

County of Fresno

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

DATE: January 19, 2023

 TO: 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: Tawanda Mtunga, Principal Planner

Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather

Resources Division, Solid Waste, Attn: Amina Flores-Becker, Division Manager, Christopher Bump, Principal Staff Analyst

Development Engineering, Attn: Kevin Nehring, Senior Engineer

Development Engineering, Attn: Laurie Kennedy, Grading/Mapping

Road Maintenance and Operations, Attn: Nadia Lopez/Martin

Querin/Wendy Nakagawa

Design Division, Attn: Mohammad Alimi, Design Division Engineer

Transportation Planning, Attn: Hector Luna, Senior Planner, Brody Hines, Planner

Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager; Roy Jimenez, Senior Planner

Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes

Fresno County Fire Protection, FKU.Prevention-Planning@fire.ca.gov

U.S. Fish and Wildlife Service, San Joaquin Valley Division,

Attn: Matthew Nelson

Agricultural Commissioner, Attn: Melissa Cregan

Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman; Shana Powers, Cultural Director

Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst

Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey, Cultural Resources Director

Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor

State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo/Cinthia Reyes

CA Regional Water Quality Control Board, Attn: Dale Harvey

CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & R4CEQA@wildlife.ca.gov

State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo/Cinthia Reyes FROM: Elliot Racusin, Planner Development Services and Capital Projects Division

SUBJECT: Classified Conditional Use Permit Application No. 3756 and Initial Study Application No. 8345

APPLICANT: Frank Rodriguez

DUE DATE: February 6, 2023

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow facilities that are operated in association with a value-added agricultural processing facility (packing house) on a 28.87-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the northwest corner of W. North Ave. and S. Sycamore Ave., approximately 1.5-miles southeast from the City of Kerman. (APN: 025-100-66s) (2725 S Sycamore Ave.) (Sup. Dist. 1).

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 **February 6, 2023**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Elliot Racusin, 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) 600-4245, or email eracusin@fresnocountyca.gov.

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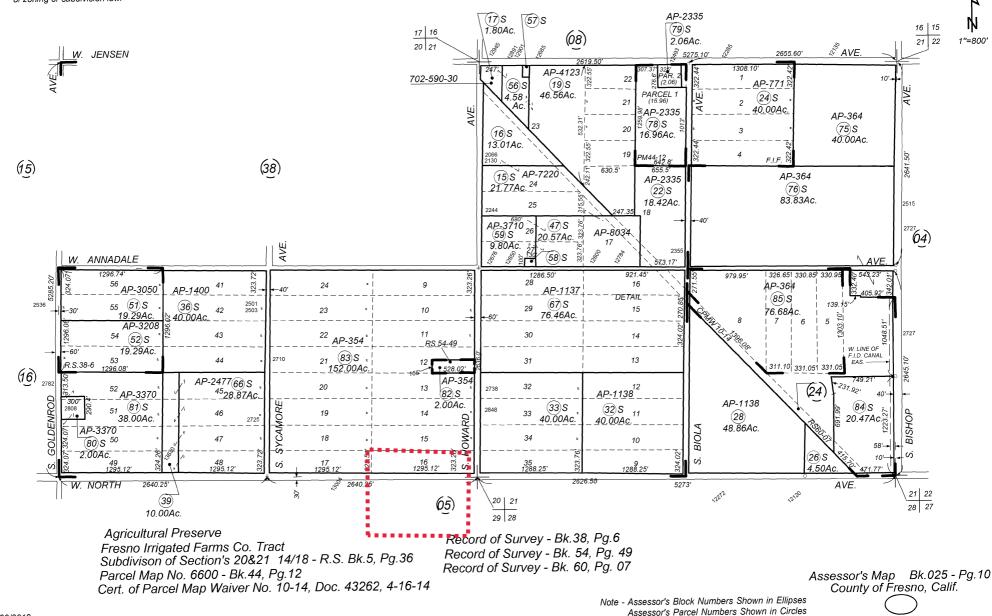
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Activity Code (Internal Review):2432

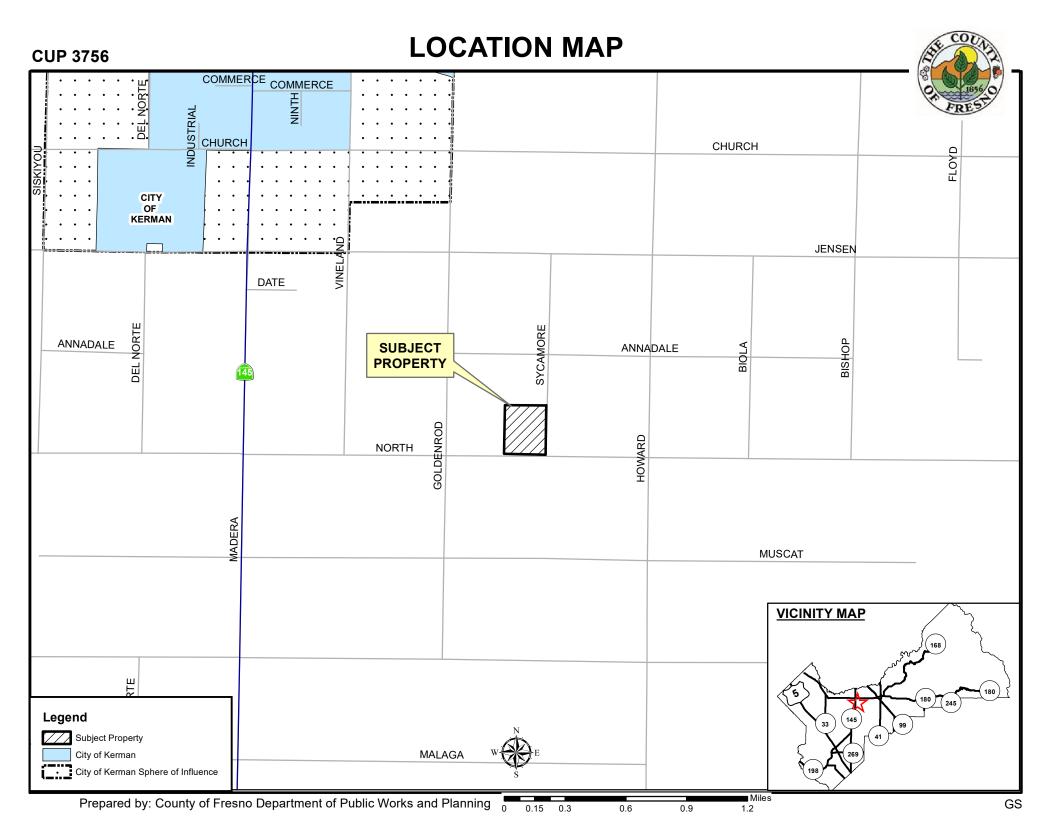
Enclosures

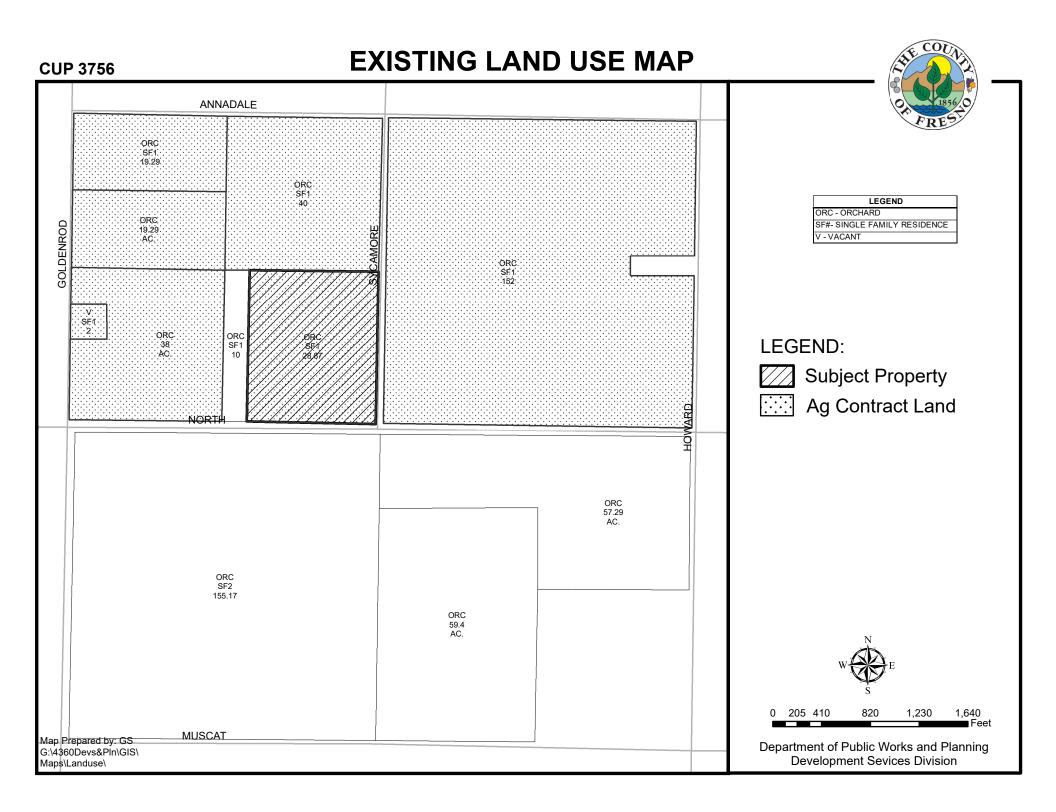
SUBDIVIDED LAND & POR. SEC.'S 20 & 21, T.14 S., R.18 E., M.D.B. & M.

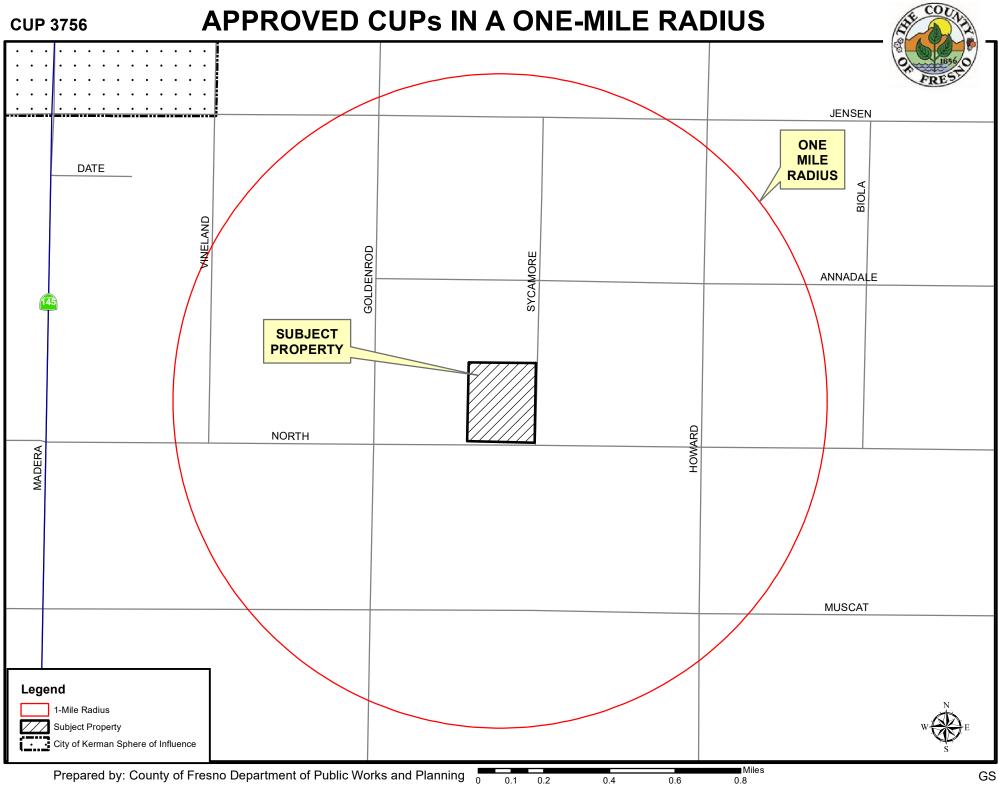
-NOTE-This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



2/20/2018

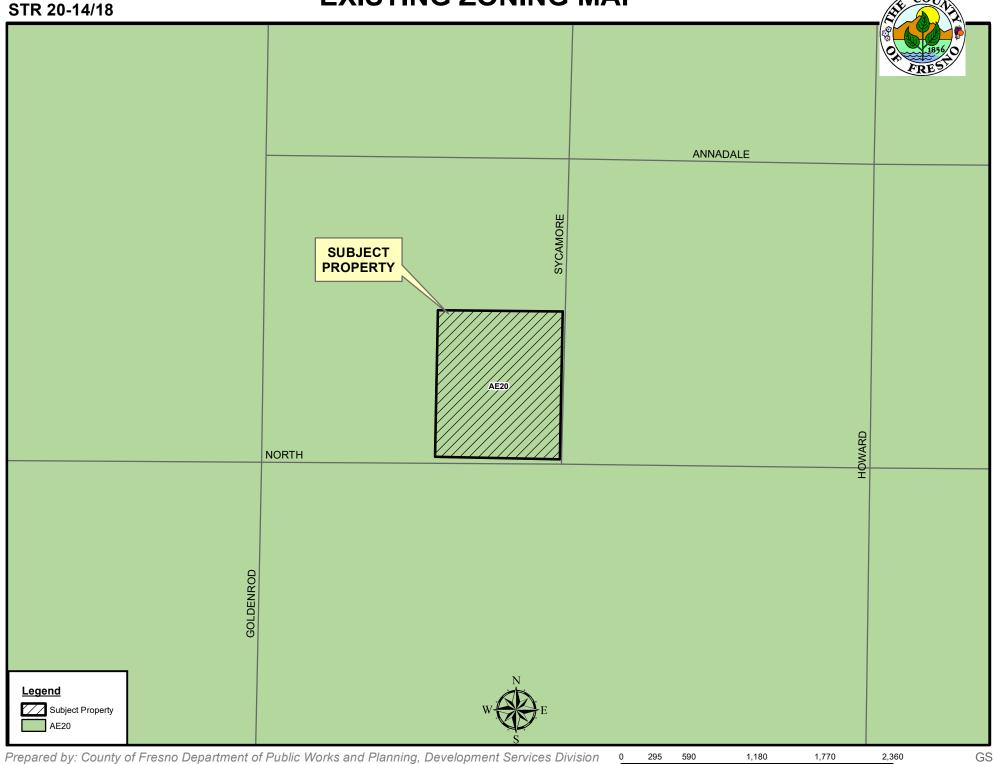




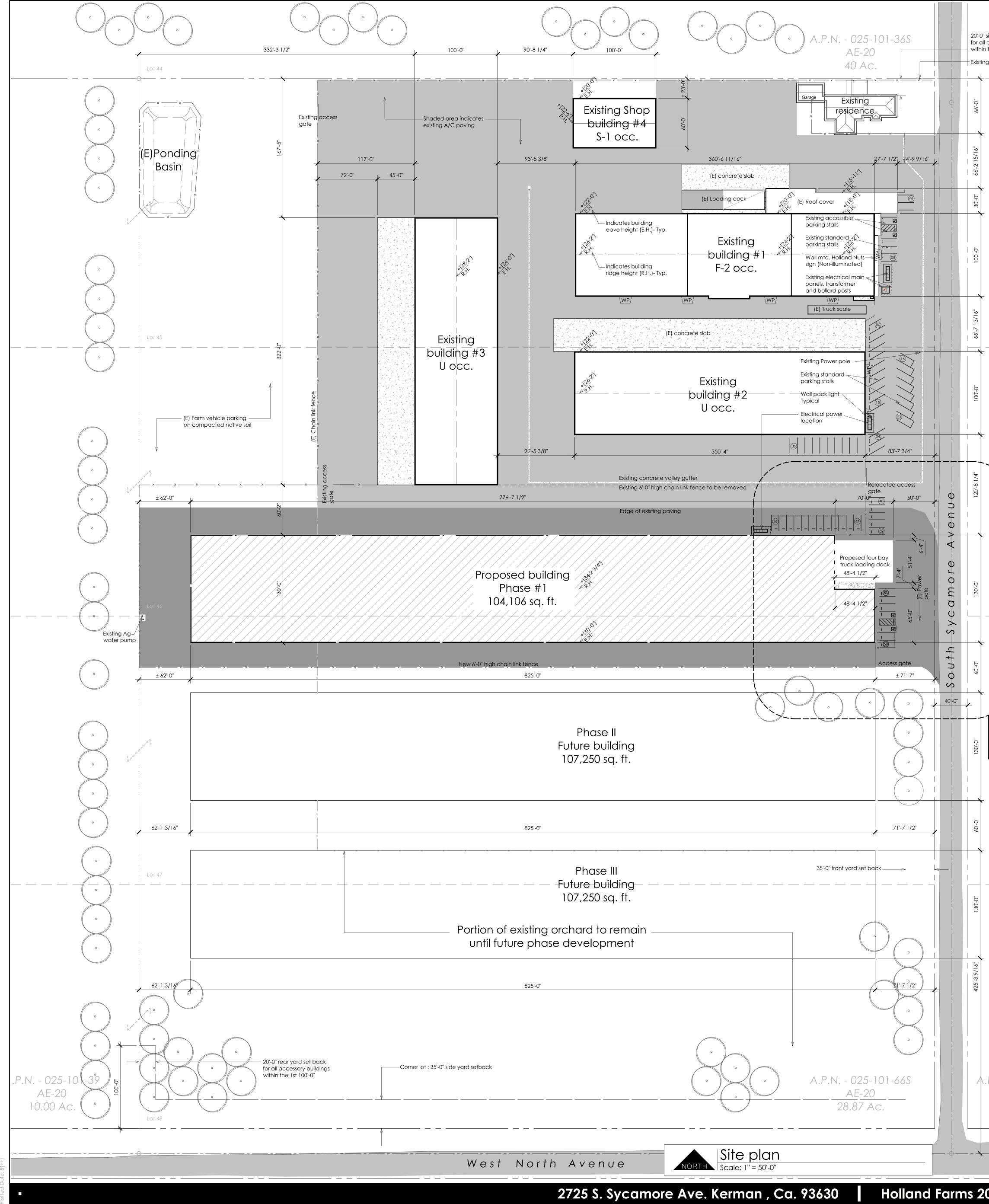


CUP 3756
STR 20-14/18

EXISTING ZONING MAP



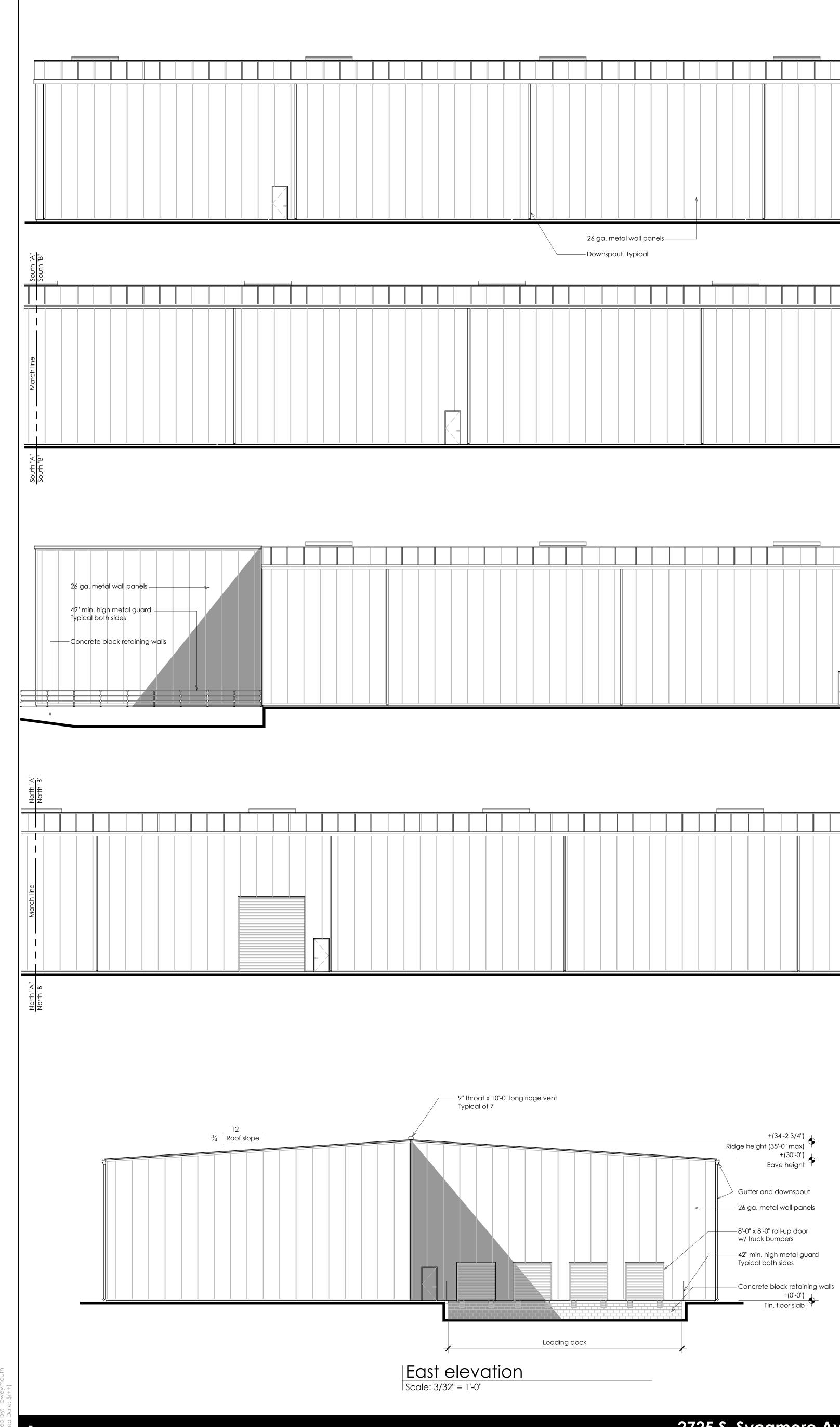
Feet



Drawing File: S:\DATA\bob\AUTOCAD\Drawing files\Style-line projects\AA IN PROGRESS AA\George Holland\Holland Farms - S. Sycamore 2020\2021_CUP expansion\Master\HF_Sycamore_2021_CUP Exp_Master Detted by: bweymouth

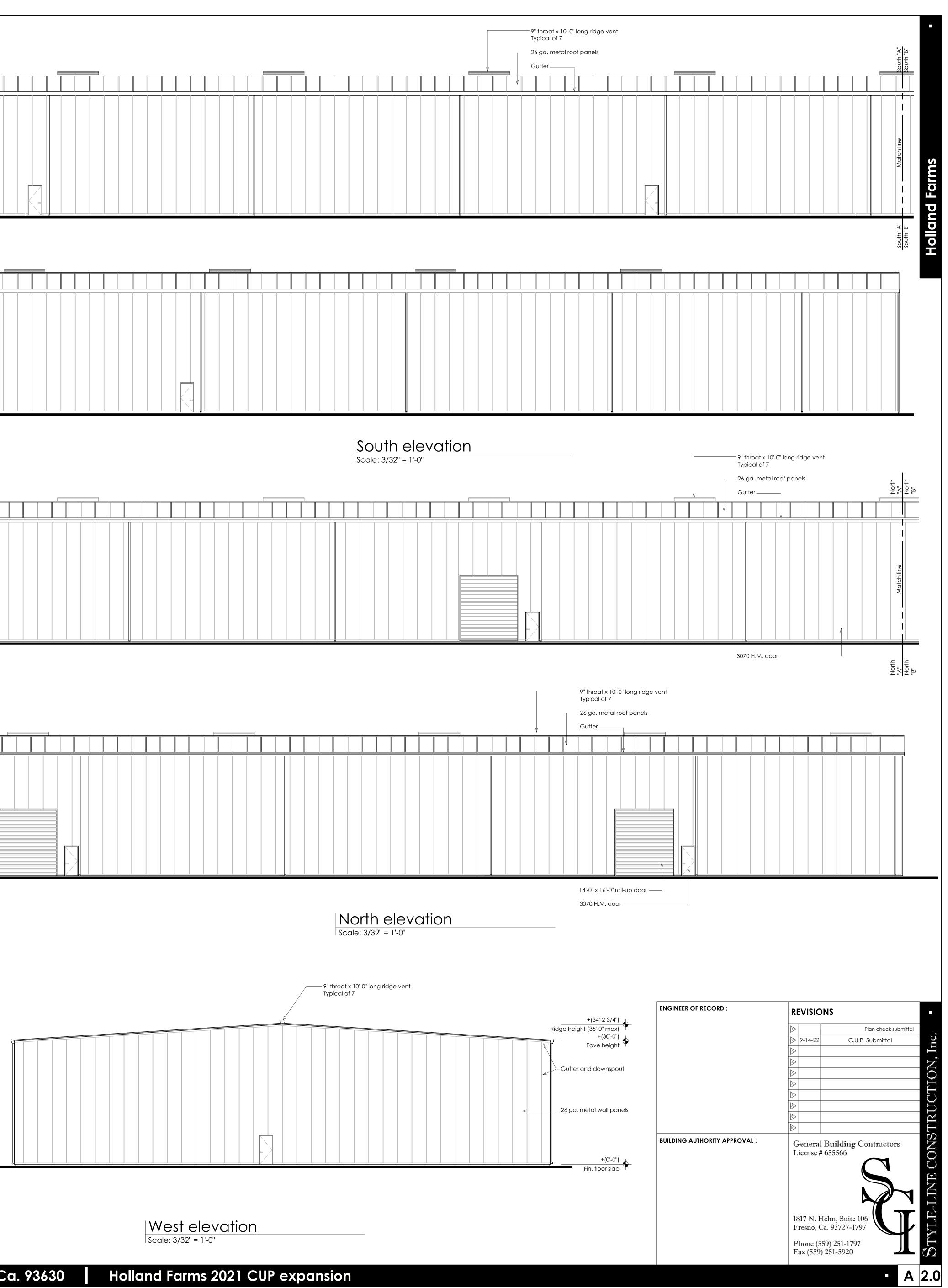
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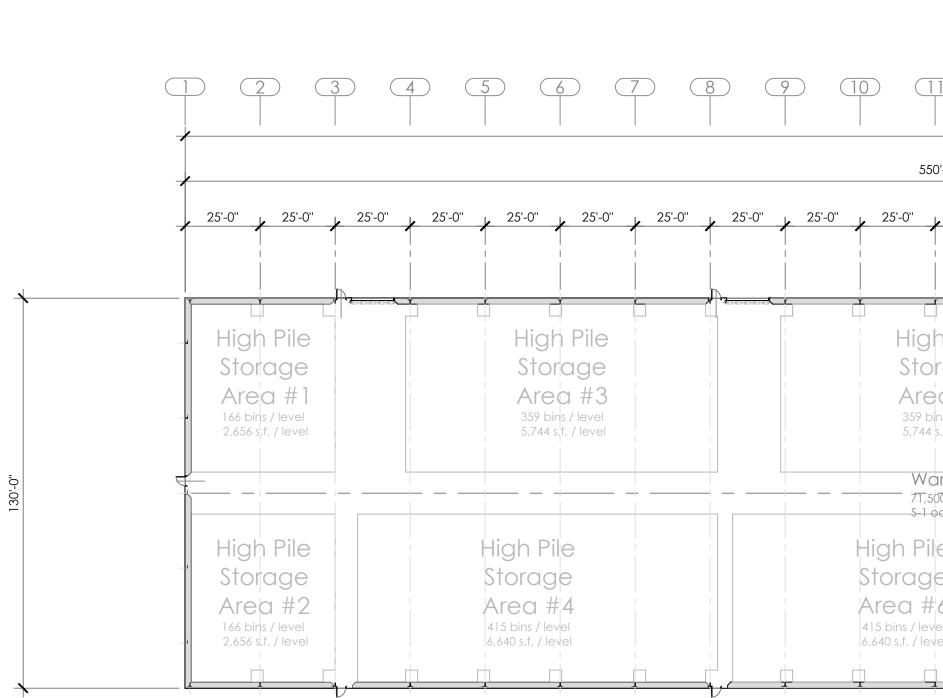
 a) The branches of the trees, signs, etc. located within the corner cut-off area must be trimmed and/or maintained at a height of not less than eight (8) feet. b) Bushes and shrubs, signs, etc. must be trimmed and / or maintained at a height not to exceed three (3) feet in height. 12. Any proposed entrance gates shall be setback from the back of the approach a minimum of twenty (20) feet or the length of the longest vehicle to enter the site, which ever is greater. 13. If the use of this property shall ever change. It is important that the owner or operator verify that the new use would be allowed by all applicable codes and ordinances of the County of Fresno. Contact the Fresno County Department of Public Works and Planning - Permits counter at (559) 600-4540 for information on applicable codes and ordinances. 14. HICH STRENCTH BOTING - Must be inspected by approved independent inspectors who shall be retained by the Owner. Inspectors shall submit their reports directly to the County of Fresno. Development Services Division. These special inspections associated with this project shall be vertained with the street signal. VALLEY TESTING, INC. 1826 E. Mineral King Ave. Visola, Co. 93202 (559) 732-3039 15. Two working days before commencing excavation operations within the street right-of-way or utility easements, all existing underground devices alert (USA) Call 1-800-642-2444. 16. This property is located within a master planned drainage. Since there are no FMFCD tacilities of such a dupter across the parcel finangles. Since there are no FMFCD tacilities of such a fine acceleration within the County that intervely is located within a master planned toring before an of EMFCD. This property, is becaused within a master planned toring bereformance of Public Works. 17. Plans shall be provided to the Building Department for the street work for County review and approval. An encorachement permit will be required prior t	Image: Second State Sta
	Proposed Electrical VehicalCapable stalls: 10Existing two stall loading dock: 2 truck loading spacesProposed loading dock: 4 truck loading dock
	Proposed building data :
Lor 19 Bisting 9-0' wide x 19-0' long (60') stondard sign Typical Existing 9-0' wide x 19-0' long (60') stondard sign Typical Existing 9-0' wide x 19-0' long (60') stondard sign Typical SEE PARTIAL SITE PARKING STALLS 22 33 33 32 33 34 34	Building size : 84,606 sq. ft. Allowable building height : 35'0' Actual building height : 34'2 3/4" O.k. Allowable # of stories : 2 Actual # of stories : 1 O.k. Occupancy : F-1 - Almond packing S-1 - Almond storage B-Office Use description : Moderate Hazard Factory Industrial Construction Type : Vb Fire sprinklered Allowable area : Unlimited (open 4 sides 60'0' yards and fire sprinklered) C.B.C. Sec. 50'.4 Sprinklered, one-story buildings. The area of a Group B, F, M or 5 building no more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width. Occupant load / CBC Sec. 1004 : F-1 = 16,250 / 100 = 163 B = 1,729 / 1200 = 163 B = 1,729 / 1200 = 1.83 Total occupant load : = 308 Occupant load / CPC Table A : F-1 = 16,250 / 2,000 = 8,125 B = 1,729 / 200 = 8,445 S-1 = 66,627 / 500 = 113.2 Total occupant load : = 300 Exiting req'd. / CBC Table 1006.2.1 : See sheet A-3.1 Minimum total egress width req'd. : See sheet A-3.1 Minimum total egress width req'd. : See sheet A-3.1 Minimum total egress width req'd. : See sheet A-3.1 Minimum total egress 36,693344, -120.034367 Reference document 2015 IBC Site coordinates 36,693344, -120.0345 Applicable code editions : (2022 editions of the following) CGBSC, CBC, CPC,
Lot 18 Lot 19 Lot 103 Lot 103 Lo	Owner: George Holland Holland Nut, Co. P.O. Box 80 (573) 351-1739 Project Engineer: Brooks - Ransom and Assoc. 7415 N. Palm Ave. Fresno, Ca. 937211 Contact Rick Ransom -P.E. Office : (559) 449-8444 Email: rick@brooksransom.com Applicant - General Contractor: Frank Rodriguez - Style-Line Constr. 1817 N. Helm, #106 Fresno, Ca. 93727-1631 Ph. (559) 251-5920 Cell (559) 647-2108 frank@style-line.net ENGINEER OF RECORD : REVISIONS • BUILDING AUTHORITY APPROVAL : Plan check submittal Ph. (555) 5566 •
Lot 17	1817 N. Helm, Suite 106
NORTH Partial site plan - Parking Scale: 1" = 30'-0"	Fresno, Ca. 93727-1797 Phone (559) 251-1797 Fax (559) 251-5920
021 CUP expansion	- A 1.0



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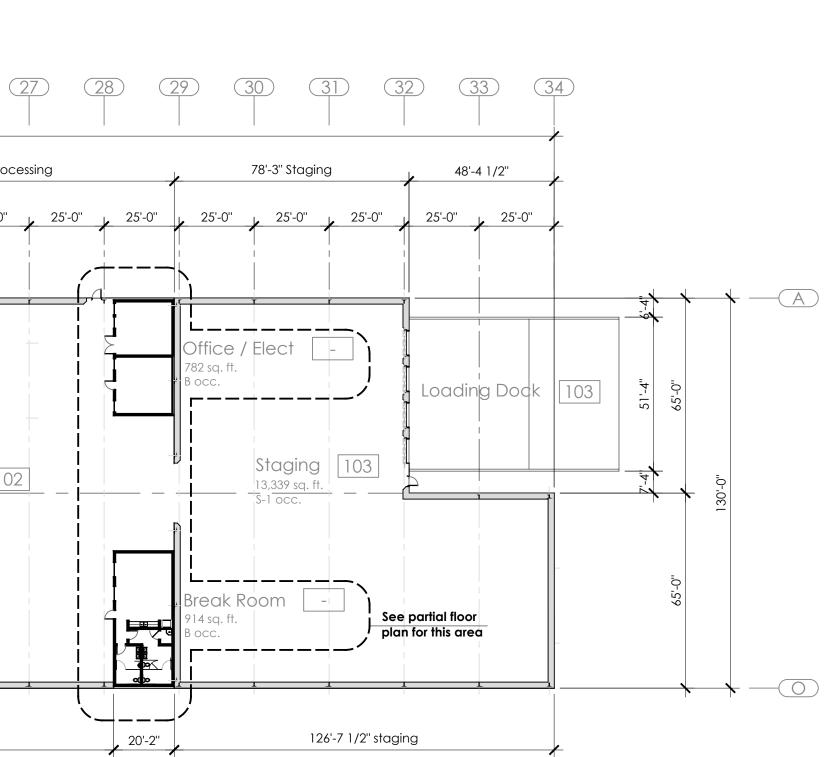
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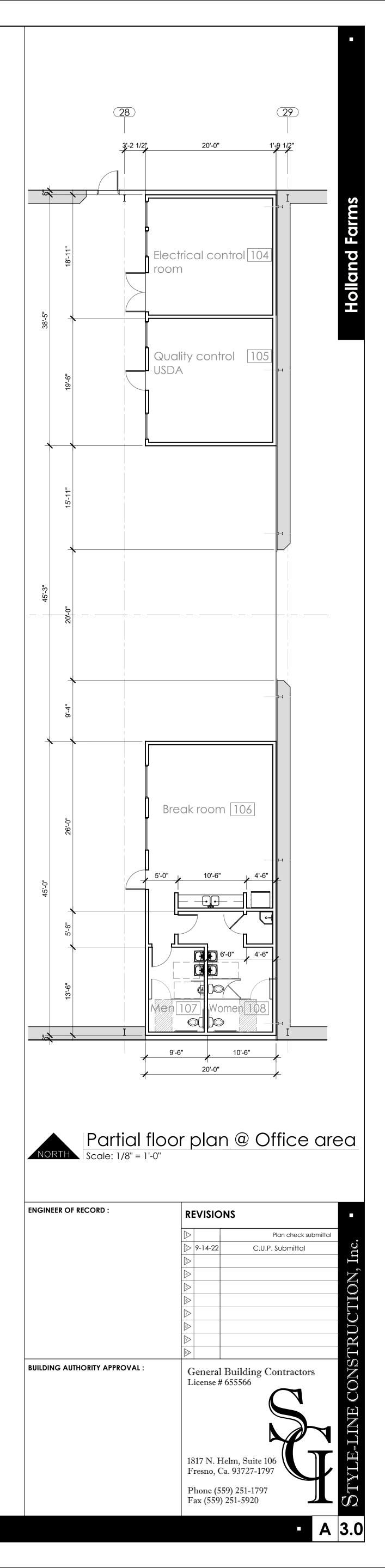




550'-0" commodity wareh	nouse		148'-4 1/2" commodity proce
25'-0" 25'-0"	25'-0" 25'-0" 25'-0" 25'-0" 25'-0" 25'-0" 25'-0"	0" 25'-0" 25'-0" 25'-0" 25'-0" 25'-0" 25'-0"	<u>)"</u> 25'-0" 25'-0" 25'-0"
gh Pile orage rea #5 9 bins / level 744 s.f. / level Warehouse 100	High Pile Storage Area #7 359 bins / level 5,744 s.f. / level	High Pile Storage Area #9 304 bins / level 4,864 s.f. / level	Processing 102
1,500 sq. ft. -1 ecc. Pile ge #6 level level	High Pile Storage Area #8 401 bins / level 6,416 s.f. / level	High Pile Storage Area #10 346 pins / level 5,536 s.f. / level	71,500 sq. ff. S-1 occ.
			128'-2 1/2"



Floor plan Scale: 1/32''=1'-0'' ORTH



HOLLAND NUT COMPANY- 2725 S. SYCAMORE AVE. – KERMAN, CA. 93630

OPERATIONAL STATEMENT

December. 20, 2022

Development Services Division 2220 Tulare Street, Sixth Floor Fresno, Ca. 93721

SUBJECT: **OPERATIONAL STATEMENT FOR** APN 025-101-66S 2725 S. SYCAMORE AVE. **KERMAN, CA 93630**

To whom it may concern:

Holland Nut Company (HNC), is proposing to modify the current land use from growing, harvesting, and processing our own almond crops to include outside almond from neighboring ranches not owned by HNC. As such we understand that we need to file for this conditional use permit. We plan to incorporate the existing building areas in this plan as we know that our products as well as outside products will need to navigate throughout the whole facility. To achieve this, we are planning to construct additional building areas as depicted on the attached plans. Our idea is to stage the new construction into multiple phases as business demands dictate.

Our existing building areas consist of two warehouses, one office/sorting & shipping building and one shop building as follows: #1 warehouse is 100'x 350' (35,000 sq ft.) #2 warehouse is 100'x 322' (32,200 sf), #3 admin office of 3000 sq ft plus 33,000 sq. ft. of warehousing and sorting areas, #4 shop is 60' x 100' (6,000 sf.). We are proposing in the first phase to build 104,106 sf of which approximately 24,000 sf to be used for nut sorting and staging for shipping. The remaining 80,106 sf shall be warehousing for incoming product. Phase 2 & 3 will be future warehousing of 107,250 sq ft each.

Under phase 1 we will propose to install the necessary infrastructure as needed for water, sewer, drainage, and fire sprinkler and hydrant systems as needed for firefighting purposes.

We will be moving 20-25 workers from the existing facility and plan to hire 10 to 15 additional employees during the peak season from September to January and then keep 15-20 maintenance workers for the balance of the year. Carpooling is encouraged for all employees and we anticipate 50%+ participation. We will maintain a fleet of 6 small ¹/₂ ton pick up trucks for errands and misc., 4 larger delivery van type trucks, various liquid propane forklifts. Our hours of operation will be 2 8-hour shifts during peak season then a single 8 hour shift the rest of the year.

We anticipate 15-17 loads per day consisting of truck & trailer with 32 wooden bins 4'x4'x4' during peak season. The bins which hold the almonds are typically stacked 3-4 bins high (12'-16') and will store the almonds through the processing period and then shipped out in similar bins 6 loads per day on a year round basis. All our processing which produces limited noise is conducted within the enclosed building areas. Water use is limited to restroom and break-room areas with some incidental washing of equipment. No significant water use is used except for cleaning purposes.

We look forward to a positive response from your agency.

George Holland



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. 8345								
Project No(s). Cup 3756								
Application Rec'd.: ۱۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲								

GENERAL INFORMATION

Property Owner :	orge Holland - Hollan	nd Nut Co.	. <u>.</u>	Phone/Fax_	(573) 351-1739	
Mailing P.O. Box 80 Address:			Kerman		Ca. S	73630
Street			City		State/Z	ïip
Applicant : Frank Rodri	guez - Style-Line Cor	nstruction, Inc.		Phone/Fax:	(559) 647-210	8
Mailing Address: 1817 N. Helm,	Ste. #106		Fresno		Ca.	93727
Street			City		State/Z	ip
Representative:	Rodriguez - Style-Lin	e Construction	, Inc.	Phone/Fax:_ ^P	.(559) 647-2108	/ F. (559) 251-5920
Mailing 1817 N. Helm, S Address:	te. #106		Fresno		Ca.	93727
Street			City		State/Z	*
Proposed Project:	olication for a conditi	ional use permi	t to allow the	use of a packing hous	e on a 28.87 acr	e parcel in the
AE-20 zone district	a daa Mahaya ya	······			****	
Project Location:	st side of South Syca	amore Avenue I	between West	North Avenue and We	est Annadale Ave	enue.
Project Address: 272	5 South Sycamore A	venue Kerman	, Ca. 93630			
Section/Township/Ran	ge:S 20 /	T 14 S / I	R 18 E	8. Parcel Size:	28.87 Acres	
Assessor's Parcel No.	025-101-66S					
		PMENT SERVI		1		

- 10. Land Conservation Contract No. (If applicable):
- 11. What other agencies will you need to get permits or authorization from:

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

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes ____ No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

- 13. Existing Zone District¹: AE-20
- 14. Existing General Plan Land Use Designation¹:

ENVIRONMENTAL INFORMATION

15. Present land use: Exclusive Agricultural

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements: See attached site plan for improvements

Describe the major vegetative cover:_ Almond Orchard

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

Is property in a flood-prone area? Describe: No

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

North: Agricutural (Orchard)

South:	Agricutural (Orchard)
East:	Agricutural (Orchard)
West:	Agricutural (Orchard)

- 17. What land use(s) in the area may be impacted by your Project?: NOT AWARE OF ANY
- 18. What land use(s) in the area may impact your project?: NOT AUGRE OF ANY

19. Transportation:

- NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.
- A. Will additional driveways from the proposed project site be necessary to access public roads? Yes _____ No

B. Daily traffic generation:

<i>I</i> .	Residential - Number of Units	N/A
	Lot Size	N/A
	Single Family	N/A
	Apartments	N/A
II.	Commercial - Number of Employees	35-50 from Sept. to Jan. & 15-20 for balance of year
	Number of Salesmen	6 small 1/2 ton Pickups for errands and misc
	Number of Delivery Trucks	4 larger Van type delivery trucks
	Total Square Footage of Building	_ 84,606 sq. ft.

III. Describe and quantify other traffic generation activities:

We anticipate 40 loads per day consisting of truck and trailer with 32 wooden box bins 4'x4'x4' during peak season which runs between September to January.

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

Out side of vehicle operation noise, the only other major noise producer would be the almond sorting and packaging equipment which will be located indoors thus limiting noise to surrounding living environment. Exterior noise producing equipment would be a bag house.

- 21. Describe any source(s) of noise in the area that may affect your project: NOT 4WARE OF ANY
- 22. Describe the probable source(s) of air pollution from your project: Nove
- 23. Proposed source of water:
 (⋈ private well
 () community system³--name:

24.	Anticipated volume of water to be used (gallons per day) ² :
25.	Proposed method of liquid waste disposal: (X) septic system/individual () community system ³ -name
26.	Estimated volume of liquid waste (gallons per day) ² :
27.	Anticipated type(s) of liquid waste:
28.	Anticipated type(s) of hazardous wastes ² :
29.	Anticipated volume of hazardous wastes ² :
30.	Proposed method of hazardous waste disposal ² :
<i>31</i> .	Anticipated type(s) of solid waste: 57AUDARD WASTS PAPER, CARD ESARD, JACAGAS
<i>32</i> .	Anticipated amount of solid waste (tons or cubic yards per day): 14 Tan 24
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day):	
	Proposed method of solid waste disposal: MID VAUGY DISPOSAL
35.	Fire protection district(s) serving this area: <u>NORTH</u> CETRAL
36.	Has a previous application been processed on this site? If so, list title and date:Nいら
37.	Do you have any underground storage tanks (except septic tanks)? Yes No
38.	If yes, are they currently in use? Yes No
To the best of my knowledge, the foregoing information is true.	
4	Kin 10.13.22
SIGNATORE DATE	

¹Refer to Development Services Conference Checklist
 ²For assistance, contact Environmental Health System, (559) 600-3357
 ³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 5/2/16)