



County of Fresno

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

DATE: August 17, 2018

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, Attn: Marianne Mollring, Senior Planner,
Development Services and Capital Projects, Policy Planning, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn: Matt Scroggins, Dale Harvey, Debra Mahnke
CA Department of Transportation, Attn: Dave Padilla
State Water Resources Control Board, Division of Drinking Water, Attn: Carl Carlucci, Jose Robledo
Consolidated Irrigation District; Attn: Phil Desatoff
City of Selma; Attn: Bryant Hemby
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Chris Acree
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Hector Franco, Shana Powers
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
Table Mountain Rancheria, Attn: Robert Pennell, Kim Taylor, Sara Barnett
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson
Pacific Gas & Electric Company, Attn: Dale Overbay

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Initial Study (IS) Application No. 7504; General Plan Amendment (GPA)
Application No. 555, Amendment Application (AA) No. 3832

APPLICANT: Roger Van Groningen

DUE DATE: August 31, 2018

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to amend the Land Use Element of the County-adopted Selma Community Plan by changing the land use designation of an 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial and change the zoning of the subject parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent property.

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 **August 31, 2018** and 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 General Plan Amendment to Derek Chambers, Planner, Policy Planning Unit, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-4205, or email dchambers@fresnocountyca.gov.

Please address any correspondence or questions related to environmental and/or policy/design issues to Ejaz Ahmad, Planner, Current Planning Unit, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-4204, or email eahmad@fresnocountyca.gov

EJ:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3832 - See GPA 555\Routing\AA 3831 Routing Ltr.doc

Activity Code (Internal Review): 2369; 2364

Enclosures



Development Services
and
Capital Projects Division

Pre-Application Review
Department of Public Works and Planning

NUMBER: 39477
APPLICANT: Roger Van Groningen
PHONE: (559) 834-5500

PROPERTY LOCATION: 8309 E. Manning Ave & 9073 S. Leonard Ave
APN: 348 - 050 - 25S & 29 ALCC: No ☒ Yes # VIOLATION NO. No Viol
CNEL: No Yes ☒ (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No Yes Fowler
ZONE DISTRICT: AE-20 ; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes
LOT STATUS:

Zoning: () Conforms; (☒) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No ☒ Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (☒) Other Pre-App 37683 ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes ☒ DISTRICT: Selma Unified PERMIT JACKET: No Yes ☒

FMFCD FEE AREA: (☒) Outside () District No.: FLOOD PRONE: No ☒ Yes

PROPOSAL for an Amendment Application proposing to rezone a 18.56 acre parcel and a 9.29 acre parcel from the existing zoning of AE-20 to conditional M-3. A General Plan Amendment Application will be required to change the underlying land use designation.

COMMENTS: No Charge Pre-App

ORD. SECTION(S): 878 & 845 BY: Tawanda Mtunga DATE: 06/06/2018

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE

COMMUNITY PLAN: -

REGIONAL PLAN: -

SPECIFIC PLAN: -

SPECIAL POLICIES: -

SPHERE OF INFLUENCE: City of Selma

ANNEX REFERRAL (LU-G17/MOU): -

PROCEDURES AND FEES:

MINOR VA: \$1,180.00

AA: \$6,214.00

CUP: -

DRA: -

VA: -

AT: -

TT: -

Filing Fee: \$12,638.00

Pre-Application Fee: \$247.00

Total County Filing Fee: \$12,638.00

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 SELMA

Referral Letter # 1003

BY: EJAZ AHMAD DATE: 06/07/18

PHONE NUMBER: (559) 600 - 4204

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+\$2,280.75)

() (Separate check to Fresno County Clerk for pass-thru to CDFW.

() Must be paid prior to IS closure and prior to setting hearing date.)

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.

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT

() MAP CERTIFICATE

() PARCEL MAP

() FINAL MAP

() FMFCD FEES

() ALUC or ALCC

(☒) SITE PLAN REVIEW

(☒) BUILDING PLANS

(☒) BUILDING PERMITS

() WASTE FACILITIES PERMIT

(☒) SCHOOL FEES

() OTHER (see reverse side)

OVER.....



Fresno County Department of Public Works and Planning

Date Received: 8/9/18

AA 3832
IS 7504

(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 ☐ Director Review and Approval
- ☐ Amendment to Text ☐ for 2nd Residence
- ☐ Conditional Use Permit ☐ Determination of Merger
- ☐ Variance (Class)/Minor Variance ☐ Agreements
- ☐ Site Plan Review/Occupancy Permit ☐ ALCC/RLCC
- ☐ No Shoot/Dog Leash Law Boundary ☒ Other GPA
- ☐ General Plan Amendment/Specific Plan/SP Amendment)
- ☐ Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Rezone from AE-20 to
M-3

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: S. MANNING side of MANNING / West of LEONARD
between MANNING and LEONARD
Street address: 8309 E MANNING / 9073 S LEONARD

APN: 348-050255+29 Parcel size: 18.56 / 9.29 Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s):

I, Roger Van Groningen (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.

Roger VAN GRONINGEN 8000 EAST MANNING FOWLER 93625 559 834-5500
Owner (Print or Type) Address City Zip Phone

Same as above " " " "
Applicant (Print or Type) Address City Zip Phone

Same as above " " " "
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: Roger@vanglogistics.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Amendment Application 3832 Fee: \$ 6,214

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: Pre-App 39477 Fee: \$ X

Application Type / No.: _____ Fee: \$ _____

PER Initial Study No.: 7504 Fee: \$ 6,151

Ag Department Review: _____ Fee: \$ 93

Health Department Review: _____ Fee: \$ 1,180

Received By: CUMMIS EA Invoice No.: _____ TOTAL: \$ _____

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): GPA 555

APN # _____ - _____ - _____

Zone District: AE-20

APN # _____ - _____ - _____

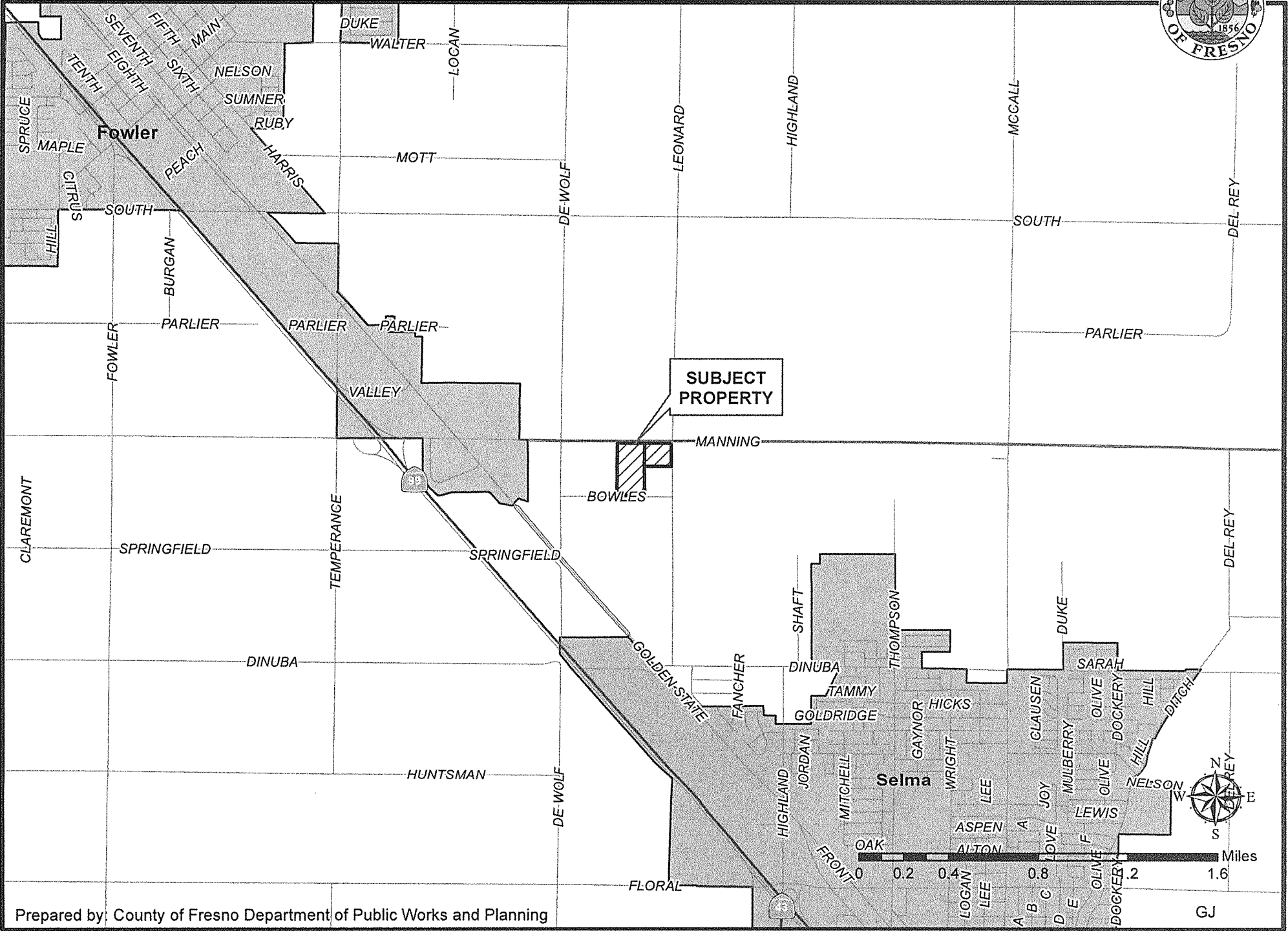
Parcel Size: _____

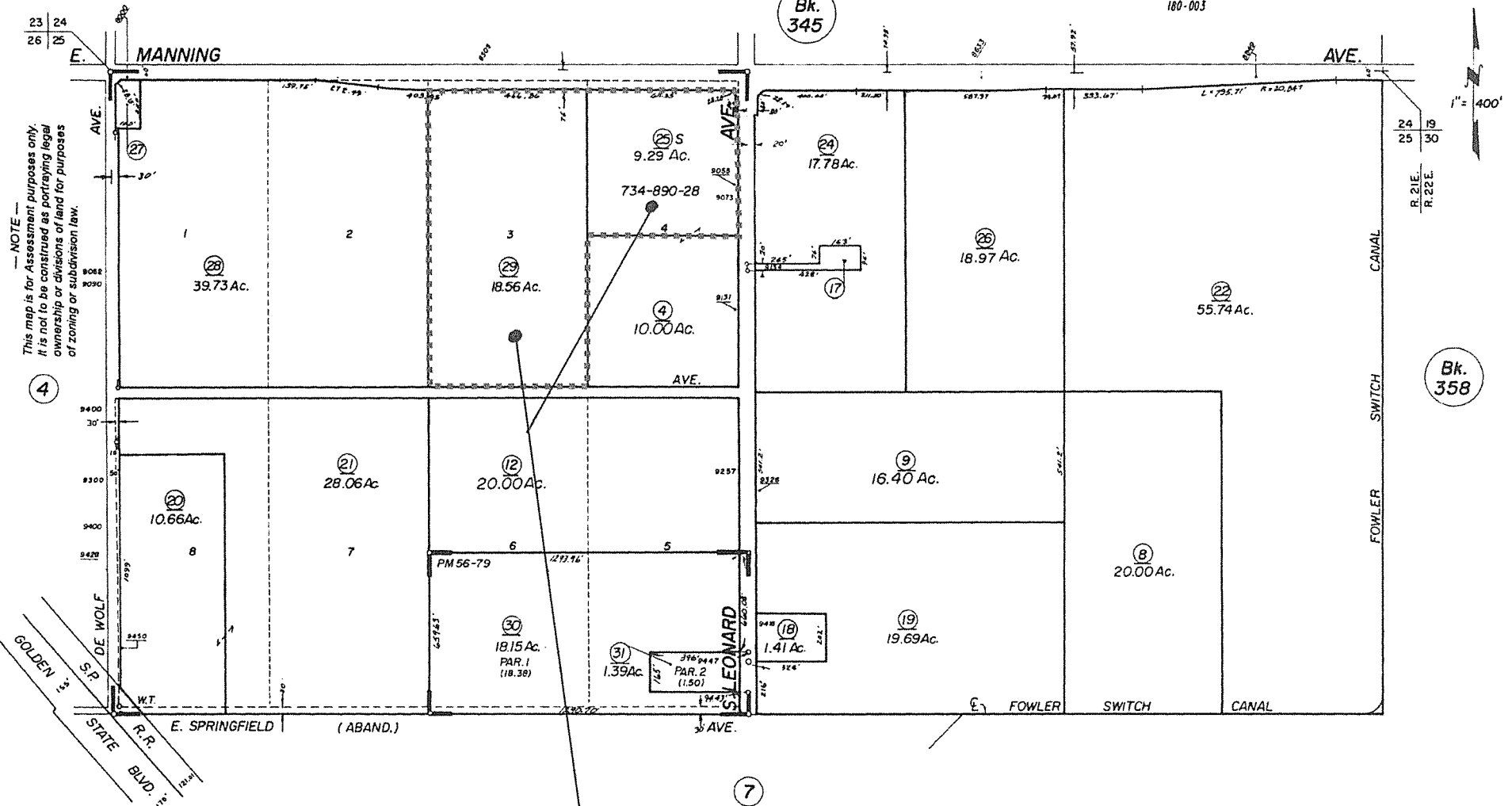
APN # _____ - _____ - _____

APN # _____ - _____ - _____

over.....

LOCATION MAP





Agricultural Preserve
Wood Tract - Plot Bk. 4, Pg. 59
Parcel Map No. 7632 - Bk. 56, Pg. 79

Assessor's Map Bk. 348 - Pg. 05
County of Fresno, Calif.

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

SUBJECT
PROP.



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. 7504

Project No(s). AA 3832

Application Rec'd.:
8/9/18 by CMM
for EA

GENERAL INFORMATION

1. Property Owner: Roger VAN Groningen Phone/Fax: 559-834-5500
Mailing Address: 8000 EAST MANNING AVE Fowler CA 93625
Street City State/Zip
2. Applicant: SAME AS ABOVE Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
3. Representative: SAME AS ABOVE Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
4. Proposed Project: Rail CAR unloading in future Repeating Reserve
5. Project Location: 8309 E MANNING + 9073 South Leonard
MANNING + Leonard
6. Project Address: _____
7. Section/Township/Range: _____ / _____ / _____
8. Parcel Size: 18.56 + 9.29 acres
9. Assessor's Parcel No. 348-050-255 + 29 OVER.....

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

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

_____ <i>LAFCo (annexation or extension of services)</i>	_____ <i>SJVUAPCD (Air Pollution Control District)</i>
_____ <i>CALTRANS</i>	_____ <i>Reclamation Board</i>
_____ <i>Division of Aeronautics</i>	_____ <i>Department of Energy</i>
_____ <i>Water Quality Control Board</i>	_____ <i>Airport Land Use Commission</i>
_____ <i>Other</i>	

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

14. Existing General Plan Land Use Designation¹: Ag

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: NONE

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

Is property in a flood-prone area? Describe:

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

North: Ag

South: Ag

East: Ag

West: Phil Served Warehouses

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 X No

B. Daily traffic generation:

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

II. Commercial - Number of Employees _____
Number of Salesmen 0
Number of Delivery Trucks 0
Total Square Footage of Building 0

III. Describe and quantify other traffic generation activities: _____

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

SOUND OF RAIL CAR MOVEMENT

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: NO WATER OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 0
25. Proposed method of liquid waste disposal:
() septic system/individual
() community system³-name 0
26. Estimated volume of liquid waste (gallons per day)²: 0
27. Anticipated type(s) of liquid waste: 0
28. Anticipated type(s) of hazardous wastes²: 0
29. Anticipated volume of hazardous wastes²: 0
30. Proposed method of hazardous waste disposal²: 0
31. Anticipated type(s) of solid waste: 0
32. Anticipated amount of solid waste (tons or cubic yards per day): 0
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0
34. Proposed method of solid waste disposal: 0
35. Fire protection district(s) serving this area: Cal Fire
36. Has a previous application been processed on this site? If so, list title and date: N/A
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.

Roge Van Bruggen
SIGNATURE

6/12/18
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

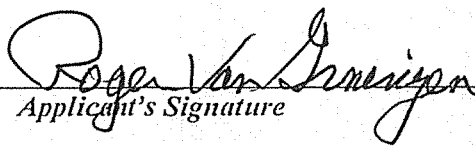
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

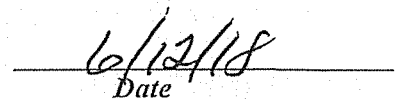
The following projects are exempt from the fees:

- 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.


Applicant's Signature


Date