



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 September 10, 2020

SUBJECT: Initial Study Application No. 7799, Amendment Application No. 3841 and Director Review and Approval No. 4610

Rezone two contiguous parcels totaling 2.6 acres from the M-1 (Light Manufacturing) Zone District to an M-3 (Heavy Industrial) Zone District to allow the existing inorganic fertilizer manufacturing operation on the rezoned parcels.

LOCATION: The subject parcels are located on the south side of 'H' Street between North Biola Avenue (6th Street) and North 7th Street within the unincorporated community of Biola (4460 N. Biola Avenue, Biola) (Sup. Dist.: 1) (APN: 016-300-02, 17S, 18S)

**OWNER/
APPLICANT:** NutriAg USA, Ltd.

STAFF CONTACT: Ethan Davis, Planner
(559) 600-9669

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7799; and
- Approve Amendment Application (AA) No. 3841 and Director Review and Approval (DRA) No. 4610 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 7799
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Limited Industrial in Fresno County-adopted Biola Community Plan	
Zoning	M-1 (Light Manufacturing)	M-3 (Heavy Industrial)
Parcel Size	2.6 acres (1.26 +1.34)	No Change
Project Site	M-1 Light Manufacturing	Rezone to M-3 (Heavy Industrial) to allow limited industrial uses as listed in Zoning Ordinance
Structural Improvements	None	A new 24,275 sq. ft. Warehouse to be constructed
Nearest Residence	8 homes within 100 feet of subject parcels	No change
Surrounding Development	Single-Family Residential/Central Trading to the north, Industrial to the west, Orchard to the east and Industrial.to the south	No Change
Operational Features	N/A	Raw material and finished product storage
Employees	N/A	Determined at the time

Criteria	Existing	Proposed
		uses are established on the property
Customers	N/A	No Change
Traffic Trips	N/A	No Change
Lighting	N/A	Determined at the time uses are established on the property
Hours of Operation	N/A	Determined at the time uses are established on the property

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

Initial Study Application No. 7799 was prepared for the project by County Staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: August 7, 2020

PUBLIC NOTICE:

Notices were sent to 58 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A rezoning is a legislative act requiring action by the Board of Supervisors. A decision by the Planning Commission in support of a rezoning request is an advisory action requiring an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for the final action. A Planning Commission decision to deny a rezoning, however, is final unless appealed to the Board of Supervisors.

A Director Review and Approval (DRA) Application may be approved only if four Findings specified in Zoning Ordinance Section 872.C can be made. Further, the Director of the Department of Public Works and Planning is authorized to approve or deny said applications. However, it was determined to process the subject rezoning and DRA concurrently, as approval of the DRA is contingent upon the approval of the rezoning. Therefore, the four Findings necessary for the approval of a DRA must be made in addition to a determination of the rezoning consistency with the General Plan.

BACKGROUND INFORMATION:

According to the County records, the subject parcels were zoned M-1 (Light Industrial) on February 18, 1976 (Resolution No. 76-350). The parcel to the south was rezoned (AA No. 3795) from M-1 to M-3 on May 21, 2013 for the existing fertilizer manufacturing facility.

The subject parcel is designated Limited Industrial in the Fresno County-adopted Biola Community Plan. The Zoning Compatibility Matrix for the Biola Community Plan indicates that the proposed M-3 Zone District is conditionally compatible with the Limited Industrial designation of the Biola Community Plan. The Community Plan defines Limited Industrial as land designated for restricted , non-intensive manufacturing and storage activities which do not have detrimental impacts on surrounding properties.

Relevant Policies	Consistency/Considerations
<p>Biola Community Plan 2.02</p> <p>F. Adequate landscape buffering should be provided by industries to protect adjoining residential uses from any adverse environmental influences.</p> <p>G. All industrial uses should be required to connect to the public water and sewer systems.</p> <p>H. Industrial growth should be located south of town, downwind from residential areas.</p>	<p>Landscaping and a six-foot masonry wall abutting the residential zoning is required by the development standards.</p> <p>Biola Community Service District (BCSD) has provided comments that they support the project and will supply the site with public utilities.</p> <p>The project is in the southern portion, downwind of the residential-zoned areas of the community of Biola.</p>
<p>Biola Community Plan 3.03</p> <p>The County’s policies regarding development phasing are contained in General Plan 205-03. These policies are intended to maintain compact urban boundaries, minimize intrusion of urban development into productive agricultural areas and create the optimum situation for provision of services.</p>	<p>The proposed project will utilize an already urbanized area and will preclude the need to expand the use to the south into agricultural area.</p>
<p>Biola Community Plan 6.00</p> <p>The plan provides for industrial development in areas concentrated along the southern boundary of the community.</p>	<p>The proposed rezone is located in the southern portion of the Biola Community Plan.</p>
<p>Biola Community Plan 6.01</p> <p>Section 205-08 (Urban Industrial) of the Fresno County General Plan is applicable to development in the Biola Community.</p> <p>Industries should provide landscape buffers</p>	<p>As a Condition of Approval, the project will be required to provide landscaping along with a six-foot masonry wall abutting the residential zoning.</p>

<p>to protect abutting residential areas from adverse effects.</p>	
<p>General Plan Policy LU-F.29:</p> <p>The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:</p> <ul style="list-style-type: none"> a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt combustibles and other pollutants on abutting properties. b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors. c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties. d. Limitations on the industry's size, time of operation, or length of permit. 	<p>This proposed rezone would allow industrial uses as listed in the Zoning Ordinance. The proposed uses will adhere to the M-3 Zone District and will be analyzed against these standards during mandatory Site Plan Review prior to the issuance of building permits. With these considerations, the proposal is consistent with this policy.</p>

Reviewing Agency Comments

San Joaquin Valley air Pollution District (SJVAPCD): No concerns further than current regulations already in place for air quality.

Biola Community Service District (BCSD): Expressed support for the project and provided a written statement that they will supply utility services to the subject parcels.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent parcels. This is included as a Project Note.

Fresno County Department of Public Health, Environmental Health Division: All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately-

licensed contractor.

The proposed construction and commercial project(s) have the potential to expose nearby residents to short-term elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance Code. This is included as a Project Note.

AA No. 3841 Analysis

The rezone is necessary to expand the operation of the existing fertilizer facility on the parcel to the south of the two subject parcels. The proposal does not increase the capacity of the operation, but will increase its efficiency allowing for storage and improved operations.

The rezone is consistent with the Fresno County General Plan and County-adopted Biola Community Plan. By rezoning the site, it allows the existing use to utilize the vacant site and prevent its expanding to the surrounding agricultural land. With adherence to development standards, there will be no significant impacts upon the surrounding parcels. The required solid wall and landscaping will improve the existing visual impacts for the adjacent residential area. Specific site improvements will be further refined and reviewed for consistency with development standards during the Site Plan Review process which is required for all development in the M-3 Zone District.

AA No. 3841 Rezoning Conclusion

Based on the above information, staff believes that the subject rezoning from the M-1 (Light Industrial) Zone District to an M-3 (Heavy Industrial) Zone District will not have an adverse effect upon surrounding properties and that the proposal is consistent with the Fresno County General Plan and County-adopted Biola Community Plan.

DRA No. 4610 Analysis/General Plan Consistency

The DRA is required for fertilizers (inorganic) and the compounding of dried inorganic materials in the M-3 (Heavy Industrial) Zone District per the Zoning Ordinance. Based on the Environmental Review, the corresponding rezone will have less than significant impacts on the surrounding land uses. The purpose of the project is to increase efficiency of the existing NutriAg facility on the parcel directly south of the subject parcels. The proposed expansion will not increase traffic or the number of employees on site. The proposed warehouse will be used to store and package the product until it is hauled away for sale.

Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	No requirements	No Change	N/A
Parking	There shall be one off-street parking space for each two permanent employees.	To be addressed during Site Plan Review (dependent upon use proposed)	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Lot Coverage	No requirements	No Change	N/A
Space Between Buildings	No requirements	No Change	N/A
Wall Requirements	Six-foot-high wall between industrial and residential-zoned properties. (843.5.H.1)	No Change	N/A
Septic Replacement Area	No change	No Change	N/A. The proposed use will connect to the Biola community sewer system.
Water Well Separation	No Change	No Change	N/A. The proposed will connect to Biola community water system.

Reviewing Agency/Department Comments Regarding Site Adequacy

Site Plan Review Section of the Fresno County Department of Public Works and Planning:

- Parking spaces shall be constructed in compliance with County and State standards.
- ADA parking spaces for the physically disabled shall be concrete or asphalt concrete paved and shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked.
- A four (4)-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards.
- Outdoor lighting should be hooded and directed away from adjoining streets and properties.
- A voluntary parcel merger should be submitted to ensure all structures, parking, internal circulation, basin, and required utilities are located on one parcel.

These are included in Project Notes.

Building and Safety Section of the Fresno County Department of Public Works and Planning:

- Comply with all Accessibility Requirements as specified in the California Building Code in force at the time of permit applications for constructed improvements, including accessible route connections to all buildings on site.

- Obtain permits for all building, mechanical, electrical and plumbing improvements installed or constructed.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis Finding 1:

Staff review of the Site Plan demonstrates that the proposed improvements meet minimum building setback requirements of the M-3 Zone District. The proposed site plan shows 15 spaces (5 more spaces than required). The Zoning Ordinance requires one parking space to be provided for every two permanent employees, one parking space for each truck operated by the concern, and at least one parking space to be provided for the disabled for every 40 parking spaces required. As the proposed use may retain up to ten employees and two trucks, seven standard parking spaces and one parking space for the disabled are required for the operation.

Staff finds that the proposed use is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval

None.

Conclusion Finding 1:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Biola Avenue: Poor Condition H Avenue: Very Good Condition 7 th Avenue: Excellent Condition	No Change No Change No Change
Direct Access to Public Road	Yes	Driveway from W. I Avenue	No Change
Road ADT		500 (Biola Avenue) 200 (H Avenue) 300 (7 th Avenue)	No Change

		Existing Conditions	Proposed Operation
Road Classification		Biola Avenue: Local Road	No Change
		H Avenue: Local Road	No Change
		7 th Avenue: Local Road	No Change
Road Width		Biola Avenue width 21.1'	No Change
		H Street width 14.7'	
		7 th Street width 34'	
Road Surface		Asphalt paved with dirt shoulders	No Change
Traffic Trips		N/A	N/A
Traffic Impact Study (TIS) Prepared	No	N/A	No Change
Road Improvements Required		N/A	None Required

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways

Development Engineering Section of the Fresno County Department of Public Works and Planning:

- Biola Avenue is a County-maintained road. Records indicate this section of Biola Avenue from I to H street has an ADR of 500, pavement width of 21.1', unknown structural section and is in poor condition.
- I street is a County-maintained road. Records indicate the section of I Street from Seventh Street to Biola Avenue has an ADT of 600, pavement width of 19.9', structural section of 0.15' AC and is in very poor condition, while the section of I Street from Biola Avenue to Seventh Street has an ADT of 200, pavement width of 23.5', structural section of 0.15' AC, and is in excellent condition.
- H Street is a County-maintained road. Records indicate the section of H Street from Seventh Street to Sixth Street (Biola Avenue) has an ADT of 200, a pavement width of 14.7', structural section of 0.15' AC, and is in very good condition; H Street from Biola Avenue to Fourth Street has an ADT of 200, pavement width of 15.5', structural section of 0.15' AC, and is in very good condition.
- Seventh Street is a County-maintained road. Records indicate the section of Seventh Street from I Street to H Street has an ADT of 300, pavement width of 34', structural section of 0.15' AC, and is in excellent condition.
- According to the FEMA FIRM Panel 1525H, the parcel is not subject to flooding from the 100-year storm.

- A Grading Permit or Voucher is required for any grading proposed with this application. This shall be included as a Project Note.
- If not already present, a 20'x20' right-of-way corner cutoff is required at the intersection of the following: Biola and I Street, Biola and H Street, I Street and Seventh Street, I Street and H Street, and H Street and Seventh Street. This shall be included as a Project Note.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis Finding 2:

Per the Applicant's Operational Statement, the new storage building will not generate more traffic than the already-existing operation. The Applicant indicates the purpose of the new storage building is to store raw materials and finished product.

Based on the above information, and with adherence to a Site Plan Review (SPR), which is a mandatory requirement for new land uses in the M-3 Zone District, staff believes the site will be adequate to accommodate the proposed use, vehicle circulation, and ingress/egress.

Recommended Conditions of Approval

None.

Conclusion Finding 2:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	0.3 acre	Single Family Home	R1	Approx. 150 feet
	0.15 acre	Single Family Home	R1	Approx. 120 feet
	0.15 acre	Single Family Home	R1	Approx. 90 feet
	0.15 acre	Single Family Home	R1	Approx. 90 feet
	0.19 acre	Single Family Home	R1	Approx. 150 feet
	0.15 acre	Single Family Home	R1	Approx. 100 feet
	0.3 acres	Single Family Home	R1	Approx. 100 feet
	0.15 acre	Vacant	C4	N/A
South	2.06 acres	Fertilizer Facility	M3	N/A
East	9.38 acres	Orchard	AE20	Approx. 800 feet
West	1.25 acres	Industrial Use	M1	N/A

Analysis Finding 3:

As the adjacent parcels are designated residential per the Zoning Ordinance, a six-foot masonry wall shall be erected along the property line of an M-1 lot which is a district boundary between the “M-1” District and any residential district. M-3 (Heavy Industrial) complies with M-1 (Light Industrial) Standards.

Recommended Conditions of Approval

As a Condition of Approval, the project will be required to provide landscaping along with a six-foot masonry wall abutting the residential zoning.

Conclusion Finding 3:

Finding 3 can be made.

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

Relevant Policies	Consistency/Considerations
<p>General Plan Policy LU-F.29:</p> <p>The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the follow criteria or other conditions adopted by the Board of Supervisors:</p> <ul style="list-style-type: none">a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt combustibles and other pollutants on abutting properties.b. Provisions for adequate off-street parking to handle the maximum number of company vehicles, salespersons, and customers/visitors.c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.e. Limitations on the industry’s size, time of operation, or length of permit.	<p>This proposed rezone would allow industrial uses as listed in the M-3 Zone District. The proposed uses will adhere to the M-3 Zone District and will be analyzed against these standards during mandatory Site Plan Review prior to the issuance of building permits. With these considerations, the proposal is consistent with this policy.</p>

Relevant Policies	Consistency/Considerations
<p>General Plan Policy LU-F.30:</p> <p>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</p>	<p>The Biola Community Services District will provide water, sewer and garbage services for the project. The proposal is consistent with this Policy.</p>
<p>Policy 603-01:2.02(h):</p> <p>Industrial growth should be located south of town, downwind from residential areas.</p>	<p>In this instance, the subject parcel is located on the southern edge of the unincorporated community of Biola. The proposal is consistent with this Policy.</p>

Reviewing Agency Comments

Policy Planning Section of the Fresno County Department of Public Works and Planning: Per Zoning Ordinance Section 845.2-A.5, inorganic fertilizer manufacturing facilities may be allowed in the M-3 Zone District through a Director Review and Approval (DRA) process.

DRA Application No. 4610 has been filed in conjunction with AA No. 3841 proposing to allow an inorganic fertilizer manufacturing and distribution facility on the subject parcels as an expansion of the existing inorganic fertilizer manufacturing facility located on the M-3-zoned property abutting the subject parcels to the south.

Associated Initial Study (IS) Application No. 7799 was filed for this project in order to address California Environmental Quality Act (CEQA) requirements.

The subject parcels are located within the unincorporated community of Biola. According to the Zoning Compatibility Matrix in the County-adopted Biola Community Plan, the M-3 Zone District is compatible with the Limited Industrial General Plan designation. It should be noted that the community of Biola is identified as a Disadvantaged Unincorporated Community (DUC) in the Fresno County’s Senate Bill (SB) 244 analysis for identification of DUC’s in unincorporated Fresno County.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis Finding 4:

This proposal entails the rezoning of two parcels, 1.26-acres (APN 016-300-17s) and 1.34-acres (APN 016-300-18s), from the M-1 (Light Manufacturing) Zone District to the M-3 (Heavy Industrial) Zone District. Further, this proposal also entails a request to authorize the wholesale packaging and storage of agricultural fertilizer. Associated materials are transported to the site via truck for packaging and stored for future distribution. Inorganic fertilizer manufacturing operations are allowed in the M-3 Zone District by means of a Director Review and Approval (DRA).

One fundamental issue regarding rezone requests is whether the proposed zone change is consistent with the General Plan. In this instance, the subject parcel is designated Limited Industrial in the Fresno County-adopted Biola Community Plan. The Zoning Compatibility Matrix indicates that the proposed conditional M-3 Zone District is compatible with the Limited Industrial designation of the County-adopted Biola Community Plan.

Parcels located to the north of the subject parcel are zoned R-1 (Single-Family Residential) and are designated medium density in the County-adopted Biola Community Plan. Parcels located east of the subject parcel are zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and are designated Agriculture in the Fresno County General Plan. Parcels located to the west of the subject parcel are zoned M-1 (Light Manufacturing) and are designated Limited Industrial in the County-adopted Biola Community Plan. The parcel to the south is zoned M-3 (Heavy Manufacturing) and is designated Limited Industrial in the County-adopted Biola Community Plan.

The proposed rezone would not cause significant impacts on surrounding properties. Based on the above information, and with adherence to the Mitigation Measures, Conditions and Project Notes, staff believes that the proposed Director's Review and Approval No. 4610 will not have an adverse effect upon surrounding properties and is consistent with the General Plan and the County-adopted Biola Community Plan and applicable development standards.

Recommended Conditions of Approval

See Mitigation Measures and Recommended Conditions of Approval attached as Exhibit 1.

Conclusion Finding 4:

Finding 4 can be made.

PUBLIC COMMENT:

None.

DRA No. 4610 Conclusion

Based on the factors cited in the analysis, staff believes the required Findings for granting the Director Review and Approval can be made and recommends approval.

SUMMARY CONCLUSION:

Staff believes that the proposed rezone from the M-1 (Light Industrial) Zone District to the an M-3 (Heavy Industrial) Zone District and Director's Review and Approval request are consistent with the Fresno County General Plan and will not have any significant impacts on the surrounding properties.

Based on the discussions above, and the Initial Study Application prepared for the Project, staff recommends adoption of the proposed Mitigated Negative Declaration, approval of Amendment Application No. 3841 and Director Review and Approval No. 4610, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend adoption of the Mitigated Negative Declaration prepared for Initial Study Application No. 7799; and
- Recommend that the Board of Supervisors determine that the proposed rezone is consistent with the General Plan and County-adopted Biola Community Plan and approve Amendment Application No. 3841; and
- Recommend approval of Director Review and Approval No. 4610; and
- Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3841 to the Board of Supervisors with a recommendation for approval, subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in the Staff Report.

Alternative Motion (Denial Action)

- Determine that the proposed M-3(Heavy Industrial) zoning is not consistent with the General Plan and County-adopted Biola Community Plan, and deny Amendment Application No. 3841 (state basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program
Amendment) Application No. 3841 &
Director Review and Approval No. 4610
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed to not shine towards adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning	Ongoing
Conditions of Approval – Amendment Application No. 3841					
1.	Uses permitted by right shall be limited to the M-3 land uses as identified in the Zoning Ordinance.				
Conditions of Approval – Director Review and Approval No. 4610					
1.	Development of the property shall be in accordance with the Site Plan and Operational Statement approved by the Commission, except as modified by the Conditions of Approval and Site Plan Review.				

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

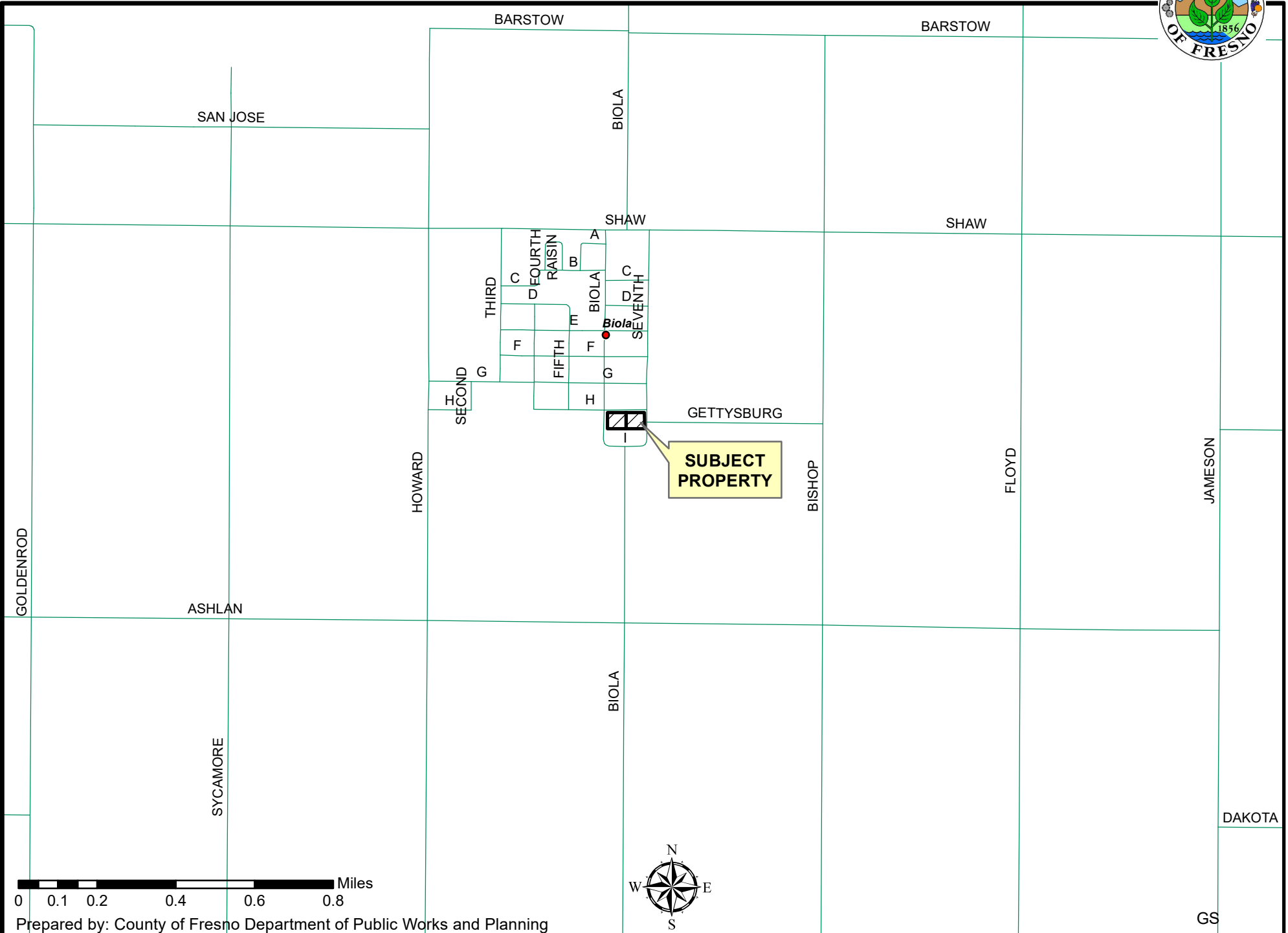
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void, unless there has been substantial development within two years of the effective date of this approval.
2.	Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 regarding permits for siting, construction, and electrical work. Building Permits are required for the proposed warehouse.
3.	A Site Plan Review (SPR) Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance prior to the issuance of Building Permits. Items to be addressed under the SPR may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection and lighting.
4.	Any work performed within the right-of-way shall require an encroachment permit from the Road Maintenance and Operations Division.

Notes	
5.	A 20-foot by 20-foot corner cutoff shall be maintained for sight distance purposes at the intersection of Biola Avenue and I Street.
6.	A 20-foot by 20-foot corner cutoff shall be maintained for sight distance purposes at the intersection of I Street and Seventh Street.
7.	Prior to occupancy, the Applicant shall submit a Hazardous Materials Business Plan to the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 445-3271 for further information.
8.	All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5. This Chapter discusses proper labeling, storage and handling of hazardous wastes.
9.	A Grading Permit or Voucher is required for any grading proposed with this application.
10.	Any proposed development shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to issuance of any Building Permits. The Applicant shall submit evidence that their Plan was approved by the Fire Department, and all fire protection improvements shall be installed, prior to occupancy granted to the use.
11.	An Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent parcels.
12.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
13.	The proposed construction and commercial project(s) have the potential to expose nearby residents to short-term elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance Code.
14.	Comply with all Accessibility Requirements as specific in the California Building Code in force at the time of permit applications for constructed improvements, including accessible route connections to all buildings on site
15.	Obtain permits for all building, mechanical, electrical and plumbing improvements installed or constructed.

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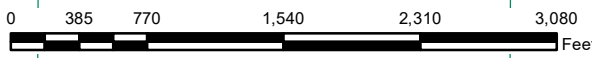
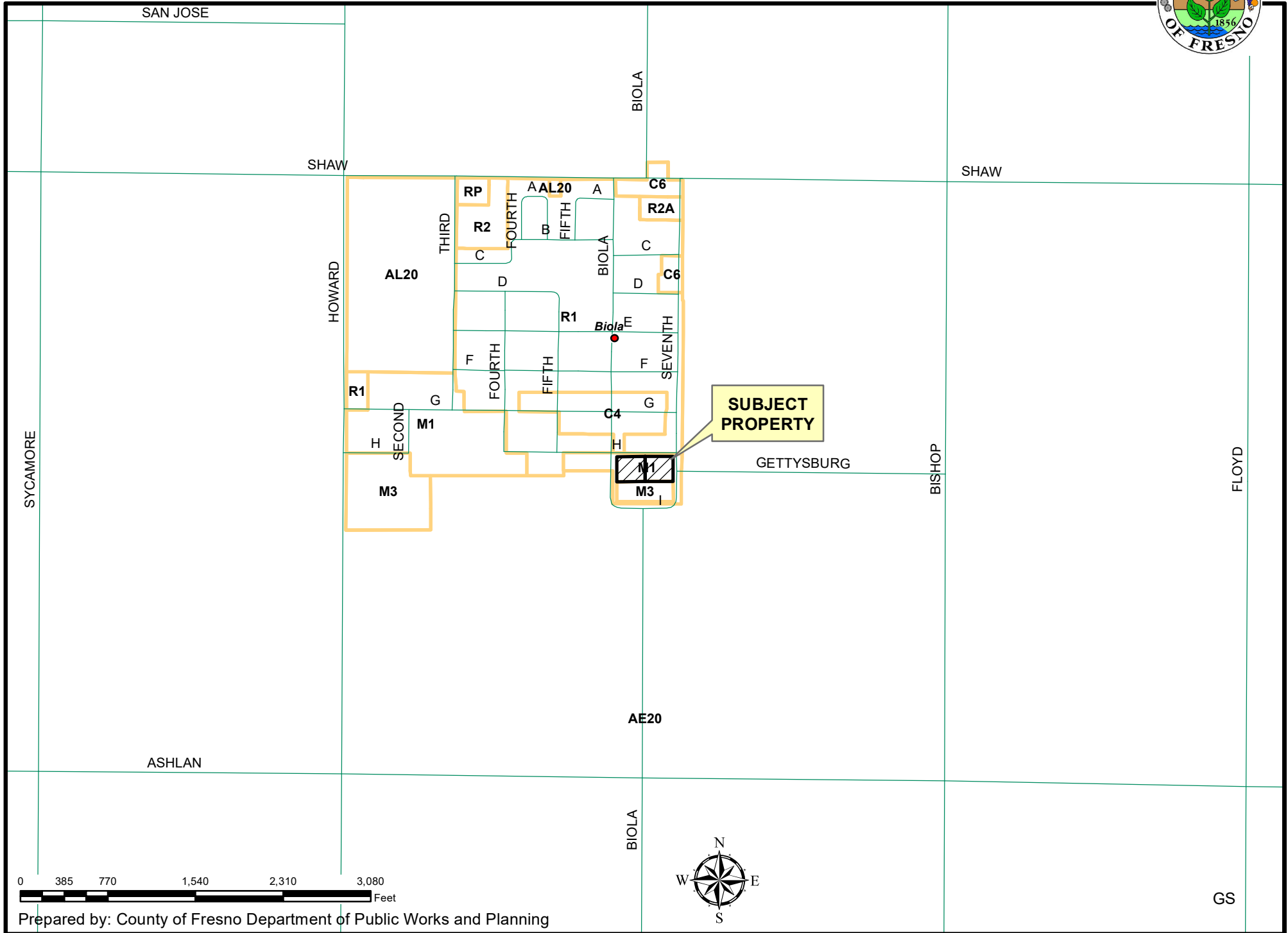
LOCATION MAP



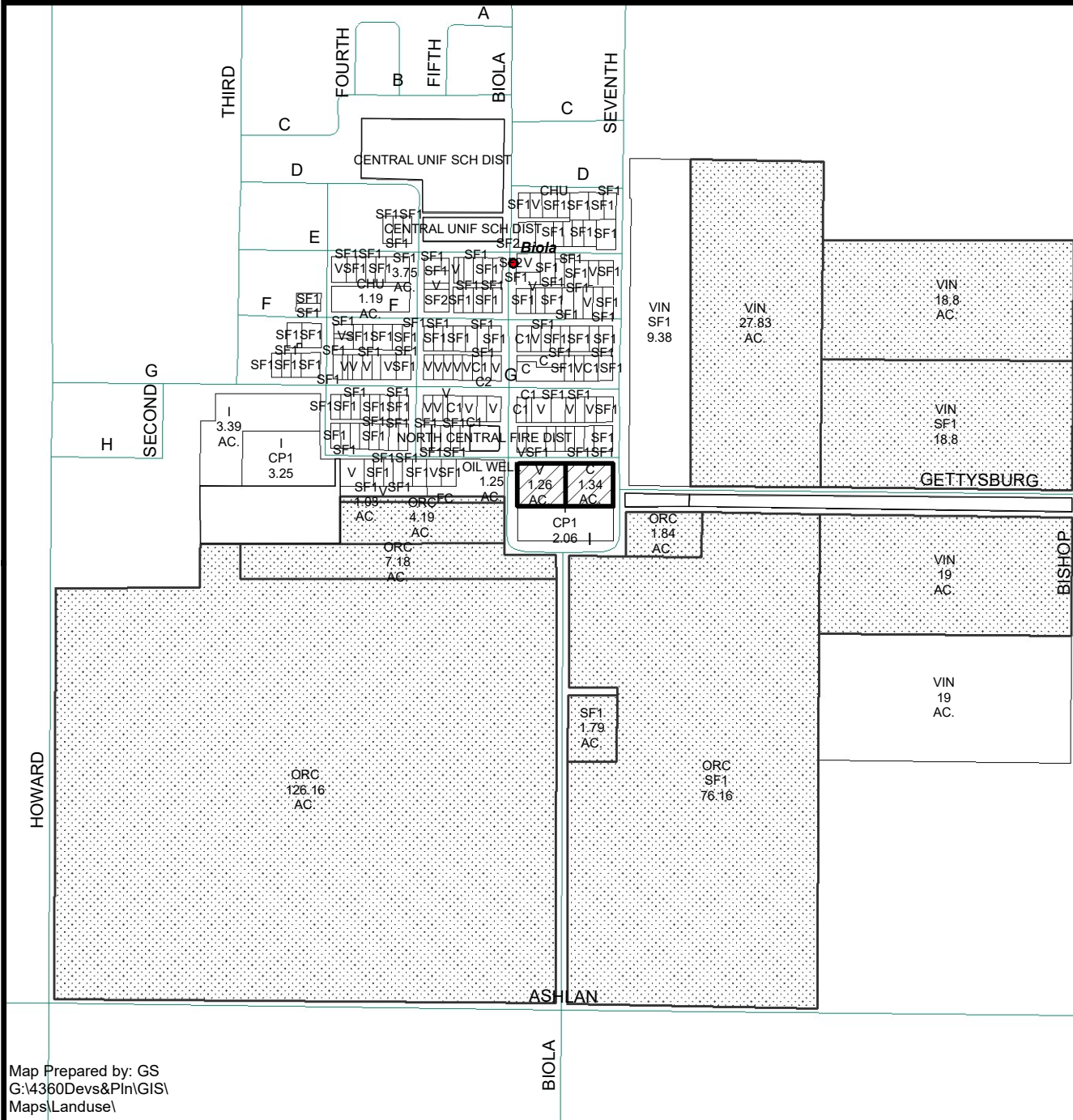
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Prepared by: County of Fresno Department of Public Works and Planning

EXISTING ZONING MAP



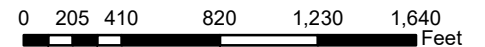
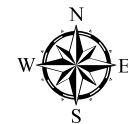
EXISTING LAND USE MAP



LEGEND	
AP1 - APARTMENT	
C - COMMERCIAL	
C# - COMMERCIAL	
CHU - CHURCH	
CP# - OFFICE COMM./PROF	
FC - FIELD CROP	
I - INDUSTRIAL	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	

LEGEND:

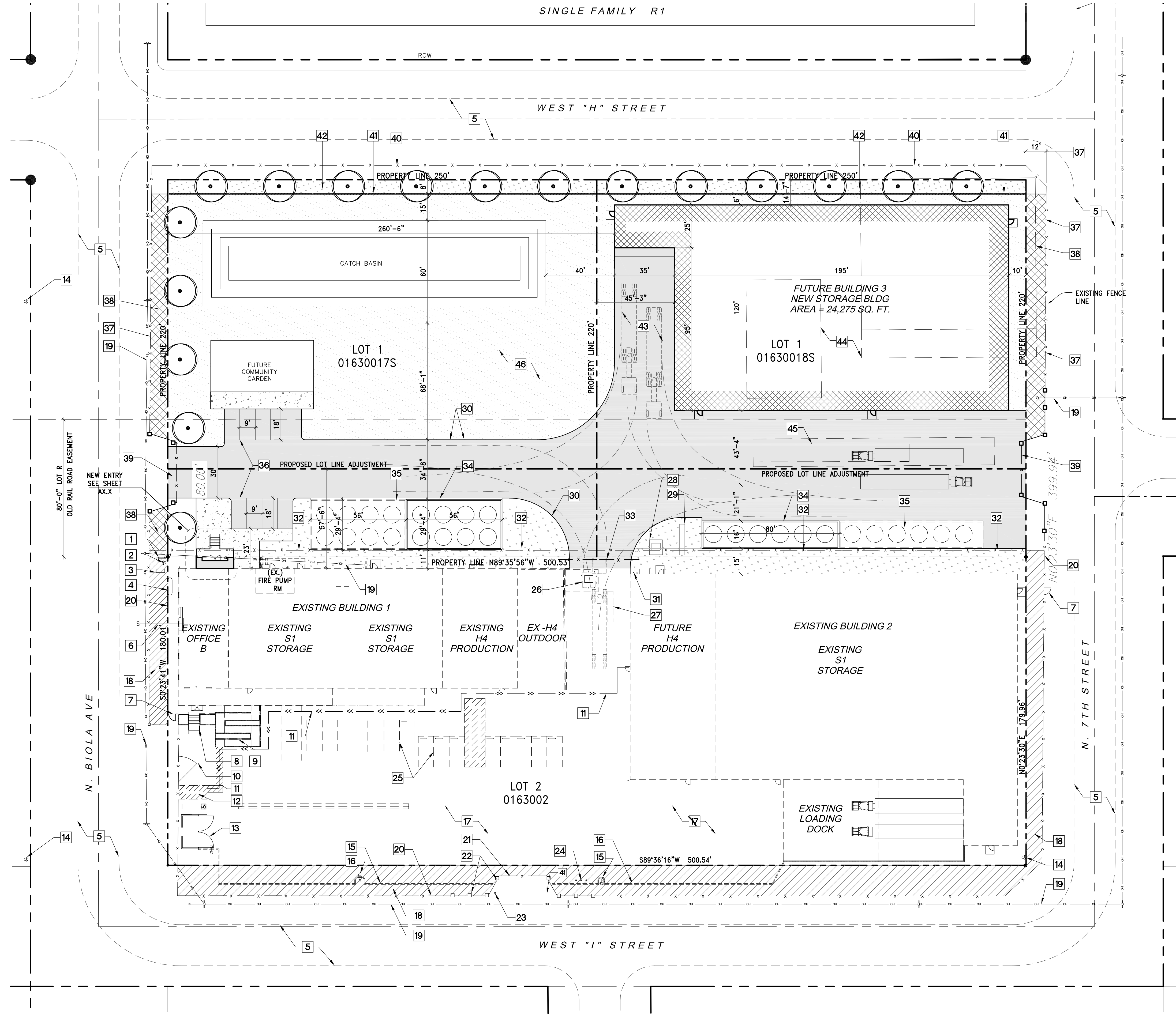
- Subject Property
- Ag Contract Land



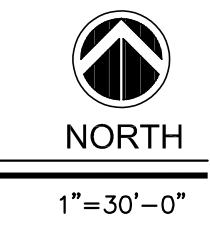
Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
G:\4360Devs&PIn\GIS\
Maps\Landuse\

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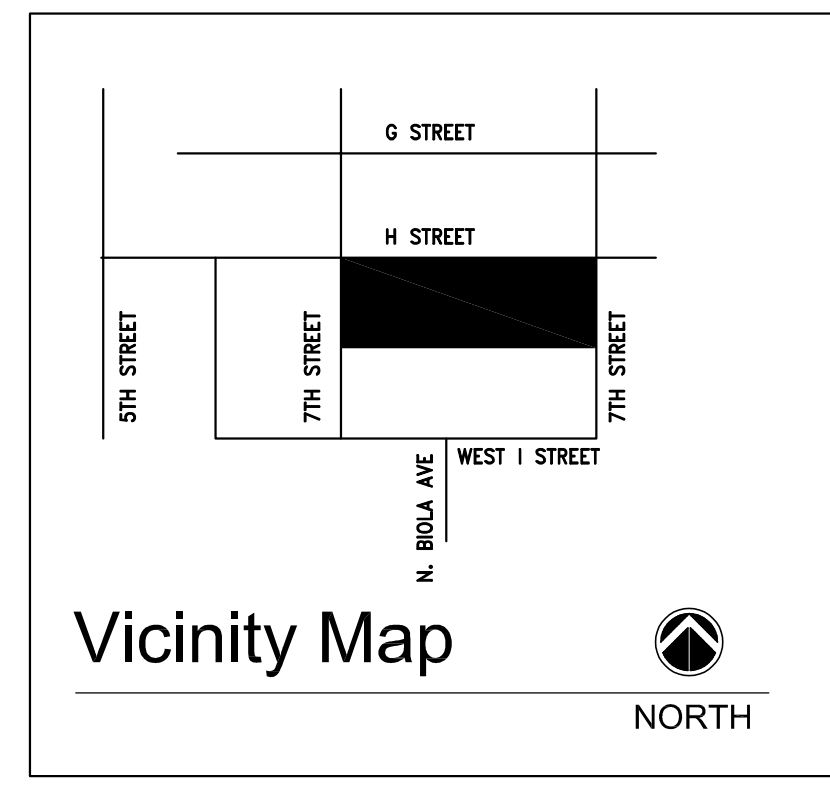
SITE PLAN



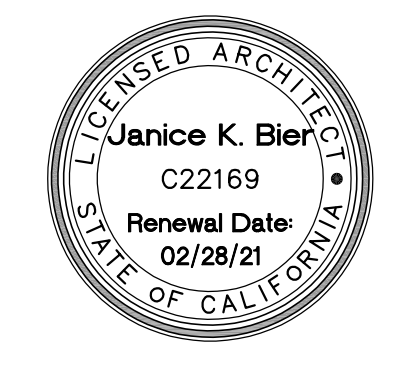
KEYNOTES	
No.	Description
1	EXISTING BACKFLOW DEVICE
2	EXISTING FIRE DEPARTMENT CONNECTION SEE ADD'L GENERAL FIRE NOTES THIS SHEET
3	EXISTING WATER METER
4	EXISTING ABOVE GROUND PROPANE TANK
5	EDGE OF EXISTING PAVING
6	EXISTING 4" SEWER
7	EXISTING 4 FOOT WIDE WROUGHT IRON GATE WITH KNOX BOX FOR FIRE/EMERGENCY ACCESS
8	EXISTING STAIRS WITH HANDRAILS
9	EXISTING RAISED WALK 1:20 SLOPE MAX WITH GUARDRAILS WHERE REQUIRED
10	EXISTING 15' WIDE CHAIN LINK GATE
11	EXISTING PATH OF TRAVEL
12	EXISTING ACCESSIBLE PARKING AND LOADING AISLE - GC TO VERIFY STALL, AISLE & SIGNAGE MEET CURRENT CODE & COUNTY REQUIREMENTS
13	EXISTING TRASH ENCLOSURE WITH CHAIN LINK FENCE
14	EXISTING FIRE HYDRANT
15	EXISTING 6" CONCRETE CURB
16	EXISTING SITE LIGHTING DUAL
17	EXISTING CONCRETE PAVING
18	HATCHED AREA INDICATES PROPOSED ROW ABANDONMENT SUBMITTED IN MAY 2019 WITH COUNTY OF FRESNO
19	EXISTING OVERHEAD POWER LINES
20	EXISTING 6" HIGH CHAIN LINK FENCE WITH BARBED WIRE
21	EXISTING 28" WIDE VEHICULAR MOTORIZED SLIDING GATE
22	EXISTING ENTRY KEY PAD
23	EXISTING FLAG POLES
24	EXISTING PARKING STALLS
25	EXISTING TRANSFORMER ON CONCRETE PAD WITH BOLLARDS TO BE RELOCATED
26	EXISTING PROPANE TANK REMOVED
27	TRANSFORMER RELOCATED ON CONCRETE PAD WITH BOLLARDS
28	NEW PROPANE TANK
29	NEW 6" CONCRETE CURB, TYP.
30	EXISTING 6" FIRE SPRINKLER RISER,
31	EXISTING CHAIN LINK FENCE TO BE REMOVED
32	NEW WROUGHT IRON MOTORIZED SLIDING VEHICULAR GATE
33	NEW OUTDOOR CONTAINMENT CMU BLOCK WALLS MIN 48" HIGH - H4 OCCUPANCY
34	FUTURE OUTDOOR CONTAINMENT CMU BLOCK WALLS MIN 48" HIGH - H4 OCCUPANCY
35	NEW PARKING STALLS 9'x18' min
36	REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH NEW 7 FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE
37	HATCHED AREA INDICATES PROPOSED ROW ABANDONMENT SUBMITTED TO BE SUBMITTED BY CIVIL ENGINEER
38	NEW WROUGHT IRON MOTORIZED SLIDING VEHICULAR GATE W/ 2' SQ. CMU PILASTERS
39	EXISTING CHAIN LINK FENCE TO BE REMOVED
40	NEW 7'-4" TALL CMU BLOCK WALL WITH 12" WROUGHT IRON SPEAR POTS AT TOP
41	DROUGHT TOLERANT LANDSCAPING WITH TREES EVERY 40' ON CENTER
42	FUTURE LOADING DOCK AREA
43	EXISTING CONCRETE PADS FROM OLD BLDGS TO BE REMOVED
44	EXISTING TRUCK WEIGH STATION TO BE REPAIRED AND KEPT IN USE
45	PROPOSED GRAVEL AREA
46	

PROJECT DATA	
APPLICANT:	NUTRIAG 4460 BIOLA AVE BIOLA, CA 95326
ADDRESS:	4460 BIOLA AVE BIOLA, CA 95326
APN / ZONING	APN: 01630017S ZONING M-1 (LIGHT MANUFACTURING) PROPOSED ZONING M3C (HEAVY INDUSTRIAL)
	APN: 01630018S ZONING M-1 (LIGHT MANUFACTURING) PROPOSED ZONING M3C (HEAVY INDUSTRIAL)
	APN: 01630002 ZONING M3C (HEAVY INDUSTRIAL)
Site Areas	APN: 01630002 = AREA 90,091 SQ. FT. (2.06 AC) APN: 01630017S = AREA 55,067 SQ. FT. (1.26 AC) APN: 01630018S = AREA 55,064 SQ. FT. (1.26 AC)
Const Type	CONST. TYPE V-B SPRINKLERED YES
Building Areas / Occupancy	EXISTING BUILDING 1 AREA: EXISTING OCCUPANCY B = 2,257 SF ADDITION NEW ENTRY = 113 SF EXISTING OCCUPANCY S-1 = 8,742 SF EXISTING INTERIOR OCCUPANCY H-4 = 3,076 SF
	TOTAL AREA BUILDING 1 = 14,188 SF EXISTING EXTERIOR OCCUPANCY H-4 = 1,515 SF
	EXISTING BUILDING 2 AREA: PROPOSED OCCUPANCY S-1 = 27,711 SF ACCESSORY B OCCUPANCY = 605 SF TOTAL AREA BUILDING 2 = 28,316 SF
	FUTURE BUILDING 3 AREA: PROPOSED OCCUPANCY S-1 = 24,875 SF
Parking Provided	EXISTING STALLS: STANDARD PARKING STALLS = 15 STALLS ACCESSIBLE STALL = 1 STALL
	TOTAL PARKING COUNT = 16 STALLS LOADING ZONE = 1 STALL
Code Analysis	PROPOSED S1 OCCUPANCY AREA: CONST. TYPE V-B - SPRINKLERED TABLE 504.3: BASIC ALLOWABLE HEIGHT: 60 FEET TABLE 504.4: BASIC ALLOWABLE STORY: 2-STORY TABLE 506.2: BASIC ALLOWABLE AREA : 36,000 SQ. FT. (SN)
	PROPOSED H4 OCCUPANCY AREA: CONST. TYPE V-B - SPRINKLERED TABLE 504.3: BASIC ALLOWABLE HEIGHT: 60 FEET TABLE 504.4: BASIC ALLOWABLE STORY: 3-STORY TABLE 506.2: BASIC ALLOWABLE AREA : 26,000 SQ. FT. (SI)

- FIRE NOTES:**
- FIRE HOSE PULL AND EQUIPMENT ACCESS IS AN UNOBSTRUCTED WALKWAY WHICH PROVIDES CONTINUOUS ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNOBSTRUCTED 36 INCH HORIZONTAL CLEARANCE AROUND OPENINGS AND CONTINUOUS 7 FOOT VERTICAL CLEARANCE. (FPD DEVELOPMENT POLICY 403.002)
 - REQUIRED WALKING ACCESS SHALL BE DESIGNED TO PREVENT SHARP TURNS AND OBSTACLES WHICH WOULD HINDER THE CARRYING OF HOSES, GROUND LADDERS AND OTHER HAND HELD EQUIPMENT.
 - ALL GATES ACROSS FIRE HOSE AND EQUIPMENT ACCESS POINTS SHALL BE A MINIMUM OF 4 FOOT WIDTH
 - ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS GATES SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS. ("BEST" PADLOCK MODEL 218700 SERIES). A KNOX PADLOCK MAY NOT BE USED. POLICE/FIRE BYPASS LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK & GLASS, 1560 N PALM AVENUE, FRESNO 93728.
 - FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2 INCH OUTLET SHALL FACE THE ACCESS LANE.
 - CONTRACTOR SHALL SUBMIT PLANS TO AND OBTAIN PERMIT FROM FIRE PREVENTION DIVISION FOR INSTALLATION OF THE ABOVE GROUND TANKS IN THE NEW CONTAINMENT AREA PRIOR TO INSTALLATION. SUBMITTAL SHALL INCLUDE CUT SHEETS/LISTINGS FOR PROPOSED TANKS AND CALCULATIONS FOR THE CONTAINMENT AREA.



NUTRI AG
4460 N. Biola Ave.
Biola, CA 93606

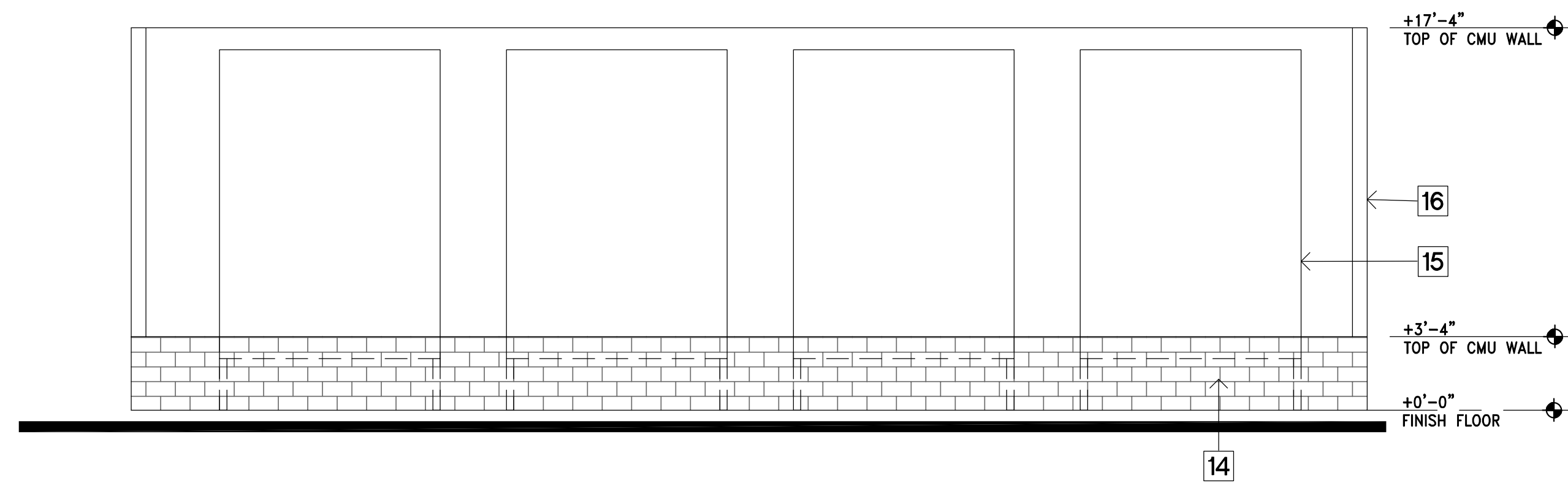


Date: 01.23.20
Drawn By: Susan Jones
Project # 19003
Proposed Site Plan

Revisions
△ xxx
△ xxx

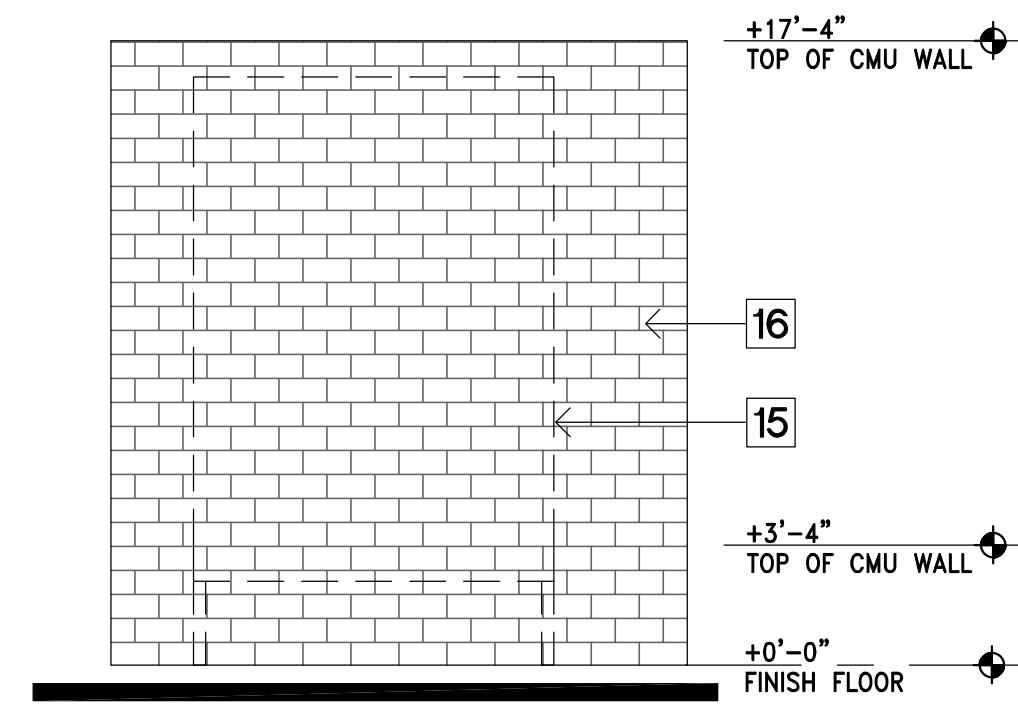
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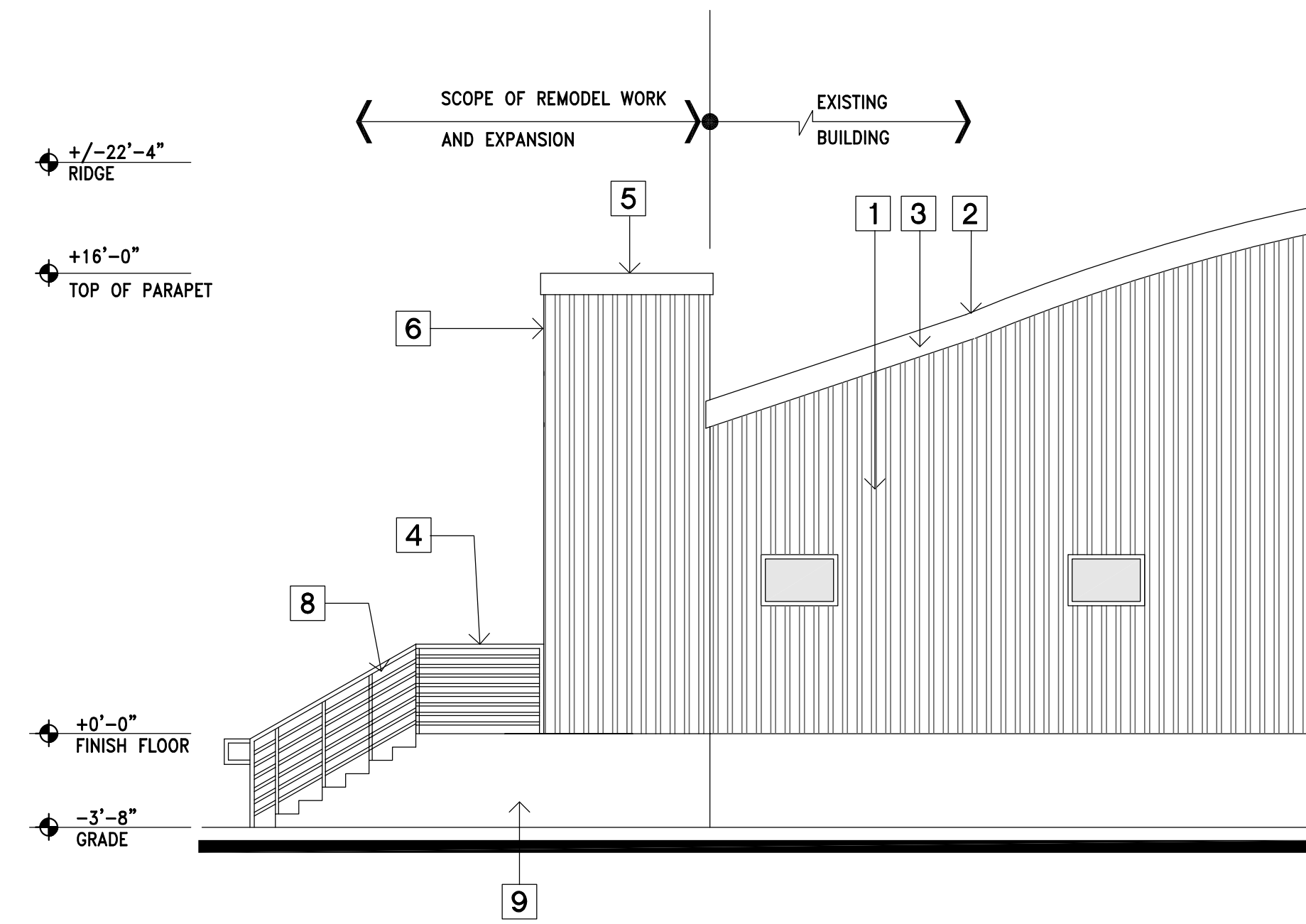
OUTDOOR CONTAINMENT AREAS FRONT VIEW

3/16"=1'-0"



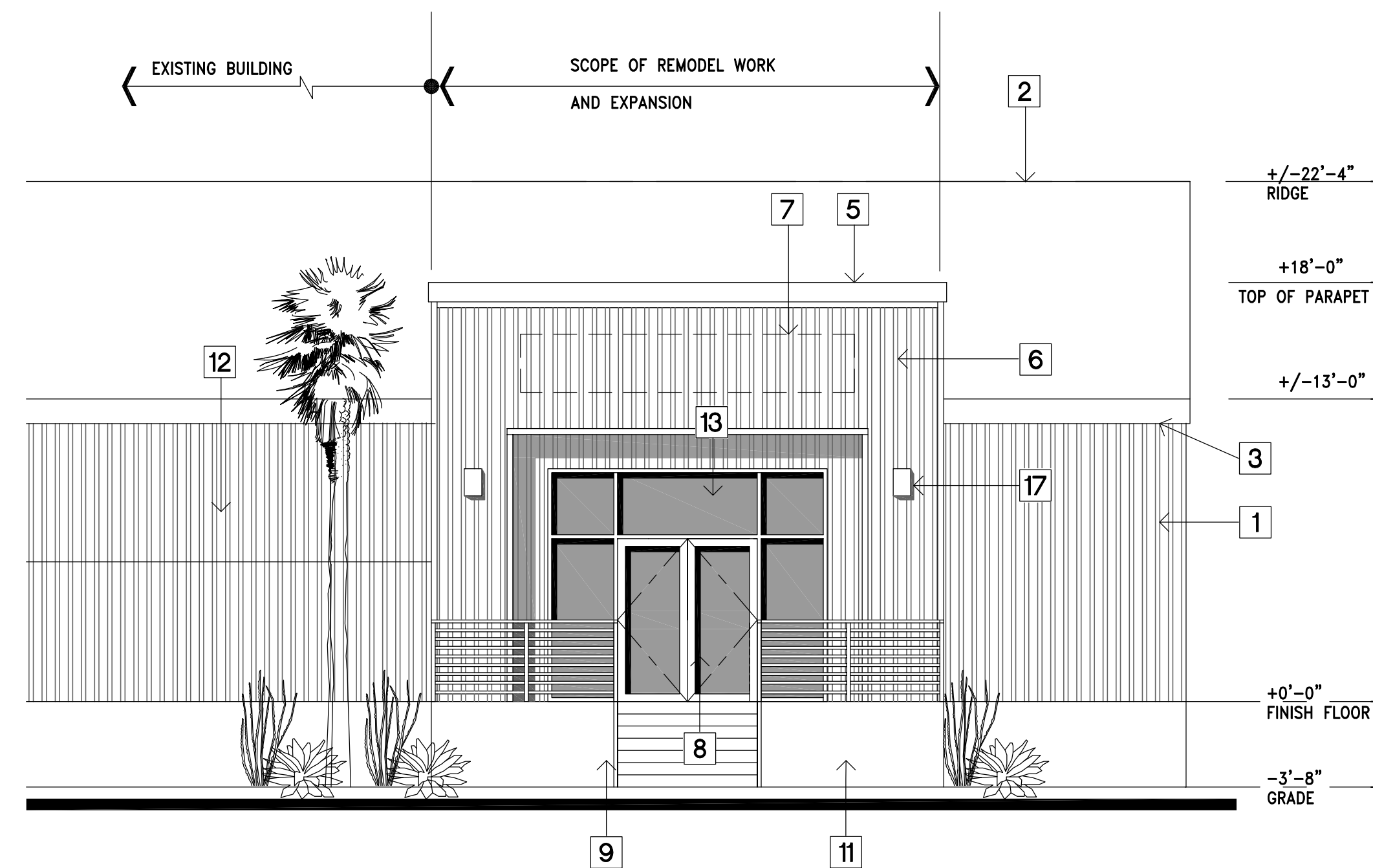
OUTDOOR CONTAINMENT AREAS SIDE VIEW

3/16"=1'-0"



PARTIAL WEST ELEVATION

3/16"=1'-0"



PARTIAL NORTH ELEVATION

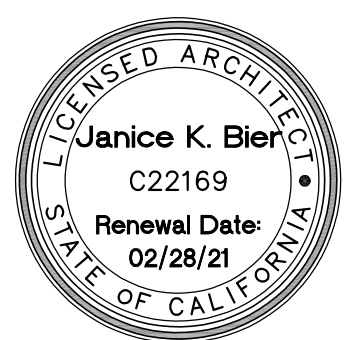
3/16"=1'-0"

Floor Plan Keynotes	
No.	Description
1	EXISTING PRE-ENGINEERED METAL BUILDING WITH METAL VERTICAL SIDING BY MANUFACTURE
2	EXISTING METAL STANDING SEAM ROOF
3	EXISTING WOOD FASCIA, RE-PAINT AS NEEDED
4	NEW 42" GUARDBAILS - POWDER COATED COLOR TO BE SELECTED BY OWNER
5	2x12 FASCIA BOARD PAINTED
6	NEW WOOD SIDING PAINTED
7	SIGNAGE BY OTHERS AND UNDER SEPARATE PERMIT OWNER SHALL SUBMIT TO COUNTY FOR REVIEW AND APPROVAL
8	NEW HANDRAILS POWDER COATED
9	NEW RAISED CONCRETE LANDING
10	NEW LOBBY ADDITION WITH METAL VERTICAL METAL SIDING
11	NEW CONCRETE STAIRS
12	EXISTING METAL SIDING
13	NEW STOREFRONT WINDOW & DOOR
14	NEW CMU BLOCK CONTAINMENT WALL WITH LIQUID TIGHT FINISH ON SIDES AND FLOOR
15	NEW TANKS ON LEGS PROVIDED BY OTHERS
16	NEW CMU BLOCK WALL
17	WALL MOUNTED LIGHT FIXTURE



1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692

NUTRI AG
4460 N. Biola Ave.
Biola, CA 93606



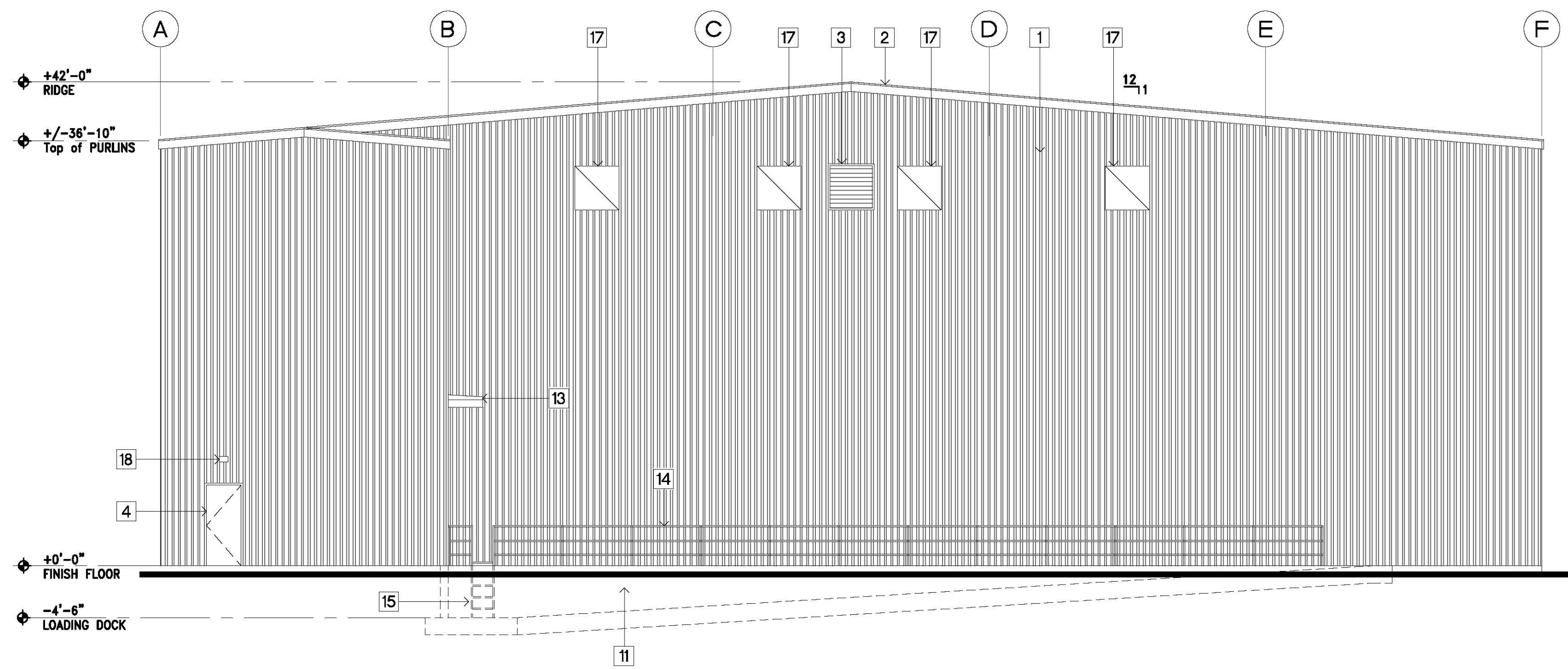
Date: 01.23.20
Drawn By: Susan Jones
Project # 19003

Exterior Elevations Remodel Bldg 1 & Containment Areas
Revisions
△ xxx
△ xxx

SHEET No.

A3.1

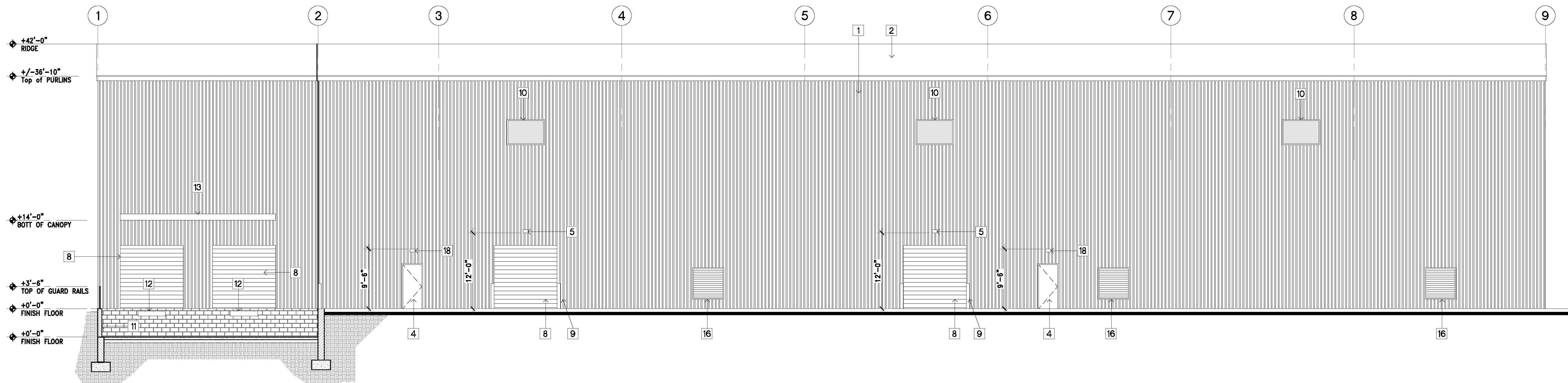
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WEST ELEVATION

1/8"=1'-0"

Floor Plan Keynotes	
No.	Description
1	PRE-ENGINEERED METAL BUILDING WITH METAL VERTICAL SIDING BY MANUFACTURE
2	METAL STANDING SEAM ROOF
3	4'x4' VENT BY METAL BUILDING MANUFACTURE
4	HOLLOW METAL DOOR & FRAME SEE DOOR SCHEDULE
5	WALL PACK LIGHT SEE ELECTRICAL DRAWINGS
6	FIRE RISER, SEE FIRE SPRINKLER DRAWINGS
7	ELECTRICAL METER CENTER
8	10'x10' ROLL UP DOOR SEE DOOR SCHEDULE
9	4' HIGH CONCRETE FILLED BOLLARD PAINTED SAFETY YELLOW ON EITHER SIDE OF ROLL UP DOORS TYP.
10	WINDOW BY METAL BUILDING SEE OPENING SCHEDULE
11	RETAINING BLOCK WALL AT LOADING DOCK SEE CIVIL & STRUCTURAL DRAWINGS
12	LOADING DOCK BUMPERS BY OWNERS
13	3 FEET DEEP METAL CANOPY BY METAL BUILDING MANUFACTURE
14	42" HIGH GUARDRAILS - POWDER COATED COLOR TO BE SELECTED BY OWNER
15	LADDER AT LOADING DOCK AREA
16	LOUVERED VENT PER MECHANICAL ELEVATION, 60"x60", Ø 18" A.F.F. SEE MECHANICAL DRAWINGS
17	SIDEWALL VENTILATION EXHAUST FAN, SEE MECHANICAL DRAWINGS
18	EXTERIOR EMERGENCY LIGHT W/ BACK UP BATTERY SHALL BE AT ALL EXTERIOR LANDINGS



SOUTH ELEVATION

1/8"=1'-0"



1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692

NUTRI AG
4460 N. Biola Ave.
Biola, CA 93606



Date: 01.23.20
Drawn By: Susan Jones
Project # 19003

**Exterior Elevations
Future Bldg 3**

Revisions
△ xxx
△ xxx

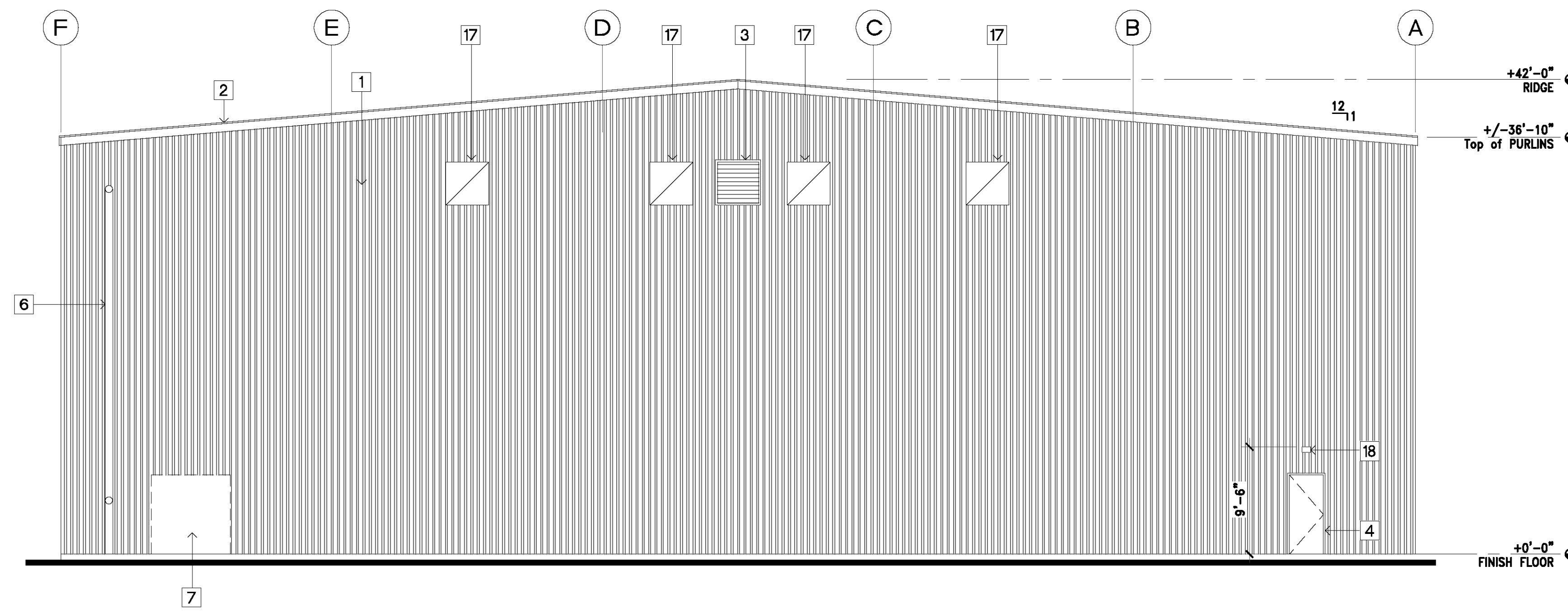
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A3.2

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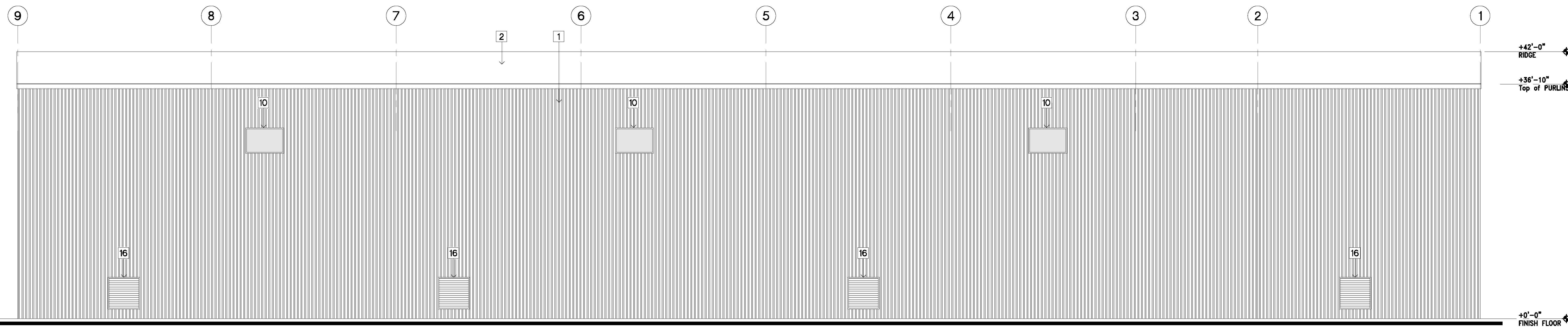
Floor Plan Keynotes	
No.	Description
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2	METAL STANDING SEAM ROOF
3	4'x4' VENT BY METAL BUILDING MANUFACTURE
4	HOLLOW METAL DOOR & FRAME SEE DOOR SCHEDULE
5	WALL PACK LIGHT SEE ELECTRICAL DRAWINGS
6	FIRE RISER, SEE FIRE SPRINKLER DRAWINGS
7	ELECTRICAL METER CENTER
8	10'x10' ROLL UP DOOR SEE DOOR SCHEDULE
9	4' HIGH CONCRETE FILLED BOLLARD PAINTED SAFETY YELLOW ON EITHER SIDE OF ROLL UP DOORS TYP.
10	WINDOW BY METAL BUILDING SEE OPENING SCHEDULE
11	RETAINING BLOCK WALL AT LOADING DOCK SEE CIVIL & STRUCTURAL DRAWINGS
12	LOADING DOCK BUMPERS BY OWNERS
13	3 FEET DEEP METAL CANOPY BY METAL BUILDING MANUFACTURE
14	42" HIGH GUARDRAILS - POWDER COATED COLOR TO BE SELECTED BY OWNER
15	LADDER AT LOADING DOCK AREA
16	LOUVERED VENT PER MECHANICAL ELEVATION, 60"x60", @ 18" A.F.F. SEE MECHANICAL DRAWINGS
17	SIDEWALL VENTILATION EXHAUST FAN, SEE MECHANICAL DRAWINGS
18	EXTERIOR EMERGENCY LIGHT W/ BACK UP BATTERY SHALL BE AT ALL EXTERIOR LANDINGS

SJA
Design Group
1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692



EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

NUTRI AG
4460 N. Biola Ave.
Biola, CA 93606



Date: 01.23.20
Drawn By: Susan Jones
Project # 19003

Exterior Elevations
Future Bldg 3

Revisions
△ xxx
△ xxx

SHEET No.

A3.3

NutriAg USA. LTD
4460 N. Biola Avenue
Biola, CA
Operational Statement
~~Jan. 23, 2020~~
~~Revised March 24, 2020~~
Revised June 3, 2020

Applicant/Owner: NutriAg USA, LTD.
4460 N. Biola Ave.
Biola, CA 93606
Attn: Mr. Derek Williams

Representative: Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite 200
Fresno, CA 93721
(559) 445-0374

APN: 2.60 +/- acres (016-300-17s & 18s)

Location: 4460 N. Biola Ave., Biola

Request: Rezone/ Amendment Application and Director Review and Approval authorizing the wholesale packaging and storage of agricultural fertilizer.

Background:

The Existing NutriAg fertilizer processing facility, located at APN: 013-300-02 address 4460 Biola Avenue, serves as a storage and processing center exclusively for water-based fertilizer. Associated materials are transported to the site via truck for packaging and stored for future distribution. The product is not for retail sale.

The *southern* parcel site is designated as Heavy Industrial in the Fresno County General Plan and is zoned M-3. NutriAg has purchased the two northern parcels adjacent to their site APN: 016-300-17s & 18s which are zoned M-1. Light Manufacturing.

The southern parcel operates under DRA No. 4555 and DRA. No. 4302. The same operational conditions of those permits will be maintained and there will be no change in hours, traffic or intensity will occur as a result of the proposed project.

Project Purpose

To increase production efficiency of the NutriAg Facility by rezoning the *northern* parcels of the site to M-3 to match the zoning of the southern parcel, which would provide an additional +/- 110,131 Sq. ft. of production capacity for future expansion.

Justification:

The Biola Community Plan designates the northern parcel for industrial uses. The proposed rezone of the northern parcel from M-1 to M-3 will allow for the proposed storage of raw materials or finished product and the continued product formulation on the southern NutriAg property. Expansion of agricultural related services are encouraged in the County General Plan.

Project Operations

Southern (Existing/Fully Permitted) Section

The southern section of the NutriAg facility consists of a small office component, outside storage of bulk containerized product, indoor processing and storage areas including a recent addition of a 28,250 sq. ft. warehouse built with building permits, etc. To the west of that building, is an older 14,070 sq. ft. warehouse including a 2,270 sq. ft. office.

The fertilizer in pelletized and liquid form is hauled to the site in 25-ton-capacity trucks and is also hauled away from the site in 25-ton-capacity trucks. The amounts of material that will be packaged in bulk and retail sales sized containers for wholesalers. The quantity of material packaged will vary depending on the time of year, product availability and market demand.

Office employees perform routing, logistics etc. total 5 employees. The northern section will have no office component. The southern warehouse employs 9 people during the first shift and 3 people on the night shift during the peak season. Approximately 5 to 6 truck trips are generated per day in peak season. In the off season, typically two trips per week occur.

Supplies and other similar deliveries average about 2 per day. The site is wholesale only so there are no visitors. All trucks are independently owned and operated by a third party.

Northern Section (Expansion Area)

The northern (expansion) section of the property will accommodate the proposed 24,275 sq. ft. warehouse. The remaining area will be used to store raw materials in automated storage tanks where fertilizer is pumped into the tanks by pipeline. As stated above, the northern section will have no office component.

The southern and northern parcels *combined* will have 15-20 employees, 10 truck trips per day and an average of two delivery vehicles (UPS, US Mail etc.) per day.

The fertilizer in pelletized and liquid form will be hauled to the site in 25-ton-capacity trucks and is also hauled away from the site in 25-ton-capacity trucks. The amounts of material that will

packaged in bulk and retail sales sized containers for wholesalers. The quantity of material packaged will vary depending on the time of year, product availability and market demand.

The *northern* facility will operate from five to six days a week or 312 days per year depending on the availability of raw materials and product demand. The *southern* site will operate per their respective DRA's. The material that will be stored on site until market factors dictate its transportation to the end wholesale user by truck or train. Said stored material will comply with all applicable standards for such storage.

Traffic

The *Institute of Transportation Engineers (ITE) Trip Generation Land Use Manual 10th edition* Land Use Code 150 estimates typical warehousing projects generate 0.17 AM PEAK trips per 1,000 sq. ft. of building area or for this project (24,275 at 1,000 ft. building increments x 0.17 AM PEAK trips =4.16 trips) **4.16 TOTAL AM PEAK trips per day.**

ITE PM Peak trip generation is estimated to be 0.19 PM PEAK trips per 1,000 sq. ft. of building area or for this project (24,275 at 1,000 ft. building increments x 0.19 PEAK trips =4.6 trips) **4.6 TOTAL PM PEAK trips per day.**

The ITE trip generation estimate is consistent with the applicant's statement of expected trip generation. Further, the project does not exceed the county 10 trips per any peak hour threshold thereby eliminating further analysis.

Number of Visitors

Combined delivery of supplies and other similar deliveries (UPS, US Mail) will average about 2 per day during peak season. The site is wholesale only so there are no visitors. There will be no change due to the expansion.

Employees

It is estimated there will be 15 employees working on the *combined northern and southern* sites at any one time. The facility operates at extended hours so not all the employees are on-site at the same time. Hours of operation from the approved DRA for the southern property, will be company wide on both the northern and southern property. During peak season from November to May, there could be two shifts per day, between 7:30am and 11:30pm, typically five days per week. During the remaining months of the slow season activities will decrease to one shift per day for five days per week.

Service and delivery Vehicles

There is one light duty pick up truck that is used on the *southern* property which will also serve the *northern* property. Over the next decade, one light duty pick up truck may be added.

Site Access

The site is currently served by a driveway from West I Ave. designated a *local road* in the Circulation Element of the Fresno County General Plan.

Number of parking spaces for employees, customers, and service/delivery vehicles.
Type of surfacing on parking area.

Parking will be to county standards.

As stated above, there is one light duty pick up truck that is used on the *southern* property which will also serve the *northern* property. Over the next decade, one light duty pick up truck may be added.

Goods sold on-site

There will be no change to the conditions of previous permits. All goods are sold “wholesale” and in bulk. No direct retail sales will take place on the site.

Equipment List

Bag and boxing machines

Front end loaders/forklifts

What supplies or materials are used and how are they stored?

See facility process description above.

Does the use cause an unsightly appearance? Or cause noise, glare, dust or odor?
If so, explain how this will be reduced or eliminated.

The site will be well maintained and kept clean and free of debris.

Solid and liquid waste

A minimal amount of solid waste will be generated by the office and employees. It is estimated that the daily solid waste is less than .1 yd³. The solid waste is placed in a dumpster that is serviced weekly by a private hauler.

Human liquid waste is limited to the restrooms and employee break room. All such waste flows to the existing on-site septic system.

Water usage

Water will be supplied by the Biola Community Water District. Water is used in the restrooms and employee break room. In addition, water may be used for dust control.

Signage

Signage will comply with Fresno County standards.

Will existing buildings be used or will new buildings be constructed? Describe type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate. Explain which buildings or what portion of buildings will be used in the operation.

The applicant anticipates the future construction of an approximately +/-24,000 sq. ft. storage building, which will be used exclusively for the bulk storage of packaged fertilizers fed by pipeline from the existing facility on the southern parcel.

Outdoor Lighting

All outdoor lighting will be located on the site for operational purposes. All lights will be shielded or otherwise directed to keep the lighting on-site and not impact adjacent properties.

Landscaping & Fencing

All ingress and egress points will continue to be gated. The site is fenced. The applicant proposes an 8' landscape buffer on the northern parcels along with a 7'-4" CMU wall with 12" of wrought iron spears for privacy and security of the site.

Project Owners

NutriAg USA, LTD.
4460 N. Biola Ave.
Biola, CA 93606
Attn: Mr. Derek Williams



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: NutriAg USA, Ltd
- APPLICATION NOS.: Initial Study Application No. 7799, Amendment Application No. 3841; Director Review and Approval Application No. 4610
- DESCRIPTION: Rezone two contiguous parcels totaling 2.6 acres from the M-1 (Light Manufacturing) Zone District to the M-3 (Heavy Industrial) Zone District and Director Review and Approval to allow the expansion of an existing inorganic fertilizer manufacturing operation on adjacent parcel onto the subject parcels.
- LOCATION: The subject parcels are located on the south side of 'H' Street between North Biola Avenue (6th Street) and North 7th Street within the unincorporated community of Biola (4460 N. Biola Avenue, Biola) (Sup. Dist.: 1) (APN: 016-300-02, 17S, 18S)

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:

The subject parcels are currently undeveloped and are surrounded by agricultural land to the east, industrial uses to the south and west, and single-family residences to the north. The parcels front on Biola and 7th Avenues which are not identified as scenic drives in the County General Plan. No scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings exist on or near the site. The project will have no impact on scenic resources.

- 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 points.) If the project is in an urbanized

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal would rezone a 2.06-acre undeveloped land from the M-1 Zone District to the M-3 Zone District. The proposal would also construct a warehouse, raw material storage tanks, a basin, future community garden and onsite parking as an expansion of an existing fertilizer manufacturing operation on the adjacent parcel.

The subject parcels are located on the southern edge of the unincorporated community of Biola in an area consist of agricultural, commercial, industrial and residential uses. Vineyards are located to the east, industrial developments to the south and west and single-family residences to the north of the parcel. The proposed 42-foot tall storage building/warehouse will be set back approximately 100 feet from the nearest single-family residence to the north. Given the distance from the nearest development and the fact that the building will complement in height, design and construction to the improvements on adjacent southerly parcel the proposed development, it will have a less than significant visual impact on the surrounding area.

- 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:

Per the applicant's Operational Statement, this proposal will use outdoor lighting that has the potential of generating light and glare in the area. To minimize any light and glare impact, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward as to not shine towards 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; or

FINDING: NO IMPACT:

Classified as Urban and Built-Up Land on the Fresno County Important Farmland Map (2016), the subject parcels are suited for the uses related to residential, industrial, commercial, institutional facilities, including cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The parcels are non-agricultural and therefore are not subject to 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; or
- 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 forestland to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not a forestland, timberland, or land zoned for timberland production. The parcel is designated Limited Industrial in the County-adopted Biola Community Plan. The proposed fertilizer manufacturing operation is consistent with this land use designation. No loss of farmland, either individually or cumulatively would occur from this proposal.

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 Air Quality Plan (AQP) contains several control measures that are enforceable requirements through the adoption of rules and regulations. The following rules and regulations apply to the project: Authority to Construct (ATC); District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The project would comply with all applicable Air Resources Board (ARB) and the San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and regulations noted above and will not conflict with or obstruct implementation of the applicable air quality attainment plan. The project's emissions would be less than significant for all criteria pollutants as discussed in Section III. B below. The project complies with all applicable rules and regulations from the applicable air quality plans, and therefore is not considered inconsistent with 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:

An Air Quality Summary was prepared for the project by LSA, dated June 24, 2020 and a copy was provided to the San Joaquin Valley Air Pollution Control District. The Summary concluded, that based on the operational Statement, the proposed "NutriAg project would be expected to result in a less than significant impact on air quality."

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) identifies a sensitive receptor as a location where human populations (especially children, senior citizens, and sick persons) are present. Additionally, a sensitive receptor location occurs where there is a reasonable expectation of continuous human exposure to pollutants, according to the averaging period for ambient air quality standards, such as 24 hours, eight hours, or one hour.

The nearest sensitive receptor is a single-family residence located approximately 100 north of the nearest project property line. The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed the proposal and expressed no concerns related to substantial pollutant concentrations in reference to sensitive receptor near the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (District) addresses odor criteria within the GAMAQI (Guidance for Assessing and Mitigating Air Quality Impacts). The District has not established a rule or standard regarding odor emissions; rather, the District has a nuisance rule (Rule 4102) which states that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed the proposal and stated that the project shall be subject to Rule 4102 and required no specific study related to odor. As such, any potential odor related impacts resulting from this proposal are expected to be less than significant.

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; or
- 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: NO IMPACT:

The subject parcels are undeveloped and disturbed by a fertilizer manufacturing operation on the adjacent parcel. The surrounding farmland has also been disturbed with industrial and farming operations and do not provide habitat for state or federally listed species. Additionally, the parcels bear no riparian features, wetlands, or waters under the jurisdiction of the United States.

The project was referred to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for comments. Neither agency offered any comments on the project.

- 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: NO IMPACT:

The project site is located within an urbanized area outside of any designated wildlife movement corridor and contains no wildlife nursery sites, or fisheries resources.

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

FINDING: NO IMPACT:

The subject parcel contains no trees and is not subject to the County of Fresno tree preservation policy or ordinance.

- 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 site is located within the Pacific Gas and Electric (PG&E) Habitat Conservation Plan, which specifically applies to PG&E facilities and not the subject proposal.

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: NO IMPACT:

The subject parcels are located within an area designated for Limited Industrial uses in the County-adopted Biola Community Plan which has been historically developed with commercial, industrial and residential land uses. Considering that the subject parcel is not in an area of high or moderate sensitivity for archeological resources, staff believes that this proposal will not result in any environmental impact to cultural resources.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in inefficient, wasteful, or unnecessary energy use. The project involves limited construction activities during construction of warehouse, storage tanks, and parking and circulation areas. As such, the project consumption of energy (gas, electricity, gasoline, and diesel) during construction is expected to be less than significant.

The project will be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen) to achieve the goals of Assembly Bill (AB) 32, which has established a comprehensive program of cost-effective reductions of greenhouse gases (GHG) to 1990 levels by 2020.

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

FINDING: NO IMPACT:

The project development would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project site is in an area which has 10 percent probability of seismic hazard in 50 years with peak horizontal ground acceleration of zero to 20 percent. The project development would be subject to building standards, which include specific regulations to protect improvements against damage caused by earthquake and/or ground acceleration.

- 4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in an area of landslide hazards. The site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Site grading may result in loss of some topsoil due to compaction and overcovering of soil to prepare for the parking and circulation areas and foundation for warehouse and storage tanks. However, the impact would be less than significant with a Project Note requiring that an Engineered Grading and Drainage Plan shall be prepared for the project and a Grading Permit or Voucher be obtained for site grading.

- 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?

FINDING: NO IMPACT:

As noted above, the project site is flat with no topographical variations. The site bears no potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to the project-related improvements. As a standard requirement, a soil compaction report may be required prior to the issuance of building permits to ensure the weight-bearing capacity of the soils for warehouse and storage tanks.

- 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: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, the project construction will implement all applicable requirements of the most recent California Building Standards Code and will consider hazards associated with shrinking and swelling of expansive soils.

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

FINDING: NO IMPACT:

The proposed development will connect to community sewer and water provided by the Biola Community Services District.

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

FINDING: NO IMPACT:

See discussion in Section V. CULTURAL RESOURCES 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:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO₂) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD’s methodology for assessing a project’s significance for GHGs under CEQA.

Construction and operational activities associated with the proposed project would generate greenhouse gas (GHG) emissions. An Air Quality Summary was prepared for the project by LSA, dated June 24, 2020 and a copy was provided to the San Joaquin Valley Air Pollution Control District. The Summary concluded, that based on the operational Statement, the proposed “NutriAg project would be expected to result in a less than significant impact on air quality.”

- 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 project will be subject to regulations developed under AB (Assembly Bill) 32 and SB (Senate Bill) 32 as determined by CARB (California Air Resources Board). SB 32 focuses on reducing GHGs at least 40 percent below 1990 levels by 2030. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. Per the analysis contained in the Air Quality and Greenhouse Gas Impact Analysis prepared for the project by LSA, dated June 24, 2020 and a copy was provided to the San Joaquin Valley Air Pollution Control District. The Summary concluded, that based on the operational Statement, the proposed “NutriAg project would be expected to result in a less than significant impact on air quality.”

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: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and requires the following to be included as Project Notes. Within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan and site map: 1) there is a 100% or more increase in the quantities of a previously disclosed material; and 2) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts. Furthermore: 1) the business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency; 2) all hazardous waste be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.; and 3) an Underground Storage Tank Removal Permit shall be obtained to remove any underground storage tank(s) found during construction.

The project is not located within one-quarter mile of a school. The nearest school, Burrel Elementary School, is approximately 2.7 miles northwest of the project site.

- 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:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. The project will not create public hazards.

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

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately nine miles northeast of the project site. At such distance, the airport will not be a safety hazard or source of excessive noise for the project.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. The project will not expose persons or structures to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS regarding wastewater discharge.

The project will use an approximately 108 gallons of water per day provided by Biola Community Service District. No violation to any water quality standards is expected from this proposal.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and offered no comments related to impact on groundwater quality.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal is located within the North Kings Groundwater Sustainability Area (NKGSA). The NKGSA expressed no concerns with the proposal given the fact that the

proposed development will receive community water provided by Biola Community Services District.

Per the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the project does not meet the definition of a public water system and require no permit from the SWRCB-DDW. Likewise, Water and Natural Resources Division of the Fresno County Department of Public Works and Planning stated that there is adequate water supply to support the project.

- 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:
 - 1. Result in substantial erosion or siltation on or off site?
 - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 - 3. 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
 - 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No natural drainage channels run through the project site.

Onsite development resulting from this proposal will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

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

FINDING: NO IMPACT:

The project site is not subject to flooding from the 100-year storm per the Federal Emergency Management Agency FIRM Panel 1525H.

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

FINDING: NO IMPACT:

Fresno County has no Water Quality Control Plan. As such, the subject proposal would not conflict with any water quality control plan. The project is located within the North Kings Groundwater Sustainability Area. See discussion in Section X. B. above.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community. Subject parcels are located along the southern edge of the unincorporated community of Biola.

- 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: LESS THAN SIGNIFICANT IMPACT:

The subject parcels are designated Limited Industrial in the County-adopted Biola Community Plan and zoned M-1 (Light Manufacturing District) in the County Zoning Ordinance. This proposal entails rezoning of the parcels from the M-1 Zone District to the M-3 (Heavy Industrial) Zone District and is compatible with the Limited Industrial General Plan designation. The parcels located within unincorporated community of Biola are not impacted by land use plan, policy, or regulation of any other agency.

The County General Plan allows the proposed facility in an agricultural area by discretionary land use approval, provided applicable General Plan policies are met. Applicable policies are discussed below.

Concerning Policy 603-01 :2.02. f. of Biola Community Plan, adequate landscape buffering will be provided along north boundary of the site to protect adjoining residential uses from any adverse environmental influences.

Concerning Policy 603-01 :2.02.h, of the Biola Community Plan, the subject parcels, located on the farthest edge of the town, are separated from residential development by a roadway.

Concerning Policy LU-F.29, criteria a. b. c. d., the subject rezone would allow expansion of an existing inorganic fertilizer manufacturing operation. The proposed development mainly involves a storage facility incidental to the farming operations, and will produce the least amount of noise, odor, vibration, smoke, heat and glare to impact the residential area north of the proposal. All other future uses on the property resulting from this proposal will adhere to the M-3 Zone District property development standards and will be analyzed against these standards during mandatory Site Plan Review.

Concerning Policy LU-F.30 the proposed development will connect to Biola Community Services District sewer and water services and will use 108 gallons of water per day which is an insignificant amount.

Concerning Policy PF-C.17, the subject proposal is not located in a water-short area of the Fresno County and will connect to the Biola CSD community water system. provided water by The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning that water supply is adequate to support the project.

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:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside of a mineral-producing area of the County.

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; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The project could result in an increase in noise level due to future construction activities on the property. Noise impacts associated with construction are expected to be temporary and will be subject to the County 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:

See discussion above in Section IX. E. The project will not be impacted by airport noise.

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 allow industrial uses involving no housing on the property. As such, the project will not contribute to population growth.

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 following public services:

- 1. Fire protection?

FINDING: NO IMPACT:

The North Central Fire Protection District (CalFire) reviewed the proposal and stated that the agency has no comments on the project.

- 2. Police protection; or

- 3. Schools; or

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks or police protection by the Fresno County Sheriff's Office.

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 involves no residential development which may result in population growth. As such, the project would require no new or expanded recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not conflict with any policy addressing the circulation system. The project area is not planned for any transit, bicycle, or pedestrian facilities per the Transportation and Circulation Element of the Fresno County General Plan.

The Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal in reference to the Operational Statement provided by the applicant. Per the Operational Statement, 24,275 square-foot proposed warehouse will generate 4.16 total AM peak hour trips per day (0.17 AM peak trip per 1,000 square feet of building area) and 4.6 total PM peak hour trips per day (0.19 PM peak trip per 1,000 square feet of building area) which do not will not exceed the County 10 trips per any peak hour threshold.

The Design Division concurred with the applicant's Operational Statement and stated that no trip generation is warranted for the project. The quantities and trips are not in addition to the additional approved operations. All employees and truck trips for the proposed expansion northerly parcel also include employee and truck trips for the southerly parcel with existing improvements.

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: NO IMPACT:

Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

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:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new electric power, natural gas, or telecommunications facilities.

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

FINDING: NO IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

- 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: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- 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:

Development of allowed uses in the proposed M-3 Zone District is not expected to generate solid waste in excess of capacity of local landfill sites. All solid waste will 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:

- 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 project site is not in or near state responsibility areas or land classified as very high fire hazard severity zones. The North Central Fire Protection District had no comments on the project related to fire hazard.

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: NO IMPACT:

The project would not degrade the quality of the environment; reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological or cultural resources were identified in the analysis.

- 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:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources or Air quality were identified in the project analysis. Impacts identified for Aesthetics will be mitigated with the Mitigation Measure listed in Sections I. of this report.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study No. 7799 prepared for Amendment Application No. 3841 and Director Review and Approval Application No. 4610 staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to biological resources, cultural resources, mineral resources, population and housing, recreation, tribal cultural resources, or wildfire.

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

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

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

EA:

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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 7799	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ethan Davis, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Project Applicant/Sponsor (Name): Dirk Poeschel	Project Title: Amendment Application No. 3841, Directors Review and Approval No. 4610		
Project Description: Rezone tow contiguous parcels totaling 2.6-acres from M-1 (Light Manufacturing) Zone District to the M-3 (Heavy Industrial) Zone District and Director Review and Approval to allow the expansion of an existing inorganic fertilizer manufacturing operation on adjacent parcel on onto the subject parcels.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Amendment Application No. 3841 and Director Review and Approval No. 4610, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Recreation, Wildfire, Population and Housing, and Biological Resources. Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Public Services, Transportation and Traffic, and Utilities and Services have been determined to be less than significant. Potential impacts to Aesthetics, Noise, and Cultural Resources have been determined to be less than significant with the identified Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal –		Review Date Deadline: Planning Commission – August 27, 2020	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Ethan Davis Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**