



# County of Fresno

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

DATE: February 18, 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: Deep Sidhu/Kevin Tsuda  
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto: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  
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 Fork Kings GSA, Attn: Charlotte Gallock  
Riverdale Irrigation District, Attn: Kim Mayfield  
Riverdale Public Utility District; Attn: Vincent Romero, District Superintendent  
Riverdale Joint Unified School District, Attn: Jeff Percell, Superintendent  
Consolidated Mosquito Abatement District, Attn: Steve Mulligan  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

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

SUBJECT: Initial Study Application No. 8018; General Plan Amendment Application No. 565; Amendment Application No. 3843

APPLICANT: Davis Slajchert

DUE DATE: March 4, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications which proposes to amend the Land Use Element of the Riverdale Community Plan by changing the land designations of a 6.48-acre parcel and a 1.02-acre parcel from Medium Density Residential to Medium High Density Residential and to change the zoning of the subject parcels from the R-1 (Single-Family Residential; 6,000 square-foot minimum parcel size) Zone District to R-2 (Low Density Multiple Family Residential; 6,600 square-foot minimum parcel size) Zone District. Approval of the subject proposal would allow development of a 62-unit multi-family housing complex as a by-right use in the R-2 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 **March 4, 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 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 call (559) 600-4205, or email [dchambers@fresnocountyca.gov](mailto:dchambers@fresnocountyca.gov).

Please address any correspondence or questions related to environmental and/or policy/design issues to 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](mailto:eahmad@fresnocountyca.gov).

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3843 - SEE GPA 565\ROUTING\AA 3843 Routing Ltr.doc

*Activity Code (Internal Review): 2369;2364*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 2/17/2021 GPA 565 AA 3843 (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) Residential
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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow General Plan Amendment and Rezone of a property from R-1 to R-2 zone district for a 62-unit multi-family housing complex.

CEQA DOCUMENTATION: Initial Study PER

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: Riverdale side of Marks and Kruger Avenue between Marks and Kruger Avenue Street address: 21145 Marks Avenue Riverdale, Ca

APN: 053-260-245; 053-020-315 Parcel size: 7.35 acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, G. Davis Slajchert (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 Farhan Honardoost, G. Davis Slajchert, and Mel Casey.

CONTACT EMAIL: dslajchert@willowpartners.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: GPA 565 / AA 3843 Fee: \$ 6,214.00
Application Type / No.: Pre-GPA Fee Fee: \$ 500.00
PER/Initial Study No.: IS 8018 Fee: \$ 5,151.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 1,180.00
Received By: EIAZ Invoice No.: TOTAL: \$ 13,045.00

UTILITIES AVAILABLE:

WATER: Yes [ ] / No [ ]
Agency:
SEWER: Yes [ ] / No [ ]
Agency: Riverdale Public Utilities District

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): None
Zone District: R-1
Parcel Size: 1.02 acres & 6.48 acres

APN # - -
APN # - -
APN # - -
APN # - -



Email to: dslajchert@willowpartners.com

Development Services and Capital Projects Division

Pre-Application Review Department of Public Works and Planning

NUMBER: 20-108390 APPLICANT: Davis Slajchert PHONE: (805) 231-1896

PROPERTY LOCATION: 21145 S Marks Ave APN: 053 - 260 - 24S/31S ALCC: No X Yes # VIOLATION NO. none CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No X Yes ZONE DISTRICT: R-1; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes LOT STATUS:

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

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

Map Act: (X) Lot of Rec. Map; ( ) On '72 rolls; (X) Other Road Split; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes X DISTRICT: Riverdale Unified PERMIT JACKET: No Yes X

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

PROPOSAL Amendment Application to rezone property from R-1 to R-2 to allow for a 62 unit multifamily housing development along with a Voluntary Merger of parcels 053-260-24S & 053-020-31S.

COMMENTS: ORD. SECTION(S): 878, 827.1-D, 827.5, 827.6, 874 BY: James Anders DATE: Rev. 10/05/2020

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Residential ( ) GPA: ( ) MINOR VA: COMMUNITY PLAN: Riverdale (X) AA: 6214.00 (X) HD: REGIONAL PLAN: ( ) CUP: ( ) AG COMM: SPECIFIC PLAN: ( ) DRA: ( ) ALCC: SPECIAL POLICIES: ( ) JA: (X) IS/PER\*: SPHERE OF INFLUENCE: ( ) AT: ( ) Viol. (35%): ANNEX REFERRAL (LU-G17/MOU): ( ) JT: (X) Other:

COMMENTS: Please see letter for fees

Filing Fee: \$ Pre-Application Fee: - \$247.00 Total County Filing Fee:

FILING REQUIREMENTS:

OTHER FILING FEES:

- (X) Land Use Applications and Fees (X) This Pre-Application Review form (X) Copy of Deed / Legal Description (X) Photographs ( ) Letter Verifying Deed Review (X) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required. (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction ( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction (X) Project Description / Operational Statement (Typed) ( ) Statement of Variance Findings ( ) Statement of Intended Use (ALCC) ( ) Dependency Relationship Statement ( ) Resolution/Letter of Release from City of Referral Letter #

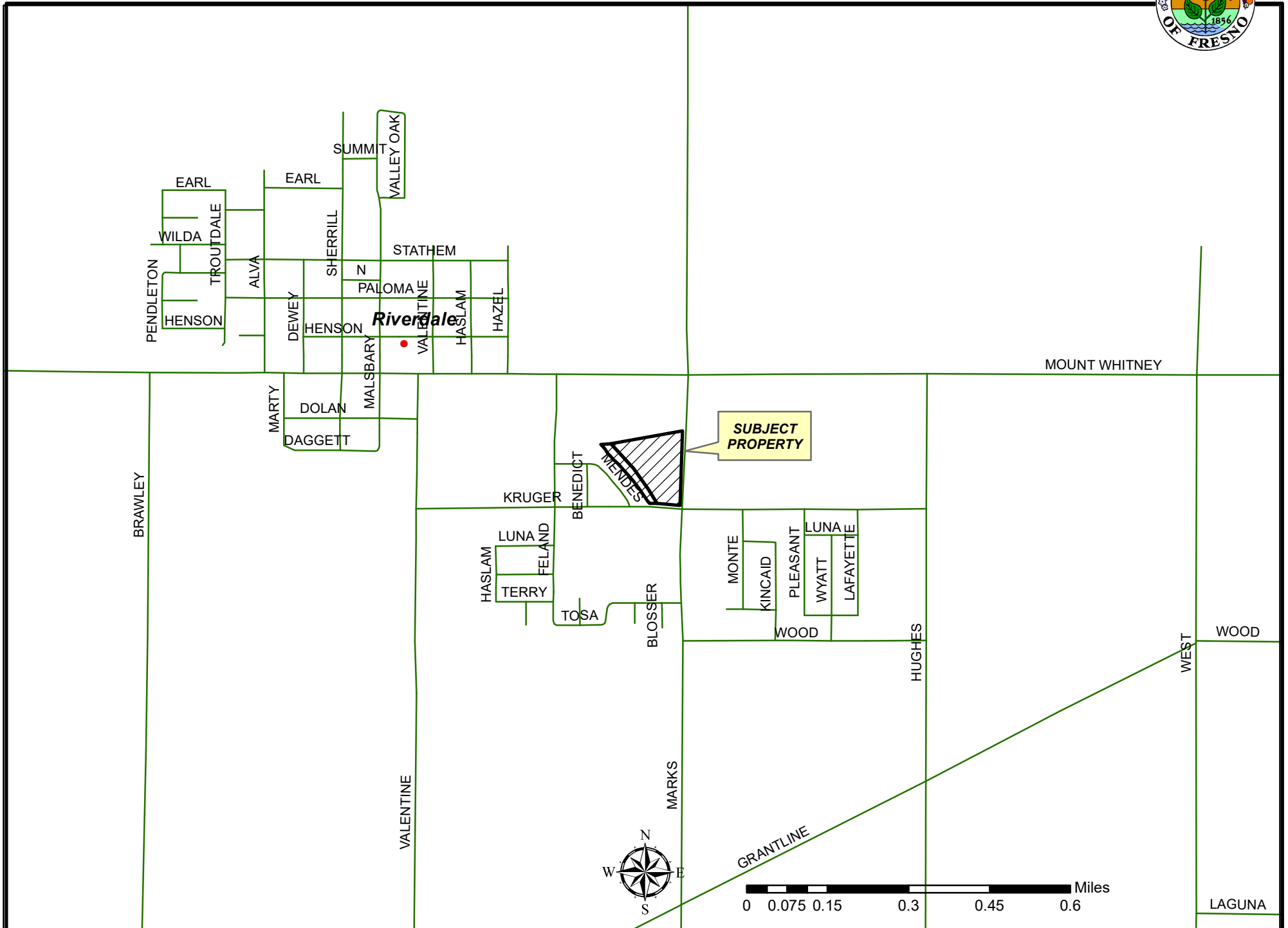
BY: Ethan Davis DATE: 10.6.20 PHONE NUMBER: (559) 600-9669

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY: ( ) COVENANT (X) SITE PLAN REVIEW ( ) MAP CERTIFICATE ( ) BUILDING PLANS ( ) PARCEL MAP ( ) BUILDING PERMITS ( ) FINAL MAP ( ) WASTE FACILITIES PERMIT ( ) FMFCD FEES ( ) SCHOOL FEES ( ) ALUC or ALCC ( ) OTHER (see reverse side)

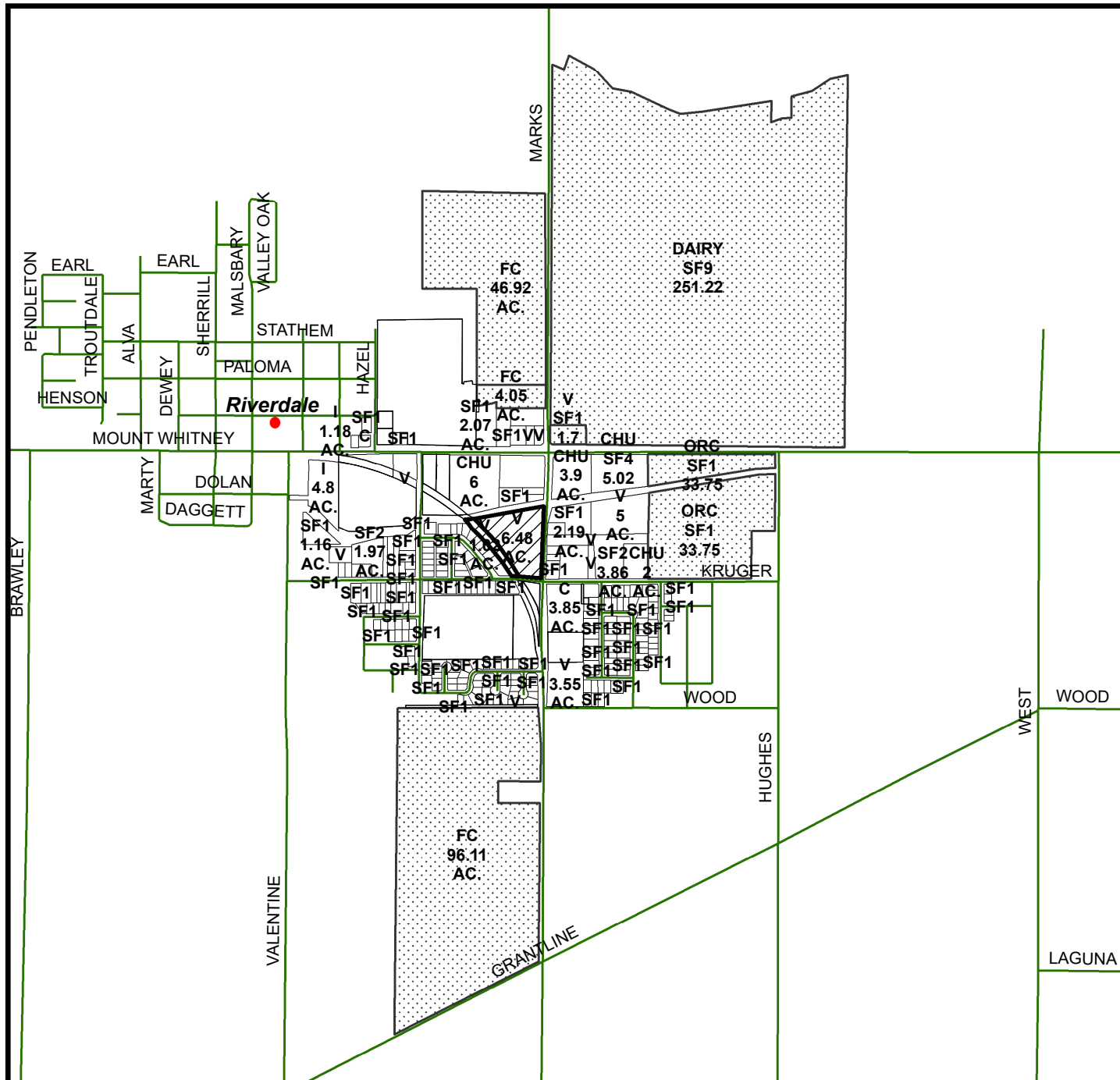
PLU # 113 Fee: \$247.00 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

# LOCATION MAP






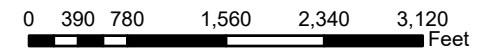
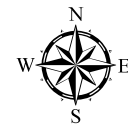
# EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
DAIRY	DAIRY
FC	FIELD CROP
I	INDUSTRIAL
LODGE	LODGE
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

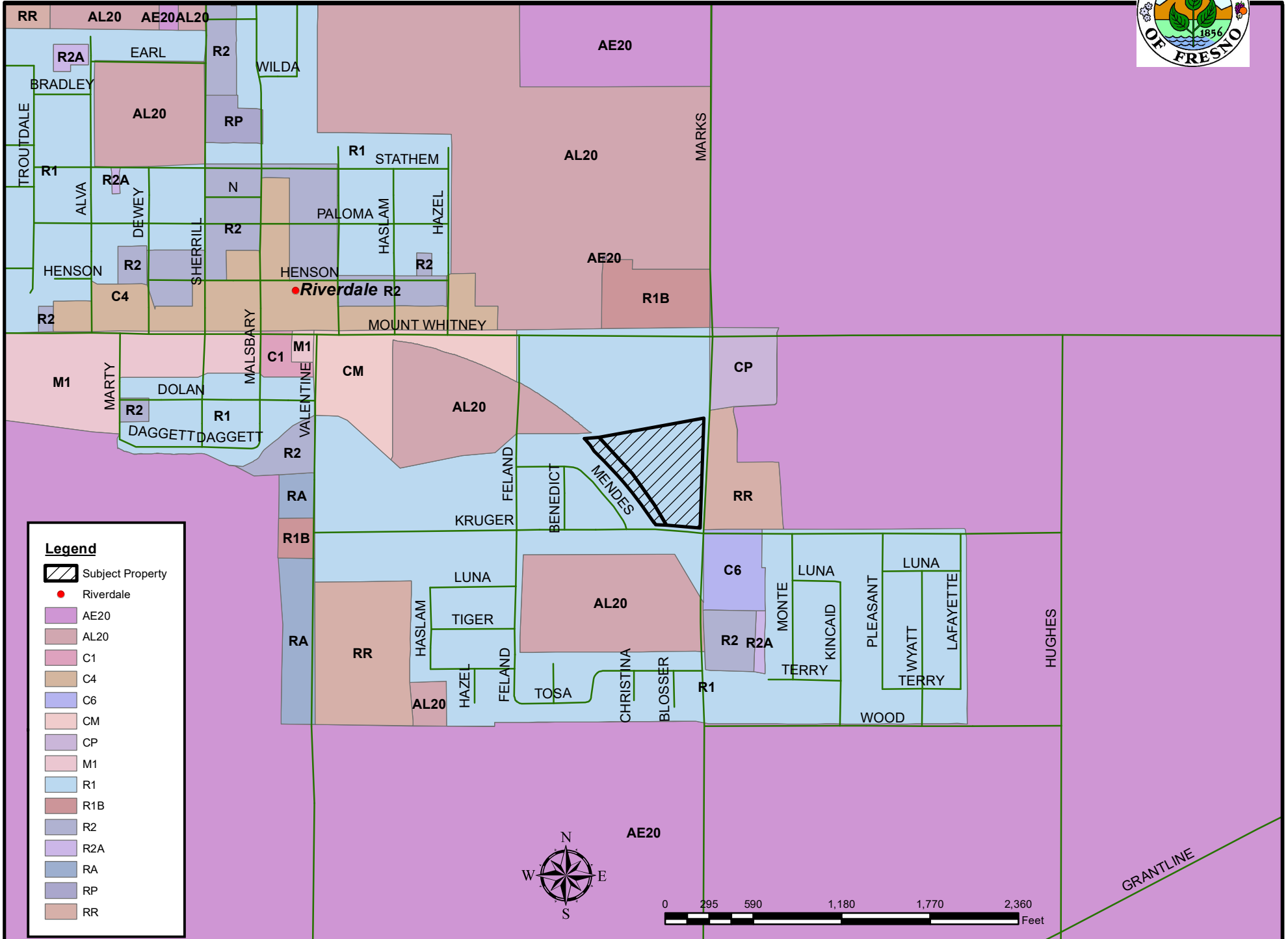
## LEGEND:

-  Subject Property
-  Ag Contract Land
-  Riverdale



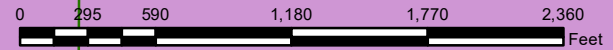
Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP























**Legend**

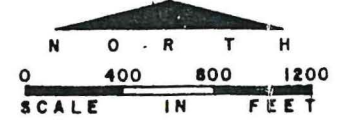
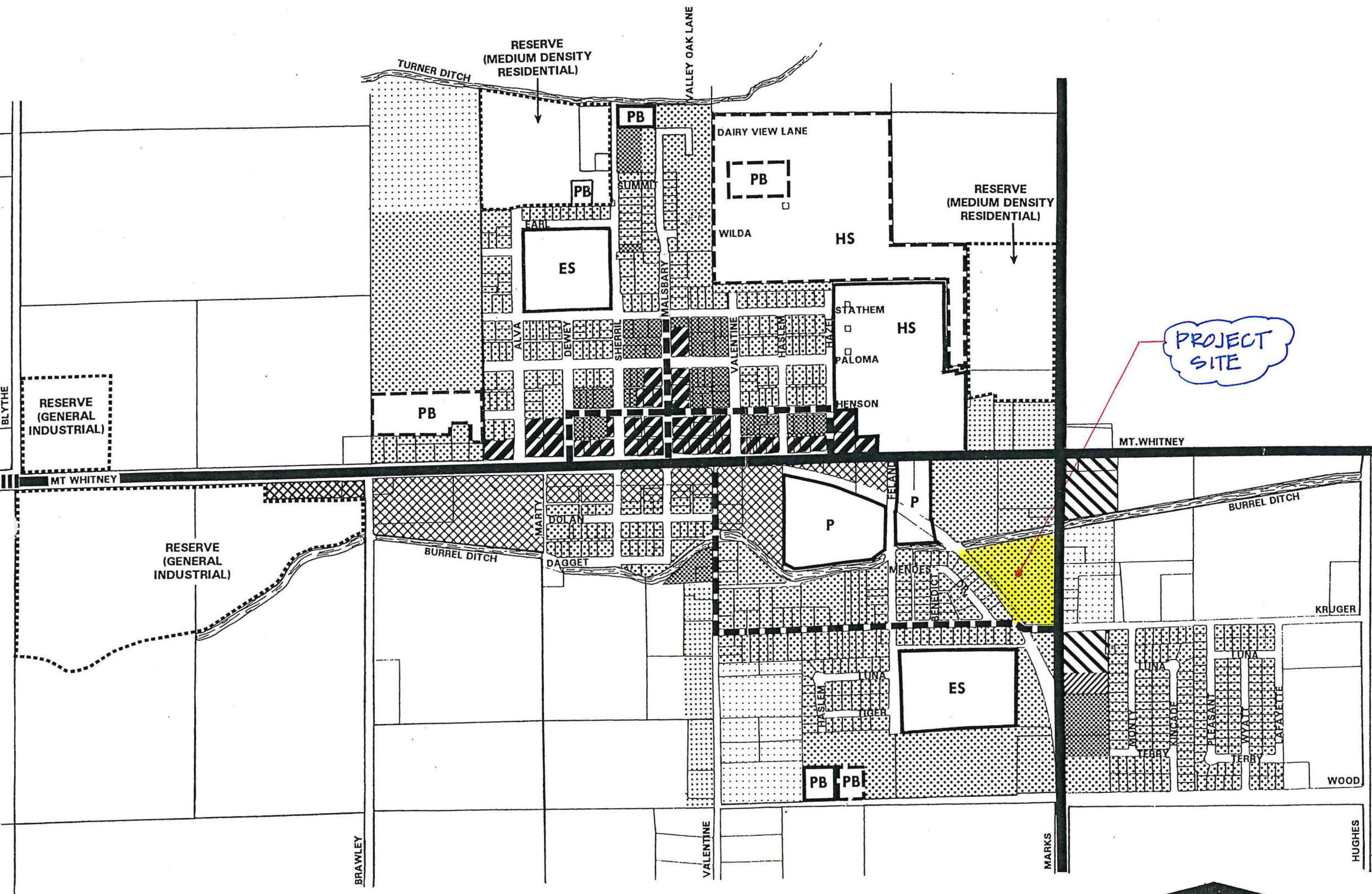
- Subject Property
- Riverdale
- AE20
- AL20
- C1
- C4
- C6
- CM
- CP
- M1
- R1
- R1B
- R2
- R2A
- RA
- RP
- RR



# COMMUNITY PLAN RIVERDALE

## LAND USE AND CIRCULATION ELEMENTS

- AGRICULTURE 
- RESIDENTIAL
  - RURAL RESIDENTIAL 
  - LOW DENSITY 
  - MEDIUM DENSITY** 
  - MEDIUM HIGH DENSITY 
- COMMERCIAL
  - CENTRAL BUSINESS 
  - COMMUNITY 
  - SERVICE COMMERCIAL 
- INDUSTRIAL
  - LIMITED 
  - GENERAL 
- PUBLIC FACILITIES
  - SCHOOL  
  - PARK  
  - PONDING BASIN  
- RESERVE
  - 
- CIRCULATION
  - EXPRESSWAY 
  - ARTERIAL 
  - LOCAL COLLECTOR 



FRESNO COUNTY BOARD OF SUPERVISORS ADOPTED AUGUST 16, 1960			
AMENDMENT	DATE	AMENDMENT	DATE
MT. WHITNEY AVE.	7-17-73	LAND USE AND TEXT	12-17-91
FRESNO COUNTY GENERAL PLAN	2-16-74	LAND USE AND TEXT	9-29-92
MARTY AVE. DOLAN AVE. LAND USE	12-20-77		
LAND USE AND TEXT	10-31-78		
LAND USE AND TEXT	9-22-81		

FRESNO COUNTY PLANNING DEPARTMENT





# 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

1. Property Owner : Farhan Honardoost, Jahan hondaroost Phone/Fax 559 352-7307

Mailing

Address: 2603 Camino Ramon #200 San Ramon Ca / 94583  
Street City State/Zip

2. Applicant : G Davis Slajchert Phone/Fax: 805 379-8555

Mailing

Address: 310 N. Westlake Blvd. Ste 210 Westlake Village CA / 91362  
Street City State/Zip

3. Representative: Mel Casey Phone/Fax: 559 352-7307

Mailing

Address: 2003 Camino Ramon San Ramon Ca / 94583  
Street City State/Zip

4. Proposed Project: Allow General Plan Amendment and Rezone of a property from R-1 to R-2 zone district for a 62 unit multi-family housing complex

5. Project Location: Corner of Marks Avuneu and Kruger Avenue

Riverdale

6. Project Address: 21145 S. Marks Avenue Riverdale Ca

7. Section/Township/Range: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ 8. Parcel Size: 7.35 acres

9. Assessor's Parcel No. 053-260-248/053-020-315 OVER.....

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 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? TBD 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 District<sup>1</sup>: R-1 (single-family residential)

14. Existing General Plan Land Use Designation<sup>1</sup>: B1 Residential

**ENVIRONMENTAL INFORMATION**

15. Present land use: Vacant land

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: natural grasses / dirt

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

Is property in a flood-prone area? Describe:

No

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

North: Vacant land / Saint Ann Church

South: Single Family homes / Adult school

East: Single Family homes

West: Single Family homes

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

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units 62  
Lot Size \_\_\_\_\_  
Single Family \_\_\_\_\_  
Apartments X

II. Commercial - Number of Employees \_\_\_\_\_  
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks \_\_\_\_\_  
Total Square Footage of Building \_\_\_\_\_

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
No other traffic generation activities

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: \_\_\_\_\_  
None

23. Proposed source of water:  
( ) private well  
(X) community system<sup>3</sup>--name: Riverdale Public Utility District OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 15,000 gallons/day/unit + irrigation + MISC
25. Proposed method of liquid waste disposal:  
 ( ) septic system/individual  
 (X) community system<sup>3</sup>-name Riverdale Public Utility District
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 12,000 gallons/day
27. Anticipated type(s) of liquid waste: Water
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: ⊖
29. Anticipated volume of hazardous wastes<sup>2</sup>: ⊖
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: Household trash (solid waste)
32. Anticipated amount of solid waste (tons or cubic yards per day): 20 cu yds/day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 15 yds of recycled waste
34. Proposed method of solid waste disposal: Solid waste disposal Mid Valley Disposal
35. Fire protection district(s) serving this area: Riverdale Volunteer Fire Dept.
36. Has a previous application been processed on this site? If so, list title and date: \_\_\_\_\_
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.

[Signature]  
SIGNATURE

11/10/20  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>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, 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.*


*[Handwritten Signature]*  
\_\_\_\_\_  
Applicant's Signature

*11/10/20*  
\_\_\_\_\_  
Date

**Legend**

-  21145 S Marks Ave
-  Blockbuster Express
-  School
-  St Ann Church



21145 S Marks Ave   
**PROJECT SITE**



**PROJECT SITE**

