



County of Fresno

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

DATE: September 10, 2019

TO: Department of Public Works and Planning, Director, Attn: Steve E. White
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Laure Kennedy
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez
Design Division, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes/ Kevin Tsuda
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain John Zanoni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Mathew Nelson
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell, Cultural Resources Director
Santa Rosa Rancheria, Tachi Yokut Tribal Government, Attn: Ruben Barrios, Tribal Chairman
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey, Cultural Resources Director
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson

FROM: Jeremy Shaw, Planner *JS*
Development Services and Capital Projects Division

SUBJECT: Initial Study No. 7487, Conditional Use Permit (CUP) Application No. 3618

APPLICANT: Derrel's Mini Storage, Inc.

DUE DATE: September 23, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division has prepared an Initial Study for this application proposing to allow a personal/recreational vehicle storage facility and a caretaker's residence with attached office, on two contiguous parcels totaling approximately 38.32-acres, in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcels are located on the southeast corner of East Shaw and North McCall Avenue. (APNs: 571-010-88 and 571-010-89) (Sup. Dist. 5).

A Mitigated Negative Declaration is proposed for this application.

Please review the documents at www.co.fresno.ca.us/InitialStudies.

Please return your comments by **September 23, 2019**. If your agency or department has no comments, please return a "no comments" response. If you need extra time to review the proposed project, please let me know before the comment deadline.

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

If you have any questions, contact Jeremy Shaw, Planner, Fresno County Department of Public Works and Planning at (559) 600-4207 or at jshaw@fresnocountyca.gov.

JS:

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Activity Code (Internal Review): 2381

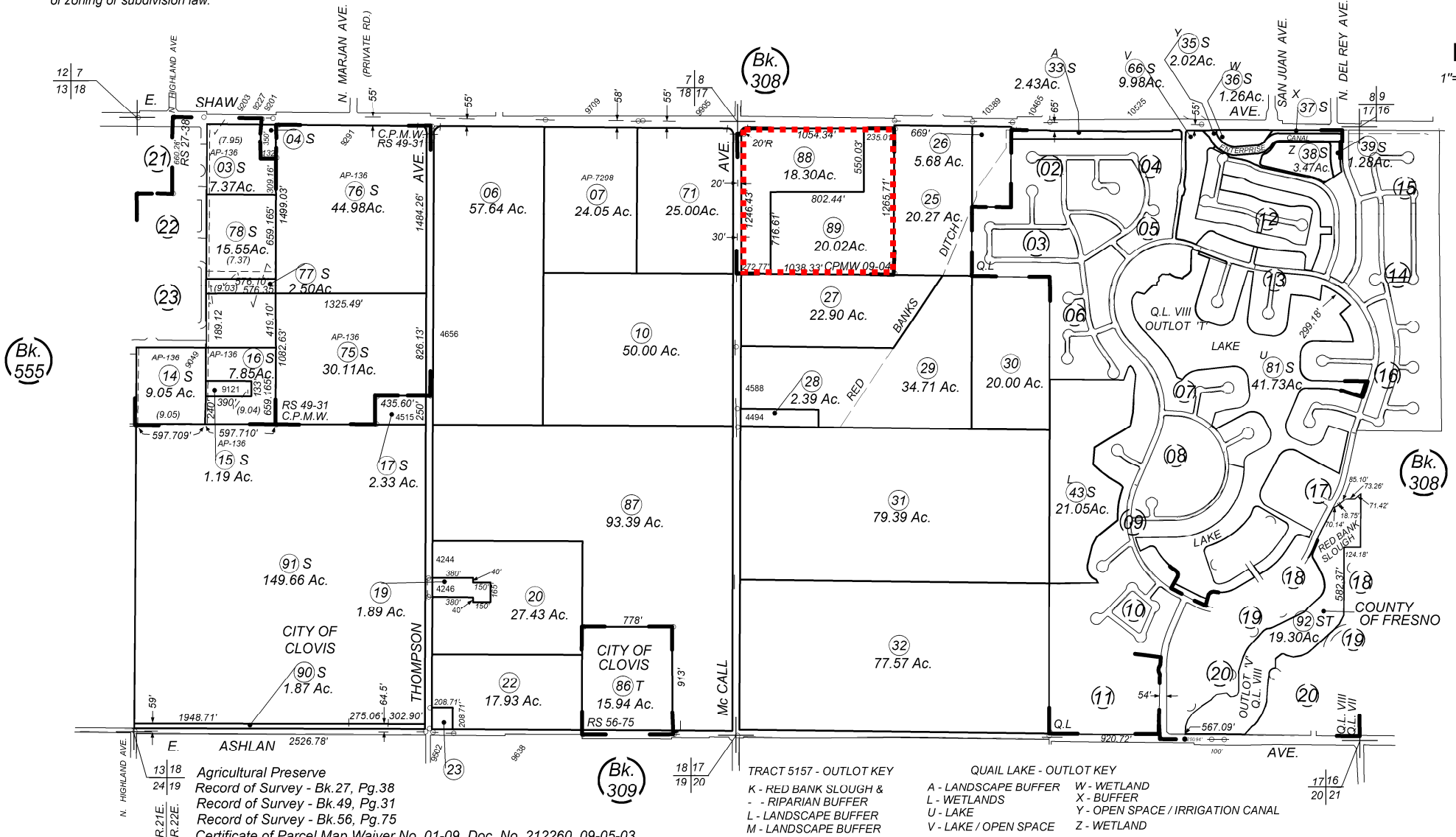
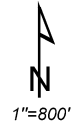
Enclosures

-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.

POR. SEC. 16, SEC'S. 17 & 18, T.13S., R. 22E., M.D.B.& M.

Tax Rate Area
1-152 71-041
1-158 71-042
1-170

571-01



13/18 Agricultural Preserve
24/19 Record of Survey - Bk.27, Pg.38
Record of Survey - Bk.49, Pg.31
Record of Survey - Bk.56, Pg.75
Certificate of Parcel Map Waiver No. 01-09, Doc. No. 212260, 09-05-03
Quail Lake - Tr. No. 4679 - Plat Bk. 59, Pgs. 96-107
Quail Lake Phase VII, Tract No. 5157 - Plat Bk. 69, Pgs. 1-8
Quail Lake Phase VIII, Tract no. 5345 - Plat Bk. 72, Pgs. 50-60
Cert. of Par. Map Waiver No. 09-04, Doc. 167502, 12-10-09

TRACT 5157 - OUTLOT KEY
K - RED BANK SLOUGH &
- - RIPARIAN BUFFER
L - LANDSCAPE BUFFER
M - LANDSCAPE BUFFER

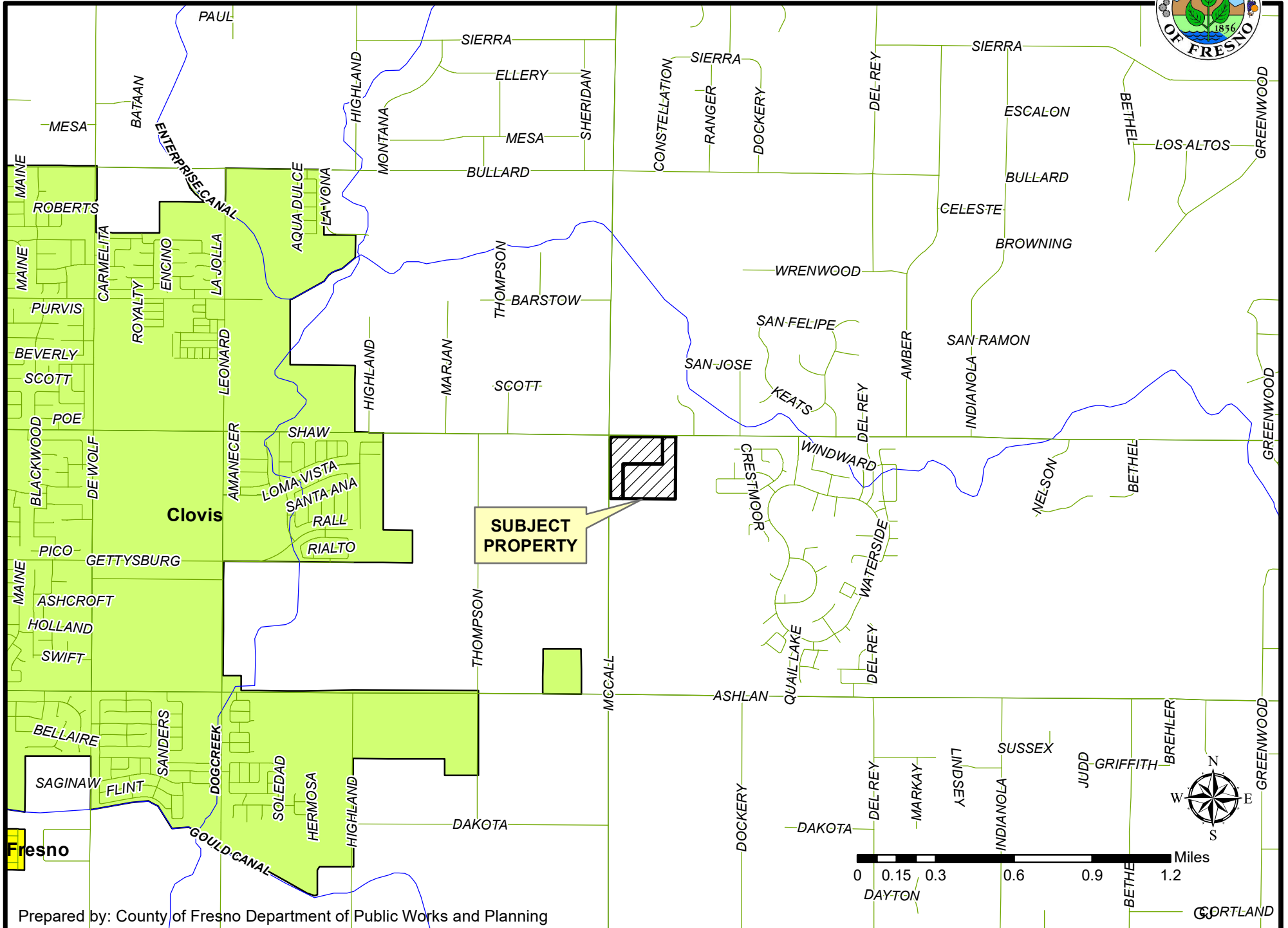
QUAIL LAKE - OUTLOT KEY
A - LANDSCAPE BUFFER
L - WETLANDS
U - LAKE
V - LAKE / OPEN SPACE
W - WETLAND
X - BUFFER
Y - OPEN SPACE / IRRIGATION CANAL
Z - WETLAND

Assessor's Map Bk. 571 - Pg. 01
County of Fresno, Calif.

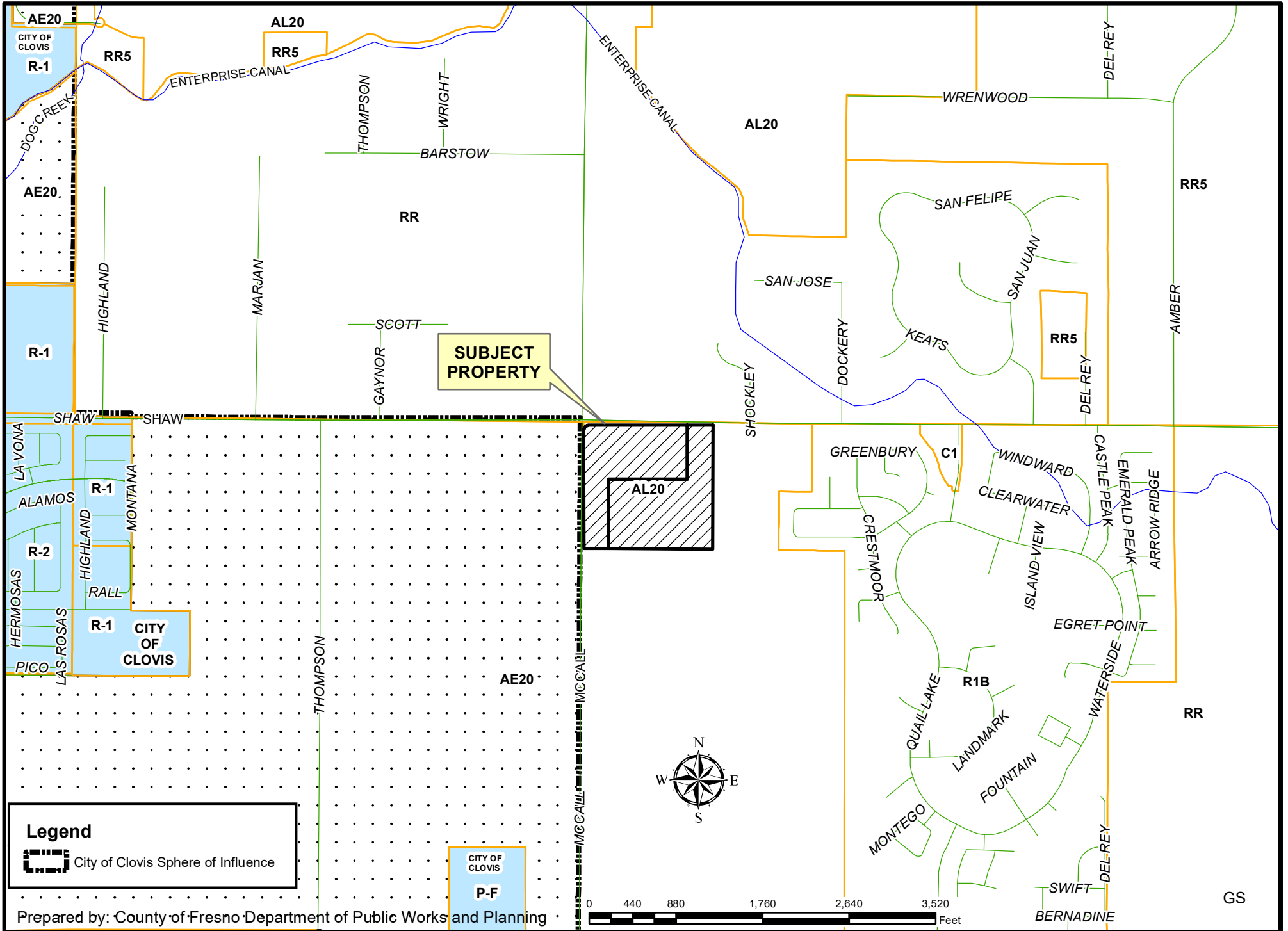
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

4/16/2018

LOCATION MAP



EXISTING ZONING MAP



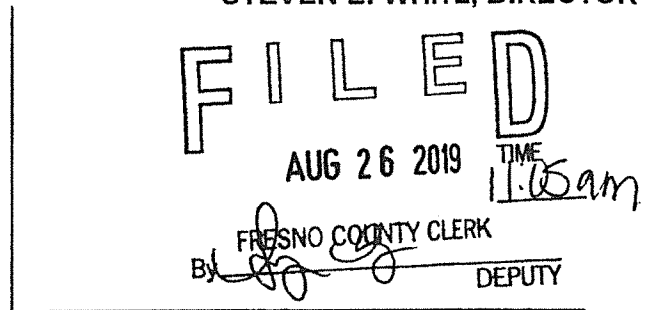


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County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7487 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7487 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3618 filed by **DERREL'S MINI STORAGE, INC.**, proposing to allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling approximately 38.32-acres, in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

The project site is located on the southeast corner of East Shaw Avenue and North McCall Avenue, approximately three quarter-miles east of the nearest city limits of the City of Clovis (SUP. DIST. 5) (APNs. 571-010-88 and 571-010-89). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7487, and take action on Unclassified Conditional Use Permit Application No. 3618 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. 7487 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 August 28, 2019 through September 27, 2019.

Email written comments to jshaw@fresnocountyca.gov, or mail comments to:

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

IS Application No. 7487 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

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12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Jeremy Shaw 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 October 10, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Jeremy Shaw (559) 600-4207.

Published: August 28, 2019

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: Intial study Applicaiton No.7487/ Unclassified Conditional Use Permit No. 3618

Lead Agency: Fresno County Department of Public Works and Planning Contact Person: Jeremy Shaw
Mailing Address: 2220 Tulare Street 6th Floor Phone: (559) 600-4207
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Clovis

Cross Streets: East Shaw Avenue and North McCall Avenue Zip Code: 93619

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 38.42

Assessor's Parcel No.: 571-010-88, and 571-010-89 Section: 17 Twp.: 13S Range: 22E Base: MDBM

Within 2 Miles: State Hwy #: _____ Waterways: Enterprise Canal

Airports: _____ Railways: _____ Schools: Quail Lake Charter

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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 two contiguous parcels totaling approximately 38.32-acres, in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

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".

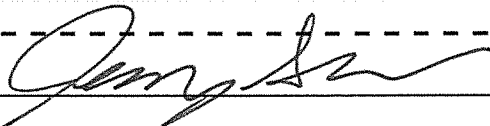
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency 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 # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <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 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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 28, 2019 Ending Date September 27, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sol Development Associates</u>	Applicant: <u>Derrel's Mini Storage, Inc.</u>
Address: <u>906 N Street, Suite 100</u>	Address: <u>3265 West Ashlan Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93722</u>
Contact: <u>Bill Robinson</u>	Phone: <u>559-224-9900</u>
Phone: <u>559-497-1900</u>	

Signature of Lead Agency Representative:  Date: 8-26-19

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



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. 7487 and Unclassified Conditional Use Permit Application No. 3618
- 2. Lead agency name and address:**
*The County of Fresno Department of Public Works and Planning
Development Services and Capital Project Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721*
- 3. Contact person and phone number:**
Jeremy Shaw, (559) 600-4207
- 4. Project location:**
The subject property is located on the southeast corner of East Shaw Avenue and North McCall Avenue, approximately three quarter-miles east of the nearest city limits of the City of Clovis (SUP. DIST. 5) (571-010-88, 89).
- 5. Project sponsor's name and address:**
*Derrel's Mini Storage, Inc.
3265 West 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 two contiguous parcels totaling approximately 38.32-acres, 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 subject property is surrounded on all sides by a mix of orchards and fallow fields. Northerly adjacent there are orchards and appurtenant single-family residential improvements. To the northeast, there is a Rural Residential tract development, and immediately to the east, there is a fallow field, and the Quail Lakes planned residential development is less than one quarter-mile east of the subject property. To the southeast, south and southwest there are fallow fields, and sparse residential development. Westerly adjacent is a church, and a fallow field to the northwest.
- 10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Under the provisions of Assembly Bill (AB) 52, the County was required to provide notice of preparation of this Initial Study to Native American tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on July 23, 2019 to the appropriate Tribal government representatives. None of the tribes responded to the notice.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & 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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

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:



Jeremy Shaw, Planner

Date: 8-23-19

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 8-26-19

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7487 and
Classified Conditional Use Permit
Application No. 3618)**

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

- 1 = No Impact
- 2 = Less Than Significant Impact
- 3 = Less Than Significant Impact with Mitigation Incorporated
- 4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 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

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. 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?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- 2 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 2 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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?
- 3 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. 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?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 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?
- 1 c) Emit hazardous emissions or handle 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) 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on- or off-site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 1 iii) 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; or
 - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. 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?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. 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?

XVII. TRANSPORTATION

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 3 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 3 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) 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 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 3 a) Have the potential to substantially 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, substantially 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 General Plan Background Report
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Air Quality and Greenhouse Gas Analysis Report/Derrel's Mini Storage, Shaw and McCall Project. (Prepared by Mitchell Air Quality Consulting (May 13, 2019).
- Biological Habitat Assessment, Derrel's Mini Storage Site 61, E. Shaw Avenue at N. McCall Avenue. (Prepared by Argonaut Ecological Consulting, Inc. May 2019).
- Technical Memorandum/Wetland Delineation Summary Site No. 61(Prepared by Argonaut Ecological Consulting, Inc. May 9, 2017).
- Revised Traffic Impact Study, Proposed Derrel's Mini Storage, Southeast of the Intersection of Shaw and McCall Avenues (Prepared by Peters Engineering Group, May 31, 2019, Job No. :16-052.01).
- Cultural Resources Assessment, 38.32-Acre Parcel Located At The Southeast Corner of N. McCall and E. Shaw Avenues (Prepared by Sierra Valley Cultural Planning, February 6, 2018).
- California Department of Fish and Wildlife, Natural Diversity Data Base (CNDDDB/Spotted Owl Viewer; accessed August 15, 2019).
- US EPA, NEPAAssist tool (accessed August 13, 2019).
- California EPA, Department of Toxic Substances Control, EnviroStor, Hazardous Waste and Substances Site List (Cortese) accessed August 13, 2019.

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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
- APPLICATION NOS.: Initial Study Application No. 7487 and Classified Conditional Use Permit Application No. 3618
- DESCRIPTION: Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling approximately 38.32-acres, in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the southeast corner of East Shaw Avenue and North McCall Avenue, approximately three quarter-miles east of the nearest city limits of the City of Clovis (SUP. DIST. 5) (APN Nos. 571-010-88 and 571-010-89).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

No scenic vistas, or scenic resources including topographical features, trees, rock outcroppings or historical buildings were identified in the analysis; additionally, the project site is not located along a scenic highway.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the applicant's operational statement, the proposed personal storage facility will occupy the majority of the two contiguous parcels totaling approximately 38.32 acres, and will include a recreational vehicle storage area encompassing approximately 20.16 acres of the site, approximately 271,225 square feet (6.2 acres) of enclosed storage space, within separate buildings located along the perimeter and interior of the site, and an approximately 2,522 square-foot caretaker's residence and office building with an attached garage. The exterior of the facility will consist primarily of an eight-foot-six-inch tall stucco perimeter wall, which also forms the exterior wall of the perimeter storage buildings. The proposed caretaker residence/office, has a peak roof height of approximately 16 feet.

The subject parcel is currently vacant and surrounded by a mix of large agricultural parcels to the west and south and rural residential development to the north, and is westerly adjacent to a planned residential community. Once construction is complete, the proposed development would represent a substantial increase in urban development in the area, however, surrounding zoning and current development indicate a trend toward a future increase in residential uses. The subject parcel is located approximately three quarter-miles east of the nearest city limits of the City of Clovis; however, it is not within the City of Clovis Sphere of Influence.

The subject parcel and the area to the south is designated as Agriculture both in the Fresno County General Plan and the City of Clovis General Plan, however the land westerly adjacent is designated for mixed use/business, to the north Rural Residential and to the east, a Planned Residential Community. Based on the factors cited in the analysis, the proposed development would have a less than significant impact on the existing visual character or quality of the site or its surroundings.

- D. 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 proposes the installation of approximately 12, 40-foot tall camera poles, with two louvered security lights mounted at 35 feet high. Additionally there are approximately 16 building-mounted light fixtures and one high-pressure sodium light mounted on an approximately seven-foot-six-inch tall fixture. To reduce potential glare and impacts to day and nighttime views in the vicinity, a Mitigation Measure has been included that all lights be hooded and downturned.

* **Mitigation Measure(s)**

1. *Prior to operation of the proposed storage facility, all outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The parcel is Zoned AL-20 (Limited Agricultural), which is partly intended to reserve certain lands for future urban uses and limit agricultural uses that may be incompatible with surrounding non-agricultural uses. According to the Fresno County Important Farmlands Map, the subject property is designated as Farmland of Local Importance, which indicates land that is either currently producing or has the capability of production; but does not meet the criteria for Prime, Statewide Importance or Unique farmland.

In Fresno County, Local Importance includes all farmable lands that do not meet the definitions of Prime, Statewide or Unique, and land that is or has been used for irrigated pasture, dryland farming, confined livestock, dairy, poultry facilities, aqua culture and grazing land, thus the project will not convert Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Prior to the issuance of building permits for the proposed facility, the property owner shall be required as a condition of approval to record a Right-to-Farm covenant with the County, in compliance with the County's Right to Farm Ordinances, and with California Civil Code 3482 (right-to-farm law). The subject parcels are not restricted under Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject property does not contain forestland or timberland, and is not zoned for forest land, or Timberland production, thus the project will not conflict with such zoning or result in the loss of or conversion of forest land.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will convert approximately 38-acres of farmland to non-agricultural uses, however, as noted previously, the land is designated as limited agricultural which is intended for limited and less intensive agricultural uses that may be incompatible with future non agricultural uses, for which the Limited Agricultural designation serves as a reserve area for future urban uses. The subject property, although not within the Sphere of Influence of the City of Clovis, is easterly adjacent to the Sphere of Influence boundary, and land which is designated by the City of Clovis for future commercial uses.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not conflict with or obstruct implementation of the applicable air quality plan. A measure for determining if the project is consistent with the air quality plans is if the project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans.

The San Joaquin Valley Air Pollution Control District (Air District), has reviewed this proposal and determined that the mitigated baseline emission for construction and operation will be less than the significance threshold for criteria pollutants, and the project is exempt from District Rule 9510, Section 6.0 (General Mitigation Requirements) and Section 7.0 (off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. Emissions of ROG, NOx, PM10, and PM 2.5 associated with the construction and operation of the project would not exceed the Air District's significance thresholds. The project would not result in CO hotspots that would violate CO standards, nor contribute to air quality violations.

Additionally, the project proposal complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees. Therefore, the project's emissions would be less than significant for all criteria pollutants after compliance with the Air District's regulations and would not result in inconsistency with the Air Quality Plan for this criterion. The project complies with all applicable rules and regulations from

the applicable air quality plans; therefore, the project is consistent with, and would not obstruct implementation of the Air Quality Plan.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on its review, the Air District required that the project is subject to District Rule 9510 (Indirect Source Review) and required that the applicant submit an Air Impact Assessment (AIA) application. After review of the AIA application, the District determined that the mitigated baseline emission for the construction and operation would be less than two tons of Oxides of Nitrogen and two tons of PM10 per year, thus the project is exempt from the payment of off-site fees for Emission Reduction.

The project does not contain sources that would produce substantial quantities of SO₂ (Sulfur Dioxide) emissions during construction and operation. Modeling conducted for the project shows that SO₂ emissions are well below the Air District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The projected emissions from all phases of construction in each year, are below the significance thresholds. Therefore, construction emissions would be less than significant on a project basis. Operational emissions occur over the lifetime of the project and are from two main sources: energy use from both stationary sources, and mobile sources.

Air District, Air Quality Attainment Plans predict that nonattainment pollutant emissions will continue to decline each year as regulations adopted to reduce these emissions are implemented, accounting for growth projected for the region; thus the cumulative health impacts will decline even with the project's emission contribution.

Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status under applicable federal or state ambient air quality standards.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on comments from the Air District, this proposal is not expected to produce substantial pollutant concentrations, affecting sensitive receptors or result in other emissions which would adversely affect a substantial number of people. The project does not contain sources that would produce substantial quantities of SO₂ emissions during construction and operation. Modeling conducted for the project shows that SO₂ emissions are below the Air District's (GAMAQI) thresholds. Emissions from all phases of construction in each year are below the significance thresholds.

The project may potentially expose sensitive receptors to substantial pollutant concentrations. Sensitive receptors, include individuals, such as children, elderly persons, and persons with preexisting respiratory or cardiovascular conditions; and

locations, such as hospitals, convalescent facilities, schools, and residences. The nearest sensitive receptor is a residence located approximately 280 feet northeast of the project site.

Emissions occurring at nor near the project site have the potential to create a localized impact, referred to as an air pollutant hot spot. Localized emissions are considered significant if, when combined with background emissions, they would result in exceedance of any health-based air quality standard. An analysis of maximum daily emissions would exceed 100 pounds per day for any pollutant of concern. Based on the analysis, the project would not exceed Air District screening thresholds for localized criteria pollutant impacts; therefore, the project's localized criteria pollutant impacts would be less than significant.

Project construction would result in minor increases in traffic for the surrounding roads. Once the project becomes operational, vehicles accessing the site would also result in a minor increase in overall daily traffic trips on the surrounding roads, but would not substantially reduce the Level of Service (LOS). Therefore, the project would not significantly exceed state or federal CO standards.

The proposed personal storage and recreational vehicle storage facility, is not a use that would generate substantial toxic air contaminant emissions. Traffic generation from proposed the mini storage is minimal and the volume of truck traffic is low. The proposed facility includes a caretaker's residence.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, schools, warrant consideration, however, consideration should also be given to other land uses where people may congregate, such as recreational facilities, worksites, and commercial areas. The project is located near residences, however it is also in an area of agricultural uses where similar odors may occur.

The proposed mini storage facility would not be a source of odors on the Air District's screening table for land use types that are potential odor generators. Land uses that are typically identified as sources of objectionable odors include landfills and solid waste transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, asphalt plants, and rendering plants. The proposed project would not constitute any of these or similar activities. Therefore, operation of the proposed mini storage facility would not generate odors adversely affecting a substantial number of people.

During construction activities, various diesel-powered vehicles and equipment would create localized odors, which would be temporary and not likely be noticeable for extended periods, beyond the project boundaries. Therefore, the potential for diesel odor impacts would be less than significant.

Because the proposed facility will include a caretaker's residence, the project has the potential to place sensitive receptors near odor sources. However, there would be no major odor generating sources with screening distance (up to two miles) from the site. Therefore, such uses, if any, in the vicinity of the project would not cause substantial odor impacts, affecting the proposed facility.

IV. BIOLOGICAL RESOURCES

Would the project:

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The California Department of Fish and Wildlife (CDFW) reviewed this proposal, and indicated in comments that the subject parcels, which consist of fallow agricultural fields, can support vernal pools, evidenced by review of aerial imagery and have the potential to support habitat for the State and federally threatened, California Tiger Salamander (CTS). Comments from CDFW also indicated that without appropriate avoidance and minimization measures for CTS, impacts from development of this project could potentially be significant, due to the potential for loss, degradation and fragmentation of suitable habitat.

Based on this evaluation, CDFW recommended that a biological habitat assessment of the project site be conducted to further evaluate the site for potential habitat features. CDFW also recommended the project be evaluated for potential impacts on nesting birds, and further recommended that project construction occur outside of the typical nesting bird breeding season, February through September. Additionally, the CDFW recommended that a qualified wildlife biologist conduct pre-activity surveys for active nests no more than ten days prior to initiating project related ground disturbance, and that the surveys cover a sufficient area around the project site to identify any nests which may be impacted and the status of those nests if any.

Prior to construction activities, CDFW recommended that, should any nests be identified, the applicant's qualified biologist conduct a survey to establish a behavioral baseline of those nests; and once construction has commenced the qualified biologist should monitor nests for any behavior changes that may result from the project. In lieu of continuous monitoring by a qualified biologist, CDFW recommended a minimum 250-foot no disturbance buffer around active nests of non-listed birds, and a 500-foot no disturbance buffer around active nests of non-listed raptors (birds of prey). The buffers should remain in place for the duration of breeding season, or until the qualified biologist has determined that, the nesting birds have fledged. The applicant will be responsible for ensuring that the project does not result in any violation of the Migratory Bird Treaty Act or other relevant Fish and Game Code.

A Biological Habitat Assessment dated May 2019, was prepared for the project by the applicant's consultant, Argonaut Ecological Consulting, Inc. The Study utilized available literature, aerial imagery, historic, and topographic maps, and several site visits were conducted as part of the assessment. During the site visits, various habitat types were mapped in order that they be assessed for their ability to support sensitive species. The study noted that the subject parcels have been historically used for agriculture purposes, and that the area to be developed did not support suitable habitat for any species of special concern. The Habitat assessment also included a search of the CDFW, California Natural Diversity Database (CNDDDB) and the U.S. Fish and Wildlife (FWS), IPAC database, to determine if any special status species may be present in the study area. The study found that no critical habitat for any listed species was found on or near the project site, and that no nesting habitat for migratory birds or raptors was found on the project site, and thus the project would not adversely impact nesting migratory birds or raptors.

However, the study also noted that two previously mapped wetland features, occupying separate portions of the subject parcel, could support breeding habitat for CTS. The two wetland areas were previously mapped as part of a Wetland Delineation, dated May 9, 2017, and completed by the applicant's consultant, as discussed under Section IV.C below. The recommendation of the Habitat Assessment was that potential impacts to CTS could be avoided with the implementation of avoidance and minimization measures. Consistent with comments and recommendations from CDFW, implementation or adherence to the following Mitigation Measures will reduce potential impacts to CTS, to a less than significant level.

* **Mitigation Measure(s)**

1. *No project related ground disturbance shall occur during the CTS migration period of November 1 through May 31.*
2. *Prior to ground disturbing activity, a qualified biologist shall conduct a project site evaluation, in accordance the United States Fish and Wildlife's "Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander" (2003). The survey shall include a 100-foot buffer around the project site, in all areas of wetland and upland habitat that could support CTS.*
3. *A 50-foot buffer shall be created around all small mammal burrows and occupied breeding pools within, and/or adjacent to the project construction footprint. Grading activities shall not result in alteration of site hydrology or sedimentation of breeding pools.*
4. *During grading activities, a qualified biological monitor shall be present on site to visually monitor for the presence of CTS. In the event that CTS is observed, the qualified biological monitor shall halt all work and immediately consult with CDFW and USFW. If CTS is found within the survey area, no work shall occur until the appropriate permits have been obtained to allow relocation of the CTS.*

5. *To evaluate project related impacts to nesting birds, a qualified biologist shall conduct pre-activity surveys for active nests no more than ten (10) days prior to the start of ground disturbance. The survey shall encompass all areas of the project site, and if nests are present, the biologist shall establish a behavioral baseline of all identified nests. The qualified biologist shall continuously monitor nests during project construction/ground disturbing activity to detect changes resulting from the project. If continuous monitoring is not feasible, the qualified biologist shall establish a minimum 250-foot no disturbance buffer around active nests of non-listed bird species and a 500-foot no disturbance buffer around active nests of non-listed raptors. The buffers shall remain in place until the breeding season has ended or until the qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.*
- 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; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to a Wetland Delineation Technical Memorandum prepared for this project by Argonaut Ecological Consulting, Inc., dated May 9, 2017, there are no State or Federally-protected wetlands on or in the vicinity of the project site. The Wetland Delineation included a review of the United States Fish and Wildlife Service (FWS), Wetland Mapper tool, which indicated that there are no FWS mapped wetlands on the subject parcel, however review of historical aerial imagery and topographic maps, indicated that the elevation of the site varies by up to ten feet, and that the lower elevation points are in the northwest portion. The northwest portion of the parcel was found to contain a drainage swale, occupying approximately 2.42-acres near the intersection of East Shaw Avenue and North McCall Avenue, and that the swale receives some runoff from the adjacent roadway because the swale is below the road grade.

The Wetland study also found that the portion of the northwest corner of the parcel, in which the swale is located, is part of a historical natural drainage channel, and that there was an unnamed tributary of Dog Creek which flowed southwest from the center of the parcel, but which has since been graded over, altering the direction of drainage to the northwest. Additionally, another smaller area, occupying approximately 0.1-acre of the subject parcel, in the southeast corner was found to be consistent with the definition of seasonal swales/wetlands, defined as containing hydric soils, prevalence/dominance by hydric plants, and evidence of wetland hydrology. This smaller wetland area appears to part of a larger swale located primarily on the easterly adjacent parcel.

Staff review of the applicant's submitted site plan indicates that the two existing mapped wetland areas will be preserved in their current locations and no construction is proposed within those areas.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No native or migratory fish or wildlife species, or migratory wildlife corridors were observed on the project site, nor are there any wildlife nurseries or fisheries were identified on or in the vicinity of the project site.

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

FINDING: NO IMPACT:

The project will not conflict with local policies or ordinances protecting biological resources. No such policies or ordinances, applicable to the subject property were identified in the analysis. The project site consists of open cultivated farmland, which is currently fallow, no trees were observed on the site.

- 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?

FINDING: NO IMPACT:

The project is located within the PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP), which is limited to PG&E maintenance activities. The project will not conflict with this HCP or any other adopted or approved HCP or Natural Community Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property is not located in an area designated as highly or moderately sensitive for the existence of archaeological resources, however to address the potential for their existence, the applicant has submitted a Cultural Resources Assessment prepared by Sierra Valley Cultural Planning and dated February 6, 2018.

The assessment consisted of a records search by the Southern San Joaquin Valley Information Center (SSJVIC), of the California Historical Resources Information System (CHRIS), to identify areas that have been previously studied and to identify any known cultural/historical resources that may be present within or in the vicinity of the project area. The records search yielded negative results for historic or prehistoric sites, or structures within the project site and within a one half-mile radius.

There have been three previous cultural/historical resource investigations done within one half-mile, with no cultural resource sites, listed on the National Register of Historic Places, the California Register of Historic Resources, California Points of Historical Interest, State Historic Landmarks, or the California Inventory of Historic Resources, California Points of Historical Interest, State Historic Landmarks, or the California Inventory of Historic Resources, have been documented on the project site or within a half-mile radius of the project site.

The results of the study were that no archaeological, cultural or historic resources were identified, therefore, the likelihood for such resources to be encountered is minimal. However, there is still the potential for historical or archaeological materials to be exposed during ground disturbing activities. Implementation of the following Mitigation Measure will reduce potential impacts on cultural and historical resources to a less than significant level.

* **Mitigation Measure(s)**

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.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation;
or

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction of this project is planned to occur in three phases, with Phase 1 expected to commence within approximately two-years of project approval, and is anticipated to take approximately 17 months to complete. With adherence to standard construction practices, energy usage during all three construction phases is not anticipated to be wasteful, inefficient or unnecessary, nor conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Anticipated electrical usage was based on a comparison to historical annual electricity use from a similar facility, however, because the proposed facility is substantially larger in terms of building area, the projections were based on the increase in building square footage from the similar existing facility. For this project, the projected annual electrical usage is anticipated to be approximately 27,130.50 Kilowatt Hours (kWh). The project will be subject to Title 24, California Code of Regulations (CCR) of the California Building Standards Code, and Part 11 of Title 24, California Green Building Standards (CAL Green) Code; which contains regulations on energy production, fuels, and motor vehicles that apply to both new and existing development.

VII. GEOLOGY AND SOILS

Would the project:

A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area subject to a substantial risk from seismic activity, per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), which indicates that, given a ten percent probability of an earthquake occurrence in within 50 years, the project site is in an area where ground acceleration due to seismic activity has a 10 percent probability of exceeding 0-20 percent of peak horizontal ground acceleration or a maximum of .20 g (percent of the force of gravity) during an earthquake, which is a relatively low probability.

However, known fault systems along the eastern and western boundaries of the County, have the potential to cause high magnitude earthquakes, which could affect other parts of the County. The project will be subject to current California Building Code which addresses seismic design standards. The project site is not located in an area prone to liquefaction, or landslides. Therefore, based on the analysis, the potential for the project to cause adverse effects related to seismic activity would be less than significant.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: NO IMPACT:

The proposed project will entail grading of a majority of the 38.32-acre site and the addition of a substantial amount of impervious surface area, consisting of buildings and paved parking and access drives. Any grading proposed with this project will require a grading permit or grading voucher, which will be reviewed to ensure that substantial erosion does not result.

C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project development, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

The project site is not located in an area of the County that is subject to on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.

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

FINDING: NO IMPACT:

The subject parcel is not located in an area of expansive soils as identified by Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR), which is a generalized location. Site specific geotechnical investigations could more precisely define the boundaries of expansive soils at that site. Chapter 7-24 of the FCGPBR describes expansive soils as soils that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential, which is the relative volume change in soil with a gain in moisture. If the shrink swell potential is rated moderate to high, damage to buildings, roads and other structures can occur. Table 18-1-B- Classification of Expansive Soils, of the 1994 Uniform Building Code (U.B.C. 1994) shows that soils with an expansion index 0-20 and 21-50 have very to low expansion potential, respectively. Chapter 18, Section 1803.2 (U.B.C. 1994), states that Foundations for structures on soils with an expansion index greater than 20, as determined by U.B.C Standard 18-2, shall require special design consideration.

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?

FINDING: NO IMPACT:

The project proposes the installation of an onsite wastewater treatment system to serve the caretakers residence. The system will require permitting from the County of Fresno to ensure that the soils are capable of supporting the septic tank.

- C. Directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property is not located in an area of moderate or high sensitivity for archaeological resources. A cultural resources assessment completed for the project, found no unique paleontological or geological resources on the subject property. However, in the unlikely event that such resource is discovered during excavation, the project will be required to follow mitigation procedures.

* **Mitigation Measure(s)**

1. See Mitigation Measure 1, Section V, above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would generate direct and indirect greenhouse gas (GHG) emissions; however, these emissions would not result in a significant impact on the environment. In the Air Quality and Greenhouse Gas Analysis prepared for this project, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) 2016.3.2. Emissions generated for all phases of construction were based on a 30 year project lifespan assumption.

Fresno County has not adopted its own GHG thresholds or prepared a Climate Action Plan that can be used as a basis for determining project significance; however, the Air District's Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA includes thresholds based on whether the project will reduce or mitigate GHG levels by 29 percent from business as usual (BAU) levels compared with 2005 levels (SJVAPCD 2009b). This level of GHG reduction is based on the target established by ARB's AB 32 Scoping Plan, approved in 2008.

The Air District does not recommend assessing the significance of construction-related emissions. Operational or long term emissions occur over the life of the project. Sources of emissions may include passenger vehicles and trucks, energy usage, waste

generation, and other sources in the area such as landscaping activities, or consumer use products. Operational emissions for this project were modeled for 2023 and 2030 using CalEEMod.

The project would achieve a reduction of 31.9 percent from BAU by the year 2023 with regulations and design features incorporated. This is above the 29 percent reduction from all sources of GHG emissions now required to achieve AB 32 Targets. The project will be subject to State regulations under the provisions of AB 32, administered by the California Air Resources Board (ARB). The project would also achieve reductions of 9.90 percent beyond the ARB 2020 21.70 percent target and 2.60 percent beyond the Air District's 29 percent reduction from BAU requirements from adopted regulations and on-site design features.

No new threshold has been adopted by the County or the Air District for the SB 32 2030 target. However, the project would achieve reductions of 18.70 percent beyond the 2020 target by 2030 through compliance with existing regulations. The project is consistent with the 2017 SB 32 Scoping Plan and will contribute a reasonable fair-share contribution to achieving the 2030 target. Fair share may be achieved through compliance with state regulations that apply to new development, such as Title 24, California Code of Regulations (CCR) of the California Building Standards Code, and Part 11 of Title 24, California Green Building Standards (CAL Green) Code; which contains regulations on energy production, fuels, and motor vehicles, that apply to both new and existing development.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed mini storage facility is a low energy consumption use, and is not subject to state energy efficiency standards; however, the caretaker's residence and office will be required to comply with state energy efficiency standards. The proposed facility is also subject to the California Green Building Standards Code, which requires a 20 percent reduction in indoor water use for residential and commercial development.

The project complies with applicable regulations adopted to achieve the AB 32, 2020 target and would not interfere or conflict with the State's ability to implement regulations and programs to reduce GHG emissions. Additionally, considering the proposed project's emissions, consistency with the SB 32 Scoping Plan measures, and the progress being made by the state in achieving emissions reduction goals, the project would be consistent with the State's AB 32 and SB 32 goals, and not impact the attainment of those goal.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- 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; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project does not involve the handling of hazardous materials as part of the operation of the proposed personal storage and recreational vehicle storage facility. Additionally, this project will be subject to the provisions of the California Health and Safety Code (HSC), which requires that any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan online, through the Cal EPA, California Environmental Reporting System (CERS). All hazardous waste shall be handled in accordance with the California HSC, Title 22, Division 4.5. The nearest school to the project site is Quail Lake Environmental Charter School, located approximately 0.80 miles southeast.

- 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?

FINDING: NO IMPACT:

According to a search of the Environmental Protection Agency's NEPAassist tool, and the California Environmental Protection Agency's (Cal EPA), Department of Toxic Substances Control, Enviro Stor mapping tool, the proposed project is not located on or near a known hazardous material site.

- E. 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project is not located within an airport land use plan or within two miles of a public airport or public use airport, and therefore will not result in a safety hazard or excessive noise for people residing or working in the project area.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The subject property is not located within an area subject to an adopted emergency response plan or emergency evacuation plan, therefore the project will not impair implementation of or physically interfere with any such plans.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The subject property is not within a wildland fire area or State Responsibility Area (SRA).

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

FINDING: NO IMPACT:

The project is not expected to violate any water quality standards.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project is not anticipated to impact groundwater supplies or recharge. The proposed facility is projected to use approximately 400 gallons per day for operation, and domestic use associated with the on-site caretaker's residence and public restroom.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on, or off-site?
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

- iii. 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; or
- iv. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in substantial off site erosion or siltation, increase the rate of surface runoff, resulting in off site flooding, create or contribute storm water runoff that would exceed existing or planned drainage capacity, or create substantial sources of polluted runoff. The project does entail the addition of impervious surfaces, however an on-site drainage basin is proposed to manage increased run off from the proposed facility. There are two low-lying topographical depressions on the property, which are subject to flooding from the two-percent chance storm event. Both of those areas will be preserved as part of development of this project. However, there are no natural drainage channels traversing the property.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

Portions of the project site are subject to flooding from the two-percent chance (50 year) storm event, however the subject property is not located with a flood hazard, tsunami or seiche zone. To handle additional storm runoff created by the increase in impervious surfaces the project proposes an on site drainage basin, to be located at the southwest corner of the facility.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project was reviewed by the Fresno County Department of Public Works and Planning, Water and Natural Resources Division, which did not express any concerns.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The project will not physically divide an established community or conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

Would the project:

- 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; or
- 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?

FINDING: NO IMPACT:

The project site is not located within any known mineral resource zones as identified by Figures 7-7 through 7-11 of the Fresno County General Plan Background Report (FCGPBR).

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

There will be minor increases in the ambient noise level due to construction and operation of the facility. The new use will not cause excessive ground-borne vibration or exceed the County's noise ordinance.

- C. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport, and therefore will not expose people in the project area to excessive noise levels.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned 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); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not induce population growth, as no new infrastructure, residential or commercial development, other than the proposed mini storage facility, is proposed with this project. The project will not displace any people or a substantial amount of housing in the area. The subject property is agriculturally zoned which prohibits residential subdivisions.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not require the provision of, or create the need for new or physically-altered governmental facilities. The proposed facility will provide one residential dwelling for an on-site full-time caretaker. The nearest fire station is Fresno County Fire Station No. 86 is located approximately one and one half-mile east of the subject property.

XVI. RECREATION

Would the project:

- 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; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project will not require the construction of new or expansion of existing recreational facilities, nor increase the use of existing neighborhood and regional parks.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: NO IMPACT:

The project will not impact any plan, program, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Traffic Impact Study (TIS) dated May 31, 2019, was prepared for this project by Peters Engineering Group, per the recommendation from the Fresno County Department of Public Works and Planning, Road Maintenance and Operations Division and Design Division. The TIS evaluated three surrounding street intersections as well as the proposed site entrance off of Shaw Avenue, during weekday A.M. (7:00-9:00) and P.M. (4:00-6:00) peak hours, to determine the existing traffic conditions and anticipated conditions from the project.

Data from the Institute of Transportation Engineers (ITE) Trip Generation Manual are typically used to estimate the number of traffic trips anticipated to be generated by the project, however, part of the traffic impact evaluation for this project included previous Trip Generation estimates done for existing Derrel's Mini Storage facilities, which found that the facilities that were studied generated fewer trips than the average trips derived from the ITE manual, which are calculated as number trips, both AM and PM peak hours, per 1,000 square feet of net rentable area. The existing Derrel's facilities trip

generation rates were calculated using net rentable area and occupied RV storage units. The given ITE average values indicated that the proposed facility would generate 2.50 trips per 1,000 square feet, and the existing facilities demonstrated an average of 1.43 trips per 1,000 square feet, plus 0.10 trips per occupied RV storage unit. Based on the existing facilities calculation, the proposed project trip generation rates were estimated to be 606 traffic trips per day, for both A.M and P.M. peak traffic volumes.

The TIS did not specifically evaluate the project traffic impacts based on Vehicle Miles Travelled (VMT), rather the Level of Service (LOS) model was used, which is a quantification of performance measures that relate to quality of service from the drivers perspective, measured using an A-F scale, representing the best (LOS A) to worst (LOS F) operating conditions for a particular segment of roadway, as defined by the Transportation Research Board, Highway Capacity Manual, 2010 (HCM 2010). LOS A, B and C are considered acceptable within the County areas that are not within a city sphere of influence (SOI), and an LOS D for those areas that are.

In this case, the project site is located easterly adjacent to the boundary of the City of Clovis SOI. A project is considered to have a significant impact, if the traffic increase attributed to the project, when combined with the existing conditions, would cause the current Level of Service (LOS) on a roadway segment, or a signalized or unsignalized intersection, to deteriorate below an acceptable LOS for the given area. The conclusions of the TIS found that the project would not cause a significant change in the current LOS conditions at the study intersections, and therefore the project would have a less than significant impact on transportation and traffic.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will have a gated entrance, accessible from East Shaw Avenue located approximately 1,200 feet east of its intersection with North McCall Avenue. A Traffic Impact Study prepared for the project concluded that the project as proposed will not create a significant impact on traffic, nor increase hazards to traffic due to design features.

A site entrance analysis was done to evaluate the potential impacts of vehicles entering and exiting the facility, and determine whether a left turn lane for providing access to the site, was warranted. The trip generation analysis determined that approximately 30 vehicles would enter the site during a peak hour, or one vehicle every two minutes. The TIS noted the project site plan indicates that there will be approximately 130 feet of queuing area at the facility entrance, which was determined to be adequate vehicle storage capacity, and that no additional storage via a dedicated left turn lane into the facility from the west bound lanes of East Shaw Avenue, was recommended for this project, at this time.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site plan proposes a dedicated emergency fire access gate at the southwest corner of the property off of North McCall Avenue, in addition to the main facility entrance of East Shaw Avenue in the northeast corner of the site. Gate access will be subject to current Fresno County Fire Protection District requirements pertaining to emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Under the provisions of Assembly Bill (AB) 52, the County was required to provide notice of the preparation of this Initial Study to Native American Tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on July 23, 2018 to representatives of the Dumna Wo Wah, Table Mountain Rancheria, Santa Rosa Rancheria Tachi-Yokut Tribe and the Picayune Rancheria of the Chukchansi Indians. None of the Tribal Governments responded.

The project site is not located in an area of archaeological sensitivity and no cultural resources inventory was recommended by any reviewing agency. A Cultural Resources Assessment dated February 6, 2018, was prepared for the project by Sierra Valley Cultural Planning (applicant's consultant). The Cultural Resources Assessment consisted of a records search through the California Historical Resources Information System (CHRIS), to identify any known cultural resources or previous inventories within or in proximity to the project area, and a pedestrian survey of the subject parcel.

The records search, completed by the Southern San Joaquin Valley Information Center (SSJVIC), yielded three previous investigations within a half-mile radius of the project Area of Potential Effect (APE); however, no tribal cultural or historic resources were identified in any of those previous studies. The pedestrian survey, consisted of walking north to south transects across the subject parcel, observation and photographs, and soil inspection. No archaeological or tribal cultural resources were identified during the site survey, however, the potential exists for undiscovered subsurface, cultural resources to be discovered during ground disturbance. Therefore, the following mitigation measure is proposed to reduce impacts to yet unknown tribal cultural resources to a less than significant level.

* **Mitigation Measure(s)**

1. See Mitigation Measure 1, Section V, above.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will involve the construction of a new on site wastewater treatment system to serve the proposed caretakers residence and public restroom. No other wastewater facilities are planned. The project will also entail the construction of a new drainage basin to be located in the southwest portion of the facility, to handle the increase water runoff generated by addition of impervious surfaces, parking areas, access roads and buildings, associated with construction of the facility. There are no electrical, gas or telecommunications facilities proposed with this application.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is anticipated to use approximately 400 gallons of water per day during operation of the facility, which will be supplied by an on site well. The subject property is not located in an area of the County designated as water-short, and no concerns related to water supply were raised by any reviewing agencies or County departments.

- C. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Wastewater generated by the project will be handled by a proposed on-site septic system. Septic system placement, expansion areas and capacity will be subject to the provisions of California Plumbing Code, and the Fresno County Local Area Management Program (LAMP), which regulates the design, installation, and operation of on-site wastewater treatment systems (OWTS).

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility is not anticipated to exceed State or local standards, or the capacity of local infrastructure, or impair attainment of solid waste reduction goals. The project will be required to comply with federal, state and local solid waste reduction statutes, and Chapter 8.20.060 of the Fresno County Ordinance Code, which relates to solid waste removal.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The subject property is not located in a State Responsibility Area, or in an area of increased wildfire risk; as such the project will not impair any adopted emergency

response or evacuation plans, nor impair telecommunications facilities, or the construction or relocation thereof. The subject parcel is located in area of relatively flat terrain with, a combination of open irrigated farmland, orchards, and some residential subdivisions, and no substantial slopes. The nearest boundary of a State Responsibility/Wildland Fire Area, is located approximately four and one-half miles to the east. The project will not require the installation or maintenance of infrastructure that would exacerbate fire risk, or expose people or structures to post-fire slope instability or flooding.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Based on the Habitat Assessment prepared for this project the subject parcel does not support suitable habitat for any special status species, and that the proposed development will preserve the two seasonal wetland areas within the parcel; the project would not have a significant detrimental impact on the environment, with adherence to the recommended Mitigation Measures. Mitigation Measures have also been applied to this project to reduce impacts to Cultural Resources, Paleontology, and Tribal Cultural Resources to less than significant.

* **Mitigation Measure(s)**

1. See Section IV.
2. See Section V.

- 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions of criteria pollutants from this project will be consistent with the State Implementation Plan administered by the San Joaquin Valley Air Pollution Control District.

C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No environmental effects which would result in adverse effects on human beings, either directly or indirectly were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3618, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation and Wildfire.

Potential impacts related to Agriculture and Forestry, Noise, Air Quality, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with the included Mitigation Measures.

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

JS

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00			
Agency File No: IS 7487		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-	
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Zip Code: Fresno 93721	
Agency Contact Person (Name and Title): Jeremy Shaw, Planner		Area Code: 559	Telephone Number: 600-4207		Extension: N/A
Project Applicant/Sponsor (Name): Derrel's Miini Storage, Inc.		Project Title: Unclassified Conditional Use Permit No.3618			
Project Description: Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling approximately 38.32-acres, in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.					
Justification for Negative Declaration: It has been determined that there would be no impacts to Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation and Wildfire. Potential impacts related to Agriculture and Forestry, Air Quality, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources, have determined to be less than significant with compliance with the included Mitigation Measures.					
FINDING: The proposed project will not have a significant impact on the environment.					
Newspaper and Date of Publication: Fresno Business Journal – August 28, 2019			Review Date Deadline: Planning Commission – October 10, 2019		
Date:	Type or Print Signature: Marianne Mollring Senior Planner		Submitted by (Signature): Jeremy Shaw Planner		

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

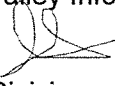


County of Fresno

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

DATE: July 9, 2018

TO: Department of Public Works and Planning, Director, Attn: Steve E. White
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Augustine Ramirez
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Attn: Mohammad Alimi/Dale Siemer
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes/ Kevin Tsuda
Agricultural Commissioner, Attn: Les Wright
Sheriff's Office, Attn: Captain John Zaroni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell, Cultural Resources Director
Santa Rosa Rancheria, Tachi Yokut Tribal Government, Attn: Ruben Barrios, Tribal Chairman
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter, THPO/cultural Resources Director
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson

FROM: Jeremy Shaw, Planner 
Development Services Division

SUBJECT: Conditional Use Permit (CUP) Application No. 3618, Initial Study No. 7487

APPLICANT: Derrel's Mini Storage, Inc.

DUE DATE: July 23, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a mini-storage facility in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcels are located on the southeast corner of East Shaw and North McCall Avenue. (APN: 571-010-88) (Sup. Dist. 5).

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.

Please return your comments by **July 23, 2018**. If your agency or department has no comments, please return a "no comments" response. If you need extra time to review the proposed project, please let me know before the comment deadline.

If you have any questions, contact Jeremy Shaw, Planner, Fresno County Department of Public Works and Planning at (559) 600-4207 or at jshaw@co.fresno.ca.us.

JS:
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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 7/2/2018 CUP3618

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

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level, Fresno Phone: (559) 600-4497

(Application No.)

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: South side of E Shaw Avenue between N McCall and N Quail Lake Drive, Street address: TBD

APN: 571-010-88 Parcel size: 18.30 acres Section(s)-Twp/Rg: S 17 - T 13 S/R 22 E, ADDITIONAL APN(s): 571-010-89 20.02 acres

William T. 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 4 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.: (C) CUP No. 3618 Fee: \$4,569.00, PER/Initial Study No.: 7487 (CLASS II) Fee: \$3,901.00, Received By: J.S. Invoice No.: 109924 TOTAL: \$9,555.00

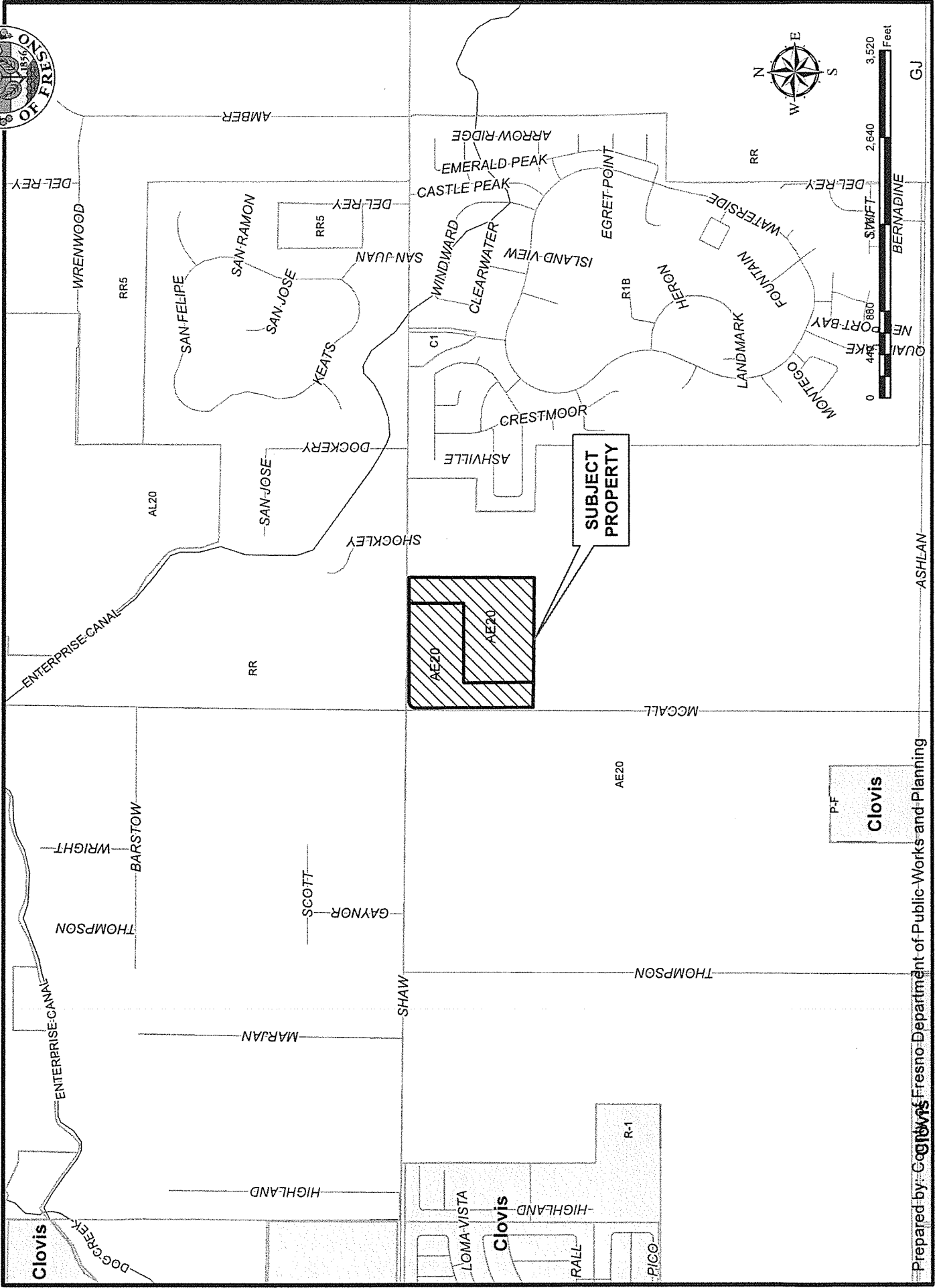
UTILITIES AVAILABLE:

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, Related Application(s): _____, Zone District: AL-20, Parcel Size: _____

CUP 3618
STR 17 - 13/22

EXISTING ZONING MAP



County of Fresno

Conditional Use Permit Application

DERREL'S MINI STORAGE FACILITY SEC Shaw and McCall Avenues

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 Shaw Ave near the northeastern corner of the parcel. A secondary emergency fire access gate will be located at the corner of the facility.

The facility is planned to contain a total of approximately 271,225 sf of enclosed storage buildings, over three phases on 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 caretaking.

The materials stored in the units are controlled by lease restrictions and monitored by the resident 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 Shaw 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 stall 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 drain 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 +/- 6 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 facility. 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*