



E201710000350

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
DEC 14 2017 TIME 12:03p
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. 7258 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7258 and UNCLASSIFIED CONDITIONAL USE APPLICATION NO. 3565 filed by **ROLANDO AND ELODIA MARTINEZ**, proposing to allow the operation of a high-intensity park for weddings on a 2.7-acre portion of a 10-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Madsen Avenue, approximately 600 feet south of its intersection with E. Mountain View Avenue, approximately 1.5 miles north of the nearest city limits of the City of Kingsburg (SUP. DIST. 4) (APN 393-124-02). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7258 and take action on Unclassified Conditional Use Permit No. 3565 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. 7258 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 15, 2017 through January 15, 2017. Email written comments to cmonfette@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Chrissy Monfette
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7258 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), or at <http://www.co.fresno.ca.us/InitialStudies>. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Chrissy Monfette at the addresses above.

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Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on January 25, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Chrissy Monfette (559) 600-4245.

Published: December 15, 2017

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201710000350

Lead Agency: COUNTY OF FRESNO DEPARTMENT OF PULBIC WORKS AND Date: 12/14/2017

County Agency of Filing: FRESNO COUNTY CLERK'S OFFICE Document No: E201710000350

Project Title: INITIAL STUDY APP. NO. 7258 AND UNCLAS. COND. USE PERMIT APP. NO. 3565

Project Applicant Name: COUNTY OF FRESNO DEPARTMENT OF PUBLIC WORKS Phone Number: (559) 600-4245

Project Applicant Address: 2220 TULARE STREET, SUITE A, FRESNO, CA 93721

Project Applicant: LOCAL PUBLIC AGENCY

NOTICE OF INTENT \$ 0.00

Total Received \$ **0.00**

Signature and title of person receiving payment: _____

Angela Delgado



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Rolando and Elodia Martinez

APPLICATION NOS.: Initial Study Application No. 7258 and Conditional Use Permit Application No. 3565

DESCRIPTION: Allow the operation of a high-intensity park on a 10-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: 13176 S. Madsen Avenue, Kingsburg CA 93631 (APN 393-124-02)

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 subject parcel is located on the east side of South Madsen Avenue, approximately 600 feet south of East Mountain View Avenue. Neither of these roads have been designated by the Fresno County General Plan as a Scenic Highway, Scenic Drive or Landscaped Drive. The General Plan also has not identified any scenic vistas in this area. Further, there is no development proposed with this application and the existing improvements are visually compatible with the residential development on the property. Therefore, this project will have no impacts to scenic resources.

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

FINDING: NO IMPACT:

There is no new development, including lighting, proposed with this application. The Conditional Use Permit relates only to the use of existing buildings. Those buildings are visually compatible with the existing residence on the parcel and other residences in the vicinity. There will be no impact on the character or quality of the site or 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:

There is existing lighting on the property to improve safety as events are usually scheduled past sundown. Exterior lights are attached to the estate building, the pavilion, the restrooms, the storage shop building, and there are additional low-voltage spotlights and path lights. As these lights could cause adverse impacts if they are not properly screened, a mitigation measure has been included requiring that all exterior lights are hooded and pointed away from neighboring properties.

* **Mitigation Measure**

1. *Prior to the operation of the High Intensity Park, all outdoor lighting shall be hooded, directed, and permanently maintained as not to shine towards adjacent properties and public roads.*

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: NO IMPACT:

The subject parcel contains land designed as Prime Farmland; however, there is no conversion of active farmland as part of this application. The building improvements and commercial area have been developed on approximately 2.75 acres of the 10-acre parcel. Historical aerial photos indicate that the residential area was developed in 2004 and expanded to include the current parking lot and commercial operation in 2010. The remaining acreage was been dedicated to the cultivation of an almond orchard. The parcel is not restricted by a Williamson Act Contract.

Therefore, because the existing agricultural use will not be impacted by this application there will be no impacts to the conversion of farmland. There is no land zoned for

Timberland Production near the subject parcel and therefore no impacts to such land. Approval of this application is not likely to result in the conversion of other lands to nonagricultural or non-forest uses because the existing almond orchard provides buffering between the commercial use on this parcel and the agricultural uses on adjacent parcels.

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

FINDING: NO IMPACT:

This project was reviewed by the San Joaquin Valley Air Pollution Control District who determined that the project would not have a significant impact on Air Quality. Further, because there is no construction proposed, the project is not subject to District Rule 9510 (Indirect Source Review). Use of the parcel as a high-intensity park is not anticipated to release objectionable odors.

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)?

FINDING: NO IMPACT:

There is no development proposed with this application. Much of the 2.75-acre project site has been paved or is landscaped (mowed) and does not provide habitat for special-status species. Further, the use of these improvements for weddings and banquets is not anticipated to impact such species.

- 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?

FINDING: NO IMPACT:

According to the U.S. Fish and Wildlife's National Wetlands Inventory and the U.S.G.S. Quad maps there are no wetlands running through or adjacent to the subject parcel. There is a canal located northwest of the parcel, running along East Mountain View Avenue. The subject parcel is more than 600 feet from the closest portion of this canal and therefore will have no impact.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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 subject property is not subject to a Natural Community Conservation Plan or other habitat conservation plan. Further, there is no development proposed and the operation of the park is limited to those areas where pavement has been installed or where landscaping has been developed.

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

FINDING: NO IMPACT:

Pursuant to the provisions of Assembly Bill 52 (AB 52), this project was sent to four Tribal Governments who requested such consultation: Table Mountain Rancheria, Santa Rosa Tachi Yokut, Dumna Wo Wah, and Picayune Rancheria of Chukchansi Indians. Santa Rosa Rancheria did not respond within 30 days and therefore declined participation; Table Mountain Rancheria and Picayune Rancheria sent letters declining participation; and the Dumna Wo Wah Tribal Government requested consultation in a letter dated August 23, 2017. Following a meeting and discussion with the Tribal Government, consultation was concluded on December 6, 2017 with a determination that no resources would be affected because no development was proposed. Therefore, there are no impacts to historical resources or tribal cultural resources.

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

FINDING: NO IMPACT:

According to the Department of Conservation's Regulatory Maps for fault lines, the subject parcel is not located near an active fault. Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the parcel is not located in an area at risk of Seismic Hazards. Similarly, Figure 9-6 (FCGPBR) shows that the parcel is not located in an area at risk of landslide hazards or subsidence.

- B. Would the project result in substantial erosion or loss of topsoil; or
- 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:

Figure 7-1 (FCGPBR) indicates that the subject parcel is not located in an area of expansive soils. As noted above, it is also not located in an area at risk from landslide hazards and therefore will have no impact on the risk associated with these hazards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Due to the potential for use of the septic system associated with this high-intensity park to have an adverse impact on groundwater quality, a sewage feasibility study was performed by Lyle Brewer Engineering (dated September 8, 2017). Field investigation consisted of digging a deep backhoe test pit, three percolation tests, and a site review. The backhoe test pit revealed a light brown, loamy sand, easy digging to a depth of nine feet, followed by a grey sand to eleven feet. The soil conditions, site area, and type of use are feasible for on-site treatment and disposal.

Two septic tanks have been installed on the property. There are no concerns with the function of the system at the southern property line, which serves the existing residence. The tank that will serve the restrooms associated with the high-intensity park is located east of the existing improvements on the parcel, outside the existing fence-line. Based on the limit of 200 guests maximum, the existing 1,500 gallon tank and 75 feet of leach line will be adequate for the proposed use. Deviation from the system reviewed by the September 8, 2017 study would require additional review and approval by the Fresno County Department of Public Health. Therefore, a mitigation measure requiring adherence to this study is included. Another measure is included to limit the maximum number of guests to 200. Any revisions to increase the maximum number of guests would require a revised Conditional Use Permit and a new environmental review.

* **Mitigation Measures**

1. *No more than 200 customers per day shall be permitted at the facility.*
2. *The onsite wastewater treatment system shall be designed and installed in accordance with California Well Standards, California Plumbing Code and the Lyle Brewer Engineering report dated September 8, 2017 or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. Any changes in the proposed project may require additional review to ensure adequacy of the onsite wastewater treatment systems' adequacy to serve the proposed changes.*

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: NO IMPACT:

Review of this project by the San Joaquin Valley Air Pollution Control District determined that there would be no impacts on greenhouse gas generation and that the project would not conflict with any policies, plans, or regulations adopted for the purposes of reducing the emissions of greenhouse gases.

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: NO IMPACT:

There is no transport or use of hazardous materials associated with this application. Further, there are no schools located within one quarter-mile of the project site; the nearest schools are within the limits of the City of Kingsburg. The nearest city limits are located approximately one half-mile south of the subject property.

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

FINDING: NO IMPACT:

Review of the National Priorities Superfund List and the Fresno County Certified Unified Protection Agency Program's Hazardous Waste list did not identify the project location as a known hazardous materials site. Prior to its development as a high-intensity park, the parcel was used for agricultural purposes.

- 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 2 miles of a public airport. Review of aerial photos (Google Earth - August 7, 2017) indicates no private airstrips within 2 miles of the project site.

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

Impacts to nearby roads are discussed in Section XVI of this document. Given that this project will have a less than significant impact on nearby roads and no new improvements, there will be no impact on the risk of loss, injury or death involving wildfire and no adverse impacts on any Emergency Response Plan or Emergency Evacuation Plan.

IX. HYDROLOGY AND WATER QUALITY

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There is the possibility that the project will adversely impact water quality standards due to overuse or improper use of the existing septic system. With compliance to the mitigation measures requiring adherence to the approved septic design, impacts to water quality will be less than significant.

* **Mitigation Measures**

See Section VI.

- 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:

This project was reviewed by the State Water Resources Control Board, who determined that the proposed maximum number of events was beneath the threshold that would require the project to be permitted as its own water system. The subject parcel is not located in an area of the County designated as "low water". No impacts to the local groundwater table were identified.

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

FINDING: NO IMPACT:

As discussed in Section IV, there are no streams or rivers located near the subject parcel. Further, there is no development proposed and therefore no potential changes to drainage patterns, rivers, or run-off. Any new grading requires a permit or permit voucher to ensure that the development meets County of Fresno standards.

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

FINDING: NO IMPACT:

No houses or other structures are proposed as part of this application and according to FEMA FIRM Panel 2675H, the subject parcel is not subject to flooding from the 1% chance storm.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an area that is at risk of inundation due to dam failure; however, with compliance to existing development regulations relating to structures built within areas of flood hazard, impacts to persons and structures as a result of this project will be less than significant.

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

FINDING: NO IMPACT:

There are no nearby bodies of water that could cause seiche. The nearest ocean shore is more than 300 miles west precluding the risk of tsunami. The area of the project is flat precluding significant mudflow. Therefore, there is no risk of inundation by seiche tsunami or mudflow associated with this project.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community; or
- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: NO IMPACT:

The boundaries of the proposed project are limited to the extent of the subject parcel (10 acres). The nearest community is the city of Kingsburg, which is one half-mile south of the nearest property line.

The development and use on the parcel is subject to County of Fresno regulations. The use is permitted with approval of a Conditional Use Permit, which is being processed concurrently with this Initial Study. There are no conflicts with the Fresno County General Plan, and no variations from the standards outlined in the Zoning Ordinance. Therefore, this project will have no impact on the division of established communities or Fresno County land use plans, policies, or regulations.

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

FINDING: NO IMPACT:

There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to the subject property.

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:

According to Figure 7-7 (FCGPBR), the subject parcel is not located in an area dedicated to mineral resource recovery.

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?

FINDING: NO IMPACT:

There is outdoor noise amplification associated with approval of this application in the form of speeches, toasts, and music. These activities will not result in severe noise levels, ground-borne vibration, or permanent increases in ambient noise levels in the project vicinity. Events will be permitted only on Saturdays, during the months of April, May, June, September, October, and November.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As discussed above, outdoor noise amplification is allowed on Saturdays during events. All noise is required to abide by the Fresno County Noise Ordinance, which limits excessive volume. The majority of sound generation will occur behind the house, along the eastern side of the developed area of the parcel. This location is surrounded by the existing almond orchard on three sides with the house on the fourth. The fence surrounding this area does not provide any sound screening. The nearest residence to the project site is approximately 750 feet to the north of the pavilion where the speakers are likely to be placed. This property is approximately 425 feet north of the nearest property line. Given the limited hours of operation, the distance to the nearest residence, and the existing orchard surrounding the use, there will be a less than significant impact on temporary increase in noise levels.

- 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 in the vicinity of a public or private airport.

XIII. POPULATION AND HOUSING

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

FINDING: NO IMPACT:

The issuance of a use permit to allow the operation of a high-intensity park for weddings will not induce substantial population growth. There is no development proposed with this application and therefore no displacement of persons or housing.

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

FINDING: NO IMPACT:

This application was reviewed by the Fresno County Fire Department who identified some regulations which apply to this application but did not note any specific concerns with this project. This project will bring visitors from outside the area into the vicinity, but this population will be engaged in activities on the site and will not result in the need for improved parks or schools.

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:

This project will not result in increased use of neighborhood or regional parks. Visitors to the site will spend their time on the property for their event and will not seek additional recreational options in the neighborhood.

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

FINDING: NO IMPACT:

In accordance with the Applicant's Operational Statement, all events will be held on Saturdays, which is outside of the peak hours of concern for traffic congestion. There are no airports near the project and therefore no changes in air traffic patterns.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The maximum number of guests permitted on site at an event is 200. The applicant has prepared a traffic management plan to reduce backup onto County Roads. A mitigation measure requiring the applicant to adhere to the approved Traffic Management Plan will reduce impacts from the local increase in traffic to less than significant.

Mitigation Measure

1. *Operation of the proposed High Intensity Park shall be in conformance with the Traffic Management Plan approved by the County and dated September 8, 2016.*

- E. Would the project result in inadequate emergency access; or
- 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:

This project is not in conflict with any adopted plans, policies, or programs regarding public transit. Impacts to the traffic flow are limited to off-peak hours (Saturdays). There is no development proposed with this application and therefore no impacts on emergency access.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: NO IMPACT:

The project is not proposed to connect to municipal sewer or water services. Review of the existing septic systems on the parcel determined they were adequate to support the existing residential use and the proposed event center use.

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

FINDING: NO IMPACT:

No impacts to the storm water drainage facilities were identified. There is no development proposed with this application and any new development would require a grading permit to be issued by the County.

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

FINDING: NO IMPACT:

The on-site well provides enough water to serve the weekly events. Review of this application by the State Water Resources Board did not indicate any concerns. The estimated maximum water usage is 1,000 gallons on Saturdays (5 gallons/guest).

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- 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:

The subject property has an existing agreement with Mid-Valley Disposal to haul trash and recyclables. The applicant estimates that each event will produce approximately ½ cubic yard of trash and ¼ cubic yard of recyclable waste that is within Mid-Valley Disposal's capacity to handle. The amount of solid waste generated by event center usage is anticipated to be equivalent to residential uses and able to be contained within the applicant's existing Mid-Valley Disposal cans.

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; or

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

FINDING: NO IMPACT:

There is no development proposed with this application and therefore no impacts to special-status species. All proposed areas of use have been cleared and/or paved prior to this application. No cumulative impacts were identified.

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

FINDING: NO IMPACT:

No adverse impacts are anticipated as a result of this application.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3565, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Services Systems.

Potential impacts related to Noise have been determined to be less than significant.

Potential impacts relating to Aesthetics, Geology and Soils, Hydrology and Water Quality, and Transportation/Traffic have determined to be less than significant with compliance with the listed mitigation measures.

A Mitigated Negative Declaration/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" Street, Fresno, California.

CMM

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7258	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
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): Chrissy Monfette, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Applicant (Name): Rolando and Elodia Martinez	Project Title: Tuscan Gardens: Conditional Use Permit No. 3565		
Project Description: Allow the operation of a high-intensity park on a 10-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Conditional Use Permit Application No. 3565, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Services Systems. Potential impacts related to Noise have been determined to be less than significant. Potential impacts relating to Aesthetics, Geology and Soils, Hydrology and Water Quality, and Transportation/Traffic have determined to be less than significant with compliance with the listed mitigation measures. A Mitigated Negative Declaration/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" 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 15, 2017		Review Date Deadline: Planning Commission – January 25, 2018	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Chrissy Monfette, Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: February 15, 2017

TO: Department of Public Works and Planning, Director, Attn: Steven E. White
Department of Public Works and Planning, Deputy Director, Attn: Bernard Jimenez
Development Services, Division Manager, Attn: William M. Kettler
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resource, Attn: Augustine Ramirez/Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Augustine Ramirez/Jennifer Parks
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Attn: Mohammad Alimi/Dale Siemer
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner/Kevin Tsuda
Fresno County Department of Agriculture, Attn: Les Wright
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor
Regional Water Quality Control Board, Central Valley Region, Attn: Dale Harvey
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell
Santa Rosa Rancheria Tachi Tribe, Attn: Ruben Barrios, Tribal Chairman
Santa Rosa Rancheria Tachi Tribe, Attn: Shana Powers, Cultural Specialist
CA Department of Fish and Wildlife, Attn: Steve Hulbert
U.S. Dept. of Interior, F&W Service Endangered Species Div., Attn: Dana Herman
Fresno County Fire Protection District, Attn: Eric Watkins
Kingsburg Joint Union High School District, Attn: Randy Morris, Superintendent
Kingsburg Elementary Charter School District, Dr. Wesley Sever, Superintendent
City of Kingsburg, Attn: Holly Owen, Planning and Building
Selma-Kingsburg-Fowler Sanitation District, Attn: Veronica Cazares, Supervising Engineer
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Betsy Lichti, Senior Sanitary Engineer
Consolidated Irrigation District, Attn: Phil Desatoff
Kings River Conservation District, Attn: Rick Hoelzel

FROM: Christina Monfette, Planner *cmw*
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3565, Initial Study
Application No. 7258

APPLICANT: Elodia Martinez

DUE DATE: March 2, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow the operation of a high intensity park for wedding ceremonies and receptions on a 10-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. APN: 393-124-02, Sup Dist. 4.

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

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

We must have your comments by **March 2, 2017**. Any comments received after this date may not be used.

NOTE - If you do not have comments, please provide a “no comment” response to our office by the above deadline (e-mail is also acceptable)

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Christina Monfette, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email cmonfette@co.fresno.ca.us.

Activity Code (Internal Review): 2381

CMM:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3565\ROUTING\CUP3565 Routing Ltr.docx

Enclosures



Date Received: 01-13-17

UCUP 3565
(Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

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

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

ALLOW A HIGH INTENSITY
PARK 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: East side of S. MADSEN AVE
between E. MOUNTAIN VIEW and E. COMPTONS

Street address: 13176 S. MADSEN AVE. KINGSBURG, CA 93631

APN: 393-124-02 Parcel size: 10 ACRES Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, ELODIA MARTINEZ (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.

<u>ROLANDO + ELODIA MARTINEZ</u>	<u>13176 S. MADSEN AVE,</u>	<u>KINGSBURG</u>	<u>93631</u>	<u>(559) 977-1731</u>
Owner (Print or Type)	Address	City	Zip	Phone
<u>ELODIA MARTINEZ</u>	<u>13176 S. MADSEN AVE.</u>	<u>KINGSBURG</u>	<u>CA</u>	<u>(559) 977-1731</u>
Applicant (Print or Type)	Address	City	Zip	Phone
<u>Same as the Applicant</u>				
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: <u>UCUP 3565</u>	Fee: \$ <u>9,123.⁰⁰</u>
Application Type / No.:	Fee: \$
Application Type / No.: <u>Violation (35%) fee</u>	Fee: \$ <u>3,193.⁰⁰</u>
Application Type / No.: <u>Pre app Credit-</u>	Fee: \$ <u>- 247.⁰⁰</u>
PER/Initial Study No.: <u>7258</u>	Fee: \$ <u>5,151.⁰⁰</u>
Ag Department Review:	Fee: \$ <u>93.⁰⁰</u>
Health Department Review:	Fee: \$ <u>992.⁰⁰</u>
Received By: <u>EJ fw CMM</u> Invoice No.:	TOTAL: \$ <u>18,305.⁰⁰</u>

UTILITIES AVAILABLE:

WATER: Yes / No

Agency: _____

SEWER: Yes / No

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: 10 acres

APN # _____ - _____ - _____

APN # _____ - _____ - _____



Development
Services
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 38959
APPLICANT: LUCY MARTINEZ
PHONE: (559) 977-1731

PROPERTY LOCATION: 13176 S. MADSEN
APN: 393 - 124 - 02 ALCC: No Yes # VIOLATION NO. Viol # 16-10546
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 Permit; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes _____ DISTRICT: Kingsburg Unified Records PERMIT JACKET: No _____ Yes
FMFCD FEE AREA: () Outside () District No.: _____ FLOOD PRONE: No Yes

PROPOSAL: UNCLASSIFIED CONDITIONAL USE PERMIT TO ALLOW A HIGH INTENSITY PARK FOR A WEDDING FACILITY WITHIN THE AE20 ZONE DISTRICT

COMMENTS: _____
ORD. SECTION(S): B53.12 BY: [Signature] DATE: 7/14/16

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA: _____ () MINOR VA: _____
COMMUNITY PLAN: _____ () JA: _____ (x) HD: 992.00
REGIONAL PLAN: _____ (x) CUP: 9,123.00 (x) AG COMM: 93.00
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ (x) IS/PER*: 5,151.00
SPHERE OF INFLUENCE: _____ () AT: _____ (x) Viol. (35%): 3,193.00
ANNEX REFERRAL (LU-G17/MOU): _____ () JT: _____

PROCEDURES AND FEES:

Filing Fee: \$ 18,652.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: 18,305.00

COMMENTS: _____

FILING REQUIREMENTS:

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

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- (x) CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25) (Separate check to Fresno County Clerk for pass-thru to DFW. Must be paid prior to IS closure and prior to setting hearing date.)

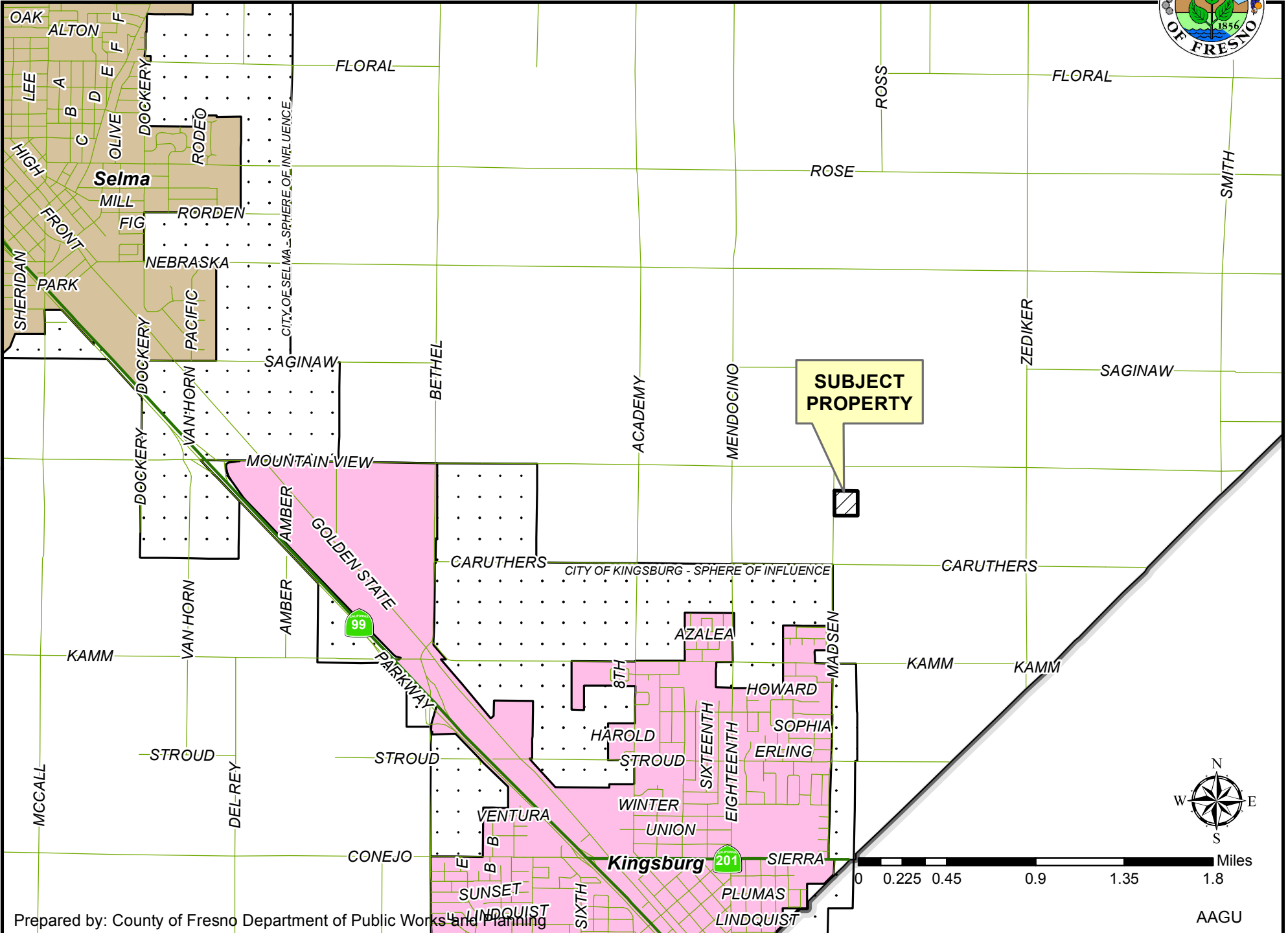
BY: Christina Monfett DATE: July 25, 2016
PHONE NUMBER: (559) 600 - 4245

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

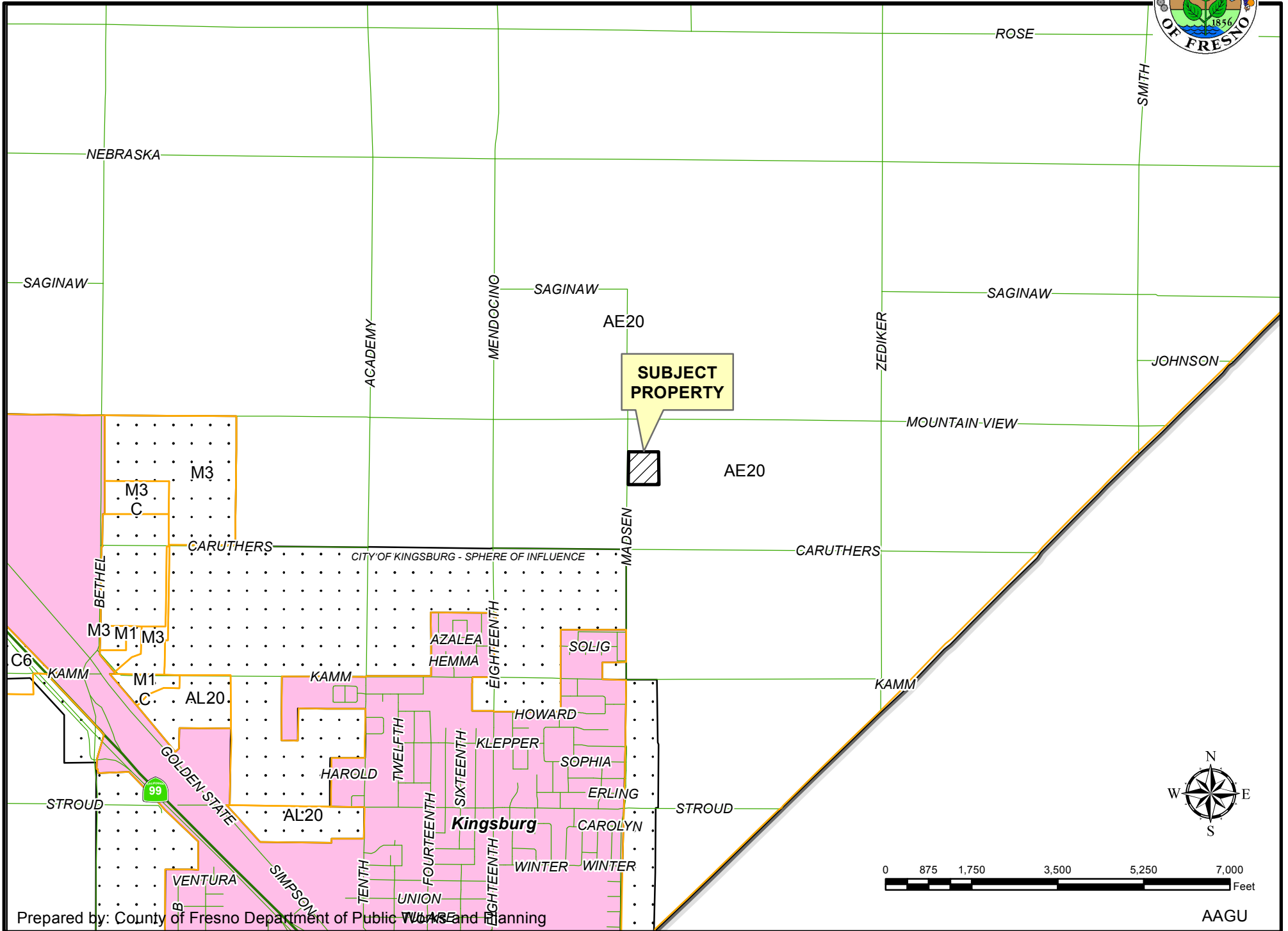
- () COVENANT (x) SITE PLAN REVIEW
- () MAP CERTIFICATE (x) BUILDING PLANS
- () PARCEL MAP (x) BUILDING PERMITS
- () FINAL MAP () WASTE FACILITIES PERMIT
- () FMFCD FEES (x) SCHOOL FEES
- () ALUC or ALCC () OTHER (see reverse side)

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



EXISTING ZONING MAP



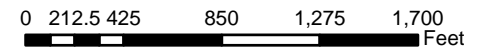
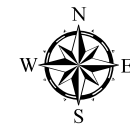
EXISTING LAND USE MAP



LEGEND	
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

LEGEND:

- Subject Property
- Ag Contract Land



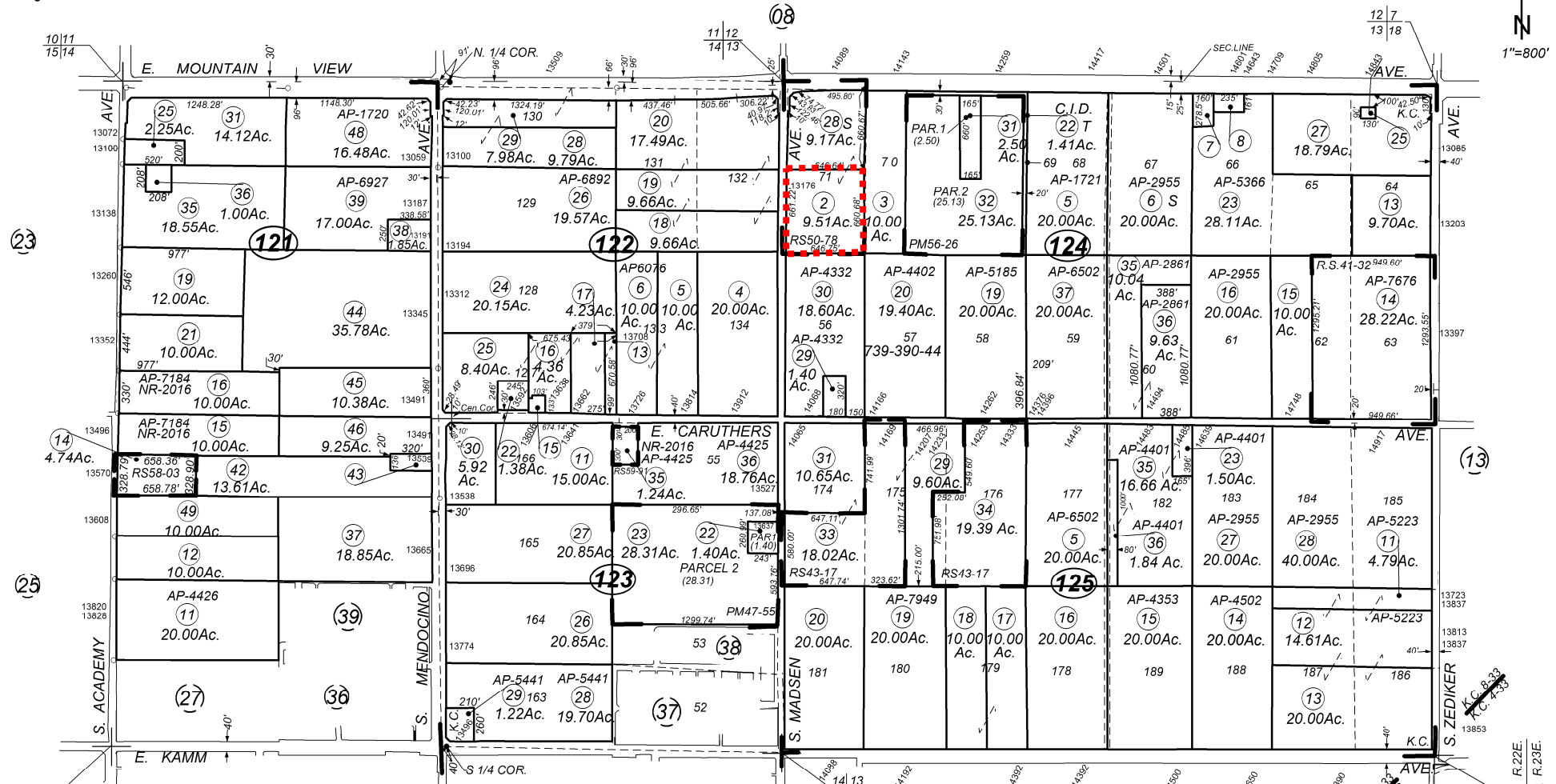
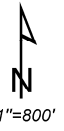
Department of Public Works and Planning
Development Services Division

-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'S. 13 & 14, T. 16 S., R. 22 E., M. D. B. & M.

Tax Rate Area
121-001

393-12



- Agricultural Preserve
- Kingsburg Colony Lots - Plat Bk.4, Pg.33
- Kingsburg Colony Lots - Plat Bk. 8, Pg.33
- Parcel Map No.6979 - Bk.47, Pg.55
- Parcel Map No.7628 - Bk.56, Pg.26
- Record of Survey - Bk.41, Pg.32
- Record of Survey - Bk.43, Pg.17
- Record of Survey - Bk.50, Pg.78
- Record of Survey - Bk.58, Pg.03
- Record of Survey - Bk. 59, Pg.91

(Bk. 394)

Assessor's Map Bk.393 - Pg.12
County of Fresno, Calif.

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

RECEIVED
COUNTY OF FRESNO

FEB 13 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CP 3563

July 14, 2016

Operational Statement Checklist for Tuscan Gardens Venue
Fresno County

Attn: Bill Nebeker, Senior Planner
File No. 16-105466
Address: 13176 S. Madsen Ave, Kingsburg CA
Rolando & Elodia (Lori) Martinez

Checklist Questions:

1. Tuscan Gardens is a weddings only Venue.
Clients are able to rent the outdoor spaces and restrooms.
Wedding Ceremonies are preformed in front lawn areas west of the estate and Receptions are under the back Pavilion area east of the estate. Our services are location only no other services are provided by Venue except for Security Officers and Parking Ushers.
2. Seasonal: Spring wedding season: April thru June
Fall wedding season: September thru November
Hours: 5:00pm to 11:00pm
Saturday weddings
Outdoor Venue
3. Saturday only
Average guests: 150-180
Max. guests: 200
Most of our guests are families.
Hours: 5:00pm-11:00pm
4. Current: 3 Parking Usher and 2 – Security Officer (Contracted from a Security Firm)
Future: Same Hours: 4:00pm-11:30pm

5. Service Vehicles: Two total
Catering – 1 vehicle & Florist – 1 vehicle
Small Van type Vehicles
6. Public Road: S. Madsen Ave.
Private Road: Asphalt Road.
7. Parking spaces: 97 Regular Parking, Gravel Surface
8 Handicap Parking, Asphalt / Concrete Surface
8. None
9. None
10. Tables and Chairs, stored on site in storage area.
11. None
12. Solid Waste:
Trash – est. $\frac{1}{2}$ cu. yd. per day stored in trash bin provided and serviced by Mid Valley Disposal hauled away weekly.
Card board – est. $\frac{1}{4}$ cu yd per day stored in recycle containers provided by Mid Valley Disposal hauled away weekly.
13. 240 gallon per week-Saturdays only
Private Well
14. None
15. All building are existing.
16. Pavilion and Restrooms.

17. Outdoor Lighting:

Existing outdoor lighting consist the following:

Exterior lights attached to estate, pavilion, restrooms, storage shop building and low voltage landscape spotlights and pathlights.

Outdoor Sound Amplification System:

DJ does bring a sound system.

Our DJ must be selected from our Venue DJ list only.

Sound level is monitored and is always at a low level.

18. Existing Landscape consist of a professional, beautifully installed landscape mature sizes of Palm Trees, Olive Trees, Oak Trees, Crape Myrtle Trees and a variety of other misc. trees with flowering shrubs and vines. Concrete walkways and landscape lighting. Entire Landscape grounds are fenced with a brown chain link fences with several gates.

19. Tuscan Gardens is a small wedding only Venue.

We have been providing wedding venue services in our local Kingsburg area since 2010. Our neighbors are all aware of our operations and have also support us by having their own Family weddings at our Venue. Our Venue provides business for local vendors which are hired by our clients that included Photographers, Florist, DJ, Security and Catering Companies.

Our clients' guests also reserve Hotel rooms at our local establishments.

We kindly ask for the opportunity to correct any items which need to be addressed due to the incorrect information we received back in 2010 when the Venue opened. Please allow us time to do corrections and allow us to continue servicing our wonderful Brides and Grooms and their families which rely on our Venue for their special day celebration.

20. Rolando & Elodia (Lori) Martinez

PO Box 978

Kingsburg, CA 93631

Contact # 559.977.1731



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. 7258
Project No(s). UCP 3565
Application Rec'd.:
1/13/17

GENERAL INFORMATION

- Property Owner : ROLANDO + ELODIA MARTINEZ Phone/Fax 559. 977. 1731 / 264-2640
Mailing Address: P.O. BOX 978 KINGSBURG, CA 93631
Street City State/Zip
- Applicant : ELODIA MARTINEZ Phone/Fax: 977-1731 / 264-2640
Mailing Address: PO BOX 978 KINGSBURG CA 93631
Street City State/Zip
- Representative: WMA Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Proposed Project: WEDDING FACILITY
- Project Location: ON EAST SIDE OF S. MADSEN AVE
BETWEEN E. MOUNTAIN VIEW + E OAKSTHER.
- Project Address: 13176 S. MADSEN AVE KINGSBURG, CA 93631
- Section/Township/Range: 1 1 8. Parcel Size: 10 ACRES
- Assessor's Parcel No. 393-124-02

10. Land Conservation Contract No. (If applicable): N/A

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

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> Other _____	

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

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

13. Existing Zone District¹: AEO

14. Existing General Plan Land Use Designation¹: AEO

ENVIRONMENTAL INFORMATION

15. Present land use: AEO

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

ALL EXISTING IMPROVEMENTS ARE NOTED ON SITE PLAN

Describe the major vegetative cover: 7 ACRES OF ALMOND TREES

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: AG

South: AG

East: AG

West: AG

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

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units 2
Lot Size 10 ACRES
Single Family
Apartments N/A

II. Commercial - Number of Employees N/A
Number of Salesmen N/A
Number of Delivery Trucks N/A
Total Square Footage of Building N/A

III. Describe and quantify other traffic generation activities: SATURDAY WEDDINGS
GUEST VEHICLE ARRIVE / DEPART - EST. ABOUT 50-60
PASSENGER VEHICLES
4:00 PM 11:00 PM

20. Describe any source(s) of noise from your project that may affect the surrounding area: MUSIC
DJ IS SCHEDULED FROM 10:00 PM LST + SOUND LEVEL @ MIN. LEVEL

21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: NONE

23. Proposed source of water:

private well

community system³--name: _____

24. Anticipated volume of water to be used (gallons per day)²: 35 GALLONS

25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____

26. Estimated volume of liquid waste (gallons per day)²: 28 GALLONS.

27. Anticipated type(s) of liquid waste: TOILETS

28. Anticipated type(s) of hazardous wastes²: NONE

29. Anticipated volume of hazardous wastes²: NONE

30. Proposed method of hazardous waste disposal²: NONE

31. Anticipated type(s) of solid waste: TRASH, CARDBOARD

32. Anticipated amount of solid waste (tons or cubic yards per day): 1/2 CU YD

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1/4 CU YD

34. Proposed method of solid waste disposal: MID. VALLEY DISPOSAL PROVIDES CONTAINERS TRASH & RECYCLE

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]
SIGNATURE

1/13/17
DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

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, 2016: \$3,070.00 for an EIR; \$2,210.25 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.



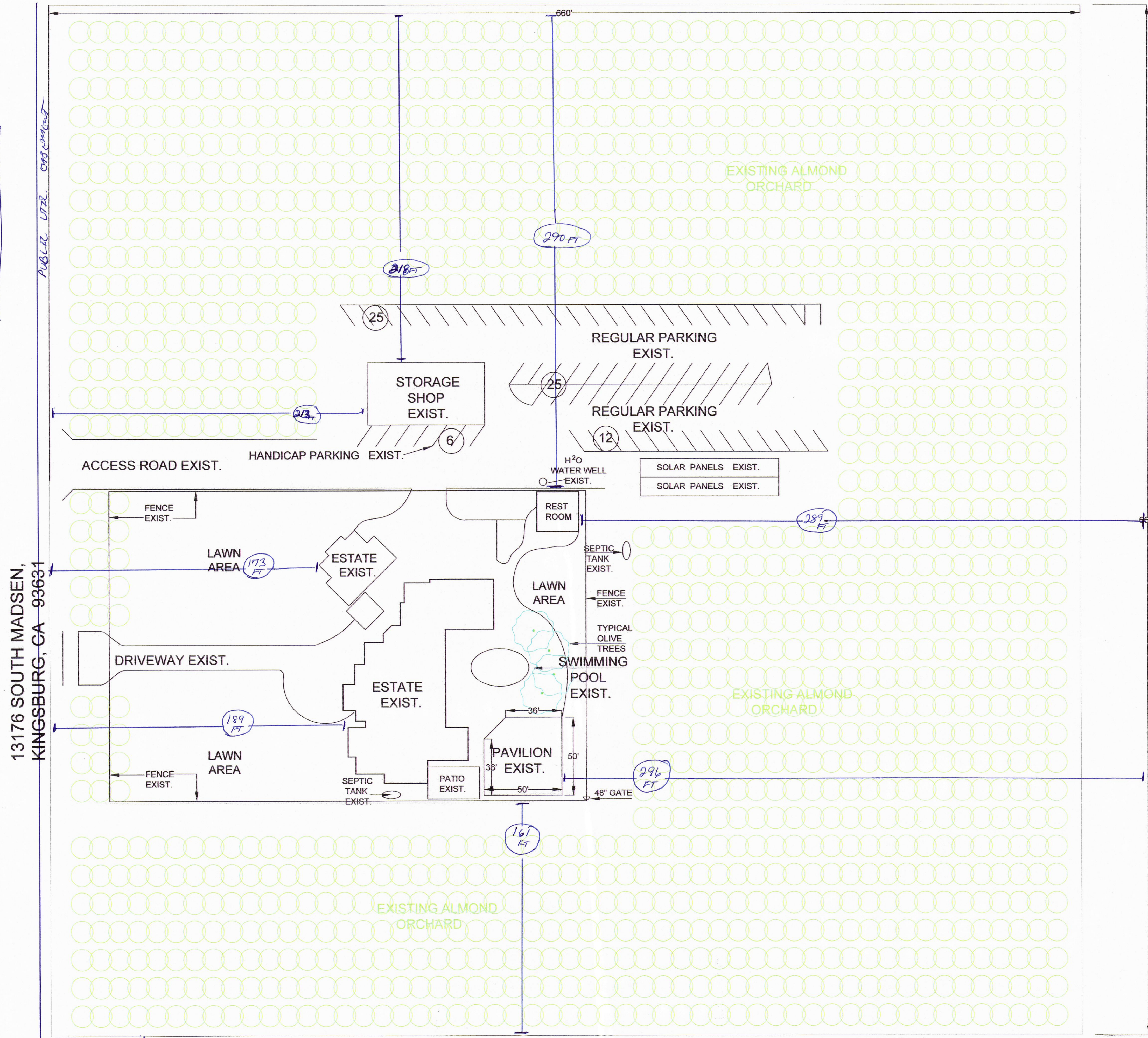
Applicant's Signature

11/13/17

Date

DOCUMENT1

S. MADSEN AVE. (ROAD)



13176 SOUTH MADSEN,
KINGSBURG, GA 93631

55 FT

38 FT

NEIGHBORING WELL (NO OTHER WELLS OR SEPTICS NEIGHBORING)

NORTH

SCALE 1" = 30', 0"

SITE PLAN

10 ACRES

PRAXSCAPES
LANDSCAPE & IRRIGATION DESIGNING
LICENSE # 400426 SINCE 1977
Ph. 559.275.7455 plantguycalif@yahoo.com

PROJECT: **TUSCAN GARDENS VENUE**
APN # 393-124-02
PREPARED FOR: **ROLANDO & ELODIA MARTINEZ**
OWNERSNAME: 13176 SOUTH MADSEN AVENUE, KINGSBURG CA 93631

REVISIONS

NO.	DATE
REV.1	
REV.2	
REV.3	

SHEET TITLE
SITE PLAN

DRAWN BY: **PRAXSCAPES**
PHASE:
SCALE: 1" = 30', 0"
DATE: FEBRUARY 2016
JOB NUMBER: 160220

SHEET NUMBER
1
OF 1 SHEETS





North Side





West Side





South Side



South Side






PREMISES UNDER
24 HR
VIDEO SURVEILLANCE

