



# County of Fresno

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

DATE: June 8, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director  
Development Services and Capital Projects, Attn: William M. Kettler, Division  
Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Policy Planning, ALCC,  
Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda  
Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,  
Attn: Dan Mather  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep  
Sidhu/Steven Rhodes  
Local Agency Formation Commission (LAFCo), Attn: David E. Fey, Executive Officer/  
Amanda Graham, Office Assistant  
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant  
Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
North Central Fire Protection District, Attn: Laurie  
Sawhill, Senior Fire Inspector

FROM: Marianne Mollring, Senior Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7359 for Amendment Application No. 3825 and General  
Plan Application No. 552

APPLICANT: Fresno Humane Animal Services

DUE DATE: July 9, 2018

An Initial Study has been prepared for the subject application proposing to amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter). Please review the attached documents and return any comments regarding the adequacy and accuracy of the analysis as it relates to your area of expertise. It was determined that impacts from this project could be mitigated to less than significant.

We must have your comments by **July 9, 2018**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Marianne Mollring, Senior Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4569, or email [mmollring@co.fresno.ca.us](mailto:mmollring@co.fresno.ca.us).

MM

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*Activity Code (Internal Review): 2369*

Enclosures



# 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. 7359, General Plan Amendment No. 552, Amendment Application No. 3825
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:**  
Marianne Mollring, Senior Planner, (559) 600-4569
4. **Project location:**  
The project site is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenues, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S).
5. **Project Applicant's name and address:**  
Fresno Humane Animal Services  
621 W. Fallbrook  
Fresno, CA 93711
6. **General Plan designation:**  
Rural Residential
7. **Zoning:**  
R-R(nb) Rural Residential, neighborhood beautification overlay Zone District
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.)**  
Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter).
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The subject site is located in a rural residential area, approximately 950 feet north of an urban residential development within the City of Fresno. An elementary school is approximately 500 feet southwest, residential properties to the west, a social club and vacant land to the south, churches to the north and west, and vacant land to the east.

**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:**

MOLLRING  
Marianne Mollring, Senior Planner

Date: 6-1-18

Chris Motta  
Chris Motta, Principal Planner

Date: 6/4/2018

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**  
(Initial Study Application No. 6950 and  
Classified Conditional Use Permit  
Application No. 3489)

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?
- 3 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

Would the project:

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

**III. AIR QUALITY**

Would the project:

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 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?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. GEOLOGY AND SOILS**

Would the project:

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

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

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

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

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

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

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

**X. LAND USE AND PLANNING**

Would the project:

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

**XI. MINERAL RESOURCES**

Would the project:

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

**XII. NOISE**

Would the project:

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

**XIII. POPULATION AND HOUSING**

Would the project:

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

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

#### XIV. PUBLIC SERVICES

Would the project:

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

- 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)?

- 3 e) Result in inadequate emergency access?  
3 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:

- 3 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  
3 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?  
3 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?  
2 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?  
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?  
3 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)  
1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

#### Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services 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 2014 Map, State Department of Conservation

MM  
G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3825 - See GPA 552\IS-CEQAAA3825 IS Checklist.docx

**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 7359, GPA 552, and AA 3825 (Fresno Humane Animal Services)

Lead Agency: Fresno County Department of Public Works and Planning Contact Person: Marianne Mollring  
 Mailing Address: 2220 Tulare Street, Sixth Floor Phone: 559-600-4569  
 City: Fresno Zip: 93721 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: City of Fresno  
 Cross Streets: East side of Grantland Avenue between North Parkway Drive and West Tenaya Avenues Zip Code: 93721  
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 49 ' 18 " N / 119 ° 54 ' 46 " W Total Acres: 4.15  
 Assessor's Parcel No.: 504-081-02S/03S Section: 4 Twp.: 13S Range: 19E Base: MDB&M  
 Within 2 Miles: State Hwy #: SR 99 Waterways: None  
 Airports: None Railways: None Schools: Herndon-Barstow Elem.

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres 4.15 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:**

Rural Residential/Rural Residential

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

Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter). The project site is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenues, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S).

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



**Reviewing Agencies Checklist**

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

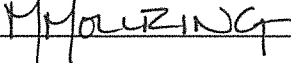
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                 |
| <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 #F5                         |
| <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 #4            | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input 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: SJV Air Pollution Control District |
| <input checked="" type="checkbox"/> Health Services, Department of   | <input type="checkbox"/> Other: _____   |
| <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 June 8, 2018 Ending Date July 9, 2018

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

Consulting Firm: <u>N/A</u>	Applicant: <u>Fresno Humane Animal Services</u>
Address: _____	Address: <u>621 W. Fallbrook</u>
City/State/Zip: _____	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: _____	Phone: <u>559-436-0900</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 6-1-18

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

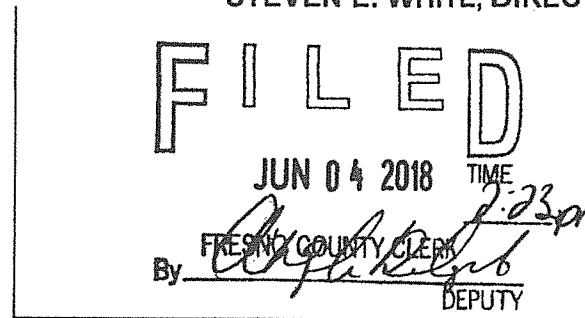


E201810000140

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7359 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7359, GENERAL PLAN AMENDMENT NO. 552, and AMENDMENT APPLICATION AA NO. 3825** filed by **APPLICANT**, proposing to amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter). The project site is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenues, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7359, and approve Amendment Application AA No. 3825 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. 7359 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 June 8, 2018 through July 9, 2018.

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

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

IS Application No. 7359 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](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Marianne Mollring 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 July 26, 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.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

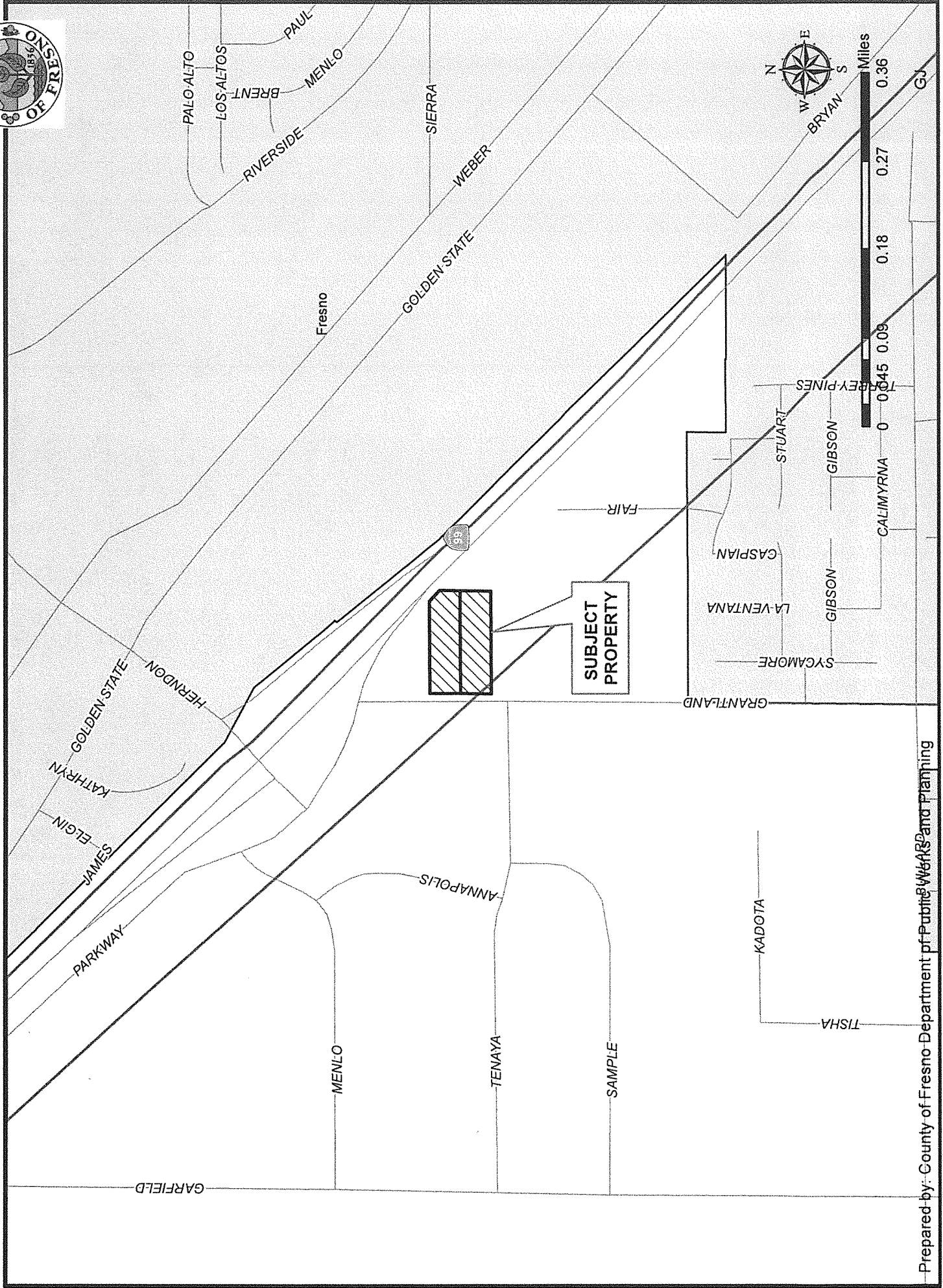
For questions please call Marianne Mollring, Senior Planner (559) 600-4569.

Published: June 8, 2018

# LOCATION MAP



AA 3825



File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.	
Agency File No: <b>IS 7359</b>		LOCAL AGENCY <b>PROPOSED MITIGATED          NEGATIVE DECLARATION</b>	
Responsible Agency (Name): <b>Fresno County</b>		Address (Street and P.O. Box): <b>2220 Tulare St. Sixth Floor</b>	
Agency Contact Person (Name and Title): <b>Marianne Mollring Senior Planner</b>		Area Code: <b>559</b>	Telephone Number: <b>600-4569</b>
Applicant (Name): <b>Fresno Humane Animal Services</b>		Project Title: <b>General Plan Amendment No. 552, Amendment Application No. 3825</b>	
County Clerk File No: <b>E-</b>		City: <b>Fresno</b>	
Zip Code: <b>93721</b>		Extension: <b>N/A</b>	
Project Description: Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter)..			
Justification for Negative Declaration: Based upon the Initial Study prepared for General Plan Amendment No. 552 and Amendment Application No. 3825, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.  Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been determined to be less than significant. Potential impacts relating to Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems have determined to be less than significant with compliance with the Mitigation Measure listed in Section I, IX, and XIV.  A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: <b>Fresno Business Journal – June 8, 2018</b>		Review Date Deadline: <b>Planning Commission – July 26, 2018</b>	
Date:	Type or Print Signature: <b>Chris Motta Principal Planner</b>	Submitted by (Signature): <b>Marianne Mollring Senior Planner</b>	

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Fresno Humane Animal Services
- APPLICATION NOS.:** Initial Study Application No. 7359, General Plan Amendment Application No. 552 and Amendment Application No. 3825
- DESCRIPTION:** Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter).
- LOCATION:** The project site is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenues, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S).

### I. AESTHETICS

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

**FINDING: NO IMPACT:**

The subject parcel is located along Grantland Avenue, and west of State Route 99, which is not a State Scenic Highway. No scenic vistas or scenic resources were identified near the property.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

The subject parcel is located adjacent to mixed uses including churches, an elementary school, single-family residences, a social club, State Route 99, and vacant land. The General Plan designates this area for Rural Residential uses. The proposed zoning, M-

1(c), is not consistent with the current General Plan designation and a General Plan amendment is being processed concurrently for a Limited Industrial land use designation. Landscaping will be required along the west side of the subject site as a condition of approval to minimize any aesthetic impacts and to conform to the neighborhood beautification overlay in the adjacent Rural Residential Zone District. Additionally, as required by County Ordinance Section 843.5-H.1, a six (6) foot high solid masonry wall shall be erected along the property lines adjacent to Rural Residential Zone Districts. As a Condition of Approval, buildings on this site shall be limited to a maximum of 35 feet in height, in keeping with the building height restrictions in the surrounding Rural Residential Zone District.

\* **Mitigation Measure(s)**

1. *Landscaping, consisting of trees and shrubs, shall be planted and maintained along the Grantland Avenue frontage of the project. A detailed landscape plan, prepared by a licensed Landscape Architect, shall be submitted for review and approval as part of the mandatory Site Plan Review process for this project. All landscaping shall be planted prior to final occupancy of the development. The landscaping and the irrigation system shall be maintained as long as the facility is in operation.*
2. *A six (6) foot high solid masonry wall shall be erected along the property lines (north, east, and west, which are the district boundaries between the "M-1" District and the Rural Residential District). The required wall shall be reduced in height to three (3) feet within the front yard setback area.*

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The allowed use may result in the creation of new sources of light and glare in the area. The nearest neighboring residential unit is located on the opposite side of North Grantland Avenue, approximately 150 feet west of the closest property line. Potential light and glare impacts will be mitigated to a less than significant impact by requiring that all outdoor lighting be hooded and directed so as not to shine towards adjacent properties and public streets.

\* **Mitigation Measure(s)**

3. *All outdoor lighting shall be hooded, directed, and permanently maintained as not to shine towards adjacent properties and public roads.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or

B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: NO IMPACT:

The project proposes to rezone land that has been designated as Farmland of Local Importance by the Department of Conservation's Important Farmland 2014 map, however, it is not prime farmland, unique farmland or farmland of statewide importance. The parcel is not under a Williamson Act Contract. The current zoning on the parcel is Rural Residential, which is a designation for very low density residential development and is permitted limited agricultural uses. There is no impact on prime or unique farmlands, or conflicts with Williamson Act Contracts.

- 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 forestland or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project is not located in a forestland or a timberland preserve.

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

FINDING: NO IMPACT:

The project site is not zoned for Timberland Production, or near any sites so zoned. Adjacent land is zoned Rural Residential, land to the north is zoned for Commercial uses, and land to the east and south of the project is urbanized and within the city limits of the City of Fresno. The application does not propose any changes to the environment that could result in the conversion of farmland or forestland to non-agricultural or non-forest use.

### 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:



In order to determine if this project would conflict with or obstruct implementation of the Air Quality Plan, the cumulative impact of the project's contribution to the existing violation of air quality standards within the San Joaquin Valley Air Basin was considered. The Air Impact Assessment, approved by the San Joaquin Valley Air Pollution Control District on February 8, 2018, determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site mitigation fees.

D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. The closest sensitive receptors are a single-family residence located approximately 150 feet west of the project site and Herndon-Barstow Elementary School located approximately 500 feet southwest of the project site. The project is not considered a sensitive receptor and has not identified any uses that would be potentially significant sources of toxic emissions.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project has the potential to cause objectionable odors from the use as an animal hospital and shelter. The project has been designed to contain odor by site design and operations. Proper cleaning and sanitation protocols are designed to keep odor inside and out to a minimum. In the proposed shelter, animal waste would be cleaned and disposed of immediately in flushing basins plumbed into each kennel building. Outdoor kennels and exercise areas will be concrete with drains, which will be sanitized daily with a safe and effective accelerated hydrogen peroxide disinfectant to eliminate bacteria and odor. Deceased animals will be stored in a large self-contained cooler and picked up weekly. A state-of-the-art HVAC system throughout the shelter will provide 100% filtered air circulation at a rate of 12 air changes per hour, which is specifically designed to reduce odor and disease.

During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods beyond the project's site boundaries. The potential for diesel odor impacts is therefore less than significant.

#### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The California National Diversity Database (CNDDDB) does not list any candidate, sensitive, or special-status species at the project site. Historically, the property has alternated between vacancy and agricultural uses. Its proximity to the City of Fresno and other urbanized uses reduces the probability that there is habitat to support special-status species. This project was routed to the California Department of Fish and Wildlife Service and the U.S. Department of Fish and Wildlife Service. Neither agency expressed concerns that the proposed project would have an adverse impact on any habitats, natural communities, or local plans, policies and regulations.

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

There are no natural wetlands within or adjacent to the subject parcel.

- 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 parcel is not located within an applicable Natural Community Conservation Plan or Habitat Conservation Plan. The rezoning request does not conflict with any local policies or ordinances protecting biological resources

## V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The site is not in an archeological sensitive area and the subject property and surrounding area have been historically used and are currently used for agricultural, elementary school, limited farming, and residential purposes and have been previously disturbed. This project was forwarded to Table Mountain Rancheria, Dumna Wo Wah, Picayune Rancheria, and Santa Rosa Rancheria Tachi Yokut. None of the tribes requested consultation on this project. No unique paleontological resources, sites, or unique geological features were identified by any of the reviewing agencies.

## VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
  - 1. Rupture of a known earthquake?
  - 2. Strong seismic ground shaking?
  - 3. Seismic-related ground failure, including liquefaction?
  - 4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. According to the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an area at substantial risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in an area at risk of erosion according to Figure 7.3 of the Fresno County General Plan Background Report (FCGPBR). The Development Engineering Section of the Fresno County Department of Public Works and Planning indicated that a Grading Permit or Voucher will be required for any grading proposed with this application.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR) or in an area of expansive soils, per Figure 7-1 (FCGPBR). The project site is not at risk of seismic hazards, per discussion above. The project site is not located in an area of risk of on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as identified in the (FCGPBR). The project was reviewed by the Water and Natural Resources Division, which did not express any concerns relating to any of the above listed hazards, associated with the subject application.

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

FINDING: NO IMPACT:

The project will be required to connect to the City of Fresno sewer system for service.

## VII. GREENHOUSE GAS EMISSIONS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Approval of this General Plan Amendment and rezone application would allow new uses on the subject parcel. However, development and operation of the proposed facility must be in compliance with existing San Joaquin Valley Air Pollution Control District

regulations, which are designed to reduce project emissions to a less than significant level.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The rezone will allow, by right, an animal hospital and shelter that may require the routine transport, use, or disposal of hazardous materials; however, such uses will be restricted by the California Health and Safety Code, which will reduce the impact of such use and potential accidental releases to less than significant. The project will be subject to the requirements of the State of California Code of Regulations, the State of California Plumbing and Building Codes, State of California Health and Safety Code, and the County of Fresno Ordinance Code Title 9 – Animals.

- 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:

Herndon-Barstow Elementary School is located approximately 500 feet southwest of the project site. The rezone will allow, by right, an animal hospital and shelter that may require the routine transport, use, or disposal of hazardous materials; however, such uses will be restricted by the California Health and Safety Code, which will reduce the impact of such use and potential accidental releases to less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the Environmental Protection Agency's Superfund Enterprise Management System revealed no Superfund sites along North Grantland Avenue. Review of the County's Certified Unified Protection Agency's (CUPA) list of hazardous materials generators revealed a number of such locations in the vicinity of the subject parcel: E-Z Trip, 1/4 mile north of the project, is a storage facility for motor vehicle fuel; The Trestle, 1/4 mile northeast of the project is a closed restaurant Hazardous Waste Generator; and ARCO AM/PM, 1/4 mile north of the project, is a storage facility for motor vehicle fuel. These nearby generators are in compliance with CUPA regulations and will not have adverse impacts on employees which may be hired when the subject parcel is developed. There were no records of the subject parcels having been designated as a hazardous materials site.

- 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 and is 2.5 miles west of Sierra Sky Park.

- 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 the implementation of, or physically interfere with, the implementation of an adopted Emergency Response Plan or Emergency Evacuation Plan.

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

FINDING: NO IMPACT:

The project site is not in an area at risk of wildland fires.

## IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

These parcels shall connect to the City of Fresno for sewer and water services and will not impact the local groundwater table. A condition of approval will be placed on the project, which will require that all abandoned wells and septic systems are properly destroyed by a licensed contractor, which will further protect groundwater quality and quantity.

\* **Mitigation Measure(s)**

4. *The project shall connect to the City of Fresno sewer and water services.*

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no streams or rivers in the vicinity of the project site. The site is located within Fresno Metropolitan Flood Control District's (FMFCD's) Drainage Area "EM." Storm runoff produced by land development is controlled through a system of pipelines and storm drainage retention basins. At the time of development, FMFCD will collect the pro-rata share for construction of necessary flood control improvements. Until the public facilities are built, the applicant will be required to comply with Fresno County regulations, which require that stormwater run-off is retained on site.

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

FINDING: NO IMPACT:

This application does not approve any development. By-right industrial uses which will be allowed on this parcel upon approval of the proposed amendment and rezone are further limited by the conditional nature of the zoning requested by the applicant and the required Site Plan Review, which will ensure compliance with all existing regulations. Certain uses would require the approval of discretionary applications, which would be subject to a separate CEQA review.

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

FINDING: NO IMPACT:

The project site is not located within a 100-year flood prone area as designated on the latest Flood Insurance Rate Map, FIRM Panel 1535H. No housing is proposed as part of this application.

- 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 parcel is not located in an area at risk of inundation by levee or dam failure, according to Figure 9-8 (FCGPBR). The parcel is not located near a body of water that would be subject to tsunami or seiche and is not located in an area of steep slopes, which could cause mudflow.

## X. LAND USE AND PLANNING

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

FINDING: NO IMPACT:

This application proposes to change the land use designation from Rural Residential to Limited Industrial and the zoning from R-R (Rural Residential) to M-1(c) (Light Manufacturing, conditional) on two parcels totaling 4.15 acres. The neighborhood is typified by mixed uses and the limits of this project correspond to the property limits of the two parcels, therefore, approval will not divide an established community.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project; or
- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

This application proposes to change the zoning of this parcel from R-R to M-1(c) and the General Plan designation from Rural Residential to Limited Industrial, for the use of an animal hospital and shelter. The subject parcels are within the City of Fresno Sphere of Influence. Per the Memorandum of Understanding (MOU) between the County and the City of Fresno and General Plan Policy, this project was referred to the City of Fresno for possible annexation and development within the City. However, the City of Fresno declined to annex the parcels and pursuant to the Memorandum of Understanding between the City and the County, the County accepted the subject General Plan Amendment and rezone application processing. The proposed zoning is compatible with the proposed General Plan Amendment. In addition, the project is adjacent to Grantland Avenue, which is a designated arterial roadway, incorporates on-site parking, and the project is designed with landscaping and setbacks comparable to the adjacent Rural Residential neighborhood.

There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to this project.



## 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 as identified in Figure 7-7 (FCGPBR).

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Acoustical Analysis was prepared for this project by WJV Acoustics, dated April 23, 2018, to determine if noise generated by an animal hospital and shelter would comply with applicable Fresno County noise standards. The analysis was based on the proposed use, preliminary site plan, operational statement, and data obtained by WJV Acoustics at the project site. Existing sources of noise within and adjacent to the project site are dominated by traffic noise associated with State Route 99 and North Grantland Avenue, and exceed the County's applicable exterior noise level standard. Representative data, collected from a similar animal shelter, included all noise sources in the vicinity of that operation, including traffic. With sensitive receptors located over 150 feet from noise-generating operations at the proposed use, the analysis concluded that the proposed use would comply with Fresno County noise level requirements without the need for mitigation measures, and would not exceed the existing ambient noise levels.

While barking is an inevitable issue in any animal shelter environment, kennel areas have been designed to reduce noise levels and to prevent excessive barking along the perimeters; exterior kennels do not directly face residential areas, and dogs may be confined to interior kennels overnight. In addition, the required six (6) foot high solid masonry wall (*Mitigation Measure 2, Aesthetics*) along the property lines of this development will provide additional sound attenuation.

Noise impacts associated with facility construction are expected to be temporary and will be subject to the County Noise Ordinance, which is enforced by the Fresno County Public Health Department.

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

FINDING: NO IMPACT:

The project site is not located near an airport and is 2.5 miles from the Sierra Sky Park, and therefore will not be impacted by airport related noise.

### 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:

No housing is proposed with this application and the project site is currently vacant land. The project is a General Plan Amendment and rezoning to allow an animal hospital and shelter. The land is currently vacant and no housing or people will be displaced as a result of the project. The nearest off-site residential dwelling is located approximately 150 feet west of the proposed animal shelter.

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

FINDING: NO IMPACT:

The project has been reviewed by the North Central Fire Protection District and Fresno County Sheriff's Department, which expressed no concerns with the proposal. There are no parks within the project site vicinity and the nearest school is Herndon-Barstow Elementary School, located approximately 500 feet southeast of the proposed site. The project is an animal hospital and shelter and will not generate new students or increase the need for parks or 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:

The proposal is not located on or near a public park and will not require expansion of recreational facilities.

## XVI. TRANSPORTATION/TRAFFIC

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

A Traffic Impact Study (TIS) was prepared by JLB Traffic Engineering, Inc., dated April 16, 2018. Data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, was used to estimate the number of trips anticipated to be generated by uses that would be allowed in the proposed M-1(c) Zone District. The study estimated a maximum of 266 daily trips, 37 AM peak hour trips, and 53 PM peak hour trips, based on development of the entire 4.15-acre site.

Study of the existing conditions show that the intersection of Grantland Avenue and Parkway Drive operates at an acceptable LOS during both peak periods.

In the Existing plus Project condition, the intersection of Grantland and Parkway will be operating at an acceptable LOS C or better in both AM and PM Peak hours. In the 20-Year Cumulative without Project, the intersection of Grantland and Parkway will be performing at an unacceptable LOS F during the AM Peak hours with a delay of 90.5 seconds and LOS C during the PM Peak Hours with a delay of 22.0 seconds. In the 20-Year Cumulative with Project, the intersection of Grantland and Parkway will be

performing at an unacceptable LOS F during the AM Peak hours with a delay of 91.5 seconds and LOS C during the PM Peak Hours with a delay of 22.7 seconds.

Increase in delay of 5.0 seconds or more would be considered a significant impact. The project's added traffic does not exacerbate the intersection delay by 5.0 seconds or more. In this case, the project's traffic will increase the overall intersection delay by 1.0 seconds, so the impact will be less than significant.

The existing storage capacity for the northbound left-turn lane is projected to exceed that available for the AM peak period in the Near Term plus Project Traffic Conditions scenario. The TIS states that while there are no constraints to increasing the storage capacity of this movement, it is recommended that this movement be monitored.

The TIS recommended the project proponent participate in a fair-share for improvements at the intersection of Grantland and Parkway to bring the intersection to an acceptable LOS. A fair-share for the recommended improvements at the intersection will not be required for this project based on the project's less than significant impact to the intersection. The TIS also recommended the Project add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH design speed and that that the Project implement a Class II Bike Lane facility along its frontage on Grantland Avenue to mitigate traffic/transportation impacts.

\* **Mitigation Measure(s)**

5. *The project shall add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH speed as recommended in the Traffic Impact Study.*
6. *The project shall implement a Class II Bike Lane facility along its frontage on Grantland Avenue as recommended in the Traffic Impact Study.*

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

FINDING: NO IMPACT:

The project site is not within the area of any clear zone or other imaginary surface of a public use airport as described under FAR Part 77 or in the vicinity of a private airstrip.

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The TIS determined that approval of this application would not exacerbate the intersection delay at Grantland and Parkway Avenues by 5.0 seconds or more, resulting in a less than significant impact. As mitigation measures the project will be required to add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH design speed and implement a Class II Bike Lane facility along its frontage on Grantland Avenue. In addition, the project will construct a sidewalk along its Grantland Avenue frontage.

\* **Mitigation Measure(s)**

*(See Mitigation Measures 5 and 6 above)*

## XVII. UTILITIES AND SERVICE SYSTEMS

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The City of Fresno has sufficient capacity to accept wastewater from this site, has adequate capacity to provide water services, and has provided a will-serve letter to the County. The Local Agency Formation Commission has approved the service connection.

\* **Mitigation Measure(s)**

*(See Mitigation Measure 4, Hydrology and Water Quality)*

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in Fresno Metropolitan Flood Control District's Storm Drainage and Flood Control Master Plan. Development of this site will be subject to a pro-rata share for flood drainage improvements in this area. The mandatory Site Plan Review required of all development on these parcels will ensure that improvement plans are submitted to FMFCD and that fees are paid.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The applicant will connect to the City of Fresno for water services and the City has provided a will-serve letter to the County. The Local Agency Formation Commission has approved the service connection.

\* **Mitigation Measure(s)**

*(See Mitigation Measure 4, Hydrology and Water Quality)*

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant will connect to the City of Fresno for sewer services, which system has adequate capacity to serve this project.

- 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 impacts to landfills or statutes and regulations pertaining to solid waste were identified in the course of the analysis. The American Avenue Landfill has sufficient capacity to serve this project.

## 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 site has been historically used for light farming purposes and does not provide an area of habitat for special-status plants or animals and does not contain any riparian habitat or other natural waters. The parcel is similarly not located in an area which is known to be sensitive to archeological finds and no Tribal Government requested consultation regarding potential resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Cumulatively considerable impacts were identified for Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems; however, these impacts will be mitigated with compliance to the Mitigation Measures listed in Section I, IX, and XIV.

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

FINDING: NO IMPACT:

No environmental impacts which could cause substantial adverse effects on human beings were identified in the course of this analysis.

## CONCLUSION/SUMMARY

Based upon the Initial Study prepared for General Plan Amendment No. 552 and Amendment Application No. 3825, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been determined to be less than significant. Potential impacts relating to Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems have determined to be less than significant with compliance with the Mitigation Measure listed in Section I, IX, and XIV.

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

MM

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# County of Fresno

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

DATE: November 3, 2017

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Development Services, Attn: William M. Kettler, Division Manager  
Development Services, Attn: Chris Motta, Principal Planner  
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand  
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services, Site Plan Review, Attn: Hector Luna  
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas  
Resources Division, Solid Waste, Attn: John R. Thompson  
Development Engineering, Attn: Nadia Leon, Grading/Mapping  
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Sheriff's Office, Attn: Captain John Zanoni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw  
City of Fresno, Development Department, Attn: Mike Sanchez, Assistant Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning  
U.S. Department of Interior, Fish & Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole, Chief  
CA Regional Water Quality Control Board, Attn: Matt Scroggins  
CA Department of Fish and Wildlife, Attn: Craig Bailey  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Carl Carlucci, Jose Robeldo  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Central Unified School District, Attn: Michael Berg, Superintendent  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Fresno Irrigation District, Attn: William R. Stretch and Sen Saetern  
Fresno Metropolitan Flood Control District  
Fresno Mosquito & Vector Control District, Attn: Tim Phillips  
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

FROM: Marianne Mollring, Senior Planner  
Development Services Division



John Adams, Planner, Policy Planning Unit  
Development Services Division

SUBJECT: Initial Study Application No. 7359, Amendment Application No. 3825, General Plan Application No. 552

APPLICANT: Fresno Humane Animal Services

DUE DATE: November 17, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to amend the County General Plan designation for a 2.09-acre and a 2.06-acre property from Rural Residential to Limited Industrial and to rezone the adjacent parcels from the RR (Rural Residential) Zone District to the M-1 (Light Manufacturing) Zone District to allow an animal shelter/animal hospital and associated uses.

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 **November 17, 2017**. Any comments received after this date may not be used.

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

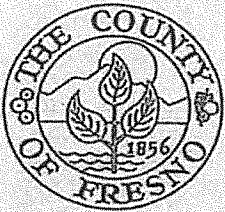
Please address any correspondence or questions related to environmental and/or policy/design issues to Marianne Mollring, Senior Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4569, or email [mmollring@co.fresno.ca.us](mailto:mmollring@co.fresno.ca.us).

Please address any correspondence or questions related to General Plan consistency to John Adams, Policy Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4239, or email [jadams@co.fresno.ca.us](mailto:jadams@co.fresno.ca.us); and

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*Activity Code (Internal Review): 2384*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 8-29-17

AA 3825

(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) Done already (attached)
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

DESCRIPTION OF PROPOSED USE OR REQUEST:

ANIMAL SHELTER PROJECT PROPOSED / GPA Needed and Rezone site to M-1 (Pre-App # 39176)

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: EAST side of GRANTLAND between N PARKWAY and W TENAYA Street address:

APN: 504-081-02/033 Parcel size: 2.09 + 2.06 ACRES Section(s)-Twp/Rg: S - T S/R E ADDITIONAL APN(s): 4.15 ACRES TOTAL

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.

Owner (Print or Type) WESCLO, LP. 3665 W. ARLAN, FRESNO, CA. 93702
Applicant (Print or Type) FRESNO HUMANE ANIMAL SERVICES 621 W FALLBROOK, FRESNO 93711
Representative (Print or Type) JEFFREY ROBERTS PO BOX 483, FRESNO, CA. 93726

CONTACT EMAIL:

Table with 2 columns: Description and Fee. Includes rows for Application Type, PER/Initial Study, Ag Department Review, Health Department Review, and Received By/Invoice No./TOTAL.

UTILITIES AVAILABLE: WATER: Yes [X]/No [ ] Agency: FRESNO CITY SEWER: Yes [X]/No [ ] Agency: FRESNO CITY

STAFF DETERMINATION: This permit is sought under Ordinance Section: 6 Related Application(s): Zone District: Parcel Size:

Sect-Twp/Rg: - T S/R E APN # - - - APN # 69 - - - APN # - - - APN # - - -



Development  
Services  
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39176  
APPLICANT: Ridenour  
PHONE: (559) 224-9900

PROPERTY LOCATION: Grantland Ave S. of SR 99, NE of Terry Ln Ave.  
APN: 509-081-023/035 ALCC: NO Yes # NO VIOLATION NO. NO  
CNEL: NO Yes (level) LOW WATER: NO Yes WITHIN 1/2 MILE OF CITY: No YES FRESNO  
ZONE DISTRICT: RZ; SRA: NO Yes HOMESITE DECLARATION REQ'D.: NO Yes  
LOT STATUS:

Zoning:  Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: NO Yes ZM# \_\_\_\_\_ Initiated \_\_\_\_\_ In process \_\_\_\_\_

Map Act:  Lot of Rec. Map; ( ) On '72 rolls; ( ) Other \_\_\_\_\_; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: NO Yes DISTRICT: Central Unitid PERMIT JACKET: No \_\_\_\_\_ Yes \_\_\_\_\_

FMFCD FEE AREA: ( ) Outside  District No.: EM FLOOD PRONE: NO Yes \_\_\_\_\_

PROPOSAL REZONE FROM RZ ZONE DISTRICT TO M2 WITH  
General Plan Amendment (GPA) to ALLOW AN ANIMAL SHELTER  
GPA to Limited Industrial

COMMENTS: \_\_\_\_\_

ORD. SECTION(S): 820/843.1.A.2 BY: [Signature] DATE: 5/4/17

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Rural Residential (X) GPA: \$3,000.00 est ( ) MINOR VA: \_\_\_\_\_  
COMMUNITY PLAN: \_\_\_\_\_ (X) AA: \$6,214.00 (X) HD: \$1,180.00  
REGIONAL PLAN: \_\_\_\_\_ ( ) CUP: \_\_\_\_\_ ( ) AG COMM: \_\_\_\_\_  
SPECIFIC PLAN: \_\_\_\_\_ ( ) DRA: \_\_\_\_\_ ( ) ALCC: \_\_\_\_\_  
SPECIAL POLICIES: \_\_\_\_\_ ( ) VA: \_\_\_\_\_ (X) ISPER\*: \$5,151.00  
SPHERE OF INFLUENCE: Fresno ( ) JAT: \_\_\_\_\_ ( ) Viol. (35%): \_\_\_\_\_  
ANNEX REFERRAL (LU-G17/MOU): \_\_\_\_\_ ( ) JT: \_\_\_\_\_ ( ) Other: \_\_\_\_\_

PROCEDURES AND FEES:

COMMENTS: GPA fees submitted separately.  
\$500.00 pre-GPA should be submitted  
fee.

Filing Fee: \$12,545.00  
Pre-Application Fee: \$247.00  
Total County Filing Fee: \$12,545.00

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of \_\_\_\_\_  
Referral Letter # 982

OTHER FILING FEES:

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

BY: Chris Motte DATE: 5/4/2017  
PHONE NUMBER: (559) 600-4497

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

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

RECEIVED  
COUNTY OF FRESNO

MAY 04 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

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**Subject:**

Preliminary Operational Statement: Fresno Humane Animal Services Facility

**PROJECT DESCRIPTION:**

This Preliminary Operational Statement will briefly describe the proposed operation of a proposed Animal Shelter / Hospital facility that will be operated by Fresno Humane Animal Services ( FHAS ). The location of the proposed facility is on east side of Grantland Avenue, north of the Tenaya Avenue alignment and just west of Freeway 99. The 4.14 acre site is undeveloped and currently designated and zoned for "Rural Residential" uses by Fresno County. The property lies within the adopted Sphere of Influence of the City of Fresno but the City has provided a "Release" to the project for processing in the County. The applicant, Fresno Humane Animal Services, proposes to construct a total of 30,924 sq. ft. within 6 different buildings. The applicant is applying for a "General Plan Amendment" to change the proposed land use designation of the property from "Rural Residential" to "Light Industrial". The applicant is also applying for an "Amendment Application" to rezone the site from the existing "R-R" Zoning to the "M-1" Zone District. The facility is proposed to be open to the public for "drop offs", reclaims, licensing, and adoptions from 10:00 am to 5:00 pm Monday through Friday and from 10:00 am to 4:00 pm on Saturday. An office staff of 4 persons will work all of the days that the facility is open to the public and a kennel staff of 5 – 7 persons will work 365 days a year. The proposed facility will have adequate parking for staff and visitors.

**PURPOSE OF THE CHANGE:**

The applicant believes that there is a present and growing need to provide shelter and care for abandoned, stray, and unwanted animals in the community and contracts with the County of Fresno to take in these animals ( at other locations ). In addition, FHAS, a 501 c3 Non - Profit organization, provides animal control services to the County. The proposed shelter is not allowed in the current land use designation and zoning. The location of the land, adjacent to Freeway 99 and the proposed High Speed Rail facility, has become less attractive for residential uses over the past few years yet would be a convenient location for the intended use. Thus, the applicant proposed to request permission to change the General Plan / Zoning on the site to accommodate the intended use.

**ADDITIONAL APPLICATIONS REQUIRED:**

If the proposed land use designation and zoning is changed by the County of Fresno to accommodate the intended use, the applicant will formally submit detailed plans for the facility in the form of a "Site Plan Review" application. At that time, additional details about the buildings, operations, staff, hours of operation, etc. will be submitted in the form of a detailed "Operational Statement".



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

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

### GENERAL INFORMATION

- Property Owner: WFS GLO LP Phone/Fax: 559-269-5155  
Mailing Address: 3265 W. ASHLAN FRESNO CA 93722  
Street City State/Zip
- Applicant: FRESNO HUMANE ANIMAL SERV. Phone/Fax: \_\_\_\_\_  
Mailing Address: 621 W. FALLBROOK, FRESNO CA 93711  
Street City State/Zip
- Representative: Jeffrey T. Roberts Phone/Fax: 288-0688  
Mailing Address: P.O. BOX 483 FRESNO, CA 93626  
Street City State/Zip
- Proposed Project: Proposed Animal Shelter to be located on 4.19 Acres of land located east of Granland north of Tenaya alignment, adjacent to Hwy 99.
- Project Location: see above
- Project Address: N.A.
- Section/Township/Range: 4 / 13S / 19E 8. Parcel Size: 2.09 x 2.06 = 4.15
- Assessor's Parcel No. APN 504-080-023 and 033 ACRES

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

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

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

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

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

13. Existing Zone District<sup>1</sup>: RR

14. Existing General Plan Land Use Designation<sup>1</sup>: Rural Residential

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: WEEDS GET PLOWED EVERY YEAR  
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: CHURCH

South: VACANT

East: 99 FREEWAY

West: Rural Residential Uses

17. What land use(s) in the area may be impacted by your Project?: Possibly Residential  
Uses

18. What land use(s) in the area may impact your project?: Freeway 99

19. Transportation:

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

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

B. Daily traffic generation:

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

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: Traffic  
related to animal drop off/pick up,  
employees, and care providers (200-250 VTD)

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

21. Describe any source(s) of noise in the area that may affect your project: Freeway 99

22. Describe the probable source(s) of air pollution from your project: NA

23. Proposed source of water:  
( ) private well  
() community system<sup>3</sup> - name: CITY OF FRESNO

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: NOT YET DETERMINED
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name City of Fresno
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: NA.
27. Anticipated type(s) of liquid waste: Clean Up Water/Domestic
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NA.
29. Anticipated volume of hazardous wastes<sup>2</sup>: NA.
30. Proposed method of hazardous waste disposal<sup>2</sup>: NA.
31. Anticipated type(s) of solid waste: Domestic
32. Anticipated amount of solid waste (tons or cubic yards per day): 1 ton
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 10%
34. Proposed method of solid waste disposal: Private Hauler
35. Fire protection district(s) serving this area: City of Fresno
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes \_\_\_\_\_ No

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

SIGNATURE

DATE

7-31-17

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

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



# NOTICE AND ACKNOWLEDGMENT

## INDEMNIFICATION AND DEFENSE

*The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.*

## STATE FISH AND WILDLIFE FEE

*State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a (Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

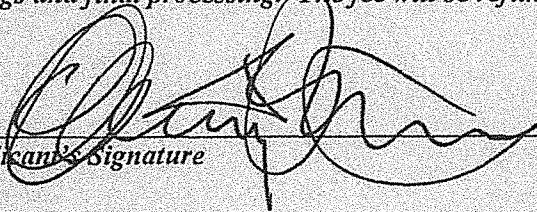
*The following projects are exempt from the fees:*

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

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

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

*Applicant's Signature*



*Date*

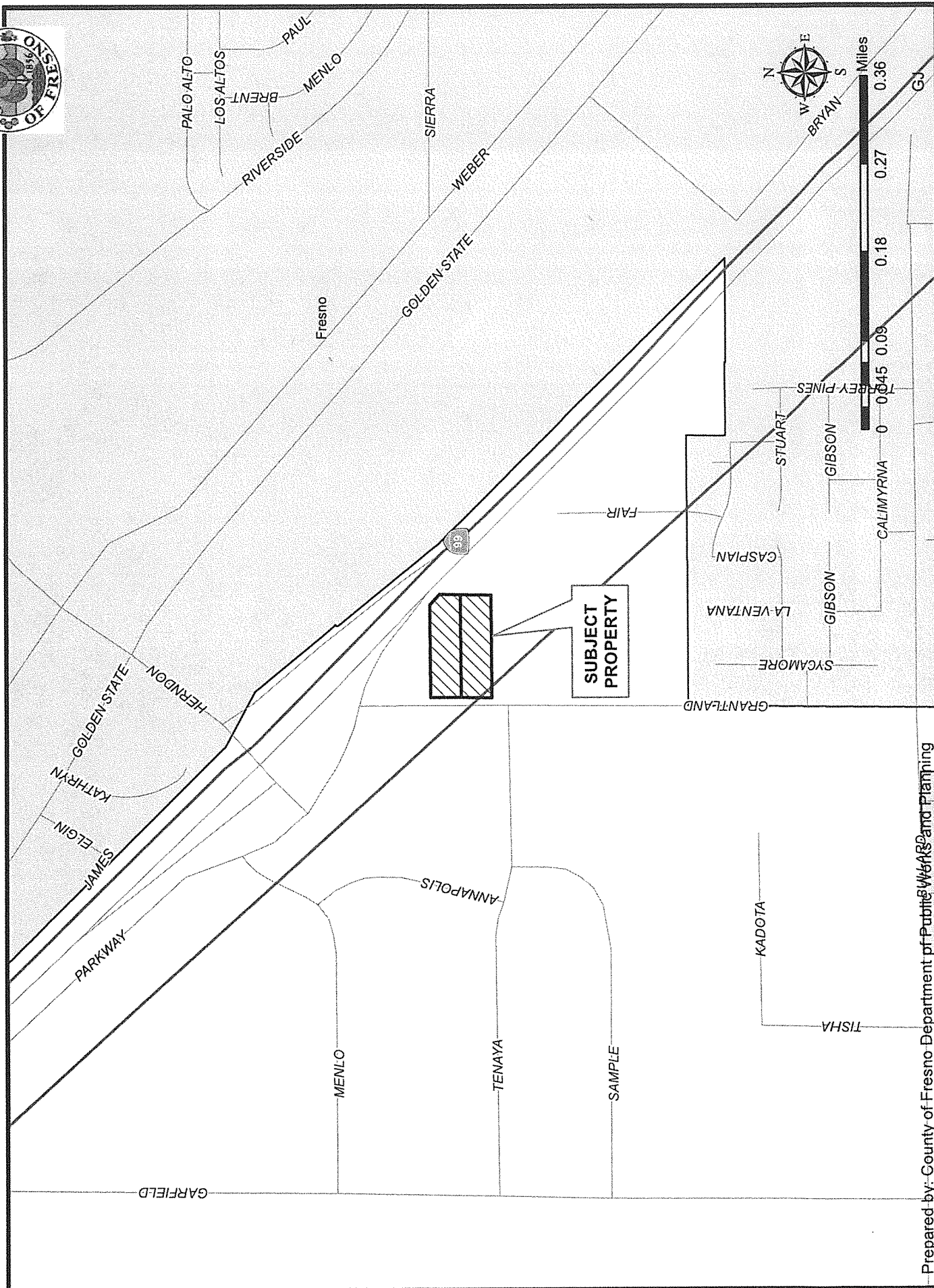
*7-31-17*

DOCUMENT1



# LOCATION MAP

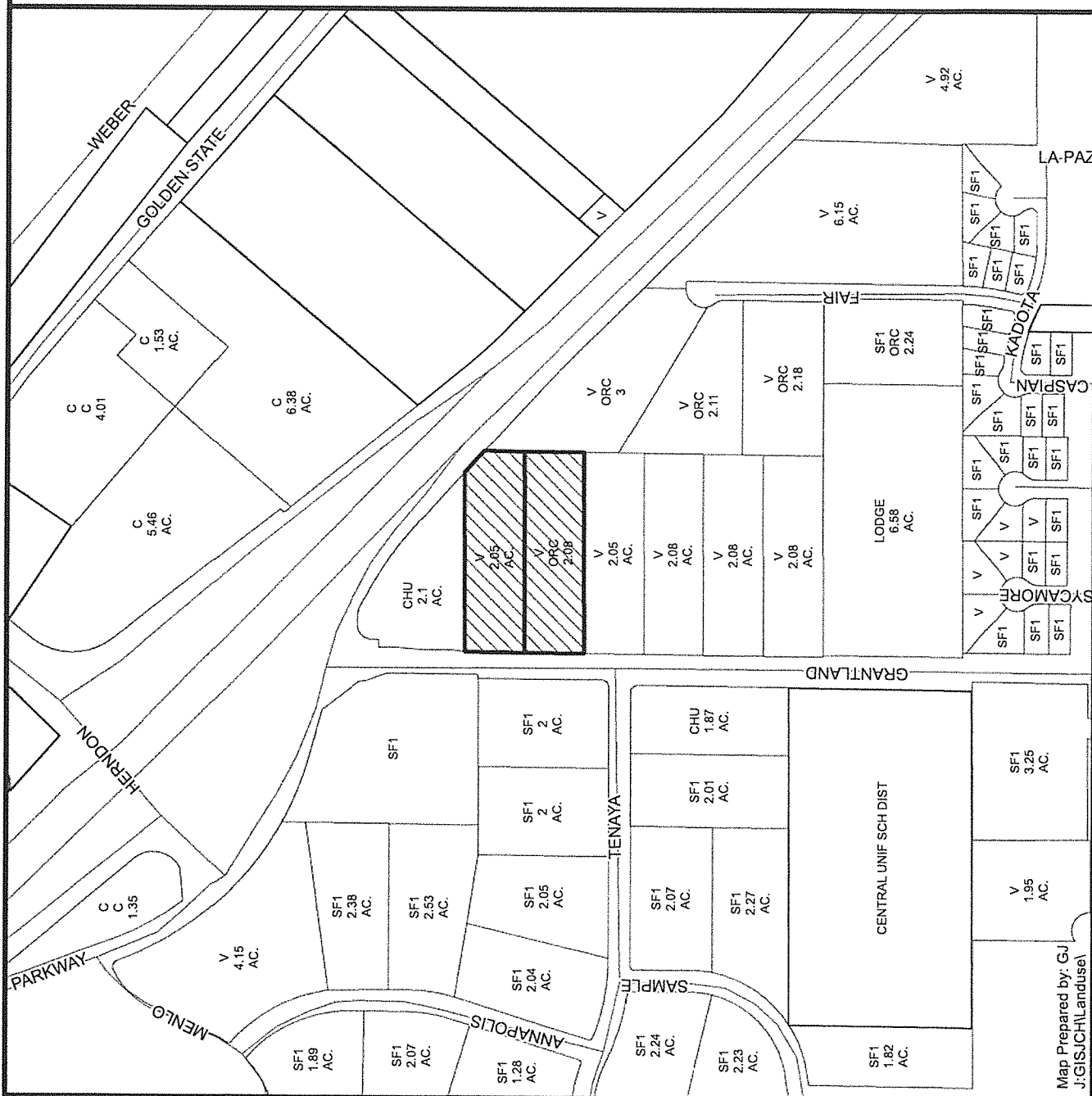
AA 3825





# EXISTING LAND USE MAP

AA 3825

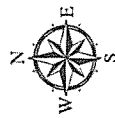


**LEGEND**

ORC - ORCHARD
C - COMMERCIAL
CHU - CHURCH
LODGE
SF# - SINGLE FAMILY RESIDENCE
V - VACANT

**LEGEND:**

	Subject Property
	Ag Contract Land

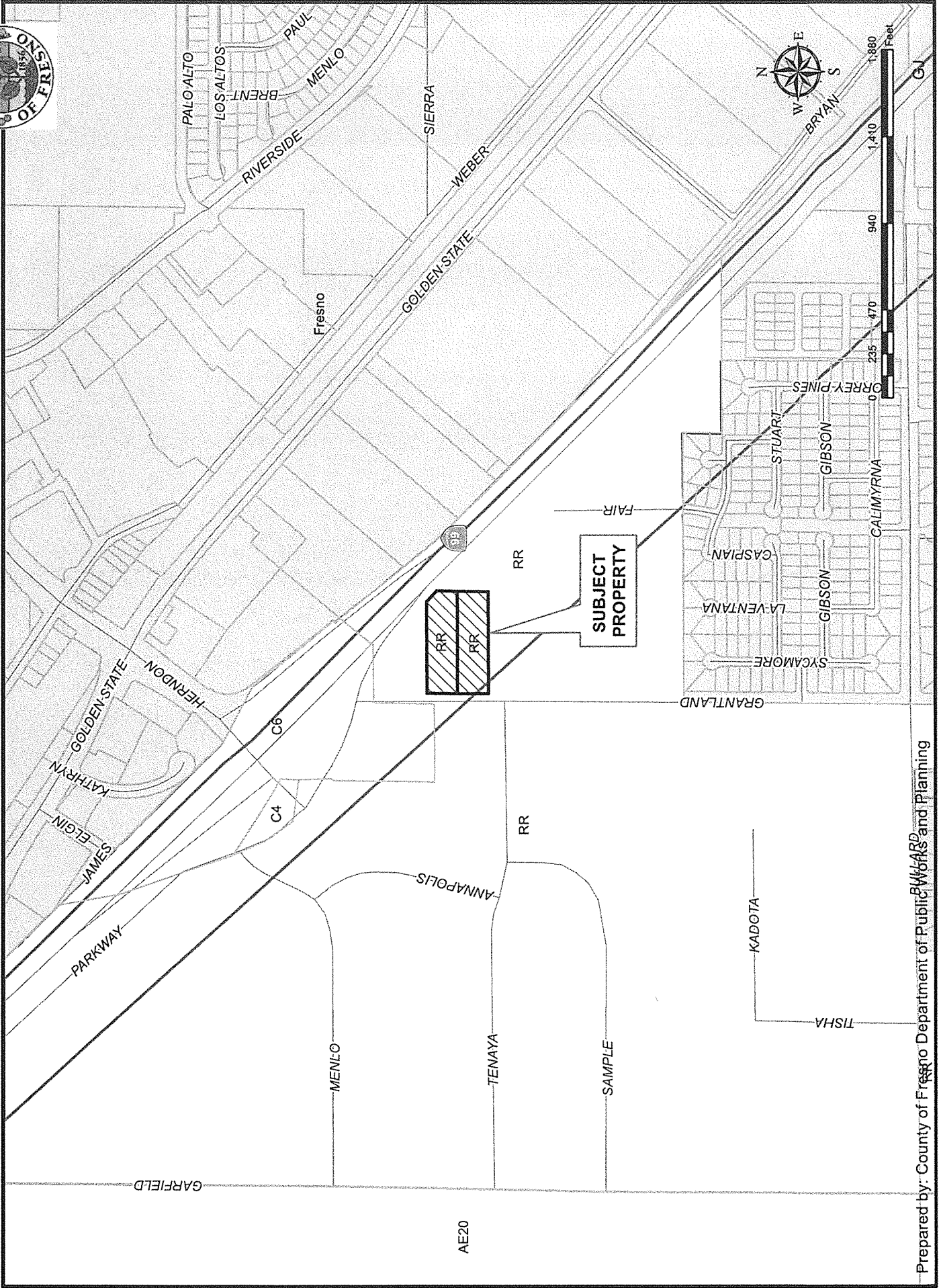


Department of Public Works and Planning  
Development Services Division

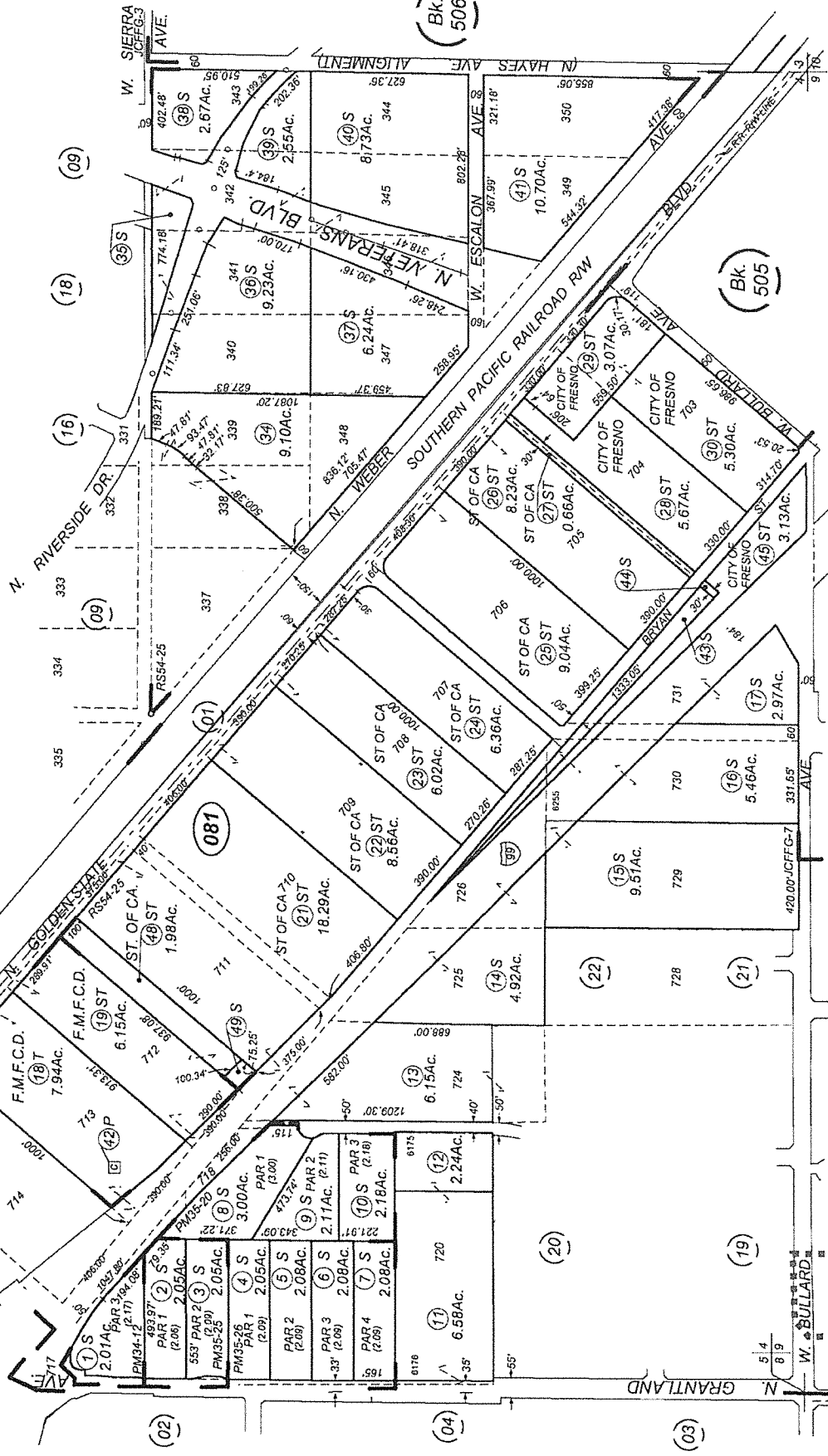
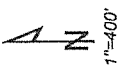
Map Prepared by: GJ  
J:GIS\CHIL\anduse1

AA 3825  
STR 4 - 13/19

# EXISTING ZONING MAP



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



J.C. Forkner Fig Gardens No. 3 - Plat Bk. 8, Pg. 79  
 J.C. Forkner Fig Gardens No. 7 - Plat Bk. 10, Pg. 17  
 Parcel Map No. 5209 - Bk. 34, Pg. 12  
 Parcel Map No. 5609 - Bk. 35, Pg. 20  
 Parcel Map No. 5610 - Bk. 35, Pg. 25  
 Parcel Map No. 5611 - Bk. 35, Pg. 26  
 Record of Survey - Bk. 42, Pg. 47  
 Record of Survey - Bk. 54, Pg. 25-29

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



