



County of Fresno

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

October 29, 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. 7347 (Derrel's Mini-Storage, 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:

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Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: IS Application No. 7347 (Derrel's Mini Storage, 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 Fresno
Cross Streets: northwest corner of E. Copper Avenue and Auberry Road east of the City of Fresno Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 38.03
Assessor's Parcel No.: 580-040-09 Section: 7 Twp.: 12S Range: 21E Base: MDBM
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

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
[X] Commercial: Sq.ft. Acres 38.03 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] 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:

Vacant/AL-20 (Limited Agricultural; 20-acre minimum parcel size)/Agriculture

Project Description: (please use a separate page if necessary)
Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on a 38.03-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Copper Avenue and Auberry Road approximately 2,800 feet east of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 580-040-09).

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 type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: U. 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 November 2, 2018 Ending Date December 3, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Derrel's Mini-Storage, Inc.</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>3665 W. Ashlan Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93722</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 224-9900 or (559) 497-1900</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 10-29-2018

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

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

Starting Date: November 2, 2018

Ending Date: December 3, 2018

Signature _____



Date _____

10-29-2018

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: Derrel's Mini-Storage, Inc..
 Address: 3665 W. Ashlan Avenue
 City/State/Zip Fresno, CA 93722
 Phone: (559) 224-9900 or (559) 497-1900

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



E201810000286

County of Fresno

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

FILED
OCT 30 2018 TIME 12:13 pm
By *Ejaz Ahmad* 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. 7347 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7347 and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3588** filed by **DERREL'S MINI-STORAGE, INC.**, proposing to allow a personal/recreational vehicle storage facility and a caretaker's residence with office on a 38.03-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Copper Avenue and Auberry Road approximately 2,800 feet east of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 580-040-09). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7347, and take action on Classified Conditional Use Permit Application No. 3588 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. 7347 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 November 2, 2018 through December 3, 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. 7347 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.

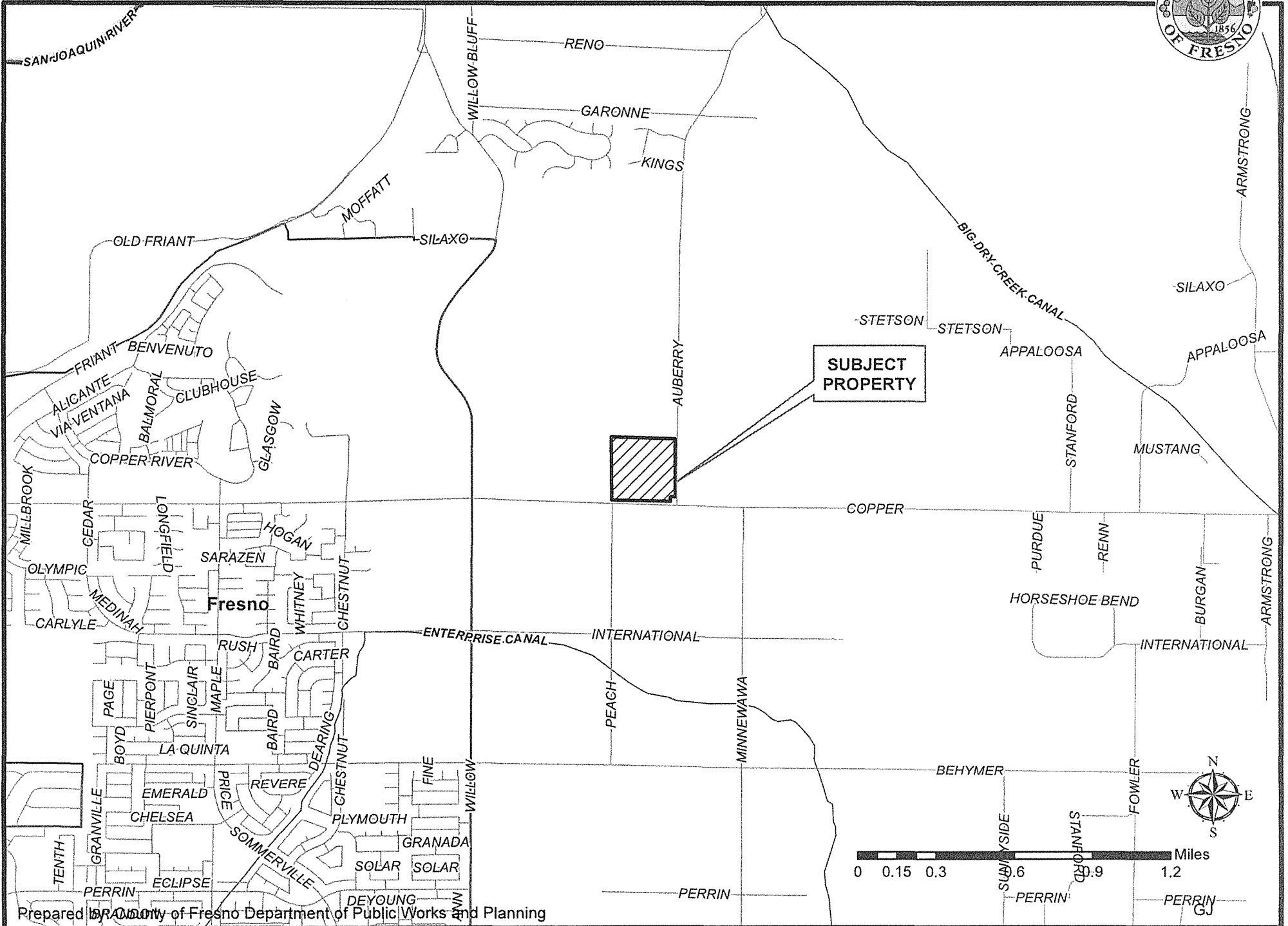
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on December 6, 2018, at 8:45 a.m., or as soon thereafter as possible, Fresno County Ballroom, 2220 Tulare Street (Plaza Bldg.) Southwest corner of Tulare & "M" Streets, Fresno, CA. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

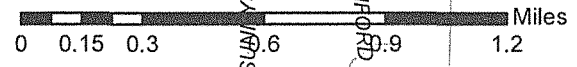
For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: November 2, 2018

LOCATION MAP



SUBJECT PROPERTY





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. 7347; Classified Conditional Use Permit Application No. 3588
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 northwest corner of E. Copper Avenue and Auberry Road approximately 2,800 feet east of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 580-040-09).
5. **Project Applicant's name and address:**
Derrel's Mini Storage, Inc.
3665 W. Ashlan Avenue
Fresno, CA 93722
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AL-20 (Limited 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 a personal/recreational vehicle storage facility and a caretaker's residence with office on a 38.03-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is currently fallow with no improvements and is located near the City of Fresno urban development. Adjacent land to the north, south and east are fallow with no improvements and the land to the west is fallow with a single-family residence. The adjacent southeasterly parcel at the corner of Copper Avenue and Auberry Road contains a produce stand.

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:

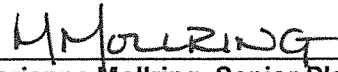
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation 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:

10-29-2018

Date:

10-29-18

EA:ksn

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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7347 and
Classified Conditional Use Permit
Application No. 3588)**

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

- 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?
- 2 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

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

I. AESTHETICS

Would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 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?

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

- 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?

VII. GREENHOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

IX. HYDROLOGY AND WATER QUALITY

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

X. LAND USE AND PLANNING

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

XI. MINERAL RESOURCES

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

XII. NOISE

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

XIII. POPULATION AND HOUSING

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

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

XIV. PUBLIC SERVICES

Would the project:

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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
Revised Traffic Impact Study by Peters Engineering Group, dated June 1, 2018
Biological Habitat Assessment by Argonaut Ecological Consulting, Inc. dated Sept. 4, 2018
Cultural Resources Assessment by Sierra Valley Cultural Planning, dated Feb. 6, 2018

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Derrel's Mini-Storage, Inc.
- APPLICATION NOS.: Initial Study Application No. 7347 and Classified Conditional Use Permit Application (CUP) No. 3588
- DESCRIPTION: Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on a 38.03-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the northwest corner of E. Copper Avenue and Auberry Road approximately 2,800 feet east of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 580-040-09).

I. AESTHETICS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located near the City of Fresno urban development and is currently fallow with no improvements. The site is surrounded by fallow and cultivated land with sparse single-family residences. There are no scenic vistas or qualitative scenic resources including trees, rock outcroppings, or historic buildings on or near the site that could be impacted by this proposal.

The project site borders with Auberry Road and Copper Avenue. Fresno County General Plan identifies Auberry Road at Copper Avenue and a small portion of Copper Avenue between Willow Avenue and Auberry Road as Scenic Drives. General Plan Policy OS-L.3, requires that intense land development projects (e.g., commercial developments) adjacent to scenic drives provide for maintenance of a natural open space area 200 feet in depth parallel to the road right-of-way. However, the policy also provides for flexibility if the project dimensions preclude such setback. In this case, the property dimension of the subject property prohibits reasonable application of the 200-foot setback. Strict application of this policy would require 200 feet of scenic setback parallel to Auberry Road and Copper Avenue which would result in consuming approximately 12 acres of the subject 38.03-acre property. This 200-foot setback will be in addition to 48 feet of the property needed in ultimate right-of-way for Copper

Avenue (currently 30 feet) and 23 feet of the property needed in ultimate right-of-way for Auberry Road (currently 30 feet). The property will lose approximately 14 acres out of the 38.03 acres for the scenic setback and road right-of-way.

It is worth noting that Copper Avenue and Auberry Road at the project location do not possess any outstanding scenic qualities. The project site and surrounding land are either vacant or are in agricultural use with no qualitative scenic resources. Based on the above discussion, this project proposes a 50-foot setback versus 200-foot setback along Copper Avenue and Auberry Road outside of the ultimate right-of-way line. This reduced setback is consistent with the flexibility identified in General Plan Policy OS-L.3 and will be developed with drought-tolerant landscaping (e.g., grasses, trees, water features) to enhance street appearance of the property.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is surrounded by farmland with sparse single-family residences. Adjacent land to the north, south and east are fallow with no improvements and the land to the west is fallow with a single-family residence. The adjacent southeasterly parcel at the corner of Copper Avenue and Auberry Road contains a produce stand.

The proposed improvements include 408,250 square feet of storage buildings; 412,995 square feet for RV storage, which includes open RV, open carport and enclosed carports; and a 2,522 square-foot caretaker's residence/garage/office on a 38.03-acre project site.

The tallest structures on the property include 8.6-foot-high storage buildings and a 16.5-foot-high single-family residence. With low building height and the proposed landscaping along Copper and Auberry frontage of the property intended to enhance the look of the property, the project will have a less than significant visual impact on the surrounding area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will install outdoor security lighting, which has the potential of generating glare in the area. To minimize such impacts, a Mitigation Measure would require that all lighting shall be hooded and directed downward to not shine toward adjacent property and public streets.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not 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 2014 Fresno County Important Farmland Map classifies the project site as Farmland of Local Importance and is currently unrestricted by a Williamson Act Land Conservation Contract.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with the existing zoning on the property and the project site is not active forest land nor contains trees. The project site is fallow, zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size) in the County Zoning Ordinance, and designated Agriculture in the County General Plan. The proposed use (personal/recreational vehicle storage facility) that requires the subject discretionary land use approval (CUP No. 3588) was added to the AL-20 Zone District through Amendment to Text (AT) No. 370, approved by the County Board of Supervisors on September 30, 2014. The project is compatible with the uses allowed in the AL-20 Zone District and will have less than significant visual impact on the surrounding area.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and requires that the Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniences and discomfort associated with normal farm activities surrounding the proposed development. This requirement will be included as a Condition of Approval.

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 approved the Air Impact Assessment (AIA) Application filed by the Applicant. In its approval, the Air District stated that the mitigated baseline emissions for construction and operation of the facility will be less than two tons NO_x per year and two tons PM₁₀ per year. Additionally, pursuant to District Rule 9510 Section 4.3, the project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

The Air District also stated that to identify Air District rules or regulations that may apply to this project or to obtain information about District permit requirements, the Applicant shall contact the District's Small Business Assistance Office. This requirement will be included as a Project Note.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not create objectionable odors that could affect people in or around the proposed facility. The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor.

IV. BIOLOGICAL RESOURCES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project was routed to the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) for review and comments.

According to CDFW, the project has the potential to impact California tiger salamander (CTS) and recommends that prior to ground-disturbance activities, a qualified biologist assess the project site and the vicinity up to 1.3 miles that contains potentially suitable habitat, to evaluate potential for CTS. The site assessments follow the USFWS *"Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander"* (2003). If upland burrow refugia and/or breeding wetland habitat features suitable for use by CTS are within and/or adjacent to the Project construction footprint, a minimum 50-foot no disturbance buffer shall be delineated around all small mammal burrows. If burrow avoidance is not feasible, consultation with CDFW is warranted to determine if the Project can avoid take, and if take cannot be avoided, acquisition of an Incidental Take Permit is necessary prior to any ground-disturbing activities to comply with CESA (California Endanger Species Act).

According to the U.S. Fish and Wildlife Service (USFWS), the project could impact CTS and any 'take' resulting from the proposed project would require prior consultation with the Service under Section 7 or Section 10 of the Endangered Species Act in order to avoid violation of the Act. The agency also recommended a habitat assessment of the site to determine suitability for CTS.

A Biological Habitat Assessment (Study) was performed by Argonaut Ecological Consulting, Inc., dated September 4, 2018 and provided to CDFW and USFWS for review and comments.

The Study focused on mapping existing habitat types based on four separate field visits conducted in February, March, April and July of 2018, aerial photographs, and other published reports and available data, and included assessment of the types of habitat present, sensitive biological resources potentially present, such as wetlands, and the likelihood for the Study Area to support species of concern.

As indicated in the Study, during field visits, no underground burrows or surface soil cracks were found on the property, as the Study area has been managed for decades as agricultural land and does not support any wetland features or habitat for sensitive species support because of the lack of suitable habitat, intensive historic and current agricultural production, and the recurring property maintenance. The Study also indicated that there is no suitable breeding habitat for the California tiger salamander (CTS) within 1.3 miles of the Study area. The nearest suitable breeding habitat is located just over 1.32 miles. Although within the migratory radius for CTS, the Study finds it unconceivable that CTS would attempt to use the Study area for aestivation habitat given there is high quality aestivation habitat closer to known breeding areas and the Study area supports no ground-burrowing mammal population nor shows surface cracks.

Additionally, the Study area contains no suitable habitat for burrowing owls or Fresno kangaroo rat. Although suitable foraging habitat is present for Swainson's hawk, there is no nesting habitat on or near the site.

CDFW and USFWS reviewed the Biological Habitat Assessment and offered no additional comments relative to CTS or other species.

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

FINDING: NO IMPACT:

According to the Biological Habitat Assessment, a query of the National Wetland Inventory Map shows no wetlands, ponds, or rivers on or adjacent to the Study area. There are no Waters of the State or Waters of the United States on the project site.

- 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:

Developed or highly-disturbed agricultural land that surrounds the property does not constitute a "movement corridor" for native wildlife, including the project site which has also been disturbed by decades of farming activities. The project will have no impact on regional wildlife movements.

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

FINDING: NO IMPACT:

The project site contains no vegetation. The Biological Habitat Assessment identified no sensitive plant communities on the property. 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 of 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 sensitive to historical, archeological or paleontological resources.

The Southern San Joaquin Valley Information Center (SSJVIC) reviewed the proposal and indicated that the presence of any cultural resources on site is currently unknown, and recommended that a qualified professional archeologist conduct a field survey of the project area prior to any ground-disturbance activities.

A *Cultural Resources Assessment* (report) prepared for the project by Sierra Valley Cultural Planning, and dated February 6, 2018, was provided to SSJVIC.

The study identified no archaeological or other cultural resources on the property, and suggested no further cultural resources investigation. However, the report suggested that in the unlikely event that buried archaeological deposits are encountered within the project area, a qualified archaeologist evaluate the finds and the County Coroner and the Native American Heritage Commission shall be contacted if the remains are determined to be Native American. This will be included as a Mitigation Measure for the project.

* **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: LESS THAN SIGNIFICANT IMPACT:

With adherence to the above-noted Mitigation Measure, the project will have a less than significant impact on tribal cultural resources as defined in Public Resources Code Section 21074.

Pursuant to Assembly Bill (AB) 52, the project was routed to the Table Mountain Rancheria (TMR) Tribal Government Office, Dumna Wo Wah Tribal Government

(DWWTG) and Picayune Rancheria of the Chukchansi Indians (PRCI) for review and comments. Also provided to DWWTG was a copy of *Cultural Resources Assessment* and the results of a Sacred Land Search and Archeological Records Search on the property. No concerns with the project were expressed by DWWTG or any other tribe.

VI. GEOLOGY AND SOILS

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

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

FINDING: NO IMPACT:

The project is not located within a fault zone or an area of known landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential permanent erosion impacts will be minor in that permanent improvements will not cause significant changes in absorption rates, drainage patterns or the rate and amount of surface run-off, with adherence to the Grading and Drainage Sections of the County Ordinance Code.

The Development Engineering Section of the Fresno County Department of Public Works and Planning reviewed the proposal and requires: 1) an Engineered Grading and Drainage Plan to show how additional storm water run-off generated by the proposal will be handled without adversely affecting adjacent properties; and 2) a Grading Permit for any grading proposed with this application. These requirements will be included as Project Notes.

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

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

FINDING: NO IMPACT:

The project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known 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: NO IMPACT:

The project will install an individual sewage disposal system for the proposed caretaker's residence/office, as no public sewer system is currently available to the property. The use of the restroom by the caretaker or visitors to the proposed facility will generate limited wastewater disposal.

The Fresno County Department of Public Health, Environmental Health Division expressed no concerns with the proposal related to wastewater disposal.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Comments received from the San Joaquin Valley Air Pollution Control District (Air District) expressed no specific project-related concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will adhere to the Air District Enforced Emission Reduction Measures as defined in the District-approved AIA Application.

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and requires the following: 1) Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20,

Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5; 2) Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95; and 3) All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes.

The project site is not within one quarter-mile of a school. The nearest school, Clovis North High School, is approximately 3,344 feet southwest of the subject proposal.

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 regarding suitability of the site for the project.

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

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan area, within two miles of a public use airport, or near a private airstrip. The nearest airstrip, Arnold Ranch Airport, is approximately 3.7 miles northwest of the site. The project will not be impacted by airstrip activity.

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 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. The project will not conflict with an emergency response or evacuation plan. No impact 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 is not located within or adjacent to a wildland fire area and therefore will not expose persons or structures to wildland fire hazards.

IX. HYDROLOGY AND WATER QUALITY

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

Concerning impact on groundwater quality, the Fresno County Department of Public Health, Environmental Health Division requires that all abandoned water wells and septic systems be properly destroyed by an appropriately-licensed contractor. Also, prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be checked for lubricating oil and if lubricating oil is found in the well, the oil should be removed from the well prior to placement of fill material for destruction, and the "oily water" removed from the well shall be handled in accordance with federal, state and local government requirements. 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: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the project will use approximately 400 gallons of water per day. The water will be provided by an on-site well and the primary users will be the proposed caretaker's residence and on-site landscaping activity.

The subject property is in a low-water area of Fresno County. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and requires a well yield test prior to the issuance of building permits. This requirement will be included as a Condition of Approval.

The State Water Resources Control Board - Division of Drinking Water (SWRCB-DDW) and Local Agency Formation Commission (LAFCo) also reviewed the proposal. According to SWRCB-DDW, the proposed facility will not meet the definition of a transient public water system (25 or more visitors on the 60 busiest days of the year), and therefore will not be regulated by SWRCB-DDW. LAFCo expressed no concerns with the project utilizing an individual well and septic system.

- 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 that would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno Metropolitan Flood Control District (FMFCD) reviewed the proposal and stated that FMFCD shall review drainage and grading plans; and on-site retention of storm water run-off is not required, provided the developer can verify to the County that run-off can be safely conveyed to the Master Plan inlets. These requirements will be included as Project Notes.

- 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:

Construction of the proposed facility will not cause significant changes in absorption rates, drainage patterns or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. Site drainage requirements will be addressed through subsequent Site Plan Review recommended as a Condition of Approval.

- 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:

According to FEMA (Federal Emergency Management Agency), the project site is not subject to flooding from the 100-year storm. The proposed caretaker's residence will not be impacted by flood hazard.

- I. Would the project expose persons or structures to levee or dam failure; or
- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject site is not prone to seiche, tsunami or mudflow, nor is the project likely to expose persons or structures to potential levee or dam failure. No levee or dam exists near the project site.

X. LAND USE AND PLANNING

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

FINDING: NO IMPACT:

The project will not physically divide an established community and is located approximately 2,817 feet east of the City of Fresno.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Agriculture in the Fresno County General Plan and is located outside of the Spheres of Influence of the City of Fresno and City of Clovis. The project is not in conflict with any land use plan, policy plan or regulation of these cities.

The County General Plan allows a personal/recreational vehicle storage facility in an agriculturally-zoned area by discretionary land use approval provided it meets applicable General Plan policies. Regarding Policy LU-A.3 a. b. c. d. g., the project will adequately serve the surrounding rural areas and urban development in the cities of Clovis and Fresno, is not located on a prime farmland, will use limited groundwater (400 gallons per day), and can be provided with adequate workforce from the nearby City of Fresno and City of Clovis. Regarding Policy LU-A.12 and Policy LU-A.13, the project is a compatible use pursuant to Policy LU-A.3, in that the proposed storage building and landscaping along the property boundaries will provide buffer between the project development and the adjacent uses. Regarding Policy PF-C.17 and Policy PF-D.6, the project will drill a new water well and install a new individual sewage disposal system on the property. No community water and sewer facilities are currently unavailable to the property.

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

FINDING: NO IMPACT:

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

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or

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

FINDING: NO IMPACT:

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

XII. NOISE

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

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise.

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

FINDING: NO IMPACT:

See discussion in Section VIII. E. F. above. The project will not expose people to airport noise.

XIII. POPULATION AND HOUSING

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

FINDING: NO IMPACT:

The project will not result in an increase of housing. The proposed caretaker's residence will not 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) expressed no concerns with the project. The project will require compliance with the California Code of Regulations Title 24 – Fire Code, and approval of County-approved site plans by the Fire District at the time the Applicant applies for building permits. The project will also require annexation to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

2. Police protection; or

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in the need for additional public facilities and will not affect existing public services.

XV. RECREATION

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

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

FINDING: NO IMPACT:

No impacts on recreational resources were identified in the project analysis.

XVI. TRANSPORTATION/TRAFFIC

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal and required a traffic impact study to determine the project's impacts to County roadways and Intersections.

Peters Engineering Group prepared a Traffic Impact Study (TIS) dated June 1, 2018 which indicated that with the construction of Phase 1 of the Project, the study intersections (Willow and Copper Avenues) would continue to operate with delays and levels of service very similar to the existing conditions. Therefore, Phase 1 will not cause a significant traffic impact. However, after development of all three phases of the Project, more than 5.0 seconds of additional delay would be added to the intersection of Willow and Copper Avenues during the a.m. peak hour, which is a significant impact. The TIS also indicated that after full development of the Project and other known pending and approved projects in the area, Willow Avenue/Copper Avenue and Minnewawa Avenue/Copper Avenue intersections would operate below the target LOS (Level of Service) and would require signalization and road widening.

The Design Division of the Fresno County Department of Public Works and Planning reviewed the TIS and concurred with its findings, stating that to mitigate the cumulative impact of the project on transportation in the project area, the intersections of Copper and Willow Avenues, Copper Avenue and Auberry Road and Copper and Minnewawa Avenue shall require widening and signalization to operate at acceptable levels of service in the future, and the project shall pay its equitable share percentage for future signalization and widening of the streets. This requirement, incorporated in the following Mitigation Measures, would apply to the project.

* **Mitigation Measures**

1. *Prior to the issuance of building permits for the proposed project, the Applicant shall enter into an agreement with the County of Fresno agreeing to participate in pro-rata shares developed in the funding of future off-site traffic improvement as defined in the item below.*
 - a. *The intersection of Copper and Willow Avenues will require widening and signalization with at least the following lane configurations:

Eastbound: one left-turn lane, two through lanes, and one right-turn lane;
Westbound: one left-turn lane, two through lanes, and one right-turn lane;
Northbound: one left-turn lane, two through lanes, and one right-turn lane;
Southbound: one left-turn lane, two through lanes, and one right-turn lane. Applicant's total share cost is \$ 7,796.*
 - b. *The intersection of Copper Avenue and Auberry Road will require widening and signalization with at least the following lane configurations:*

Eastbound: one left-turn lane and two through lanes; Westbound: two through lanes and one right-turn lane; Southbound: one left-turn lane and one right-turn lane. Applicant's total share cost is \$ 5,574.

- c. *The intersection of Copper and Minnewawa Avenues will require widening and signalization with at least the following lane configurations:*

Eastbound: two through lanes and one right-turn lane; Westbound: one left-turn lane and two through lanes; Northbound: one left-turn lane and one right-turn lane. Applicant's total share cost is \$ 12,914.

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning and the City of Clovis also reviewed the TIS and concurred with the Design Division on street widening, signalization and the project paying its fair share. The City of Clovis expressed no concerns with the TIS, and the City of Fresno stated that the project would have no impact on City traffic.

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

FINDING: NO IMPACT:

The project site is located approximately 3.7 miles east of the Arnold Ranch Airport. The tallest on-site proposed building (caretaker's residence) is approximately 16.5 feet in height. The building height and the distance from the nearest airport eliminates the possibility of the project altering air traffic patterns.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the proposal and to minimize traffic hazard due to design feature requires the following: 1) provide a "worm" left turn lane into the site to preclude outbound site traffic to a right only movement, and the Applicant shall sign a covenant agreeing to this future left turn restriction out of the site; 2) The gate and queueing area shall allow traffic that cannot access the site to be able to turn around without encroaching into the road right-of-way; and 3) the project shall dedicate additional right-of-way north of Copper Avenue centerline and west of Auberry Road centerline. These requirements will be included as Conditions of Approval and be addressed through subsequent Site Plan Review.

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

FINDING: NO IMPACT:

The project design includes an emergency fire exit from the project site to Auberry Road. This access appears to be adequate to serve the facility and will be further

analyze by the Fresno County Fire Protection District during the subsequent Site Plan Review and prior to the issuance of building permits for the use.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils and Section IX. A. Hydrology and Water Quality.

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

FINDING: LESS THAN SIGNIFICATION IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

See discussion in Section VI.E Geology and Soils.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Limited solid waste will be produced by the caretaker's residence and packaging material left by customers, consisting of drinks, meal cardboard, paper trash and recyclables. All solid waste will be collected through regular trash collection service. The limited trash generated by the proposal will have a less than significant impact on the holding capacity of the local landfill.

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:

Impacts on biological and cultural resources have been reduced to a less than significant level with the Mitigation Measures discussed above in Section IV. A. B. and Section V.A.B.C.D.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will adhere to permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Valley Air Pollution Control District, and the California Code of Regulations Fire Code. The only cumulatively considerable impacts identified in the analysis were Aesthetics, Biological Resources, Cultural Resources and Transportation/Traffic. Those impacts have been reduced to a less than significant level with the Mitigation Measures discussed above in Section I. D., Section IV. A. B., Section V. A. B. C. D., and Section XVI A. B.

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

FINDING: NO IMPACT:

No substantial adverse impacts on human beings were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7347 prepared for Classified Conditional Use Permit Application No. 3588, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there will be no impacts to mineral resources, noise, population and housing, or recreation.

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

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

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

EA:ksn

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7347
Classified Conditional Use Permit Application No. 3588**

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 downward so as to not 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
*3.		<p>Prior to the issuance of building permits for the proposed project, the Applicant shall enter into an agreement with the County of Fresno agreeing to participate in pro-rata shares developed in the funding of future off-site traffic improvement as defined in the items a. b. & c. below.</p> <p>a. The intersection of Copper and Willow Avenues will require widening and signalization with at least the following lane configurations:</p> <p>Eastbound: one left-turn lane, two through lanes, and one right-turn lane Westbound: one left-turn lane, two through lanes, and one right-turn lane</p>	Applicant	Applicant/PW&P	As noted

		<p>Northbound: one left-turn lane, two through lanes, and one right-turn lane Southbound: one left-turn lane, two through lanes, and one right-turn lane. Applicant's total share cost is \$ 7,796.</p> <p>b. The intersection of Copper Avenue and Auberry Road will require widening and signalization with at least the following lane configurations:</p> <p>Eastbound: one left-turn lane and two through lanes Westbound: two through lanes and one right-turn lane Southbound: one left-turn lane and one right-turn lane Applicant's total share cost is \$ 5,574.</p> <p>c. The intersection of Copper and Minnewawa Avenues will require widening and signalization with at least the following lane configurations:</p> <p>Eastbound: two through lanes and one right-turn lane Westbound: one left-turn lane and two through lanes Northbound: one left-turn lane and one right-turn lane Applicant's total share cost is \$ 12,914</p>			
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*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.



County of Fresno

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

DATE: August 1, 2017

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resources, Attn: Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Jennifer Parks, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Dale Siemer/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner
Agricultural Commissioner, Attn: Les Wright (M/S 1)
U.S. Department of Interior, Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: Steve Hulbert
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Fresno Metropolitan Flood Control District, Attn: developmentreview
@fresnofloodcontrol.org
City of Clovis, Attn: Dwight Kroll/Bryan Araki
City of Clovis, Traffic Engineering; Attn: Sean Smith/Mike Harrison
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robeldo
Local Agency Formation Commission (LAFCo), Attn: David Fey
Table Mountain Rancheria, Attn: Robert Pennell
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christoperson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3588; Initial Study
Application No. 7347

APPLICANT:

DUE DATE: August 15, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a personal/recreational vehicle storage facility on a 38.03-acre parcel in the AL-20 (Limited 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 15, 2017**. Any comments received after this date may not be used.

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

Activity Code (Internal Review): 2381

EA:

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: 07/11/17 CUP3588 (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

ALLOW A PERSONAL/RECREATIONAL VEHICLE STORAGE FACILITY IN THE AL-20 ZONE DISTRICT

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: North side of East Copper Ave. between Auberry Rd. and North Willow Ave. Street address: TBD

APN: 580-040-09 Parcel size: 37.65 acres Section(s)-Twp/Rg: S 07 - T 12 S/R 21 E

ADDITIONAL APN(s):

Signature of Bill Robinson (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include WESCLO, LP, Derrel's Mini Storage, Inc., and Bill Robinson, Sol Development Assoc.

CONTACT EMAIL: bill@soldevelopment.com

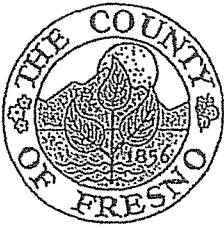
OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: SPR Fee:
Application Type / No.: CUP3588 Fee: \$ 4,569.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 7347 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 992.00
Received By: [Signature] Invoice No.: TOTAL: \$ 9,555.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E
APN # - - -
Related Application(s): AA 3817
Zone District: AL-20
Parcel Size:



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

Date

Name Derrel's Mini Storage, WESCLO LP
Address 3265 West Ashlan Ave
City/State Fresno, CA 93722

Subject: Pre-Application Review Disclosure/Disclaimer

Dear : Mr. Ridenour

Completion of a Pre-Application-Review-is-not-a-mandatory-step-necessary-in-order-to-submit-a-land-use-or-mapping application to the Development Service Division for processing. The purpose of the Pre-application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, Staff provides the following information: If the proposed use is allowed based on the zoning of the subject property; What type(s) of application(s) are required to permit the proposal; If the subject site is a legal parcel; The anticipated level of environmental review; If the proposed use is permitted under Williamson Act Contract; If the site is located within a special district; Application Filing Fees and filing requirements. While the Pre-Application Review will remain an option for any prospective applicant, in those cases where an applicant opts not to file for completion of a Pre-Application Review, the information and research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can continue to be processed as originally submitted. Please note that if the application submitted cannot be processed as submitted, the processing fees expended thus far will not be refunded.

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

Paul Ridenour, Derrel's Mini Storage

Print Name(s)

Signature William Robinson, representative Date July 7, 2017
Sol Development Associates, LLC

Signature

Date

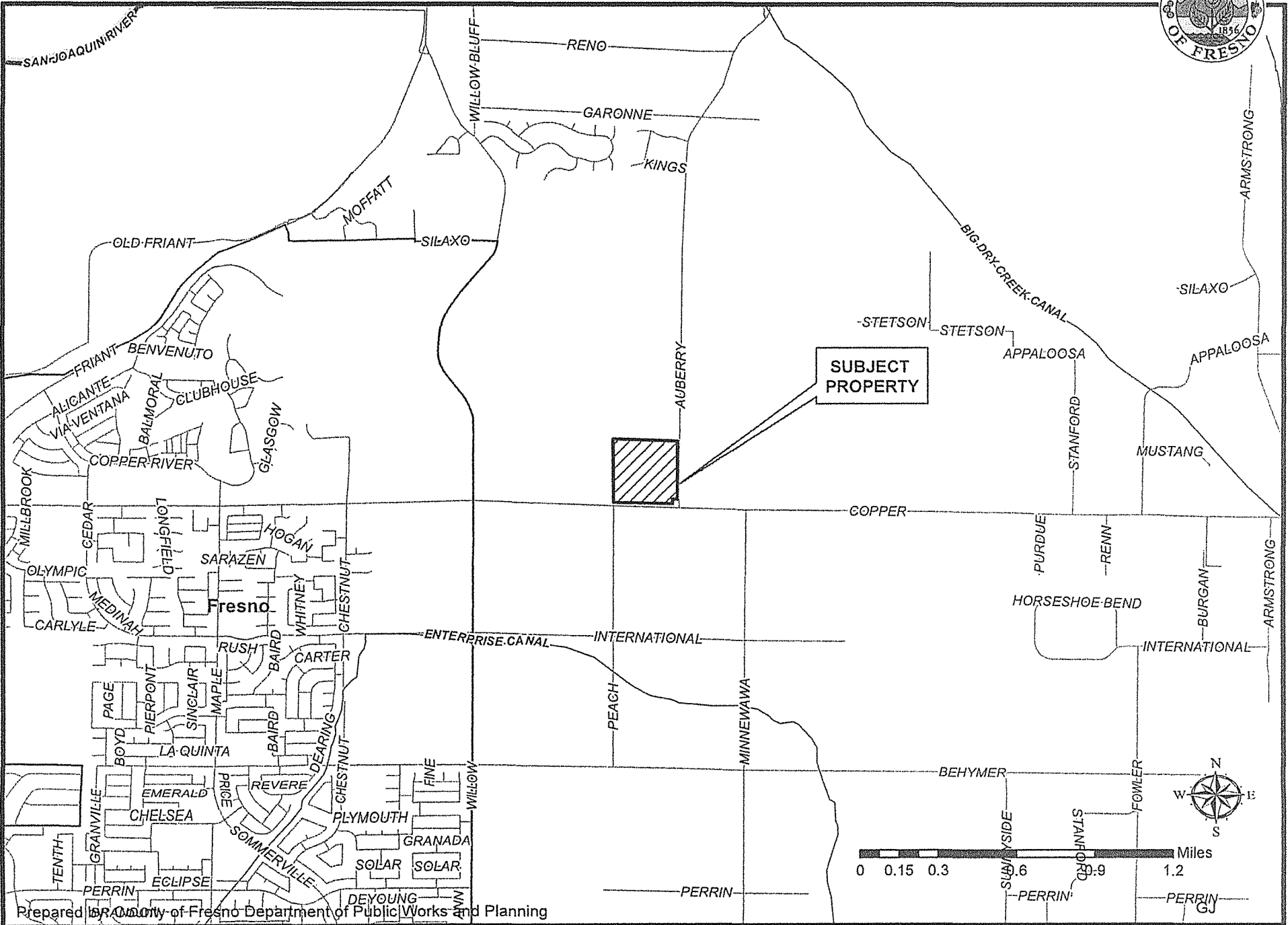
CUP3588

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COUNTY OF FRESNO

JUL 11 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

LOCATION MAP



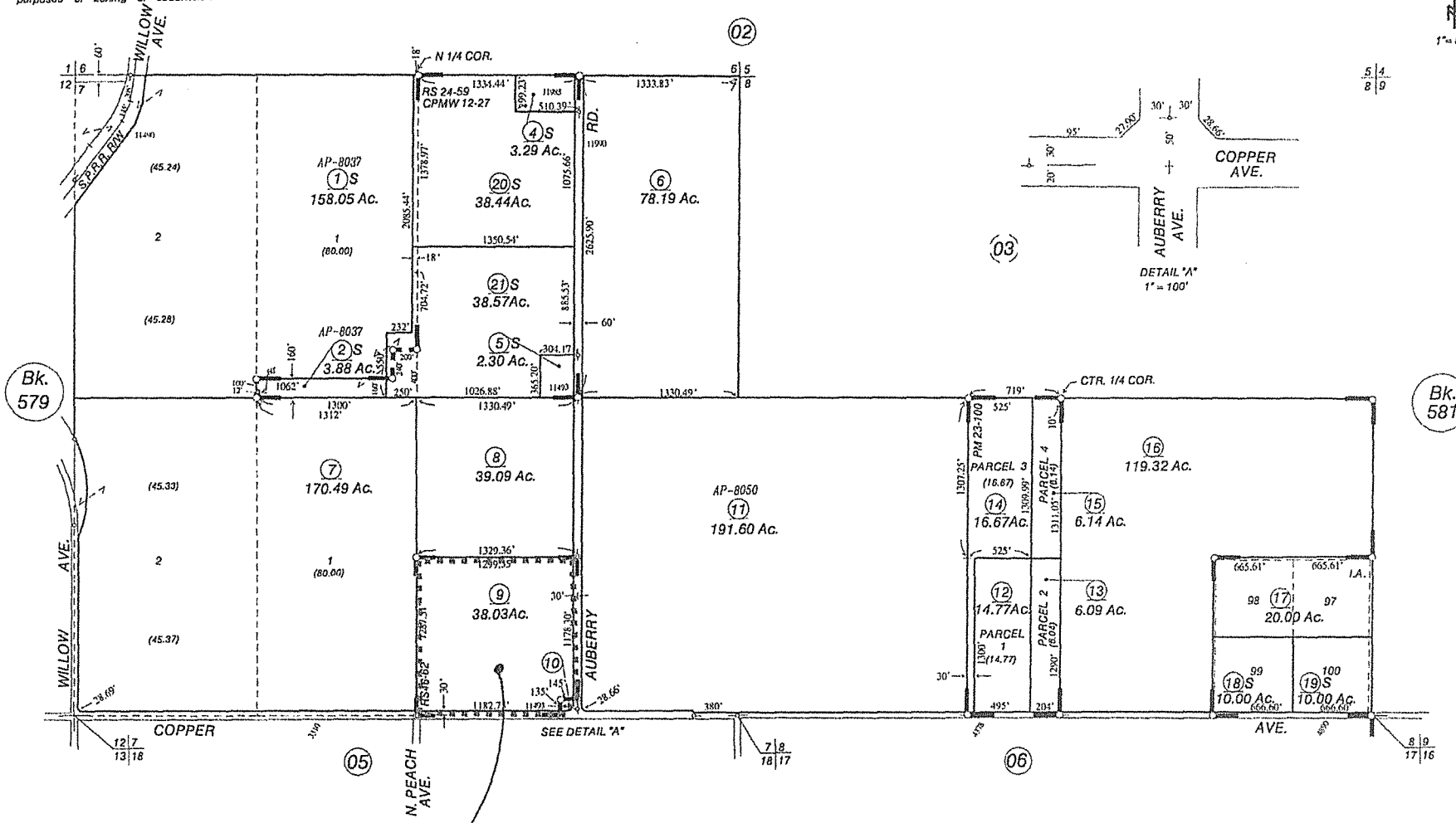
SUBDIVIDED LAND & POR. SEC. 7 & 8, T.12S., R.21E., M.D.B. & M.

Tax Rate Area
76-005
76-019
76-045

580-04



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



Agricultural Preserve
International Vineyards, Tract A - R.S. Bk.4, Pg.39
Parcel Map No.2921 - Bk.23, Pg.100

Record of Survey Bk. 24, Pg. 59
Record of Survey Bk. 46, Pg. 62
Cert. of Parcel Map Waiver, No. 12-27, Doc. 35322, 3-28-2014

Assessor's Map Bk. 580 - Pg. 04
County of Fresno, Calif.

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

SUBJECT PROPERTY

County of Fresno

Conditional Use Permit Application

DERREL'S MINI STORAGE FACILITY NWC Copper Avenue and Auberry Road

CUP 3588

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JUL 11 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1. Nature of the operation--what do you propose to do? Describe in detail.

The proposed project is a Derrel's Mini Storage facility on a single parcel of approximately 37.65 acres gross. The planned facility is typical of other Derrel's facilities in that it will contain separate storage units along with open and covered spaces for the storage of recreational vehicles for lease by the general public. The facility will include a caretaker's residence and office building adjacent to a gated entrance.

The facility will be accessed by the public during operating hours from Copper Ave near the southwest corner of the parcel. A secondary emergency fire access gate will be located on Auberry Road at the northeast corner of the facility.

The facility is planned to contain approximately 271,225 of enclosed storage buildings, approximately 2,522 sf caretaker's residence and office building including a garage for the residents. The total building square footage will be 273,747. Additionally, there will be approximately 20.16 acres of open, covered or enclosed carport spaces for recreational vehicles.

No products will be produced by the facility. As is standard at Derrel's facilities, there will be two on-site resident managers residing in the residence/office building near the entrance. They typically operate the office and the controlled entrance to the facility during business hours and provide 24 hour on-site security.

The materials stored in the units are controlled by lease restrictions and monitored by the on-site managers. The vehicles that frequent the facility are typical of personal and light hauling vehicles utilized for the transportation of personal property by lessees of storage units. Recreational vehicles will be either self-propelled or towed to parking spaces. Service vehicles are limited to the facility owner's vehicles used for repair and maintenance.

Personal Storage use is allowed in the A-L Zone District through the approval of Text Amendment Ordinance T-089-370.

2. Operational time limits:

Months: *Twelve months/year*

Days per week: *Seven*

Hours: *(from 7:00 AM to 7:00 PM)*

Total hours per day: *12*

Special activities: *None* Frequency: *N/A*

Hours: *N/A* Are these indoors or outdoors: *N/A*

3. Number of customers or visitors:

Average number per day: *10* Maximum no. per day: *30*

Hours (when they will be there): *Varies throughout operating hours.*

4. Number of employees:

Current: *none*

Future: *2*

Hours they work: *8 hours per day*

Do any live on-site as a caretaker? *Yes*

5. Service and delivery vehicles:
 Number: 10 Type: P/U to box vans Frequency: Daily trips
- Delivery vehicles will be those used by customers. Service vehicles will be those typically required for repair and maintenance of the facility and equipment.*
6. Access to the site:
 Public Road: Yes-to be constructed. Surface: Paved
- Access to the facility will be from Copper Ave.*
7. Number of parking spaces for employees, customers, and service/delivery vehicles.
 Type of surfacing on parking area: Paved
- There will be 7 stalls for the public adjacent to the office building including 1 accessible space. There will be 2 stalls for employees near the office/building.*
- Delivery vehicles will stop in front of the office building and then proceed to assigned storage spaces for unloading.*
- Recreational vehicles will park in designated areas or in assigned carports. Service vehicles will temporarily park closest to the building they are servicing.*
8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? *Supplies for packing and storage not produced on-site.*
9. What equipment is used? *Golf cart.*
10. What supplies or materials are used and how are they stored?
All supplies and materials will be stored in storage units.
11. Does the use cause an unsightly appearance? *No*
 Noise? *Very minor* Glare? *No* Dust? *No* Odor? *No*.
 If so, explain how this will be reduced or eliminated? *N/A*
12. List any solid or liquid wastes to be produced.
 Estimated volume of wastes: How and where is it stored? How is it hauled, and where is it disposed? How often?
- Solid waste will be that which is produced by the caretakers and packaging materials left by customers. Liquid waste will be limited to domestic waste water from the residence and a public restroom.*
- Domestic solid waste will be removed by contracted carrier from on-site bin.*
- Domestic liquid waste will go to an on-site septic system.*
13. Estimated volume of water to be used (gallons per day). Source of water?
- Daily water usage is anticipated to be approximately 400 gallons per day.*
- The source of water will be from an on-site well*

14. Describe any proposed advertising including size, appearance, and placement.

Signage will be minimal and consist of a +/- 4 foot high monument sign as shown on the Site Plan.

On-site directional sign will be as required for compliance and operations.

15. Will existing buildings be used or will new buildings be constructed?

Describe type of construction materials, height, color, etc.

Provide floor plan & elevations, if appropriate.

All buildings will be new. Floor Plans and Elevations are included in the submitted exhibits.

16. Explain which buildings or what portion of buildings will be used in the operation.

All buildings will be used for leased storage space except for the caretaker's residence/office.

17. Will any outdoor lighting or an outdoor sound amplification system be used? Describe and indicate when used.

Outdoor hooded security lighting will be installed per the Site Plan and there will be no outdoor sound amplification.

18. Landscaping or fencing proposed? Describe type and location.

The storage buildings will enclose the entire site except for decorative fencing at the entrance to the site. Landscaping will be installed along the street frontages as required by development code and at the caretaker/office building as shown on the Site Plan.

19. Any other information that will provide a clear understanding of the project or operation.

The proposed facility will not have any known adverse effect(s) upon the environment including unusual odor, lighting, noise, traffic, soot, gas emissions, dust or vibration to any degree which might be obnoxious or offensive to persons residing or conducting business in this area.

20. Identify all Owners, Officers and/or Board Members for each application submitted.

General Partner: Ridenour Corporation

President: Derrel A. Ridenour

Vice President: Stephen J. Dalich

Secretary & Treasurer: Dianne J. Dalich



RECEIVED
COUNTY OF FRESNO

JUL 11 2017

CVP 3588

County of Fresno

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

DEPARTMENT OF PUBLIC WORKS AND PLANNING

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY	
IS No.	_____
Project No(s).	_____
Application Rec'd.:	_____

GENERAL INFORMATION

1. **Property Owner:** WESCLO, LP **Phone/Fax:** 559-224-9900

Mailing Address: 3265 West Ashlan Ave, Fresno, CA 93722

<i>Street</i>	<i>City</i>	<i>State/Zip</i>
---------------	-------------	------------------
2. **Applicant:** WESCLO, LP **Phone/Fax:** 559-224-9900

Mailing Address: 3265 West Ashlan Ave, Fresno, CA 93722

<i>Street</i>	<i>City</i>	<i>State/Zip</i>
---------------	-------------	------------------
3. **Representative:** Bill Robinson, Sol Development Assoc. **Phone/Fax:** 559-497-1900

Mailing Address: 906 N Street, Ste 100, Fresno, CA 93721

<i>Street</i>	<i>City</i>	<i>State/Zip</i>
---------------	-------------	------------------
4. **Proposed Project:** Classified Conditional Use Permit
for a Derrel's Mini Storage facility
5. **Project Location:** North side of Copper Ave and west side of Auberry Road
6. **Project Address:** TBD
7. **Section/Township/Range:** S07 / T12 / R21E 8. **Parcel Size:** 37.65 acres
9. **Assessors Parcel No.** 580-040-09

DEVELOPMENT SERVICES DIVISION

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

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

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

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

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

13. Existing Zone District¹: AL-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Fallow Agriculture
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:
None

Describe the major vegetative cover: grass

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

Is property in a flood prone area? Describe: No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

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

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units	<u>1</u>
Lot Size	<u>On facility site</u>
Single Family	<u>1</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>2</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>Mostly small vehicles</u>
Total Square Footage of Building	<u>273,747</u>

III. Describe and quantify other traffic generation activities: Delivery vehicles
usually small private pickups and vans, occasional small
box trucks are used to move household items, Some
recreational vehicles are self propelled, some are towed in.

20. Describe any source(s) of noise from your project that may affect the surrounding area: None

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

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

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

24. Anticipated volume of water to be used (gallons per day)²: 400 gallons per day
25. Proposed method of liquid waste disposal:
 (X) septic system/individual
 () community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: domestic sewer from residence
27. Anticipated type(s) of liquid waste: sewer from residence
28. Anticipated type(s) of hazardous wastes²: Rodent bait
29. Anticipated volume of hazardous wastes²: TBD
30. Proposed method of hazardous waste disposal²: Approved disposal vendor
31. Anticipated type(s) of solid waste: household trash from residence and packing mat'ls
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): < 1 ton
34. Proposed method of solid waste disposal: Commercial hauler
Fresno County
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: Text Amendment
Ordinance T-089-370, Amendment Application No. 3817 IS No. 7098
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

Carl Robinson, rep.
 SIGNATURE

July 7, 2017
 DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND GAME FEE

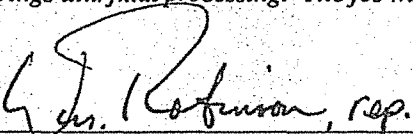
State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. 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.

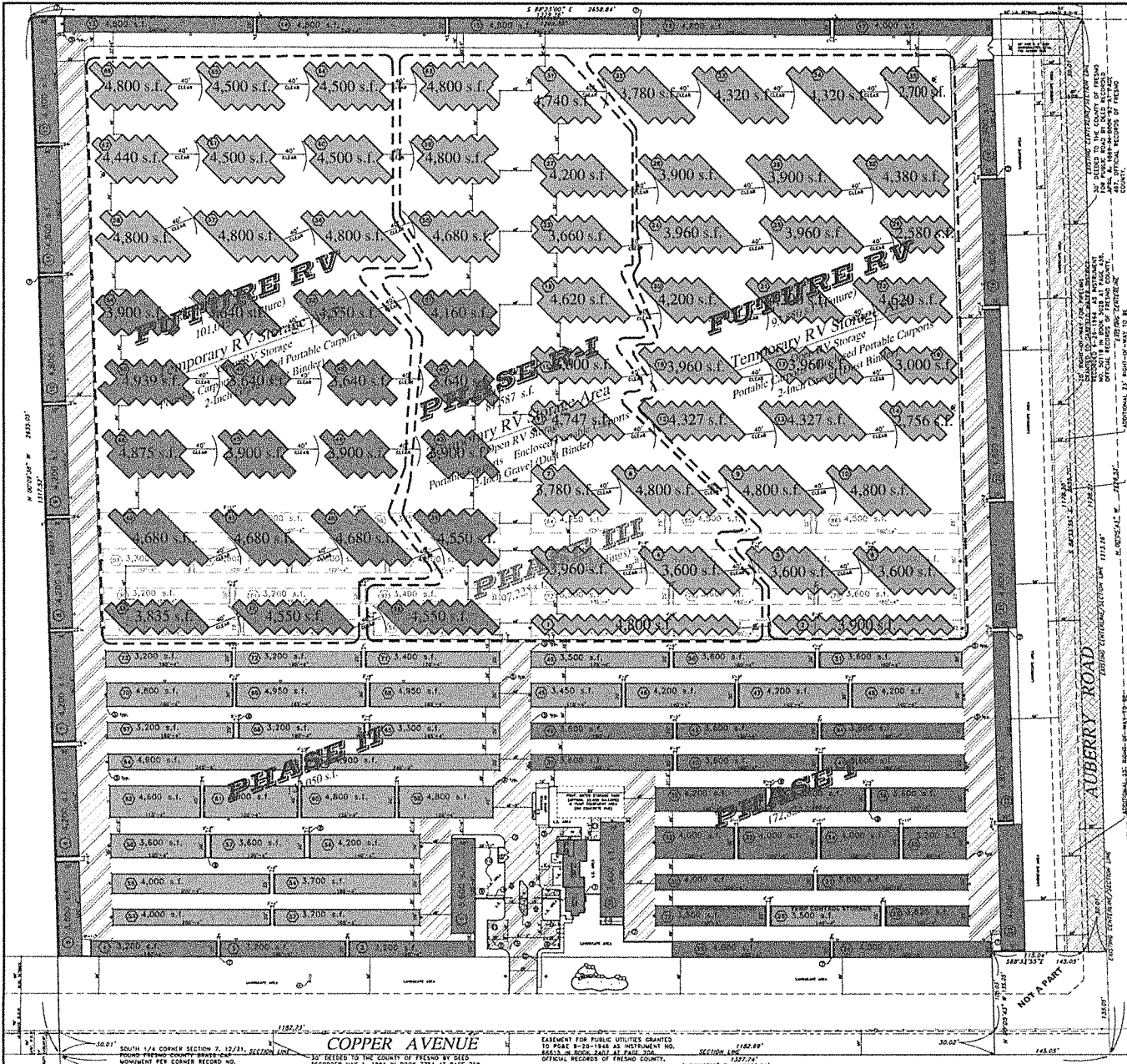
A fee exemption may be issued by DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need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

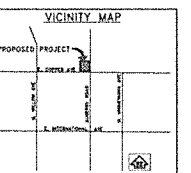

Applicant's Signature

July 7, 2017

Date



- LEGEND**
- ① ACCESSIBLE PARKING SPACE WIDTH - SEE DETAIL ON SHEET 0-3
 - ② BUILDING NUMBER
 - ③ TO KING THE EXTINGUISHER IS CABINET AS REQUIRED
 - ④ 1/2" BUSH WITH PRESSURE SENSING LIGHT AT 4'-7"
 - ⑤ STANDARD DECORATIVE LIGHT FIXTURE
 - ⑥ 4'-0" ALUM CONCRETE BLOCK FENCE
 - ⑦ 3'-0" ALUM CONCRETE BLOCK FENCE
 - ⑧ 4" HIGH CONCRETE CURB
 - ⑨ PROPOSED WINDMILL SIGN - (NOT PART OF THE REVIEW)
 - ⑩ 2" DIA. STEEL GUARD POST (TYP. IN BLOCK CORNERS)
 - ⑪ COUNTY OF FRESNO STANDARD RETIRE CONTAINER ENCLOSURE
 - ⑫ BUILDING WEIGHT WALL STYL. BALANCE ALONG PERIMETER (TYPICAL)
 - ⑬ 1/4" CONC. CONCRETE SHELL STOPS (TYP. BLOCK BEHIND 4" OR MORE)
 - ⑭ PROPOSED LOCATION OF SEPTIC TANK
 - ⑮ PROPOSED SEPTIC LEACH AREA
 - ⑯ PROPOSED WELL LOCATION
 - ⑰ PROPOSED VEHICLE TURNS AROUND AREA, EXCEPT ITEM #3 FROM SIGN REQUIREMENTS CODED FOR 10/17/22, 2018
 - ⑱ INDICATES TWO-FEET-HIGH WALL
 - ⑲ 1" CONCRETE DRIVE 4/8" COMPACT NATIVE SOIL
 - ⑳ 1" CONCRETE DRIVE 4/8" COMPACT NATIVE SOIL
 - ㉑ PHASE I BUILDING CONSTRUCTION
 - ㉒ PHASE II BUILDING CONSTRUCTION
 - ㉓ PHASE III BUILDING CONSTRUCTION
 - ㉔ PROPOSED OPEN CARPORTS
 - ㉕ PROPOSED ENCLOSED CARPORTS
 - ㉖ EXISTING 30' RIGHT-OF-WAY DEDICATION
 - ㉗ PROPOSED ADDITIONAL 30' RIGHT-OF-WAY DEDICATION



ALLOWABLE SQUARE FOOTAGE

OFFICE	5,000 S.F.
OFFICE	5,000 S.F.
RESIDENCE	1,000 S.F.

OCCUPANCY

OFFICE	S-1
OFFICE	S-2
RESIDENCE	R-3

TYPE OF CONSTRUCTION

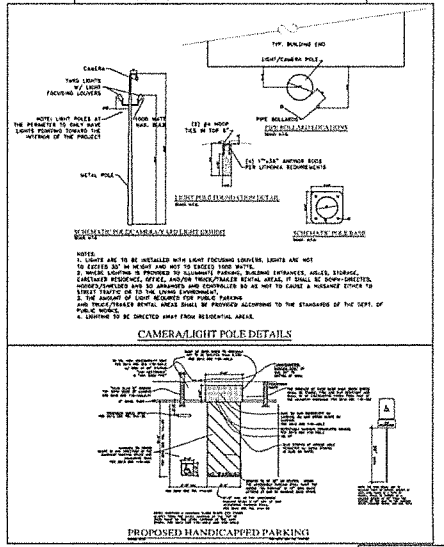
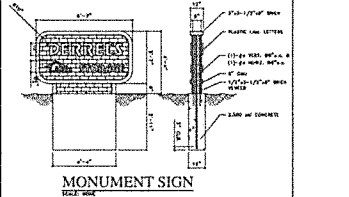
STORAGE	B-1
OFFICE	B-2
RESIDENCE	B-3

SITE DATA

PROPERTY OWNER	DERRELS MINI STORAGE
ADDRESS	3765 W. AUBERRY AVE.
PROPERTY ADDRESS	3765 W. AUBERRY AVE.
APN	021-001-001

RV SQUARE FOOTAGE

OFFICE	12,000 S.F.
OFFICE	12,000 S.F.
RESIDENCE	1,000 S.F.
TOTAL	25,000 S.F.



SITE PLAN

REVISIONS:
 March 7, 2018
 April 26, 2018
 October 10, 2018
 October 25, 2018
 October 26, 2018

DERRELS Mini STORAGE
 3765 W AUBERRY AVE
 FRESNO CA 93722 (559) 274-9900

APPROVALS

City Engineer/Staff
 Date: October 28, 2018
 Scale: 1" = 60'-0"
 County: Butte
 Site Plan
 Fresno Co
 Copper/Auberry

A-1