



County of Fresno

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

February 6, 2018

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. 7300 (West Star Construction)

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

Sincerely,

Ejaz Ahmad, planner
Development Services and Capital Projects Division

EA:

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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. 7300 (West Star Construction)

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 Fowler
 Cross Streets: South side of Lincoln Avenue bet. SR 99 and Golden State Blvd. Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W Total Acres: 14.21
 Assessor's Parcel No.: APN 340-150-27 Section: 8 Twp.: 15S Range: 21 E Base: MDBM
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 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 Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Rezone App

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres 14.21 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant/M-3 (c) (Heavy Industrial, Conditional)/Industrial in the County General Plan (Golden State Industrial Corridor)

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

Rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District to an M-3 (c) (Heavy Industrial; Conditional) Zone District to allow limited industrial uses as requested by the Applicant. The project site is located on the south side of E. Lincoln Avenue between State Route 99 and Golden State Blvd. approximately one mile northwest of the nearest city limits of the City of Fowler (Sup. Dist.: 4) (APN: 340-150-27).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 checked="" type="checkbox"/> Caltrans District #6 | <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 type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U. S. Fish & Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Calif. Water Management Board</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 12, 2018 Ending Date March 13, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>West Star Construction</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>13837 S. Zediker</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Kingsburg, CA 93631</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 977-2396</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 02-06-2018

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 # 6
- 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

- Water Resources, Dept. of

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

Starting Date: February 12, 2018

Ending Date: March 13, 2018

Signature _____



Date _____

02-06-2018

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93631
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: West Star Construction
 Address: 13837 S. Zediker
 City/State/Zip: Kingsburg, CA 93720
 Phone: (559) 977-2396

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
 Clearance Date: _____
 Notes:



E201810000037

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
FEB 06 2018 TIME 10:40

By [Signature]
FRESNO COUNTY CLERK
For County Clerk's Stamp DEPUTY

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7300 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7300 and AMENDMENT APPLICATION NO. 3824 filed by **WEST STAR CONSTRUCTION**, proposing to rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-3(c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the Applicant. The project site is located on the south side of E. Lincoln Avenue between State Route 99 and Golden State Boulevard, approximately one mile northwest of the nearest city limits of the City of Fowler (Sup. Dist. 4) (APN 340-150-27). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7300, and take action on Amendment Application No. 3824 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. 7300 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 February 12, 2018 through March 13, 2018.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

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

IS Application No. 7300 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 www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

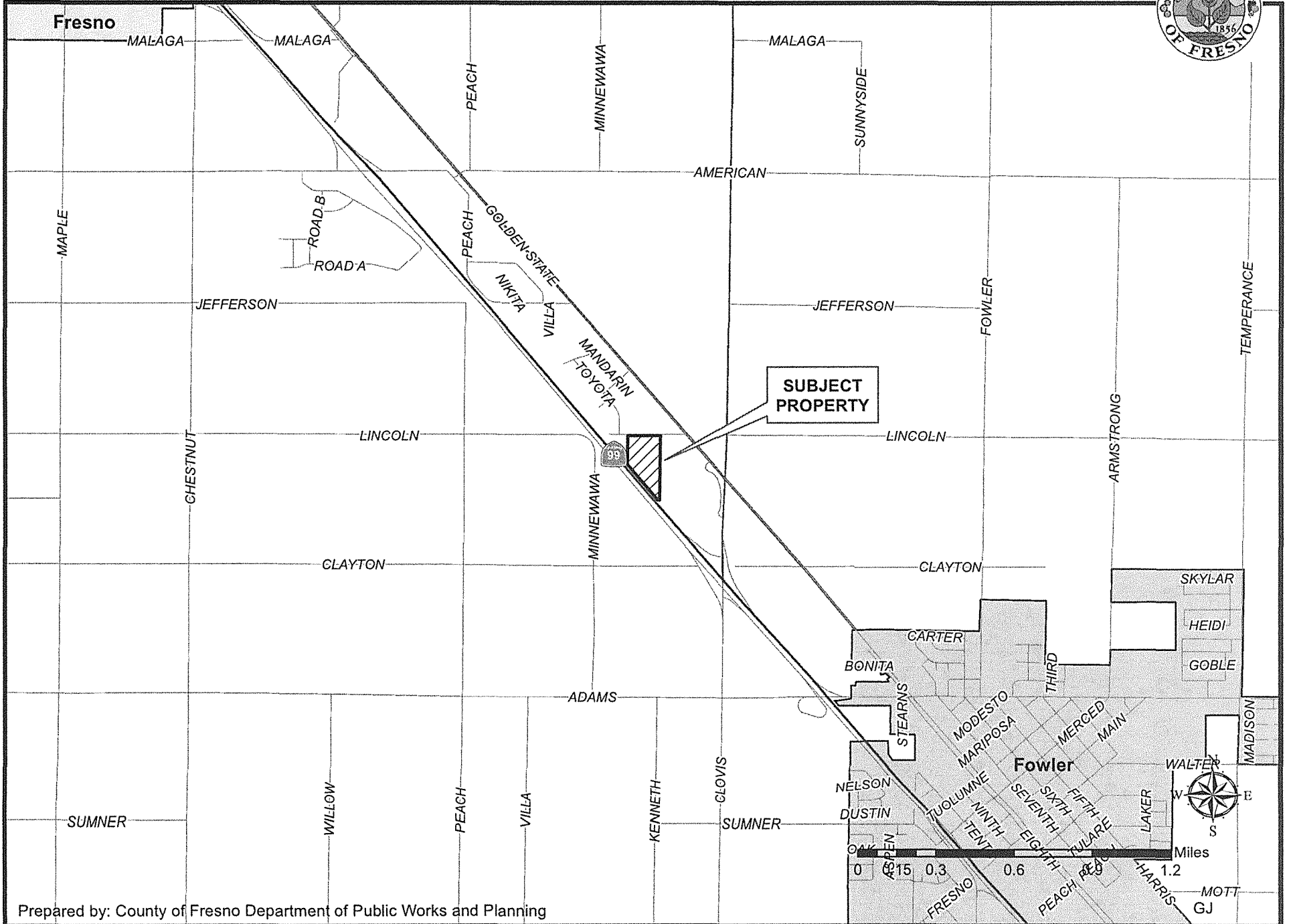
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 15, 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 Ejaz Ahmad at (559) 600-4204.

Published: February 12, 2018

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7300, Amendment Application No. 3824
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th 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 the south side of E. Lincoln Avenue between State Route 99 and Golden State Blvd. approximately one mile northwest of the nearest city limits of City of Fowler (Sup. Dist.: 4) (APN: 340-150-27).
5. **Project Applicant's name and address:**
West Star Construction
13837 S. Zediker
Kingsburg, CA 93631
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.)**
Rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District to an M-3 (c) (Heavy Industrial; Conditional) Zone District to allow limited industrial uses as requested by the Applicant.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The subject property located within the Golden State Industrial Corridor borders with Lincoln Avenue to the north, Golden State Boulevard to the east, and State Route 99 to the west. The property is planted in vineyard with a single-family residence. The adjacent parcel to the east is a vineyard and the parcels to the north and west contain heavy industrial uses. The City of Fowler is approximately one mile southeast of the project site.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:



Ejaz Ahmad, Planner



Marianne Mollring, Senior Planner

Date: 02-05-2018

Date: 2-5-18

EA:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7300 and
Amendment Application No. 3824)**

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?
- 1 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?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Would the project:

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

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 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?
- 2 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?
- 2 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?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 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:

- 1 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 1 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:

- 2 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?

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

- 1 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?
- 1 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 1 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 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:

- 1 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:

- 3 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?
- 3 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?
- 2 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?

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 and Capital Projects 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
- Traffic Impact Study by Peters Engineering Group, dated January 17, 2018

EA:
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- 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:

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



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: West Star Construction

APPLICATION NOS.: Initial Study Application No. 7300 and Amendment Application No. 3824

DESCRIPTION: Rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District to an M-3 (c) (Heavy Industrial; Conditional) Zone District to allow limited industrial uses as requested by the Applicant.

LOCATION: The project site is located on the south side of E. Lincoln Avenue between State Route 99 and Golden State Blvd. approximately one mile northwest of the nearest city limits of the City of Fowler (Sup. Dist.: 4) (APN: 340-150-27).

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 property is currently planted in vineyard with a single-family residence and located in an area comprised of industrial uses and farmlands. No scenic vistas or scenic resources including trees, rock outcroppings, and historic buildings were identified on or near the property. The property is located along Lincoln Avenue which is not designated as Scenic Highway in the County General Plan. The project will have no impact on scenic resources.

- 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 involves rezoning of a 14.21-acre parcel from the AE-20 Zone District to an M-3(c) (Heavy Industrial, Conditional) Zone District. This is to allow, in the future, limited by-right industrial uses in the M-3 Zone District through Site Plan Review.

The "M-3" Heavy Industrial District is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. This zone district also includes the uses allowed in the M-2 and M-1 Zone Districts. The "M-2" General Industrial District is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base and the "M-1" Light Manufacturing District is intended to provide for the development of industrial uses which are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be obnoxious or offensive to those residing in the area. The subject proposal would allow limited by-right uses in the M-3 Zone District as requested by the Applicant.

The subject property is located within the Golden State Industrial Corridor and borders with Linclon Avenue to the north, Golden State Blvd. to the east, and State Route 99 to the west. There is a vineyard on the property with a single-family residence. The adjacent parcel to the east is also a vineyard and the parcels to the north and west contain heavy industrial uses. There is no other residential development near the property. Given the property is located within an Industrial Corridor and is intended to be developed with industrial uses, visual impacts on the surrounding area would be minimal. The visual impacts from industrial developments would be comparable to the visual impacts generated by the existing industrial uses on parcels to the north and west of the proposal within the Industrial Corridor.

- 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: NO IMPACT:

The subject application involves no development and therefore no lighting impacts will result from this proposal. All uses allowed in the conditional M-3 (c) Zone District require a Site Plan Review (SPR). The lighting requirements will be addressed through SPR appropriate to the use established on the property.

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 forestland or timberland. The site is classified as Prime Farmland in the 2010 Fresno County Important Farmland Map and unrestricted by a Williamson Act Land Conservation Contract.

Per the County Ordinance, the project site is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and designated Industrial in the County General Plan due to its location within the Golden State Industrial Corridor. The proposed rezoning from the AE-20 Zone District to an M-3 (c) (Heavy Industrial, Conditional) Zone District is compatible with the industrial designation.

General Plan Policies LU-A.1 and LU-A.12 require that the County shall maintain agriculturally-related areas for agriculture uses, direct urban growth closer to areas where public facilities and infrastructures are available, and protect agricultural activities from encroachment of incompatible land uses. As noted above, the property is located within the Golden State Industrial Corridor, which was established to permit industrial development that can be provided with public utility services. All agricultural lands within the Industrial Corridor are either already built or planned for, and will be built with industrial uses in the future. Section X. Land Use and Planning has additional discussion regarding General Plan Policies.

The potential impact of the proposed rezone to farming operations in the area will be limited. The proposal would allow limited by-right industrial uses in the M-3 Zone District. These uses are similar in nature to other existing industrial uses near the project site within the Golden State Industrial Corridor.

Fresno County Department of Agriculture (Ag. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- 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:

No such impacts were identified by the San Joaquin Valley Air Pollution Control District.

IV. BIOLOGICAL RESOURCES

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

The subject parcel is located within the Golden State Industrial Corridor and the City of Fowler Sphere of Influence (SOI). The property has been actively farmed over the years and contains no water channels. As such, it is unlikely that any wildlife species, including fish and rare or endangered plants, are present on the property.

This proposal was routed to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for review and comments. No concerns were expressed by either agency. 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, established native resident or migratory wildlife corridors, or native wildlife nursery sites.

- 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 conditional rezoning involves no development. As such, it will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause 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: NO IMPACT:

The project is not located in an area designated to be highly or moderately sensitive for archeological resources. No impact on historical, archeological, or paleontological resources would result from this proposal.

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

FINDING: NO IMPACT:

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

VI. GEOLOGY AND SOILS

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

1. Rupture of a known earthquake; 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 or an area of known landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal will not result in substantial erosion or loss of topsoil. Any site grading and drainage associated with future development of the property will adhere to the Grading and Drainage Sections of the County Ordinance Code and will require a Grading Permit or Voucher from the Development Engineering Section of the Fresno County Department of Public Works and Planning. This requirement will be included as a Project Note.

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

FINDING: NO IMPACT:

There are no impacts related to off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, nor is the project within an area of known expansive soils.

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

FINDING: NO IMPACT:

No soil-related impacts were identified in the project analysis.

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:

Future development projects on the property will not use individual sewage disposal systems.

The property is located within the Selma-Kingsburg-Fowler (SKF) Sanitation District Sphere of Influence and the City of Fowler Sphere of Influence (SOI). In order for the future industrial developments to receive community sewer services, the property will require annexation with SKF Sanitation District. The Applicant is has obtained a Will-Serve letter from the District.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to wastewater 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: NO IMPACT:

No greenhouse gas impacts were identified in the project analysis. Subsequent industrial developments on the property will require Site Plan Review and review of each development by the Air District for any issues related to greenhouse gas emission.

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 Fresno County Public Health Department, Environmental Health Division (Health Department) reviewed the proposal and requires that future tenants proposing to use and/or store hazardous materials/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; any business that handles a hazardous material or hazardous waste shall submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter

6.95, Section 25507, and system plans and specifications shall be submitted regarding the installation of any underground storage tanks.

Also, future tenants: 1) proposing to operate food facilities shall submit complete food facility plans and specifications for review and approval prior to issuance of building permits; 2) shall obtain permits to operate a food facility prior to operations; and 3) shall obtain a license to sell alcoholic beverages and construction and operating permits from the State of California, Department of Health Services for wholesale food manufacturing.

Additionally, future tenants shall be advised of the State of California Public Resources Code, Division 30, Waste Management (Chapter 16), Waste Tire Facilities (Chapter 19), and Waste Tire Haulers and shall obtain a permit from the California Department of Resources Recycling and Recovery (CalRecycle).

Furthermore, future tenants shall obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program and construction, and operating permits from the State of California, Department of Food and Agriculture for proposed meat processing, slaughterhouse, and/or poultry plants. These requirements will be included as Project Notes.

The nearest school, Fowler High School in the City of Fowler, is approximately 1.9 miles southeast of the project site.

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

FINDING: NO IMPACT:

The project site is not 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 or two miles of a public use airport. The nearest airstrip, Turner Field, is approximately 1.8 miles northwest of the project site.

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 will not impair implementation or physically interfere with an adopted emergency response plan.

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

FINDING: NO IMPACT:

The project site is 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: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils concerning waste discharge requirements.

According to Fresno County Department of Public Health, Environmental Health Division, review of the proposal: 1) in an effort to protect groundwater, all water wells and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; and 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. These will be included as Project Notes.

The Regional Water Quality Control Board, Central Valley Region, also reviewed the proposal and identified no impacts on groundwater quality.

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

FINDING: NO IMPACT:

The project will not use groundwater for future industrial uses. Public water is available to the property and can be provided by the Three Crowns 2/West Tech public water system. The State Water Resources Control Board, Division of Drinking Water which oversees the water system supplying West Tech Industrial Park indicated that the

current water system has the capacity to meet the water needs of future industrial developments on the property.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning also reviewed the proposal and expressed no concerns related to water for 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No stream or river runs through the property that may be impacted by this proposal. According to the Consolidated Irrigation District (CID), the District does not own any facilities located on the subject parcel. The Elm Lateral, a Class B private lateral fed from the Briggs Canal to the north, runs south close to or along the easterly property line of the subject parcel and continues south to serve additional properties. As the parcels develop, the lateral will need to be field-located by the developer and protected so as to provide uninterrupted surface water delivery to the other users of the lateral. This requirement will be included as a Project Note.

- 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:

Development of the industrial uses resulting from this project will cause insignificant changes in absorption rates, drainage patterns or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. The site drainage requirements appropriate to the proposed future uses will be addressed through subsequent Site Plan Review.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in IX. A. above.

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

FINDING: NO IMPACT:

No housing is proposed with this application.

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

FINDING: NO IMPACT:

According to Federal Emergency Management Agency (FEMA) FIRM Panel 2139H, the subject property is not subject to the 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 subject site is not prone to a seiche, tsunami or mudflow, nor is the project likely to expose persons or structures to potential levee or dam failure. No levee or dam exists near the site.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The nearest city, the City of Fowler, is approximately one mile southeast 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 Industrial in the County General Plan due its location within the Golden State Industrial Corridor. The site is also located within the City of Fowler Sphere of Influence (SOI).

The project will not be in conflict with any land use plan, policy, or regulation of the City of Fowler. The City reviewed the proposal, chose not to annex the property at this time, and noted that off-site improvements shall be constructed in accordance with City's standard specifications, and wastewater collection fees and applicable connection fees and service charges shall be provided to the City.

The Golden State Industrial Corridor was established to permit industrial development in the County of Fresno. All agricultural lands within the Industrial Corridor bordered by Golden State Blvd. and State Route 99 are either already built or planned for, or are

going to be built with industrial uses in the future. The subject property located within the Industrial Corridor meets the following General Plan Policies.

The proposal meets General Plan Policies LU-A.12 in that all properties within the Industrial Corridor are reserved for and will be developed with industrial uses. Regarding Policy LU-A.13, any buffering (landscaping, wall, etc.) necessary for the separation of industrial uses on the project site from the adjacent farming operation would be addressed through mandatory Site Plan Review required of all uses in the M-3 Zone District.

The project meets General Plan Policies LU-A.29 and LU-A.30 in that the future development projects will adhere to the property development standards of the M-3 Zone District and be provided with community sewer and water services. The project meets General Plan Policies LU-A.36, LU-G.1 and LU-G.7 in that the property is located within City of Fowler Sphere of Influence (SOI) and the city declined to annex the property at this time and requested that on-site and off-site improvements be constructed in accordance with the City of Fowler's standards. Additionally, the property will be annexed to and provided with community sewer from Selma-Kingsburg-Fowler (SKF) sanitation district.

- 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 project analysis. The project site is not located in a mineral resources area 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: NO IMPACT:

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:

See discussion in Section VIII. E. F.

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: NO IMPACT:

The Fresno County Fire Protection District (Cal Fire) reviewed the proposal and identified no concerns with the project. Future industrial uses will comply with the California Code of Regulations Title 24 – Fire Code, County-approved site plans will require Fire District’s approval prior to the issuance of building permits by the

County, and the property will require annexation to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Site Plan Review required for all uses in the M-3 Zone District will address these requirements.

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

FINDING: NO IMPACT:

The project will not impact 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 such impacts 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 WITH MITIGATION
INCORPORATED:

The Design and Road Maintenance and Operations Divisions of the Department of Public Works and Planning reviewed the proposal and required a Traffic Impact Study (TIS) to assess project's potential impacts to County and state roadways and intersections.

The Traffic Impact Study (TIS) prepared for the project by Peters Engineering Group and dated January 17, 2018 found that the study intersections are currently operating at acceptable levels of service (LOS), with the exception of the intersection of Clovis Avenue and the SR 99 southbound ramps, which operate at LOS F. This project would

exacerbate an existing condition. The report suggested that the project impact could be mitigated by constructing a traffic signal at this intersection, or roundabouts. However, roundabouts would be substantially more expensive. The report also stated that the cumulative (2038) analyses indicate that State Route 99 northbound ramps, Clovis Avenue and State Route 99 southbound ramps, and Clovis Avenue are expected to operate at LOS F with or without the project. The project contributes to the cumulative significant impact at these intersections.

The California Department of Transportation (Caltrans) reviewed the TIS, concurred with its findings, and stated that a signal installation could be used to improve this intersection's operations to an acceptable level. However, the heavy volume of left-turn movements from southbound Clovis Avenue during 6:38 a.m. and 5:33 p.m. would require dual left-turn lanes. Widening Clovis Avenue would be constrained by columns located within the median and just off the right shoulder supporting the State Route (SR) 99 overcrossing. Since construction cost for the required widening would be cost-extensive, Caltrans recommended the installation of roundabouts at both intersections named above. To ensure potential traffic impacts to state facilities are mitigated/ addressed to less than significant levels, Caltrans has identified the following pro-rata share for the project, which has been included as a Mitigation Measure:

****Mitigation Measures:***

1. *Prior to the issuance of building permits for the uses allowed on M-3(c)-zoned property, the applicant shall enter into a "Traffic Mitigation Agreement" with California Department of Transportation, agreeing to participate in the funding of future off-site traffic improvements as defined in items a and b below and pay for funding deemed appropriate by Caltrans as project development is phased based on the following pro-rata shares:*
 - a. *Add roundabout at State Route 99 northbound ramps and Clovis Avenue. The Project's share is 9 percent or \$207,000.*
 - b. *Add roundabout at State Route 99 southbound ramps and Clovis Avenue. The Project's share is 5.7 percent or \$131,100.*

The Design and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning also reviewed the Traffic Impact Study and expressed no concerns related to the project impact on County roadways.

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site borders with Lincoln Avenue which is a public road maintained by the County.

The Road Maintenance and Operations (RMO) Division and Development Engineering Section of the Fresno County Department of Public Works and Planning reviewed the proposal and, given no development proposed by this application, expressed no concerns related to traffic hazards due to design features. However, RMO noted that Lincoln Avenue shall be developed to a local industrial road standard with curb and gutter and right-of-way dedication. This will be included as a Condition of Approval.

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

Emergency access to the site will be analyzed by the Fresno County Fire Protection District at the time the proposed M-3 uses are established on the property.

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

FINDING: NO IMPACT:

The project will not conflict with any adopted transportation plans

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. B. Hydrology and Water Quality.

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

FINDING: LESS THAN SIGNIFICATION IMPACT:

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

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

FINDING: 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: NO 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:

No such impacts were identified in the project analysis.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: NO IMPACT:

The project will have no impact on sensitive biological or cultural resources.

- 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 Transportation/Traffic, which will be addressed with the Mitigation Measure discussed in Section XVI.

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. 7300) prepared for Amendment Application No. 3824, 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 cultural resources, greenhouse gas emissions, mineral resources, noise, population and housing, or recreation.

Potential impacts related to aesthetics, agricultural and forestry resources, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant.

Potential impacts to transportation/traffic have been determined to be less than significant with the identified Mitigation Measure.

A Mitigated Negative Declaration is recommended for the project 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 southwest corner of Tulare and "M" Streets, Fresno, California.

EA:
G:\4360Devs&Pin\PROJSEC\PROJDOCS\AA\3800-3899\3824\IS-CEQA\AA3824 IS wu.docx

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7300
Amendment Application No. 3824**

Mitigation Measure					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Transportation/ Traffic	<p>Prior to the issuance of building permits for the uses allowed on M-3(c)-zoned property, the applicant shall enter into a "Traffic Mitigation Agreement" with California Department of Transportation, agreeing to participate in the funding of future off-site traffic improvements as defined in items a and b below and pay for funding deemed appropriate by Caltrans as project development is phased based on the following pro-rata shares:</p> <p>a. Add roundabout at State Route 99 northbound ramps and Clovis Avenue. The Project's share is 9 percent or \$207,000.</p> <p>b. Add roundabout at State Route 99 southbound ramps and Clovis Avenue. The Project's share is 5.7 percent or \$131,100.</p>	Applicant	Applicant/Fresno County Department of Public Works and Planning/ California Department of Transportation	As noted

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

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 7300	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): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): West Star Construction	Project Title: Amendment Application No. 3824		
Project Description: Rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District to an M-3 (c) (Heavy Industrial; Conditional) Zone District to allow limited industrial uses as requested by the Applicant. The project site is located on the south side of E. Lincoln Avenue between State Route 99 and Golden State Blvd. approximately one mile northwest of the nearest city limits of the City of Fowler (Sup. Dist.: 4) (APN: 340-150-27).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7300) prepared for Amendment Application No. 3824, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to cultural resources, greenhouse gas emissions, mineral resources, noise, population and housing, or recreation. Potential impacts related to aesthetics, agricultural and forestry resources, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant. Potential impact related to transportation/traffic 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 – February 12 , 2018		Review Date Deadline: March 13, 2018	
Date: February 6, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: May 23, 2017

TO: 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: 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: Dan Mather
Development Engineering, Attn: Jennifer Parks
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele
Design Division, Attn: Mohammad Alimi/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Janet Gardner; Glen Allen
City of Fowler, Attn: David Elias
Consolidated Irrigation District; Attn: Phil Desatoff
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor
Regional Water Quality Control Board, Central Valley Region, Attn:
centralvalleyfresno@waterboards.ca.gov
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman
Selma-Kingsburg-Fowler Sanitation District, Attn: Veronica Cazares
CA Department of Fish and Wildlife, Attn: Steve Hulbert
U.S. Dept. of Interior, F&W Service Endangered Species Div., Attn: Dana Herman
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Carl Carlucci
Fresno Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Amendment Application (AA) No. 3824, Initial Study No. 7300

APPLICANT: West Star Construction

DUE DATE: June 6, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District to an M-3 (c) (Heavy Industrial; Conditional) Zone District. *to allow limited uses (see attached)*

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 **June 6, 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, Ejaz Ahmad, 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) 600-4204, or email eahmad@co.fresno.ca.us.

EA:

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Enclosures

SECTION 845

"M-3" - HEAVY INDUSTRIAL DISTRICT

The "M-3" Heavy Industrial District is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base.

SECTION 845.1 - USES PERMITTED

The following uses shall be permitted in the "M-3" District. All uses shall be subject to the Property Development Standards in Section 845.5.

- A. All uses permitted in the "M-2" District, Section 844.1.
- B. Alcohol distillation, including wineries and breweries, when connected with adequate public sewers.
- C. Organic fertilizer, bulk sales and storage.
- D. Concrete and cement products.
- E. Ready-mix concrete.

SECTION 844

"M-2" - GENERAL INDUSTRIAL DISTRICT

The "M-2" General Industrial District is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base.

SECTION 844.1 - USES PERMITTED

The following uses shall be permitted in the "M-2" District. All uses shall be subject to the Property Development Standards in Section 844.5.

(Amended by Ord. 490.174 re-adopted 5-29-79)

A. All uses permitted in the "M-1" District, Section 843.1.

~~B. Baled cotton storage.~~

C. Building materials.

~~D. Cotton compress.~~

E. Used materials yards.

F. Manufacturing.

1. Automotive:

- a. Assembly.
- b. Battery manufacture.
- c. Body and fender works.
- d. Rebuilding.

2. Machinery and shop (no punch presses over twenty (20) tons or drop hammers):

- a. Automatic screw machines.
- b. Blacksmith shops.

3. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:

- a. Bone.
- b. Feathers.
- c. Hair.
- d. Horns.
- e. Paints, not employing a boiling process.
- f. Rubber.

~~4. Wholesale lumber yards.~~

~~5. Meat packing & meat processing, subject to the provisions of Section 855-N.~~

~~(Added by Ord. 490.21 adopted 9-14-65)~~

G. Microwave relay structures.

SECTION 843

"M-1" - LIGHT MANUFACTURING DISTRICT

The "M-1" (Light Manufacturing) District is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of material that are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other district.

SECTION 843.1 – USES PERMITTED

The following uses shall be permitted in the "M-1" District. All uses shall be subject to the Property Development Standards in Section 843.5.

A. RELATED USES

1. Advertising structures.
- ~~2. Animal hospitals and shelters.~~
3. Automobile repairs (conducted within a completely enclosed building).
4. Automobile re-upholstery.
- ~~5. Automobile service stations.~~
- ~~6. Banks.~~
7. Caretaker's residence, which may include an office for the permitted industrial use.
(Amended by Ord. 490.152 adopted 7-10-78)
8. Commercial uses that are incidental to and directly related to and serving the permitted industrial uses.
- ~~9. Delicatessens.~~
10. Electrical supply.
11. Equipment rental or sale
12. Farm equipment sales and service.
- ~~13. Frozen food lockers.~~
- ~~14. Grocery stores.~~
15. Boarding and training, breeding and personal kennels.
(Amended by Ord. 490.36 adopted 7-25-67)
16. Ice and cold storage plants
- ~~17. Mechanical car, truck, motor and equipment wash, including self service.~~

(Added by Ord. 490.23 adopted 12-28-65)

~~18. Newspaper publishing~~

~~19. Offices:~~

- ~~a. Administrative.~~
- ~~b. Business.~~
- ~~c. General.~~
- ~~d. Medical.~~
- ~~e. Professional.~~

20. New and used recreational vehicle sales and service.
(Added by Ord. 490.129 adopted 1-11-77)

~~21. Restaurants.~~

22. Signs, subject to the provisions of Section 843.5-K.

~~23. Truck service stations.~~

24. Truck driver's training schools.
(Amended by Ord. T-070-341 adopted 4-23-02)

~~B. ADULT BUSINESSES that are licensed under Chapter 6.33 of Ordinance Code, including uses such as:~~

- ~~1. Bars.~~
- ~~2. Restaurants.~~
- ~~3. Theaters.~~
- ~~4. Video stores.~~
- ~~5. Book stores.~~
- ~~6. Novelty sales.~~

(Added by Ord. T-074-346 adopted 7-30-02)

C. MANUFACTURING

1. Aircraft, modification, storage, repair and maintenance

2. Automotive:

- a. Painting.
- b. Automotive reconditioning.
- c. Truck repairing and overhauling.
- d. Upholstering.
- e. Battery assembly (including repair and rebuilding) limited to the use of previously manufactured components.

(Added by Ord. 490.33 adopted 1-17-67)

3. Boat building and repairs.

4. Book binding.

5. Bottling plants.
6. Ceramic products using only previously pulverized clay and fired in kilns only using electricity or gas.
7. Commercial grain elevators.
8. Garment manufacturing.
9. Machinery and shop (no punch presses over twenty (20) tons or drop hammers):
 - a. Blacksmith shops.
 - b. Cabinet or carpenter shops.
 - c. Electric motor rebuilding.
 - d. Machine shops.
 - e. Sheet metal shops.
 - f. Welding shops.
 - g. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared metals.
10. Manufacturing, compounding, processing, packing or treatment of such products as:
 - a. Bakery goods.
 - b. Candy.
 - c. Cosmetics.
 - d. Dairy products.
 - e. Drugs.
 - f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system.
 - g. Fruit and vegetables (packing only).
 - h. Honey extraction plant.
 - i. Perfume.
 - j. Toiletries.
11. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:
 - a. Canvas.
 - b. Cellophane.
 - c. Cloth.
 - d. Cork.
 - e. Felt.
 - f. Fibre.
 - g. Fur.
 - h. Glass.
 - i. Leather.
 - j. Paper, no milling.
 - k. Precious or semi-precious stones or metals.
 - l. Plaster.
 - m. Plastic.
 - n. Shells.
 - o. Textiles.

- p. Tobacco.
- q. Wood.
- r. Yarns.

12. Manufacturing and maintenance of electric or neon signs

~~13. Novelties.~~

14. Planing mills.

15. Printing shops, lithographing, publishing.

~~16. Retail lumber yard.~~

17. Rubber and metal stamps.

18. Shoes.

19. Stone monument works.

20. Storage yards:

- a. Contractors storage yard.
- b. Draying and freight yard.
- c. Feed and fuel yard.
- d. Machinery rental.
- e. Motion picture studio storage yard.
- f. Transit storage.
- g. Trucking yard terminal, except freight classifications.

21. Textiles.

22. Wholesaling and warehousing.

~~23. Wholesale meat cutting and packing, provided there shall be no slaughtering, fat rendering or smoke curing.~~

~~(Added by Ord. 490.21 adopted 9-14-65)~~

D. PROCESSING

- 1. Creameries.
- 2. Laboratories.
- 3. Blueprinting and photocopying.
- 4. Laundries.
- 5. Carpet and rug cleaning plants.
- 6. Cleaning and dyeing plants.
- 7. Tire retreading, recapping, rebuilding.

8. Lumber drying kilns; gas, electric or oil fired only.
(Added by Ord. 490.77 adopted 8-17-72)
9. Feather cleaning and storage of cleaned feathers within an enclosed structure.
(Added by Ord. 490.82 adopted 11-21-72)

E. FABRICATION

1. Rubber, fabrication of products made from finished rubber.
2. Assembly of small electric and electronic equipment.
3. Assembly of plastic items made from finished plastic.

F. OTHER USES

1. Agricultural uses.
2. Communication equipment buildings.
3. Electric transmission substations.
4. Off-street parking.
- ~~5. Medical Marijuana Cultivation Facility licensed under Chapter 6.6 of Title 6 of County Ordinance Code.
(Added by Ord. T-086-364 adopted 8-9-11)~~
6. Public utility service yards with incidental buildings.
7. Electric distribution substations.
8. Temporary or permanent telephone booths.
9. Water pump stations.

April 20th, 2017

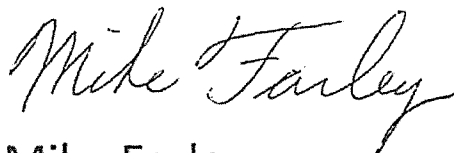
Fresno County Department of Public Works and Planning
2220 Tulare Street
Fresno, CA 93721

Re: Amendment Application for 4685 E. Lincoln Ave,
Fowler CA 93625

Dear Sirs,

This letter is requesting for all by-right uses allowed in M-3 Zone district be applied to property listed above, excluding uses as recorded on Amendment Application No. 3692 Conditions of Approval (Exhibit "B" attached).

Thank you

A handwritten signature in cursive script that reads "Mike Farley".

Mike Farley

EXHIBIT "B"

Ordinance No. R- 410-3692

Conditions of Approval
Amendment Application No. 3692

1. The uses listed in "A" below which relate to food sales, processing, and storage shall be prohibited within 600 feet of the existing solid waste transfer station (excluding parking area) located on the adjoining property to the north. The uses listed in "B" below shall be prohibited on the subject property. These restrictions shall be recorded as a covenant and agreement running with the land.
 - A. Section 843.1
 1. ~~Delicatessens.~~
 2. ~~Frozen food lockers.~~
 3. ~~Grocery stores.~~
 4. ~~Restaurants.~~
 5. Bottling plants.
 6. Manufacturing, compounding, processing, packing or treatment of such products as:
 - a. Bakery goods.
 - b. Candy.
 - c. Dairy products
 - d. Food products
 - e. Fruits and vegetables
 - f. Honey extraction plant
 7. ~~Wholesale meat cutting and packing, provided that there will be no slaughtering, fat rendering or smoke curing.~~
 8. Creameries.
 - B. The following uses shall be prohibited on the subject property:
 1. Bars and cocktail lounges
 2. Animal and poultry slaughtering
 3. Fat rendering, tallow, grease, or lard manufacturing or refining.
 4. Fish smoking, curing or canning.
2. Appropriate conditions shall be required under the Site Plan Review process in order to ensure that the development and use of the property will be in compliance with the Noise Ordinance. These conditions may include, but are not limited to, design features and operational controls.



Date Received: 05/02/17

Fresno County Department of Public Works and Planning

AA3824
(Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

REZONE
REMOVE FROM AE-20
TO M-3 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: South side of Lincoln Ave.
between Golden St. Blvd and HW99
Street address: 4685 E. Lincoln Ave., FOWLER, CA 93625

APN: 340-150-27 Parcel size: 14.21 AC Section(s)-Twp/Rg: S 8 - T 21 S/R 21 E

ADDITIONAL APN(s): N/A

I, [Signature] (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.

The Farley Living Trust 4685 E LINCOLN AVE FOWLER CA 93625 559977-2396
Owner (Print or Type) Address City Zip Phone

WEST STAR CONSTRUCTION 13837 S. Zediker Kingsburg CA 93631 977 2396
Applicant (Print or Type) Address City Zip Phone

Sandra Staats 13837 S. Zediker Kingsburg CA 93631 977-2396
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: Sandra@Crinklaw.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	<u>AA 3824</u>	Fee: \$	<u>6,214.⁰⁰</u>
Application Type / No.:	<u>IS 7300</u>	Fee: \$	<u>3,901.⁰⁰</u>
Application Type / No.:		Fee: \$	
Application Type / No.:		Fee: \$	
PER/Initial Study No.:		Fee: \$	
Ag Department Review:		Fee: \$	
Health Department Review:		Fee: \$	<u>721.⁰⁰</u>
Received By: <u>EJAZ</u>	Invoice No.:	TOTAL: \$	<u>10,836.⁰⁰</u>

UTILITIES AVAILABLE:

WATER: Yes / No
Agency: WEST TECH WATER DIST.

SEWER: Yes / No
Agency: SELMA KINGSBURG-FOWLE Sanitation DIST.

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): N/A

APN # _____ - _____ - _____

Zone District: AE-20

APN # _____ - _____ - _____

Parcel Size: 14.21 ACRES

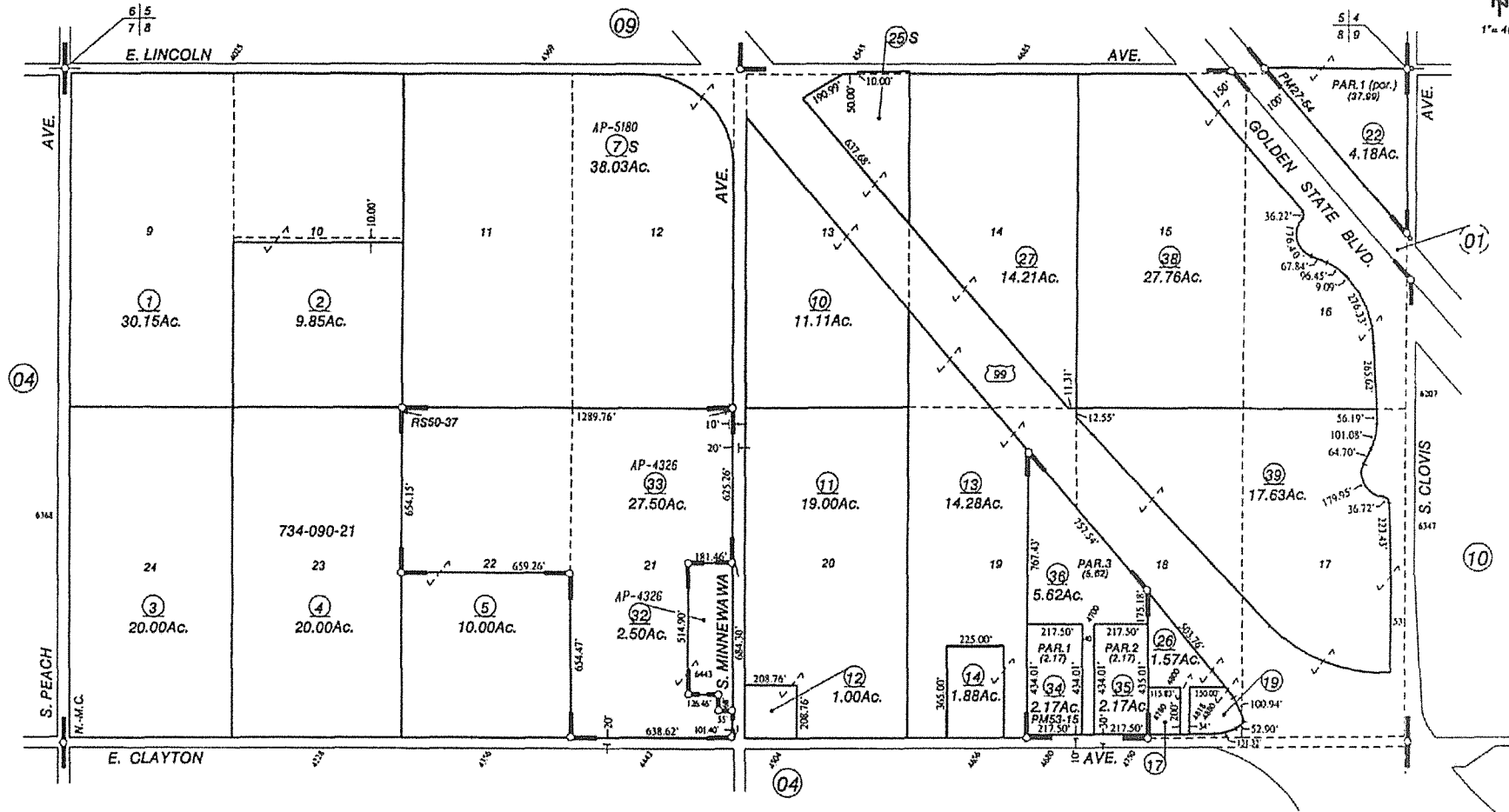
APN # _____ - _____ - _____

SUBDIVIDED LAND & POR. SEC.8, T.15 S., R.21 E., M.D.B.&M.

Tax Rate Area
95-001
95-033

340-15

... 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.

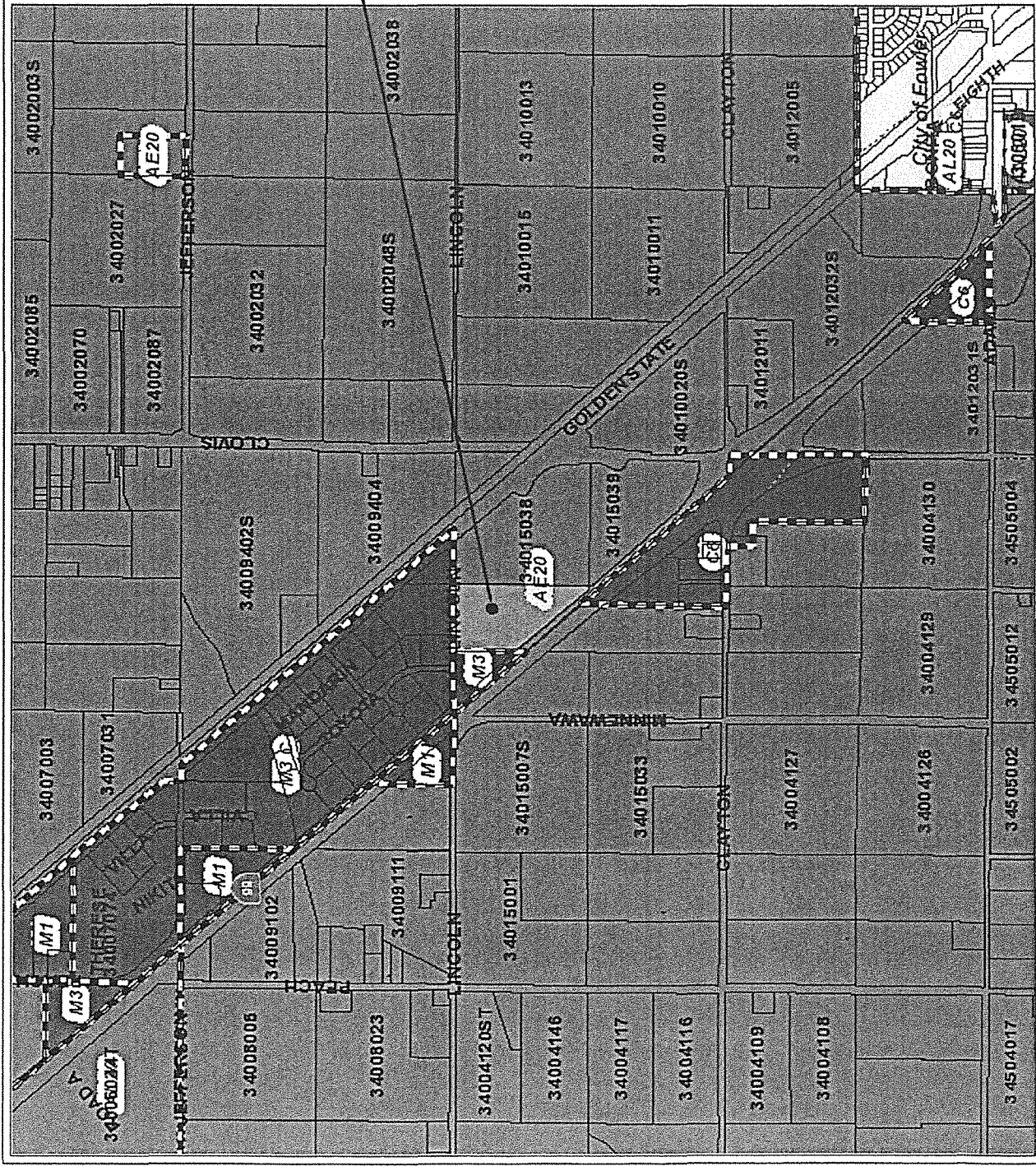


Agricultural Preserve
Nye - Marden Colony - Plat Bk.4, Pg.52
Parcel Map No.4252 - Bk.27, Pg.54
Parcel Map No.7468 - Bk.53, Pg.15
Record of Survey, Bk. 50, Pg. 37

Assessor's Map Bk.340 - Pg. 15
County of Fresno, Calif.

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

SUBJECT
PROPERTY



Scale 1:15,923
1 in = 1,327 ft



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7300

Project No(s) AA 3824

Application Rec'd.:
May 2, 2017

GENERAL INFORMATION

- Property Owner: The Farley Living Trust Dated April 26, 2002 Phone/Fax 559-977-2396
Mailing Address: 4685 E. Lincoln Ave, Fowler CA 93625
Street City State/Zip
FAX 559-897-1427
- Applicant: West Star Construction Phone/Fax: 559-977-2396
Mailing Address: 13837 S. Zediker Kingsburg CA 93631
Street City State/Zip
Sandra@crinklaw.com
- Representative: Sandra Staats Phone/Fax: 559-977-2396
Mailing Address: 13837 S. Zediker Kingsburg CA 93631
Street City State/Zip
559-897-1427
- Proposed Project: REZONE REMOVE FROM AE-20 TO M-3 ZONE DIST.
- Project Location: FRESNO county - Lincoln Ave & Golden State.
- Project Address: 4685 E. Lincoln Ave., FOWLER: CA 93625
Lot 14 of Nye-Marden
- Section/Township/Range: 8 / 15 South 21 EAST 8. Parcel Size: 14.21 AC
- Assessor's Parcel No. 340-150-27

DEVELOPMENT SERVICES DIVISION

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) | <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 checked="" type="checkbox"/> Other <u>City of Fowler</u> | |

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: M-3 / Golden State Industrial Corridor

ENVIRONMENTAL INFORMATION

15. Present land use: Agricultural - Grape Vines
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
single family residence,

Describe the major vegetative cover: Grape Vine
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: Commercial - M-3

South: Agricultural

East: Agricultural - Golden St.

West: Hwy 99 - then agricultural Commercial-M3
Hwy 99

17. What land use(s) in the area may be impacted by your Project?: None, currently have two sides @ M-3 ZONING.

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

19. Transportation:

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

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No (Will expand to connect existing drive access to conform to county street section)

B. Daily traffic generation:

I. Residential - Number of Units 1
 Lot Size
 Single Family 1
 Apartments 0

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

III. Describe and quantify other traffic generation activities:
 Typical industrial traffic

20. Describe any source(s) of noise from your project that may affect the surrounding area:
 Not anything out of normal warehouse activity noise.

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

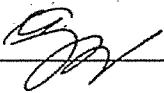
22. Describe the probable source(s) of air pollution from your project: none.

23. Proposed source of water:
() private well
(X) community system³ --name: West Tech WATER DIST.

24. Anticipated volume of water to be used (gallons per day)²: Moderate-Typical
25. Proposed method of liquid waste disposal:
 () septic system/individual
 (X) community system³-name Selma Kingsburg Fowler Sanitation DISTRICT.
26. Estimated volume of liquid waste (gallons per day)²: Moderate Typical
27. Anticipated type(s) of liquid waste: Typical - Restrooms
28. Anticipated type(s) of hazardous wastes²: None.
29. Anticipated volume of hazardous wastes²: None.
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Typical - Restrooms
32. Anticipated amount of solid waste (tons or cubic yards per day): moderate Typical-varies
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 75 - 80%
34. Proposed method of solid waste disposal: Private hauler
35. Fire protection district(s) serving this area: Fresno County Fire District CAL-FIRE
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 X
38. If yes, are they currently in use? Yes No

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

SIGNATURE



DATE

4/20/17

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

The following projects are exempt from the fees:

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

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

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



Applicant's Signature

4/20/17

Date

4685 E Lincoln Ave



Map data ©2017 Google 200 ft



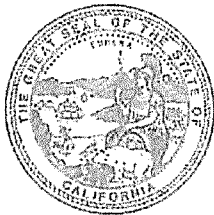
4685 E Lincoln Ave
Fowler, CA 93625



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

Certificate of Issuance
OF A
WATER SUPPLY PERMIT
TO
Three Crowns 2 / West Tech

This is to certify that Water Supply Permit No. 03-12-08P-044 has been issued to the Three Crowns 2 / West Tech water system on **September 17, 2008**, to supply water for domestic purposes to the Three Crowns 2 / West Tech water system. The permit was issued by the Department of Public Health, pursuant to the provisions of Division 104, Part 12, Chapter 4, Article 7, of the California Health and Safety Code. The permit is subject to the requirements of Title 22, California Code of Regulations, and to the conditions provided in the water supply permit.



A copy of the water supply permit is on file with the Three Crowns 2 / West Tech water system or may be obtained by contacting the Visalia District Office of the Department of Public Health, Drinking Water Field Operations Branch, 265 W. Bullard Avenue, Suite 101, Fresno, CA 93704.

Tricia A. Wathen

Tricia A. Wathen P.E., Visalia District Engineer