



# County of Fresno

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

DATE: November 8, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner; Dominique Navarette, Oscar Gake  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Sheriff's Office, Attn: Captain Ryan Hushaw, Kevin Lolkus, Lt. Brandon  
Purcell, Kathy Curtice, Adam Maldonado  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Cinthia Reyes

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn:  
Michael Corder, Senior Air Quality Specialist, Patia Siong, Air Quality Specialist  
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov  
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis  
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner  
State Department of Health Services, Medical Waste Management Program, Attn: Dave  
Spath, Director

FROM: Alyce Alvarez, Planner  
Development Services and Capital Projects Division

SUBJECT: Classified Conditional Use Permit No. 3814 & Environmental Review No. 8639

APPLICANT: Kyle Little, Daniel's SharpSmart Inc.

DUE DATE: **November 22, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an solid waste processing facility (medical waste collection and sterilization) on a 1.63-acre parcel located in the M-3(c) (Heavy Industrial) District.

The subject parcel is located on the north side of east Therese Avenue between south Peach and east Jefferson Avenues, approximately 1.4 miles southeast of the nearest city limits of the City of Fresno (APN: 340-330-05) (4182 E. Therese Avenue) (SUP. DIST.: 4).

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.

**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, Alyce Alvarez 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) 600-9669, or email alyalvarez@fresnocountyca.gov

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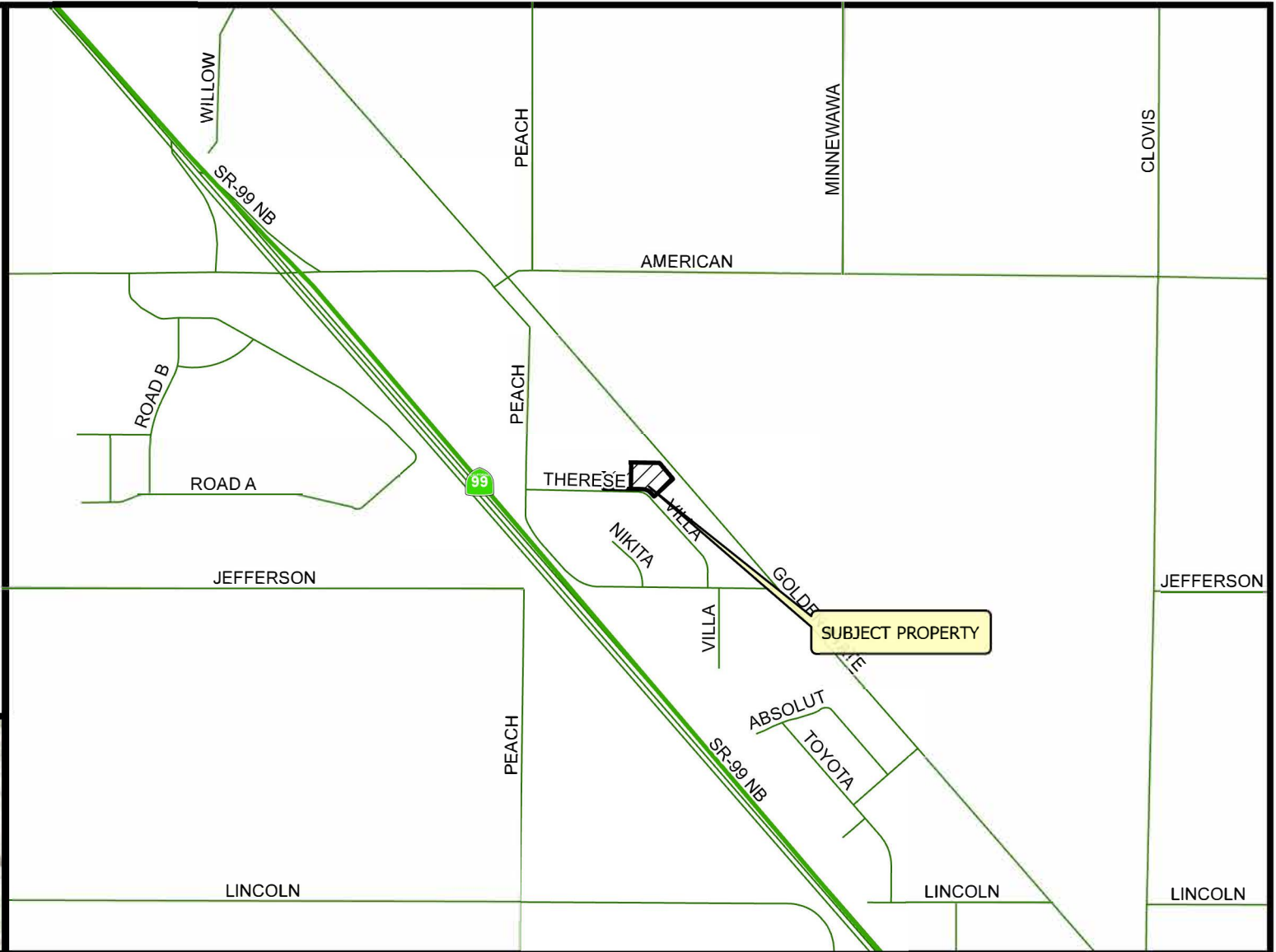
*Activity Code (Internal Review): 2394*

Enclosures

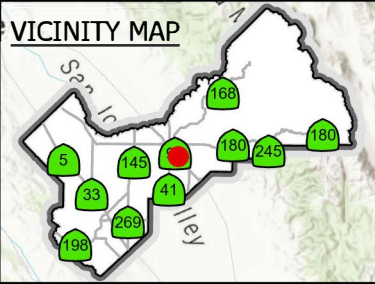
**Legend**



Subject Property



**VICINITY MAP**



# LOCATION MAP

## CUP3814

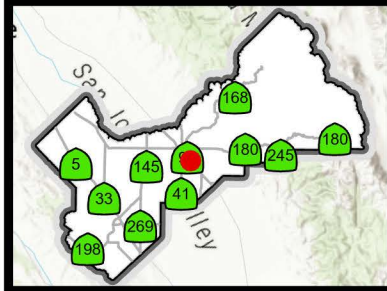
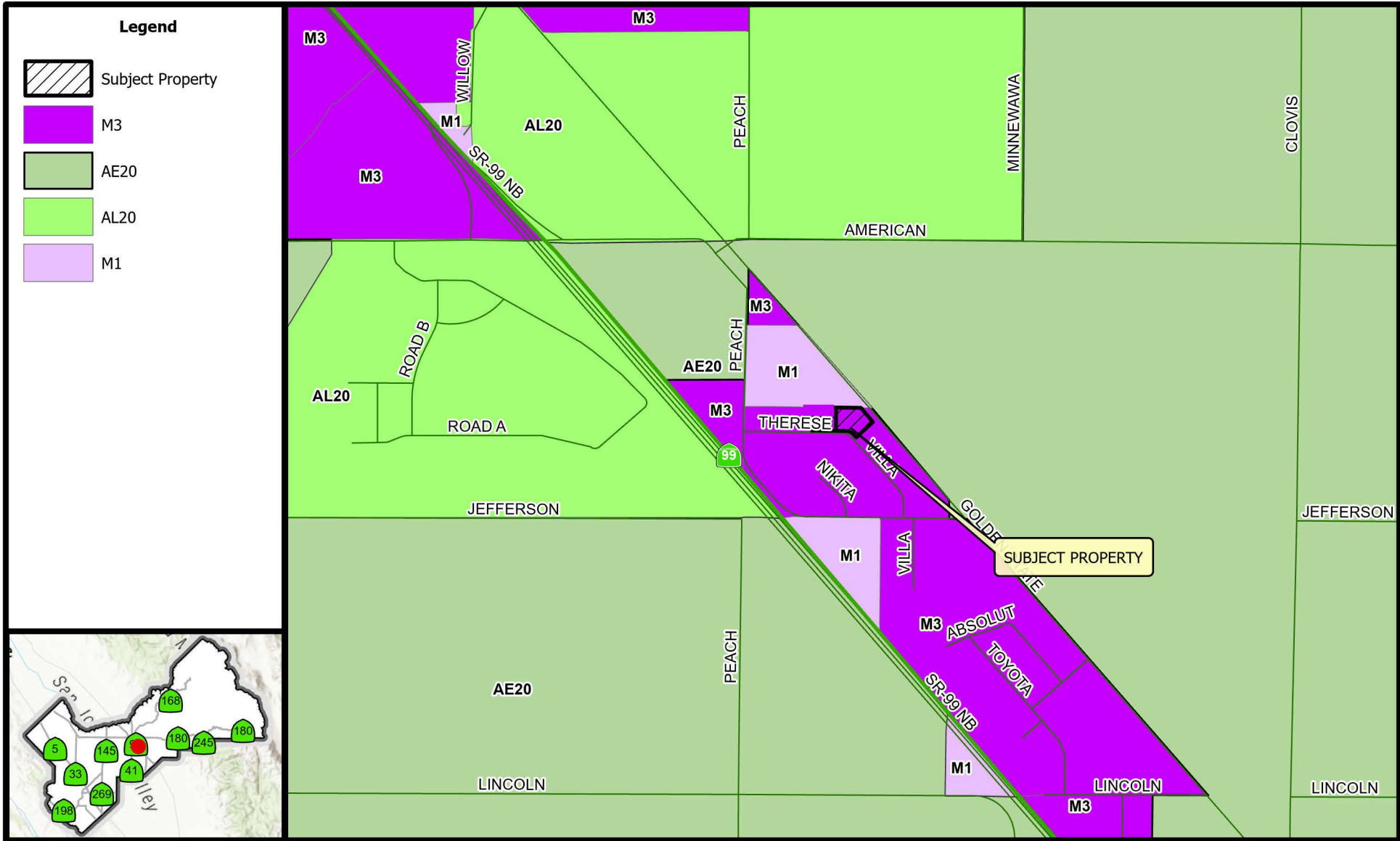
## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 11/4/2024



0 0.15 0.3 Mi

0 1,000 2,000 Feet

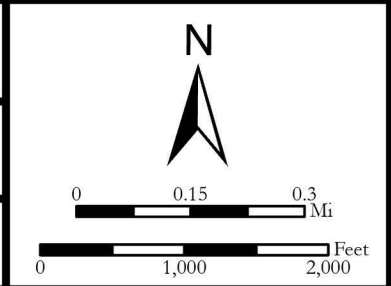


# Existing Zoning Map

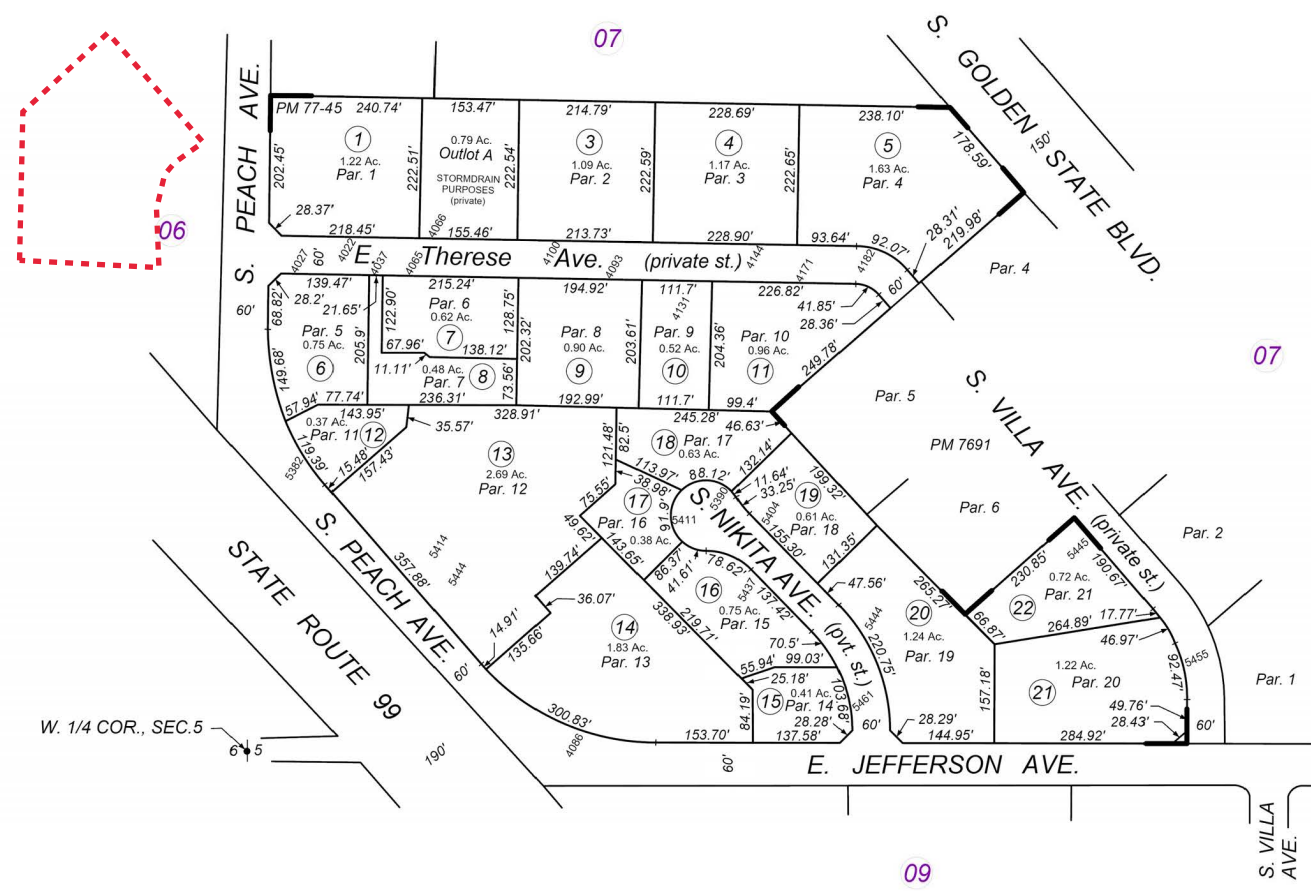
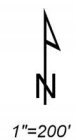
CUP3814  
STR 05 - 15S / 21E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 11/4/2024



-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.





Parcel Map No. 8241 - Bk. 77, Pgs. 45 - 47

Assessor's Map Bk. 340 - Pg. 33  
County of Fresno, Calif.

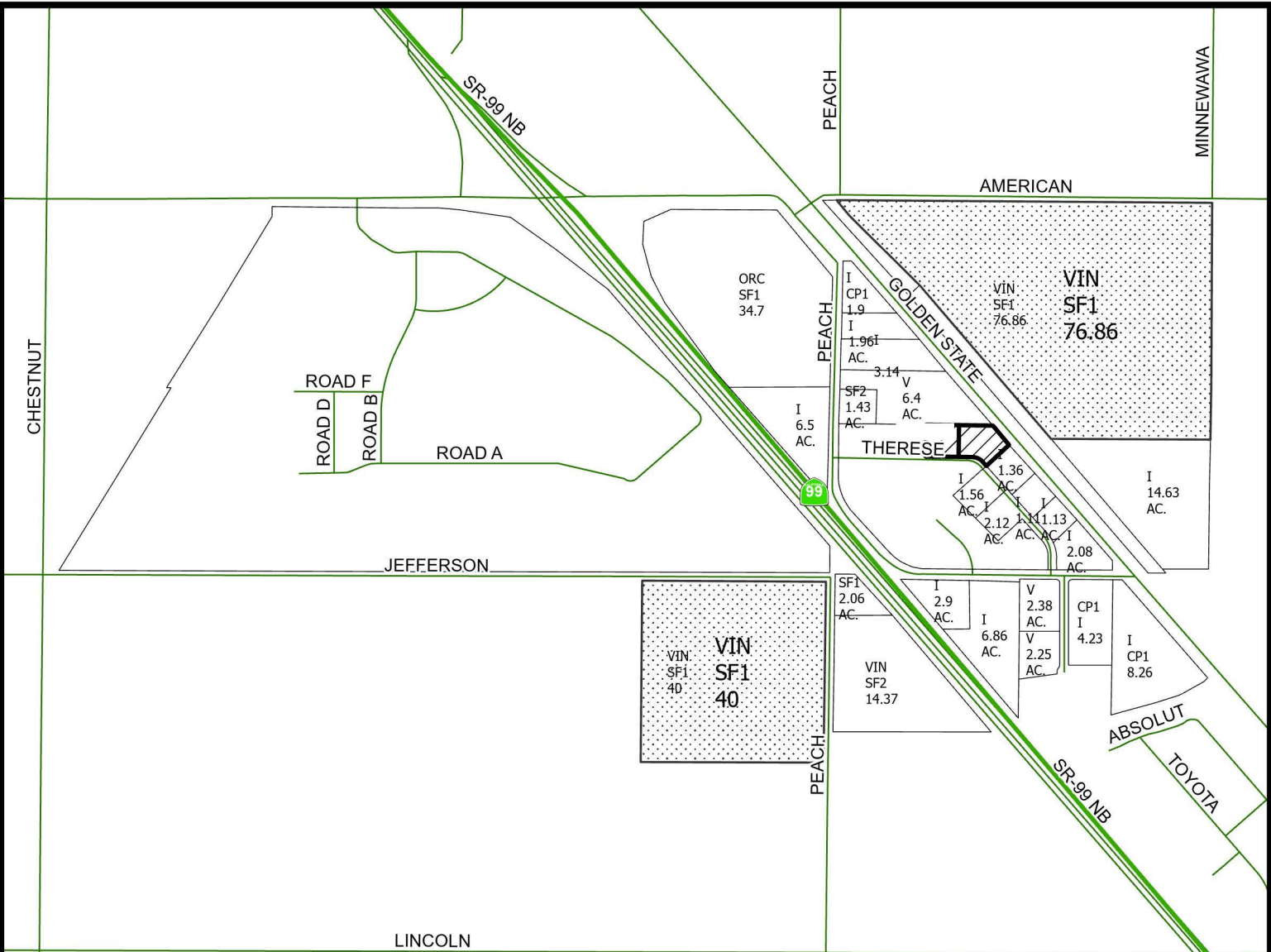
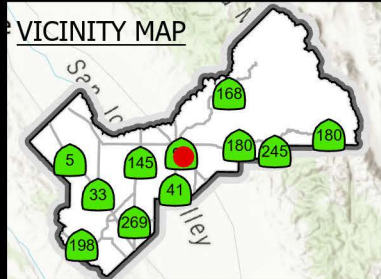


Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

**LEGEND:**

-  Subject Property
-  Ag Contract Land

LEGEND
CP# - OFFICE COMM./PROF
I - INDUSTRIAL
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

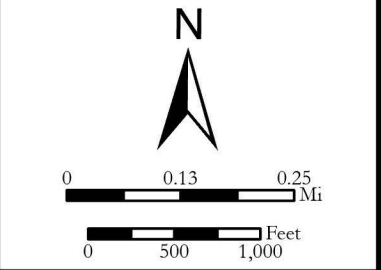


# Existing Land Use Map

## CUP3814

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 11/4/2024



**SITE NOTES :**

1. A) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE INCH VERTICAL IN 20 INCHES HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED @ 1/4" PER FOOT @ 5%.
- B) SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION [CBC 1804.3] 1/4" PER FOOT = 2%.
2. NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
3. ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2022 CALIFORNIA BUILDING CODE.
4. COMPACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
5. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
6. INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR (4) INCHES HIGH WITH MINIMUM 1/2" STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (CBC 901.2).
7. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
8. SUITABLE TOILET FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION. (CFC SECTION 412.7)
9. FINISH FLOOR ELEVATION TO BE 6" ABOVE THE CROWN OF THE STREET.
10. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
11. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
12. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PH (916) 373-3710) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PH (661) 654-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
13. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
14. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
15. PROVIDE A 2% SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MIN. OF FIVE FEET. (FCOC 15.08.020.0)
16. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES. [FCOC 15.60.505].

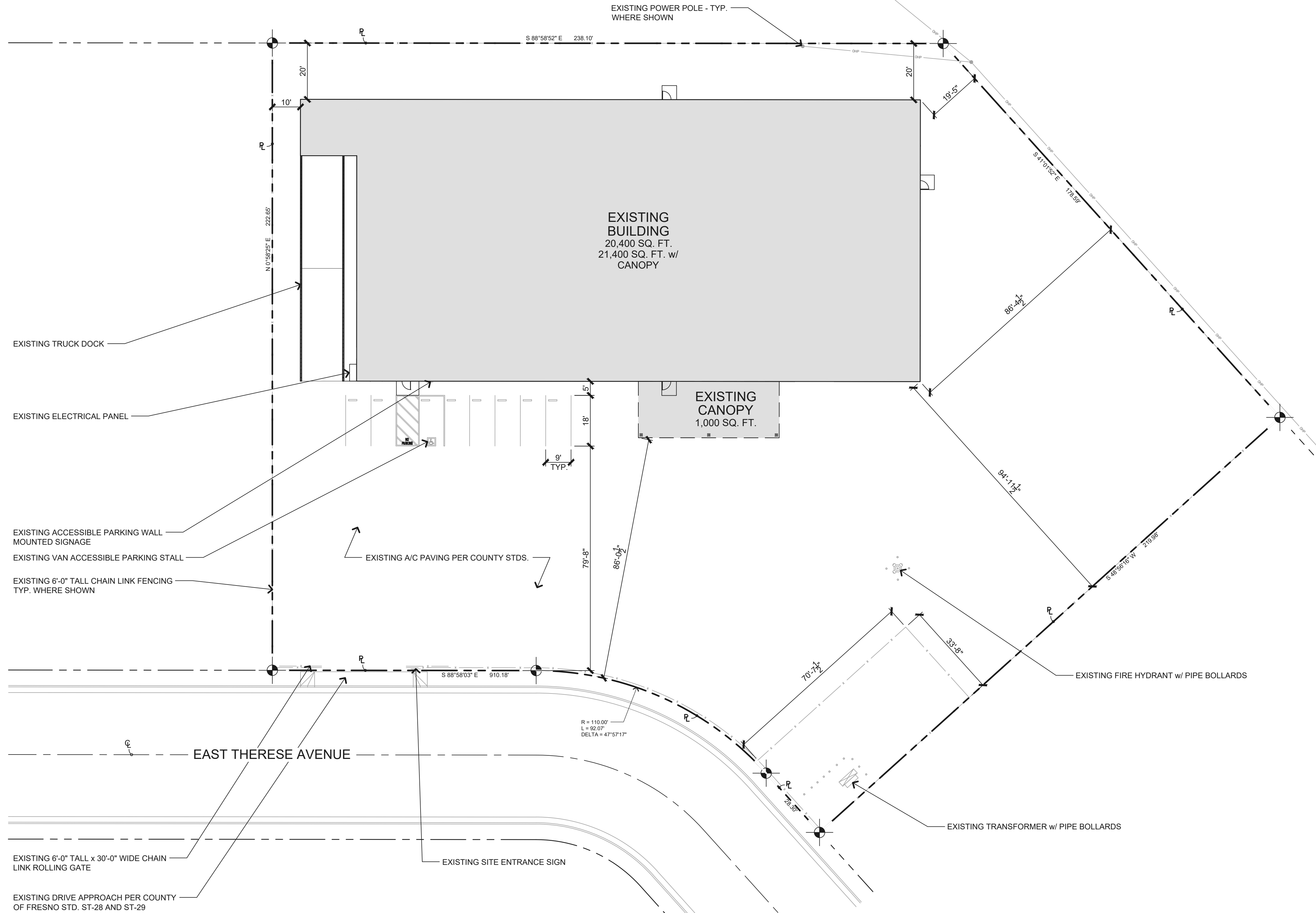
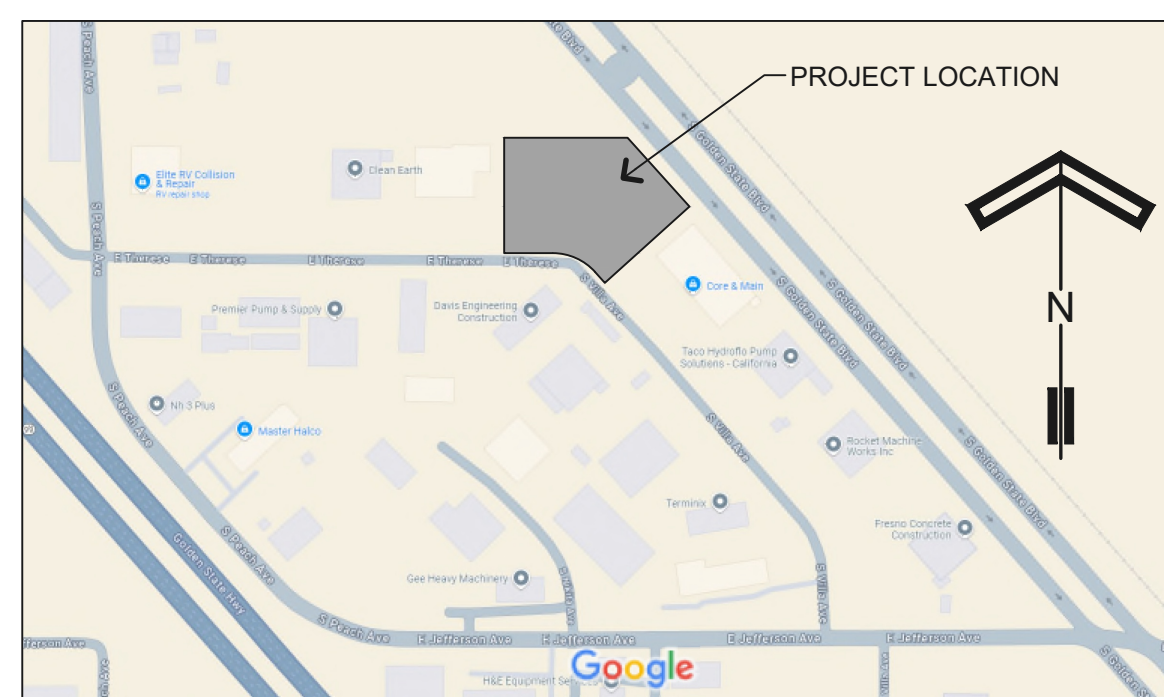
**ACCESSIBILITY NOTES :**

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (2022 CBC 11B-206.2)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE, UNLESS THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. (2022 CBC 11B-206.2)
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS, WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. (2022 CBC 11B-206.3)
4. DIRECTIONAL SIGNS COMPLYING W/ 2022 CBC SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING W/ 2022 CBC SECTION 11B-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. (2022 CBC SECTION 11B-216.6)
5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%), WHEN THE SLOPE OF ANY WALKING SURFACE EXCEEDS 1:20 (5%), IT SHALL COMPLY WITH THE PROVISIONS OF THE 2022 CBC SECTION 11B-405. (2022 CBC SECTION 11B-403.3)
6. THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE STEEPER THAN 1:12 (8.33%). THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2%) MAX. (2022 CBC SECTION 11B-406.2.1, 11B-406.3.1, 11B-406.4.1 AND 11B-406.5.7)
7. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES, WHERE APPLICABLE, SHALL COMPLY WITH 2022 CBC SECTION 11B-405.4, 11B-406.5.5, AND 11B-405.10.
8. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2 INCHES MAX. ON EA. SIDE, EXCLUDING ANY FLARED SIDES AND BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND CLUTTERED STREET OR HIGHWAY ON PARALLEL. CURB RAMPS DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES PER 2022 CBC SECTION 11B-705.1 AND FIGURE 11B-705.1, AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES PER 2022 CBC SECTION 11B-705.1.3.
9. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE. (2022 CBC SECTION 11B-208.3.1)
10. PROVIDE THE APPROPRIATE NUMBER OF ACCESSIBLE PARKING SPACES AS REQUIRED BY 2022 CBC TABLE 11B-208.3.1)
11. ONE IN EVERY SIX ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY 2022 CBC SECTION 11B-502 (2022 CBC SECTION 11B-208.2.4)
12. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. (2022 CBC SECTION 11B-502.7.1)
13. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION OF AN ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE SHALL NOT EXCEED 1:48 (2%). (2022 CBC SECTION 11B-502.4)
14. PROVIDE THE FOLLOWING INFORMATION FOR ACCESSIBLE PARKING :
  - A. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE, OR PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250". SIGNS SHALL BE 60 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MIN. OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. (2022 CBC SECTION 11B-502.6)
  - B. THE SURFACE OF EACH ACCESSIBLE STALL SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER 2022 CBC SECTION 11B-502.6.4.1 OR 11B-502.6.4.2 (2022 CBC SECTION 11B-502.6.4)
  - C. AN APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EA. PARKING SPACE WHICH DISPLAYS THE TOW-AWAY WARNING PER 2022 CBC SECTION 11B-502.8.2 (2022 CBC SECTION 502.8)
15. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" INCH HIGH MAX. CHANGE IN LEVEL BETWEEN 1/4" INCH HIGH MIN. AND 1/2" INCH HIGH MAX. SHALL BE BEHAVED WITH A SLOPE NOT STEEPER THAN 1:2 (50%). CHANGE IN LEVEL GREATER THAN 1/2" INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 2022 CBC SECTION 11B-405 OR 11B-406. (2022 CBC SECTION 11B-404.2.5, 11B-302, AND 11B-303)
16. EXISTING ACCESSIBLE PATH OF TRAVEL ELEMENTS TO BE VERIFIED TO BE COMPLIANT WITH THE CURRENT OR PRECEDING EDITION OF THE CALIFORNIA BUILDING CODE CHAPTER 11B.

**FIRE NOTES :**

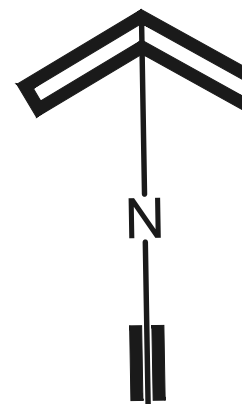
1. AN APPROVED KNOX BOX SHALL BE INSTALLED IN AN APPROVED LOCATION AT A HEIGHT OF APPROXIMATELY 5 FEET ABOVE GRADE NEAR THE MAIN ENTRANCE TO THE BUILDING. OBTAIN AN ORDER FORM FROM FRESNO COUNTY FIRE PROTECTION DISTRICT. THE KEY BOX SHALL CONTAIN LABELED KEYS TO GAIN ACCESS INTO ALL PORTIONS OF THE BUILDING OR SPECIFIC PORTIONS OF THE BUILDING AS REQUIRED BY THE FIRE CODE OFFICIAL. THE OPERATOR OF THE BUILDING SHALL IMMEDIATELY NOTIFY THE FIRE CODE OFFICIAL AND PROVIDE A NEW KEY WHEN A LOCK IS CHANGED OR REKEYED. THE KEY TO SUCH LOCK BE SECURED IN THE KEY BOX BY THE FIRE CODE OFFICIAL. (CFC 506)
2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THE PORTABLE FIRE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES.
3. PORTABLE FIRE EXTINGUISHERS SHALL BE CURRENTLY SERVICED AND HAVE A CALIFORNIA STATE FIRE MARSHALL SERVICE TAG AFFIXED TO THEM.
4. PROVIDE A FLOW TEST ON THE EXISTING HYDRANT LOCATED ADJACENT TO THE PROPOSED BUILDING ADDITION.
5. PRIOR TO OCCUPANCY, THE EMERGENCY RESPONDER RADIO COVERAGE BOOSTER PROVIDER SHALL PERFORM A RADIO FREQUENCY TEST THROUGHOUT THE BUILDING TO DETERMINE THE NECESSARY BI-DIRECTIONAL AMPLIFIER, DISTRIBUTED ANTENNA SYSTEM RADIO BOOSTER SYSTEM EQUIPMENT REQUIREMENTS AND SHALL INSTALL SAID SYSTEM APPROPRIATELY IN ORDER TO ENSURE EMERGENCY RESPONDER RADIO COVERAGE THROUGHOUT THE FACILITY. THE SYSTEM SHALL AT LEAST MEET THE MIN. REQUIREMENTS DELINEATED IN SECTION 510 OF THE 2022 CFC.
6. DESIGNATED ("HIGHLIGHTED") CURBS WILL BE PAINTED RED WITH 3" LETTERS STATING "FIRE LANE" "NO PARKING" EVERY 50 FEET. "R" RED STRIP IF NO CURBS EXIST.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. THEY SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (60,000 POUNDS). THE GRADE OF FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10%. FIRE APPARATUS ACCESS ROADS SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES SHALL BE MAINTAINED AT ALL TIMES. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED UTILIZING AN APPROVED METHOD. (CFC 503)

**VICINITY MAP :**



**LEGEND :**

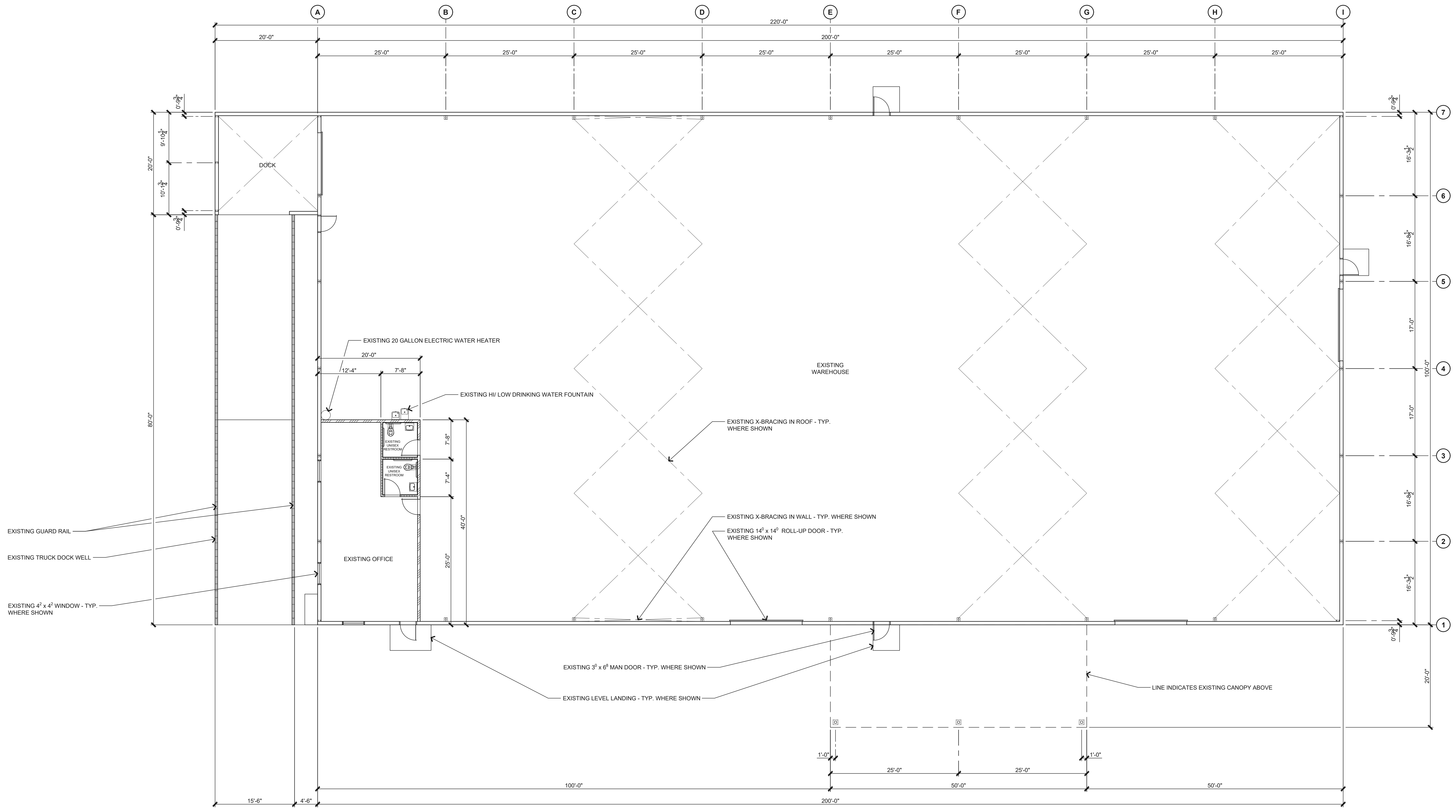
- PROPOSED
- EXISTING
- OVERHEAD POWER LINE



**MASTER SITE DEVELOPMENT PLAN**

No.	Issue/Revision	By	App.	Date
1	ISSUED FOR USE PERMIT AMENDMENT	S.O.	A.C.S.	08/29/24

Date	08/29/24
Scale	1/4" = 1'-0"
Dr. By	S. ODOM
App. By	A. STEVENSON
Job No.	2024.241
Dwg No.	24241MSD
Sheet	<b>A-1</b>
Revision No.	0



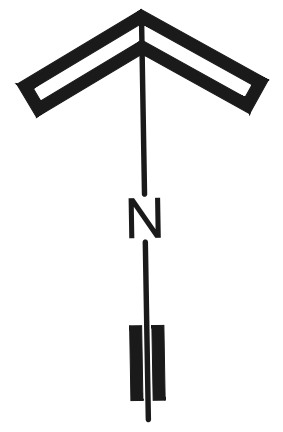
EXISTING GUARD RAIL  
 EXISTING TRUCK DOCK WELL  
 EXISTING 4' x 4' WINDOW - TYP. WHERE SHOWN

EXISTING 20 GALLON ELECTRIC WATER HEATER  
 EXISTING HI/ LOW DRINKING WATER FOUNTAIN  
 EXISTING OFFICE  
 EXISTING LANSKY RESTROOM  
 EXISTING RESTROOM

EXISTING WAREHOUSE  
 EXISTING X-BRACING IN ROOF - TYP. WHERE SHOWN  
 EXISTING X-BRACING IN WALL - TYP. WHERE SHOWN  
 EXISTING 14' x 14' ROLL-UP DOOR - TYP. WHERE SHOWN

EXISTING 3' x 6' MAN DOOR - TYP. WHERE SHOWN  
 EXISTING LEVEL LANDING - TYP. WHERE SHOWN

LINE INDICATES EXISTING CANOPY ABOVE

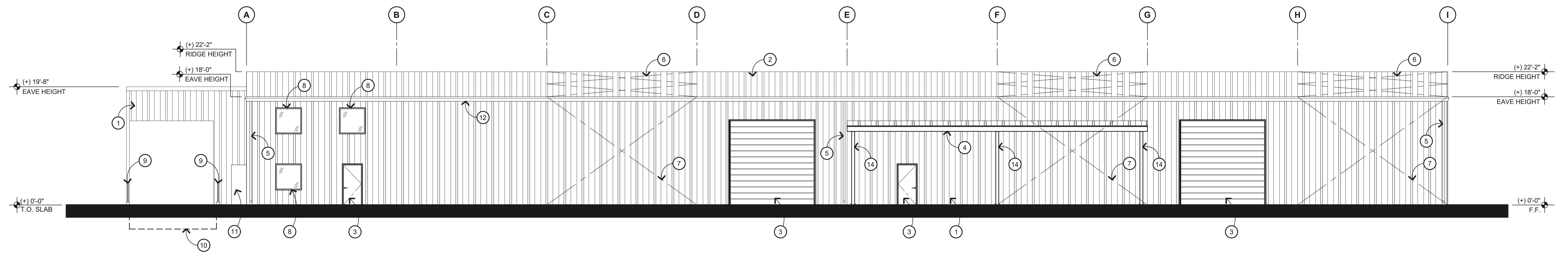


**BUILDING COORDINATION PLAN**

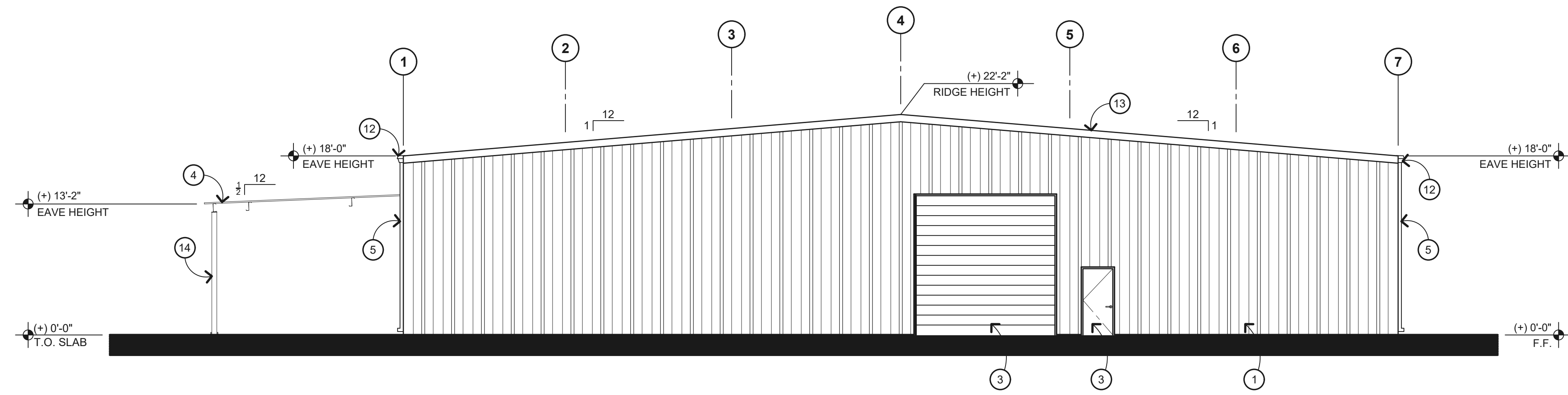
No.	Issue/Revision	By	App.	Date
1	ISSUED FOR USE PERMIT AMENDMENT	S.O.	A.C.S.	08/29/24

Date	08/29/24
Scale	1/8" = 1'-0"
Dr. By	S. ODOM
App. By	A. STEVENSON
Job No.	2024.241
Dwg. No.	24241BCP
Sheet	<b>A-2</b>
Revision No.	0

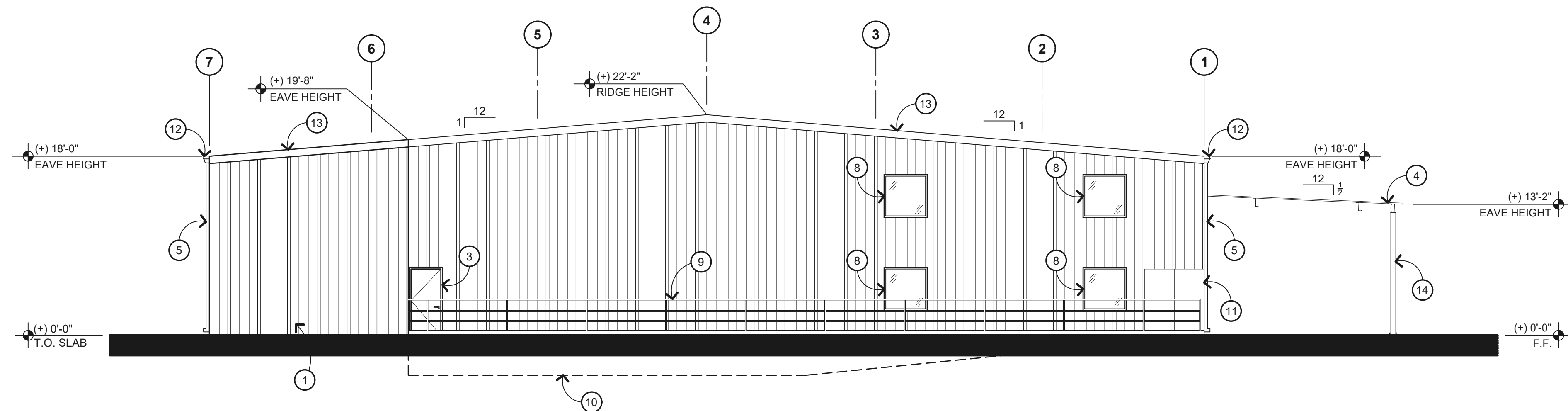




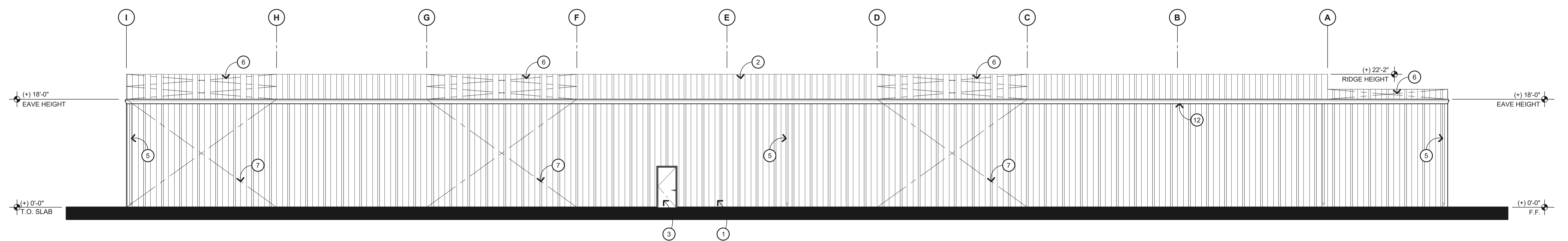
**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

**EXTERIOR MATERIAL LIST**

MARK	DESCRIPTION
1	EXISTING METAL SIDING - BY M.B.M.
2	EXISTING METAL ROOF - BY M.B.M.
3	EXISTING DOOR - SEE PLAN
4	EXISTING CANOPY - BY M.B.M.
5	EXISTING DOWNSPOUT - SEE ROOF DRAINAGE PLAN
6	EXISTING ROOF X-BRACING - BY M.B.M.
7	EXISTING WALL X-BRACING - BY M.B.M.
8	EXISTING WINDOW - SEE PLAN
9	EXISTING GUARD RAIL
10	EXISTING TRUCK DOCK WELL
11	EXISTING ELECTRICAL PANEL
12	EXISTING GUTTER - SEE ROOF DRAINAGE PLAN
13	EXISTING RAKE TRIM - BY M.B.M.
14	EXISTING COLUMN - BY M.B.M.

**EXTERIOR ELEVATIONS**

No.	Issue/Revision	By	App.	Date
1	ISSUED FOR USE PERMIT AMENDMENT	S.O.	A.C.S.	08/29/24

Date	08/29/24
Scale	1/8" = 1'-0"
Dr. By	S. ODOM
App. By	A. STEVENSON
Job No.	2024.241
Dwg. No.	24241ELV
Sheet	<b>A-3</b>
Revision No.	0

**Project Description/Operational Statement**

***Please provide a complete, detailed description of the proposed use. Enclosed is a checklist of considerations that should be addressed. The Operational Statement must be on a separate sheet and should be typed.***

**Project Description**

Daniels Health currently occupies the property located at 4144 E. Therese Ave. Fresno, CA 93725 and has operated from this location since CY 2006 within CUP# 3171. In summary, the operation is considered a solid waste processing facility – specifically medical waste containment, transportation, sterilization, and transfer under County of Fresno Conditional Use Permit (CUP)# 3171. Additionally, it is fully regulated by applicable Federal and State governing agencies including but not limited to California Department of Public Health (CDPH) – CDPH Medical Waste Treatment Facility Permit # TS/OST – 55; CDPH Medical & Hazardous Waste Transporter Permit # 4707.

This project proposes an amendment to the existing CUP# 3171, which would include the adjacent property located at 4182 E. Therese Ave. Fresno, CA 93725 (the “Facility”). Daniels Health owns this Facility. The operation at the Facility will be the same as the operation at 4144 E. Therese Ave.

## Operational Statement

### 1. Nature of the operation--what do you propose to do? Describe in detail

Amendment to an existing Conditional Use Permit (CUP 3171) to include the existing adjacent property/facility located at 4182 E. Therese Ave. Fresno, CA 93725 (the "Facility"). The operation will include the same current operation at 4144 E. Therese Ave.:

1. Medical waste containment, transportation, sterilization, and transfer in accordance with Local, State, and Federal regulation, including the CDPH Medical Waste Management Act.; and

In summary, the Facility provides essential services to healthcare facilities in California. It provides the safest and most sustainable containers in the world for the disposal of regulated medical waste - to ultimately protect healthcare workers and the environment. The Facility will warehouse and distribute reusable containers to healthcare facilities for the disposal of regulated medical waste.

Operations include dispatching trucks with enclosed cargo holds to facilities which generate medical waste, transporting the containerized waste to the treatment facility, sterilizing and compacting the waste, and transporting it to a landfill for disposal.

The facility would treat biohazardous and sharps waste, and store and transport pathology, pharmaceutical, and trace chemotherapy waste.

Equipment will include but not limited to forklift, boiler, Washsmart, and autoclave (steam sterilization unit).

Pre-Application Review No. 24-005591

CUP 3171

Daniels Fresno Facility

September 2024

**Links for reference:**

**Company profile**

[www.danielshealth.com](http://www.danielshealth.com)

**Containers**

<https://www.danielshealth.com/our-products>

**Route trucks**

<https://www.danielshealth.com/our-fleet>

**Washsmart**

<https://www.danielshealth.com/our-washsmart>

**Autoclave**

<https://www.danielshealth.com/our-treatment-processes>

## 2. Operational time limits:

Daniels is a national provider of services to healthcare facilities including, but not limited to hospitals, nursing, and retirement homes. Daniels provides ongoing regular service to healthcare facilities for the management of healthcare waste.

These functions are defined as 'essential services' supporting healthcare operations for ongoing patient care. These services are not seasonal and may be required at any time on any day. However, general hours of operation are outline below:

- **Months (if seasonal):** The Facility is not seasonal and will operate 12 months out of the year.
- **Days per week:** Monday – Friday
- **Hours:** from 5am to 6pm
- **Total hours per day:** 13 hours
- **Special activities:** N/a
  - **Frequency:** N/a
  - **Hours:** N/a
  - **Are these indoors or outdoors?** All operations are indoors

**3. Number of customers or visitors:**

The nature of the business does not bring customers or visitors to our facility on a regular basis. throughout the year CDPH may visit our facility to inspect our operation. All visits and/or inspections will be Monday - Friday from 8am - 5pm.

**4. Number of employees:**

- **Current:** 5 employees (drivers, operations staff, administrative, management)
- **Future:** 12 employees
- **Hours they work:** 5am to 6pm
- **Do any live on-site as a caretaker?** No.

**5. Service and delivery vehicles:**

- **Number:** 5
- **Type:** commercial - 26' route-trucks
- **Frequency:** Servicing healthcare once / day

**6. Access to the site:** Employees will enter from E. Therese Ave.

- **Public Road:** Yes.
- **Private Road:** No.
- **Surface:** Asphalt
- **Unpaved (dirt/gravel) / Paved:** Paved.

**7. Number of parking spaces for:**

- **Employees:** 12
- **Customers:** 0
- **Service/delivery vehicles:** 5
- **Type of surfacing on parking area:** Asphalt

**8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.**

No goods will be sold onsite.

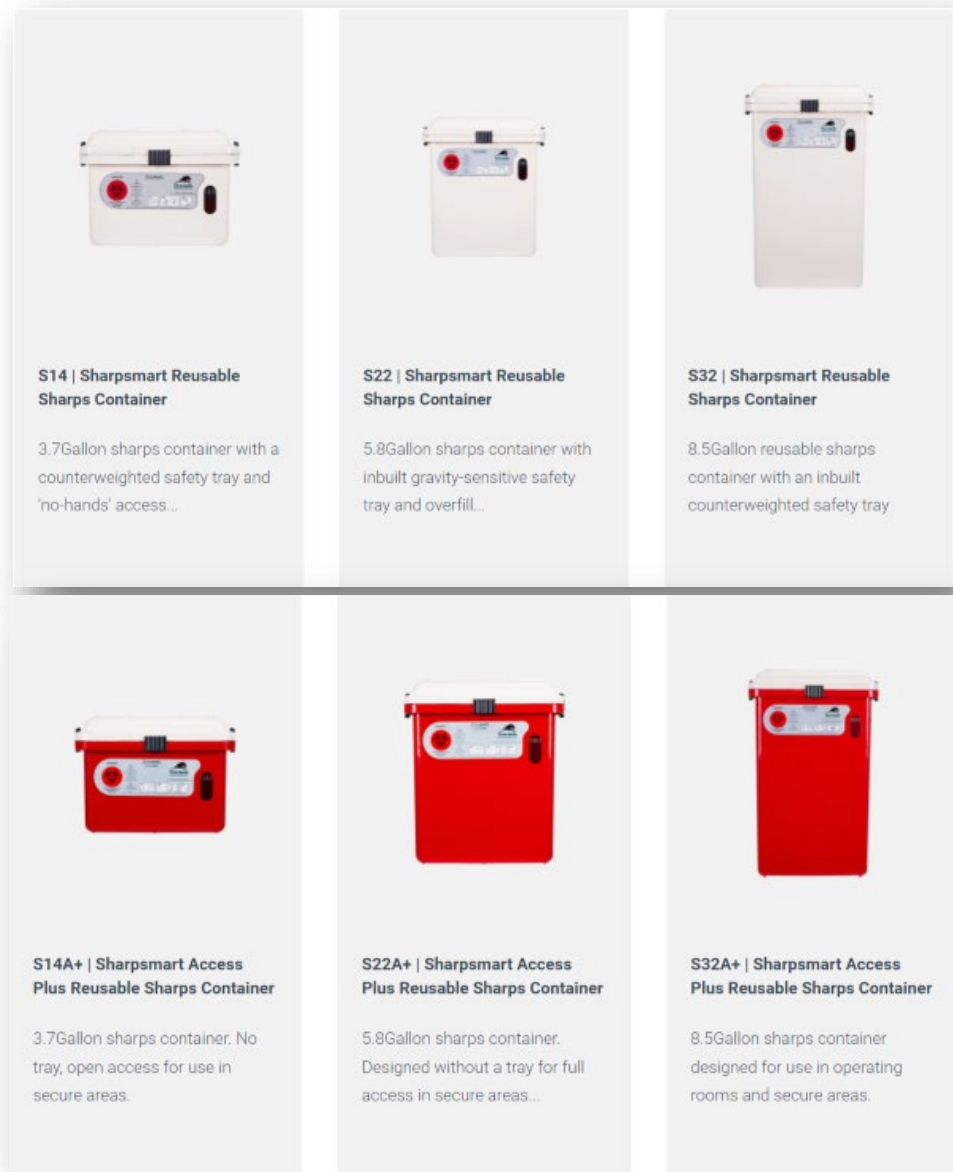
**9. What equipment is used?**

- **If appropriate, provide pictures or brochure.**

Equipment will include a forklift, Daniels containers, route-trucks, commercial boiler, Washsmart, and autoclave (steam sterilization unit est. 6' x 30').

**Photos – for reference only – the following are examples:**

**Reusable Sharps Containers**



**Reusable non-sharps containers**



**RMW Reusable Tub | 28 Gallon**

Designed for low volume RMW waste disposal. Stackable, nestable, and mobile when...



**RMW Reusable Tub | 38 Gallon**

Designed for medium volume RMW waste disposal. Stackable, nestable, and mobile when...



**Medical Waste Bin | 96 Gallon**

Featuring rear wheels for easy mobility, this 96Gallon container is designed for...



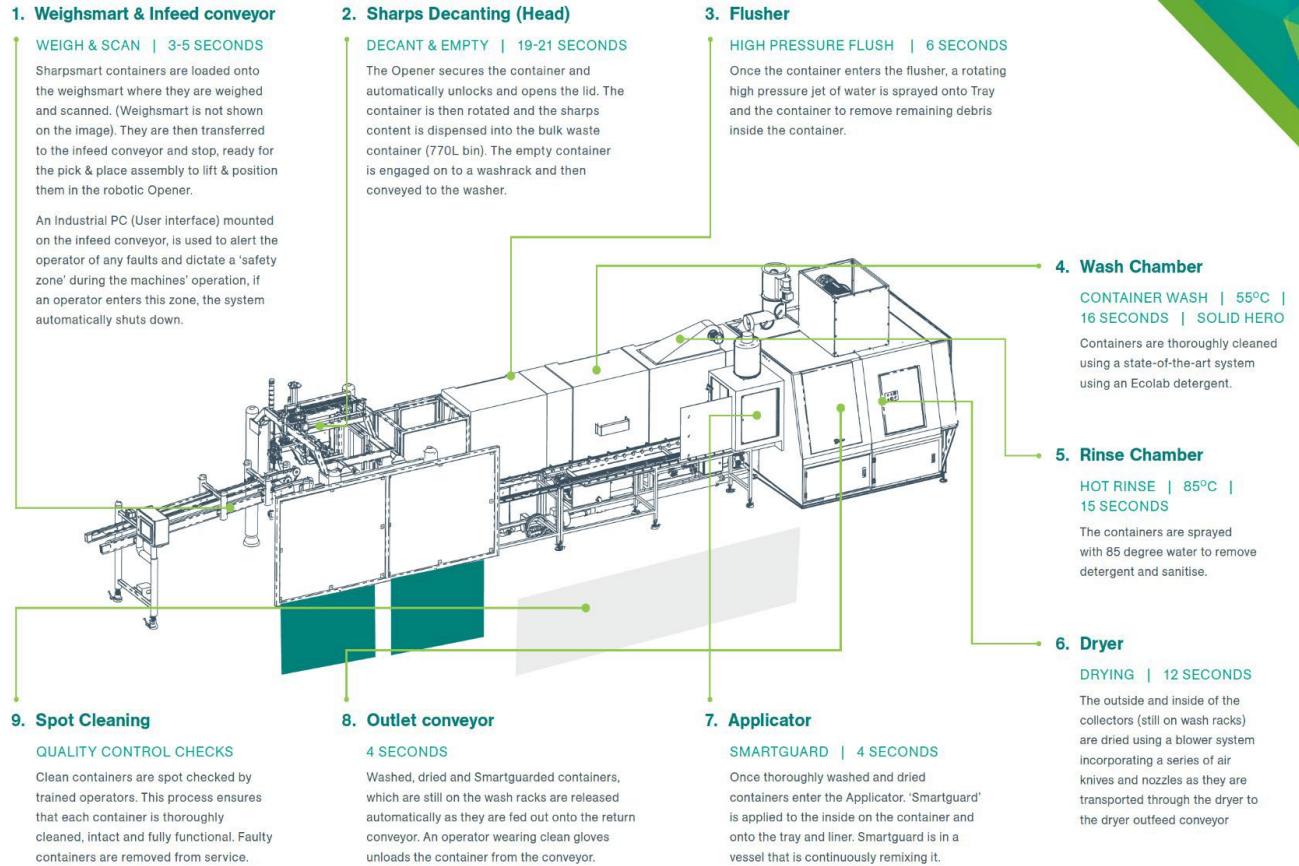
**Route truck**



*Example photo*

**Washsmart Machine**

# Washsmart Process



Example photo

Washmart Machine – Overview

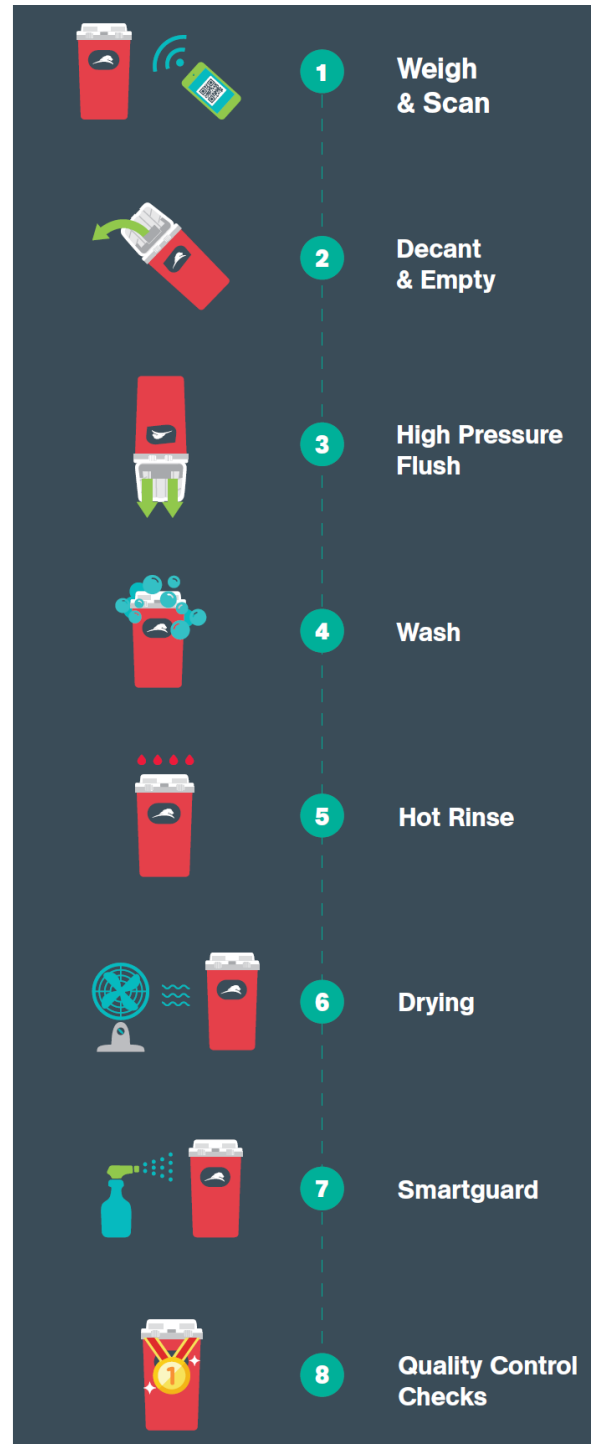
# World-leading Robotic Cleaning Technology

The Daniels Washsmart and Nano automated systems are purpose-built state-of-the-art processors that robotically decant, wash and decontaminate all Sharpsmart collectors. Soiling is removed by the interaction of water pressure, biodegradable detergent, heat and proprietary surface film.

Within the automated process, all Sharpsmart collectors are robotically emptied of their contents and then undergo:

- ▶ High-pressure cold water flushes
- ▶ Hot water detergent wash at 131°F for 45 secs
- ▶ Hot water rinse at 185°F for 15 secs
- ▶ Drying and Cooling

At the completion of the washing process, each collector is subjected to a 10-point Quality Assurance Check prior to re-closure, storage and redeployment.



**Commercial Boiler**



*Example photo*

**Autoclave (steam sterilizer)**



*Example photo*

**Compactor – treated medical waste**



*Example photo*

**10. What supplies or materials are used and how are they stored?**

Empty containers, totes, corrugated boxes to distribute to healthcare. Other supplies include water, container detergents/soap used by the Washsmart machine. The Facility will store cleaning supplies to ensure good housekeeping measures are taken.

**11. Does the use cause an unsightly appearance?**

- **Noise** – Only noise from regular industrial activity, including commercial trucks. This is mitigated as operations are completed inside the building.
- **Glare** – No.
- **Dust** – No.
- **Odor** – May be generated from medical waste, however, is not putrescent or will cause a nuisance as all operations are completed inside building. Medical waste is managed in accordance with Federal, State, and Local regulation include California Department of Public Health (CDPH). All material is containerized in DOT Specification containers with inside liners, operation employs first-in-first-out practices, and refrigeration trailers available as required.

**12. List any solid or liquid wastes to be produced.**

- **Estimated volume of wastes:**
  - 7,000,000 lbs. annual
  - 5,250,000 received, sterilized, and transferred to landfill
  - 1,750,000 received, transferred to alternative approved treatment facility
- **How and where is it stored?** Medical waste is stored in a means of containment at every stage of the operation. It is stored inside of the building.
- **How is it hauled, and where is it disposed?** Sterilized medical waste / solid waste is hauled in a compactor type unit to a landfill in Kerman, CA.
  - **How often?** Daily

**13. Estimated volume of water to be used (gallons per day):** est. 12,500 GPD

- **Source of water?** Sanitary, boiler, container power washing, Washsmart, autoclave.

**14. Describe any proposed advertising including size, appearance, and placement.**

8' (wide) x 5' (high) sign that says Daniels Health, address, company logo, etc.

For example,



4182 E. Therese Ave. Fresno, CA

**15. Will existing buildings be used or will new buildings be constructed?**

- Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.

Existing buildings will be used. However, in the future, it is possible the addresses located at 4144 E. Therese Ave. and 4182 E. Therese Ave. will be connected.

**16. Explain which buildings or what portion of buildings will be used in the operation.**

The entire building, located at 4182 E. Therese Ave. will be used for our operation.

**17. Will any outdoor lighting or an outdoor sound amplification system be used?**

- Describe and indicate when used.

No outdoor lighting or outdoor sound amplification system is used

**18. Landscaping or fencing proposed?**

- Describe type and location.

Will remove the current fencing that separates the properties at 4144 E. Therese Ave. & 4182 E. Therese Ave.

**19. Any other information that will provide a clear understanding of the project or operation.**

N/a



**20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**

- Owner: Daniels Fresno CA, LLC  
Officers: Dan Daniels, CEO; Dean McPhee, CFO, Company Secretary

**Photographs**

*Provide labeled photos of panoramic views of the property (north, south, east, and west).*

North



North



West



West



South



South



South



Fresno, California  
Google Street View  
Aug 2023 See more dates



East



East





# Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

**MAILING ADDRESS:**  
 Department of Public Works and Planning  
 Development Services and Capital Projects Division  
 2220 Tulare St., 6<sup>th</sup> 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 2<sup>nd</sup> 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 \_\_\_\_\_
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for \_\_\_\_\_

**DESCRIPTION OF PROPOSED USE OR REQUEST:**

**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: \_\_\_\_\_ side of \_\_\_\_\_  
 between \_\_\_\_\_ and \_\_\_\_\_  
 Street address: \_\_\_\_\_

APN: \_\_\_\_\_ Parcel size: \_\_\_\_\_ Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, \_\_\_\_\_ (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.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

**CONTACT EMAIL:**

**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

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

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Zone District: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Parcel Size: \_\_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

over.....

**2023-0011016**

Recorded at the request of:  
SIMPLIFILE, PROVO

02/07/2023 03:46 55

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$5401.00

Total: \$5418.00

**Mail Tax Statements To:**

Daniels Fresno CA, LLC  
4144 East Therese Avenue  
Fresno, California 93725

**Recording Requested By  
and When Recorded Mail to:**

A. Emory Wishon III, Esq.  
MOTSCHIEDLER, MICHAELIDES  
WISHON, BREWER & RYAN, LLP  
1690 West Shaw Avenue, Suite 200  
Fresno, California 93711

FFOM-2012201693BW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

Exempt from fee per GC 27388.1 (a) (2); recorded in  
connection with a transfer subject to the imposition  
of documentary transfer tax.

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 5,401.00R&T (Insert Code and Description)

Unincorporated area City of Fresno County of Fresno

Parcel No. ptn of 340-070-74

Computed on full value of interest or property conveyed

Computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Three Crowns Industrial Park, Inc., a California corporation, ("Grantor")

hereby GRANTS to:

Daniels Fresno CA, LLC, a Delaware limited liability company, ("Grantee")

The following described real property in the City of Fresno, County of Fresno, State of  
California and more particularly described as:

Parcels 2, 3 and 4 of Parcel Map No 8241, in the County of Fresno, State of  
California, according to the map recorded December 14, 2022 in Book 77 Page 45  
of Parcel Maps.

*[signature page follows]*

THREE CROWNS INDUSTRIAL PARK, INC., a  
California corporation



---

Therese Knutsson, President

Dated: January 27, 2023

# ACKNOWLEDGMENT

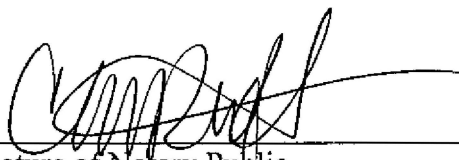
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

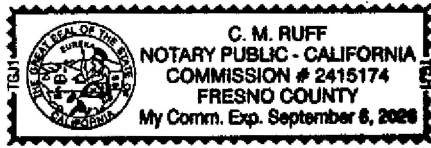
STATE OF CALIFORNIA            )  
  )  
County of Fresno                    )

On January 27, 2023 before me, C.M. Ruff, Notary Public, personally appeared **THERESE KNUTSSON**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public



(Seal)

C. M. Ruff  
Printed Name of Notary Public

2415174  
Commission Number

September 6, 2026  
Commission Expiration

Fresno  
County of Principal Place of Business