



County of Fresno

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

July 11, 2018

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

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7373 (Michael Oliver, HRBC)

Enclosed Please find the following documents:

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

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

Sincerely,

Ejaz Ahmad, planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3593 - See VA 4049\IS-CEQA\CUP 3593 SCH Letter.doc

Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: IS Application No. 7373 (Michael Oliver, HRBC)

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

Project Location: County: Fresno City/Nearest Community: Kingsburg
 Cross Streets: West side of S. McCall Ave between E. Clarkson and E. Elkhorn Avenues Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 236.68
 Assessor's Parcel No.: 393-141-06, 08S, 09S, 10S & 13 Section: 31 Twp.: 16S Range: 22E Base: MDBM
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres 236.68 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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

Allow expansion of an existing cattle slaughtering and meat processing plant on five contiguous parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to include a 1,33,491 square-foot, 39.5-foot-tall finished goods warehouse distribution center (maximum 35 feet allowed) with truck docks, 54,907 square-foot processing building, 7,500 square-foot processing building, employee and truck parking, 180,000 square-foot anaerobic pond, and a secondary wastewater treatment facility with related improvements on two parcels totaling 59.9 acres (APN 393-141-09S & 10S); a 13-acre treated wastewater retention basin on a 20-acre parcel (APN 393-141-08S); and application of treated wastewater from the facility onto 77.99 and 78.79 acres of farmland (APN 393-141-06 & 13).

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 # <u>Fresno</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U. S. Fish & Wildlife Service</u> |
| <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 July 13, 2018 Ending Date August 13, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Michael Oliver, HRBC</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>P. O. Box 220</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Selma, CA 93662</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 449-2700 (Briza Sholar)</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  **Date:** 07-09-18

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

REVIEWING AGENCIES CHECKLIST

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

Resources Agency

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

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

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

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

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

- Water Resources, Dept. of

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

Starting Date: July 13, 2018

Ending Date: August 13, 2018

Signature _____



Date _____

07-09-18

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

Applicant: Michael Oliver, HRBC
 Address: P. O. Box 220
 City/State/Zip Selma, CA 93662
 Phone: (559) 449-2700 (Briza Sholar)

For SCH Use Only:

Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____

Notes:



E201810000156

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED

JUL 09 2018 TIME

3:45 PM

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

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7373 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7373, CLASSIFIED CONDITIONAL USE APPLICATION NO. 3593 and VARIANCE APPLICATION NO. 4049 filed by **MICHAEL OLIVER, HRBC**, proposing to allow expansion of an existing cattle slaughtering and meat processing plant on five contiguous parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to include a 33,491 square-foot, 39.5-foot-tall finished goods warehouse distribution center (maximum 35 feet allowed) with truck docks, 54,907 square-foot processing building, 7,500 square-foot processing building, employee and truck parking, 180,000 square-foot anaerobic pond, and a secondary wastewater treatment facility with related improvements on two parcels totaling 59.9 acres (APN 393-141-09S & 10S); a 13-acre treated wastewater retention basin on a 20-acre parcel (APN 393-141-08S); and application of treated wastewater from the facility onto 77.99 and 78.79 acres of farmland (APN 393-141-06 & 13). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7373, and take action on Classified Conditional Use Application No. 3593 and Variance Application No. 4049 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. 7373 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 July 13, 2018 through August 13, 2018.

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

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

E201810000156

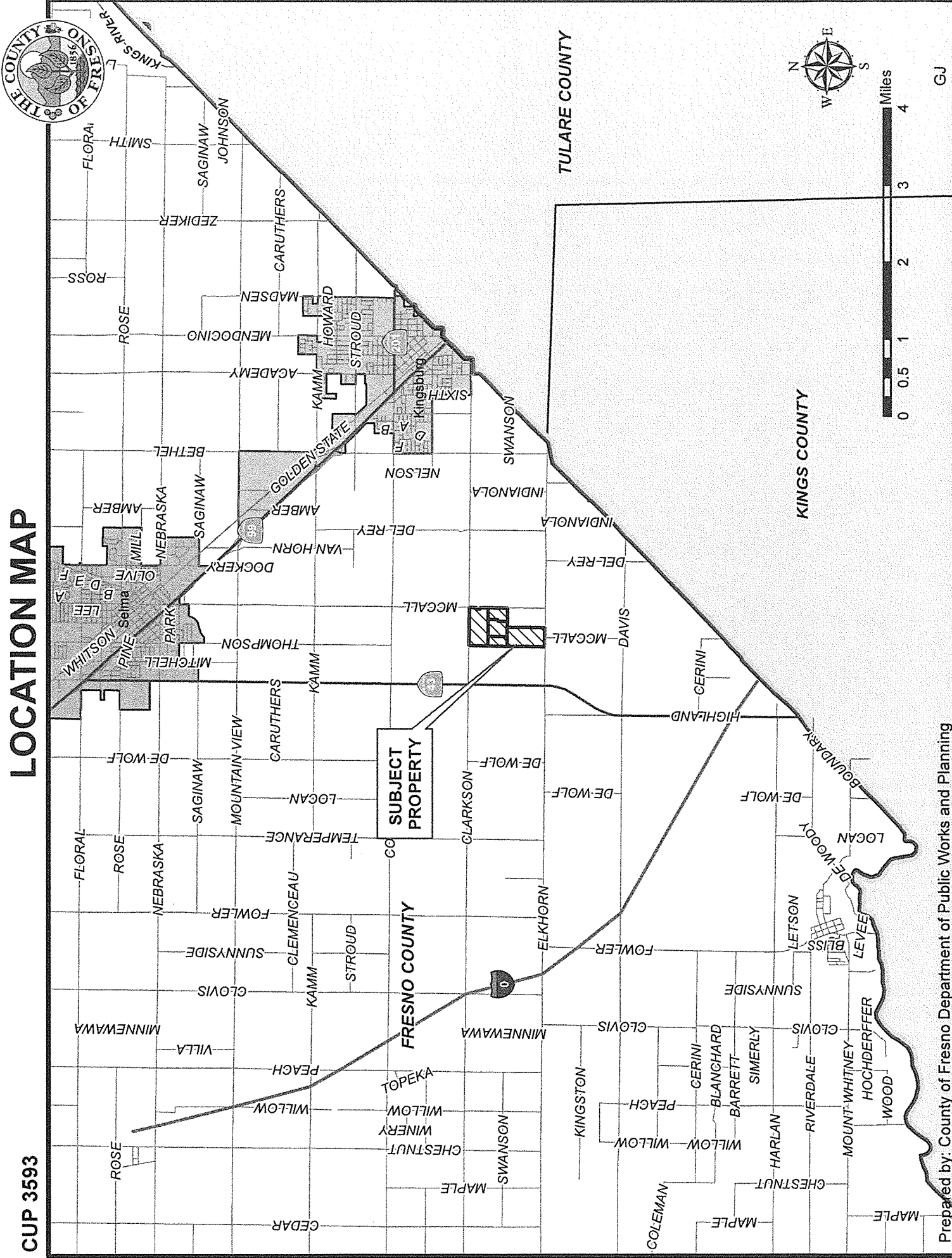
IS Application No. 7373 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays) or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on August 23, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

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

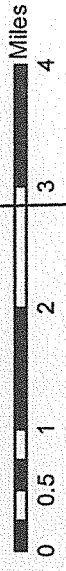
Published: July 13, 2018



LOCATION MAP

CUP 3593

Prepared by: County of Fresno Department of Public Works and Planning



Gu



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. 7373; Classified Conditional Use Permit Application No. 3593; Variance Application No. 4049.
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The project site is located on the west side of S. McCall Avenue between E. Clarkson and E. Elkhorn Avenues approximately 2.1 miles southwest of the nearest city limits of the City of Kingsburg (16277 S. McCall Ave., Selma) (SUP. DIST. 4) (APN 393-141-06; 08S; 09S; 10S & 13).
5. **Project Applicant's name and address:**
Michael Oliver, HRBC
16277 S. McCall Avenue
Selma, CA 93662
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow expansion of an existing cattle slaughtering and meat processing/packaging plant on five contiguous parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to include a 33,491 square-foot, 39.5-foot-tall finished goods warehouse distribution center (maximum 35 feet allowed) with truck docks, 54,907 square-foot processing building, 7,500 square-foot processing building, employee and truck parking, 180,000 square-foot anaerobic pond, and a secondary wastewater treatment facility with related improvements on two parcels totaling 59.9 acres (APN 393-141-09S & 10S); a 13-acre treated wastewater retention basin on a 20-acre parcel (APN 393-141-08S); and application of treated wastewater from the facility onto 77.99 and 78.79 acres of farmland (APN 393-141-06 & 13).
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project is located in a farming area comprised of field crops with sparse single-family residences. The City of Kingsburg is approximately 2.1 miles northeast of the project site.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

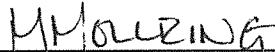
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation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

PERFORMED BY:

REVIEWED BY:



Ejaz Ahmad, Planner



Marianne Mollring, Senior Planner

Date: 06-21-2018

Date: 6-22-18

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

(Initial Study Application No. 7373,
Classified Conditional Use Permit
Application No. 3593,
and Variance Application No. 4049)

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation
Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

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

III. AIR QUALITY

Would the project:

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

- 2 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 2 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?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- 2 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 2 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?

VII. GREENHOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

IX. HYDROLOGY AND WATER QUALITY

- Would the project:
- 2 a) Violate any water quality standards or waste discharge requirements?
 - 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
 - 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?

X. LAND USE AND PLANNING

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

XI. MINERAL RESOURCES

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

XII. NOISE

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

XIII. POPULATION AND HOUSING

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

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

XIV. PUBLIC SERVICES

Would the project:

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
2 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 2010 Map, State Department of Conservation
Health Risk Assessment for Project Construction by Yorke Engineering, LLC, dated April 27, 2018
Health Risk Assessment for Project Operation by Yorke Engineering, LLC, dated May 10, 2018
Traffic Impact Study by Peters Engineering Group, dated June 5, 2018

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Michael Oliver, HRBC
- APPLICATION NOS.:** Initial Study Application No. 7373; Classified Conditional Use Permit Application No. 3593; Variance Application No. 4049
- DESCRIPTION:** Allow expansion of an existing cattle slaughtering and meat processing plant on five contiguous parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to include:
1. A 33,491 square-foot, 39.5-foot-tall finished goods warehouse distribution center (maximum 35 feet allowed) with truck docks, 54,907 square-foot processing building, 7,500 square-foot processing building, employee and truck parking, 180,000 square-foot anaerobic pond, and a secondary wastewater treatment facility with related improvements on two parcels totaling 59.9 acres (APN 393-141-09S & 10S);
 2. A 13-acre treated wastewater retention basin on a 20-acre parcel (APN 393-141-08S);
 3. Application of treated wastewater from the facility onto 77.99 and 78.79 acres of farmland (APN 393-141-06 & 13).

LOCATION: The project site is located on the west side of S. McCall Avenue between E. Clarkson and E. Elkhorn Avenues approximately 2.1 miles southwest of the nearest city limits of the City of Kingsburg (16277 S. McCall Ave., Selma) (SUP. DIST. 4) (APN 393-141-06; 08S; 09S; 10S & 13).

I. AESTHETICS

A. Would the project have a substantial adverse effect on a scenic vista?

FINDING: NO IMPACT:

The proposed project would allow for the expansion of an existing cattle slaughtering/meat processing facility. The visual characteristics of the project site and the surrounding areas include agricultural uses with sparse single-family residences.

The project site itself does not provide any visual resources that would be considered a scenic vista because it primarily consists of existing structures related to the existing facility, and other agricultural/residential uses that are relatively common in other areas of the County and are not unique to the surrounding visual setting. Neither the project area nor any surrounding land use contain features typically associated with scenic vistas (e.g., ridgelines, peaks, overlooks) to be impacted by this proposal. The project will have no impact on scenic vistas.

- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The project is located in a farming area comprised of field crops with sparse single-family residences. The project site is developed with buildings/structures, ponding basins and parking and circulation areas related to an existing cattle meat processing/packaging facility. No trees and no rock outcropping exist on the site of the existing facility or on the adjacent farmland related to this proposal. Further, neither McCall Avenue, which fronts the property, nor any other streets near the proposal, are designated as scenic highways in the County General Plan. The project will have no impact on scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, the project site has been developed with various buildings/structures, ponding basins and parking and circulation areas related to the existing cattle slaughtering/meat processing facility. The adjacent farmland to the north and west of the site contains field crops, and farmland to the south and east of the site contain orchard.

The project would allow for the construction of new buildings, ponding basins, and parking and circulation areas on the property. The proposed new buildings will be located within the central portion of the property adjacent to the existing on-site improvements away from McCall Avenue and surrounding farmlands. Further, they would be similar in design and construction to the existing improvements on the property. Likewise, the 39.5-foot-tall finished goods warehouse distribution center building proposed by Variance Application No. 4049 would be similar in height to the existing 42-foot-tall meat processing and refrigerated warehouse on the property authorized by Variance No. 3607. As such, visual impact of the proposed improvements on the surrounding area would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

According to the applicant's Operational Statement, outdoor lighting will be installed to provide illumination as necessary to ensure the safety and security of the facility. Potential light and glare impacts are not expected to be significant in that a Mitigation Measure would require all lighting to be hooded and directed as to not shine toward adjacent properties and public streets.

* **Mitigation Measure:**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The expansion to the existing meat processing facility is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The project site is classified as Urban and Built-Up Land and Prime Farmland on the 2014 Fresno County Important Farmland Map. All existing and proposed improvements proposed by this application are located on the parcels identified by APN 393-141-09S and 10S, which are designated as Urban and Built-Up Land. The proposed secondary wastewater treatment facility will be located on a 20-acre Prime Farmland area, and the proposed additional parking will be located on approximately 8.4 acres of an unfarmed portion of a Prime Farmland. However, the loss of Prime Farmland resulting from this proposal (total 28.4 acres) would be permanent but less than significant in comparison to the total 188 acres of Prime Farmland land involved in this proposal. The total 156.78 acres of Prime farmland to receive wastewater from the facility for farming purposes will remain unaffected by this proposal.

The 77.99-acre parcel identified by APN 393-141-06 and 78.79-acre parcel identified by APN 393-141-13 are subject to the application of wastewater from the facility and are also encumbered by Williamson Act Land Conservation Contracts No. AP-7330 and AP 5756, respectively. The applicant has submitted a Statement of Intended Use to the Policy Planning Section of the Fresno County Department of Public Works and Planning. The Statement indicates that the wastewater generated by the existing slaughterhouse and the meat processing facility will be used to irrigate winter and summer forage crops (wheat, oats, triticale, barley, Sudan grass) grown and harvested on the subject parcels and transported as feed for their cattle kept near Coalinga. The

Policy Planning Section reviewed the Statement and expressed no concerns related to the use of parcels restricted by the Contract.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the County Zoning Ordinance, the project site is currently zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). The proposed development does not conflict with the existing zoning and the project site does not contain any active forestland or support trees that may be commercially harvested. The project area is dominated by agricultural fields with limited improvements. The proposed expansion to the existing meat processing facility would be considered appropriate for an agricultural zone and is not expected to bring any significant changes to the area beyond that which currently exist.

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

III. AIR QUALITY

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposal and determined that the project is not subject to District Rule 9510 (Indirect Source Review) and, due to no modification to any of the existing permits or addition of new equipment, is not subject to an Authority to Construct (ATC) or a Permit to Operate (PTO).

The Air District also determined that a Health Impact Assessment would be required for the project, which is an evaluation to determine the effects of toxic air contaminants (TACs) from the project on the surrounding public.

A Health Risk Assessment for Project Construction and Health Risk Assessment for Project Operation were prepared for the project by Yorke Engineering, LLC and dated April 27, 2018 and May 10, 2018, respectively. Findings of the *Health Risk Assessments* indicate that construction mobile source and operation mobile source Health Risk Assessment (HRA) for the project would be below the Air District risk threshold.

The Air District reviewed the *Health Risk Assessments*, and upon confirmation from the applicant that the applicant-owned residential receptor on the southwest corner of the project site will be demolished and not replaced by another house, expressed no concerns with the project. The Air District determined that the project-related health impacts would be less than significant.

The project may be subject to District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not create objectionable odors to affect people on or around the proposed facility. According to the applicant's Operational Statement, the project will have no impact related to odor. This is because cattle are only on site for a few hours at the most in the corrals enclosed with metal steel tubers and have a concrete floor with drains where they periodically are sprayed to be kept clean and moist. The cattle are not kept on site permanently and there is no on-site feeding facility.

The Air District reviewed the project and did not express specific concerns related to odor except that the project may be subject to District Rule 4102 (Nuisance). This Rule applies to any source operation which may emit air contaminants (including odor) or other materials.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations,

or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means?

FINDING: NO IMPACT:

The project is located in an agricultural area and has been developed with buildings/structures and related facilities for a cattle meat processing/packaging facility. All buildings/structures proposed by this application will be confined within the existing pre-disturbed area of development on the property. The site and the neighboring parcels have also been pre-disturbed with farming operations and as such do not provide habitat for state or federally-listed species. Additionally, the site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

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

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project site is farmland developed with a cattle slaughtering/meat processing facility. No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on the property. The project will not impact these resources.

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

FINDING: NO IMPACT:

The project site contains no trees and therefore is not subject to the county tree preservation policy or ordinance. No other ordinances or policies of this nature are applicable to this site.

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

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

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

FINDING: NO IMPACT:

The project site is not located within an area designated to be highly- or moderately-sensitive for archeological resources and has been developed with a cattle slaughtering/meat processing facility with related improvements.

An Archeological Records Search requested for the project from Southern San Joaquin Valley Information Center (SSJVIC) and received on November 6, 2017 indicated that no cultural resources studies were conducted within the project area and it is unknown if any cultural resources are present on the site of the project. Likewise, a Sacred Lands Search requested for the project from the Native American Heritage Commission (NAHC) reported negative results on November 27, 2018 in its search for any sacred sites on the project site.

Given these studies and the fact that the project site is outside of an area of cultural sensitivity, the project will have no impact on historical, archeological, or paleontological resources.

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

FINDING: NO IMPACT:

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

VI. GEOLOGY AND SOILS

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

1. Rupture of a known earthquake?

FINDING: NO IMPACT:

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

2. Strong seismic ground shaking; or

3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is in an area of low probability for exposure to strong ground shaking. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on site.

No agency expressed concerns or complaints related to ground shaking, ground failure, liquefaction or landslides. Construction of the project will be subject to the Seismic Zone 3 Standards.

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Compaction and over covering of soil will result due to the construction of buildings and structures for the project. Changes in topography and erosion could also result from site grading.

The Development Engineering Section of the Development Services and Capital Projects Division reviewed the proposal and requires the following: 1) any additional run-off generated by the proposed development of the site cannot be drained across property lines and must be retained or disposed of per County Standards; 2) an Engineered Grading and Drainage Plan may be required to show how additional storm water run-off generated by the proposed development will be handled without

adversely impacting adjacent properties; and 3) a Grading Permit or Voucher may be required for any grading proposed with this application. These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As discussed earlier, the project site's liquefaction and landslide potential is low. The development of the project would implement all applicable requirements of the most recent California Building Standards Code and as such would not expose persons to hazards associated with seismic design of buildings and shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following: 1) An evaluation of the existing sewage disposal systems' capacity to serve the proposed expansion and increase of employees from 520 to 1,000 shall be completed and submitted to the Fresno County Department of Public Works and Planning and the Regional Water Quality Control Board; 2) In accordance with the State Water Resources Control Board Order WQ 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems B.1.g., "For systems with a design flow rate greater than 3,500 gpd, the technical report required as part of the ROWD shall be prepared by a California licensed professional civil engineer, and for systems with a design flow rate less than 3,500 gpd, the technical report shall be prepared by a California licensed professional engineer or other appropriately-licensed professional."; and 3) If new sewage disposal systems are required, then the applicant/owner shall submit an engineered sewage disposal system design to the Fresno County Department of Public Works and Planning for review and approval. These requirements will be included as Conditions of Approval.

Further, per California Plumbing Code Appendix H, access to septic tanks shall be maintained; and Section 6.9 Disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent. This requirement will be included as a Project Note.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the project and requires that within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map: 1) There is a 100 percent or more increase in the quantities of a previously-disclosed material; and 2) The facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. Further: 1) All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.; 2) The facility shall update and resubmit the Risk Management Plan (RMP) within six months if there is a significant change to the regulated process; and 3) RMP shall be submitted sooner than the five-year anniversary date if any of the changes specified in 40 CFR (Code of Federal Regulations) 68.190(b) occur. These requirements will be included as Project Notes.

The project is not located within one quarter-mile of a school. The nearest school, Washington Elementary School, is approximately 3.3 miles northeast of the project site.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or in the vicinity of a private airstrip. The nearest airport, Central Valley Aviation Incorporated Airport, is approximately 2.9 miles northwest of the site.

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

FINDING: NO IMPACT:

The proposed project is located in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

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

FINDING: NO IMPACT:

The project site is near the City of Kingsburg and outside of any wildland fire area. The project will not expose persons or structures to wildland fire hazards.

IX. HYDROLOGY AND WATER QUALITY

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VI. E. Geology and Soils for waste discharge associated with this proposal.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and in an effort to protect groundwater requires that all water wells (not intended for use by the project or for future use) and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor. Further, for water wells located in the unincorporated area of Fresno County, permits for destruction and construction shall be obtained from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. These requirements will be included as Project Notes.

According to the California Department of Public Health (CDPH), Office of Drinking Water (DDW), CDPH-DDW regulates the existing cattle slaughtering/meat processing facility as a non-transient non-community water system and will continue to do so for this proposal.

According to the Central Valley Regional Water Quality Control District (RWQCB), past beef processing wastewater discharges from the existing cattle slaughtering/beef processing facility have degraded the underlying groundwater quality and the agency has issued Waste Discharge Requirements Order R5-2017-0021 to regulate the discharge and Cease and Desist Order R5-2017-0012 to address current and future groundwater quality. However, the proposed secondary wastewater treatment (WWT) facility on the parcel identified by APN 393-141-09S is intended to, and will improve the wastewater treatment capabilities for the wastewater at the current facility and will discharge water to the land in accordance with and in compliance with applicable water quality objectives of the region. With that, the SWRCB-DDW expressed no concerns regarding the proposed application of wastewater onto 77.99-acre and 78.79 acres farmlands to grow Sudan grass and winter forage as feed for cattle.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the applicant's Operational Statement letter, on-site wells with a capacity of 1,500 gallons per minute currently provide water to the existing cattle slaughtering/meat processing facility. The subject proposal will not increase the water consumption.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and given the project site is outside the County's water-short area expressed no concerns related to water needs or sustainability for the project.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no existing natural drainage channels adjacent to or running through the project site. The Consolidated Irrigation District (CID) Hatch Ditch pipeline runs south along the west side of McCall Avenue from just south of Clarkson Avenue and terminates at the northeast corner of the parcel identified by APN 393-141-10S. Although the pipeline may not be affected by this proposal, a Project Note would require that Consolidated Irrigation District shall be consulted for any development near the pipeline.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, a grading permit or voucher may be required for any grading proposed with this application, and any additional runoff generated due to site development must be retained or disposed of per County Standard. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in IX. A. above.

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

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

FINDING: NO IMPACT:

No housing is proposed with this application. According to the Federal Emergency Management Authority (FEMA) FIRM Panel 2675H, the project site is not subject to flooding from the 100-year storm.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not 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.

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

FINDING: NO IMPACT:

The project would not be inundated by seiche, tsunami, or mudflow because the project site does not contain nor is close to water features that could create seiche, tsunami, or mudflow conditions. No impact would occur.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community and no impact would occur. The project site is approximately 2.1 miles southwest of the nearest city limits of the City of Kingsburg.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The County General Plan allows commercial meat processing plants in an agriculturally-zoned area as 'Agriculturally-Related Uses' by discretionary land use approval provided the use meets applicable General Plan policies. The project meets the following General Plan policies:

Regarding Policy LU-A.3, Criteria a. b. c. d., the project entails expansion of an established cattle slaughtering/meat processing facility previously authorized by discretionary land use approval. The project is located on Urban and Built-Up Land, will not consume additional water to affect the groundwater table, and can be provided with adequate workforce from the nearest City of Kingsburg.

Regarding Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14, the project is a compatible use pursuant to Policy LU-A.3, and all proposed improvements will maintain adequate distance from the adjacent farming operations.

Regarding Policy PF-C.17 and Policy PF-D.6, the project will not utilize additional groundwater to affect the surrounding land uses and will require evaluation of the existing sewage disposal systems.

Regarding Policy HS-B.1 and Policy HS-F.1, the project will comply with the California Code of Regulations Title 24 – Fire Code and will require Fresno County Fire Protection District approval prior to the issuance of building permits. Additionally, the

project will adhere to state laws for the handling of hazardous materials as discussed in Section IX. A. of this report.

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

FINDING: NO IMPACT:

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

XI. MINERAL RESOURCES

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

FINDING: NO IMPACT:

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

XII. NOISE

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

FINDING: NO IMPACT:

The project operation will not expose people to severe noise levels or create substantial increases in ambient noise levels. The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise.

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

FINDING: NO IMPACT:

The project site is not located near an airport. The nearest airport, Central Valley Aviation Incorporated Airport, is approximately 2.9 miles northwest of the site.

XIII. POPULATION AND HOUSING

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

FINDING: NO IMPACT:

This proposal will not result in an increase of housing, nor will it otherwise induce population growth.

XIV. PUBLIC SERVICES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the proposal and requires the project compliance with the California Code of Regulations Title 24 – Fire Code and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The District also requires the property annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes and addressed through mandatory Site Plan Review.

- 2. Police protection?

FINDING: NO IMPACT:

The Fresno County Sheriff's Department reviewed the proposal and expressed no concerns with the project.

- 3. Schools; or
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact school enrollment due to increase in population growth and will not result in need for new or expanded park facilities, 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 project will not impact neighborhood or regional parks or would result in the need for new or expanded recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATIONS
INCORPORATED:

The Design Division (DD) and Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning reviewed the project and required a Traffic Impact Study (TIS) to analyze project's impact on County and state roadways. A TIS prepared for the project by Peters Engineering Group and dated June 5, 2018 was circulated to DD, RMO and the California Department of Transportation for review and comments.

According to the TIS, the study intersections are currently operating at acceptable levels of service and are expected to continue to operate at acceptable levels of service through the year 2038 with the Project. Therefore, the Project will not cause a significant traffic impact based on intersection operations (levels of service and queuing). The Project generates more truck trips than previously identified in Conditional Use Permit No. 2855, and the additional truck trips cause a significant pavement impact on McCall Avenue between Elkhorn and Clarkson Avenues by increasing the TI (Traffic Index) by 0.5. The TIS suggests that the Project contribute to pavement maintenance on McCall Avenue between Elkhorn and Clarkson Avenues to mitigate the significant impact. The TIS also indicated that a left-turn lane on McCall Avenue at the site access driveway is not required.

The Design Division reviewed the TIS, agreed with the findings of the TIS, and required that the project proponent shall mitigate the impact by paying a fair-share fee based on the increase in the equivalent single axial load (ESAL) from existing and existing with project. The project proponent's fair-share percentage for McCall Avenue segments listed below will be included as Mitigation Measures for the project.

* **Mitigation Measures:**

1. *Prior to the issuance of building permits for the proposed project (expansion of the existing cattle slaughtering and meat processing facility) the Applicant shall enter into an agreement with the County of Fresno agreeing to participate in pro-rata shares developed in the funding of off-site road improvements as defined in items a and b below.*
 - a. *The Applicant shall pay their pro-rata share of \$26,124.00 towards roadway structural section improvement for S. McCall Avenue (overlay with 0.15' HMA thickness) from E. Clarkson to the Project site access.*
 - b. *The Applicant shall pay their pro-rata share of \$73,316.00 towards roadway structural section improvement for S. McCall Avenue (overlay with 0.15' HMA thickness) from the Project site access to E. Elkhorn Avenue.*

The County shall update cost estimates for the above-specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.

The Road Maintenance and Operations (RMO) Division reviewed the TIS, concurred with its findings and the pro-rata share calculated by the Design Division, and expressed no concerns with the project. Likewise, the California Department of Transportation (Caltrans) expressed no concerns with the project relating to impact on state roadway based on the trip distribution and conclusions made in the TIS.

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

FINDING: NO IMPACT:

The project will not result in a change in air traffic patterns. The project site is approximately 2.9 miles southeast of the nearest airport (Central Valley Aviation Incorporated Airport). The tallest building proposed on the property is 39 feet six inches in height. The building height eliminates the possibility of the proposed project altering air traffic patterns.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not propose to alter existing roadway designs within the project area, which has been designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features. The Road Maintenance and Operations Division expressed no concerns in regard to traffic hazard.

According to the Development Engineering Section of the Department of Public Works and Planning: 1) any work done within the right-of-way to construct a new driveway or improve an existing driveway shall require an encroachment permit from the Road Maintenance and Operations Division; and 2) a 10-foot by 10-foot corner cutoff should be improved for sight distance purposes at the existing driveway onto McCall Avenue. These requirements will be included as Project Notes and addressed during Site Plan Review.

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project site gains access from McCall Avenue via an existing paved road at the northeast corner of the property. The facility uses this as a primary fire access road. The subject proposal will add a secondary all-weather surface fire access road for emergencies at the southeast corner of the property. Further review of emergency access will occur at the time the Fresno County Fire Protection District reviews the project during the Site Plan Review recommended as a Condition of Approval and prior to issuance of building permits.

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

FINDING: NO IMPACT:

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

XVII. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

The project will generate small amounts of additional commercial waste which will be sent to the local landfill as it currently has been. The waste disposal will be through regular trash collection service.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: NO IMPACT:

The project would not degrade the quality of the environment; reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining

levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. No impacts on biological or cultural resources were identified in the project analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been analyzed for potential impacts, and appropriate project-specific mitigation measures have been developed to reduce project impacts to less than significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than Aesthetics, and Transportation/Traffic, which will be addressed with the mitigation measures discussed in Section I. D., and Section XVI. A. B above.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project would not cause direct or indirect substantial adverse effects on human beings. Air quality, hazardous materials, hydrology and water quality, and noise would have the only potential effects through which the project could have a substantial effect on human beings. However, all potential effects of the proposed project related to air quality, hazardous materials and hydrology and water quality are identified as less than significant or no impact. The impact analysis included in this report indicates that for all other resource areas, the proposed project would either have no impact, less than significant impact, or for impacts that would not affect human beings, less than significant impact with mitigation incorporated.

CONCLUSION/SUMMARY

Based upon the Initial Study (No. 7373) prepared for Classified Conditional Use Permit Application No. 3593 and Variance Application No. 4049, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to biological resources, cultural resources, mineral resources, noise, population and housing, or recreation.

Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality,

land use and planning, public services, and utilities and service systems have been determined to be less than significant.

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

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

EA:

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7373
Classified Conditional Use Permit Application No. 3593, Variance Application No. 4049

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Cultural Resources	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	As noted
*2.	Transportation	<p>Prior to the issuance of building permits for the proposed project (expansion of the existing cattle slaughtering and meat processing facility) the Applicant shall enter into an agreement with the County of Fresno agreeing to participate in pro-rata shares developed in the funding of off-site road improvements as defined in items a and b below.</p> <p>a. The Applicant shall pay their pro-rata share of \$26,124.00 towards roadway structural section improvement for S. McCall Avenue (overlay with 0.15' HMA thickness) from E. Clarkson to the Project site access.</p> <p>b. The Applicant shall pay their pro-rata share of \$73,316.00 towards roadway structural section improvement for S. McCall Avenue (overlay with 0.15' HMA thickness) from Project site access to E. Elkhorn Avenue.</p> <p>The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost</p>	Applicant	Applicant/PWP	As noted

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

EA:
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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7373	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Michael Oliver, HRBC	Project Title: Classified Conditional Use Permit Application No 3593; Variance Application No. 4049		
Project Description: Allow expansion of an existing cattle slaughtering and meat processing plant on five contiguous parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to include a 33,491 square-foot, 39.5-foot-tall finished goods warehouse distribution center (maximum 35 feet allowed) with truck docks, 54,907 square-foot processing building, 7,500 square-foot processing building, employee and truck parking, 180,000 square-foot anaerobic pond, and a secondary wastewater treatment facility with related improvements on two parcels totaling 59.9 acres (APN 393-141-09S & 10S); a 13-acre treated wastewater retention basin on a 20-acre parcel (APN 393-141-08S); and application of treated wastewater from the facility onto 77.99 and 78.79 acres of farmland (APN 393-141-06 & 13).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7373) prepared for Classified Conditional Use Application No. 3593 and Variance Application No. 4049, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, cultural resources, mineral resources, noise, population and housing, or recreation. Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics and transportation/traffic has been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – July 13, 2018		Review Date Deadline: August 13, 2018	
Date: July 9, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: September 11, 2017

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

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3593; Initial Study
Application No. 7373

APPLICANT: Michael Oliver, HRBC

DUE DATE: September 25, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow expansion to an existing cattle slaughtering and meat processing facility, including the application of treated wastewater on farmland in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

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

We must have your comments by **September 25, 2017**. Any comments received after this date may not be used.

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

Activity Code (Internal Review): 2381

EA:

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: 08/24/17

CUP3593 (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

The existing Harris Ranch Beef Company (HRBC) in Selma is a cattle slaughtering and meat processing plant and would like to add 100 acres to the project site for basins and other site improvements to APN's. 393-140-71S, 73S, 83; however, most of the additional area will remain in agriculture. Other potential projects under this application include expanded finished goods warehouse, dry goods warehouse, expanded cook plant, expanded ground beef processing, additional paved truck parking area, and a 2nd entrance to the HRBC facility.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: West side of S. McCall

between E. Elkhorn and E. Clarkson Street address: 16277 S. McCall Ave, Selma CA 93662

APN: 393-140-62 & 27 Parcel size: 100 acres Section(s)-Twp/Rg: S 31 - T 16s S/R 22 E

ADDITIONAL APN(s): 393-140-71S, 73S, 83 (See New APNs)

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.

Table with 4 columns: Name, Address, City, Zip, Phone. Rows include Harris Ranch Beef Company, Michael Oliver, HRBC, and Briza Sholars, P&P.

CONTACT EMAIL: bsholars@ppeng.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3593 Fee: \$ 4,569.00
Application Type / No.: Pre-app. Credit Fee: \$ -247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 7373 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 992.00
Received By: EJAZ Invoice No.: TOTAL: \$ 9,308.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E
Related Application(s):
Zone District: AE-20
Parcel Size:



Development
Services
Division

MAIL TO:
Michael Oliver
HARRIS Ranch Prod Co
Selma, CA 93662

Pre-Application Review
Department of Public Works and Planning

NUMBER: 38961
APPLICANT: BEIZA Sholars
PHONE: (559) 449-2700

PROPERTY LOCATION: 16343 S. McCall Ave
APN: 393 - 140 - 715,733,83 ALCC: ~~500~~ # 45756 VIOLATION NO. N
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: A220, 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: Kingsburg Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No Yes

PROPOSAL CUP to Allow the expansion of the existing Beef Processing Facility - See Attached Operational Statement that includes previous approved CUP's.

COMMENTS:

ORD. SECTION(S): 816.3. BY: [Signature] DATE: 7/6/16

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA: () MINOR VA:
COMMUNITY PLAN: () JAA: () HD: \$ 992.00
REGIONAL PLAN: () CUP: \$ 4,569.00 () JAG COMM: \$ 93.00
SPECIFIC PLAN: () DRA: () ALCC:
SPECIAL POLICIES: () JVA: () ISPER*: \$ 390.00
SPHERE OF INFLUENCE: () JAT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

PROCEDURES AND FEES:

Filing Fee: \$ 9,555.00
Pre-Application Fee: \$ 247.00
Total County Filing Fee: \$ 9,308.00

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 #

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: [Signature] AHMAD DATE: 07/20/16
PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

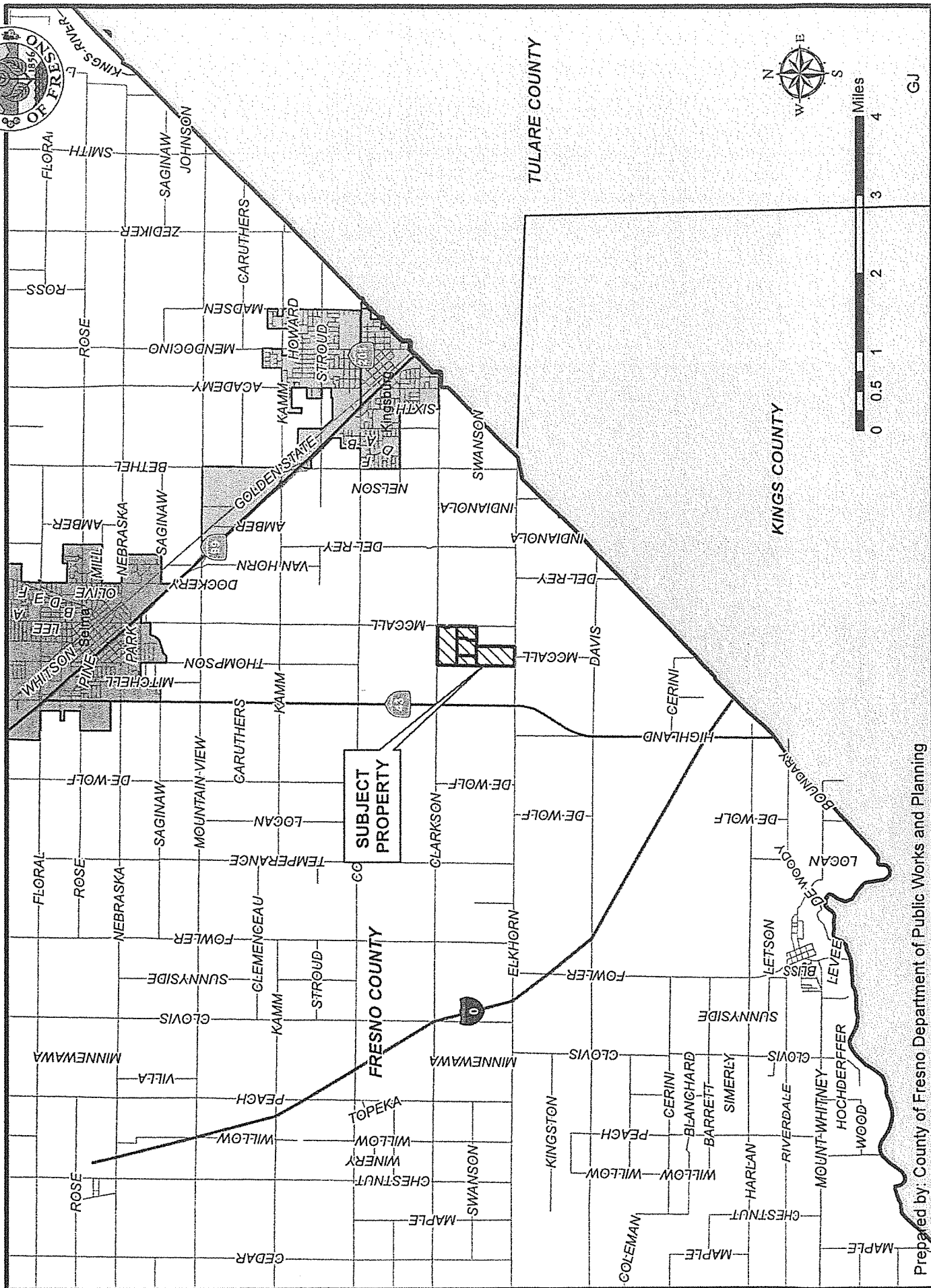
PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

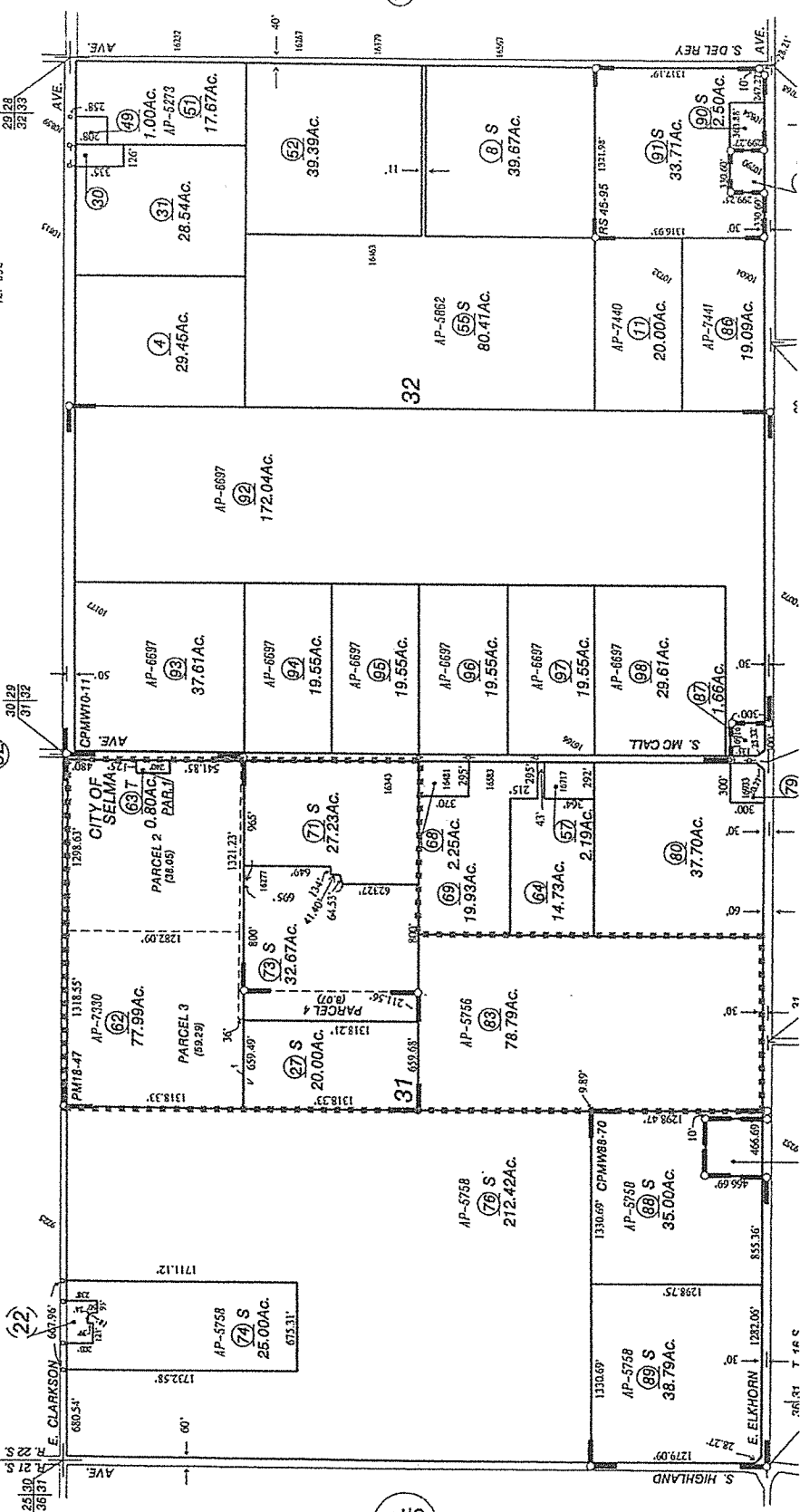
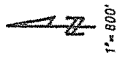


LOCATION MAP

CUP 3593



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.



Bk. 385

25 30 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

25 30 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Harris Ranch Beef Company New CUP, August 24, 2017 (Revised June 2018)
Operational Statement Checklist
Fresno County Development Services Division

Michael Oliver
Harris Ranch Beef Company
PO Box 220
16277 S. McCall Avenue
Selma, CA 93662

CUP 3593

RECEIVED
COUNTY OF FRESNO

JUN 12 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1. Nature of Operation:

This facility has been operated by Selma Beef Dressers and then Diamond Meats since before 1953. Harris Ranch Beef Company (HRBC) has owned and operated the facility since 1976. The facility is located on APN's 393-140-71S, and 73S which is comprised of approximately 60 acres. Conditional Use Permits (CUP) applications include: 145, 674, 1474, 1666, 2061, 2251, 2297, and 2855. Several Site Plan Reviews (SPR's) have been processed by Fresno County for the facility as well.

The facility consists of a guard-shack, cattle holding pens, harvest floor, holding coolers, production/processing areas, a warehouse and distribution facility, boiler and refrigeration rooms, employee welfare facilities, maintenance buildings, parts and supply warehouse, truck-wash facility, wastewater treatment lagoons, stormwater retention basin, farmland, administrative offices, truck parking, and employee parking. Averages of 800-900 head of cattle are processed per day (This has not changed since the approval of CUP 2855 in 1998 and is not proposed to change).

The proposed project includes 33,491 ft² Finished Goods Warehouse Distribution Center, 54,907 ft² Processing Building addition, 7,500 ft² for a Single-story Processing addition, 1,177 total parking spaces (937 existing and 240 proposed), additional paved truck parking area (15 spaces), and a secondary fire access road to the facility from South McCall Avenue along southern property line.

The Finished Goods Warehouse Distribution Center currently has six (6) existing loading docks, and the addition will add eight (8) for a total of 14 loading docks. There will be the same amount of trucks and same amount of meat being processed. It is more efficient to have more open shipping docks as it will allow the loading of more trailers at once instead of moving trailers to parking lot and swapping them out. The construction of additional square footage will not increase number of employees or truck trips because this expansion is for an automated beef processing system for beef to increase product and packaging efficiency.

The project includes a 4,824 ft² wastewater treatment building with a lab, electrical room, chemical storage, tanks and associated infrastructure including a covered 300 ft by 600 ft anaerobic pond. The proposed project also includes treated wastewater retention basin(s) on APN 393-141-08S and 156.78 acres of land application area on APN 393-141-063 and 393-141-13. The retention basin(s) and additional land application area will comply with WDRs r5-2017-0021.

The existing site access from South McCall Avenue will be maintained.

2. – 4.

CUP 2251 (1998) was approved for 520 employees. (butchers, loaders, truck drivers, office personnel, sales personnel, management, cleaning and maintenance crews, security)

Truck Trips: 17 cattle trucks, 31 trucks exporting finished products and by-products, 2 visitors daily (50 trucks, 100 trips)

Hours of operation: HRBC operates year around, five days a week from 6:00am to 5:00pm, 8 hours a day.

Currently 1,000 employees. (butchers, loaders, truck drivers, office personnel, sales personnel, management, cleaning and maintenance crews, security)

Truck Trips: Delivery Trucks, cattle trucks, cold product trucks, dry goods trucks, trash, plant maintenance: (109 trucks) 217 truck trips.

Hours of operation: HRBC operates year around, seven days a week, 24 hours a day.

Future: There will be no additional employees, or truck trips as result of the proposed additional expansion of the square footage of buildings. The Plant expansion is for an automated beef processing process which will increase product and packaging efficiency. Hours of operation will remain the same.

6. Current access to the site McCall Ave and Proposed 2nd access off McCall for fire access road.
7. Number of existing parking spaces for employees, costumers, service/delivery vehicles: 1,177 total employee parking stalls and parking for cattle trucks, refrigerated trucks, utility trucks
8. Are any goods sold on site? No. All goods are sold to jobbers or wholesalers.
9. What equipment is used? USDA slaughtering and deboning equipment, hand tools, special cutting equipment
10. What supplies or material are used and how are they stored? Cleaning chemicals and supplies are kept in dry storage areas inside the main building.

11. Does the expansion of the use cause an unsightly appearance? The exterior finish and design will complement the existing facilities. The walls are constructed of insulated metal panels. The roofing will be single ply roofing and floors are concrete epoxy finish or sealed concrete. No proposed structures will be over 2-stories.
12. The project will comply with the Waste Discharge Requirements (WDR's) adopted by the Regional Water Quality Control Board (WDR r5-2017-0021).
13. Current volume of water used daily vs. proposed: The water is provided by on-site wells and a capacity of 1,500 gpm each. This will remain the same.
14. Current advertising and proposed: There is an 8x8 foot sign at the entrance to the facility. There is advertising on the cattle delivery trucks that reads "Harris Ranch Beef Company." This will not change.
15. Existing buildings include: harvest floor, processing and coolers along with support facilities such as offices, maintenance buildings, cold storage, refrigeration equipment rooms, employee welfare facilities, truck wash/fuel station, oven room, boiler room, stormwater basin, , electric equipment mezzanine, trolley wash mezzanine.
16. Proposed expansions: The proposed project includes 33,491 ft² Finished Goods Warehouse Distribution Center, 54,907 ft² Processing Building addition , 7,500 ft² for a Single-story Processing addition. 1,177 total parking spaces (937 existing and 240 proposed), additional paved truck parking area (15 spaces), and a secondary fire access road to the facility from South McCall Avenue along the southern property line. The project includes a 4,824 ft² wastewater treatment building with a lab, electrical room, chemical storage, tanks and associated infrastructure including a covered 300 ft by 600 ft anaerobic pond. The proposed project also includes treated wastewater retention basin(s) on APN 393-141-08S and 156.78 acres of land application area on APN 393-141-06 and 393-141-13. The retention basin(s) and additional land application area will- comply with WDRs r5-2017-0021.
17. Lighting: At dusk hooded floodlights activate and deactivate at dawn.
18. Fencing: There is some existing landscaping along entrance of the main office. There is an approximately eight (8) foot high chain link fence around the property with three strands of barbed wire on top.

Odor isn't an issue as the cattle are only on site for a few hours at the most in the corrals. The corrals are enclosed with metal steel tubers and have a concrete floor with drains where the cattle are periodically sprayed to be kept clean and moist. The cattle are not kept on site permanently and there is no on-site feeding facility.

HRBC is an existing U.S.D.A approved facility. The surrounding parcels are nut trees and other agricultural land uses. Rural residences are scattered in the vicinity. The facility employs many of the nearby residence workers.

Pre-treatment of wastewater currently exists of screening of solids from the waste stream using a bar screen prior to the discharge of wastewater to a sump on the southern side of three 1.38 acre unlined wastewater retention ponds for further settling

and decomposition. Wastewater from the sump is routed through a shaker for additional solids removal, prior to being discharged to an unlined 1.38 acre facultative pond (West Pond). Solids from the screening process are contained in dumpsters and sent to a company owned composting operation for disposal. Wastewater from the East Pond is used to flood irrigate the land application areas. The land application areas will be planted with Sudan grass in the summer and winter forage crops such as wheat and triticale grown in the winter to remove nitrogen from the ground.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner:** Harris Ranch Beef Company (HRBC) **Phone/Fax:** (559) 896-3081

Mailing Address: P.O. Box 220 Selma CA 93662
Street City State/Zip

2. **Applicant:** Michael Oliver, HRBC **Phone/Fax:** C (559) 618-1738

Mailing Address: 16277 S. McCall Ave Selma CA 93662
Street City State/Zip

3. **Representative:** Provost & Pritchard **Phone/Fax:** (559) 449-2700

Mailing Address: 286 W. Cromwell Avenue Fresno CA 93711
Street City State/Zip

4. **Proposed Project:** CUP to allow expansion of existing cattle slaughtering and meat processing plant to include additional wastewater basins.

(See attached Operational Statement that includes previously approved CUP's & SPR's)

5. **Project Location:** South of E. Clarkson, East of S. Highland Ave, North of E. Elkhorn, and West of S. McCall Avenue, SW of Highway 99, 4 miles from the City of Selma, CA

6. **Project Address:** 16277 S. McCall Ave, Selma CA 93662

7. **Section/Township/Range:** S31 / T16S / R22E 8. **Parcel Size:** 138.69 plus additional 97 acres to operation

9. **Assessor's Parcel No.** 393-140-71S, 73S, 83

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
Equal Employment Opportunity • Affirmative Action • Disabled Employer

CVP3593

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COUNTY OF FRESNO

AUG 24 2017

DEPARTMENT OF PUBLIC WORKS
COUNTY OF FRESNO
DEVELOPMENT SERVICES DIVISION

10. Land Conservation Contract No. (If applicable): AP-7330

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

- | | |
|---|---|
| <input type="checkbox"/> LAFCo (annexation) | <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 checked="" type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Existing Harris Ranch Beef Company processing plant

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

HRBC includes several structures, infrastructure and fire roads on site. Proposed are basins for wastewater treatment, expansion of beef processing, distribution center addition, canopies, additional parking and paved truck parking and fire access road for the HRBC facility.

Describe the major vegetative cover: Agriculture on new 97 acres - row crops. In addition to existing HRBC plant.

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood-prone area? Describe:

No, FEMA Flood map 0619C2950J

Elevation is 290 msl

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

North: Agriculture

South: Agriculture

East: Agriculture

West: Agriculture

17. What land use(s) in the area may be impacted by your Project?: N/A. Existing Plant, expansion

18. What land use(s) in the area may impact your project?: N/A. Existing Plant, expansion

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 1000
Number of Salesmen NA
Number of Delivery Trucks 77
Total Square Footage of Building 286,813

III. Describe and quantify other traffic generation activities: Delivery Trucks: 30 cattle trucks, 35 cold product trucks, 10 dry goods trucks, 1 trash, 1 plant maintenance
Adding a Fire Access Road.

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

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

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

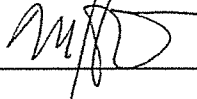
23. Proposed source of water:

() private well

() community system³ --name: Private on-site wells

24. Anticipated volume of water to be used (gallons per day)²: No increase.
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name Septic system/individual. land application after pre-treatment
26. Estimated volume of liquid waste (gallons per day)²: 1 mgd
27. Anticipated type(s) of liquid waste: industrial, process wastewater
28. Anticipated type(s) of hazardous wastes²: NA
29. Anticipated volume of hazardous wastes²: NA
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: screening from wastewater/ponch, cardboard
32. Anticipated amount of solid waste (tons or cubic yards per day): 4 tons per day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 30,000
34. Proposed method of solid waste disposal: Composting facility to recycle
35. Fire protection district(s) serving this area: Fresno County Fire
36. Has a previous application been processed on this site? If so, list title and date: Yes. CUP 145, 674, 1474, 1666, 2061, 2251, 2297, 2853, 2855 and SPR 6870 with several revisions.
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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


SIGNATURE

8/23/2017
DATE

¹Refer to Development Services Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE


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

The following projects are exempt from the fees:

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

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

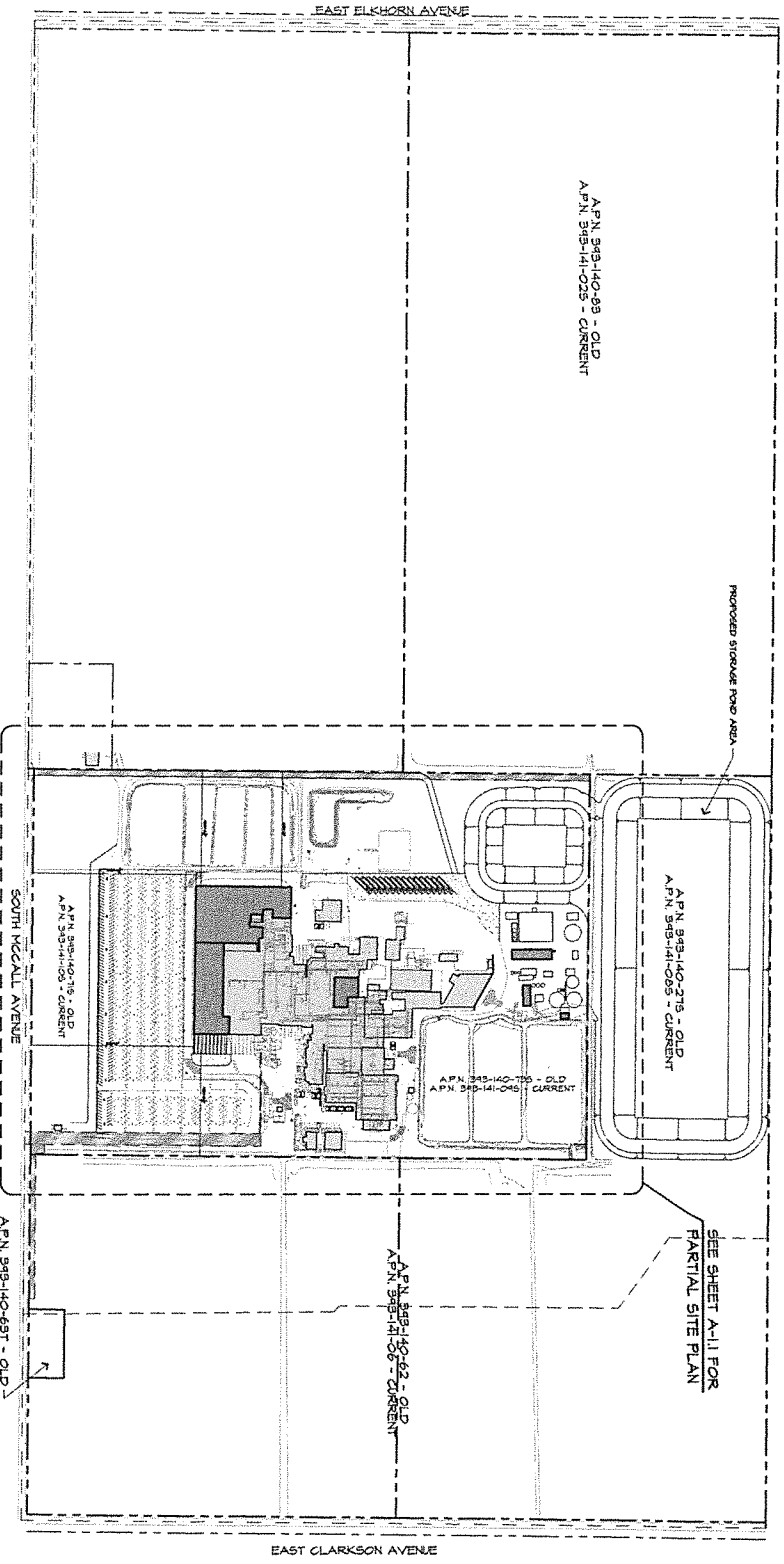
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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



Applicant's Signature



Date



SITE NOTES:

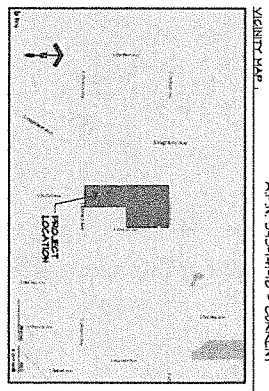
1. ALL UTILITIES TO BE LOCATED TO THE FRONT/REAR SHALL BE AT LEAST 2 FEET FROM THE EXISTING/PROPOSED EXTERIOR WALLS OF THE BUILDING.
2. ALL UTILITIES TO BE LOCATED TO THE SIDE SHALL BE AT LEAST 6 FEET FROM THE EXISTING/PROPOSED EXTERIOR WALLS OF THE BUILDING.
3. ALL UTILITIES TO BE LOCATED TO THE REAR SHALL BE AT LEAST 10 FEET FROM THE EXISTING/PROPOSED EXTERIOR WALLS OF THE BUILDING.
4. ALL UTILITIES TO BE LOCATED TO THE FRONT SHALL BE AT LEAST 10 FEET FROM THE EXISTING/PROPOSED EXTERIOR WALLS OF THE BUILDING.
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15. ALL UTILITIES TO BE LOCATED TO THE REAR SHALL BE AT LEAST 10 FEET FROM THE EXISTING/PROPOSED EXTERIOR WALLS OF THE BUILDING.

ACCESSIBILITY NOTES:

1. ALL NEW AND EXISTING WALKWAYS SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
2. ALL NEW AND EXISTING DRIVEWAYS SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
3. ALL NEW AND EXISTING PARKING SPACES SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
4. ALL NEW AND EXISTING ENTRANCES SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
5. ALL NEW AND EXISTING STAIRS SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
6. ALL NEW AND EXISTING ELEVATORS SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
7. ALL NEW AND EXISTING RAMPWAYS SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
8. ALL NEW AND EXISTING PLATFORMS SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
9. ALL NEW AND EXISTING SIGNAGE SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
10. ALL NEW AND EXISTING LIGHTING SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
11. ALL NEW AND EXISTING SOUND SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
12. ALL NEW AND EXISTING VIBRATION SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
13. ALL NEW AND EXISTING TEMPERATURE SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
14. ALL NEW AND EXISTING HUMIDITY SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.
15. ALL NEW AND EXISTING AIR QUALITY SHALL BE COMPATIBLE WITH THE ADA ACCESSIBILITY STANDARDS.

FIRE NOTES:

1. ALL NEW AND EXISTING BUILDINGS SHALL BE SUBJECT TO THE CALIFORNIA FIRE SAFETY STANDARDS.
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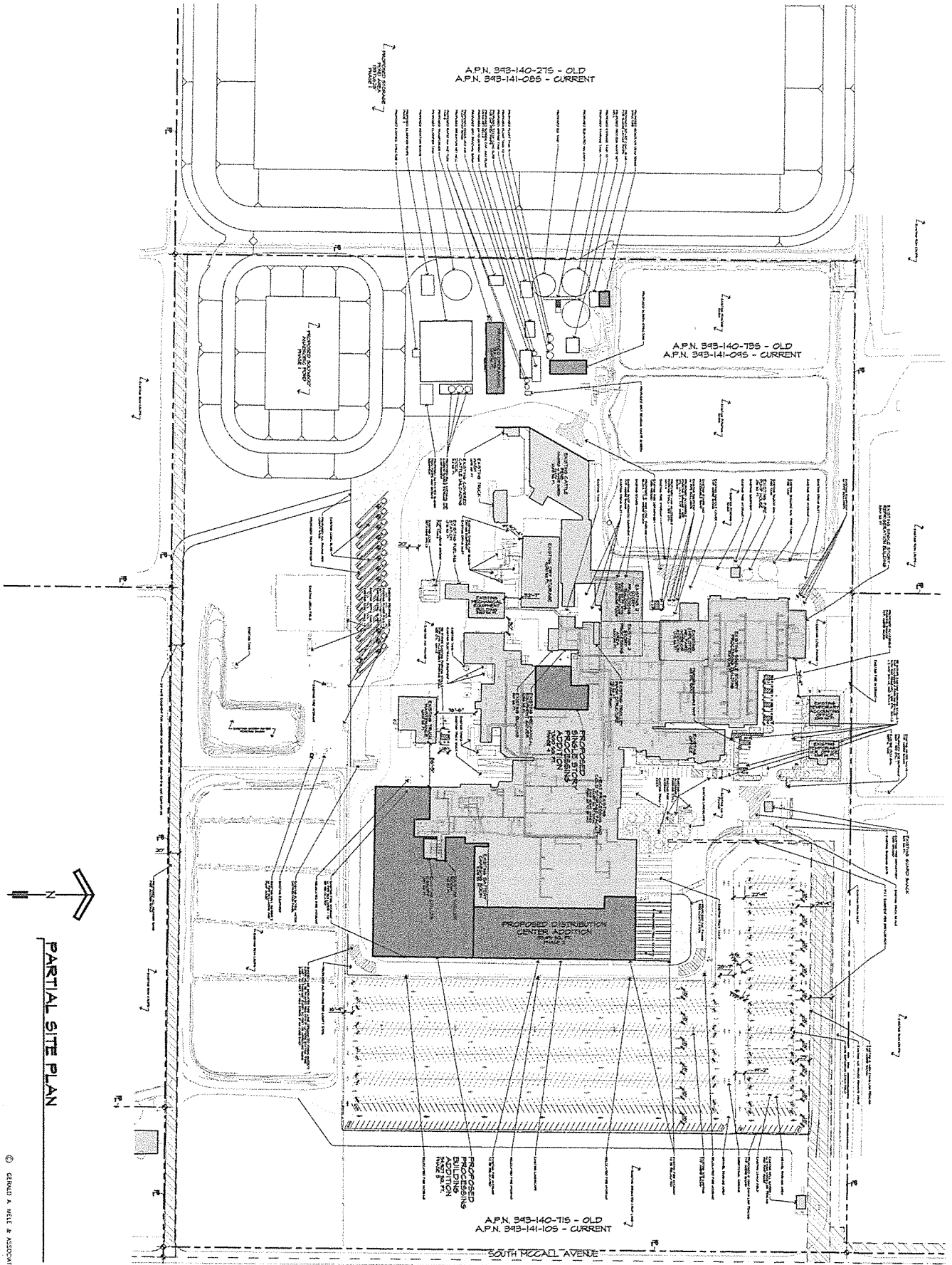


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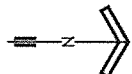
- 205 STALLS
- 205 STALLS
- TOTAL NUMBER OF PAVING STALLS: 205 STALLS
- NUMBER OF ACCESSIBLE STALLS REQUIRED: 22 STALLS
- NUMBER OF ACCESSIBLE STALLS PROVIDED: 22 STALLS

MASTER SITE DEVELOPMENT PLAN

DESIGNED BY: GMA GERALD MELE & ASSOCIATES, INC.



PARTIAL SITE PLAN



© GERALD A. MELE & ASSOCIATES, INC. 2018

DATE	06/18/18
SCALE	1" = 60'-0"
DRY BY	S. OGDON
JOB NO.	2017124
DWG. NO.	172424-01
SHEET	A-1.1
REVISION NO.	2

No.	Issue/Revision	Date/By

PROPOSED PROJECT FOR

HARRIS

BERP COMPANY
1427 S. 48th Ave
SEMA, WA 98148

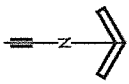
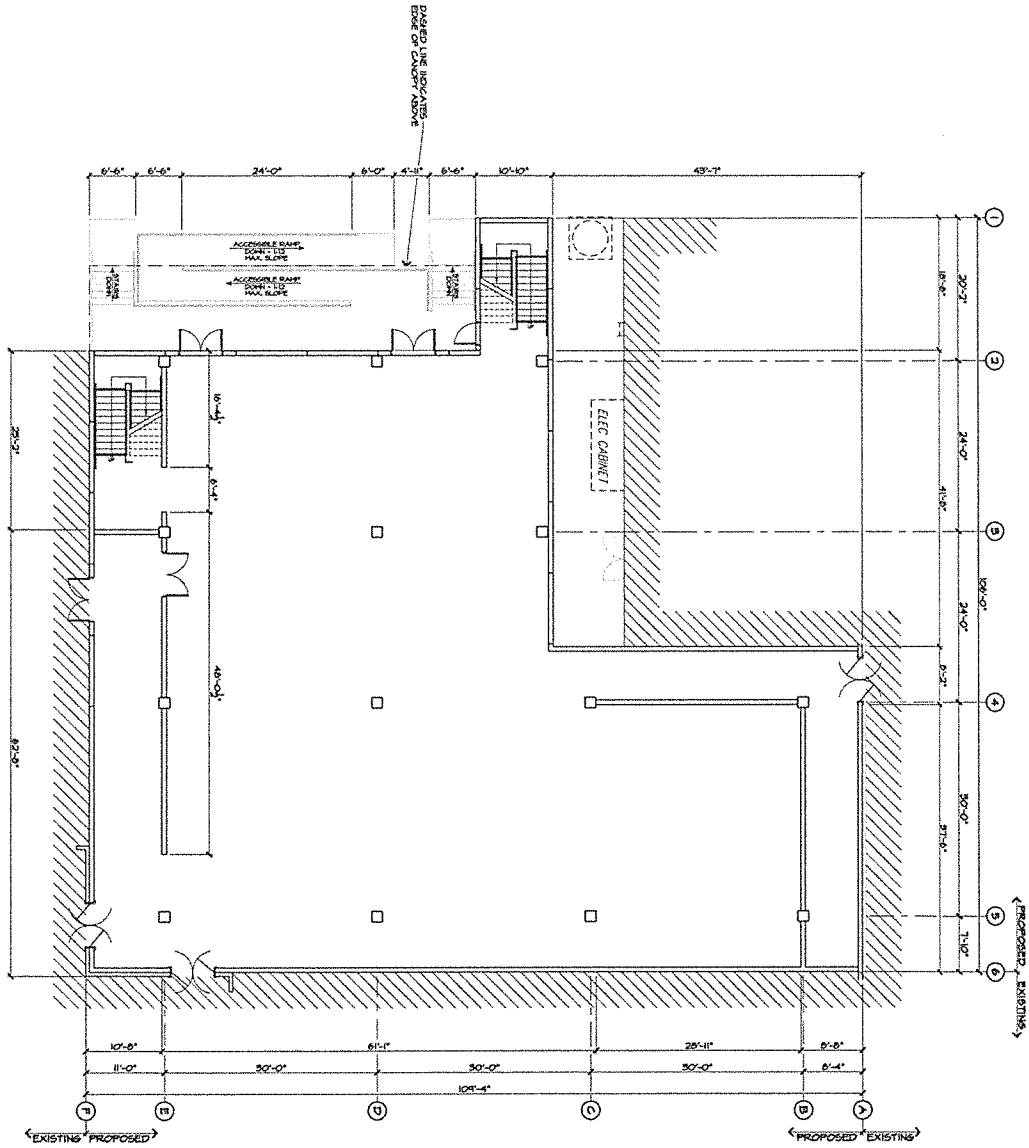
PROJECT

2017 CUP

DESIGNED BY

GMA GERALD MELE & ASSOCIATES, INC.
733 A. 1st St., Suite 110 Fresno, CA 93720-1111 Tel: 558-66-1118

GERALD A. MELE, P.E., SE
DANIEL A. PETER, P.E., SE
DANIEL J. SANDERS, P.E., SE
BRIAN S. EDWARDS, P.E., SE
JACKIE S. FENNELL, P.E.



BUILDING COORDINATION PLAN
 PROJECT ADDITION - PHASE 4

© GERALD A. MELE & ASSOCIATES, INC. 2017

DATE	04/20/2017
SCALE	1/8" = 1'-0"
DR/By	G. MELE
Job No.	2017124
Draw No.	17124-02
Sheet	A-2
Revision No.	

No.	Issue/Revision	Date/By

PROPOSED PROJECT FOR

HARRIS
 REAL ESTATE

DEEP COMPANY
 1477 20th ST. S.W.
 SEASIDE, WA 98138

PROJECT

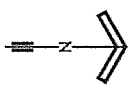
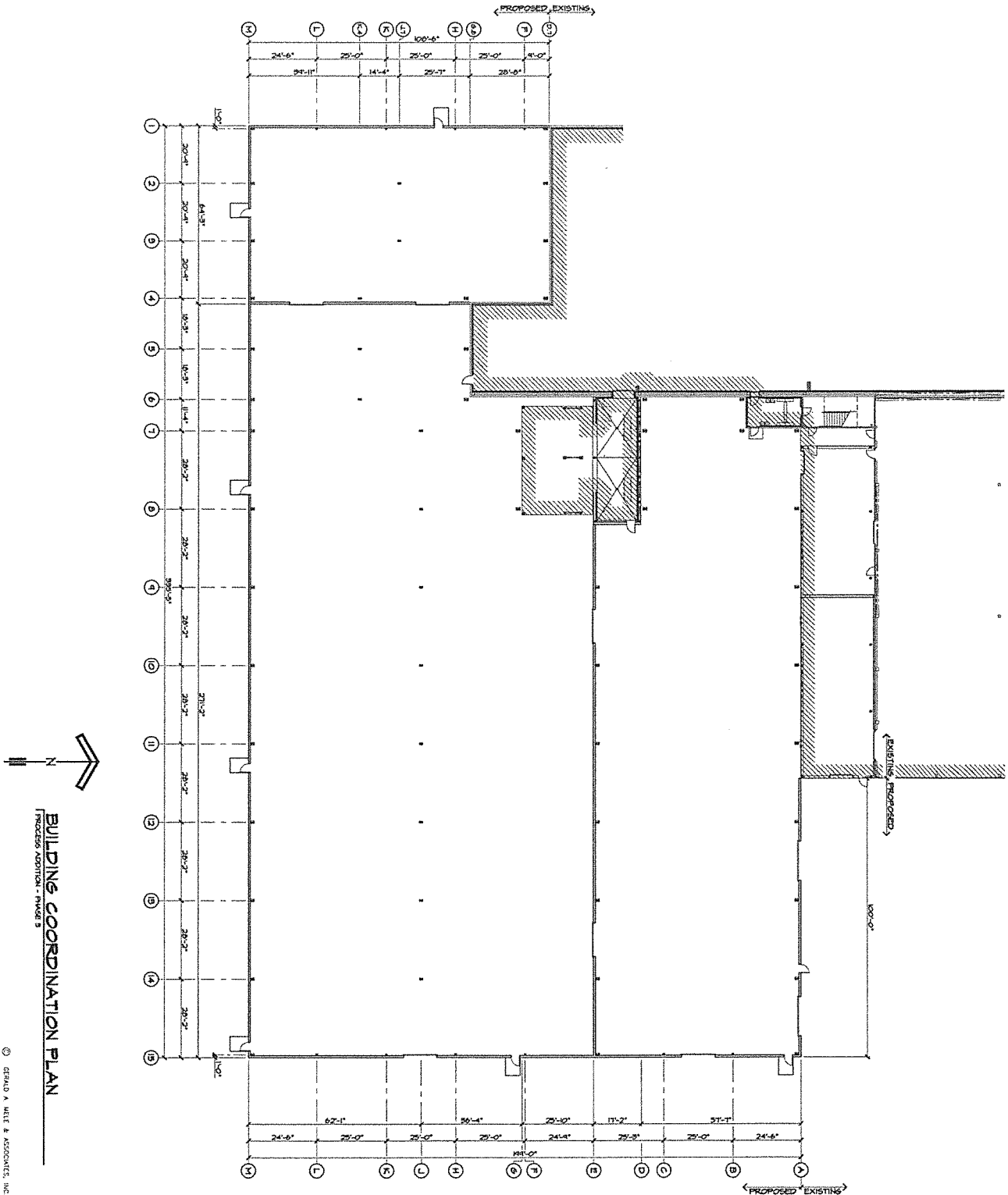
2017 C.U.P.

DESIGNED BY

GMA GERALD MELE & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND ARCHITECTS

GERALD A. MELE, P.E., SE
 1274 N. 100th ST., SUITE 114, FORT WORTH, TX 76116
 (817) 342-1111 FAX (817) 342-1118

MARTIN E. MELE, P.E., SE
 ROBERT A. WICKEL, ARCHITECT
 8842 S. CONOVER, FORT WORTH, TX 76116



BUILDING COORDINATION PLAN
 PROCESS ADDITION - PHASE 2

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Date	04/20/17
Scale	1/8" = 1'-0"
Drawn By	S. COOK
Job No.	2017104
Drawn No.	11/10/17
Sheet	A-2.1
Revision No.	

No.	Issue/Revision	Date/By

PROPOSED PROJECT FOR

HARRIS
CONSTRUCTION

DEEP COMPANY
 1627 S. W. 11TH AVE.
 MIAMI, FL 33135

PROJECT

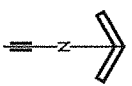
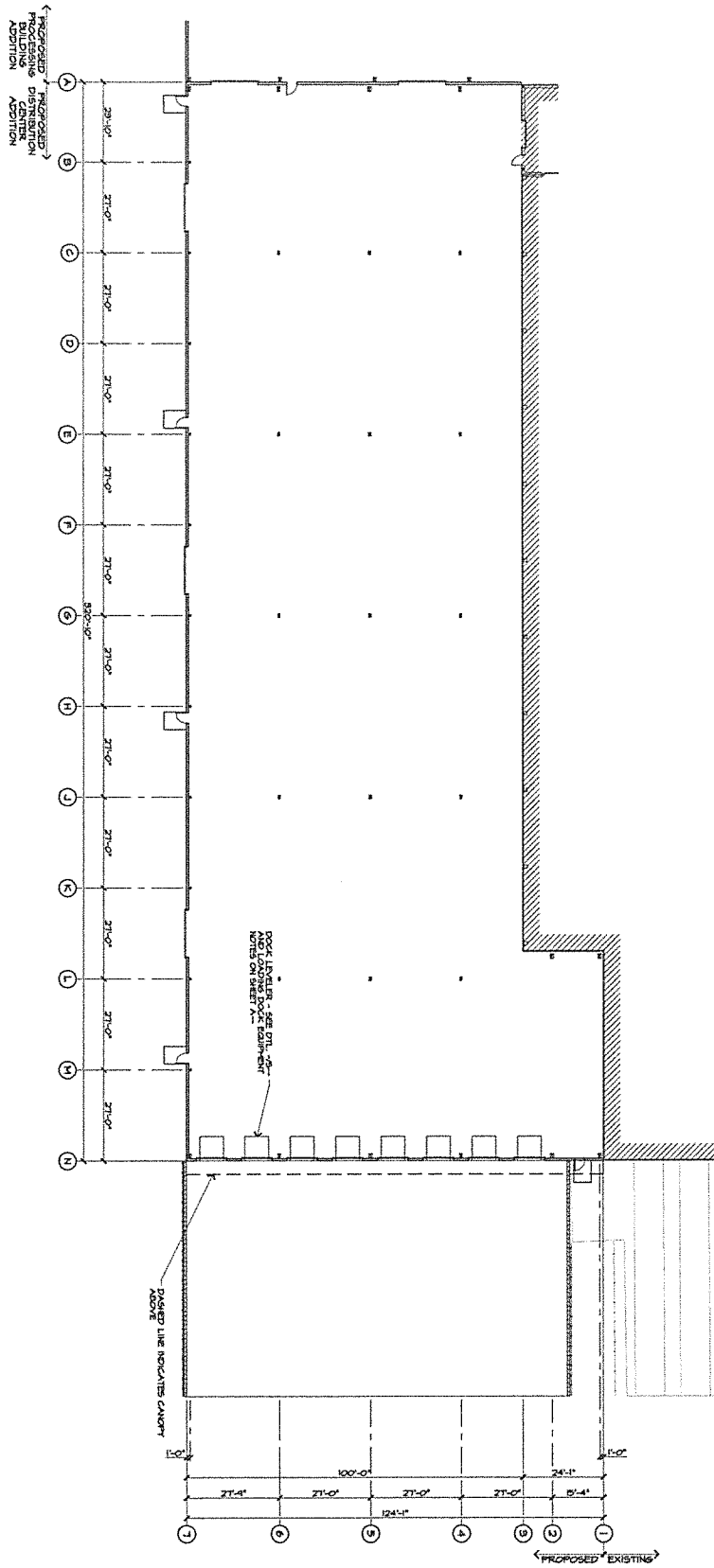
2017 C.U.P.

DESIGNED BY

GMA
 CONSULTING ENGINEERS AND ARCHITECTS

GERALD A. MELE, P.E., C.E.
 MARTIN A. REZAK, P.E., C.E.
 ROBERT A. SHAFER, ARCHITECT
 BRAD S. EDWARDS, P.E., C.E.

7327 N. 19TH ST., SUITE 110 FRENCH CREEK, FL 32750-1411 FAX 404-243-1144



BUILDING COORDINATION PLAN

PROPOSED PROCESSING DISTRIBUTION ADDITION - PHASE 2

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Date	04/20/2017
Scale	1/8" = 1'-0"
Drawn By	S. OCHOA
Job No.	2017124
Drawn No.	11/20/2017
Sheet	
Revision No.	A-22

No.	Issue/Revision	Date/By

PROPOSED PROJECT FOR

HARRIS
BEEF COMPANY
1875 S. OIL FIELD BLVD.
MIDLAND, TX 79701

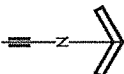
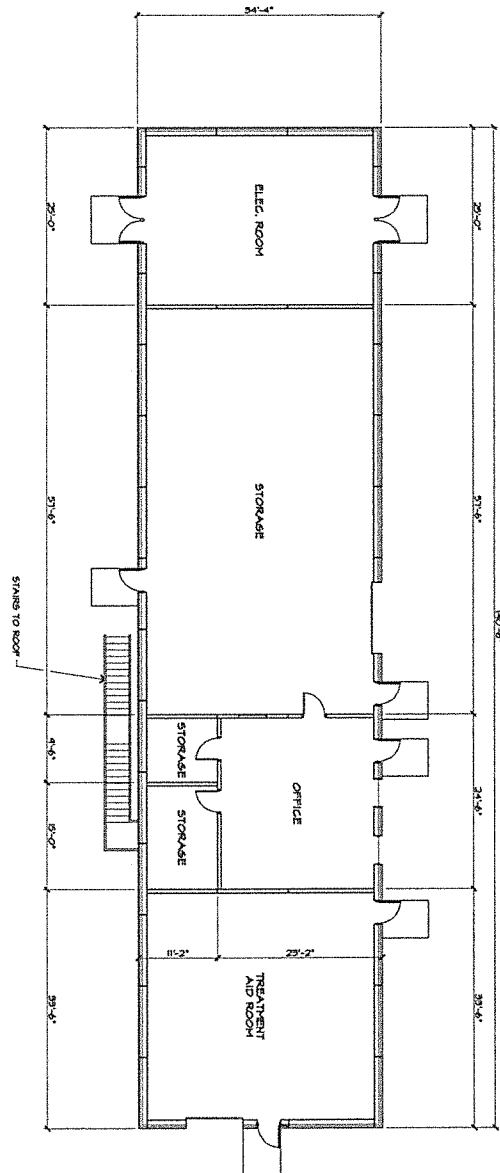
PROJECT

2017 C.U.P.

DESIGNED BY

GERALD MELE & ASSOCIATES, INC.
2327 N. FIRST ST., SUITE 110 PICOCA, CA 95720 (916) 438-1411 FAX (916) 438-1188

GERALD A. MELE, P.E., P.C. CE
MARTIN R. WELLS, P.E., P.C. CE
ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, P.E., SC



BUILDING COORDINATION PLAN

PROPOSED OPERATIONS BUILDING - PHASE I

© GERALD A. MELE & ASSOCIATES, INC. 2018

DATE	OWNER
SCALE	1/8" = 1'-0"
DR/By	A. ODOM
Job No.	201718
Design	MELE & ASSOCIATES
SHEET	A-23
Revision No.	

No.	Issue/Revision	Date/By

PROPOSED PROJECT FOR

HARRIS REEF COMPANY
1411 W. OF OIL W. E.
SILVA, CA 95062

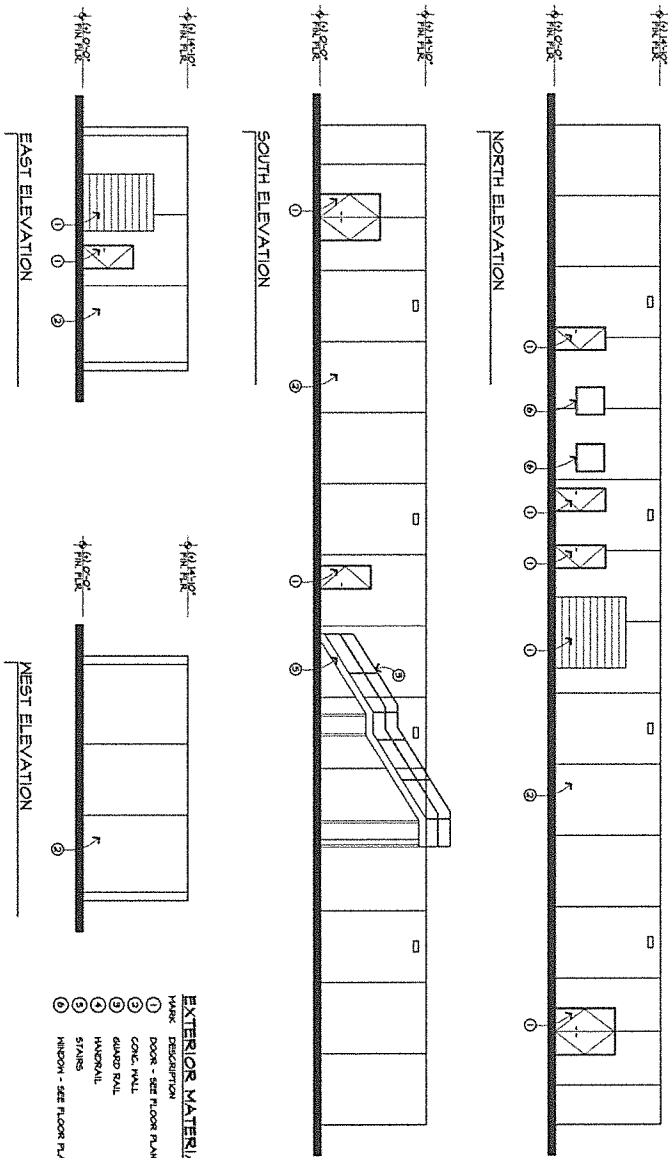
PROJECT

2017 C.U.P.

DESIGNED BY

GERALD A. MELE & ASSOCIATES, INC.
3337 N. FIRST ST., SUITE 110 FRENCO, CA 95750 (916) 438-1411 FAX (916) 438-1188

GERALD A. MELE, P.E., SE
ROBERT A. GANDOLFI, ARCHITECT
BRAND S. EDWARDS, P.E., SE



EXTERIOR MATERIAL LIST

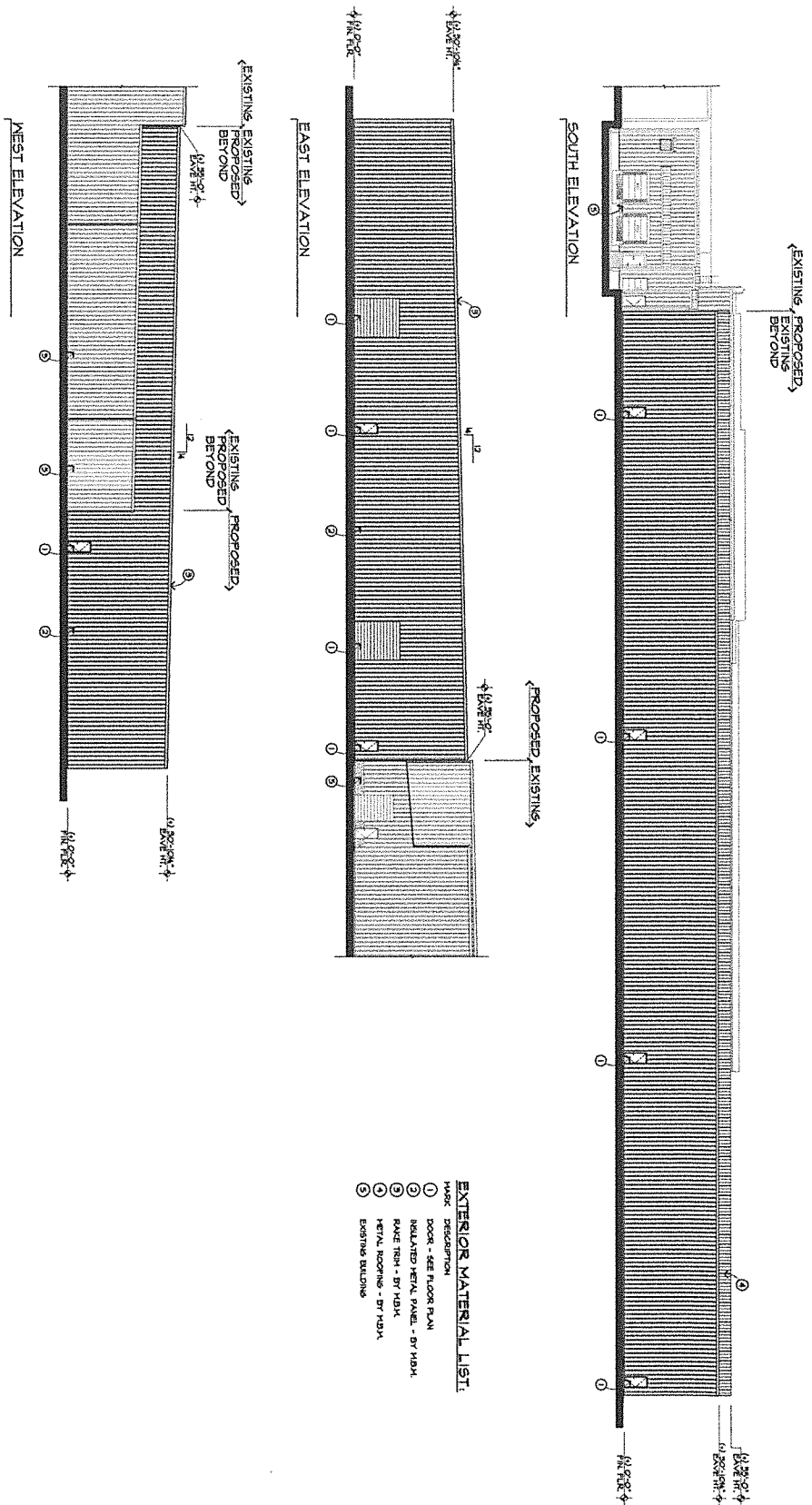
- MARK DESCRIPTION
 ① DOOR - SEE FLOOR PLAN
 ② CONC. WALL
 ③ GUARD RAIL
 ④ MATERIAL
 ⑤ SLABS
 ⑥ WINDOW - SEE FLOOR PLAN

EXTERIOR ELEVATIONS

PROPOSED OPERATIONS BUILDING - PHASE 1

© GERALD A. MELE & ASSOCIATES, INC. 2018

DATE: 08/08/18 SCALE: 1/8" = 1'-0" D.W./BY: S. COOM Job No. 2017124 Design: 11/2017 Sheet: A-53 Revision No. 1	<table border="1"> <thead> <tr> <th>No.</th> <th>Issue/Revision</th> <th>Date/By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Issue/Revision	Date/By				PROPOSED PROJECT FOR HARRIS BEEF COMPANY 1400 W. 94th St., Suite 100 Tulsa, OK 74137	PROJECT <p style="text-align: center;">2017 C.U.P.</p>	DESIGNED BY GERALD MELE & ASSOCIATES, INC. 2027 N. 196th St., Suite 110, Pringle, CA 95759 (916) 438-1411 FAX (916) 438-1108 CONSULTING ENGINEERS AND ARCHITECTS <small>GERALD A. MELE, P.E., C.E. BRUCE W. BESS, P.E., C.E. ROBERT A. SANDERS, ARCHITECT BRAD S. EDWARDS, P.E., SE</small>
No.	Issue/Revision	Date/By								



- EXTERIOR MATERIAL LIST:**
- | MARK | DESCRIPTION |
|------|--------------------------------|
| ① | DOOR - SEE FLOOR PLAN |
| ② | INSULATED METAL PANEL - BT/MSK |
| ③ | RAVE TECH - BT/MSK |
| ④ | METAL ROOFING - BT/MSK |
| ⑤ | EXISTING BUILDING |

EXTERIOR ELEVATIONS

PROPOSED ADDITION - PHASE 3

© GERALD A. MELE & ASSOCIATES, INC. 2017

Date: 02/03/21 Scale: 1/8" = 1'-0" Drawn By: S. COOPER Job No.: 20712EN Design: HARRIS Sheet: A-5.1 Revision No.:	<table border="1"> <thead> <tr> <th>No.</th> <th>Issue/Revision</th> <th>Date/By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Issue/Revision	Date/By				PROPOSED PROJECT FOR HARRIS DEEP COMPANY <small>1477 SW 30th Ave, Suite 200, Fort Lauderdale, FL 33309</small>	PROJECT 2017 C.U.P.	DESIGNED BY GMA GERALD MELE & ASSOCIATES, INC. <small>737 N. HOUSTON ST., SUITE 110, FT. LAUDERDALE, FL 33304-1118 GERALD A. MELE, P.E., P.A. ROBERT A. GASKILL, ARCHITECT BRAD S. CONNER, P.E., SE</small>
No.	Issue/Revision	Date/By								




County of Fresno

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

DATE: May 4, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Harpreet Kooner/Ton Xiong
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes/Sidhu (Deep)
Agricultural Commissioner, Attn: Les Wright (M/S 1)
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Variance (VA) Application No. 4049

APPLICANT: Michael Oliver, HRBC

DUE DATE: May 18, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow a 39.9-foot tall distribution center building (maximum 35 feet allowed) in the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District.

Note. The subject application (VA 4049) was filed in conjunction with Conditional Use Permit (CUP) Application No. 3593 that was routed for comments on September 11, 2017. Both applications are being processed concurrently.

We must have your comments by May 18, 2018. Any comments received after this date may not be used.

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

Activity Code (Internal Review): 2381

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4000-4099\4049 - See CUP3593\ROUTING\VA4049 Routing Ltr.doc

Enclosures



Fresno County Department of Public Works and Planning

Rec'd. May 4, 2018

VA 4049 (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

The Harris Ranch Beef Company (HRBC) in Selma is an existing cattle slaughtering and meat processing plant and is adding 33,491 square feet onto the Distribution Center. The height is 36.9 feet which is over the 35 ft allowable height in this zone district.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: West side of S. McCall between E. Elkhorn and E. Clarkson

Street address: 16277 S. McCall Ave, Selma CA 93662

APN: 393-140-62 & 27 Parcel size: 60 acres Section(s)-Twp/Rg: S 31 - T 16s S/R 22 E

ADDITIONAL APN(s): 393-140-715, 735 393-141-085, -06, -025

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.

Table with 4 columns: Name, Address, City, Phone. Rows include Harris Ranch Beef Company, Michael Oliver, HRBC, and Briza Sholars, P&P.

CONTACT EMAIL: bsholars@ppeng.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: VA 4049 Fee: \$ 4,123.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: EIAZ Invoice No.: TOTAL: \$ 4,123.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): CUP 3593

APN # - - -

Zone District:

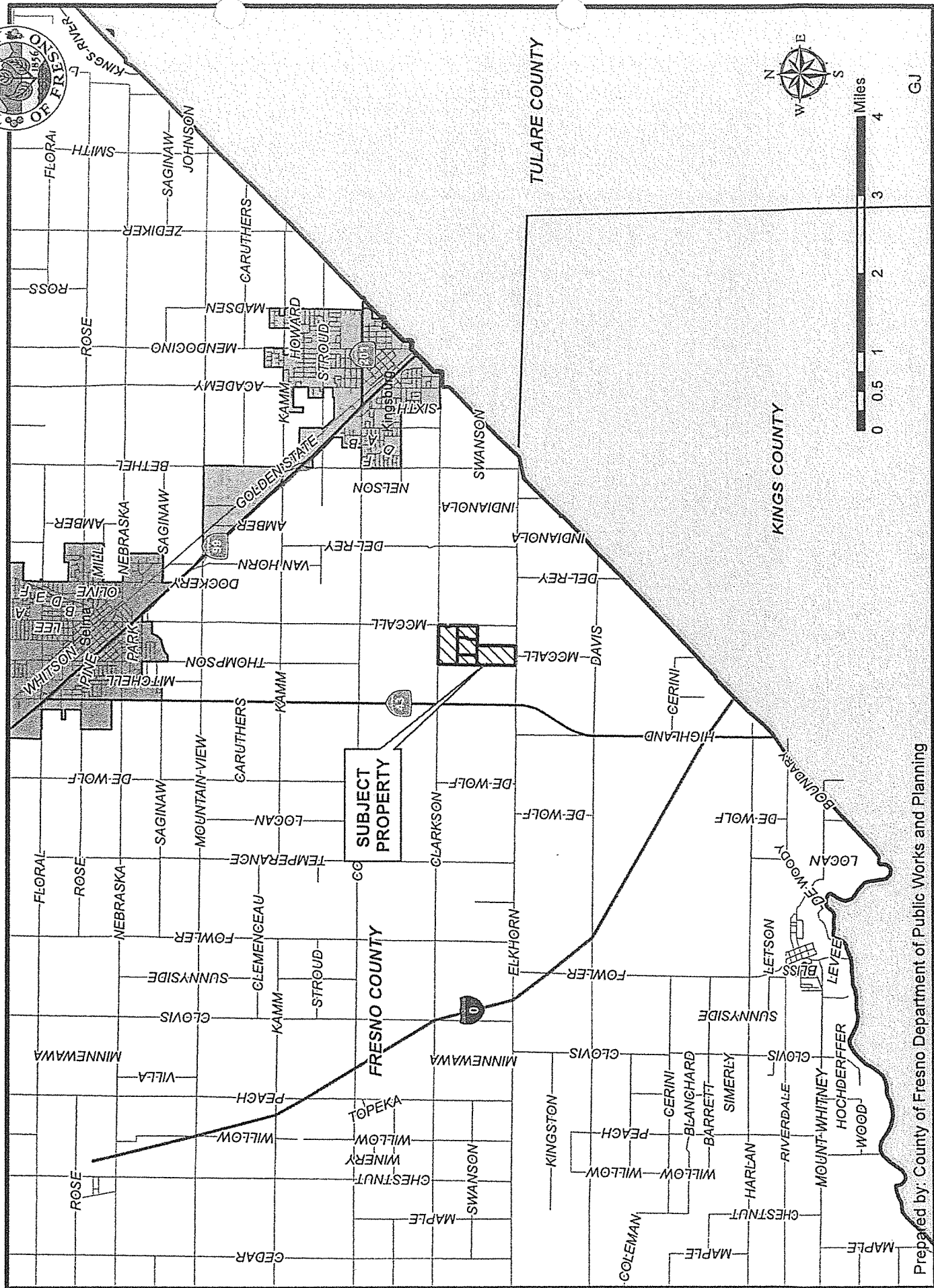
APN # - - -

Parcel Size:

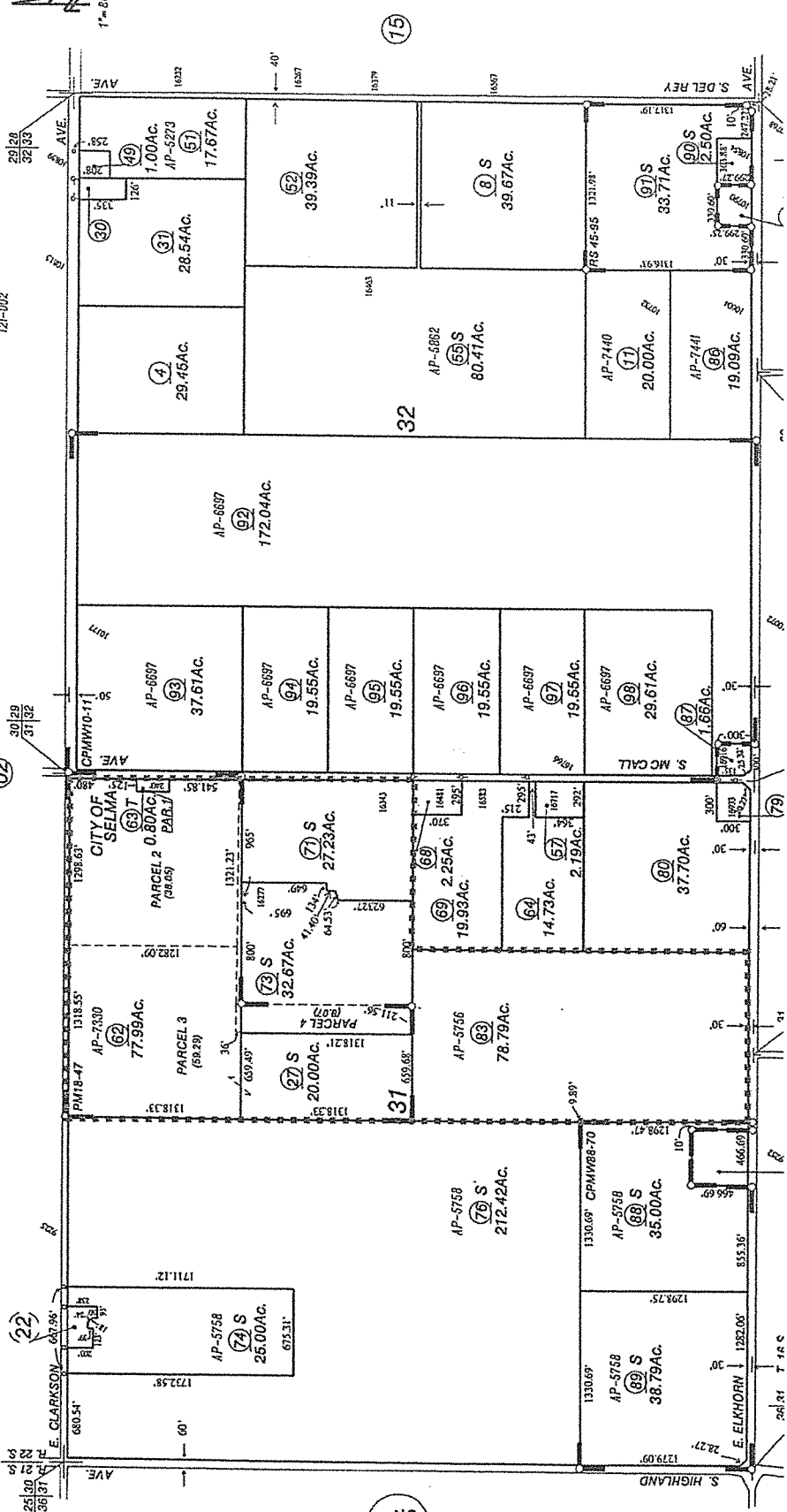
APN # - - -

APN # - - -

LOCATION MAP



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



Bk. 385

HARRIS RANCH BEEF COMPANY – Expansion

Variance Findings for Distribution Center Addition (Phase II) of 33,491 sq. ft.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.

The height of the existing building is 35.9 feet tall and we are proposing to expand the structure at the same height. This is a refrigerated warehouse for pallets of finished goods that are moved by forklift to the attached shipping docks for distribution.

2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

The Distribution Center currently has six (6) existing loading docks, and the addition will add eight (8) for a total of 14 loading docks. There will be the same amount of trucks and same amount of meat being processed. It is more efficient to have more open shipping docks as it will allow the loading of more trailers at once instead of moving trailers to parking lot and swapping them out.

3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

Harris Ranch owns the surrounding property which is currently comprised of approximately 449 acres and the Plant has been in operation since 1953. Granting of a height variance of 1.9 feet for an addition to an existing structure at this facility will not be detrimental to the public in the vicinity.

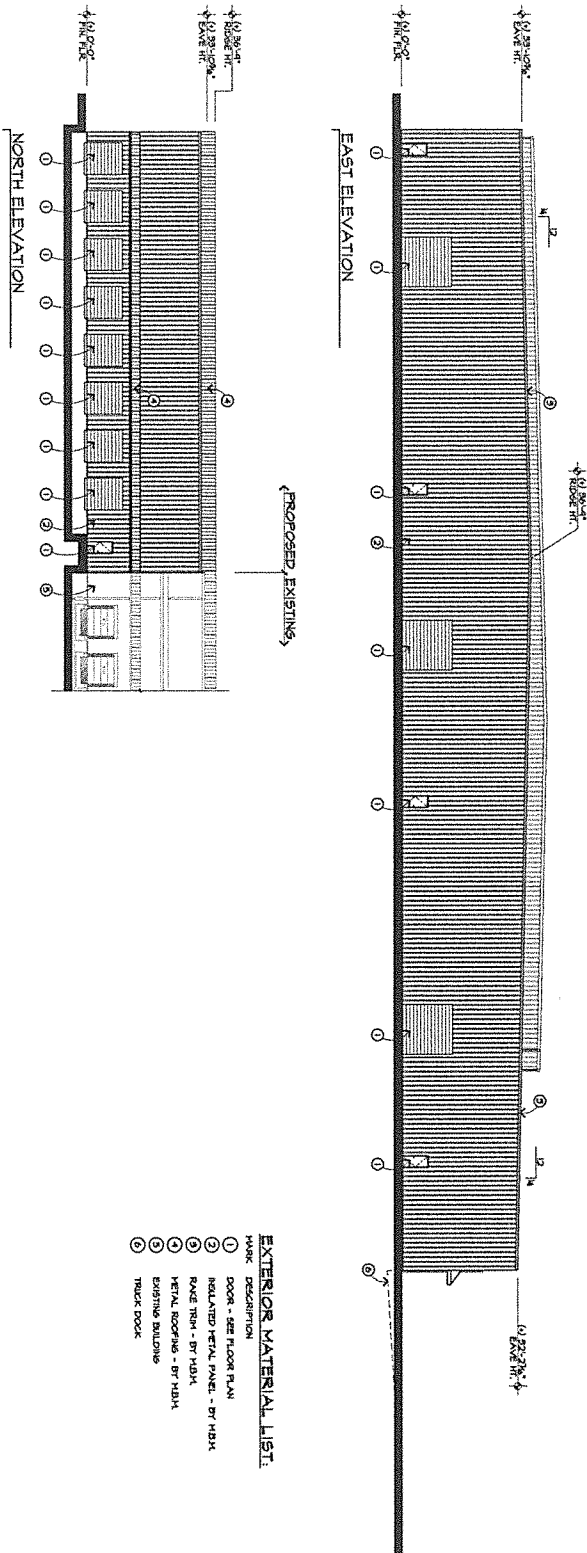
4. The granting of such variance will not be contrary to the objectives of the General Plan.

The land is zoned AE-20 and with a Conditional Use Permit, commercial meat processing plants are allowed. Allowing this minor height variance for an expansion of an existing structure of this height won't be contrary to Fresno County General Plan objectives.

VA 4049
RECEIVED
COUNTY OF FRESNO

MAY 03 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



- EXTERIOR MATERIAL LIST**
- MARK DESCRIPTION
- ① DOOR - SEE FLOOR PLAN
 - ② ISOLATED METAL PANEL - BT HBAH
 - ③ ROOF TRIM - BT HBAH
 - ④ METAL ROOFING - BT HBAH
 - ⑤ EXISTING BUILDING
 - ⑥ TRUCK DOCK

EXTERIOR ELEVATIONS

PROVISION CENTER ADDITION - PHASE 2

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<p>Date: 04/20/17 Scale: 1/8" = 1'-0" Dwg No.: 201712N Job No.: 201712N Dwg No.: 11/13/17 SHEET A-32 Revision No.:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Issue/Revision</th> <th>Date/By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Issue/Revision	Date/By										<p>PROPOSED PROJECT FOR</p> <p>HARRIS</p> <p>DEEP COMPANY</p> <p>1400 S. W. 10TH AVE. MIAMI, FL 33135</p>	<p>PROJECT</p> <p>2017 C.U.P.</p>	<p>DESIGNED BY</p> <p>GMA</p> <p>GERALD A. MELE, P.E., S.E. MARTIN P. WELLS, P.E., S.E. ROBERT A. SANDERSON, S.A.S. BRAD S. EDWARDS, P.E., S.E.</p> <p>GERALD A. MELE & ASSOCIATES, INC. 7227 N. 19TH ST., SUITE 110 PENSACOLA, FL 32503 (904)440-1118 FAX (904)440-1119</p> <p>CONSULTING ENGINEERS AND ARCHITECTS</p>
No.	Issue/Revision	Date/By														