.

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

Is property in a flood-prone area? Describe:
No, the property is not within a flood-prone area as identified
by FEMA FIRMette 06019C2140H eff. 2/18/2009.

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Agriculture with single-family residence
South: Agriculture
East: Agriculture
West: Agriculture with single-family residence

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

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 X No

B. **Daily traffic generation:**

I. Residential - Number of Units	<u>0</u>
Lot Size	<u>0</u>
Single Family	<u>0</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>0</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>0</u>
Total Square Footage of Building	<u>0</u>

III. Describe and quantify other traffic generation activities: N/A. Existing uses to remain unchanged.

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
None. Existing uses to remain.

21. Describe any source(s) of noise in the area that may affect your project: _____
None. Existing uses to remain.

22. Describe the probable source(s) of air pollution from your project: _____
None. Existing uses to remain.

23. Proposed source of water:
 private well Existing uses to remain unchanged, including existing private well.
 community system³--name: _____ OVER.....

24. *Anticipated volume of water to be used (gallons per day)*²: N/A. Existing uses to remain unchanged.
25. *Proposed method of liquid waste disposal:*
 septic system/individual Existing uses to remain unchanged, including existing septic.
 *community system*³-name _____
26. *Estimated volume of liquid waste (gallons per day)*²: N/A. Existing uses to remain unchanged.
27. *Anticipated type(s) of liquid waste:* N/A. Existing uses to remain unchanged.
28. *Anticipated type(s) of hazardous wastes*²: N/A. Existing uses to remain unchanged.
29. *Anticipated volume of hazardous wastes*²: N/A. Existing uses to remain unchanged.
30. *Proposed method of hazardous waste disposal*²: N/A. Existing uses to remain unchanged.
31. *Anticipated type(s) of solid waste:* N/A. Existing uses to remain unchanged.
32. *Anticipated amount of solid waste (tons or cubic yards per day):* N/A. Existing uses to remain unchanged.
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* N/A. Existing uses to remain unchanged.
34. *Proposed method of solid waste disposal:* N/A. Existing uses to remain unchanged.
35. *Fire protection district(s) serving this area:* Fresno County Fire Protection District
36. *Has a previous application been processed on this site? If so, list title and date:* No.
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No _____

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

Jenna Chilingirian
SIGNATURE

2/5/2021
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, 2020: \$3,343.25 for an EIR; \$2,406.75 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.

Jenna Chilingirian

Applicant's Signature

2/5/2021

Date



Google Earth

© 2020 Google

S Golden State Blvd

S Peach Ave



900 ft