



# County of Fresno

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

December 5, 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. 7349 (Randy Delerio, High Desert Ag. Inc.)

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&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3589\CUP3589 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. 7349 (Randy Delerio, High Desert Ag. Inc.)

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: City of Firebaugh

Cross Streets: Southwest corner of W. Shaw Ave and Dos Palos Ave (SR 33) near City of Firebaugh Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 11.08

Assessor's Parcel No.: APN 012-091-46S & 47S Section: 15 Twp.: 13S Range: 14 E Base: MDBM

Within 2 Miles: State Hwy #: Airports:

Waterways: 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 Employees
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. Acres 11.08 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:

None/AE-20 (Exclusive Agricultural; 20-acre minimum parcel size)/Agriculture

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

Allow a commercial coach for office use and a tank farm for the storage and sale of agricultural chemicals and fertilizers together with the existing improvements on two contiguous parcels totaling 11.08 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwest corner of W. Shaw Avenue and Dos Palos Avenue (State Route 33) approximately 2.1 miles south of the City of Firebaugh (35035 W. Shaw Avenue, Mendota, CA) (SUP. DIST. 1) (APN 012-091-46S & 47S).

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 type="checkbox"/> Parks & Recreation, Department of                                  |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input 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 checked="" 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 December 6, 2017 Ending Date January 5, 2018

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

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Randy Delerio, High Desert Ag. Inc.</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>36197 W. North Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Mendota, CA 93640</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 65-6800</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 12-05-17

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

- Toxic Substances Control, Dept. of

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

Starting Date: December 6, 2017

Ending Date: January 5, 2018

Signature 

Date 12-15-17

**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:** Randy Delerio, High Desert Ag. Inc.  
Address: 36197 W. North Avenue  
City/State/Zip Mendota, CA 93640  
Phone: (559) 655-6800

**For SCH Use Only:**  
Date Received at SCH: \_\_\_\_\_  
Date Review Starts: \_\_\_\_\_  
Date to Agencies: \_\_\_\_\_  
Date to SCH: \_\_\_\_\_  
**Clearance Date:** \_\_\_\_\_  
Notes:



# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**FILED**  
DEC 05 2017 TIME 10:50Am  
FRESNO COUNTY CLERK  
By: *[Signature]* DEPUTY  
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7349 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7349** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3589** filed by **RANDY DELERIO, HIGH DESERT AG. INC.**, proposing to allow a commercial coach for office use and a tank farm for the storage and sale of agricultural chemicals and fertilizers together with the existing improvements on two contiguous parcels totaling 11.08 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwest corner of W. Shaw Avenue and Dos Palos Avenue (State Route 33) approximately 2.1 miles south of the City of Firebaugh (35035 W. Shaw Avenue, Mendota, CA) (SUP. DIST. 1) (APN 012-091-46S & 47S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7349, and take action on Classified Conditional Use Permit Application No. 3589 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. 7349 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 December 6, 2017 through January 5, 2018.

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

E201710000337

IS Application No. 7349 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.

### **Public Hearing**

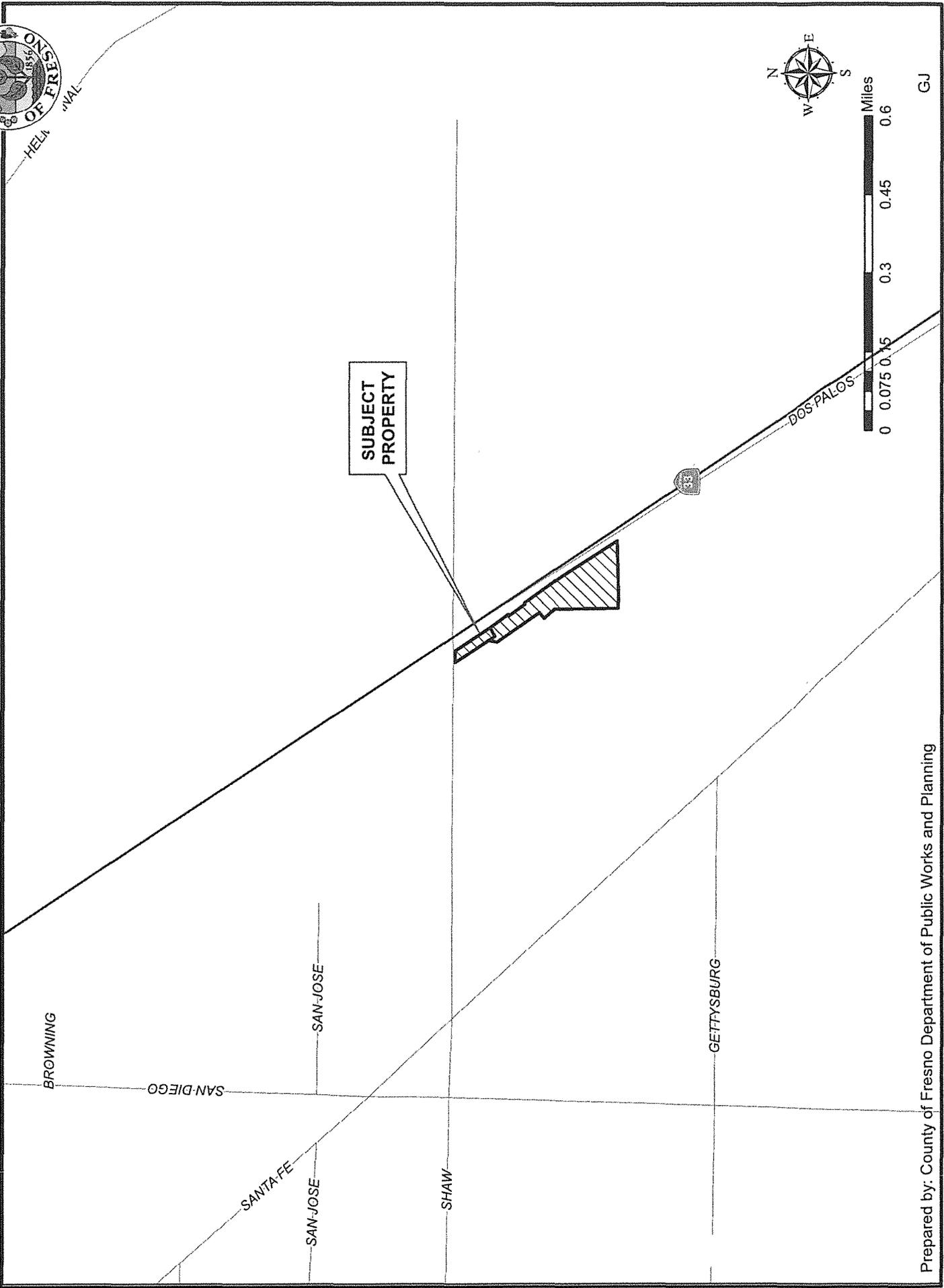
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on January 11, 2018, at 8:45 a.m., or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. Interested persons are invited to 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: December 6, 2017

# LOCATION MAP

CUP 3589





# 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. 7349, Classified Conditional Use Permit Application No. 3589
- 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 project site is located on southwest corner of W. Shaw Avenue and Dos Palos Avenue (State Route 33) approximately 2.1 miles south of the City of Firebaugh (35035 W. Shaw Avenue, Mendota, CA) (SUP. DIST. 1) (APN 012-091-46S & 47S).
- 5. Project Applicant's name and address:**  
Randy Delario  
High Desert Ag. Inc  
36197 W. North Avenue  
Mendota, CA 93640
- 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 commercial coach for office use and a tank farm for the storage and sale of agricultural chemicals and fertilizers together with the existing improvements on two contiguous parcels totaling 11.08 acres 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:**  
The project site is located on southwest corner of W. Shaw Avenue and Dos Palos Avenue (State Route 33) approximately 2.1 miles south of the City of Firebaugh (35035 W. Shaw Avenue, Mendota, CA) (SUP. DIST. 1) (APN 012-091-46S & 47S).

**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:**

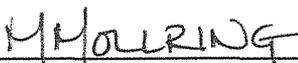
On the basis of this initial evaluation:

- 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:**

  
\_\_\_\_\_  
Ejaz Ahmad, Planner

**REVIEWED BY:**

  
\_\_\_\_\_  
Marianne Mollring, Senior Planner

Date: 11-30-2017

Date: 11-30-17

EA:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3589\IS-CEQA\CUP3589 IS cklst.docx

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**  
(Initial Study Application No. 7349 and  
Classified Conditional Use Permit  
Application No. 3589)

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:

- 2 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?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 2 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 2 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 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?
- 1 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:

- 3 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 2 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?
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?

- 1 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?
- 1 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:

- 1 a) Violate any water quality standards or waste discharge requirements?
- 1 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)?
- 2 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?
- 2 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?
- 1 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?  
1 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)?

- 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:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  
1 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?  
1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?  
1 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?  
1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  
1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 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?

#### 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

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Randy Delerio, High Desert Ag. Inc.
- APPLICATION NOS.: Initial Study Application No. 7349 and Classified Conditional Use Permit Application No. 3589
- DESCRIPTION: Allow a commercial coach for office use and a tank farm for the storage and sale of agricultural chemicals and fertilizers together with the existing improvements on two contiguous parcels totaling 11.08 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the southwest corner of W. Shaw Avenue and Dos Palos Avenue (State Route 33) approximately 2.1 miles south of the City of Firebaugh (35035 W. Shaw Avenue, Mendota, CA) (SUP. DIST. 1) (APN 012-091-46S & 47S).

### 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 developed with improvements related to a former produce packing facility. Surrounding land uses include agriculture-related businesses, field crops, vineyard, and orchards with sparse single-family residences. The property is not located along a designated scenic highway (State Route 33) 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:

The subject proposal would allow a 2,130 square-foot commercial coach for office use and 200,000-gallon of storage tanks (total) for the storage of liquid fertilizers. The

office, the tank farm, and the existing improvements on the property will be used in conjunction with a commercial operation involving the storage and sale of agricultural chemicals and fertilizers to local farmers and ranchers. The existing improvements include a 10,158 square-foot building to be used for storage of products and a 12,474 square-foot vacant building. The future improvements proposed by this application include a 1,000-gallon fuel storage tank, 500-gallon propane tank, and a scale.

The proposed storage tanks are 35 feet in height. The tanks and the commercial coach (office) match in height and look to the existing improvements on the property and those on adjacent parcels. The proposed improvements will have a less than significant impact on the visual character or quality of the site and its surroundings.

- 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:

According to the Applicant's Operational Statement, the existing outdoor lighting is sufficient for the subject proposal. However, to minimize any lighting impacts in the area resulting from this proposal, a mitigation measure would require that all lighting shall be hooded and directed downward so 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 state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- 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; or
- 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not an active farmland, forestland, or timberland. 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 and adherence to the applicable General Plan Policies. The site is classified as Urban and Built-Up Land and Confined Animal Agriculture on the 2010 Fresno County Important Farmland Map, is not subject to a Williamson Act Land Conservation Contract, and developed with improvements related to a former produce packing facility. The proposed improvements are complimentary to the existing improvements on and near the property.

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:

According to the San Joaquin Valley Air Pollution Control District, the project specific annual emissions of criteria pollutants will not exceed District significance thresholds of 100 tons/year CO, 10 tons/year NOX, 10 tons/year ROG, 27 tons/year SOx, 15 tons/year PM10 or 15 tons/year PM2.5. As such, the project will have a less than significant impact on air quality and is also not subject to Air District Rule 9510.

The project will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review), and would require the Applicant to contact the District's Small Business Assistance office regarding the requirements for an Authority to Construct (ATC) application and identify other District rules and regulations that apply to the project. These requirements will be included as Project Notes.

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

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District review of the proposal identified no concerns related to odor. No impact would occur.

#### 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; or
- 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; or
- 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:

As noted above, a produce packing facility previously operated on the subject property. The property has been disturbed with the existing improvements related to that use, contains no riparian features, and provides no suitable habitat for the state and federally-listed species.

The California Department of Fish and Wildlife (CDFW) and U.S. Department of Fish and Wildlife Service (USFWS) reviewed the proposal and expressed no concerns with the project. Therefore, no impacts were identified in regard to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4) the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or impeding the use of native wildlife nursery sites.

- 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 will not conflict with any biological resources related to tree preservation policy or any adopted Conservation Plans.

## 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 a 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is not within or near an area sensitive to historical, archeological or paleontological resources. Although, the project is not expected to impact these resources, a mitigation measure would require that in case archeological resources are uncovered, all work must be stopped until a qualified archeologist evaluates the findings, and if human remains are discovered, the Fresno County Sheriff-Coroner shall be notified. Further, if the remains are of Native Americans, the Sheriff-Coroner shall also notify to the Native American Commission (NAHC) within 24 hours of discovery in accordance with California Health and Safety Code 7050.5 and Public Resource Code 5097.98.

\* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

- 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: LESS THAN SIGNIFICANT IMPACT:

With adherence to the above-noted mitigation measure, the project will have less than significant impact on tribal cultural resources as defined in Public Resources Code Section 21074. The project was routed to the Santa Rosa and Dumna Wo Wah Tribal Governments.

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

FINDING: NO IMPACT:

The project is not located within a fault zone. As such, it will not create a substantial risk or expose people or structures to earthquake rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning: 1) any additional runoff generated by the proposed development shall be retained or disposed of per County Standards; and 2) a Grading Permit or Voucher shall be required for any grading proposed with this application. These requirements will be included as Project Notes.

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: NO IMPACT:

The project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known 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: NO IMPACT:

The proposed commercial coach will require an individual sewage disposal system on the property.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to sewage disposal.

## 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 San Joaquin Valley Air Pollution Control District expressed no specific project-related concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will adhere to Air District Rules discussed above 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 entails agricultural chemical and fertilizer sales to local farmers and ranchers. The facility will receive pre-manufactured, prepacked, dry and liquid fertilizers in bulk. The products will be stored in the existing buildings and the storage tanks and sold to the customers per the order received. No mixing or blending of chemicals and fertilizer will occur on the property.

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and requires that facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Further, all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes.

The nearest school, Firebaugh High School, in the City of Firebaugh, is approximately 2.7 miles north of the proposal.

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

FINDING: NO IMPACT:

The project site has not been identified as 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, two miles of a public use airport, or in the vicinity of a private airstrip. The nearest airport, William Robert Johnston Municipal Airport in City of Mendota, is approximately 3.8 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 site is located in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. 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. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

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 not within or adjacent to a 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: NO IMPACT:

See discussion in Section VI. E. Geology and Soils. The project will not violate any waste discharge requirements or impact groundwater quality. No concerns in that regard were expressed by the Central Valley Regional Water Quality Control Board.

Las Deltas Mutual Water Company (LDMWC) currently provides potable community water to the property. This water is treated and purchased from the City of Firebaugh, which does its own water testing. Water is also tested by LDMWC monthly.

- 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: NO IMPACT:

According to the Applicant, an estimated 250 gallons of water per day will be used during the operation of the facility. The project will not impact groundwater supplies, as Las Deltas Mutual Water Company currently provides potable water to the site.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns with the project.

- 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; or
- 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:

According to the United States Geological Survey (USGS) Quad Maps, there are no natural drainage channels adjacent or running through the project site.

As noted above in Section VI. B. Geology and Soils, any additional runoff generated by the proposal will be retained or disposed of, per County Standards and a Grading Permit or Voucher will be required for any grading proposed with this application.

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO 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 project.

- 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 the Federal Emergency Management Agency (FEMA) Map, the project site is not subject to flooding from the 100-year 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 project site is not prone to hazards such as seiche, tsunami or mudflow, nor is the project exposed to potential levee or dam failure.

## 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, Firebaugh, is approximately 2.1 miles north of the project site.

- 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 project site is designated as Agriculture in the County General Plan, and is located outside of the Sphere of Influence (SOI) of any incorporated community. The project will not be subject to a land use plan, policy, or regulation of an agency other than the County. The project conforms to the following General Plan policies:

General Plan Policy LU-A.3., criteria a.b.c.d., is met in that the project location within an agricultural area is ideal to serve the farming needs of surrounding farming operations, is located on a non-agriculture land (Urban & Built-Up Land and Confined Animal Agriculture), is provided with community water, thereby not affecting groundwater

resources, and can be provided with an adequate workforce from the nearby communities of Firebaugh and Mendota. General Plan Policies LU-A.12 and LU-A.13 are met in that the project sits on a non-agricultural land, is improved with buildings/structures and paved surfaces related to a former produce packing facility, and the perimeter fencing separates the site from adjoining farming operations. General Plan Policies PF-C.17 and PF-D.6 are met in that the project site will continue to receive potable community water from a water company with no impact on groundwater resources, and utilize individual sewage disposal system(s) for the office, having no impact on groundwater quality. General Plan Policies HS-B.1 and HS-F.1 are met in that the project will comply with the California Code of Regulations Title 24 – Fire Code and handle all hazardous materials in accordance with applicable hazardous materials and waste management laws and regulations.

- 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 mineral resource impacts 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 project operation will not expose people to severe noise levels or create substantial increases in ambient noise levels. Except for loading and unloading of materials for deliveries, most project related activities will take place within the existing and proposed buildings.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise.

- 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. The nearest, William Robert Johnston Municipal Airport in the City of Mendota, is approximately 3.8 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:

This proposal will not result in an increase of housing, nor will it otherwise 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:

Fresno County Fire Protection District (Cal Fire) reviewed the proposal and identified no concerns with the project. The project will comply with California Code of Regulations Title 24 – Fire Code and County-approved site plans will require approved by the Fire District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District No. 2010-01

of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

2. Police protection; or
3. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The project will not have impacts on police services, schools, parks or any other public facilities.

#### 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:

No impacts on recreational facilities were identified in the project analysis

#### 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, the project will have eight (8) employees. In addition, the project involves three to six truck deliveries daily and up to three (3) visitors to the site. Other incoming deliveries will be one to two times per month.

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to traffic nor required a Traffic Impact Study.

- 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. The tallest structure on the property (storage tanks) will be 35 feet in height and located approximately 3.8 miles north of the nearest airport (William Robert Johnston Municipal Airport). The tank height and the distance from the airport eliminate the possibility of altering air traffic patterns.

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

FINDING: NO IMPACT:

The application proposed no changes to the current site access. The project site gains access from Shaw Avenue off State Route 33 (Dos Palos Avenue).

The Road Maintenance and Operations Division and Development Engineering Section of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to traffic hazards.

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project would not result in on-site or off-site activities that would impair emergency vehicle movement or personnel. The existing site access off Shaw Avenue is of sufficient design and construction to accommodate emergency services response to the site.

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 would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This property is located in a rural area that does not have any provisions for alternative transportation. The project would not increase traffic volumes or otherwise affect the use of area roads that may be used by public transit, bicyclists, and pedestrians.

## XVII. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements?

FINDING: NO 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: NO IMPACT:

See discussion in Section IX. A. 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: NO 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: NO IMPACT:

Any solid waste generated by this proposal will be minimal and collected through regular trash collection service.

## 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: LESS THAN SIGNIFICANT IMPACT:**

No impacts on biological resources were identified in the project analysis and impacts to cultural resources as identified in Section V. A. B. C. D. will be mitigated to less than significant levels.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Valley Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than aesthetics, which will be addressed with the Mitigation Measure discussed in Section I.D.

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

**FINDING: NO IMPACT:**

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study (IS No. 7349) prepared for Conditional Use Permit Application No. 3589, 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 biological resources, mineral resources, population and housing, or recreation.

Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics and cultural resources have been determined to be less than significant with the identified Mitigation Measure.

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.

EA: ksn  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3589\IS-CEQA\CUP3589 IS wu.docx

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 7349	<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): Randy Delerio, High Desert Ag. Inc.	Project Title: Classified Conditional Use Permit Application No. 3589		
Project Description: Allow a commercial coach for office use and a tank farm for the storage and sale of agricultural chemicals and fertilizers together with the existing improvements on two contiguous parcels totaling 11.08 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwest corner of W. Shaw Avenue and Dos Palos Avenue (State Route 33) approximately 2.1 miles south of the City of Firebaugh (35035 W. Shaw Avenue, Mendota, CA) (SUP. DIST. 1) (APN 012-091-46S & 47S).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7349) prepared for Classified Conditional Use Permit Application No. 3589, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to biological resources, mineral resources, population and housing or recreation.  Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, and utilities and service systems have been determined to be less than significant.  Potential impact related to aesthetics and cultural resources 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 – December 6 , 2017		Review Date Deadline: January 5, 2018	
Date: December 5, 2017	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

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

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7349  
Classified Conditional Use Permit Application No. 3589**

<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.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PWP	As noted

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



# County of Fresno

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

DATE: August 22, 2017

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Development Services, Attn: William M. Kettler, Division Manager  
Development Services, Senior Planner, Attn: Marianne Mollring  
Development Services, Principal Planner, Attn: Chris Motta  
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand  
Development Services, Water/Geology/Natural Resources, Attn: Jennifer Parks  
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services, Site Plan Review, Attn: Hector Luna  
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Jennifer Parks, Grading/Mapping  
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Dale Siemer/Harpreet Kooner  
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner  
Agricultural Commissioner, Attn: Les Wright (M/S 1)  
U.S. Department of Interior, Fish & Wildlife Service, Attn: Patricia Cole  
CA Department of Fish and Wildlife, Attn: Steve Hulbert  
CA Regional Water Quality Control Board, Attn:  
[Centralvalleyfresno@waterboards.ca.gov](mailto:Centralvalleyfresno@waterboards.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robeldo  
Table Mountain Rancheria, Attn: Robert Pennell  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Shana Powers  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)  
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner   
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3589; Initial Study  
Application No. 7349

APPLICANT: Randy Delerio

DUE DATE: September 5, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a commercial coach to be used as an office for sale of agricultural fertilizers together with the existing use on two contiguous parcels totaling 11.08 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **September 5, 2017**. Any comments received after this date may not be used.

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

*Activity Code (Internal Review): 2381*

EA:

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Enclosures



Date Received: 07/21/17

CUP3589  
(Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS:  
Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

LOCATION:  
Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497  
Toll Free: 1-800-742-1011 Ext.0-4497

APPLICATION FOR:

- Pre-Application (Type) NO. 39200
- 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 2<sup>nd</sup> Residence
- Determination of Merger
- Agreements
- ALCC/RLCC
- Other \_\_\_\_\_

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a commercial crach to be used as an office for sale of agricultural fertilizers together with existing use on the property in the AE-20 zone District

CEQA DOCUMENTATION:  Initial Study  PER  N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: West side of Highway 33  
S/W Corner of Shaw and Highway 33

Street address: 35035 W. Shaw Ave, Mendota CA 93640

APN: 012-091-405 & 465 Parcel size: 1 ac. Section(s)-Twp/Rg: S14, 15, 16 T. 13 S/R 14 E

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

I, Leigh Gibbs (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.

Deterio Family Farms, 1310 W. Mento Ave, Fresno, 93711, 559 999 5999  
Owner (Print or Type) Address City Zip Phone

Randy Deterio, High Desert Ag, Inc., 36197 W. North Ave, Mendota, 93640 559 655 6800  
Applicant (Print or Type) Address City Zip Phone

Leigh Anna Gibbs, 36197 W. North Ave, Mendota CA 93640 559 999 5999  
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: \_\_\_\_\_

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	<u>CUP 3589</u>	Fee: \$	<u>4,569.<sup>00</sup></u>
Application Type / No.:	<u>Pre-app. Credit</u>	Fee: \$	<u>- 247.<sup>00</sup></u>
Application Type / No.:		Fee: \$	
Application Type / No.:		Fee: \$	
PER/Initial Study No.:	<u>IS 7349</u>	Fee: \$	<u>3,901.<sup>00</sup></u>
Ag Department Review:		Fee: \$	<u>93.<sup>00</sup></u>
Health Department Review:		Fee: \$	<u>992.<sup>00</sup></u>
Received By: <u>EJZ</u>	Invoice No.:	TOTAL: \$	<u>9,308.<sup>00</sup></u>

UTILITIES AVAILABLE:

WATER: Yes  / No   
Agency: Firebaugh Las Deltas

SEWER: Yes  / No   
Agency: \_\_\_\_\_

STAFF DETERMINATION: This permit is sought under Ordinance Section: \_\_\_\_\_

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

Related Application(s): \_\_\_\_\_

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

Zone District: AE-20

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

Parcel Size: 11.08 acres

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

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



Development *Email to: leighanna@highdesertag.com*  
 Services  
 Division

# Pre-Application Review

Department of Public Works and Planning

NUMBER: 39200  
 APPLICANT: Leigh Anna Gibbs  
 PHONE: (559) 655-6801

PROPERTY LOCATION: 35035 W Shaw Ave  
 APN: 012 - 091 - 479,465 ALCC: No  Yes # \_\_\_\_\_ VIOLATION NO. \_\_\_\_\_  
 CNEL: No  Yes \_\_\_\_\_ (level) LOW WATER: No  Yes \_\_\_\_\_ WITHIN 1/2 MILE OF CITY: No  Yes \_\_\_\_\_  
 ZONE DISTRICT: AE20; 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 \_\_\_\_\_; ( ) Deeds Req'd (see Form #236)  
 SCHOOL FEES: No \_\_\_\_\_ Yes  DISTRICT: Firebaugh-Las Deltas PERMIT JACKET: No \_\_\_\_\_ Yes   
 FMFCD FEE AREA: () Outside ( ) District No.: \_\_\_\_\_ FLOOD PRONE: No  Yes \_\_\_\_\_  
 PROPOSAL: CUP to allow a commercial coach to be used as an office for sale of agricultural fertilizer together with existing use on the property

COMMENTS: PAE 2828, VA-3711  
 ORD. SECTION(S): 816.3-1 BY: [Signature] DATE: 5/24/17

<b>GENERAL PLAN POLICIES:</b>	<b>PROCEDURES AND FEES:</b>
LAND USE DESIGNATION: <u>AGRICULTURE</u> ( ) GPA: _____ ( ) MINOR VA: _____	COMMUNITY PLAN: _____ ( ) JAA: _____ ( <input checked="" type="checkbox"/> ) HD: <u>\$ 992.00</u>
REGIONAL PLAN: _____ ( <input checked="" type="checkbox"/> ) CUP: <u>\$4569.00</u> ( <input checked="" type="checkbox"/> ) AG COMM: <u>\$ 93.00</u>	SPECIFIC PLAN: _____ ( ) JVA: _____ ( ) ALCC: _____
SPECIAL POLICIES: _____ ( ) JAT: _____ ( <input checked="" type="checkbox"/> ) IS/PER*: <u>\$ 3,901.00</u>	SPHERE OF INFLUENCE: _____ ( ) Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ ( ) JT: _____ ( ) Other: _____	Filing Fee: \$ _____ - <u>\$ 247.00</u>

COMMENTS: \_\_\_\_\_  
 Pre-Application Fee: \$247.00  
 Total County Filing Fee: \$ 9,308.00

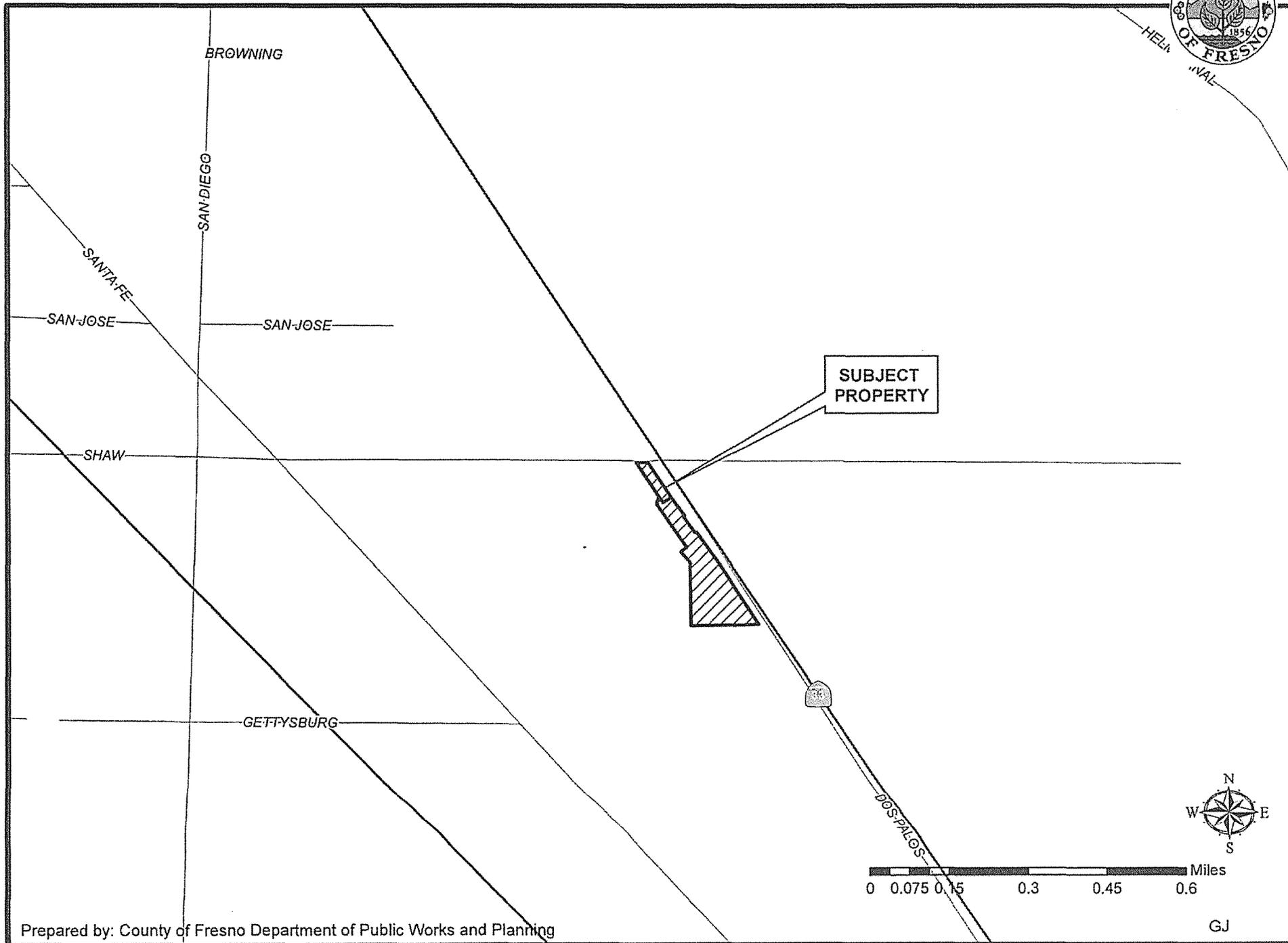
- |   |   |
|---|---|
| <b>FILING REQUIREMENTS:</b>   | <b>OTHER FILING FEES:</b>   |
| ( <input checked="" type="checkbox"/> ) Land Use Applications and Fees                                      | ( ) Archaeological Inventory Fee: <u>\$75 at time of filing</u>   |
| ( <input checked="" type="checkbox"/> ) This Pre-Application Review form                                    | ( ) (Separate check to Southern San Joaquin Valley Info. Center)  |
| ( <input checked="" type="checkbox"/> ) Copy of Deed / Legal Description                                    | ( <input checked="" type="checkbox"/> ) CA Dept. of Fish & Wildlife (DFW): <u>(\$50) (\$50+\$2,792.25; \$50+\$2,010.25)</u>                           |
| ( <input checked="" type="checkbox"/> ) Photographs   | ( ) (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"/> ) 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 - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | ( <input checked="" type="checkbox"/> ) Floor Plan & Elevations - 4 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 _____   | ( ) Referral Letter # _____   |

BY: [Signature] EJAZ AHMAD DATE: 06/21/17  
 PHONE NUMBER: (559) 600-4204

- 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)                             |

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.

# LOCATION MAP

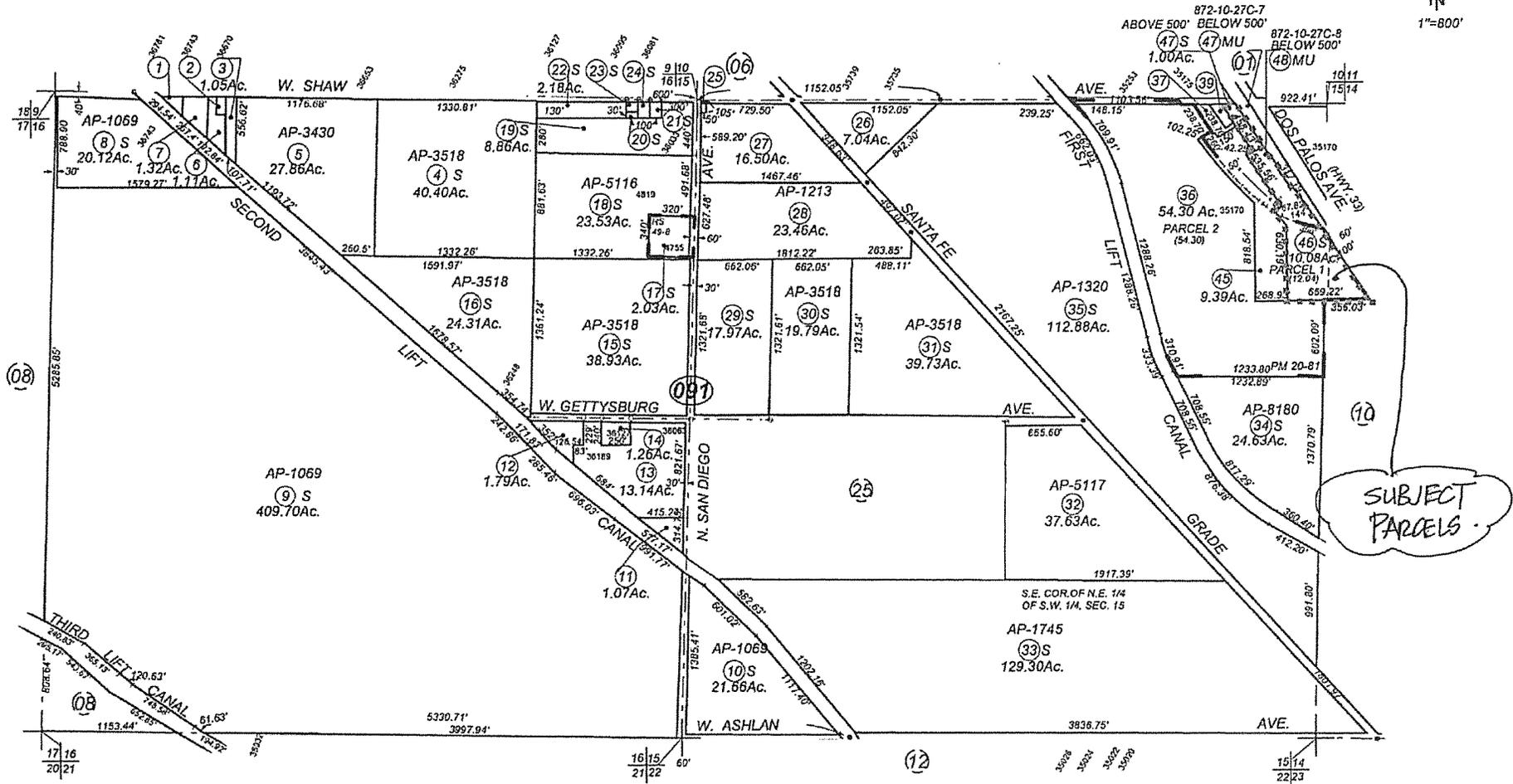


-NOTE-  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying legal  
 ownership or divisions of land for purposes  
 of zoning or subdivision. law.

SUBDIVIDED LAND & POR. SEC. 14, SEC'S. 15 & 16, T.13S., R.14E., M.D.B.& M.

Tax Rate Area  
 91-013

012-09



Agricultural Preserve  
 Parcel Map No. 2532 - Bk. 20, Pg.81  
 Record of Survey - Bk. 49, Pg. 8

Assessor's Map Bk.012 - Pg.09  
 County of Fresno, Calif.

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



CUP 3589

RECEIVED  
COUNTY OF FRESNO

AUG 17 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

High Desert Ag, Inc.  
36197 W. North Ave  
Mendota CA 93640  
Office: 559-655-6800  
Fax: 559-655-6808

## Operational Statement

35035 W. Shaw Ave., Mendota CA

High Desert Ag., Inc. (HDA) is an agricultural retailer, dealing in agricultural chemicals and fertilizer sales to local farmers and ranchers. HDA is a California corporation operated by President, Randy Delerio, who has been in business for 30 years and would like to move to a new location, closer to the city of Firebaugh, CA.

HDA plans on operating year around. Normal operating hours are from 8:00 a.m. to 4:00 p.m. Monday through Friday.

HDA plans on having approximately 8 employees. Some employees will be working off-site, but all will be based out of the proposed site. Adequate on-site parking exists for employees. Adequate on-site visitor parking exists. Goods sold on-site are limited and are primarily delivered to the customers farms or ranch. It is anticipated that there will be an average of 0 to 3 visitors to the site daily.

HDA has 4 delivery vehicles. There are three 1-ton trucks and one GMC 6500 truck. Approximately 3 to 6 outgoing deliveries will occur on a daily basis. Incoming deliveries occur 1 to 2 times per month. Pre-packaged and bulk products will arrive by truck. All products other than bulk products delivered are prepackaged. All goods are manufactured or produced off-site by outside vendors.

The only new construction proposed at this time will be a 200,000 gallon tank farm for liquid agricultural fertilizers as indicated on the site plan and the installation of a commercial coach for office use. The tanks within the tank farm will have an elevation of approximately 35 feet tall. The tank farm will provide adequate containment should any spill event occur. In the future there are plans for a 10,000 gallon fuel tank, 500 gallon propane tank and future scale.

Equipment to be utilized on-site are liquid storage tanks within the proposed tank farm and typical warehousing equipment such as forklifts and other loading equipment. HDA will maintain and store a number of mobile tanks and equipment which are used for the off-site application of fertilizer. The site plan indicates the proposed equipment storage area.

On-site operations will not cause any noise, glare, dust or odor other than what is customary for agriculture which is consistent with the zoning and use for the surrounding area. Outdoor lighting is sufficient for operation and existing fixtures are located throughout the facility as indicated on the site

plan provided. No new landscaping is proposed at this time. A new sign will be needed. The size and location have not yet been determined, but signage will meet property development standards.

Human waste or sewage is disposed of in individual on-site septic systems. No waste water other than domestic sewage will be produced. Water is provided by the city of Firebaugh, CA. Bottled water will be used by employees for human consumption. The only other waste generated is typical solid waste of an office use which is picked up by a private hauler.

The site is developed and in need of a tenant. The location is ideal for a farm related business. High Desert Ag, Inc. will be a compatible neighbor and will utilize the facility in a manner that will make it a vibrant and useful asset to the area, the local economy and the community.



RECEIVED  
COUNTY OF FRESNO

# County of Fresno

JUL 21, 2017

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

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

RECEIVED  
COUNTY OF FRESNO

JUL 21 2017

## 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).

DEPARTMENT OF PUBLIC WORKS AND PLANNING DEVELOPMENT SERVICES DIVISION
OFFICE USE ONLY
IS No. <u>7349</u>
Project No(s). <u>3589</u>
Application Rec'd.: <u>July 21, 2017</u>

### GENERAL INFORMATION

- Property Owner: Delerio Family Farms LLC Phone/Fax: 559 999 5999  
Mailing Address: 36197 W. North Ave Mendota CA / 93640  
Street City State/Zip
- Applicant: Randy Delerio, High Desert Ag Inc. Phone/Fax: 559 655 6800  
Mailing Address: 36197 W. North Ave, Mendota CA 93640  
Street City State/Zip
- Representative: - Phone/Fax: -  
Mailing Address: -  
Street City State/Zip
- Proposed Project: Commercial coach to be used as an office for sale of agricultural fertilizers in the AE-20 Zone District together with existing use on the property.
- Project Location: 35035 W. Shaw Ave  
Mendota CA 93640
- Project Address: 35035 W. Shaw Ave
- Section/Township/Range: 14, 15, 16 / 13 / 14 8. Parcel Size: 1 acre
- Assessor's Parcel No. 012-091-475

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

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

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

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

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

13. Existing Zone District: AE-20 Agricultural zone district

14. Existing General Plan Land Use Designation: Agricultural

ENVIRONMENTAL INFORMATION

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

Site was previously used as \_\_\_\_\_

Describe the major vegetative cover: none

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

Is property in a flood-prone area? Describe: no.

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

North: \_\_\_\_\_

South: \_\_\_\_\_

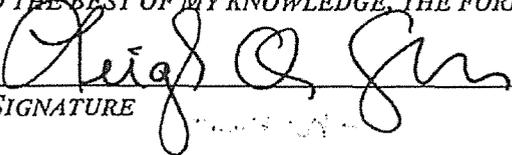
East: \_\_\_\_\_

West: \_\_\_\_\_



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 250 gal / day
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 280 gallons / day
27. Anticipated type(s) of liquid waste: typical domestic sewage
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>: N/A
31. Anticipated type(s) of solid waste: typical office waste
32. Anticipated amount of solid waste (tons or cubic yards per day): 2 yds / week
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1 yds / month
34. Proposed method of solid waste disposal: private (Mid Valley Disposal)
35. Fire protection district(s) serving this area: Fresno County
36. Has a previous application been processed on this site? If so, list title and date: no.
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

6/26/17  
 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

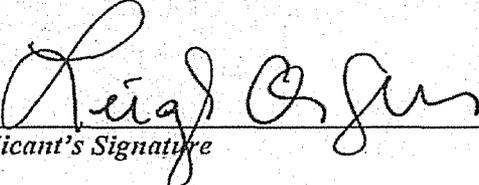
State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

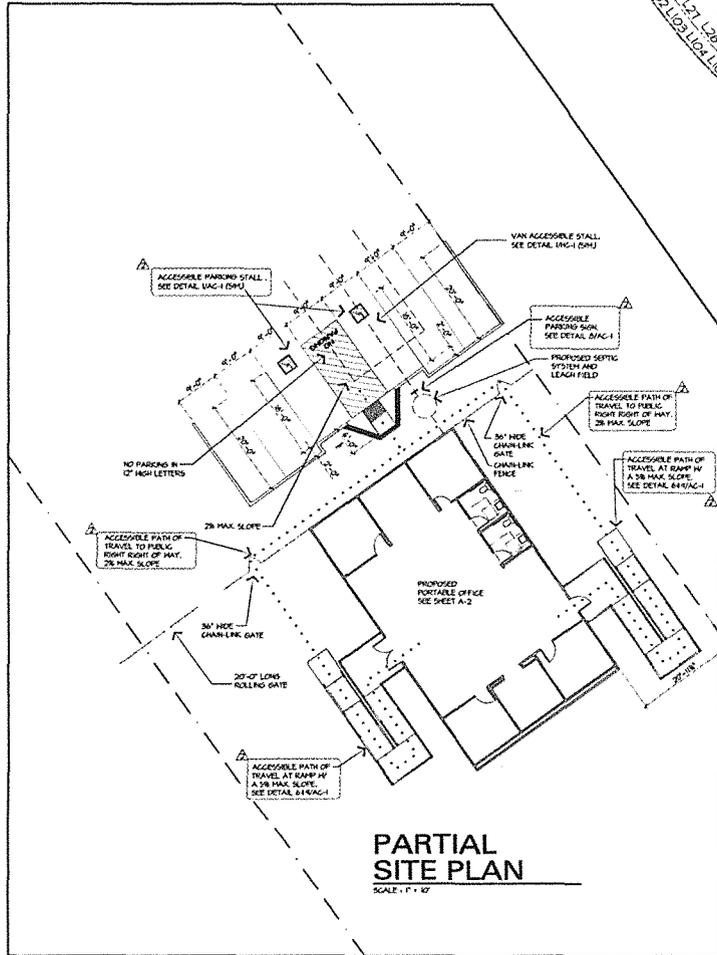
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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

  
Applicant's Signature

6/22/17  
Date

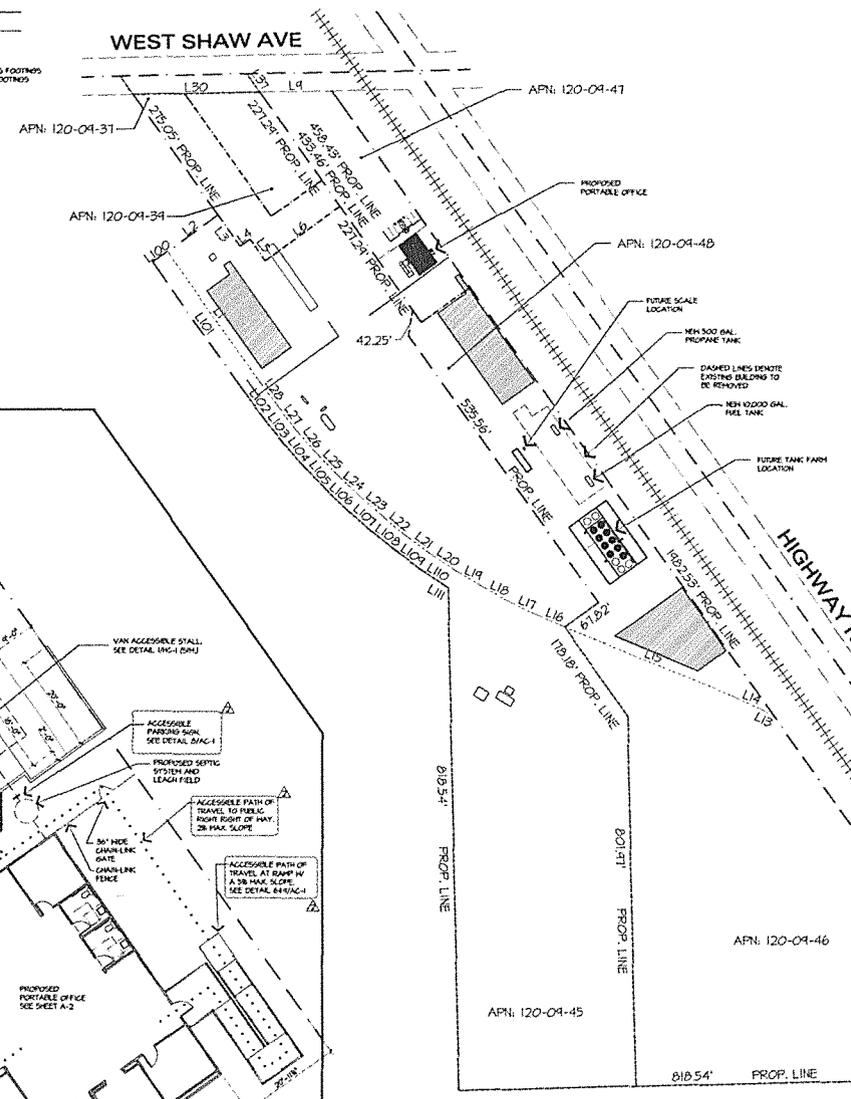
**SEISMIC DESIGN CRITERIA :**

SEISMIC ITEM	SYMBOL	VALUE	LAT.
SITE COORDINATES (EAST + MAG 85)	36.801 100.420		LOK
SOIL BEARING PRESSURE	1000 PSF FOR CONTINUOUS FOOTINGS 1000 PSF FOR SPREAD FOOTINGS		
CONCRETE DESIGN STRENGTH	2500 PSI		
ALLOWABLE PASSIVE PRESSURE	100 PSF		
ALLOWABLE ACTIVE PRESSURE	40 PSF		
ALLOWABLE SOIL FRICTION FACTOR	0.25		
SOIL SITE CLASS	D		
SEISMIC IMPORTANCE FACTOR	1		
RESPONSE SPECTRAL ACCELERATION (SHORT PERIOD - 0.2 SEC)	0.075 g		
RESPONSE SPECTRAL ACCELERATION (0.500 PERIOD)	0.315 g		
SITE COEFFICIENT AT SHORT PERIOD	1.00		
SITE COEFFICIENT AT 1/4 PERIOD	1.044		
MAX. CONSIDERED EARTHQUAKE ACCELERATION (SHORT PERIOD - 0.2 SEC)	0.075 g		
MAX. CONSIDERED EARTHQUAKE ACCELERATION (0.500 PERIOD)	0.315 g		
AT 5% DAMPED DESIGN			
5% + 7% (SHORT PERIOD - 0.2 SEC)	0.075 g		
DESIGN SPECTRAL RESPONSE ACCELERATION	0.415 g		
5% + 7% (0.500 PERIOD)			



**PARTIAL SITE PLAN**  
SCALE: 1" = 10'

**WEST SHAW AVE**



**BEARING AND DISTANCES**

LINE	BEARING	DISTANCE
L1	N 87°30'00" E	200.00'
L2	N 54°23'00" E	102.25'
L3	S 89°17'00" E	62.75'
L4	N 54°23'00" E	30.00'
L5	S 97°00'00" E	42.21'
L6	N 54°23'00" E	50.00'
L7	N 60°40'00" E	10.70'
L8	N 87°30'00" H	25.00'
L9	N 87°30'00" H	30.00'
L10	N 87°30'00" H	30.00'
L11	N 87°30'00" H	30.00'
L12	N 87°30'00" H	30.00'
L13	N 87°30'00" H	30.00'
L14	N 87°30'00" H	30.00'
L15	N 87°30'00" H	30.00'
L16	N 87°30'00" H	30.00'
L17	N 87°30'00" H	30.00'
L18	N 87°30'00" H	30.00'
L19	N 87°30'00" H	30.00'
L20	N 87°30'00" H	30.00'
L21	N 87°30'00" H	30.00'
L22	N 87°30'00" H	30.00'
L23	N 87°30'00" H	30.00'
L24	N 87°30'00" H	30.00'
L25	N 87°30'00" H	30.00'
L26	N 87°30'00" H	30.00'
L27	N 87°30'00" H	30.00'
L28	N 87°30'00" H	30.00'
L29	N 87°30'00" H	30.00'
L30	N 87°30'00" H	30.00'
L31	S 89°17'00" E	30.00'
L32	S 89°17'00" E	30.00'
L33	S 89°17'00" E	30.00'
L34	S 89°17'00" E	30.00'
L35	S 89°17'00" E	30.00'
L36	S 89°17'00" E	30.00'
L37	S 89°17'00" E	30.00'
L38	S 89°17'00" E	30.00'
L39	S 89°17'00" E	30.00'
L40	S 89°17'00" E	30.00'
L41	S 89°17'00" E	30.00'
L42	S 89°17'00" E	30.00'
L43	S 89°17'00" E	30.00'
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L87	S 89°17'00" E	30.00'
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L89	S 89°17'00" E	30.00'
L90	S 89°17'00" E	30.00'
L91	S 89°17'00" E	30.00'
L92	S 89°17'00" E	30.00'
L93	S 89°17'00" E	30.00'
L94	S 89°17'00" E	30.00'
L95	S 89°17'00" E	30.00'
L96	S 89°17'00" E	30.00'
L97	S 89°17'00" E	30.00'
L98	S 89°17'00" E	30.00'
L99	S 89°17'00" E	30.00'
L100	S 89°17'00" E	30.00'

**GOVERNING CODES :**

- 2003 CALIFORNIA BUILDING CODE
- 2003 CALIFORNIA RESIDENTIAL CODE
- 2003 CALIFORNIA PLUMBING CODE
- 2003 CALIFORNIA ELECTRICAL CODE
- 2003 CALIFORNIA MECHANICAL CODE
- 2003 CALIFORNIA FIRE CODE
- 2003 CALIFORNIA FIRE CODE & STATE FIRE MARSHAL 2003
- 2003 CALIFORNIA ENERGY CODE & TITLE 24 AND 25 CALIFORNIA CODE OF REGULATIONS
- CALIFORNIA ENERGY EFFICIENCY STANDARDS (CESG) 2003
- SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY
- CITY ORDINANCES
- COUNTY ORDINANCES
- APPLICABLE SEC. OF THE CA ENERGY CONSERVATION STANDARDS
- 2003 INTERNATIONAL BUILDING CODE

**SHEET INDEX :**

A-1	SITE PLAN
A-2	FLOOR PLAN
AG-1	SITE ACCESSIBILITY DETAILS
AG-2	RESTROOM ACCESSIBILITY DETAILS
E-1	ELECTRICAL PLAN
FI	MECH SPACE PLAN

**OWNER :**  
HIGH DESERT AG  
RANDY DELERIO  
3005 W SHAW AVE  
MENDOTA, CALIFORNIA 93540

**SITE ADDRESS :**  
HWY 33 AND WEST SHAW AVE.  
FRESNO, CALIFORNIA  
COUNTY OF FRESNO

**LEGAL :**  
A.P.N. 012-090-47S

**BUILDING DATA :**

BUILDING USE	OFFICE
OCCUPANCY	B
CONSTRUCTION TYPE	V - B
ZONING / CLASSIFICATION	AO
NUMBER OF STORIES	1
ALLOWABLE BLDG HEIGHT	35'-0"

**DEMENT LENS:**

OFFICE AREA	3200 SQ FT
OFFICE	2150 / 100 SF = 21.5
OCCUPANT LOAD	21
TOTAL NO. OF EXITS REQ.	1
TOTAL PROVIDED	2

**AREA:**  
PLAN SHEET NUMBER: PER TABLE 1004.12  
10 ACRES  
40-0002

**ENGINEER OF RECORD**  
LENNARY ENGINEERING  
DANIEL J. LEHMAN, P.E.  
700 NORTH HAVELI, SUITE 103  
CULVER, CA 95020  
PHONE: (530) 725-8410



**SITE PLAN**  
SCALE: 1" = 80'



REVISIONS:  
REV 12/08/05  
REV 02-21-11



DRAWN BY: SHERIDAN  
JOB NUMBER: 08-0902  
DATE: 10/27/06

DELERIO PORTABLE OFFICE  
1000 W CALIFORNIA  
SUITE 103  
CULVER, CA 95020

**DELERIO PORTABLE OFFICE**  
**FIREBAUGH, CALIFORNIA**  
**EGEN DESIGNS COMMERCIAL / RESIDENTIAL DESIGN**

SHEET NO.  
**A-1**  
OF

