



County of Fresno

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

October 1, 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. 7493 (Gar Tootelian Inc.)

Enclosed Please find the following documents:

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

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

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3620\CUP3620 SCH Letter

Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: IS Application No. 7493 (Gar Tootelian Inc)

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

Project Location: County: Fresno City/Nearest Community: City of Orange Cove
Cross Streets: On the east side of S. Crawford Avenue between E. South and E. Manning Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 80.21
Assessor's Parcel No.: 373-100-01, 58, 59, 60 Section: 21 Twp.: 15S Range: 24E 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:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

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

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[X] Commercial: Sq.ft. Acres 80.21 Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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

Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on an approximately 12.2-acre portion of four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60).

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 type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #Fresno |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: U. S. Fish & Wildlife Service |
| <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 October 5, 2018 Ending Date November 5, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Gar Tootelian Inc.</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>8246 S. Crawford Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Reedley, CA 93654</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 638-6311</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 10-01-2018

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

REVIEWING AGENCIES CHECKLIST

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

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

Business, Transportation & Housing

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

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

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

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

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

- Toxic Substances Control, Dept. of

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

Starting Date: October 5, 2018

Ending Date: November 5, 2018

Signature _____



Date _____

10-01-2018

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: Gar Tootelian Inc.
 Address: 8246 S. Crawford Avenue
 City/State/Zip: Reedley, CA 93654
 Phone: (559) 638-6311

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



E201810000258

County of Fresno

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

FILED
OCT 01 2018 TIME 10:50 AM
By [Signature] FRESNO COUNTY CLERK DEPUTY
For County Clerk's Stamp

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7493 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7493 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3620 filed by **GAR TOOTELIAN INC.**, proposing to allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on an approximately 12.2-acre portion of four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7493, and take action on Classified Conditional Use Permit Application No. 3620 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. 7493 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 October 5, 2018 through November 5, 2018.

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

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

IS Application No. 7493 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

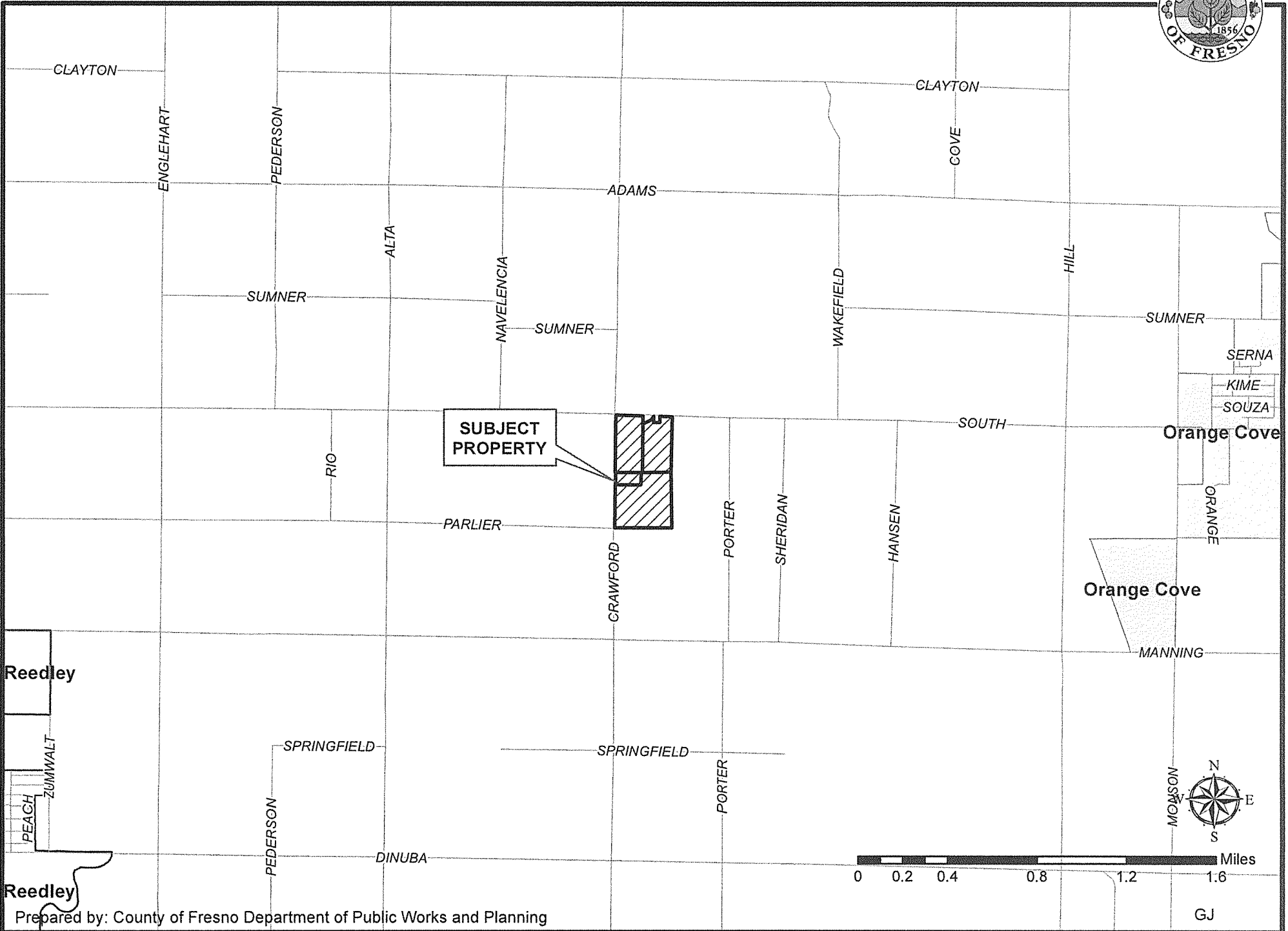
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on November 8, 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: October 5, 2018

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7493, Classified Conditional Use Permit Application No. 3620
- 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 east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60).
- 5. Project Applicant's name and address:**
Gar Tootelian Inc
8246 S. Crawford Avenue
Reedley, CA 94140
- 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 the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on an approximately 12.2-acre portion of four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in an agricultural area and is currently developed with improvements related to an existing agricultural chemical, fertilizer storage and sales facility. Surrounding land uses include cultivated land with sparse single-family residences. The site is located approximately 2.3 miles west of the City of Orange Cove.

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: 10-01-2018

Date: 9-25-18

EA:ksn
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7493 and
Classified Conditional Use Permit Application
No. 3620)

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:

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

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 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?

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

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

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

XIV. PUBLIC SERVICES

Would the project:

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

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

EA:kns
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3620\IS-CEQA\CUP 3620 IS cklist.docx

- 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?
1 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
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:

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



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Gar Tootelian Inc.

APPLICATION NOS.: Initial Study Application No. 7493; Classified Conditional Use Permit Application No. 3620

DESCRIPTION: Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on an approximately 12.2-acre portion of four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60).

I. AESTHETICS

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

FINDING: NO IMPACT:

The project site is located in an agricultural area and currently developed with improvements related to an existing agricultural chemical, fertilizer storage and sales facility. Surrounding land uses include cultivated land with sparse single-family residences. The site is not located along a designated scenic highway as defined in the County General Plan and no scenic vistas or scenic resources are located on or near the site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed improvements related to the project include storage and warehouse buildings, shade structures, restrooms, an office, a tank farm, and a ponding basin. These improvements will be located on a parcel currently developed with buildings and structures for an agricultural chemical, fertilizer sales, and storage yard. The improvements will also be located on neighboring parcels currently unfarmed and/or

planted in orchard. The proposed improvements will be similar in design, height and construction to the existing improvements on the property and would cause a less than significant impact on the visual character of the site or the surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

According to the Applicant's Operational Statement, the project will install outdoor security lighting. Additional lighting will illuminate warehouse and fertilizer loading areas. To minimize lighting impact in the area, a Mitigation Measure would require all lighting to be hooded and directed away from adjacent properties/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 project 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 (comprised of four parcels) is not under Williamson Act Land Conservation Contract. Some of the proposed improvements will be located on a 20.48-acre parcel (APN: 373-100-01) classified as Urban and Built-Up Land on the 2014 Fresno County Important Farmland Map. Others will be located on an 18.62-acre parcel (APN 373-100-60) and 4.17-acre and 36.94-acre parcels (APNs 373-100-59 & 58) classified as Farmland of Statewide Importance on the 2014 Fresno County Important Farmland Map.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not forest land or timberland. The proposed expansion to the existing agricultural chemical, fertilizer sales, and storage facility complies with current zoning on the property and would bring less than significant changes, visual or otherwise, 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 conducted a project site visit. Pursuant to the site visit, the District concluded that the proposed expansion to the existing agricultural chemical, fertilizer sales, and storage facility is only for the storage and sale of agricultural chemicals and fertilizers that are produced in the existing dry and liquid blending operation. Further, all finished products, both dry and liquid, are stored in closed containers and the applicant is not proposing any new mixing/blending equipment, which would otherwise require a stationary source permit by the District. The Air District also concluded that the subject proposal will require no permit, as the facility currently has a permit with the District (*i.e.*, Facility 10 C-9338 Gar Tootelian, Inc.). The applicant will however be required to submit an Authority to Construct (ATC) application for the existing dry and liquid fertilizer blending operations and is currently working with the District to fulfill this requirement.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the facility operations generate no unusual or obnoxious odors. Some materials stored, mixed, repackaged, and sold have inherent odors associated with them. The facility controls odor from these materials by keeping the materials in their original containers or storing bulk materials in sealed storage tanks.

The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor. The project may be subject to District Rule 4102 (Nuisance) which applies to any source operation (including odor) which may emit air contaminants 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 site is located in an agricultural area. The proposed improvements will be located on an existing pre-disturbed area of the site (identified by Assessor Parcel No. 373-100-01) currently improved with buildings/structures related to an agricultural chemical and fertilizer sales and storage facility. The improvements will also be located on three contiguous parcels, two uncultivated and one planted in orchard. These farming parcels are also pre-disturbed with the current and previous farming operations and do not provide habitat for state or federally-listed species. Further, the site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

This project was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. Neither of the agencies expressed any concerns relating to project impact on biological resources.

- 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:

As noted above, the four parcels that make the project site are either improved with the existing agricultural chemical and fertilizer sales and storage facility or pre-disturbed with current or previous farming activities. No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on the site. The project will have no impact on these resources.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not within or near an area of moderate or high archeological sensitivity. The site has undergone previous land disturbance during plantation of orchard, or construction of the existing agricultural chemical and fertilizer sales and storage facility.

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

Although the project site is not within or near an area sensitive to historical, archeological or paleontological resources, finding of a cultural resource is always a possibility. As such, a Mitigation Measure would require that in the event that cultural materials, including human remains, are unearthed during construction, all work shall be halted in the area of the find, and an archeologist called in to evaluate the findings in order to make any necessary mitigation recommendations.

* **Mitigation Measure:**

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

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

FINDING: NO IMPACT:

The project 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). No tribe expressed any concerns related to Tribal Cultural Resources (TCRs). The project will have no impact on TCR.

VI. GEOLOGY AND SOILS

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

1. Rupture of a known earthquake; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: NO IMPACT:

The project is not located within a fault zone. According to the California Department of Conservation Earthquake Fault Map, the nearest earthquake fault is many miles away to the east of the project site. The project will not create a substantial risk or

expose people or structures to earthquake rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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: 1) any additional runoff generated by the proposal to be retained on the property; 2) an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties; and 3) a Grading Permit or Voucher 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:

The project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known expansive soils. 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:

According to the Fresno County Department of Public Health, Environmental Health Division review of the proposal, the subject parcel can accommodate the sewage disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. The on-site sewage disposal system shall be installed under permit and inspection by the Department of Public Works and

Planning, Building and Safety Section. 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:

According to the Applicant's Operational Statement, the facility currently generates an estimated 2,500 gallons of recycled liquid waste annually in the form of used oil, solvents, coolants, hydraulic fluid and other such products.

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 and there is a change in Site Map. Furthermore: 1) All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CR), Title 22, Division 4.5; 2) If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit from the Health Department shall be required; and 3) A spill prevention control and countermeasure plan (SPCC) is required for above-ground petroleum storage tanks

with greater than or equal to 1320 gallons of storage capacity. These requirements will be included as Project Notes.

The project is not located within one quarter-mile of a school. The nearest school, Alta Elementary School, is approximately 1.1 miles west of the project site.

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

FINDING: NO IMPACT:

The project site has not been identified as a hazardous materials site. The Fresno County Department of Public Health, Environmental Health Division expressed no concerns related to suitability of the site for the project.

- E. Would the 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 the 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, Reedley Municipal Airport, is approximately 5.2 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 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 located in between the City of Reedley and the City of Orange Cove 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 requires the following: 1) in an effort to protect groundwater, all water wells and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; and 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. These requirements will be included as Conditions of Approval.

Per the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) review of the proposal, the facility would meet the definition of a public water system. As such, the applicant shall obtain a drinking water permit from the State Water Resources Control Board, Division of Drinking Water, prior to the getting occupancy for the use. This requirement will be included as a Condition of Approval.

Per the Central Valley Regional Water Quality Control Board review of the proposal, the project would require coverage under the NPDES General Permit for Storm Water Discharges Associated with Industrial Activities, NPDES NO. CAS000001, (2014-0057-DWQ) (Storm Water General Permit). The facility may enroll in the Storm Water General Permit or, if applicable, submit a No Discharge Technical Report with a Notice of Non-Applicability. These requirements will be included as Project Notes.

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

FINDING: NO IMPACT:

Per the Applicant's Operational Statement, the current water usage for the existing facility is 4,500 gallons per day. The project expects no additional water usage, although the current facility is approved to use up to 30,000 gallons per day. Water usage involves blending of fertilizer, landscape irrigation and restroom facilities. Water is provided by an on-site well.

The subject property is not in a water-short area. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water needs/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:

The Alta Irrigation District (AID) canal traverses through the northerly most section of the project site identified by Assessor's Parcel No. 373-100-01. The canal, at its nearest point, runs approximately 84 feet and 424 feet from the proposed office and storage buildings. Although AID expressed no concerns with the proposal, a Project Note would require that Alta Irrigation District shall be consulted prior to any ground disturbance near the canal crossing.

- 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 will be required for any grading proposed with this application, and any additional runoff generated due to site development will be retained on the property.

- 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. The Federal Emergency Management Authority (FEMA) FIRM Panel 2685H and 2705H shows that 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: NO IMPACT:

The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding because of the failure of a levee or dam.

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

FINDING: NO IMPACT:

Except for a small irrigation canal that crosses the project site, there is no large body of water on or near the site 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 an established community. The project site is approximately 2.3 miles west of the City of Orange Cove and three miles east of the City of Reedley.

- 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, which allows certain non-agricultural uses such as the proposed use by discretionary land use approval provided the use meets applicable General Plan Policies.

Regarding Policy LU-A.3, Criteria a. b. c. d., the project involves expansion of an established facility for the storage, sale and off-site application of agriculture chemicals and fertilizers authorized by a discretionary land use approval; is located on non-prime farmland (Urban and Built-Up Land and Farmland of Statewide Importance); will not increase a 4,500-gallons-per-day current water usage with no significant impact to groundwater table; and can be provided with adequate workforce from the nearby City of Orange Cove.

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

Regarding Policy PF-C.17 and Policy PF-D.6, any additional water usage by this proposal will not affect the groundwater table/surrounding land uses and the project will install a new sewage disposal system.

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

According to the Applicant's Operational Statement, the current facility does not generate unusual noise to impact the surrounding area.

Noise impacts associated with construction of the proposed improvements are expected to be short-term and less than significant. Construction noise is considered exempt from compliance with the Fresno County Noise Ordinance provided noise-generating construction activity is limited to the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday, and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

- 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 will not be affected by airport noise. The nearest airport, Reedley Municipal Airport, is approximately 5.2 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 that the project comply with the California Code of Regulations Title 24 – Fire Code and receive approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The District also requires that the property shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

2. Police protection?

FINDING: NO IMPACT:

The project will not increase police protection services.

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will have no impact on schools, parks or other public facilities.

XV. RECREATION

A. Would the project increase the use of existing neighborhood and regional parks; or

B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The project will have no impact on any existing or future parks or recreational facilities in the area.

XVI. TRANSPORTATION/TRAFFIC

A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the project will generate approximately 450 one-way daily site trips (225 round trips) by customers/vendors/employees, and 16 one-way daily site trips (8 round trips) by service and delivery vehicles.

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

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

FINDING: NO IMPACT:

The project site is approximately 5.2 miles southeast of the Reedley Municipal Airport. The project will not result in a change in air traffic patterns.

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

FINDING: NO IMPACT:

The project involves no changes to the existing roadway design within the project area nor proposes additional drive access to the site. The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns in regard to increase in traffic hazard due to the project.

- E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project would not result in inadequate emergency access. The project site will continue to utilize the two existing access drives off Crawford Avenue. Need for emergency access that may result from this proposal will be analyzed by the Fresno County Fire Protection District during Site Plan Review recommended as a Condition of Approval.

- 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: NO IMPACT:

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

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

FINDING: LESS THAN 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: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will not generate additional solid waste for local landfill. All solid waste currently is being handled and will continue to be handled through weekly trash collection service.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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; or reduce the number or

restrict the range of an endangered, rare, or threatened species. No impacts on biological resources were identified in the analysis. Impacts to cultural resources as identified in Section V. A. B. C. D. will be mitigated to a less than significant level.

- 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 Cultural Resources, which will be addressed with the Mitigation Measures discussed in Section I. D. and Section V. A. B. C. D.

- 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 less than significant impact with mitigation incorporated.

CONCLUSION/SUMMARY

Based upon the Initial Study (No. 7493) prepared for Classified Conditional Use Permit Application No. 3620, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to biological resources, mineral resources, population and housing, or recreation.

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

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

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7493
Classified Conditional Use Permit Application No. 3620**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff- Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff- Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted

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

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00			
Agency File No: IS 7493		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): Gar Tootelian Inc.			Project Title: Classified Conditional Use Permit Application No. 3620		
Project Description: Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on an approximately 12.2-acre portion of four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60).					
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7493) prepared for Classified Conditional Use Permit Application No. 3620, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, mineral resources, population and housing, or recreation. Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics and cultural resources have 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 – October 5, 2018			Review Date Deadline: November 5, 2018		
Date: October 1, 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: July 18, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
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/Tong Xiong
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Department of Interior, Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Alta Irrigation District, Attn: Chad B. Wegley
Consolidated Mosquito Abatement District, Attn: Steve Mulligan
Agricultural Commissioner, Attn: Les Wright
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robledo
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
Table Mountain Rancheria, Attn: Robert Pennell
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: Initial Study Application No. 7493; Classified Conditional Use Permit (CUP)
Application No. 3620

APPLICANT: Gar Tootelian Inc.

DUE DATE: August 1, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application(s) proposing to allow storage, sale and off site application of agriculture chemicals and fertilizers. This proposal will expand the existing facility authorized by CUP 3226

(Planning Commission Resolution and Staff Report attached) from three parcels to four parcels 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 **August 1, 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:

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: 07/11/18

CUP 3620

(Application No.)

MAILING ADDRESS: Department of Public Works and Planning, Development Services and Capital Projects 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

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:

CUP TO ALLOW STORAGE, SALE, AND OFF-SITE APPLICATION OF AG CHEMICALS AND FERTILIZERS

CEQA DOCUMENTATION: Initial Study [checked] PER [] N/A []

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

LOCATION OF PROPERTY: EAST side of S. CRAWFORD AVE. between SOUTH AVE. and MANNING AVE. Street address: 8246 S. CRAWFORD AVE.

APN: 373-100-0158,59,60 Parcel size: 80 +/- AC Section(s)-Twp/Rg: S 21 - T 15 S/R 24 E

ADDITIONAL APN(s):

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. (559) 638-6311

GAR TOOTELIAN INC. 8246 S. CRAWFORD AVE REEDLEY CA 93654

Owner (Print or Type) Address City Zip Phone

Applicant (Print or Type) Address City Zip Phone

ROBIN TANI 3885 N. WRICO AVE SANGER CA 93657 (559) 916-6243

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: robintani@comcast.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3620 Fee: \$ 4,569.00
Application Type / No.: Pre-app. Credit Fee: \$ -247.00
PER/Initial Study No.: IS 7493 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 992.00
Received By: [Signature] Invoice No.: TOTAL: \$ 9,308.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T - S/R - E

Related Application(s): CUP 3226
Zone District: AE-20
Parcel Size: 80.21 acres (Four Parcels)



Development Services Division

MAIL TO:

ROBIN TANI
3885 S. WRICO
SANGER, CA 93657

Pre-Application Review

Department of Public Works and Planning

James Environmental Planning Services
2639 Maine Ave.
Clovis, CA 93619

NUMBER: 39361-REVISED
APPLICANT: James Environmental Planning Services-ROBIN TANI
PHONE: 559-731-2270 916-6243 TANI

PROPERTY LOCATION: 373-100-01; 58; 59; & 60
APN: 373 - 100 - 01; 58; 59; & 60 ALCC: No X Yes # VIOLATION NO. N/A
CNEEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/4 MILE OF CITY: No X Yes
ZONE DISTRICT: AE-20 SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes
LOT STATUS:

Zoning: (APN#01&58) Conforms; (APN#59&60) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No, X Yes ZM# Initiated In process
Map Act: (APN#60) Lot of Rec. Map; (APN#01&58) On '72 rolls; Other (APN#59) PME#2208&2209; ()

SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No APN#58 YES APN#01; 59; & 60
FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes
PROPOSAL CUP to allow the Expansion of an Existing Fertilizer Processing Facility on a 20.48ac, 18.62ac, 4.17, & 36.94ac lot within the AE-20 Zone District.

COMMENTS: Fees for a Full Condition Use Permit Application are Required

ORD. SECTION(S): 816.3-1 BY: Ober Ramirez DATE: 4-22-17 5-15-18

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE
COMMUNITY PLAN:
REGIONAL PLAN:
SPECIFIC PLAN:
SPECIAL POLICIES:
SPHERE OF INFLUENCE:
ANNEX REFERRAL (LU-G17/MOU):

PROCEDURES AND FEES:

() JGPA: () MINOR VA:
() JAA: () HD: \$ 992.00
() JUP: \$ 4,569.00 () JAG COMM: \$ 93.00
() JRA: () ALCC:
() JVA: () IS/PER*: \$ 3,901.00
() JAT: () Viol. (35%):
() JTT: () Other:

COMMENTS:

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

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 + \$2.00 x 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.)

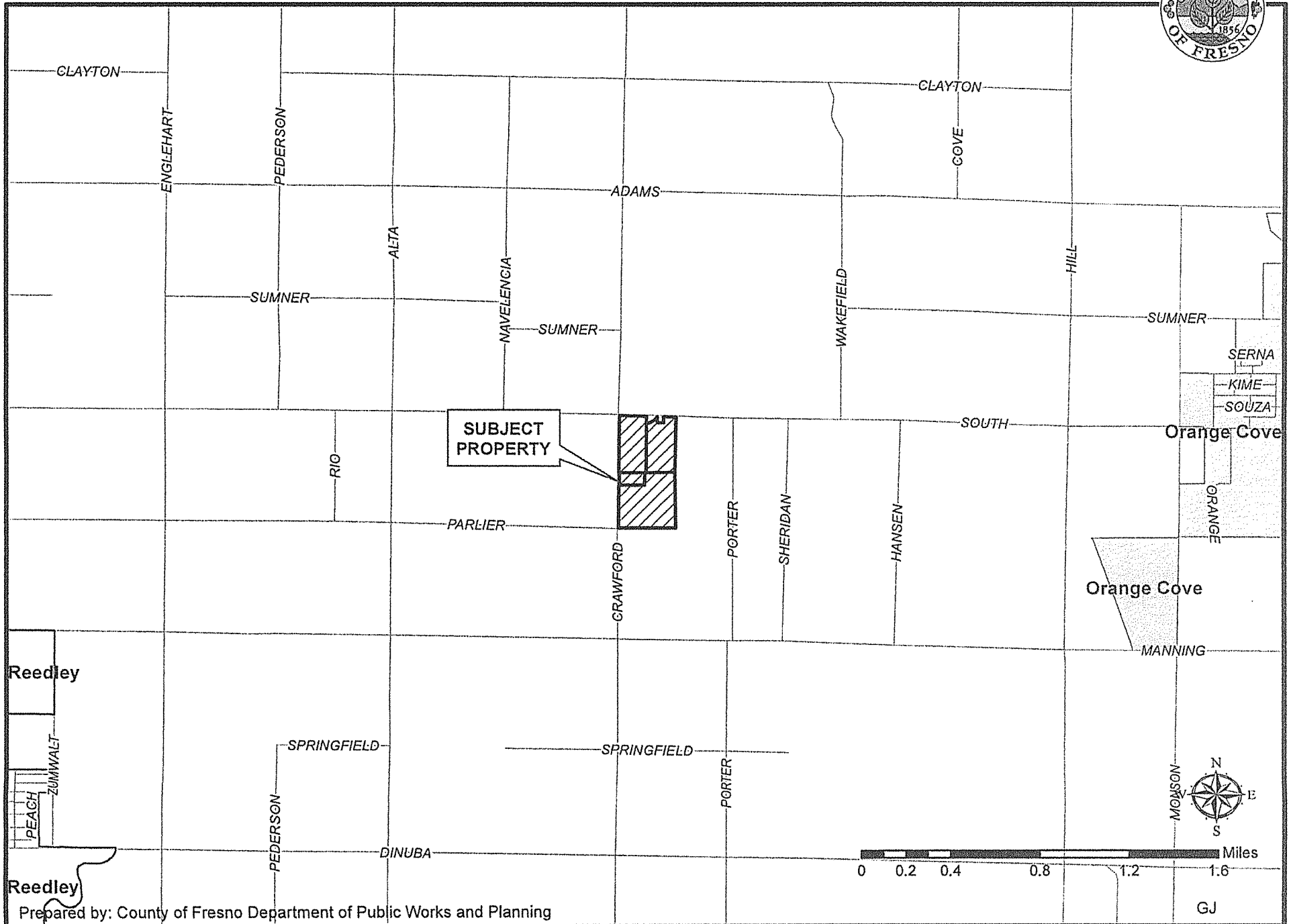
BY: EJAZ ANMAD DATE: 06-04-18
PHONE NUMBER: (559) 600-4204 06-04-18

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.

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
() ALUC or ALCC () OTHER (see reverse side)

LOCATION MAP

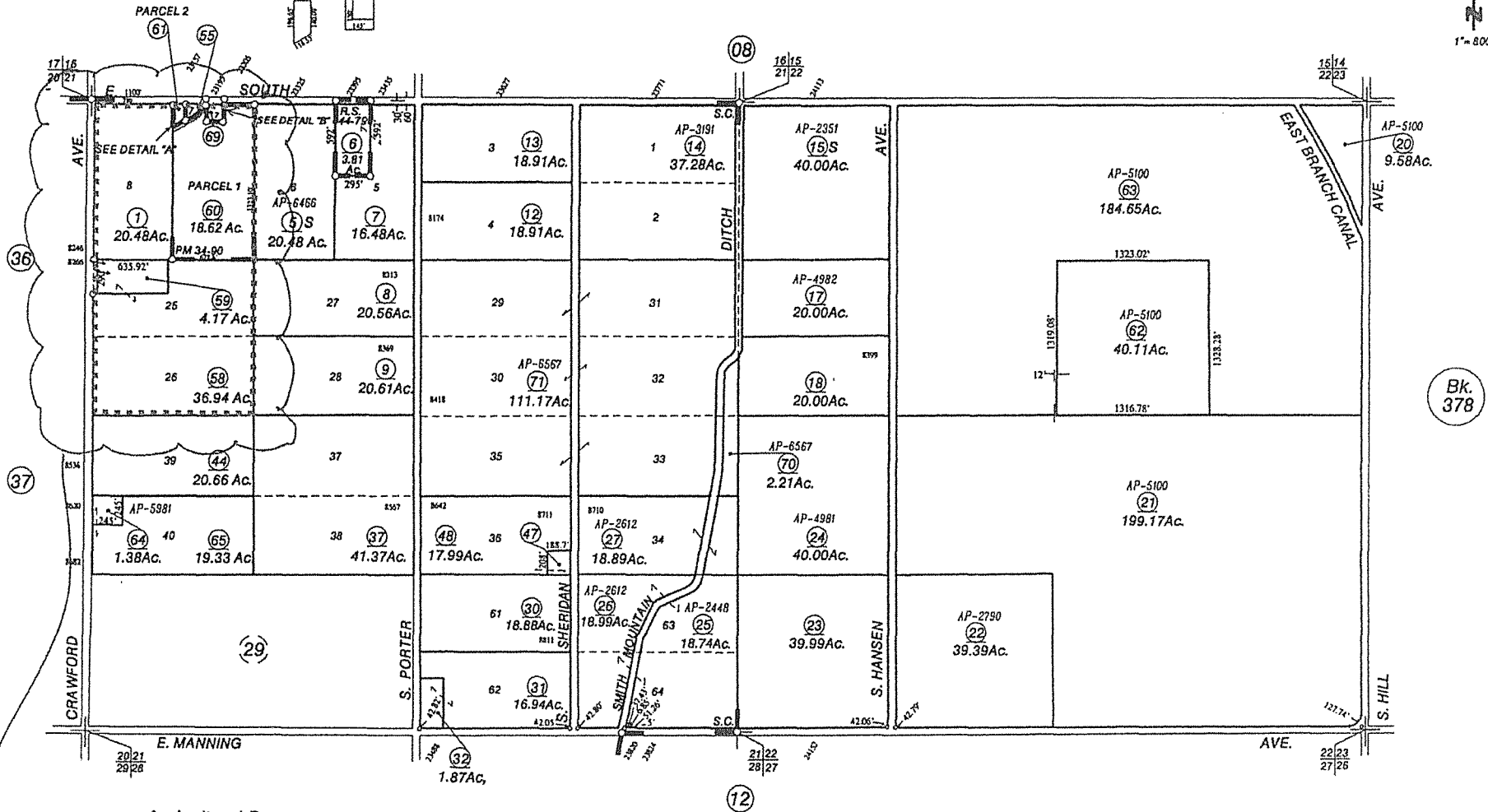
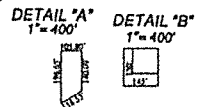


SEC.'S 21 & 22, T.15S., R.24E., M.D.B.& M.

Tax Rate Area
169-001
169-011

373-10

--- 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. 378

Agricultural Preserve
Springfield Colony - R.S. Bk.2, Pg. 30
Parcel Map No.5285, Bk. 34, Pg. 90
Record of Survey -Bk.44, Pg.79

Assessor's Map Bk.373 - Pg. 10
County of Fresno, Calif.

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

PROJECT SITE

02-28-2012 RKV

Operational Statement
for
Gar Tootelian, Inc.
8246 S. Crawford Ave.
Reedley, California 93654
(559) 638-6311

CUP3620

RECEIVED
COUNTY OF FRESNO

JUL 10 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

May 30, 2018

(Changes and Clarifications highlighted in yellow below)

Preface

Gar Tootelian Inc. (GAR) operates under CUP# 3226 Dated 4/8/2010. The current activities of GAR are the same today as in 2010 consisting of the management and operation of a:

- Farming operation;
- Farm Supply, Crop Protection and Fertilizer distributor/retailer.

However, this Operational Statement is meant to clarify land ownership, parcels included, development boundaries and capacity needs. It is also meant to add farming facilities and update crop protection/fertilizer operations development plans. It will:

- 1) Expand the existing conditional use permit to include Parcel# 373-100-01, 60;
- 2) Clarify Parcel#373-100-01,58,59,60 are all owned by Gar Tootelian, Inc.;
- 3) Expand the existing development site and boundary for GAR's conditional use permit to include approximately 48 acres (hereafter referred to as "location" and more fully shown in the attached Exhibit 1- Site Plan) of approximately 80.21 of contiguous parcels (Clarified in #2 above) located between Manning and South Avenue on Crawford Ave. in Reedley;
- 4) Allow for the construction of additional "diked" tank farm(s), tanks, warehouses, shops, offices, shade structures, communication towers, equipment storage areas, internal drive ways and fences on the "location" (more fully shown in the attached Exhibit 1- Site Plan);
- 5) Allow for increased storage of bulk fertilizer and raw insecticidal oil in new and existing "tank farms" on the "location";
- 6) Allow for the improvement, addition and expansion of needed infrastructure (well(s), tanks, "storm water" collection ponds, water purification, shade, solar panels, propane, bathrooms, containers, septic, sewer, electricity, lighting, security fencing, telecommunications, fiber optics, fire sprinklers, fire water storage, fire monitoring, PA systems, Emergency backup generators, and all other types of infrastructure needed for GAR to conduct its operation).

Nature of The Operation (No Change 2/CUP# 3226 Dated 4/8/2010 but 2/add parcel 60)

Since 1949, Gar Tootelian, Inc. (GAR) has wholesaled/retailed bulk, packaged and repackaged farm supplies and products used in farming to Central Valley growers located within 220 miles of its location. It currently operates under a conditional use permit# 3226 approved by Fresno County on April 8, 2010.

The GAR operation was started by Gar Tootelian in 1949 and continues to be family owned and operated. GAR provides services related to the sale and promotion of agricultural products and services. GAR stores and sells farm supplies such as conventional/organic crop protection products (including Ag Chemicals), conventional/organic fertilizer (both dry & liquid), seed, safety equipment, hand tools, various application equipment, sensors, tanks, trailers, tractors, irrigation supplies, irrigation products, irrigation services and other such farm related products and services. GAR conducts its business with permits and licenses issued by various Federal, State and Local governmental agencies (see Exhibit 2).

GAR owns approximately 80.21 ("Location") contiguous acres on four separate parcels (Parcel# 373-100-01, 58, 59, 60) between Manning and South Avenue on Crawford Ave.(mailing address 8246 S. Crawford Ave Reedley, CA. 93654). On this "location", it stores:

- Farm supplies (previously mentioned);
- Rolling stock, stationary tanks, field storage tanks, containers, mixing equipment and delivery vehicles used in the operation of GAR;
- Permanently affixed structures and tanks (all of which are above ground);
- Solvents, petroleum products, paints, and other products used in its shop;
- Diesel, gasoline and propane used by its trucks and forklifts;

Its day-to-day operations include, but is not limited to:

- The repair of company owned facility, equipment and vehicles;
- The setup, calibration, testing and delivery of fertilizer application equipment GAR loans/Rents to grower customers;
- The repackaging of bulk fertilizer and Crop Protection Products into buckets, jugs, totes and tanks on wheels owned by GAR;
- The mixing and packaging of fertilizer products into buckets, jugs, totes and tanks on wheels owned by GAR;
- The washing of equipment;
- The loading and unloading of company owned vehicles, commercial trucks and customer vehicles with product purchased, or stored, by GAR;
- The transportation of product sold, or stored, by GAR to grower field locations;
- And the marketing of crop protection advice to grower customers;
- Activities Related to the servicing of grower irrigation systems.
-

Operational Time Limits:

- 12 months per year.
- 7 days per week.
- Operational Hours 04:00 to 24:00
- Retail hours:
 - a. Monday through Friday 05:00 to 18:00

- b. Saturday 06:00 to 3:00 p.m.
- c. Sunday - Seasonally 06:00 to 3:00 p.m.
- Outdoor hours: 05:00 to 21:00 p.m.
- Special Activities: None.

Number of Customer/Vendor/Employee Visitors excluding GAR Delivery vehicles:

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Average per day	<225	225	225
• Maximum per day	<450	450	450

<u>Number of Employees:</u>	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
	127*	155*	155*

- Hours currently worked: 8 hours per day, plus seasonal overtime up to 6 hours.
- Currently, one employee lives on-site and acts as a caretaker. In addition, there are two occupied rental homes. This is a change since 2010 when no employees lived on-site and there were two residences that could house employee caretakers in the future.

* Of these, approximately half are "off site" salesmen and trap checkers who visit the site only occasionally and whose visits are included in the maximum per day count shown above under "Number of Customer/Vendor/Employee Visitors (excluding GAR Delivery vehicles)".

Service & Delivery Vehicles

Delivery Vehicle Type:

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Pick-ups:	3	8	8
• 2 & 3 Axle Bobtails, 18 Wheelers and Tanker trucks	18	37	37
• Service Trucks	<u>3</u>	<u>5</u>	<u>5</u>
Total	24	50	50

Round Trip Frequency:

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Daily Average:	<160	160	160
• Daily Maximum:	<300	300	300

Access to The Site

- Public road: Crawford Ave. - paved.
- All interior driveways paved with asphalt or cement.

Number Of Parking Spaces

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Employee:	125	125	125
• Public:	20	20	20
• Delivery/Service Trucks:	24	50	50

Goods Sold on "Location"

The company does some repackaging of bulk crop protection products and some fertilizer mixing on site. All purchases are transported from other locations into GAR warehouses or are directly shipped to grower(s).

Goods sold include, but are not limited to, conventional/organic crop protection products, conventional/organic fertilizer, seed, safety equipment, hand tools, various application equipment, tanks, trailers, irrigation supplies, irrigation products and other such farm related products used in conventional and organic crop production. Conventional and organic crop protection products are delivered primarily in prepackaged containers (boxes, bags, pails and drums) with a few products delivered in bulk, stored in stationary bulk containers and then repackaged into totes, drums and pails. Most conventional/organic dry/liquid fertilizer is delivered in bulk. Dry Fertilizer is then stored in "bulk" covered warehouses while "liquid" fertilizer is stored in large tanks in "diked" tank farms. Then it is repackaged into tanks/bins on wheels, boxes, bags, totes, pails and drums and delivered to grower customers. Some fertilizer and minerals arrive in pre-packaged boxes, bags, pails, totes* and drums. Both dry/liquid fertilizer is blended by GAR at the "location".

*Totes are generally reusable and stored & refilled on site. They are moved via forklift through the storage/refill process and then loaded onto trucks for delivery.

Equipment Used

Equipment used on site includes, but is not limited to:

APPROVED

- Total diked fertilizer storage to 1,000,000 Gal;
- Total diked insecticidal oil storage to 250,000 Gal;
- Total diked Herbicide storage to 72,000 Gal;
- Total diked Diesel Storage to 20,000 Gal;
- Total above ground gasoline storage of 2,500 Gal;
- Total propane above ground storage 10,000 Gal;
- Additional/replacement skip loaders, forklifts, trucks and scales.

PROPOSED

- Total diked fertilizer storage to 4,000,000 Gal;
- Total diked insecticidal oil storage to 500,000 Gal;
- Total diked Herbicide storage to 72,000 Gal;
- Total diked Diesel Storage to 20,000 Gal;
- Total above ground gasoline storage of 2,500 Gal;
- Total propane storage of above 10,000 Gal;
- Additional/replacement skip loaders, forklifts, trucks, scales.

Equipment used off site, but stored on site, includes (No Change):

- Liquid fertilizer application equipment and delivery tanks.
- Dry fertilizer application equipment and field tenders.
- Totes used to store liquid materials.

Supplies and Materials Used and Stored (No Change)

Other than mentioned above in Goods Sold, the GAR repair shop stores products it uses in the repair and maintenance of its equipment, facilities and vehicles. Included are glues, penetrating fluids, cleaners, paints, oils, coolant, hydraulic fluids and other such products. Also, GAR stores diesel, gasoline and propane used in its operation. Additionally, GAR stores up to 220 Gal. of used oil, and radiator coolant which it disposes of through a recycler.

Environmental Impact

The storage equipment, warehouses, offices and other buildings do not create an unsightly appearance. On the contrary, the facility has the look of a well maintained, prosperous operation.

There is no unusual noise generated by operation of the facilities. There is no glare produced by the facilities.

There is no unusual amount of dust generated by the facility or its daily operations. During the season, dry bulk fertilizer movement can generate some dust but this is mitigated by the unloading and loading of fertilizer within the confines of walled and roofed fertilizer warehouses. Additionally, GAR hires a commercial street sweeper to sweep the entire facility once weekly.

There are no unusual or obnoxious odors generated by the facilities operation. Some materials stored, mixed, repackaged, and sold have inherent odors associated with them (such as organic fertilizers). These are mitigated by keeping the materials in their original containers or storing bulk materials in sealed storage tanks.

Solid or Liquid Waste Production

GAR generates rinse water and solids from the washing and cleaning of equipment. The rinse water and solids are fertilizer material consisting of Nitrogen, Phosphates and Potash. Waste water is collected in 6500 Gallon stationary poly tanks, then transported to company ranches in a 1,000-gallon poly storage tank on wheels and applied as fertilizer. Solid fertilizer waste is stored in a tote and taken by truck to company owned ranches where it is applied as fertilizer; usually monthly. Upwards of 15,000 Ga. (peak) of rinse water can be accumulated monthly and is hauled off-site as needed.

Occasionally, a bag of packaged fertilizer or chemical is broken. When this happens, its sweepings and such are collected, and the product is used on company owned ranches.

Other solid waste production includes normal waste generated by the office and solid waste that consists of packaging materials; such as boxes. The cardboard, and paper is recycled in recycling containers. Other solids are disposed of in a solid waste trash container. Both are picked up weekly by an outside waste management service. Solid waste production volume is calculated to be 6 yards weekly.

GARs shop generates liquid waste in the form of used oil, solvents, coolants, hydraulic fluid and other such products. These are recycled through Evergreen Environmental,

(800) 972-5284. Presently, recycled liquid waste is estimated at 2,500 gallons annually. Previously, it was 1,000 Gallons annually.

Gar also generates tires for disposal. These are recycled through a local tire dealer, Lee's Tire Service in accordance with applicable laws.

Estimated Volume of Water Used on Average Per Day

<u>CURRENT USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
<4,500 Ga.	30,000 Ga.	30,000 Ga.

On Site Advertising

On the Crawford entrance, visible to the approaching public, there is a sign announcing the name of the company. The sign is 8 feet high (formerly 4 Ft) by 8 feet wide, mounted on posts 8 feet off the ground (formerly 6 Ft.).

Existing Buildings

Today, the company operates from a 7,600 Sq. Ft. office, a 55,000 Sq. Ft. Packaged Goods warehouse, a one-acre tank farm, and a 8,750 Sq. Ft. dry bulk fertilizer warehouse.

Ranch Operations

With this change, GAR intends to make available to its chemical/fertilizer operation all buildings, pumps and equipment (including the "quanset" type buildings) on Parcel# 373-100-01, 58, 59, & 60.

New Building and Construction

The Addition of:

- A new "diked" tank farm for up to 1,500,000 Gallons of Conventional/Organic Liquid Fertilizer storage and blending;
- Up to 1,000,000 Gallons of additional (for a total of 2,000,000 Gallons) Conventional/Organic fertilizer storage in an existing tank farm;
- Three 11,000 Sq. Ft. metal shop/warehouse buildings to replace those fire damaged;
- One 11,000 Sq. Ft. metal shop/warehouse building);
- One 55,000 Sq. Ft. metal or "tilt up" warehouse building;
- One 10,000 Sq. Ft. of office with restrooms;
- Emergency backup generators (size and number of units to be determined by GAR);

- Shade for wash, blending and other work areas (Size and number to be determined by GAR).
- Five 3,600 Sq. Ft. “quanset” type buildings erected to temporarily house company maintenance activities after a devastating fire in August 2017. In that fire, a then existing 19,000 Sq. Ft. building was burnt completely to the ground. Additionally, two other buildings, a 6,300 Sq. Ft. and 9,375 Sq. Ft., sustained considerable fire and smoke damage which necessitated demolition of all but 1,875 Sq. Ft. used primarily as an office. In total, these buildings represented nearly 33,000 Sq. Ft. of space used for equipment/vehicle maintenance, equipment fabrication and parts/product storage.

GAR plans on replacing these three buildings and their 33,000 Sq. Ft. of space with three 11,000 Sq. Ft. (approximately) shop/warehouse buildings of similar construction. Additionally, as GAR grows, it plans on adding a similar size and construction shop/warehouse building along with a 55,000 Sq. Ft. steel or “tilt up” warehouse for more chemical packaged goods storage. Additionally, as its business grows, GAR will add an additional tank farm and office building.

Gar will use the newly constructed “quanset” type buildings for its farming and Crop Protection operations.

Outdoor Lighting and Sound Amplification

Standard security lighting will be located on the property. Additional lights will illuminate warehouse and fertilizer loading areas.

The P.A. systems use is limited to business purposes only. Use is held to no more than 60, 5 second announcements daily; as approved in our CUP.

A standard outdoor Public Address (P.A.) sound amplification system now exists and will be expanded to any “addition” as long as it is pointed inward and to the south and at least approximately 700 Ft. from any neighbor;

Landscaping or Fencing

The facility is now, and will continue to be, surrounded by fencing. Except for the entrance, most of the facility is now, or will be, hidden from view by orchards. No additional landscaping is expected.

Exhibit 1

Gar Tootelian Inc. conducts its business with permits and licenses issued by various Federal, State and Local governmental agencies. These permits and licenses include a:

Issuing Agency/Type Expiration

- State of CA-Permit to Operate Liquefied Petroleum Gas Tank, Front Gate
5/12/2019
- State of CA-Permit to Operate Liquefied Petroleum Gas Tank, LPG Dispenser
1/4/2020
- State of CA-Permit to Operate Air Pressure Tank, West Tank Farm
1/3/2022
- State of CA-Permit to Operate Air Pressure Tank, Behind Shop
1/3/2022
- State of CA-Permit to Operate Air Pressure Tank, Inside Warehouse S/E Cor
1/3/2022
- State of CA-Permit to Operate Air Pressure Tank, Behind Shop
1/3/2022
- Fresno Co. Dept of Public Health, Unified Program Facility Permit
3/31/2018
- State of CA-Fertilizing Materials License
12/31/2017
- Weighmaster License
7/1/2018
- Dept of Transportation-Hazardous Materials Certificate of Registration, Exp
06/30/18
- Motor Carrier Permit
11/30/2018
- California Highway Patrol, Hazardous Materials Transportation License
10/31/2018
- County of Madera Annual Transportation Permit
12/12/2018
- County of Fresno Transportation Permit
8/26/2018
- Kings County Transportation Permit
3/2/2018
- Tulare County Transportation Permit
5/1/2018
- Kern County Transportation Permit
3/11/2018
- DPR-Pest Control Business Main License
12/31/2018

- > DPR-Pest Control Dealer-Main License
12/31/2019
- > Air Resources Board, Certificate of Reported Truck & Bus Regulation
12/31/2017

Additionally, as required by law, GAR employs Agricultural Pest Control Advisors (PCA's), also licensed by the State of California, under the auspices of the:

- > California Environmental Protection Agency
- > Department of Pesticide Regulations
- > Pest Management and Licensing Branch
- > Licensing and Certification Program



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7493

Project No(s). CUP 3620

Application Rec'd.:
07-11-18

GENERAL INFORMATION

- Property Owner: GAR TOOTELIAN INC Phone/Fax: 559-638-6311
Mailing Address: 8246 S. CRAWFORD AVE. REEDLEY, CA 93654
Street City State/Zip
- Applicant: II Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Representative: ROBIN TANI Phone/Fax: 559-916-6243
Mailing Address: 3885 N. WRICO AVE SANGER, CA 93657
Street City State/Zip
- Proposed Project: CUP TO ALLOW STORAGE, SALE, AND OFF-SITE APPLICATION OF AGRICULTURAL CHEMICALS AND FERTILIZERS
- Project Location: EAST SIDE OF S. CRAWFORD AVE. BTWN. SOUTH AVE. AND MANJING AVE.
- Project Address: 8246 S. ~~MANJING~~ CRAWFORD AVE
- Section/Township/Range: 21 T15S / R24E 8. Parcel Size: 80± AC
- Assessor's Parcel No. 373-100-01, 58, 59, & 60 OVER.....

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

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

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

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

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

13. Existing Zone District: AE-20

14. Existing General Plan Land Use Designation: AGRICULTURE

ENVIRONMENTAL INFORMATION

15. Present land use: STORAGE, SALE, OFF-SITE APPLICATION OF AG CHEMICALS/FERTILIZER
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
SEE SITE PLAN

Describe the major vegetative cover: AREAS NOT INVOLVED IN THE USE IS CITRUS ORCHARD
Any perennial or intermittent water courses? If so, show on map: NONE

Is property in a flood-prone area? Describe:

NOT FLOOD ZONE

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

North: AG
South: AG
East: AG
West: AG

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

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

19. Transportation: SEE ATTACHED OPERATIONAL STATEMENT

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

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

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: _____

20. Describe any source(s) of noise from your project that may affect the surrounding area: MINIMAL NOISE FROM ON-SITE TRAFFIC AND MOVEMENT OF EQUIPMENT

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

22. Describe the probable source(s) of air pollution from your project: LIMITED TO VEHICULAR AND EQUIPMENT TRAFFIC

23. Proposed source of water:
() private well
() community system³--name: _____ OVER.....

SEE OPERATIONAL STATEMENT

- 24. Anticipated volume of water to be used (gallons per day)²: _____
- 25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
- 26. Estimated volume of liquid waste (gallons per day)²: _____
- 27. Anticipated type(s) of liquid waste: _____
- 28. Anticipated type(s) of hazardous wastes²: _____
- 29. Anticipated volume of hazardous wastes²: _____
- 30. Proposed method of hazardous waste disposal²: _____
- 31. Anticipated type(s) of solid waste: _____
- 32. Anticipated amount of solid waste (tons or cubic yards per day): _____
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): _____
- 34. Proposed method of solid waste disposal: _____

35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE PROTECTION DISTRICT

36. Has a previous application been processed on this site? If so, list title and date: CUP 3226
APPROVED BY PC 11/6/08

37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No _____

38. If yes, are they currently in use? Yes _____ No _____

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

SIGNATURE

7/9/18
DATE

¹Refer to Development Services and Capital Projects 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

(Revised 12/1/17)

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, 2018: \$3,168.00 for an EIR; \$2,280.75 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

7/9/18

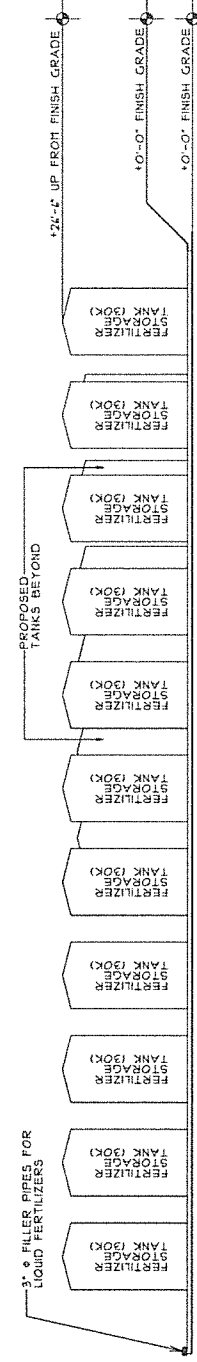
Date

PROJECT NO.	A3-7
DATE	07/20/05
DRAWN BY	CT/RS/02
CHECKED BY	
APPROVED BY	
REVISIONS	

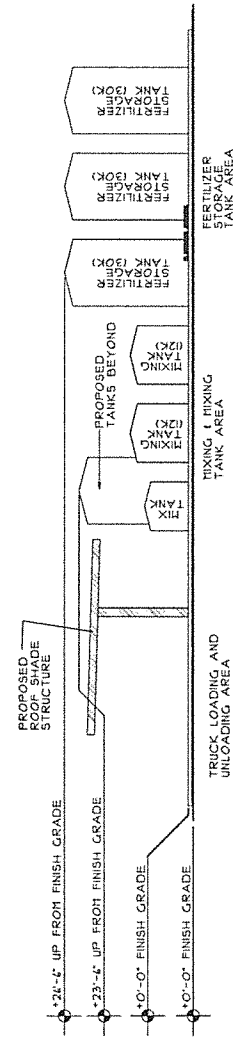
**TANK FARM
ELEVATIONS**
SCALE: 1/8" = 1'-0"

GAR TOTTELIAN, INC.
ARCHITECTS
FORNICK SCHOONES
591 WEST CANTWELL AVE SUITE 103 • FRESNO, CA 93711 • OFFICE 559.471.2359 • FAX 559.431.2074 • <http://tdcnet.com>
ASSOCIATED DESIGN AND ENGINEERING INC.

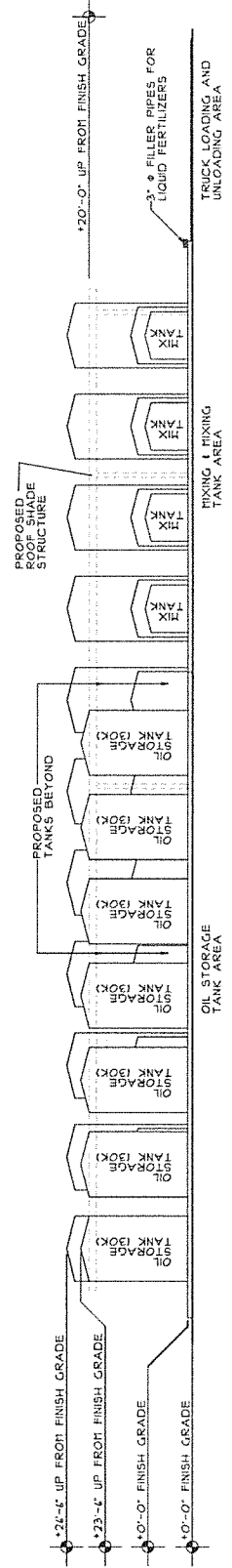
MOHAMED M. JAVOZI 559.239.9595
TERRY MCGEE 559.239.9595
JAMES QUINN 559.239.9595
PATRICIA M. HARRIS 559.239.9595



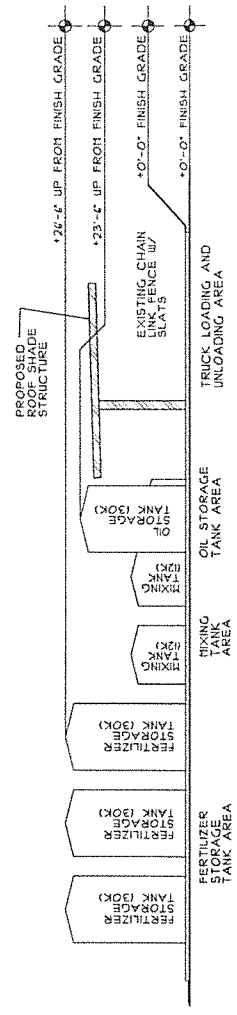
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DATE PLOTTED: 07/20/05 10:56:30 AM PROJECT: TANK FARM ELEVATIONS 05/20/05 09:21:42



Inter Office Memo

DATE: November 6, 2008
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12129 - INITIAL STUDY APPLICATION NO. 5923,
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3226

APPLICANT /

OWNER: Gar Tootelian, Inc.

REQUEST: Allow the storage, sale, and off-site application of agricultural chemicals and fertilizers on an approximately ten acre portion of three parcels totaling 61.59 acres in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District.

LOCATION: The project is located on the east side of S. Crawford Ave., between E. South Ave. and E. Manning Ave., approximately 1.9 miles west of the city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos.: 373-100-01, 58, 59).

PLANNING COMMISSION ACTION:

At its hearing of November 6, 2008, the Commission considered the Staff Report and testimony (summarized in Exhibit "A").

A motion was made by Commissioner Niswander and seconded by Commissioner Yancey to adopt the Mitigated Negative Declaration prepared for the project; adopt the recommended findings of fact in the Staff Report; and approve Classified Conditional Use Permit Application No. 3226, subject to the conditions listed in Exhibit "B".

This motion passed on the following vote:


VOTING: Yes: Commissioners Niswander, Yancey, Abrahamian, Acree,
 Gill, Goodman, Milligan

 No: None

 Absent: Commissioner Woolf

 Abstain: None

ALAN WEAVER, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Bernard Jimenez, Manager
Development Services Division

BJ:jm
G:\4360Devs&Pln\PROJSEC\PROJ\DCS\CUP\3200-3299\3226\CUP 3226_reso.doc

- NOTES:
1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
 2. The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Conditional Use Permit.

Attachments

EXHIBIT "A"

Initial Study Application No. 5923
Classified Conditional Use Permit Application No. 3226

- Staff: The Fresno County Planning Commission considered the Staff Report dated November 6, 2008, and heard a summary presentation by staff.
- Applicant: The applicant's representative concurred with the Staff Report and the recommended conditions. She described the project and offered the following information to clarify the intended use:
- The business has been operating for over 60 years.
 - The expansion will allow the business to grow and be more productive.
 - The operation is heavily regulated, and has never been cited for any violations.
 - All areas of the site will be paved in asphalt or concrete.
- Others: One other individual presented information in support of the project.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

EXHIBIT "B"

Conditions of Approval

Initial Study Application No. 5923
Classified Conditional Use Permit Application No. 3226

1. Development of the property shall be in accordance with the site plan and operational statement approved by the Commission, subject to modifications required by the Site Plan Review.
2. All conditions of previous Conditional Use Permit No. 1486 and Variance No. 2329 shall remain in full force and effect (see Exhibit 9).
3. S. Crawford Ave. is classified as a local road with 20 feet of right-of-way existing east of section line (total of 40 feet). Ten (10) feet of additional right-of-way dedication is required.
4. Prior to commencing any construction activity on the property, the applicant shall submit an application for Site Plan Review in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include but are not limited to design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage, lighting and right-of-way dedication, including but not limited to the requirements of Project Notes 6 through 15.
- *5. All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.
- *6. In the event that cultural resources are unearthed during grading or construction activity, all work shall be halted in the area of the find, and an archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are Native American, the Coroner must notify the Native American Commission within 24 hours.
- *7. Prior to issuance of any building permits, the applicant shall construct a new well to serve the proposed development. The applicant shall submit a well completion for review and acceptance by the Water-Geology-Natural Resources Section. ~~The water well contractor selected by the applicant will be required to~~ apply for and obtain a Permit to Construct a Water Well from the Fresno County

Department of Public Health, Environmental Health Division. Only those persons with a valid C-57 contractor's license may construct wells.

- *8. Prior to issuance of any building permits, the applicant shall perform analytical water quality testing and obtain a water supply permit from the California Department of Public Health, Drinking Water Program for the new well constructed to serve the development.
- *9. The applicant shall construct the stormwater retention basin in accordance with the Consolidated Mosquito Abatement District's "Criteria for Permanent Ponds." The applicant shall practice mosquito vector management approved by the District anywhere that water is allowed to stand for more than four days.
10. An asphalt concrete or concrete driveway approach 24 to 35 feet in width shall be provided.

*MITIGATION MEASURES – Measures specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER
DIRECTOR

Planning Commission Staff Report Agenda Item No. 3 November 6, 2008

SUBJECT: Initial Study Application No. 5923 and Classified
Conditional Use Permit Application No. 3226

Allow the storage, sale, and off-site application of agricultural chemicals and fertilizers on an approximately ten acre portion of three parcels totaling 61.59 acres in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District.

LOCATION: The project is located on the east side of S. Crawford Ave., between E. South Ave. and E. Manning Ave., approximately 1.9 miles west of the city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos.: 373-100-01, 58, 59).

Applicant / Owner: Gar Tootelian, Inc.

STAFF CONTACT: Jonathan Avedian, Planner
(559) 262-4325

Chris Motta, Senior Planner
(559) 262-4241

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 5923; and
- Approve Classified Conditional Use Permit Application No. 3226 with recommended conditions; and
- Direct the secretary to prepare a resolution documenting the Commission's action.

DEVELOPMENT SERVICES DIVISION

IMPACTS ON JOB CREATION:

The Commission's action may provide short-term employment opportunities during construction, and up to 100 full-time jobs once the expansion is complete.

EXHIBITS:

1. Location Map
2. Zoning Map
3. Land Use Map
4. Site Plan
5. Floor Plan and Elevations
6. Operational Statement
7. Summary of Initial Study Application No. 5923
8. Findings Necessary for Granting of a Conditional Use Permit
9. Conditions of Approval for Previously Approved Conditional Use Permit No. 1486 and Variance No. 2329

PROJECT DESCRIPTION / OPERATIONAL STATEMENT SUMMARY:

Listed below are key features of the project based on information contained in the applicant's site plan and operational statement (Exhibits 4 and 6).

Existing Improvements:

- 33 employee, 10 public and 16 delivery truck parking spaces
- Three bulk fertilizer warehouses
- Shop
- One bagged fertilizer warehouse
- 11 diked stationary fertilizer tanks from 7,000 to 22,500 gallons in size
- Four diked insecticidal oil tanks from 12,000 to 18,000 gallons in size
- Four diked stationary herbicide tanks from 2,500 to 6,500 gallons in size
- One diked 10,500 gallon diesel tank
- 250 and 1,000 gallon above ground gasoline storage tanks
- One 4,000 gallon propane tank
- Miscellaneous equipment including wash water recovery tanks, washing equipment, forklifts, skip loaders, truck scale, repair and maintenance equipment

- Two residences exist on the subject property, but are not part of the operation
- Office (to be removed)
- Wash rack (to be removed)

Proposed Improvements:

- 125 employee, 20 public and 50 delivery truck parking spaces
- 50,400 square-foot tilt-up concrete warehouse
- 40,500 square-foot warehouse (future development)
- 7,600 square-foot office
- Total diked fertilizer storage capacity of 1,000,000 gallons
- Total diked insecticidal oil storage capacity of 250,000 gallons
- Total diked herbicide storage capacity of 72,000 gallons
- Total diked diesel storage capacity of 20,000 gallons
- Total above ground gasoline storage capacity of 2,500 gallons
- Total propane storage capacity of 10,000 gallons
- Additional and replacement skip loaders, forklifts and truck scales
- Stormwater retention pond

Operational Features:

- Operations 7 days a week, year round 4:00 AM to 12:00 AM
- Retail hours:
 - Monday through Friday 5:00 AM to 6:00 PM
 - Saturday 5:00 AM to 3:00 PM
 - Sunday (seasonal) 5:00 AM to 3:00 PM
- Outdoor hours 5:00 AM to 10:00 PM
- Average of 225 daily vehicles (employee, vendors, and customers), 450 daily maximum
- Approximately 155 employees (currently 55), approximately one-half of employees are off-site sales staff
- Approximately 50 daily delivery vehicles making an average of 160 trips per day, 300 trips per day maximum (currently 16 vehicles making an average of 40 trips per day)

ENVIRONMENTAL ANALYSIS:

An Initial Study was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 7.

Notice of Intent to adopt Mitigated Negative Declaration publication date: October 17, 2008.

PUBLIC NOTICE:

Notices were sent to 33 property owners within one-quarter mile of the subject property exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Conditional Use Permit Application may be approved only if four findings specified in Zoning Ordinance Section 873-F are made by the Planning Commission (Exhibit 8).

The decision of the Planning Commission on a Conditional Use Permit is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The applicant proposes the phased expansion of an existing agricultural chemical and fertilizer sales and storage yard operating under previously-approved Conditional Use Permit No. 1486 and Variance No. 2329, concurrently approved on November 23, 1977. The Variance was approved with a condition tying it to Conditional Use Permit No. 1486. The Variance addressed a reduced side yard setback of one foot for the Bulk Fertilizer Warehouse No. 2 as labeled on the southeast portion of the Site Plan (Exhibit 4). As this building is intended to remain in its current state, the Variance will remain valid and will apply to the current application (Conditional Use Permit No. 3226) if approved. The business has been in operation since 1949, and provides services to Central Valley growers within about 220 miles of the site. The subject site consists of approximately 10 acres of land from portions of three parcels with a combined size of 61.59 acres. The remainder of the subject site is in production agriculture, with the exception of the single family residences adjacent to the existing operational and proposed expansion area.

KEY INFORMATION PERTINENT TO STAFF ANALYSIS:

- Project Location: Located on the east side of S. Crawford Ave., between E. South Ave. and E. Manning Ave., approximately 1.9 miles west of the city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos.: 373-100-01, 58, 59).
- Sphere of Influence: None

- Use of Subject Property: Existing agricultural chemical sales and storage yard, single family residences, orchard
- Surrounding Land Uses: Orchards, single family residential
- Surrounding Parcel Sizes: 0.4 acres to 20.66 acres
- Nearest Residence: 700 feet to the northwest
- General Plan Land Use Designation: Agriculture
- Zoning: AE-20 (Exclusive Agriculture, 20-acre minimum parcel size)
- Development Standards: Front: 35-foot; Rear: 20-foot; Side Yards: 20-foot
- Public Road Access: S. Crawford Ave.

ANALYSIS / DISCUSSION:

The following analysis addresses each of the required findings:

Finding 1: That the site for the proposed use is adequate in size and shape to accommodate the proposed use.

Review of the site plan did not indicate any problems related to the adequacy of the site for the intended use, and the proposal appears to meet all required setback, landscaping, parking and circulation requirements.

All proposed structures meet the required setbacks indicated above for the AE-20 Zone District. Variance No. 2329, as stated above, authorized one warehouse within the side yard setback. All other remaining structures meet the required setbacks.

As the project will result in substantial development of the subject site, including large areas of paved surfacing, a Condition of Approval has been included requiring a Site Plan Review. The Site Plan Review process will address site development details involved in the project, and will assist in addressing any issues regarding fire protection, parking, circulation, drainage and grading.

The subject site is not located within the State Responsibility Area (SRA). The Fresno County Fire Protection District has reviewed the proposal, and noted that all

development shall conform to the 2007 California Code of Regulations Title 24 – Fire Code. This is included as a project note.

An irrigation canal traverses the subject property north of the proposed development site. Alta Irrigation District, who owns and operates the canal, has reviewed the proposal and has indicated that the proposed development will not impact the operation or integrity of the canal.

Based on the above information, staff believes Finding 1 can be made with adherence to the included condition of approval and project note.

Finding 2: That the streets and highways are adequate to accommodate the traffic generated by the proposed use.

Access to the subject site is taken from S. Crawford Ave., which is classified as a local road. S. Crawford Ave. has an existing total right-of-way of 40 feet, with 20 feet east of the center line. Additional right-of-way dedication of 10 feet is needed from the west side of the parcel for a total of 30 feet of right-of-way east of the center line. This has been included as a condition of approval.

Due to the level of traffic anticipated, a traffic impact study (TIS) was prepared by Peters Engineering Group, dated June 18, 2008, and was submitted to the Department of Public Works and Planning's Design Division and Development Engineering Section.

The Design Division concurred with the conclusion of the TIS in that the project will result in the need for an all-way stop sign at the intersection of Manning and Crawford Avenues. However, it was noted that the County's policy is not to assess a pro-rata impact fee for the installation of stop signs, due to the minimal costs involved with their installation. The Road Maintenance and Operations Division of the Department of Public Works and Planning will be responsible for the installation of the stop sign when traffic levels warrant. The Development Engineering Section did not have any additional comments after reviewing the TIS. Therefore, no off-site improvements or impact fees are required from the applicant.

Based on this analysis, and the included conditions of approval, staff believes that Finding 2 can be made.

Finding 3: That the proposed use will have no adverse impact on the abutting property and surrounding neighborhood or permitted use thereof.

The subject site is in a predominantly agricultural area with large parcels and few residences. No schools were identified in the vicinity of the subject site. Surrounding land uses are agricultural in nature, with a few associated residences, the closest being approximately 700 feet northwest of the subject site.

An Initial Study was prepared for the project (see Exhibit 7). It has been determined that there would be no impacts to biological resources, mineral resources, population and housing, and recreation.

Potential impacts related to agricultural resources, geology and soils, hazards, hazardous materials, noise, public services, transportation and circulation, and utilities and service systems have been determined to be less than significant. Potential impacts to aesthetics, cultural resources, hydrologic resources relating to groundwater quality and quantity, land use and planning have been determined to be less than significant with the identified mitigation measures and compliance with the provisions of the California Regional Water Quality Control Board. Potential impacts related to air quality have been determined to be insignificant with compliance with the rules and regulations set forth by the San Joaquin Valley Air Pollution Control District.

In reference to agricultural resources, the proposed expansion will result in the loss of approximately four acres of farmland of statewide importance. The subject site is agriculturally zoned, but is not under a Williamson Act contract. The County Agriculture Commissioner expressed no concerns with the project. Although there will be a loss of productive agricultural land, the loss is not considered significant since the majority of the site is already developed, and the General Plan and Zoning Ordinance provide for these developments, with certain provisions, on agricultural land. Furthermore, the services provided and products sold by the applicant are directly for the support of farming operations in the region.

In reference to aesthetics, the development may result in the creation of new sources of light and glare in the area. As a precautionary measure, staff is requiring all new lighting to be hooded and directed as to not shine towards adjacent properties and public streets. This is included as a mitigation measure. The subject site is not located along a designated Scenic Highway, and no scenic vistas or scenic resources were identified near the project site.

In reference to air quality, the San Joaquin Valley Air Pollution Control District (Air District) has reviewed the project and has commented that the project is expected to have no significant adverse impact on air quality. The Air District noted that the project is not subject to District Rule 9510 (Indirect Source Review).

The applicant may be subject to the following District rules: Regulation VIII – Fugitive Dust Rules, to address impacts related to PM-10, 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). These are included as project notes.

Rule 2010 (Authority to Construct, Permit to Operate) requires the applicant to obtain permits from the Air District prior to construction, which eliminates the need for an Indirect Source Review. Compliance with Air District rules will reduce air quality impacts of the subject project to a less than significant level. Project notes have been included regarding these permit and compliance requirements as well as advising the applicant to contact the District's Small Business Assistance Office.

In reference to biological resources, the proposed development will be located on previously developed or disturbed land in an agricultural area. The California Department of Fish and Game has reviewed the proposal and expressed no concerns.

The proposed development of the subject site involves ground disturbance. The subject site is not located in a moderate or highly sensitive archeological resource area. However, in the event that cultural resources are unearthed during grading or construction, all work shall be halted in the area of the find and an archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition of the remains. If such remains are Native American, the Coroner must notify the Native American Commission within 24 hours. A mitigation measure reflecting this request is incorporated into the project.

The project will involve the handling of hazardous materials including fertilizers, herbicides and insecticides, and therefore there is a potential for accidental release of those materials. The project was reviewed by the Environmental Health Division of the Department of Public Health (EHD), which provided several comments regarding State and County regulations related to existing and proposed activities. Should any underground storage tanks be found on the property, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the EHD. Prior to occupancy of the proposed expansion, the applicant shall provide an Annual Update Form and/or any necessary amendments, for the Hazardous Materials Business Plan and/or the California Accidental Release Prevention (Cal-ARP) Program or the Federal Risk Management Plan (RMP). It also may be necessary for the applicant to file a statement regarding any proposed aboveground petroleum storage tank(s) with the Fresno County Department of Public Health, Environmental Health Division. All hazardous materials shall be handled in compliance with the requirements of the California Health and Safety Code, Chapter 6.5. Notes on these requirements are included. Several project notes are also included addressing precautions and regulations regarding the demolition of structures.

As stated in the applicant's operational statement, rinse water and solids generated from the washing and cleaning of equipment is collected in poly tanks for later application to company owned farmland as needed. Packaged chemicals and fertilizers that are broken and spilled are likewise cleaned up, stored, and applied as

needed to company owned farms and ranches. It should be noted, as indicated on the site plan and in the operational statement, that the bulk storage tanks will be located in a six-foot deep sunken retention basin. This design feature will help control the dispersion of any chemicals in the event of leak or catastrophic failure of those tanks.

It should be noted that the applicant operates under permits issued by several Federal, State, and Local agencies regarding the sale, handling, application and transportation of pesticides, fertilizers, and other hazardous materials. The applicant also employs Agricultural Pest Control Advisors (PCAs) licensed by the State. The Fresno County Agricultural Commissioner, who is involved with regulation of local pesticide distribution, did not express any concerns with the proposal.

The project may be subject to United States Environmental Protection Agency (EPA) Underground Injection Control (UIC) regulations. These regulations prohibit the discharge of motor vehicle fluids to on-site septic systems. All automotive fluids, and potentially contaminated wash water, must be segregated from regular sanitary waste and removed off site for proper disposal. Furthermore, the project's domestic septic system may be subject to UIC regulations pertaining to sewage disposal systems receiving fluids from 20 or more persons per day, as they are classified as injection wells. Injection wells must be registered with the EPA Region 9 Ground Water Office. Compliance with UIC regulations and design criteria will be addressed during the Site Plan Review, building plan check, and permitting processes. Notes on these requirements are included.

The project was reviewed by the County of Fresno Fire Department, who indicated no concern with the project. The applicant shall comply with the 2007 California Code of Regulations Title 24 – Fire Code, which is included as a project note. Compliance with these requirements, along with further review by the Fire Department, will occur as part of the mandatory Site Plan Review process. With adherence to the Fire Code, the proposed project is not anticipated to have a significant impact on susceptibility to loss of life or property due to fires.

In reference to groundwater quality, the Regional Water Quality Control Board (RWQCB) has reviewed the project, and did not express any specific areas of concern in regards to impacts to ground water quality. The RWQCB did, however, note that the applicant shall comply with all requirements of the National Pollution Discharge Elimination System, including the preparation of a Storm Water Pollution Prevention Plan. Additional permitting requirements will apply if the development will result in construction dewatering discharges.

Although no navigable waters or wetlands were identified on the subject site, if any are found, the applicant shall obtain a Section 401 Water Quality Certification from the RWQCB, as well as a Section 404 permit from the U.S. Army Corps of

Engineers, prior to construction. Project notes are included in the staff report.

The Fresno County Geologist has reviewed the proposal, and has indicated that other wells in the area yield 50 gpm to 350 gpm, and that the subject site is not in a designated water-short area. The maximum estimated water usage is 20 gpm. In order to verify adequate water supply for the project from the proposed well, prior to issuance of building permits, the applicant shall submit a well completion report for review and acceptance by the Water-Geology-Natural Resources Section. This is included as a mitigation measure.

The California Department of Public Health, Drinking Water Program (DWP) has indicated that the proposed development's water supply will be classified as a nontransient noncommunity water system, and will be subject to State permitting and monitoring requirements. The applicant is proposing a new well to serve the development. In order to ensure that adequate safe drinking water is available to the proposed expansion, the new well must be constructed, permitted and approved for a nontransient noncommunity water system prior to issuance of any building permits. This is included as a mitigation measure.

The proposed stormwater retention basin is a potential breeding habitat for mosquitoes. In order to minimize any mosquito vector problems, the applicant shall construct the stormwater retention basin in accordance with the Consolidated Mosquito Abatement District's "Criteria for Permanent Ponds," which addresses design related to slope, depth, vegetation management, and access to the perimeter of the pond, in addition to other aspects to minimize the potential breeding habitat for mosquitoes. Additionally, the applicant shall practice mosquito vector management approved by the District anywhere that water is allowed to stand for more than four days, such as the stormwater retention pond. Although the District did not cite specific concerns with this project, the District has previously noted that compliance will mitigate the potential of the pond to produce large numbers of mosquitoes and enable District personnel to effectively treat the site for any mosquito breeding that may occur.

In reference to noise, the proposed use is not anticipated to create substantial temporary or periodic increases in ambient noise levels. The proposed use would require mandatory adherence with standard construction practices contained in the Building and Grading Sections of the County Ordinance Code and County building permit requirements. Temporary increases in noise levels due to construction activities are not expected to be significant.

The operation currently uses, and will continue to use after the expansion, an outdoor amplified public address (P.A.) system. The applicant has noted that the nearest off-site residence is approximately 700 feet northwest of and behind the P.A. speaker. The Environmental Health Division of the Department of Public Health reviewed the project and noted that the applicant shall comply with the Noise

Element of the Fresno County General Plan and the Fresno County Noise Ordinance. A project note will be included in the staff report noting these requirements. With adherence to the Noise Ordinance and distances involved, the use of the outdoor P.A. system should not have any significant impacts to nearby residences.

With adherence to the recommended mitigation measures, conditions of approval, and project notes, staff believes that Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan.

The subject site is designated Agriculture in the General Plan and is zoned AE-20. Policy LU-A.3 of the Agricultural and Land Use Element of the General Plan allows for certain agriculturally related and non-agricultural uses in areas designated Agriculture subject to a special permit, provided the following criteria can be met:

- a. *The use shall provide a needed service to the surrounding agricultural area, which cannot be provided more efficiently within urban centers, or requires location in a non-urban area because of unusual site requirements or operational characteristics.*
- b. *The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.*
- c. *The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter mile radius.*
- d. *A probable workforce should be located nearby or be readily available.*

In reference to “a” and “b”, the existing operation, as well as the proposed expansion, primarily serve the agricultural community by providing agricultural chemicals and fertilizers to area growers. Although the expansion will result in the loss of approximately four acres of productive agricultural land designated as farmland of statewide importance, a significant portion of the subject site has already been developed. Therefore, the incremental loss of productive land is not considered significant. The remainder of the subject is currently and will remain in agricultural production. The Fresno County Agricultural Commissioner expressed no concerns with the project. Based on the nature of the operation, staff believes that the proposal is consistent with these criteria.

In reference to “c” as well as General Plan Policy PF-C.17, the County Water, Geology and Natural Resources Unit has reviewed the application and did not express any significant concerns regarding groundwater supply. As noted in Finding 3 above, a mitigation measure is included requiring the applicant to install the

proposed well under permit and have the well accepted by the County prior to issuance of building permits. Furthermore, as noted in Finding 3 above, any potential impacts to surrounding properties within at least one-quarter mile have been reduced to less than significant levels with the incorporated mitigation measures, conditions of approval, and requirements listed as project notes. Additionally, the closest residence to the subject site is located approximately 700 feet to the northwest. The nature of the operation is for the use and benefit of surrounding farming operations. Staff therefore believes that criteria "c" has been met by the proposal.

In reference to "d", the workforce for the expanded positions will be located in the nearby communities of Reedley and Orange Cove, as well as other nearby communities.

The General Plan also addresses economic development throughout the County, and encourages job growth and a reduction in unemployment through the enhancement and diversification of its economic base. Additionally, the subject site is located in the Housing and Urban Development (HUD) Rural Urban Renewal area, the Orange Cove Rural Renewal Community, and the Fresno County Regional Enterprise Zone. The proposed expansion will provide employment for approximately 100 additional employees. As mentioned above, the workforce will be located in the nearby communities of Reedley, Parlier, and several other nearby communities, thus increasing the employment base on the east side of Fresno County.

The subject property is not under Williamson Act contract. No concerns were raised with regards to Airport Land Use issues, as the subject site is not within a clear zone or airport noise contour. The proposed expansion does not appear to conflict with the Agriculture and Land Use Element or any other General Plan policies.

Based on this analysis, staff believes the proposal adheres to the criteria identified in the General Plan. Therefore, Finding 4 can be made.

CONCLUSION:

Staff believes the required findings can be made for Classified Conditional Use Permit Application No. 3226 based on the factors cited in the analysis and the recommended mitigation measures, conditions of approval and notes regarding mandatory requirements. Therefore, staff recommends adoption of the Mitigated Negative Declaration prepared for this project and approval of Classified Conditional Use Permit Application No. 3226, subject to the recommended conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (approval action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 5923; and
- Determine that the required findings can be made and approve Classified Conditional Use Permit Application No. 3226, subject to mitigation measures, conditions of approval and notes listed below; and
- Direct the secretary to prepare a resolution documenting the Commission's action.

Alternative Motion (denial action)

- Determine that the required findings cannot be made [state which finding(s) and reason(s)] and move to deny Classified Conditional Use Permit Application No. 3226; and
- Direct the secretary to prepare a resolution documenting the Commission's action.

Recommended Conditions of Approval:

1. Development of the property shall be in accordance with the site plan and operational statement approved by the Commission, subject to modifications required by the Site Plan Review.
2. All conditions of previous Conditional Use Permit No. 1486 and Variance No. 2329 shall remain in full force and effect (see Exhibit 9).
3. S. Crawford Ave. is classified as a local road with 20 feet of right-of-way existing east of section line (total of 40 feet). Ten (10) feet of additional right-of-way dedication is required.
4. Prior to commencing any construction activity on the property, the applicant shall submit an application for Site Plan Review in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include but are not limited to design of parking and circulation areas, access, on site grading and drainage, fire protection, landscaping, signage, lighting and right-of-way dedication, including but not limited to the requirements of Project Notes 6 through 15.

- *5. All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.
- *6. In the event that cultural resources are unearthed during grading or construction activity, all work shall be halted in the area of the find, and an archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are Native American, the Coroner must notify the Native American Commission within 24 hours.
- *7. Prior to issuance of any building permits, the applicant shall construct a new well to serve the proposed development. The applicant shall submit a well completion for review and acceptance by the Water-Geology-Natural Resources Section. The water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Public Health, Environmental Health Division. Only those persons with a valid C-57 contractor's license may construct wells.
- *8. Prior to issuance of any building permits, the applicant shall perform analytical water quality testing and obtain a water supply permit from the California Department of Public Health, Drinking Water Program for the new well constructed to serve the development.
- *9. The applicant shall construct the stormwater retention basin in accordance with the Consolidated Mosquito Abatement District's "Criteria for Permanent Ponds." The applicant shall practice mosquito vector management approved by the District anywhere that water is allowed to stand for more than four days.
- 10. An asphalt concrete or concrete driveway approach 24 to 35 feet in width shall be provided.

*MITIGATION MEASURES – Measures specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.

NOTES:

The following notes reference various mandatory requirements of Fresno County or other agencies and are provided as information to the project applicant:

1. This permit shall become void unless there has been substantial development within two years of the effective date of this approval.
2. Should the cafeteria mentioned in the Initial Study Application provide food for sale to the public the following comments will be applicable to the project:
 - a. Prior to issuance of building permits, the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Community Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 445-3392 for more information.
 - b. Prior to operation, the applicant shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Community Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 445-3392 for more information.
3. Prior to occupancy of the facility expansion/relocation, the applicant shall provide an Annual Update Form and/or any necessary amendments, for the Hazardous Materials Business Plan and/or the California Accidental Release Prevention (Cal-ARP) Program or the Federal Risk Management Plan (RMP) on file with the Fresno County Department of Community Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 445-3271 for more information.
4. All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5. This chapter discusses proper labeling, storage and handling of hazardous wastes.
5. The following comments pertain to the demolition of the existing structures:
 - a. Should any of these structures have an active rodent or insect infestation, then the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
 - b. In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
 - c. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
 - d. If lead based paints are suspected to have been used in these structures, then the contractor hired to demolish the existing structures should contact the following agencies for possible new regulations regarding their removal:

- San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302 for more information.
- e. Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.
 - f. Should any underground storage tank(s) be found on the premises, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Community Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 445-3271 for more information.
6. The applicant shall adhere to all United States Environmental Protection Agency (EPA) Underground Injection Control (UIC) regulations, including those related to on-site disposal of automotive fluids. Furthermore, the project's domestic septic system may be subject to UIC regulations pertaining to sewage disposal systems receiving fluids from 20 or more persons per day, as they are classified as injection wells. Injection wells must be registered with the EPA Region 9 Ground Water Office.
 7. The applicant shall comply with all requirements of the National Pollution Discharge Elimination System (NPDES), including the preparation of a Storm Water Pollution Prevention Plan. Evidence from the California Regional Water Quality Control Board indicating compliance with all relevant regulations and permits shall be submitted prior to issuance of building permits.
 8. If any navigable waters or wetlands are identified on the subject site, the applicant shall obtain a Section 401 Water Quality Certification from the RWQCB, as well as a Section 404 permit from the U.S. Army Corps of Engineers, prior to construction.
 9. The applicant shall comply with the 2007 California Code of Regulations Title 24 – Fire Code.
 10. An Encroachment Permit will be required from the Road Maintenance and Operations Division for any work done in the County right-of-way such as the construction or improvement of access driveways.
 11. The applicant may be subject to the following Air District rules: Regulation VIII – Fugitive Dust Rules, to address impacts related to PM-10, 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).
12. Air District Rule 2010 (Authority to Construct, Permit to Operate) requires the applicant to obtain permits from the Air District prior to construction, which eliminates the need for an Indirect Source Review.
 13. An engineered grading and drainage plan is required to show how additional storm water runoff generated by the project will be handled without adversely impacting adjacent properties. Additional runoff generated by this facility shall be retained on the property.
 14. The proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site, and shall not swing outward.
 15. All parking and circulation areas not concrete or asphalt concrete shall be treated with a dust palliative.
 16. The use of the outdoor public address system shall comply with the Noise Element of the Fresno County General Plan and Fresno County Noise Ordinance with regards to sound levels, frequency and hours of use.

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LOCATION MAP



LINCOLN

CLAYTON

ADAMS

SUMNER

SOUTH

SUBJECT PROPERTY

PARLIER

ORANGE COVE

EXHIBIT 1

BUTTONWILLOW

ENGLEHART

ALTA

CRAWFORD

MANNING

PORTER

SHERIDAN

HANSEN

HILL

SPRINGFIELD

REEDLEY

PEDERSON

DINUBA

MONSON

ANCHOR



Exhibit 1 - Page 1

CUP 3226, IS 5923
STR: 21 - 15/24

EXISTING ZONING MAP

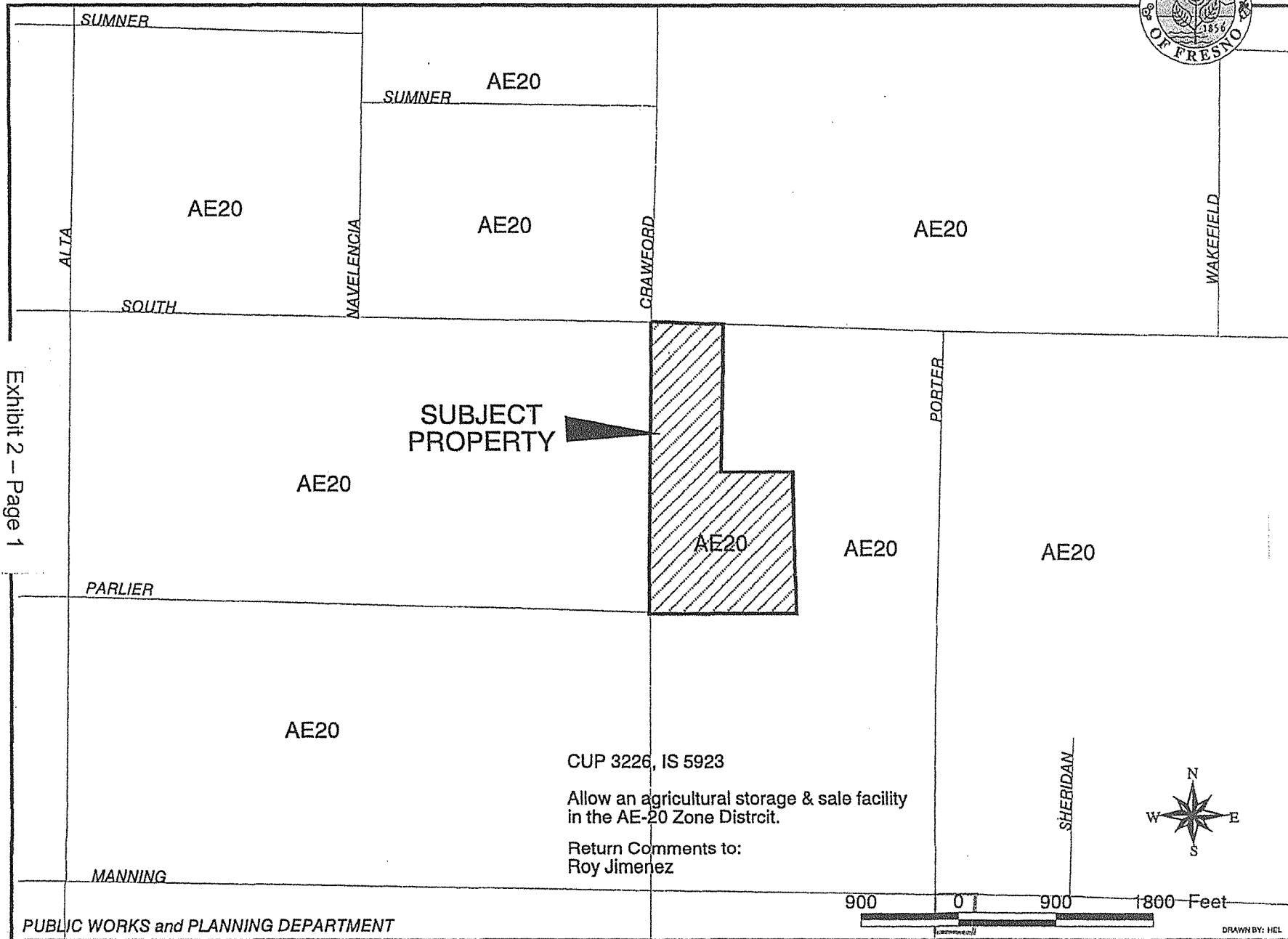


Exhibit 2 - Page 1

EXHIBIT 2

CUP 3226, IS 5923

Allow an agricultural storage & sale facility
in the AE-20 Zone District.

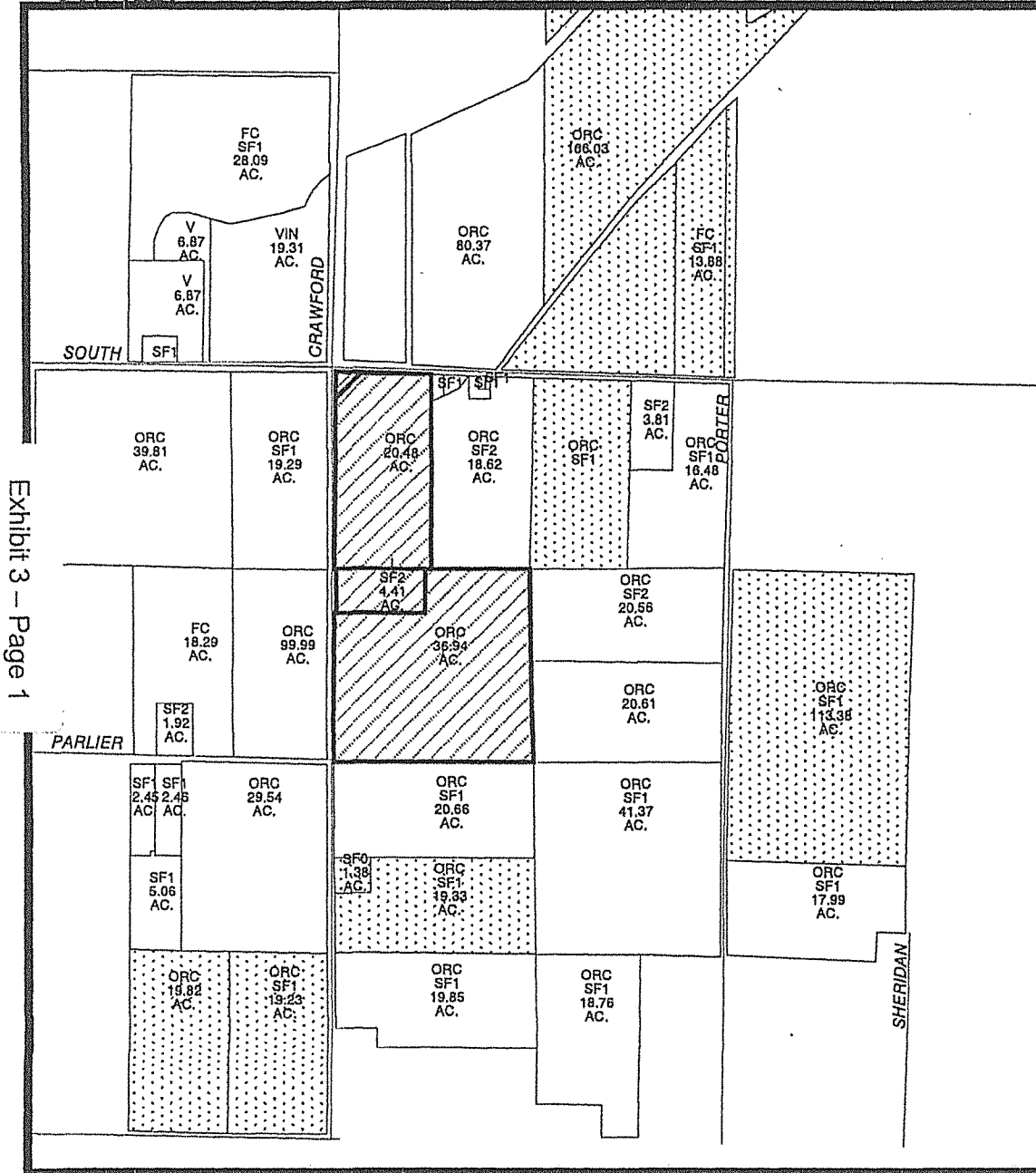
Return Comments to:
Roy Jimenez

900 0 900 1800 Feet



PUBLIC WORKS and PLANNING DEPARTMENT

DRAWN BY: HCL

EXISTING LAND USE MAP



Legend	
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

 Subject Property
 Ag Contract Land

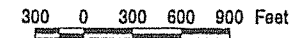
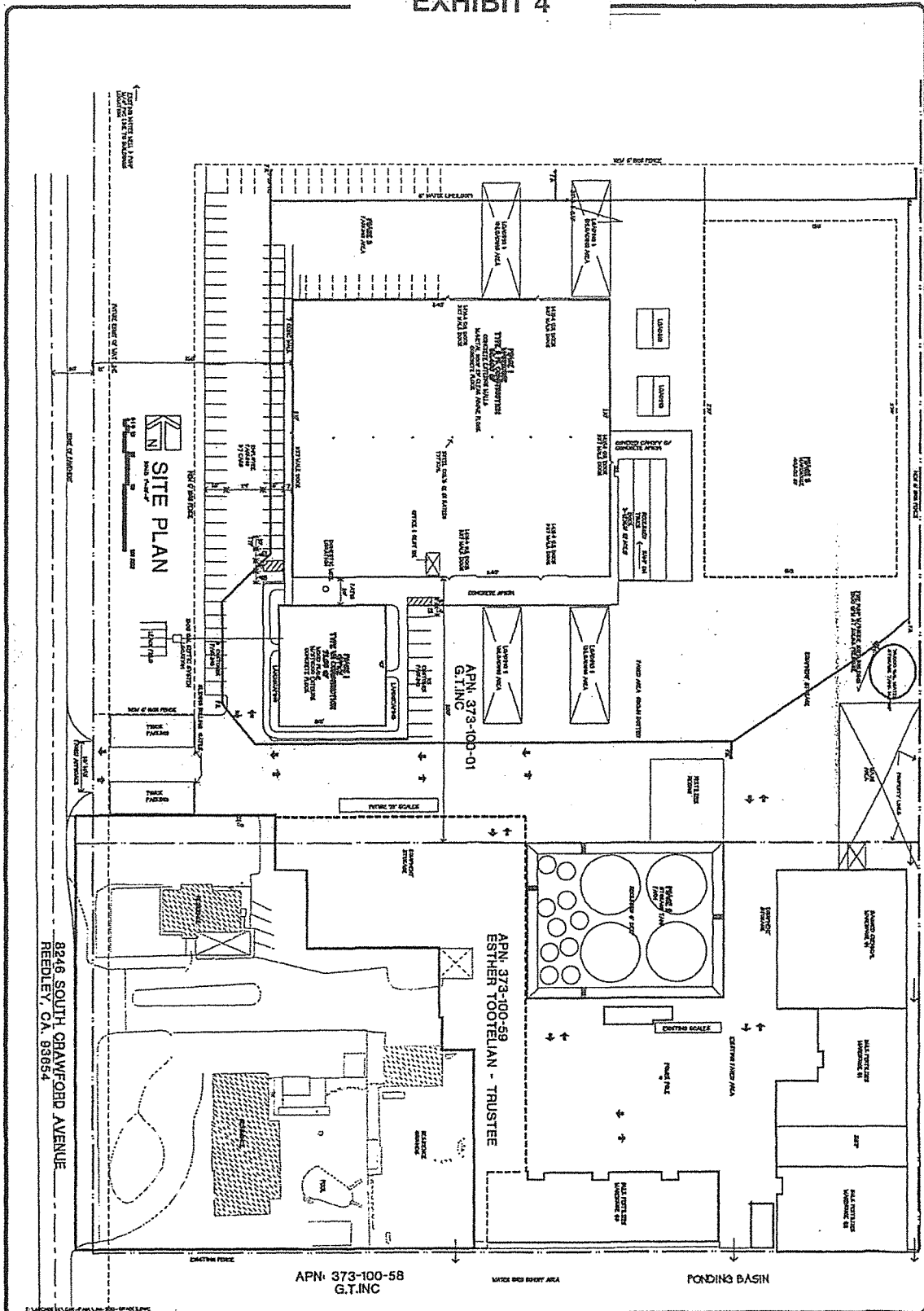


Exhibit 3 - Page 1

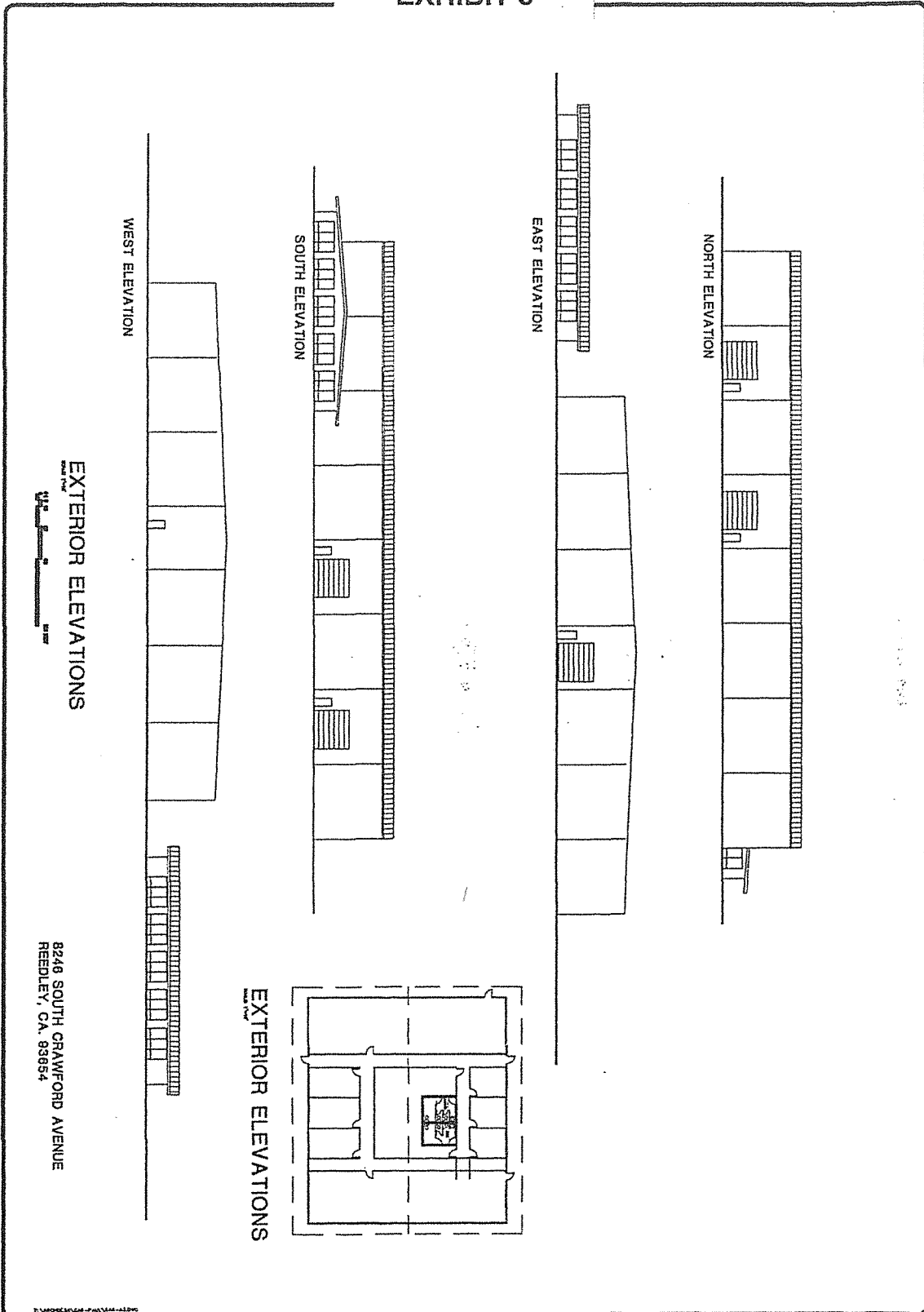
EXHIBIT 3

EXHIBIT 4



		<p>GAR TOOTELIAN INC 8246 SOUTH CRAWFORD AVENUE REEDLEY, CA. 93654</p>	<p>LEE GAGE & ASSOCIATES, INC. 2828 S. Highway 107, Reedley, California 93711 Phone (509) 238-2222</p>
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EXHIBIT 5



A3



GAR TOOTELIAN INC
 8246 SOUTH CRAWFORD AVENUE
 REEDLEY, CA. 93654

LEE GAGE & ASSOCIATES, INC.
 Architecture - Engineering - Planning
 2436 N. Highway 90/91 107 Fresno, California 93711 phone (559) 436-2222

EXHIBIT 6

Operational Statement

For

Gar Tootelian, Inc.

8246 S. Crawford Ave.

Reedley, California 93654

November 16, 2007

Preface

Gar Tootelian Inc. (GAR) has prepared this Operational Statement with the intent to:

- 1) Fully explain and update the conditional use permit by which GAR operates from its current rented location on Parcel# 373-100-59 owned by the Garabed S. Tootelian Family Joint Trust: hereafter referred to as the "rented location"
- 2) Allow for the demolition of existing company offices on the "rented location";
- 3) Allow for the demolition of an existing warehouse on the "rented location";
- 4) Allow for the demolition and relocation, expansion of the company tank farm on the "rented location";
- 5) Expand the updated conditional use permit activities to include Parcel# 373-100-01 which GAR owns directly adjacent, and to the North, of the leased facility: hereafter referred to as the "addition to the North";
- 6) Allow for the building of up to two warehouses and an office on the "addition to the North" (as depicted on attached site plan);
- 7) Allow for the demolition of GARs existing fertilizer mixing facility on the "rented location" and its relocation, and updating, to the "addition to the North";
- 8) Allow for the demolition of GARs existing equipment wash rack on the "addition to the North" to another site also on the "addition to the North";
- 9) Allow for the relocation of GARs facility entrance, overnight off-road truck parking and the signage location to the "addition to the North";
- 10) Expand the updated conditional use permit to include the digging of a "rain Water storage pond" on Parcel# 373-100-58 which GAR owns directly adjacent, and to the South, of the leased facility: hereafter referred to as "water storage to the South", for storage of rainwater runoff from the "rented location" and "addition to the North";
- 11) Allow for the fencing of the entire facility now located on three separate parcels adjacent to each other.

SEE "EXHIBIT 3" – GOOGLE EARTH SITE MAP

Nature Of The Operation

Since 1949, Gar Tootelian, Inc. (GAR) has wholesaled bulk, packaged and repackaged farm supplies to Central Valley growers located within 220 miles of its location. It currently operates under a conditional use permit# 1486 issued by Fresno County and accepted August 17, 1977 (Exhibit 1). The site and its proposed expansion are in a *Housing and Urban Development (HUD) Rural Urban Renewal area, the Orange Cove Rural Renewal Community and Fresno County Regional Enterprise Zone*

HUD's internet site is described as a program that "creates an environment that enables distressed urban and rural communities to have hope for the future through economic and social renewal". It also went on to say that "when private industry flourishes in these communities, it directly, and positively, impacts peoples' lives". GAR has been a long-time contributor and business leader in this area.

The GAR operation was started by Gar Tootelian in 1949 and continues to be family operated. GAR stores and sells farm supplies such as conventional/organic crop protection products (including Ag Chemicals), fertilizer (both dry & Liquid), seed, safety equipment, hand tools, various application equipment, tanks, trailers, irrigation supplies, irrigation products and other such farm related products. GAR conducts its business with permits and licenses issued by various Federal, State and Local governmental agencies (see Exhibit 2).

GAR's leases approximately a 3.65 acre parcel located on the East side of Crawford Avenue between Manning and South Avenues at 8246 S. Crawford Ave Reedley, CA. from a company stockholder. On this property, it stores:

- Farm supplies (previously mentioned);
- Rolling stock, stationary tanks, field storage tanks, mixing equipment and delivery vehicles used in the operation of GAR;
- Permanently affixed structures and tanks (all of which are above ground);
- Solvents, petroleum products, paints, and other products used in its shop;
- Diesel, gasoline and propane used by its trucks and forklifts;

Its day-to-day operations include, but is not limited to:

- The repair of company owned facility, equipment and vehicles;
- The set up, calibration, testing and delivery of fertilizer application equipment GAR loans to grower customers;
- The repackaging of bulk fertilizer and Crop Protection Products into buckets, jugs, totes and tanks on wheels owned by GAR;
- The mixing and packaging of fertilizer products into buckets, jugs, totes and tanks on wheels owned by GAR;
- The washing of equipment;
- The loading and unloading of company owned vehicles, commercial trucks and

- The transportation of product sold, or stored, by GAR to grower field locations;
- And the marketing of crop protection advice to grower customers.

Operational Time Limits:

12 months per year.	
7 days per week.	
Operational Hours	04:00 a.m. to Mid-Night
Retail hours:	
Monday through Friday	05:00 a.m. to 6:00 p.m.
Saturday	05:00 a.m. to 3:00 p.m.
Sunday - Seasonally	05:00 a.m. to 3:00 p.m.
Outdoor hours:	05:00 a.m. to 10:00 p.m.
Special Activities:	None.

Number of Customer/Vendor/Employee Visitors (excluding GAR Delivery vehicles)

	<u>Now</u>	<u>Future</u>
Average per day:	75	225
Maximum per day:	150	450

Number Of Employees

<u>Now</u>	<u>Future</u>
55*	155*

* Of these, approximately half are "off site" salesmen and trap checkers who visit the site only occasionally and whose visits are included in the maximum per day count shown above under "Number of Customer/Vendor/Employee Visitors (excluding GAR Delivery vehicles)".

- Hours they work: 8 hours per day, plus seasonal overtime up to 6 hours.
- No employees currently live "onsite". However, there are two residences "on the leased site" that could house employee caretakers in the future.

Service And Delivery Vehicles

	<u>Now</u>	<u>Future</u>
Number Owned:	16	50
<u>Delivery Vehicle Type:</u>		
Pick-ups	3	8
Two Axle Bobtails	12	37
Service Truck	1	5
<u>Round Trip Frequency:</u>		
Daily Average:	40	160
Daily Maximum:	75	300

Access To The Site

Public road: Crawford Ave. - paved.
 All interior areas paved with asphalt or cement.

<u>Number Of Parking Spaces</u>	<u>Now</u>	<u>Future</u>
Employee:	33	125
Public:	10	20
Delivery/Service Trucks:	16	50

Goods Sold On Site

The company does some repackaging of bulk Crop protection products and some fertilizer mixing on site. All purchases are transported from other locations into GAR warehouses or are directly shipped to grower(s).

Goods sold include, but are not limited to, conventional/organic crop protection products, fertilizer, seed, safety equipment, hand tools, various application equipment, tanks, trailers, irrigation supplies, irrigation products and other such farm related products used in conventional and organic crop production. Conventional and organic crop protection products are delivered primarily in prepackaged containers (boxes, bags, pails and drums) with a few products delivered in bulk, stored in stationary bulk containers and then repackaged into totes, drums and pails. Most fertilizer is delivered in bulk. Then it is stored in "bulk" covered warehouses and "tank farms". Then it is repackaged into tanks/bins on wheels, boxes, bags, totes*, pails and drums and delivered to grower customers. Some fertilizer and minerals arrive in pre-packaged boxes, bags, pails, totes and drums.

* Totes are generally reusable and stored & refilled on site. They are moved via forklift through the storage/refilling process and then loaded onto trucks for delivery.

Equipment Used

Equipment used on site includes, but is not limited to:

<u>CURRENTLY</u>	<u>FUTURE</u>
<ul style="list-style-type: none"> • 11 – Diked, stationary fertilizer tanks from 7,000 to 22,500 Gal; • 4 – Diked, stationary Insecticidal Oil tanks from 12,000 to 18,000 Gal; • 4 – Diked, stationary Herbicide tanks from 2,500 to 6,500 Gal; • 1 – Diked, 10,500 Gal. Diesel tank; • 2 – Above ground gasoline tanks of 250 Gal and 1000 Ga.; • 1 – 4,000 Gal above ground, propane tank; • Miscellaneous equipment includes wash water recovery tanks, washing equipment, forklifts, 2- skip loaders, a truck scale, and equipment for repair and maintenance activities. 	<ul style="list-style-type: none"> • Total diked fertilizer storage to 1,000,000 Gal.; • Total diked insecticidal oil storage to 250,000 Gal.; • Total diked Herbicide storage to 72,000 Gal.; • Total diked Diesel Storage to 20,000 Gal.; • Total above ground gasoline storage of 2,500 Gal.; • Total propane storage of 10,000 Gal.; • Additional and replacement skip loaders, forklifts and truck scales are anticipated. Also, the wash rack will need relocation onto the "addition".

Equipment used off site, but stored on site, includes:

- Liquid fertilizer application equipment and delivery tanks.
- Dry fertilizer application equipment and field tenders.
- Totes used to store liquid materials.

Supplies and Materials Used and Stored

Other than mentioned above in Goods Sold, the GAR repair shop stores products it uses in the repair and maintenance of its equipment, facilities and vehicles. Included are glues, penetrating fluids, cleaners, paints, oils, coolant, hydraulic fluids and other such products. Also, GAR stores diesel, gasoline and propane used in its operation. Additionally, GAR stores up to 220 Gal. of used oil and radiator coolant which it disposes of through a recycler.

Environmental Impact

The storage equipment, warehouses, offices and other buildings do not create an unsightly appearance. On the contrary, the facility has the look of a well maintained, prosperous operation.

There is no unusual noise generated by operation of the facilities. There is no glare produced by the facilities.

There is no unusual amount of dust generated by the facility or its daily operations. During the season, dry bulk fertilizer movement can generate some dust but this is mitigated by the unloading and loading of fertilizer within the confines of walled and roofed fertilizer warehouses. Additionally, GAR has a commercial street sweeper to sweep the entire facility once weekly.

There are no unusual or obnoxious odors generated by the facilities operation. Some materials stored, mixed, repackaged, and sold have inherent odors associated with them (such as organic fertilizers). These are mitigated by keeping the materials in their original containers, or storing bulk materials in sealed storage tanks.

Solid Or Liquid Waste Production

GAR generates rinse water and solids from the washing and cleaning of equipment. The rinse water and solids are fertilizer material consisting of Nitrogen, Phosphates and Potash. Waste water is collected in 6500 Gal. stationary poly tanks; then transported to company ranches in a 1000 Gal. poly storage tank on wheels and applied as fertilizer. Solid fertilizer waste is stored in a tote and taken by truck to company owned ranches where it is applied as fertilizer; usually monthly. Upwards of 15,000 Gal. (peak) of rinse water can be accumulated monthly and is hauled off-site as needed.

Occasionally, a bag of packaged fertilizer or chemical is broken. When this happens, its sweepings and such are collected and the product is used on company owned ranches.

Other solid waste production includes normal waste generated by the office and solid waste that consists of packaging materials; such as boxes. The cardboard and paper is recycled in a 3 yard recycling container. Other solids are disposed of in a 3 yard solid waste trash container. Both are picked up weekly by an outside waste management service. Solid waste production volume is calculated to be 3 yards weekly.

GARs shop generates liquid waste in the form of used oil, solvents, coolants, hydraulic fluid and other such products. These are recycled through Evergreen Environmental, (800) 972-5284. Presently, our recycled liquid waste is estimated at 1,000 gallons annually.

Gar also generates tires for disposal. These are recycled through a local tire dealer, Lee's Tire Service in accordance with applicable laws.

<u>Estimated Volume Of Water Use Per Day</u>	<u>Now</u>	<u>Future</u>
	1,000 to 10,000 Gal.	1,000 to 30,000 Gal.

On Site Advertising

On the Crawford entrance, visible to the approaching public, there is a sign announcing the name of the company. The sign is 4-feet high by 8 feet wide, mounted on posts 6 feet off the ground.

Existing Buildings and Construction

All existing buildings will remain in use excepting the company's current office, wash rack, portions of the tank farm and, possibly, a warehouse.

Three new building will be constructed. Two 50,000 sq. ft. tilt-up concrete warehouses with metal roof approximately 28 feet high and a 7,600 Sq. Ft. office of conventional construction.

The new structures will be situated on the "addition to the North". Additionally, the company plans on demolishing its existing office, wash rack and expand its tank farm. Adjacent to the expanded tank farm will be a fertilizer mixing facility. A new 70 foot scale will be installed and the existing scale updated. The company's entrance will be relocated to the current employee parking area. The employee and customer parking areas will be relocated next to the new buildings. The company's sign will be relocate adjacent to the new entrance. A new domestic water supply, septic system and electrical service will be needed for the new office, warehouse, wash rack and (possibly) the expanded fertilizer mixing facility. An existing well will be used to supply water to the expanded fertilizer mixing facility and to the needed fire protection water storage tank.

Buildings To Be Used In The Operation

All existing buildings will remain in use excepting as described above.

Outdoor Lighting And Sound Amplification

Standard security lighting will be located on the property. Additional lights will illuminate warehouse and fertilizer loading areas.

A standard outdoor P.A. (Public Address) sound amplification system now exists and will be expanded to the "addition". The expanded amplification will be pointed South towards the existing facility. The nearest neighbor to the South is a home approximately 1/3 mile from the "addition". The nearest neighbors to the "addition" are in the opposite direction from which the P.A. system points; one home is to the NorthWest about 700 feet away and three homes are to the NorthEast at approximately 750 to 900 feet away. The next nearest homes in any direction is approximately 1/3 mile away from the "addition". The P.A. systems use is limited to business purposes only. Approximately 10, 5 second announcements are made daily; such as for the notification of a phone call. Future use could be 60 announcements a day.

Landscaping Or Fencing

The facility is now, and will continue to be, completely surrounded by fencing. With the exception of the entrance, most of the facility is now, or will be, hidden from view by orchards. No additional landscaping is expected.

Gar Tootelian Inc. conducts its business with permits and licenses issued by various Federal, State and Local governmental agencies. These permits and licenses include a:

- Pest Control Dealers license issued by the State of California, Department of Pesticide Regulations;
- Commercial Fertilizer Materials License issued by the State of California, Department of Food & Agriculture;
- Certificate of Regulation for Fertilizer Materials issued by the State of California, Department of Food & Agriculture;
- Hazardous Material Transportation License issued by the California Highway Patrol;
- Motor Carrier Permit issued by the California Department of Motor Vehicles;
- Weigh Master License issued by the Department of Food and Agriculture;
- Device Registration Permit issued by the County of Fresno, Ag Commissioner & Sealer;
- Transportation Permits issued by Fresno, Tulare, Madera and Kings counties;
- Hazardous Materials Certificate of Registration issued by the United States of America, Department of Transportation;
- Tire Program ID issued by the California Integrated Waste Management Board;

Additionally, as required by law, GAR employs Agricultural Pest Control Advisors (PCA's), also licensed by the State of California, under the auspices of the

California Environmental Protection Agency
Department Of Pesticide Regulations
Pest Management And Licensing Branch
Licensing And Certification Program