

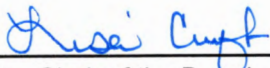
Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Lisa Craft, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721.
3. On January 15, 2020, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for the **INITIAL STUDY APPLICATION NO. 7449** and **AMENDMENT APPLICATION NO. 3829** filed by **JOHN B. BRELSFORD** on behalf of **WE BE JAMMIN, LP, A CALIFORNIA LIMITED PARTNERSHIP**
4. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 15th day of January, 2020 in Fresno, California.



Deputy, Clerk of the Board



County of Fresno

BOARD OF SUPERVISORS

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Clerk

Notice of hearing before the Board of Supervisors of the County of Fresno on **INITIAL STUDY APPLICATION NO. 7449** and **AMENDMENT APPLICATION NO. 3829** filed by **JOHN B. BRELSFORD** on behalf of **WE BE JAMMIN, LP, A CALIFORNIA LIMITED PARTNERSHIP**, pursuant to Board of Supervisors direction.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday, the 4th day of February, 2020**, at the hour of **9:00 A.M. (or as soon thereafter as possible)**, in the **Board of Supervisors Chambers**, Room 301, Hall of Records, 2281 Tulare St., Fresno, California, as the time and place for holding a public hearing on the following matter:

Rezone a 42.6-acre parcel of land with split zoning [40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3(c) (Heavy Industrial, Conditional) Zone District limited to a parking lot] to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant. The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7449 and take action on Amendment Application No. 3829 with Findings and Conditions.

Please see map on reverse side

For more information contact **Ejaz Ahmad**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4204**, email **eahmad@FresnoCountyCA.gov**.

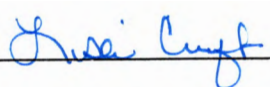
The Agenda and Staff Reports will be on the Fresno County web site <https://fresnocounty.legistar.com/Calendar.aspx> by Wednesday, January 29, 2020, by 6:00 p.m.

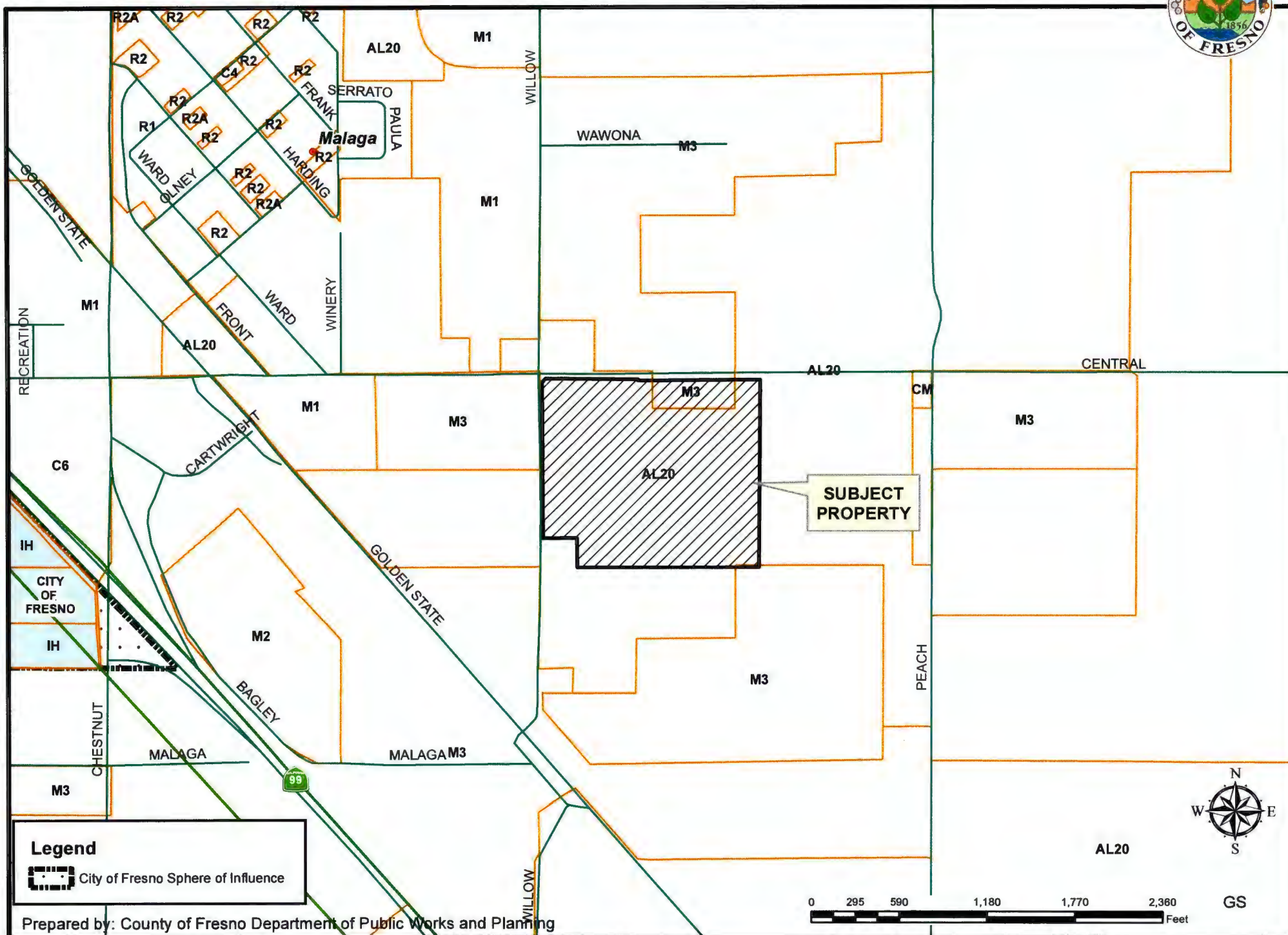
NOTES:

- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk of the Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

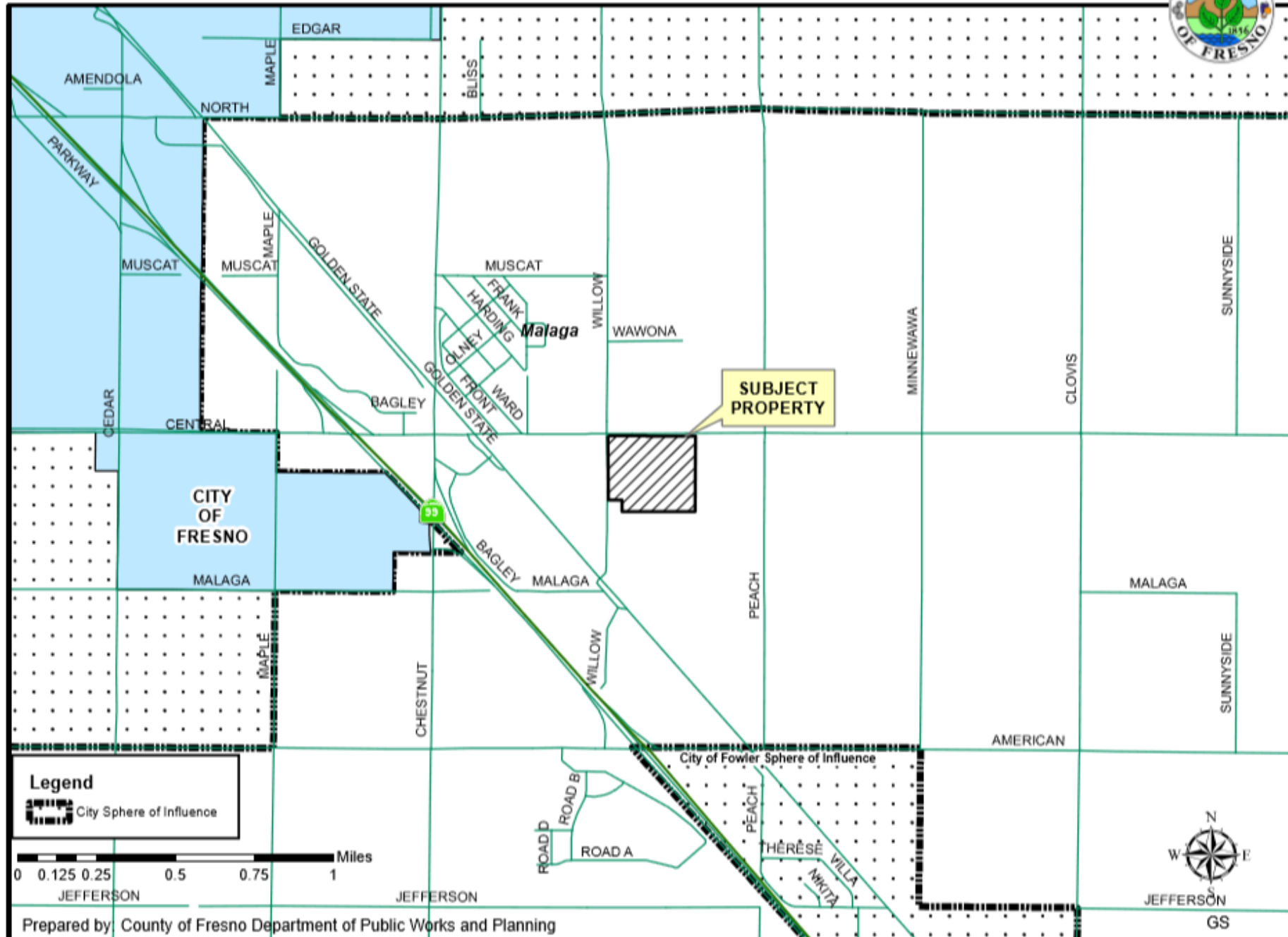
DATED: January 15, 2020

BERNICE E. SEIDEL
Board of Supervisors

By , Deputy



LOCATION MAP



2/4/20
Item #6



We Be Jammin, LP
c/o Mr. John Brelsford
JBB Development, Inc.
7519 North Ingram Avenue, Suite 104
Fresno, California 93711

February 3, 2020

Subject: Response to Public Comments
Proposed Rezone to M-3
Southeast of the Intersection of Willow and Central Avenues
Fresno County, California

Dear Mr. Brelsford:

This letter presents our response to comments presented to the Planning Commission related to the subject project. Peters Engineering Group prepared a traffic impact study for the project and presented the results in a report dated September 3, 2019 (TIS). The responses presented herein are provided only for comments that relate to the traffic analyses.

Regarding the assertion that the transportation section does not provide any kind of analysis of potential cumulative impacts, the assertion is incorrect for the following reasons:

1. the TIS includes a near-term cumulative analysis that considers known pending projects that are listed in the body of the report, and
2. the TIS includes a long-term year 2040 cumulative analysis that considers known pending projects and regional growth based on adopted plans that are incorporated into the Fresno Council of Governments travel model.

The traffic study analyzed a project that is limited to 700,00 square feet of warehousing; a list with the allowable uses highlighted is presented in Appendix A of the TIS. From a transportation perspective we suggest that the IS/MND does limit the project size to projects likely to generate the volumes analyzed in the TIS. Analysis of more intense industrial uses is not appropriate because they will not be allowed under the proposed conditional zoning. A project that would generate 434 a.m. peak-hour trips and 469 p.m. peak-hour trips (manufacturing) or 280 a.m. peak-hour trips and 280 p.m. peak-hour trips (industrial park) would not be constructed and should not be analyzed because those uses are not allowed.

Thank you for the opportunity to continue to work with you on this project. Please feel free to contact our office if you have any questions.

PETERS ENGINEERING GROUP

A handwritten signature in black ink, appearing to read 'John Rowland', is written over the printed name.

John Rowland, PE, TE



Dirk Poeschel

From: Kathy Kinsland <kathy@argoconsult.net>
Sent: Wednesday, December 11, 2019 1:54 PM
To: Dirk Poeschel
Subject: Re: 2019.12.09 We Be Jammie MND.pdf

Issues (very brief):

- CEQA doesn't really doesn't focus on the the presence of common wildlife/birds that may fly by the site or that simply stop by to catch a bug.
- The CEQA standards is whether a project "Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites." This project does not meet the level of significance for this issue.
- When I did my site review, I ate lunch at a nearby Arco gas station that had a vacant lot with homeless next to it. I sat there for 20 minutes and counted 12 different bird species. So, what? Does not mean the site should be shut down because birds land on the site. Also doesn't mean the Arch gas station is suitable habitat for breeding, nesting, or operation of the gas station doesn't interfere with wildlife corridors.
- Ebird is not a recognized database under CEQA. In other words, CEQA require project query the CNDDDB not ebird. The biologist provided no context with respect to the distance the ebird sighting were from the site. For example, he notes ebird reports pelicans "nearby". Really? Yes they could be in the Delta or the coast, but likely not hanging out in south Fresno.
- The commenter's biologist indicates detailed field survey are required. No, they are not, under CEQA or CEQA case law unless there are compelling reasons suggesting they are needed. As long as the lead agency feels they have sufficient information to make an informed decision on potential habitat, they can rely on that.
- Commenter's biologist bring up the point the site is within the Pacific flyway an argues that this project represents a significant impact to wildlife movement. First off, the Pacific flyway covers Washington, Idaho, parts of Montana, Utah, Nevada, California, Arizona, etc. Hard to argue that development of this site constitutes a significant impact. I would agree that perhaps, cumulatively, all development throughout the entire Western U.S. could impact the flyway but that isn't what is at question.
- Nothing the biologist raised changes the County's findings. The County could certainly condition the project to require pre-con surveys for specific bird and/or bats, but the height of the vegetation on site, in my professional opinion and years of field experience, likely precludes occupation by burrowing owl as does the lack of a ground squirrel population.
- Since all the wildlife that could be present appear to be birds, I don't see the issue they point out with traffic impacts to wildlife since birds fly. We don't have an elk migration corridor streaming across Willow Avenue.
- The biologist while trying to help his client is grasping at straws at best.



CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: December 11, 2019

To: Mr. Matt Walker, Diversified Development Group

FROM: Amy Fischer, Principal
Ron Brugger, Senior Air Quality Specialist

SUBJECT: Response to Comments, Fresno County Industrial Project Air Quality Analysis

LSA has reviewed comments received by the County of Fresno on the Mitigated Negative Declaration for Initial Study Application No. 7449 and Amendment Application No. 3829 submitted on December 9, 2019 by Lozeau Drury, LLP. LSA previously prepared an Air Quality and Greenhouse Gas Analysis for the proposed project.

The following are brief responses to the letter and attachments.

Cumulative Air Quality Impacts

The commentor asserts that the IS/MND fails to adequately analyze the project's cumulative impacts. For air quality emissions, no single project is sufficient in size to independently create a regional nonattainment of ambient air quality standards. Instead, a project's individual emissions can contribute to existing cumulatively significant adverse air quality impacts. The San Joaquin Valley Air Pollution Control District (SJVAPCD) established significance thresholds for individual projects based on the potential for a project to impact the region cumulatively. Therefore, if a project individually exceeds the significance criteria established by the SJVAPCD, then the project would also result in a considerable contribution to a cumulatively significant impact. As shown in Table 10 of the Air Quality and Greenhouse Gas Impact Analysis, the project would be well below the SJVAPCD Thresholds. Therefore, the project would not contribute substantially to a cumulative air quality impact as identified in the IS/MND.

Reliance on Unsubstantiated Input Parameters

- **Carbon Intensity Factor.** The carbon intensity factor used in the analysis is based on data provided by PG&E, which uses an average of historical data. This information is provided by PG&E's website:
http://www.pgecorp.com/corp_responsibility/reports/2016/en02_climate_change.jsp
- **Operational off-road Equipment Fuel Type.** The off-road equipment referred to in this comment are the forklifts that were assumed to be used in the warehouse operations. There are no defaults for the parameters of this equipment. It was assumed that any

equipment used indoors would be electric as is typical for warehouse operations such as those that would be constructed with the proposed project.

- **Solid Waste Generation Rate.** As specified in the CalEEMod appendix files, it was assumed the project would implement 25 percent more waste recycling than the default rate built into CalEEMod. CalEEMod does not account for California's Mandatory Commercial Recycling Law which requires significant diversion of commercial solid waste than assumed under CalEEMod default values. The project site will be served by a waste refuse company that will be compliant with Assembly Bill 341. Future tenants will subscribed to a recycling services and separate bins will be provided, consistent with County standards.
- **Water-related Electricity Intensity Factors.** As specified in the CalEEMod appendix files, it was assumed that future Title 24 Building Energy Efficiency Standards would be adhered to. CalEEMod default energy rates are based on the 2016 Title 24 Building Code. The 2019 building code is 30 percent more efficient than the default rates built into CalEEMod (which is based on the 2016 Title 24 standards). The analysis assumed only a 10 percent reduction in energy use from the 2016 Standards. Therefore, the analysis is conservative and energy and water assumptions are actually over estimated. Source:
[https://ww2.energy.ca.gov/title24/2019standards/documents/2018 Title 24 2019 Building Standards FAQ.pdf](https://ww2.energy.ca.gov/title24/2019standards/documents/2018_Title_24_2019_Building_Standards_FAQ.pdf)
- **Fleet Mix.** Page 5 of the Revised Traffic Impact Study, prepared by Peters Engineering Group and dated September 3, 2019, describes the overall project trip generation and the project truck trip generation. This data is the best available information for future fleet mix data and was used for the CalEEMod fleet mix. Motor homes and buses are not applicable to the development. These vehicle categories were removed and replaced with an increase in the heavy duty vehicles and light heavy duty vehicles, which is reasonable assumption for the proposed project.

Health Risk Assessment

This comment asserts that the IS/MND failed to adequately evaluate health risks from diesel particulate matter emissions.

The emissions from construction were not included in the health risk assessment (HRA) because they only occur briefly compared to the lifetime assessment risk duration. Site preparation and grading, the two phases of construction that utilize the most heavy-duty diesel construction equipment only last 20 and 45 days, respectively, whereas the HRA assesses health risks over a 30 years assessment period. Short-term exposures resulting in acute impacts are not expected to occur. As described in the HRA section of the Air Quality report: "...according to the rulemaking in CARB's Identifying Particulate Emissions from Diesel-Fueled Engines as a Toxic Air Contaminant, 46 the available data from studies of humans exposed to diesel exhaust are not sufficient for deriving an acute noncancer health risk guidance value."

The comment also states that "The HRA fails to evaluate emissions from product use, architectural coatings, space heating, water heating, refrigeration, office uses, ventilation, lighting, water-use,

and waste.” None of these sources produce sufficient toxic air contaminants (if any) to include in an HRA.

The comment lastly says that “...operational HRA relies on emissions estimates from a flawed CalEEMod model...” The HRA did not use any emissions estimates from CalEEMod, but developed project-specific emissions as documented in the Air Quality report Appendix B.

The commentor also claims there is substantial evidence that the project may have a significant health risk impact. The comment describes that “SWAPE prepared a screening-level HRA to evaluate potential impacts from the construction and operation of the Project. SWAPE used AERSCREEN, the leading screening-level air quality dispersion model.” As described on the EPA website (www.epa.gov/scram/air-quality-dispersion-modeling-screening-models) “AERSCREEN is intended to produce concentration estimates that are equal to or greater than the estimates produced by AERMOD with a fully developed set of meteorological and terrain data, but the degree of conservatism will vary depending on the application.” The HRA for this project was conducted using AERMOD with a fully developed set of meteorological and terrain data that was specific for the project. Thus, the SWAPE screening-level HRA is overly simplistic and conservative, deliberately over-estimating the health risk levels. AERMOD is a refined model that provides the most accurate results for the project.

Greenhouse Gas Emissions

The comment indicates that the CARB scoping plan cannot be relied upon to determine project significance. The Air Quality and Greenhouse Gas report discusses the scoping plan and indicates that the project would not conflict with the implementation of the plan as required by CEQA; however, the scoping plan is not relied upon for the determination of the project significance. This comment asserts that a business as usual (BAU) comparison was not included, and then discusses the BAU comparison that is in the analysis. The CalEEMod analysis and results pages indicate the project would generate 6,853 metric tons of CO₂e in 2025 which is a 29.8 percent decrease in emissions. A minor typo in Table 13 incorrectly states this as 6,934 which would also be a 29 percent reduction. Therefore, achieving the targeted emission reduction is a clear conclusion.

The comment also indicates that the greenhouse gas emissions from project operations are incorrect, based on the CalEEMod parameters used in the analysis. However, as demonstrated above, none of the CalEEMod parameters used in the analysis of project operations are incorrect. Further, the estimates of greenhouse gas emissions are conservative in considering future State mandated greenhouse gas reduction measures (i.e., renewable portfolio standards, etc.). Thus the conclusion of this comment is invalid.

SUMMARY

As described above, the assumptions made in the Lozeau Drury, LLP comment letter are based on improper assumptions and analysis techniques. The Air Quality and Greenhouse Gas Analysis provided by LSA adequately and accurately address project impacts related to these issue areas. Please contact us at (559) 490-1213 if you require any additional information.



MALAGA COUNTY WATER DISTRICT

3580 SOUTH FRANK STREET - FRESNO, CALIFORNIA 93725

PHONE: 559-485-7353 - FAX: 559-485-7319

BOARD OF DIRECTORS

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SALVADOR CERRILLO
VICE-PRESIDENT

IRMA CASTANEDA
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DIRECTOR

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DIRECTOR

JENNIFER AHI - GENERAL MANAGER

January 27, 2020

County of Fresno
Board of Supervisors
2281 Tulare Street
Fresno, CA 93721-2105

Re: Rezone Application No. 7449 and Amendment Application No. 3829

Dear Supervisors of the County of Fresno;

This letter is intended to serve as a letter of support for John B. Brelsford of Diversified Development Group for the rezoning application No. 7449 and Amendment Application No. 3829 for the propose rezoning of a 42.6-acre parcel of land to M-3.

John B. Brelsford has been an integral member of the Malaga community for over 25 years. He has brought and constructed a variety of warehouses for the Malaga industrial area that has provided offices and units for large and small businesses. He has positively impacted the community through job opportunities by bringing in several different businesses ranging from mail carriers to lighting distributors and has been a strong supporter of the Malaga community and its recreation programs. Therefore, the Malaga County Water District hereby support his efforts to expand and understand his intent to rezone for future job creation for not only the Malaga community, but all residents of Fresno County.

Sincerely,

Charles E. Garabedian, Jr., President
Malaga County Water District

Done

2019.12.09 We Be Jammie MND.pdf



Wildlife roadkill is not randomly distributed, so can be predicted. Causal factors include types of roadway, human population density, and temperature (Chen and Wu 2014), as well as time of day and adjacency and extent of vegetation cover (Chen and Wu 2014, Bartonička et al. 2018), and intersections with streams and riparian vegetation (Bartonička et al. 2018). For example, species of mammalian Carnivora are killed by vehicle traffic within 0.1 miles of stream crossings >40 times other than expected (K. S. Smallwood, 1989-2018 unpublished data). These factors also point the way toward mitigation measures, which should be formulated in an EIR.

CUMULATIVE IMPACTS

County of Fresno (2019) does not specifically analyze potential cumulative impacts on biological resources. For other resources, County of Fresno (2019) implies that cumulative impacts are merely residual impacts remaining after the implementation of mitigation measures. But that is not how CEQA defines cumulative impacts. County of Fresno needs to prepare an EIR to address cumulative impacts posed by the proposed project. Past, present, and foreseeable future distribution warehouses and other types of development need to be identified and their combined impacts quantified and analyzed for each special-status species occurring in the area.

When it comes to wildlife, cumulative effects can often be interpreted as effects on the numerical capacity (Smallwood 2015), breeding success, genetic diversity, or other population performance metrics expressed at the regional scale. In the case of migrating birds, the project's cumulative effects could be measured as numerical reductions of breeding birds at far-off breeding sites, as migrating adults and next-year's recruits lose access to stop-over habitat. These effects could be predicted and measured. If birds were to lose all stopover habitat across western Visalia, then the numerical capacity of migration might decline for multiple species. Unfortunately, little is known about stop-over habitat requirements, such as how often migrants lose their lives for lack of stop-over habitat. Nevertheless, crude assessments are possible and imperative.



Item #16
2-4-2020
"WILL SERVE"

MALAGA COUNTY WATER DISTRICT

3580 SOUTH FRANK STREET FRESNO, CALIFORNIA 93725
PHONE: 559-485-7353 FAX: 559-485-7319

BOARD OF DIRECTORS

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CARLOS TOVAR JR. DIRECTOR

Jennifer Ahl, General Manager

3 February 2019

Diversified Development Group
7519 N. Ingram Ave., #104
Fresno, CA 93711

Attention: John Brelsford, Marcus Pignotti

Subject: Amendment Application No. 3829
Initial Study No. 7449

As requested, this letter serves as a response to your verbal request for a will-serve letter for the proposed rezone of approximately 42.6 acres to M-3 zoning, at the southeast corner of Central and Willow Avenues. The property is adjacent to the boundaries of the Malaga County Water District ("District") and will require annexation. Based on the information the District has received to date, the District sufficient water and sewer capacity to serve the property. It is the intent of the development and of Malaga County Water District that the development will receive water and sanitary sewer service from the Malaga County Water District. The specific capital improvement requirements for the development are not yet determined.

Conditions of service will include, but not be limited to the following:

1. Specific will-serve letters will be prepared for each specific phase of development, once defined. Specific requirements for the individual phases will be defined within said will-serve letters.
2. Malaga County Water District facilities shall be protected and accessible at all times.
3. Improvement plans, prepared by a Civil Engineer, are required for review and approval by the Malaga County Water District. The improvement plans shall identify all water and sewer improvements.
4. The developer is responsible for District costs associated with engineering review and legal review of the water and sewer improvement plans and facilities. The developer is responsible for District costs associated with construction review of the improvements.

5. The developer shall be required to pay all applicable District fees in accordance with the rates in effect at the time of payment. A fee schedule will be submitted by separate correspondence.
6. The development shall provide a schedule for the proposed construction.
7. The development shall provide a copy of as-built plans to the Malaga County Water District.
8. Upon annexation the District will provide potable water, waste water collection and treatment, Roll-off solid waste collection and disposal and recreational services to the Property. All other services, such as public safety, transportation and circulation, flood control, and social services will be provided by the County or other agency having jurisdiction to provide those services.

Please advise if there is any other convenience I may offer.

Sincerely,

Jennifer Ahl
Jennifer Ahl
General Manager

Cc: Michael Taylor, Provost & Pritchard

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

RECEIVED
JAN 28 2020

CLERK. BOARD OF SUPERVISORS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

Notice of Public Hearing

INITIAL STUDY APPLICATION NO. 7449 and AMENDMENT
APPLICATION NO. 3829

DATE AND TIME OF PUBLIC
HEARING:
FEBRUARY 4, 2020 AT 9:00 AM

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

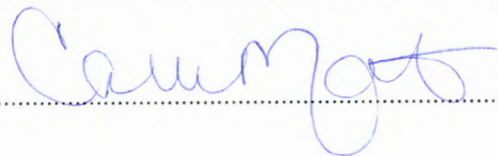
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JANUARY 22, 2020

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

JANUARY 22, 2020

ON



Notice of Public Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno on **INITIAL STUDY APPLICATION NO. 7449 and AMENDMENT APPLICATION NO. 3829** filed by **JOHN B. BRELSFORD** on behalf of **WE BE JAMMIN, LP, A CALIFORNIA LIMITED PARTNERSHIP**, pursuant to Board of Supervisors direction.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday, the 4th day of February, 2020**, at the hour of **9:00 A.M.** (or as soon thereafter as possible), in the **Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California**, as the time and place for holding a public hearing on the following matter:

Rezone a 42.6-acre parcel of land with split zoning [40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3(c) (Heavy Industrial, Conditional) Zone District limited to a parking lot] to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant. The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7449 and take action on Amendment Application No. 3829 with Findings and Conditions.

For more information contact **Ejaz Ahmad**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone (559) 600-4204, email eahmad@FresnoCountyCA.gov.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the February 4, 2020 meeting at the Meeting Details link by Wednesday, January 29, 2020.

Ernest Buddy Mendes, Chairman
Board of Supervisors

ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
01/22/2020

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

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RECEIVED
FEB 12 2020

CLERK. BOARD OF SUPERVISORS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PUBLIC NOTICE

ADOPTED ORDINANCE NO. R-489-3829

DATE OF ADOPTION:

FEBRUARY 4, 2020

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

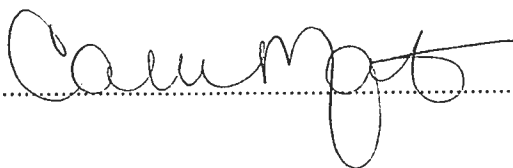
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

FEBRUARY 7, 2020

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

FEBRUARY 7, 2020

ON



PUBLIC NOTICE
ADOPTED ORDINANCE NO. R-489-3829

SUMMARY

NOTICE is hereby given that at its regularly scheduled meeting on February 4, 2020, the Fresno County Board of Supervisors adopted Ordinance No. R-489-3829, an Ordinance of the County of Fresno, State of California.

SUMMARY OF ORDINANCE

On December 12, 2019, the Fresno County Planning Commission recommended approval (9 to 0) to change the boundaries of certain zones and the zoning district of property thereby affected in accordance with the provisions of the Zoning Division of the Ordinance Code of Fresno County, and to amend the zone map established by said division accordingly and further described as the West 1475.00 feet of the North half of the Northeast quarter of Section 31, Township 14 South, Range 21 East, Mount Diablo Base & Meridian, according to the Official Plat thereof. Excepting therefrom that portion of the North half of the Northeast quarter of said Section 31, being more particularly described as follows: Beginning at the Southwest corner of the North half of the Northeast quarter of said Section 31; thence North 00°03'26" East along the West line of the North half of the Northeast quarter of said Section 31, a distance of 302.28 feet; thence South 89°56'34" East, a distance of 301.57 feet to a point on a line 301.57 feet East of and parallel the West line of the North half of the Northeast quarter of said section 31; thence South 00°03'26" West, along said parallel line, a distance of 300.56 feet to a point on the South line of the North half of the Northeast quarter of said Section 31; thence South 89°43'50" West, along said South line, a distance of 301.57 feet to the Point of Beginning. Being Parcel A of Property Line Adjustment No. 17-29, APN: 331-090-74, 331-090-75 (portion), 331-090-87 (portion), which heretofore has been classified with split zoning [40.1 acres from the AL-20 (Limited Agricultural,

20-acre minimum parcel size) Zone District and 2.5 acres from the M-3(c) (Heavy Industrial, Conditional) Zone District, limited to a parking lot] pursuant to the Zoning Division of the Ordinance Code of Fresno County, located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno, is hereby changed to the M-3(c) (Heavy Industrial, Conditional) Zone District, general industrial and light manufacturing uses as requested by the Applicant, as stated in the adopted Ordinance.

In accordance with Government Code Sections 25123, 25131, and 65854-65857, this Ordinance, designated as Ordinance No. R-489-3829 shall take effect thirty days after its passage.

The full text of this Ordinance is available online at <https://fresnocounty.legistar.com/Calendar.aspx> under the February 4, 2020 meeting date, or at the office of the Clerk of the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, California.

This Ordinance was adopted by the following vote:

AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

NOES: None

ABSENT: None

ABSTAINED: None

ATTEST:

Bernice E. Seidel

Clerk, Board of Supervisors
02/07/2020