



# County of Fresno

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

November 6, 2017

State Clearinghouse  
Office of Planning and Research  
Attn: Sheila Brown  
1400 Tenth Street, Room 212  
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for  
Initial Study Application No. 6986 (Alvaro Garcia)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us)

Sincerely,

Ejaz Ahmad, planner  
Development services division

EA:  
G:\4360Devs&Plan\PROJSEC\PROJDOCS\CUP\3500-3599\3501\CUP3501 SCH Letter

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: IS Application No. 6986 (Alvaro Garcia)

Lead Agency: Fresno County, Department of Public Works and Planning Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, 6th Floor Phone: 559-600-4204
City: Fresno Zip: 93720 County: Fresno

Project Location: County: Fresno City/Nearest Community: Kerman
Cross Streets: W. Clinton and N. Madera Ave, approximately 2.3 miles north of the City of Kerman Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 20 acres
Assessor's Parcel No.: APN 015-410-03 Section: 25 Twp.: 13S Range: 17E Base: MDBM
Within 2 Miles: State Hwy #: 145 Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[X] Mit Neg Dec Other:
[ ] FONSI

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. Acres 20 Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [ ] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Nursery/AE-20 (Exclusive Agricultural; 20-acre minimum parcel size )/Agriculture

Project Description: (please use a separate page if necessary)

Allow a high-intensity park with related improvements for special events and meetings on an approximately 5.4-acre portion of a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located at northwest corner of W. Clinton and N. Madera Avenues approximately 2.3 miles north of the nearest city limits of the City of Kerman (2545 N. Madera Avenue, Kerman) (Sup. Dist. 4) (APN 015-410-03).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                                    |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                               |
| <input type="checkbox"/> California Emergency Management Agency                 | <input checked="" type="checkbox"/> Parks & Recreation, Department of                       |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input checked="" type="checkbox"/> Caltrans District # <u>Fresno</u>           | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>Fresno</u>                           |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                    |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                          |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                     |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                                    |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                            |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                        |   |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>U. S. Fish &amp; Wildlife Service</u>         |
| <input type="checkbox"/> Housing & Community Development                        | <input checked="" type="checkbox"/> Other: <u>S.J.Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date November 10, 2017 Ending Date December 11, 2017

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Alvaro Garcia</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>3621 N. Howard Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Kerman, CA 93630</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 842-7766</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 11-06-2017

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**REVIEWING AGENCIES CHECKLIST**

**KEY**  
S = Document sent by lead agency  
X = Document sent by SCH  
✓ = Suggested distribution

**Resources Agency**

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

**Business, Transportation & Housing**

- Aeronautics
- California Highway Patrol
- CALTRANS District # \_\_\_\_\_
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

**Health & Welfare**

- Health Services, Fresno County

**State & Consumer Services**

- General Services
- OLA (Schools)

**Environmental Protection Agency**

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # \_\_\_\_\_ (Fresno County)

**Youth & Adult Corrections**

- Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- Pesticide regulation, Dept. of
- U.S. Fish & Wildlife Service

- S.J. Valley Air Pollution Control District

**Public Review Period** (to be filled in by lead agency)

Starting Date: November 10, 2017

Ending Date: December 11, 2017

Signature \_\_\_\_\_

Date \_\_\_\_\_

11-06-2017

**Lead Agency:** Fresno County  
Address: 2220 Tulare Street, 6<sup>th</sup> Floor  
City/State/Zip: Fresno, CA 93721  
Contact: Ejaz Ahmad, Planner  
Phone: (559) 600-4204

**Applicant:** Alvaro Garcia  
Address: 3621 N. Howard Avenue  
City/State/Zip: Kerman, CA 93630  
Phone: (559) 842-7766

**For SCH Use Only:**

Date Received at SCH: \_\_\_\_\_

Date Review Starts: \_\_\_\_\_

Date to Agencies: \_\_\_\_\_

Date to SCH: \_\_\_\_\_

**Clearance Date:** \_\_\_\_\_

Notes:



E201710000310

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**FILED**

NOV 06 2017

TIME  
10:54amBy [Signature]  
FRESNO COUNTY CLERK  
DEPUTY  
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 6986 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 6986** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3501** filed by **ALVARO GARCIA**, proposing to allow a high-intensity park with related improvements for special events and meetings on an approximately 5.4-acre portion of a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located at northwest corner of W. Clinton and N. Madera Avenues approximately 2.3 miles north of the nearest city limits of the City of Kerman (2545 N. Madera Avenue, Kerman) (Sup. Dist. 4) (APN 015-410-03). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6986, and take action on Unclassified Conditional Use Permit Application No. 3501 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 6986 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from November 10, 2017 through December 11, 2017.

Email written comments to [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services Division  
Attn: Ejaz Ahmad  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No. 6986 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

**E201710000310**

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200

The County of Fresno is an Equal Employment Opportunity Employer

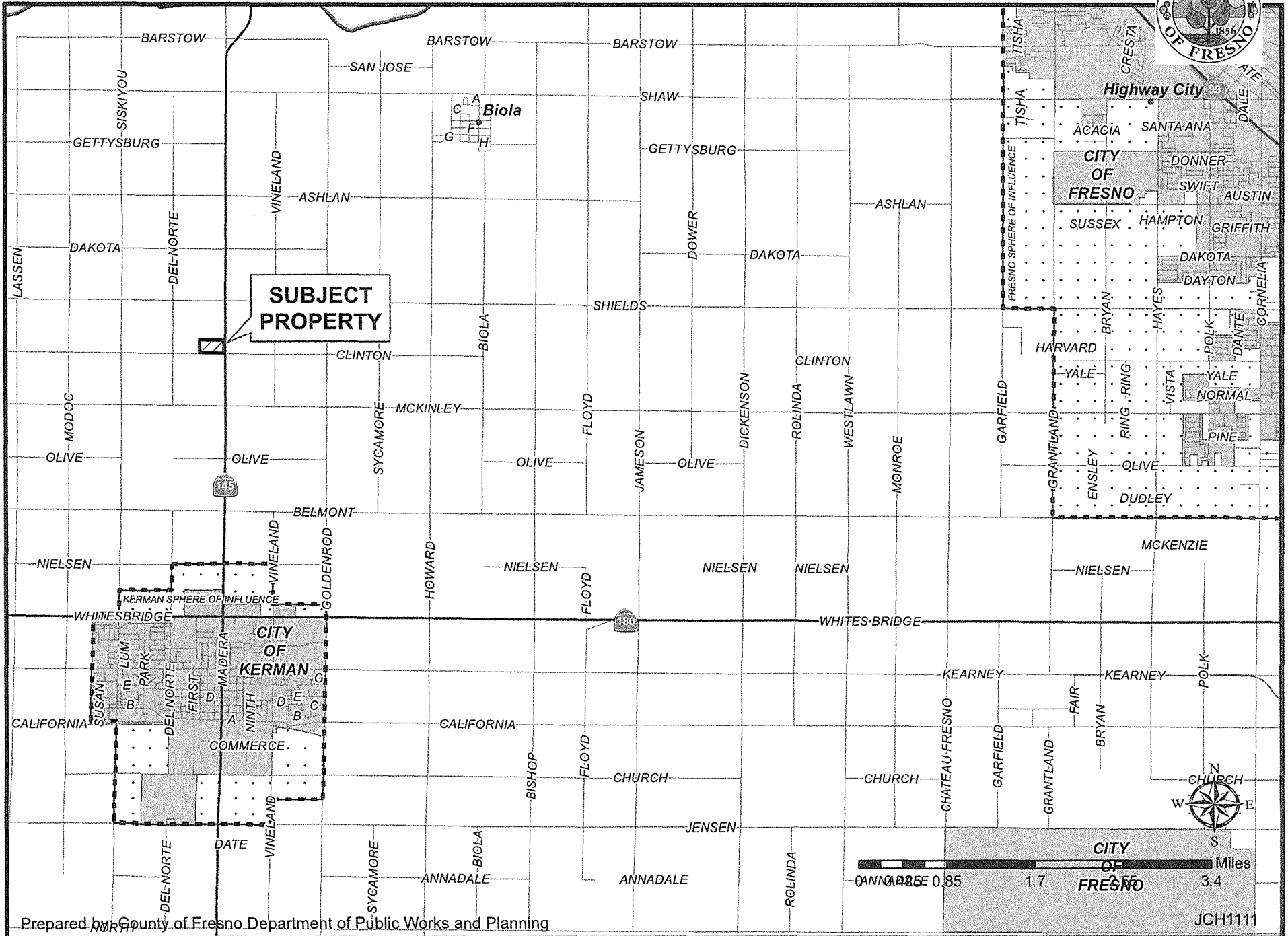
**Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on December 14, 2017, at 8:45 a.m., or as soon thereafter as possible in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Ejaz Ahmad at (559) 600-4204.

Published: November 10, 2017

# LOCATION MAP





# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**  
Initial Study Application No. 6986; Unclassified Conditional Use Permit Application No. 3501
2. **Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
3. **Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**  
The subject property is located at northwest corner of W. Clinton and N. Madera Avenues (State Route 145) approximately 2.3 miles north of the nearest city limits of City of Kerman (2545 N. Madera Avenue, Kerman) (Sup. Dist. 4) (APN 015-410-03).
5. **Project Applicant's name and address:**  
Alvaro Garcia  
3621 N. Howard Avenue  
Kerman, CA 93630
6. **General Plan designation:**  
Agriculture
7. **Zoning:**  
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow a banquet hall with related improvements for special events and meetings on an approximately 5.4-acre portion of a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**  
Surrounding land uses include orchard and field crops with sparse single-family residences on parcels ranging from 10 acres to 40 acres in size. The City of Kerman is located approximately 2.3 miles south of the proposal.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Hazards and Hazardous Materials    | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions           |

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:


- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

**PERFORMED BY:**

**REVIEWED BY:**



Ejaz Ahmad, Planner



Marianne Mollring, Senior Planner

Date: 10-31-2017

Date: 11-3-17

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**  
(Initial Study Application No. 6986 and  
Unclassified Conditional Use Permit  
Application No. 3501)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**III. AIR QUALITY**

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

**V. CULTURAL RESOURCES**

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 1 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

**VI. GEOLOGY AND SOILS**

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - 2 ii) Strong seismic ground shaking?
  - 2 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 3 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

- 3 a) Violate any water quality standards or waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 1 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- 2 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Cause inundation by seiche, tsunami, or mudflow?

**X. LAND USE AND PLANNING**

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

**XI. MINERAL RESOURCES**

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

**XII. NOISE**

Would the project:

- 2 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 2 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

**XIII. POPULATION AND HOUSING**

Would the project:

- 1 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

#### XIV. PUBLIC SERVICES

Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- 2 a) Fire protection?  
3 b) Police protection?  
1 c) Schools?  
1 d) Parks?  
1 e) Other public facilities?

#### XV. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?  
1 b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

#### XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?  
2 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?  
1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?  
1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

#### Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR  
Fresno County Zoning Ordinance  
Important Farmland 2010 Map, State Department of Conservation  
Acoustical Analysis by WJV Acoustic, Inc., dated Sept. 4, 2015  
Design of On-site Septic System by Technicon Engineering Services, Inc., dated August 30, 2016  
Supplemental Septic Design by Technicon Engineering Services, Inc. dated October 5, 2017

EA:

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- 1 e) Result in inadequate emergency access?

- 1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

#### XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  
2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  
2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  
2 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?  
2 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?  
2 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  
2 g) Comply with federal, state, and local statutes and regulations related to solid waste?

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?  
2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)  
1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Alvaro Garcia
- APPLICATION NOS.: Initial Study Application No. 6986; Unclassified Classified Conditional Use Permit Application No. 3501
- DESCRIPTION: Allow a high-intensity park with related improvements for special events and meetings on an approximately 5.4-acre portion of a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The subject property is located at northwest corner of W. Clinton and N. Madera Avenues approximately 2.3 miles north of the nearest city limits of the City of Kerman (2545 N. Madera Avenue, Kerman) (Sup. Dist. 4) (APN 015-410-03).

### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The project site is located in an agricultural area and is currently developed with various buildings and structures. Surrounding land uses include orchard and field crops with sparse single-family residences. The property fronts on State Route (SR) 145 (Madera Avenue). SR 145 is not a designated scenic highway in the County General Plan and no scenic vistas or scenic resources were identified on or near the property.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Existing improvements on the property include a 16,641 square-foot gymnasium building, 1,430 and 1,690 square-foot single-family residences, 2,440 square-foot pollen room, 7,742 and 5,360 square-foot ag equipment and storage shops, 936 square-foot portable trailer, 64 and 108 square-foot bathrooms, two 96 square-foot chicken coops and a 400 square-foot cow shade.

According to the Applicant's Operational Statement, the gymnasium building will be remodeled and be converted into a banquet hall to hold special events/meetings related to this proposal. Related improvements include an outdoor entertainment area and on-site parking with ingress and egress from State Route 145 (Madera Avenue).

The proposal involves no new building or structures. As such, no significant impact on the visual character or quality of the surroundings will occur from this proposal.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Outdoor lighting may be required on the exterior of the banquet hall or the parking area. To minimize any light and glare impacts resulting from this proposal, a mitigation measure would require that all lighting shall be hooded and directed as to not shine toward adjacent property and public streets.

\* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of statewide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: NO IMPACT:

The project is not in conflict with Agriculture zoning on the property and is an allowed use on land designated for agriculture with discretionary approval. The subject property is classified as Urban and Built-Up Land on the 2014 Fresno County Important Farmland Map and is not enrolled in a Williamson Act Land Conservation Contract.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is currently zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) in the County Zoning Ordinance which is not in conflict with the subject

proposal. The site is not an active forestland nor does it contain trees that may be commercially harvested.

- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

As noted above, the subject proposal is a compatible use on the subject agricultural land, with discretionary land use approval, and will utilize the existing improvements on the property. No changes to the existing environment will occur from this proposal.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project.

### III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposal and requires that the applicant shall contact the District's Small Business Assistance Office to identify District rules or regulations that apply to the project or to obtain information about District permit requirements. This requirement will be included as a Project Note.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not create objectionable odors to affect people on or around the proposed facility. No concerns were expressed by Air District.

### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means?

FINDING: NO IMPACT:

The project site is pre-disturbed by the existing improvements on the property. Likewise, the neighboring parcels have been pre-disturbed with farming operations and as such do not provide habitat for state or federally-listed species. Additionally, the site does not contain any riparian features or wetlands or waters under the jurisdiction of the United States.

The project was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. No concerns were expressed by either agency.

- D. Would the 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?

FINDING: NO IMPACT:

The project site is currently developed with various buildings and structures. No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on the property. The project will not impact these resources.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project is not subject to the County tree preservation policy or ordinance.

- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: NO IMPACT:

The project site is not within the boundaries of a Habitat Conservation Plan or Natural Community Conservation Plan. The project will not conflict with the provisions of such a Plan.



## V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not in an area sensitive to historical, archeological or paleontological resources. No impacts on archeological resources are expected from this proposal.

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The project will have no impact on tribal Cultural Resources and was routed to the Dumna Wo Wah, Santa Rosa and Table Mountain Rancheria Tribal Governments, including Picayune Rancheria of the Chukchansi Indians in accordance with Public Resources Code Section 21080.3.1 (b).

## VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

- 1. Rupture of a known earthquake?

FINDING: NO IMPACT:

The project site does not contain any active earthquake faults, nor is it located within a designated Alquist-Priolo Earthquake Fault Zone.

- 2. Strong seismic ground shaking; or
- 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is in an area of low probability for exposure to strong ground shaking. The potential for seismic-related ground failure (liquefaction, lateral

spreading, and lurching) occurring on the project site is minimal due to the absence of high groundwater levels and saturated loose granular soil on the property. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on site.

No agency expressed concerns or complaints related to ground shaking, ground failure, liquefaction or landslides.

#### 4. Landslides?

FINDING: NO IMPACT:

The project site contains naturally flat relief which precludes the possibility of landslides on site.

#### B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Development Engineering Section of the Development Services Division reviewed the proposal and requires that: 1) any additional run-off generated by the proposed development of the site be retained or disposed of per County Standards; 2) an Engineered Grading and Drainage Plan be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties; and 3) a Grading Permit or Voucher be obtained for any grading proposed with this application. These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

#### C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or

#### D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The development of the project would implement all applicable requirements of the most recent California Building Standards Code and as such would not expose persons to hazards associated with seismic design of buildings and shrinking and swelling of expansive soils.

#### E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and required an engineered sewage disposal system for the project. A "Design of On-site Sewage Disposal System" dated August 30, 2016 and Supplemental Septic Design dated October 3, 2017 were prepared for the project by Technicon Engineering Services, Inc. The Health Department reviewed and approved the septic system design with the following Mitigation Measure for the project:

\* **Mitigation Measure**

1. *The sewage disposal system shall be designed and installed in accordance with the Technicon Engineering Services, Inc. Supplemental Septic Design Report (Project No. 150707.002 dated October 3, 2017) or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. Any changes in the proposed project may require additional review to ensure adequacy of the on-site wastewater treatment systems' adequacy to serve the proposed changes. Installation of sewage disposal systems shall be in accordance with all Local Ordinances and State Regulations.*

VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Comments received from the Air District expressed no specific project-related concerns, supporting the determination that the project will not generate greenhouse gas emissions that may have a significant impact on the environment. The project will adhere to the Air District requirement as noted in Section III. A.B.C.D. Air Quality.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not involve transport, use or disposal of hazardous materials nor would cause any accidental release of hazardous materials into the environment.

According to the Fresno County Department of Public Health, Environmental Health Division, Food Facility Plans and specifications shall be submitted for review and approval consistent with the proposed project and a 'Permit to Operate' a food facility shall be acquired. These requirements will be included as Project Notes.

The project is not located within one quarter-mile of a school. The nearest school, Sun Empire Elementary School, is approximately 1.2 miles west of the project site.

D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project is not located on a hazardous materials site. No concerns were expressed by the Fresno County Department of Public Health, Environmental Health Division.

E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or near a private airstrip. The nearest airstrip, Bland Field, is approximately 4.3 miles south of the proposal.

G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. The project will not conflict with an emergency response or evacuation plan.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site is outside any wildland fire area. The project will not expose persons or structures to wildland fire hazards.

## IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICATION IMPACT WITH MITIGATION  
INCORPORATED:

See discussion above in Section VI. E. Geology and Soils regarding waste discharge requirements for the project.

According to the State Water Resources Control Board (SWRCB) Division of Drinking Water (DDW), the proposed facility will be a public water system, classified as a transient non-community water system and be permitted by SWRCB-DDW. As such, the applicant must demonstrate that he has adequate technical, managerial and financial capacity to operate and maintain the water system in compliance with all state and federal laws and regulations. Also, the existing well planned for use as a domestic source of water supply be must constructed in accordance with the California Well Standards and County well requirements. Further, a well completion report or Well Driller's report must be submitted with the domestic water supply permit application meeting the minimum required separation between well and septic system. SWRCB also required the Applicant to conduct water quality testing for bacteria, nitrate and nitrite in accordance with the requirements for a transient non-community water system. In addition, where water quality standards are unmet, the Applicant must have a proposed treatment or an alternative solution as part of the permit application.

The Applicant conducted a water quality analysis of the well water which was reviewed and approved by SWRCB-DDW. Concerning the SWRCB-DDW requirement for documentation of the well construction and separation from sewage hazards or a signed statement agreeing to install water treatment due to proximity to sewage or well construction deficiencies identified at the time SWRCB-DDW prepares a domestic water supply permit for the project, the applicant has provided a signed statement to SWRCB-DDW. A site visit by SWRCB-DDW has revealed that the well is sealed to a depth of 20 feet verses 50 feet required. However, upon reviewing the Design of On-site Sewage Disposal System prepared for the project by Technicon Engineering Services, Inc., and noticing 100-foot separation between the proposed septic systems and the well, SWRCB-DDW concluded that the proposed facility could be permitted as a transient drinking water system, provided the Fresno County Health Department approves the Design of On-site Sewage Disposal System. The Health Department approved the septic system design on October 5, 2017. SWRCB-DDW also concluded that if the well shows positive result for total coliform bacteria, the water shall be permanently chlorinated. But, if it begins to produce water with *E. coli*, a new well must be drilled. This requirement will be included as a Mitigation Measure.

\* **Mitigation Measure**

1. *As required by the State Water Resources Control Board, Office of Drinking Water, if at any time during the operation of the facility, water supply from the well shows positive results for total coliform bacteria, the well water shall be permanently chlorinated. However, if it begins to produce water with E. coli a new well shall be drilled.*

The California Regional Water Quality Control Board (RWQCB) also reviewed the proposal and expressed no concerns related to the project's impact on groundwater quality.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the project will use approximately 1500 gallons of water per event. Events will occur on Friday, Saturday and Sunday of each week. The water will be supplied from an on-site domestic well.

The Water and Natural Resources Division (WNR) of the Fresno County Department of Public Works and Planning reviewed the project. Considering the anticipated water usage and the project site not being located in a low-water area, WNR expressed no concerns related to sustainable water supply for the project. The impact would be less than significant.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: NO IMPACT:

No stream or river exists on the property that could be impacted by this proposal. Fresno Irrigation District (FID) G-7 Canal No. 67 runs southerly along the western boundary of the property and would not be impacted by the proposal.

- E. Would the project create or contribute run-off, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above in Section VI. B. Geology and Soils, any changes to the existing drainage pattern resulting from this proposal will be subject to review and approval of an Engineered Grading and Drainage Plan and a Grading Permit or Voucher from the Development Engineering Section of the Development Services Division.

F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in IX. A. above.

G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this application.

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to Federal Emergency Management Agency (FEMA) FIRM Panel 1525H, the subject property is not subject to the flooding from the one-percent-chance storm.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject site is not prone to a seiche, tsunami or mudflow, nor is the project likely to expose persons or structures to potential levee or dam failure. No levee or dam exists near the site.

## X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The nearest city, the City of Kerman, is approximately 2.3 miles south of the subject proposal.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Agriculture in the Fresno County General Plan and is outside of any city's Sphere of Influence (SOI). As such, the proposal is not in conflict with any land use plan, policy, or regulation of an agency with jurisdiction (other than County) over the project.

The County General Plan allows the proposed facility in an agriculturally-zoned area by discretionary land use approval provided applicable General Plan policies are met. Concerning Policy LU-A.3, Criteria a. b. c. d., the proposed high-intensity park for special events/meetings fit to the subject property based on its location outside urban areas and yet in close proximity to the nearby towns and communities to serve them; is not located on prime farmland; will utilize limited water (1,500 gallons per event); and can be provided with adequate workforce from the nearby City of Kerman and unincorporated community of Biola. Concerning Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14, the project is a compatible use pursuant to Policy LU-A.3 and will be at an adequate distance from the adjacent farming operations. Concerning Policy PF-C.17 and Policy PF-D.6, the project will use limited water to impact groundwater supply and will install an engineered sewage disposal system to minimize wastewater impact on groundwater quality.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

## XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No impacts on mineral resources were identified in the analysis. The site is not located in a mineral resource area as identified in Policy OS-C.2 of the General Plan.

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or



- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and required an acoustical analysis for the project. An "Acoustical Analysis" dated September 4, 2015 was prepared for the project by WJV Acoustics, Inc. The Health Department reviewed and approved the Analysis by indicating that the project will meet Fresno County Noise Ordinance standards.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located near an airport or a private airstrip to be impacted by an airport noise. The nearest airstrip, Bland Field, is approximately 4.3 miles south of the site.

### XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The project will not impact housing or induce population growth.

### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

North Central Fire Protection District (NCFPD) reviewed the proposal and requires: 1) the Site Plan to show two means of ingress and egress; 2) "all weather surface" fire access lanes; 3) on-site Fire Flow Water Supply meeting NCFPD Commercial Water Tank Standard; 4) emergency vehicle drive access within 200 feet of all building openings; 5) a minimum 20-foot gate opening for emergency vehicle access with unobstructed width of 20 feet; 6) a police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2); 7) a fire sprinkler system based on building square footage/occupancy classification and a fire alarm system. These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

2. Police protection?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The Fresno County Sheriff's Office (FCSO) reviewed the proposal and stated that the agency has previously responded to noise complaints related to loud music at the project site. FCSO further stated that concentration of 500 people per event with alcohol on site will greatly impact law enforcement operations by creating more calls for service. To mitigate these impacts, FCSO requires that security guards shall be present during all events, and information regarding the number of security guards to be staffed for each 100 people on site shall be provided to FCSO. Additionally, the applicant shall provide evidence regarding the type of ABC (Alcohol and Beverage Control) license to be used for the events and whether or not the events will be private or open to the public (to include purchase of alcohol). Furthermore, all events shall follow the County Noise Ordinance. These requirements will be included as Mitigation Measures:

\* **Mitigation Measures**

1. *Licensed security guards shall be present on site during all events. Prior to occupancy granted for the use, the Fresno County Sheriff's Office shall be provided with the number of security guards for each 100 people on site for the events.*
2. *Prior to occupancy granted for the use, the applicant shall provide evidence regarding the type of ABC (Alcohol and Beverage Control) license to be used for the events and whether or not the events will be private or open to the public (to include purchase of alcohol).*
3. *All events shall adhere to the County Noise Ordinance.*

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact existing public services, or result in the need for additional public services related to schools and parks.

#### XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The project would not result in the need for new or expanded recreational facilities.

#### XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, an average of 50 to 500 people will attend each planned event on the property. The events will be held on Friday, Saturday and Sunday from 2 p.m. to 2 a.m. When fully operational, the facility will have eight employees working up to 10-hour shifts.

The subject property is located on State Route (SR) 145 (Madera Avenue). The California Department of Transportation (Caltrans) reviewed the proposal and stated that the project will have a less than significant impact on SR 145. In addition, a review of the project Site Plan shows that the project is consistent with the agency's initial comments on the project, which required one driveway access from SR 145 and be located 550 feet north of Clinton Avenue to allow for future left-turn channelization along SR 145 for vehicles travelling to eastbound Clinton Avenue. Furthermore, SR 145 near the proposal is planned for 160 feet (80 feet measured from centerline) verses existing 60 feet (30 feet measured from centerline). A Condition of Approval would require the property owner to irrevocably offer easterly 50 feet of the parcel to the Caltrans as future right-of-way for SR 145.

The Design Division of the Department of Public Works and Planning reviewed the proposal and expressed no concerns related to traffic.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project will not result in a change in air traffic patterns.

D. Would the project substantially increase traffic hazards due to design features?

FINDING: NO IMPACT:

The project does not propose to alter existing roadway designs within the project area, which has been designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features. No concerns were expressed by the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The proposed facility will gain access from State Route 145 (Madera Avenue).

The project will not change emergency access to the site or affect access to nearby uses. Further review of emergency access will occur at the time Fresno County Fire Protection District reviews the project during Site Plan Review recommended as a Condition of Approval and prior to issuance of building permits.

F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project will not conflict with any adopted transportation plans. As such, no impacts associated with public transit or pedestrian and bicycle hazards are expected from this proposal.

## XVII. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils.

B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICATION IMPACT:

See discussion in Section IX. E. Hydrology and Water Quality.

D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils.

F. Would the project be served by a landfill with sufficient permitted capacity; or

G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will generate three yards of trash per week. Solid waste will be collected and stored on site and disposed of at the local landfill through a local trash hauler.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: NO IMPACT:

The project would not degrade the quality of the environment; reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological or cultural resources were identified in the analysis.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been analyzed for potential impacts, and appropriate project-specific mitigation measures have been developed to reduce project impacts to less than significant levels.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than aesthetics, geology and soils, hydrology and water quality, noise, public services and transportation/traffic, which will be addressed with the Mitigation Measures discussed in Section I. D. Section VI. E, Section IX. A. Section XII. A. B. C. D., Section XIV. A., and Section XVI. A. B.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

The proposed project would not directly or indirectly cause substantial adverse effects on human beings.

## CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 6986 prepared for Unclassified Conditional Use Permit Application No. 3501, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to agricultural and forestry resources, biological resources, cultural resources, mineral resources, population and housing, and recreation.

Potential impacts related to air quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, transportation/traffic, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, geology and soils, hydrology and water quality, and public services have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Streets, Fresno, California.

EJ:  
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**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 6986  
Unclassified Conditional Use Permit Application No. 3501**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	On-going; for duration of the project
*2.	Geology and Soils	The sewage disposal system shall be designed and installed in accordance with the Technicon Engineering Services, Inc. Supplemental Septic Design Report (Project No. 150707.002 dated October 3, 2017) or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. Any changes in the proposed project may require additional review to ensure adequacy of the on-site wastewater treatment systems' adequacy to serve the proposed changes. Installation of sewage disposal systems shall be in accordance with all Local Ordinances and State Regulations.	Applicant	Applicant/PWP	On-going; for duration of the project
*3.	Hydrology and Water Quality	As required by the State Water Resources Control Board, Office of Drinking Water, if at any time during the operation of the facility, water supply from the well shows positive results for total coliform bacteria, the well water shall be permanently chlorinated. However, if it begins to produce water with E. coli a new well shall be drilled.	Applicant	Applicant/State Water Resources Control Board, Division of drinking Water	On-going; for duration of the project
*4.	Public Services	Licensed security guards shall be present on site during all events. Prior to occupancy granted for the use, the Fresno County Sheriff's Office shall be provided with the number of security guards for each 100 people on site for the events.	Applicant	Applicant/PWP/ Fresno County Sheriff's Office	On-going; for duration of the project
*5.	Public	Prior to occupancy granted for the use, the applicant shall	Applicant	Applicant/PWP/	On-going; for

	Services	provide evidence regarding the type of ABC (Alcohol and Beverage Control) license to be used for the events and whether or not the events will be private or open to the public (to include purchase of alcohol).		Fresno County Sheriff's Office	duration of the project
*6.	Public Services	All events shall adhere to the County Noise Ordinance.	Applicant	Applicant/Fresno County Dept. of Public Health, Environmental Health Division	On-going; for duration of the project

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: IS 6986	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E-</b>	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner		Area Code: 559	Telephone Number: 600-4204
		Extension: N/A	
Applicant (Name): Alvaro Garcia	Project Title: Unclassified Conditional Use Permit Application No. 3501		
Project Description: Allow a high-intensity park with related improvements for special events and meetings on an approximately 5.4-acre portion of a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located at northwest corner of W. Clinton and N. Madera Avenues approximately 2.3 miles north of the nearest city limits of the City of Kerman (2545 N. Madera Avenue, Kerman) (Sup. Dist. 4) (APN 015-410-03).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 6986) prepared for Unclassified Conditional Use Permit Application No. 3501, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to agricultural and forestry resources, biological resources, cultural resources, mineral resources, population and housing, and recreation  Potential impacts related to air quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, transportation/traffic, and utilities and service systems have been determined to be less than significant.  Potential impact related to aesthetics, geology and soils, hydrology and water quality, and public services has been determined to be less than significant with the identified mitigation measure.  The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – November 10 , 2017		Review Date Deadline: December 11, 2017	
Date: September 6, 2017	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
ALAN WEAVER  
DIRECTOR

DATE: May 22, 2015

TO: Department of Public Works and Planning, Director, Attn: Alan Weaver  
Development Services, Division Manager, Attn: William M. Kettler  
Development Services, Principal Planner, Attn: Chris Motta  
Development Services, Current Planning, Attn: Eric VonBerg  
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand  
Development Services, Water/Geology/Natural Resource, Attn: Augustine Ramirez  
Development Engineering, Grading/Mapping Attn: Augustine Ramirez  
Development Services, Zoning & Permit Review/Site Plan Review, Attn: Tom Navarro  
Development Services, Building & Safety/Plan Check, Attn: Jeff Janes  
Road Maintenance and Operations, Attn: Robert Palacios/Frank Daniele  
Design Division, Transportation Planning, Attn: Mohammad Alimi  
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/  
Janet Gardner/Kevin Tsuda  
CA Regional Water Quality Control Board, Attn: Scott Moore/Matt Scroggins/Dal  
Harvey  
Sheriff's Office, Attn: Captain Greg Gularte  
Fresno County Fire Protection District, Attn: Eric Watkins/Andy Cosentino  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Steve Hulbert  
State Department of Health Services, Office of Drinking Water, Fresno District,  
Attn: Betsy Lichti  
Kerman Unified School District, Attn: James Foley  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
Fresno Irrigation District, Attn: William R. Stretch and Sen Saetern  
Kings River Conservation District, Attn: Rick Hoelzel

FROM: Lisa Elgin, Planner  
Development Services Division

SUBJECT: Unclassified Conditional Use Permit Application No. 3501

APPLICANT: Alvaro Garcia

DUE DATE: June 9, 2015

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow a high-intensity park in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Please review the proposal and respond to the questionnaire. Please answer the questions according to your specific area of expertise.

## DEVELOPMENT SERVICES DIVISION

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 **June 9, 2015**. 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, Lisa Elgin, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-3583, or email [lelgin@co.fresno.ca.us](mailto:lelgin@co.fresno.ca.us).

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*Activity Code (Internal Review): 2384*

Enclosures



Fresno County Department of Public Works and Planning

CUP 3501 (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)
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
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

To allow a high-intensity park in the AE-20 Zone District.

CEQA DOCUMENTATION: Initial Study [ ] PER [x] 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: North side of Clinton between Del Norte and Highway 145
Street address: 2545 N. Madera Avenue,

APN: 015-410-03 Parcel size: 20 acres Section(s)-Twp/Rg: S 25 - T 13 S/R 17 E

ADDITIONAL APN(s):

(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. UCUP 3501 Fee: \$ 9123.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$ 259.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 654.00
Received By: lee Invoice No.: TOTAL: \$ 10,036

UTILITIES AVAILABLE:

WATER: Yes [ ] / No [ ]
Agency:
SEWER: Yes [ ] / No [ ]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

853.B.12
Related Application(s): N/A
Zone District: AE-20
Parcel Size: 20 acres

Sect-Twp/Rg: 25 - T 13 S/R 17 E
APN # 015 - 410 - 03
APN #
APN #
APN #



Development  
Services  
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 38566  
APPLICANT: ALVARO GARCIA  
PHONE: (559) 908-0121

PROPERTY LOCATION: 2545 N. Madera Ave.  
APN: 015 - 410 - 03 ALCC: No  Yes #          VIOLATION NO. 12-102381  
CNEL: No  Yes          (level) LOW WATER: No  Yes          WITHIN 1/2 MILE OF CITY: No  Yes           
ZONE DISTRICT: AE-20; SRA: No  Yes          HOMESITE DECLARATION REQ'D.: No  Yes           
LOT STATUS:

Zoning: (  ) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
Merger: May be subject to merger: No  Yes          ZM#          Initiated          In process           
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other PERMITS; ( ) Deeds Req'd (see Form #236)  
SCHOOL FEES: No          Yes  DISTRICT: KEEMAN Unified PERMIT JACKET: No          Yes   
FMFCD FEE AREA: (  ) Outside ( ) District No.:          FLOOD PRONE: No  Yes           
PROPOSAL Unclassified Conditional Use Permit for a high intensity park.

COMMENTS:  
ORD. SECTION(S): 853 - B. 12 BY: R. NABIGIAN DATE: 12-10-14

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Agriculture</u> ( ) GPA: <u>        </u> ( ) MINOR VA: <u>        </u>	
COMMUNITY PLAN: <u>        </u> ( ) AA: <u>        </u> ( ) HD: <u>654.00</u>	
REGIONAL PLAN: <u>        </u> ( ) CUP: <u>9,123.00</u> ( ) JAG COMM: <u>        </u>	
SPECIFIC PLAN: <u>        </u> ( ) DRA: <u>        </u> ( ) ALCC: <u>        </u>	
SPECIAL POLICIES: <u>        </u> ( ) VA: <u>        </u> ( ) IS/PER: <u>259.00</u>	
SPHERE OF INFLUENCE: <u>        </u> ( ) AT: <u>        </u> ( ) Viol. (35%): <u>        </u>	
ANNEX REFERRAL (LU-G17/MOU): <u>        </u> ( ) JT: <u>        </u> ( ) Other: <u>        </u>	

COMMENTS:           
Filing Fee: \$ 10,036.00  
Pre-Application Fee: \$247.00  
Total County Filing Fee: 9,789.00

- | FILING REQUIREMENTS:  | OTHER FILING FEES:   |
|---|--|
| ( <input checked="" type="checkbox"/> ) Land Use Applications and Fees  | ( ) Archaeological Inventory Fee: <u>\$75 at time of filing</u>  |
| ( <input checked="" type="checkbox"/> ) This Pre-Application Review form  | ( ) CA Dept. of Fish & Wildlife (DFW): <u>(\$50) (\$50+\$2,792.25; \$50+\$2,010.25)</u>  |
| ( <input checked="" type="checkbox"/> ) Copy of Deed / Legal Description  | ( ) Separate check to Fresno County Clerk for pass-thru to DFW. Must be paid prior to IS closure and prior to setting hearing date.) |
| ( <input checked="" type="checkbox"/> ) Photographs   |  |
| ( ) Letter Verifying Deed Review  |  |
| ( <input checked="" type="checkbox"/> ) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. |  |
| ( <input checked="" type="checkbox"/> ) Site Plans - <u>3</u> copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction                                    |  |
| ( <input checked="" type="checkbox"/> ) Floor Plan & Elevations - 8 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction                              |  |
| ( <input checked="" type="checkbox"/> ) Project Description / Operational Statement (Typed)   |  |
| ( ) Statement of Variance Findings  |  |
| ( ) Statement of Intended Use (ALCC)  |  |
| ( ) Dependency Relationship Statement   |  |
| ( ) Resolution/Letter of Release from City of <u>        </u>   |  |
| Referral Letter # <u>        </u>   |  |

BY: Lina Elou DATE: 15 Dec 2014  
PHONE NUMBER: (559) 600-3583

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

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- |                     |  |
|---------------------|--|
| ( ) COVENANT        | ( <input checked="" type="checkbox"/> ) SITE PLAN REVIEW |
| ( ) MAP CERTIFICATE | ( <input checked="" type="checkbox"/> ) BUILDING PLANS   |
| ( ) PARCEL MAP      | ( <input checked="" type="checkbox"/> ) BUILDING PERMITS |
| ( ) FINAL MAP       | ( ) WASTE FACILITIES PERMIT                              |
| ( ) FMFCD FEES      | ( <input checked="" type="checkbox"/> ) SCHOOL FEES      |
| ( ) ALUC or ALCC    | ( ) OTHER (see reverse side)                             |



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

## 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) 3501

Application Rec'd: \_\_\_\_\_

### GENERAL INFORMATION

1. Property Owner: Alvaro Garcia Phone/Fax 559 8427765  
Mailing Address: 3621 N Howard Kerman CA 93630  
Street City State/Zip
2. Applicant: Alvaro Garcia Phone/Fax: \_\_\_\_\_  
Mailing Address: Same  
Street City State/Zip
3. Representative: A Phone/Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State/Zip
4. Proposed Project: Allow High-Intensity  
IN AE-20 ZONE DISTRICT
5. Project Location: 2545 N. Madera Ave  
Kerman CA 93630
6. Project Address: Same
7. Section/Township/Range: 1 1 8. Parcel Size: 20 Acres
9. Assessor's Parcel No. 015-410-03

DEVELOPMENT SERVICES DIVISION

10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

- |                                   |   |
|-----------------------------------|---|
| _____ LAFCo (annexation)          | _____ 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 District<sup>1</sup>: AEZO

14. Existing General Plan Land Use Designation<sup>1</sup>: \_\_\_\_\_

ENVIRONMENTAL INFORMATION

15. Present land use: 50% NRES use 50% open

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

gym building; 2 wells: 1 ag & 1 domestic; existing storage (metal) for nursery, bus barn

Describe the major vegetative cover: \_\_\_\_\_

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

Is property in a flood-prone area? Describe:

\_\_\_\_\_  
\_\_\_\_\_

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

North: VINES

South: Pistachios and Nursery

East: VINES

West: VINES

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees   6    
Number of Salesmen   N/A    
Number of Delivery Trucks   1    
Total Square Footage of Building  12,000 

III. Describe and quantify other traffic generation activities: \_\_\_\_\_

  traffic only during weekends in the  
  afternoon about 250 cars max when full

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:  
(X) private well  
( ) community system<sup>3</sup>—name: \_\_\_\_\_



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: For 500 persons AT night  
3 gallons x person 1500 gal.
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name 2 septic tanks
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 1500 gallons per night  
during weekends AT full capacity
27. Anticipated type(s) of liquid waste: \_\_\_\_\_
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NONE
29. Anticipated volume of hazardous wastes<sup>2</sup>: NONE
30. Proposed method of hazardous waste disposal<sup>2</sup>: NONE
31. Anticipated type(s) of solid waste: 3 yards per weekend
32. Anticipated amount of solid waste (tons or cubic yards per day): 3 yards per weekend
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 3 yards per week
34. Proposed method of solid waste disposal: send it to waste management co.
35. Fire protection district(s) serving this area: FCFD
36. Has a previous application been processed on this site? If so, list title and date: NONE
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.

[Signature]  
 SIGNATURE

5-19-15  
 DATE

<sup>1</sup> Refer to Development Services 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 (\$3,029.75 for an EIR; \$2,181.25 for a (Mitigated) Negative Declaration; effective January 1, 2015: \$3,069.75 for an EIR; \$2,210.00 for a (Mitigated) Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

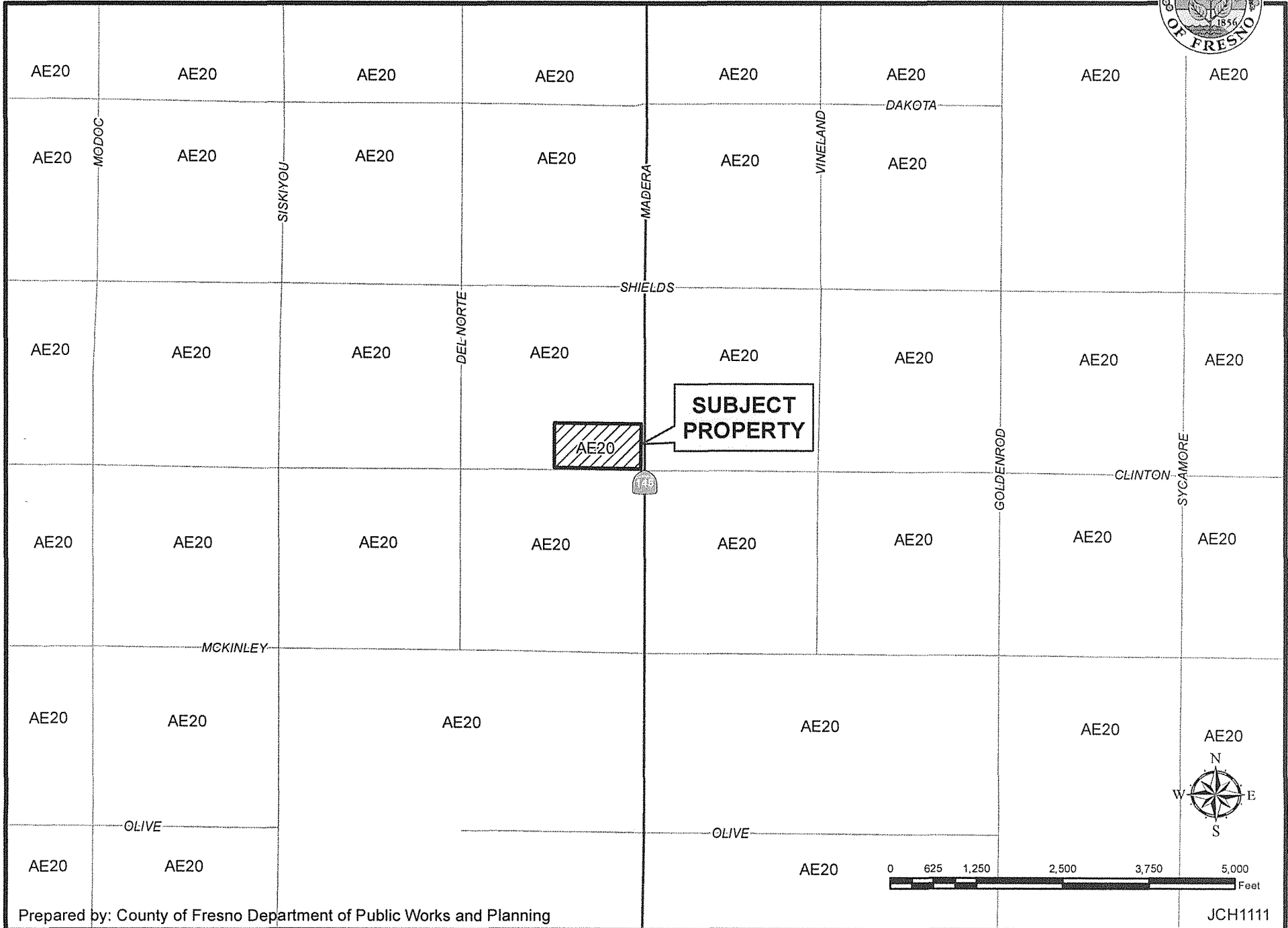
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

5-19-15  
Date

# EXISTING ZONING MAP

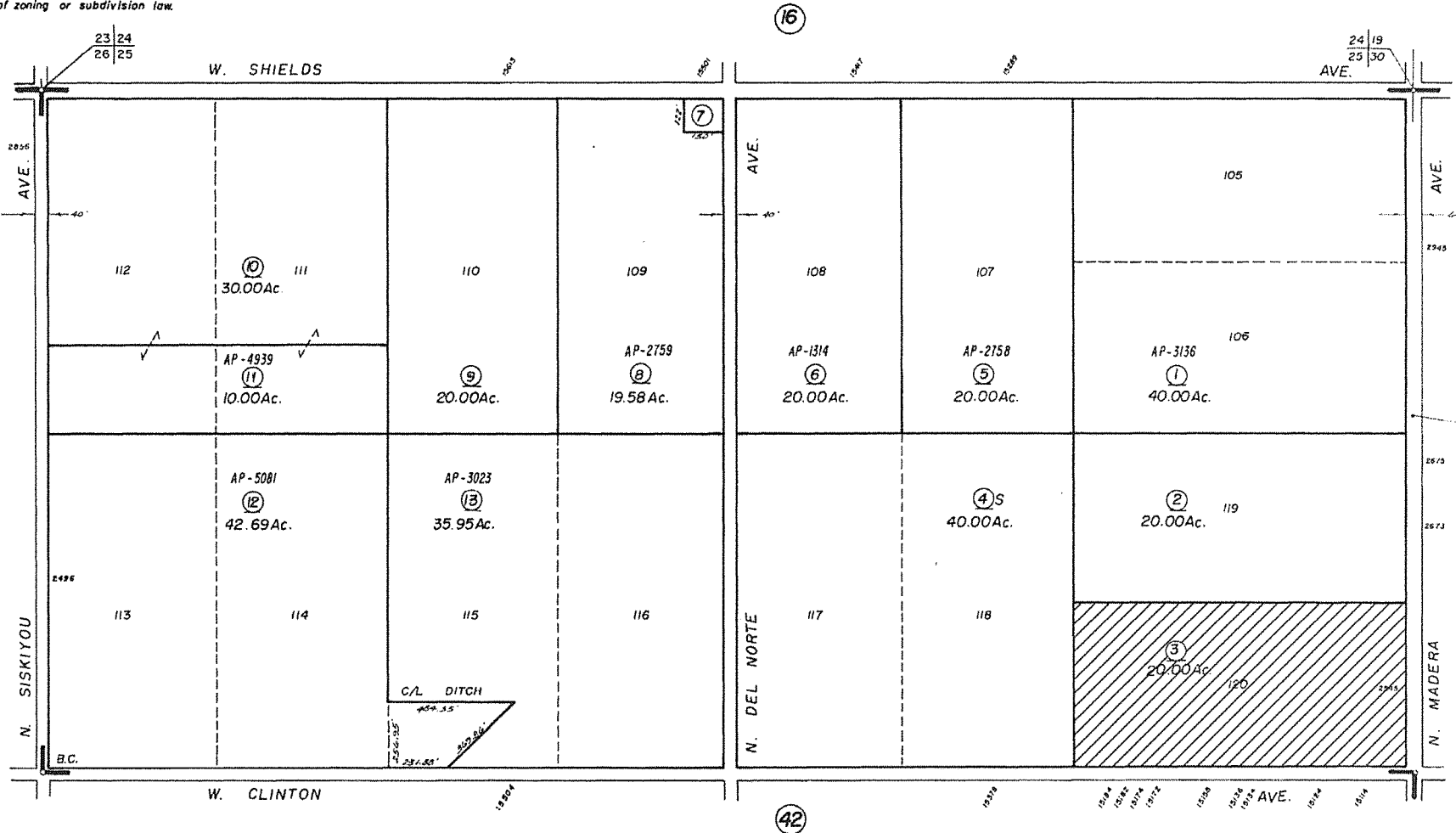


--- NOTE ---  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying  
 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 25, T.13 S., R.17 E., M. D. B & M.

Tax Rate Area  
 120-008  
 120-009

15-41



Agricultural Preserve  
 Bank Of California Tract - Plat Bk. 2, Pg. 14

Assessor's Map Bk. 15, -Pg. 41  
 County of Fresno, Calif.

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



Alvaro Garcia & Carmen Garcia  
3621 N Howard Avenue  
Kerman, CA 93630  
May 18, 2015

Department of Public Works and Planning  
2220 Tulare Street, 6th floor  
Fresno, CA 93721

RE: 2545 N Madera Avenue Kerman, CA 93630

Dear Department of Public Works and Planning:

After buying the property 2545 N Madera Avenue Kerman, CA 93630 I was required to submit proposals of what I would do this property. Thankfully I have already accomplished many of the items on that proposal. After completing operation clean up and starting to expand the nursery I find myself ready for the next step which would be to transform and remodel the existing old high school gymnasium. The following is the operational statement checklist.

1. Nature of operation:  
We are remodeling the previous gymnasium that was on-site. We plan on making it into a banquet hall to hold company meeting and to hold special events.
2. Operational time limits:  
We plan on operating from 2:00 p.m. – 2:00 a.m. three days out of the week Friday, Saturday & Sunday. A total of 12 indoor hours per day.
3. Number of customers or visitors:  
On average the number of visitors we plan on having would be anywhere from 50 – 500 people depending on the event. They would be there during the hours of operation 2:00 p.m. -- 2:00 a.m.
4. Number of employees:  
Currently we have no employees but once we are in full operation we plan on having 8 employees working up to 10 hour shifts. There will be no employees living on on-site as caretakers.
5. Service and delivery vehicles:  
There will be 1 delivery truck that will be used to delivery any merchandise or supply once a week.
6. Access to the site:

The site will have access to a paved public road (Madera Avenue) once the construction is furnished. As of today the only paved public road to the site is Clinton Avenue.

7. Number of parking spaces for employees, customers and services/delivery vehicles:  
We are in the process of making an asphalt parking area holding 250 parking spaces.
8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?  
No, there will be no goods to be sold on-site.
9. What equipment is used?  
We will use no equipment. - lawn & garden
10. What supplies or materials are used and how are they stored?  
No, supplies or materials will be used. - cleaning
11. Does the use cause an unsightly appearance?  
The use will cause noise. However, it will be inside the facility therefore you won't hear much since it will be inside an insulated building.
12. List any solid or liquid waste to be produced.  
We have estimated that around 3 ~~yards~~ of trash will be produced per week. It will be stored and disposed by a trash company. One of which we have not yet selected.
13. Estimated volume of water to be used (gallons per day).  
There is a privet well on the site and will be used to provide the 1500 gallons that could be used per event.
14. Describe any proposed advertising including size, appearance, and placement.  
The only advertising we have planned for as of today would include the name of the hall. This would be painted on the building wall. It will be sized at 3ft x 20ft.
15. Will existing building be used or will new buildings be constructed?  
An existing building (old gymnasium) will be transformed into a banquet hall. The floor plans have already been submitted.
16. Explain which buildings or what portion of building will be used in the operation.  
The old school gymnasium is the building that will be used for the operation.
17. Will any outdoor lighting or an outdoor sound amplification system be used?  
The parking lot will have outdoor lighting and will only be used at night when event is being held. No, sound amplification system will be used.
18. Landscaping or fencing proposed?  
The floor plans have already been submitted and show that we have proposed a private chain-link fence around the area designated for the hall.

May 18, 2015

Page 3

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

Once again we plan on transforming and remodeling the old high school gymnasium into an event hall.

20. Identify all owners:

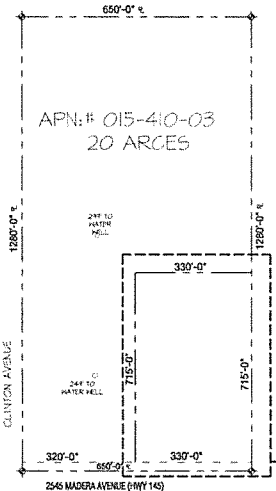
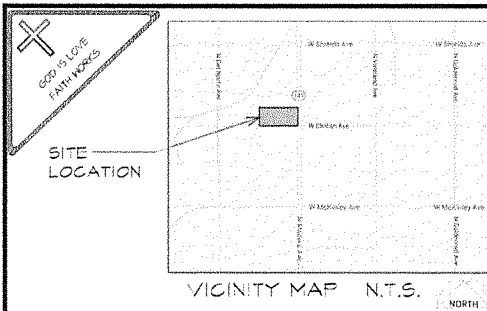
Alvaro L. Garcia and Carmen E. Garcia are the owners of this property. Contact information (559) 908-0121 Cell Alvaro (559) 907-1999 Cell Carmen.

We look forward to working with you.

Sincerely,

Handwritten signatures of Alvaro Garcia and Carmen Garcia. The signature on the left is for Alvaro Garcia and the signature on the right is for Carmen Garcia.

Alvaro Garcia & Carmen Garcia  
Property Owners

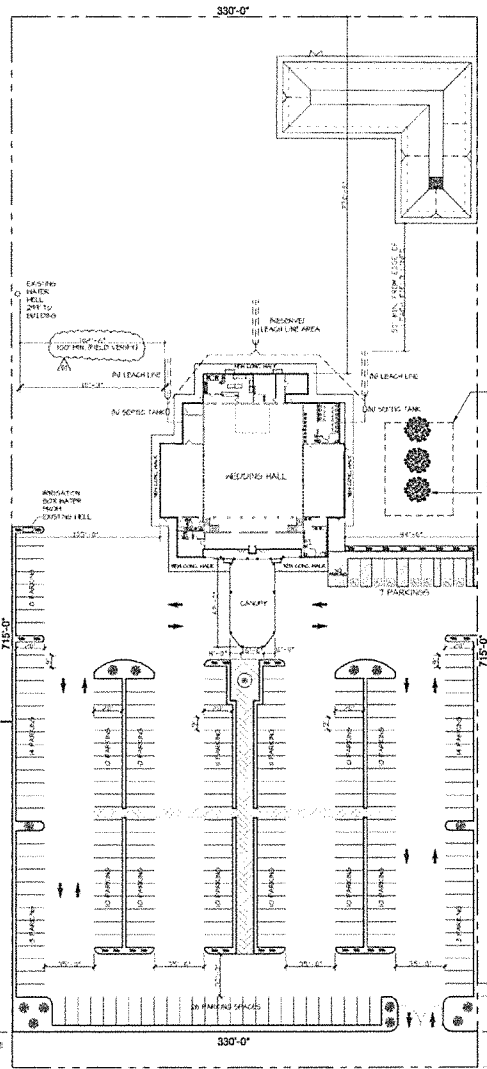


**CODES, RULES & REGULATIONS**

ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENTS IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN ACCORDANCE WITH THESE CODES:

- CALIFORNIA BUILDING CODE (C.B.C., 2013 EDITION)
- THE 2013 CALIFORNIA BUILDING STANDARDS CODE (CC-TITLE-24 & 25)
- CALIFORNIA BUILDING CODE (C.B.C., 2013 EDITION)
- CALIFORNIA PLUMBING CODE (C.P.C., 2013 EDITION)
- CALIFORNIA MECHANICAL CODE (C.M.C., 2013 EDITION)
- CALIFORNIA FIRE CODE (C.F.C., 2013 EDITION)
- CALIFORNIA ELECTRICAL CODE (C.E.C., 2013 EDITION)
- CALIFORNIA ENERGY CODE (2013 C.E.C. STANDARDS)

- SITE SOIL CLASS - D
- SOILS BEARING CAPACITY = 1500 PSF
- SEISMIC IMPORTANCE FACTOR = 1.0 OCCUPANCY CATEGORY II
- GLOBAL POSITIONING SYSTEM LATITUDE 36.611616 LONGITUDE 122.062674
- SPECTRAL RESPONSE ACCELERATIONS =  $S_s = 0.246 S_1 = 0.364$
- SPECTRAL RESPONSE COEFFICIENTS =  $S_{d1} = 0.246 S_{d2} = 0.301$
- SITE COEFFICIENTS =  $F_a = 1.0 F_v = 1.32$
- SEISMIC DESIGN CATEGORY - "D"



**SITE PLAN**  
SCALE: 1" = 40'-0"

**CODE ANALYSIS**

BUILDING LOCATION: 2545 N. MACERA AVENUE, KERNAN, CALIFORNIA 93630

OWNER: ALVARO GARCIA, 3621 N. HOWARD AVENUE, KERNAN, CA 93630, 559-908-0102

APN: 015-410-03  
LOT AREA: 20 ACRE (971,200 SF)  
ZONING: AE-20

BUILDING USE: A-2 (WEDDING HALL)

CONSTRUCTION TYPE: V-B  
OCCUPANCY: A-2 PER CBC 303.2

OCCUPANCY SEPARATION: NONE REQUIRED (CBC TABLE 508.4)

NUMBER OF STORIES: ONE

HEIGHT: 22 FT.

DANCING HALL: 8070 S.F.  
FOYER/LOBBY: 1466 S.F.  
KITCHEN: 815 S.F.  
BAR/SEATING: 1636 S.F.  
RESTROOMS AND STORAGE: 2305 S.F.  
TOTAL BUILDING AREA: 14,094 S.F.

EXITS REQUIRED: FOUR  
TOTAL BUILDING AREA: 14,094 SF

FIRE PROTECTION: CHEMICAL FIRE SUPPRESSION AT COOKING EQUIPMENT FIRE EXTINGUISHERS PER GFC SECTION 906.1

FIRE SPRINKLERS: YES (UNDER SEPARATE PERMIT)  
BY OTHERS (PRIVATELY MONITORED)

HEIGHT/AREA LIMITATION: 6,000 SF, 1-STORY, 40 FT (CBC TABLE 503)

AREA INCREASE ALLOWABLE: UNLIMITED (CBC §507.1)  
ACTUAL: 14,094 SF, 1 STORY, < 22 FT

ADA ACCESSIBILITY: YES, PER CHAPTER 11B, 2016 CBC

PARKING PROVIDED: 217 SPACES (210 STANDARD, 7 ACCESSIBLE)

"THIS PERMIT DOES NOT INCLUDE FIRE SPRINKLERS" OR "THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF 95 POUNDS PER SQUARE FOOT TO SUPPORT THE ADDED LOADS OF A FIRE SPRINKLER SYSTEM. THE MAIN FRAMING MEMBERS HAVE BEEN DESIGNED TO SUPPORT THE CONCENTRATED LOADS OF A FIRE SPRINKLER SYSTEM (LFC 101)

LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE MARSHAL PRIOR TO COMMENCING THE PLANS TO INSTALL SUCH SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE FIRE MARSHAL PRIOR TO APPROVAL OF OCCUPANCY OF THE BUILDING.

**SHEET INDEX**

SHEET	DESCRIPTION
1	SITE PLAN
2	EXISTING FLOOR PLAN & NOTES
3	PROPOSED FLOOR PLAN
4	EQUIPMENT LAYOUT PLAN
5	NEW CANOPY FLOOR & FOUNDATION PLAN
6	MAIN BUILDING EXTERIOR ELEVATIONS
7	CANOPY ELEVATIONS
8	STAGE FLOOR FOUNDATION & FRAMING PLAN
9	NEW BALCONY FLOOR, FOUNDATION
10	CANOPY ROOF FRAMING
11	CROSS SECTIONS
12	WALL RETROFIT ENGINEERING DETAILS
13	LIGHTING PLAN
14	REFLECTED CEILING
15	POWER PLAN
16	SITE POWER PLAN
17	WASTE PLAN
18	WATER PIPING PLAN
19	MECHANICAL AND GAS PLANS
20	ADA DETAILS
21	ADA DETAILS
22	DETAILS
23	DETAILS
24-27	ENERGY REPORT ("24")

NOTE: GRADING, DRAINAGE, SEPTIC SYSTEM AND FIRE SPRINKLER PLANS UNDER SEPARATE PERMITS.

**HEALTH DEPT. NOTES**

1. ALL FOOD PREPARATION AND SERVICE AREAS SHALL BE IN CONFORMANCE WITH THE CALIFORNIA HEALTH CARE REGULATIONS (HCR) AND THE CALIFORNIA FOOD SAFETY AND INSPECTION SERVICE (FSIS) REGULATIONS.
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**KITCHEN NOTES**

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PLANNING DEPT APPROVAL

BUILDING DEPT APPROVAL

**RICHARD BITIKOFFER**  
CIVIL ENGINEER  
1124 E. PORTAC WAY  
FRESNO, CA 93704  
PH: 559-438-4437 FAX: 559-438-1973

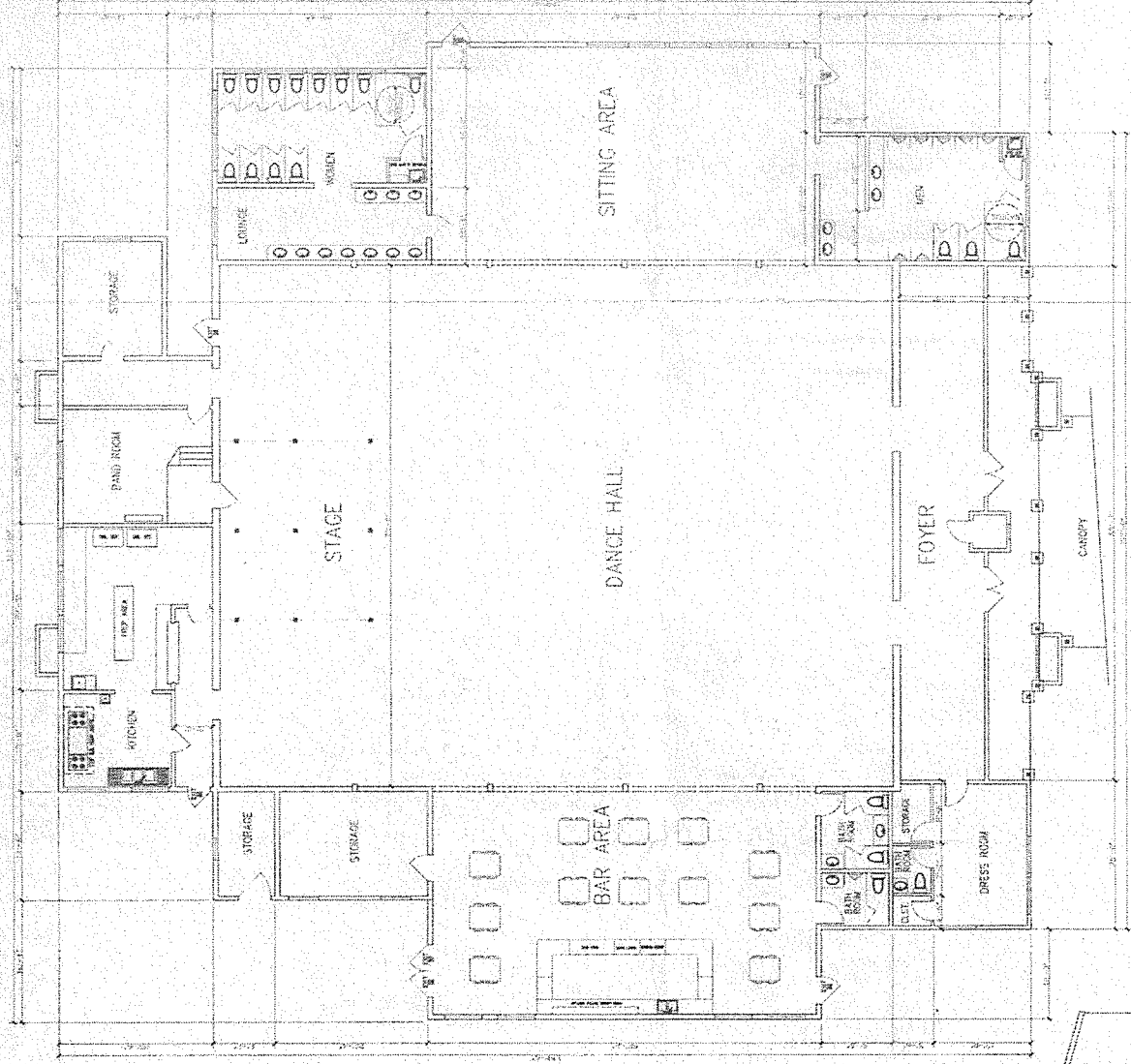


**OWENK BUILDER**  
RESPONSIBLE BUILDER  
ALVARO GARCIA  
3621 N. HOWARD AVENUE  
KERNAN, CA 93630  
559-908-0101

**PROPOSED WEDDING HALL**  
PROJECT TITLE:  
ALVARO GARCIA  
3621 N. HOWARD AVENUE  
KERNAN, CA 93630  
559-908-0101

DESIGNED BY: JASAL  
SHEET NO. 1  
DATE: 05/20/16



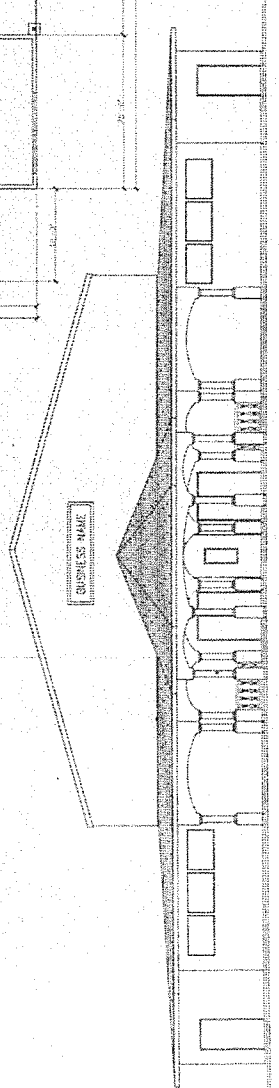


**WALL LEGEND**

(Symbol)	EXISTING WALL
(Symbol)	NEW WALL
(Symbol)	WALLS TO BE REMOVED
(Symbol)	EXISTING DOOR
(Symbol)	NEW DOOR

**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"











