



County of Fresno

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

DATE: September 4, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez / James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Melissa Cregan
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist
CA Regional Water Quality Control Board, Attn: Dale Harvey
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Kings River Conservation District, Attn: Rick Hoelzel
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Thomas Kobayashi, Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7719, Director Review and Approval Application No. 4601

APPLICANT: Summer Bradford

DUE DATE: October 21, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment on approximately 14.9 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District (APN 477-100-03 & 04) (1638 and 1642 W. Jensen Avenue, Fresno, CA).

Based upon the Initial Study prepared for the subject application, staff has determined that the project will not have a significant effect on the environment with implementation of recommended mitigation measures.

A copy of the Initial Study is attached. Please review the Initial Study as it relates to your area of expertise.

We must have your comments by **October 4, 2020**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email TKobayashi@FresnoCountyCA.gov.

TK
G:\4360Devs&PIn\PROJSEC\PROJDOCS\DRA\4600-4699\4601\IS-CEQA\DRA 4601 IS Routing Letter.doc

Activity Code (Internal Review):2395

Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study Application No. 7719 and Director Review and Approval Application No. 4601

Lead Agency: County of Fresno, Department of Public Works and Planning Contact Person: Thomas Kobayashi
 Mailing Address: 2220 Tulare Street, 6th Floor Phone: (559) 600-4224
 City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
 Cross Streets: Jensen Avenue approximately 615 feet west of its nearest intersection with West Avenue Zip Code: 93706
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 14.9 acres
 Assessor's Parcel No.: 477-100-03 and 04 Section: 18 Twp.: 14S Range: 20E Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: Fresno Chandler Airport Railways: _____ Schools: Edison High School

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Agricultural truck and trailer storage and maintenance

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Single-Family Residential / AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) / Agricultural

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

Allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies and equipment on approximately 14.9 acres of land in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

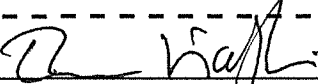
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #Fresno |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: U.S. Fish and Wildlife Services |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date Sept. 4, 2020 Ending Date October 5, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Summer Bradford</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1638 W. Jensen Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93706</u>
Contact: <u>Thomas Kobayashi</u>	Phone: <u>(559) 490-6877</u>
Phone: <u>(559) 600-4224</u>	

Signature of Lead Agency Representative:  Date: 9/3/20

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



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7719 and Director Review and Approval Application No. 4601
- 2. Lead agency name and address:**
County of Fresno, Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721
- 3. Contact person and phone number:**
Thomas Kobayashi, Planner
(559) 600-4224
- 4. Project location:**
The project site is located on the north side of Jensen Avenue, approximately 615 feet west of its nearest intersection with West Avenue and is southerly adjacent to the city limits of the City of Fresno.
- 5. Project sponsor's name and address:**
Summer Bradford
1638 W. Jensen Avenue
Fresno, CA
- 6. General Plan designation:**
Agricultural per the Edison Community Plan
- 7. Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
The project proposes to allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment on approximately 14.9 acres of land in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located within an area of mainly agricultural and residential uses. The City of Fresno Regional Sport Complex is located directly south of the project site.
- 10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**
County of Fresno, Department of Public Works and Planning
Fresno Metropolitan Flood Control District

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

Per Assembly Bill 52 (AB 52) participating California Native American Tribes were notified of the subject application and given the opportunity to enter into consultation with the County of Fresno regarding the project. Participating California Native American Tribes did not express concern with the proposed use on the subject site and no consultation requests were received.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

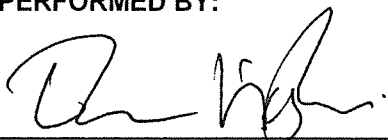
- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/>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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:



Thomas Kobayashi, Planner

Date: 9/3/20

REVIEWED BY:



David Randall, Senior Planner

Date: 8.28.20

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7719 and
Director Review and Approval
Application No. 4601)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- 1 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 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?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 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?
- 1 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?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2016 Map, State Department of Conservation
- Fresno County Fire Hazard Severity Zones in LRA, California Department of Forestry and Fire Protection
- Greenhouse Gas Emissions Analysis, June 10, 2020, LSA
- Trip Generation and Distribution Study, March 18, 2020, Peters Engineering Group

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4601\IS-CEQA\DRA 4601 IS Checklist.docx



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Summer Bradford
- APPLICATION NOS.: Initial Study Application No. 7719 and Director Review and Approval Application No. 4601
- DESCRIPTION: Allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment on approximately 14.9 acres of land in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of Jensen Avenue, approximately 615 feet west of its nearest intersection with West Avenue and is southerly adjacent to the city limits of the City of Fresno (APN 477-100-03 and 04) (1638 W. Jensen Avenue and 1642 W. Jensen Avenue, Fresno, CA).

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 project site is located in a predominantly agricultural area with single-family residences located in the vicinity of the project area. Additionally, the Regional Sports Complex is located on the opposite side of the project site. The surrounding terrain is relatively flat, however a large hill is located directly south of the project site and blocks southern views from the project site. According to Figure OS-2 of the Fresno County General Plan, there are no scenic roadways that front the subject property. There are no scenic vistas or any scenic resources identified as being affected by the project proposal.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed use will provide a facility for trucks and trailers related to the transportation of agricultural products, supplies, and equipment to be stored and maintained on the subject parcel. Based on the Applicant's submitted site plan, the trucks and trailers will be stored towards the rear of the property away from public views. Permit records and aerial views of the property indicate that there are single-family residences and accessory structures located on the property to further screen the truck and trailer storage area from public views. Public views of the property are confined to Jensen Avenue. Based on existing conditions of the subject property, the layout of the storage facility which will be located further north away from public views of the site, a less than significant impact is seen in terms of the use degrading the existing visual character or quality of public views of the site.

- 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, the project proposes to shield and direct on-site lighting to keep light and glare contained to the project site and not impact adjacent properties. Additional light and glare produced from trucks and employee vehicles will also be produced. Light and glare produced from vehicles will not have a significant effect as sensitive receptors are located away from the proposed parking areas with existing accessory buildings and mature landscaping acting as buffers to mitigate light and glare produced from vehicles entering and existing the project site. A Mitigation Measure will be implemented with the project to ensure that onsite lighting will be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.

* **Mitigation Measure(s)**

1. *All onsite lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental

effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

According to the 2016 Fresno County Important Farmland Map, the subject parcel is designated as Rural Residential Land and Semi-Agricultural and Rural Commercial Land. Based on these designations, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project does not conflict with the existing zoning for agricultural use, as the proposed use is allowed subject to a Director Review and Approval application. The subject parcel is not subject to a Williamson Act Contract.

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

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land, timberland or timberland zoned Timberland Production. The project will not result in the loss of forest land or conversion of forest land to non-forest use.

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

FINDING: NO IMPACT:

The proposed project is considered supportive of agricultural operations. The project proposal will not result in the conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use as the underlying agricultural zoning that supports agricultural operations and uses supportive of agriculture is not changing.

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; or
- 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:

The San Joaquin Valley Air Pollution Control District has reviewed the subject application and did not express concerns with the subject application. An increase in criteria pollutants may occur resulting from the project proposal in the form of vehicle emissions and dust. Although an increase can occur, the project does not conflict with or obstruct implementation of the applicable Air Quality Plan. Based on the proposed amount of equipment being placed on-site, the resulting increase in criteria pollutant will not be in significant amounts to have a significant negative impact on the environment.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Aerial imaging of the project site and surrounding area indicate that the area is utilized for agricultural and rural residential uses. There are single-family residences along Jensen Avenue in the immediate vicinity of the project site that could be exposed to the pollutant concentrations and emissions resulting from the project. A Mitigation Measure shall be implemented to reduce dust pollution to a less than significant impact. The Applicant, per their operational statement has stated that all trucks and trailers leave and return to the project site empty, therefore, long term idling of trucks and trailers will not occur resulting in additional emissions. With the recommended mitigation measure, the project will result in a less than significant impact on sensitive receptors.

* **Mitigation Measure(s)**

1. *A dust palliative shall be required on all unpaved parking and circulation areas.*

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

Aerial images of the project site from August of 1998 and up to August 2018 suggest that the project site has been occupied and experienced daily human disturbance. Properties in the vicinity of the project site are utilized for agricultural, residential, industrial, and recreational uses, which indicate a high level of human disturbance throughout the area that would deter special status species from occupying the project site. There are no reported occurrences of special status species or in the immediate vicinity of the project site. There are a number of reported occurrences nearby that are associated with the City of Fresno limits, but considering the urban setting and types of use on the outskirts of the occurrences, the noted species are not likely to occur on the project site. The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife did not express concern with the subject application to indicate that the project would result in significant impacts to special status species. Therefore, the project will not have a substantial adverse effect on any special status species.

- 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:

According to the National Wetlands Inventory, there are no identified wetlands located on or near the project site that could be affected by the proposal. The closest identified wetland is a ponding basin located east of the project site. The project does not propose any development that would affect the identified wetland. There are no riparian habitats or other sensitive natural communities located on or near the project site.

- 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 in an area of disturbance caused by human habitation of the site and the surrounding properties. There are no migratory wildlife corridors or native wildlife nursery sites located on or near the project site. The project site does not appear to be suitable for movement of native residents or wildlife species.

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

- 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:

There are no identified local policies or ordinances that would conflict with the project proposal. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Applicant intends to utilize the existing built improvements towards the proposed operation. Further site improvements proposed with the subject application include proposed parking stalls for employees and truck and trailer storage stalls, and a proposed above ground storage tank. Although large-scale development of the site will not occur, a mitigation measure will be implemented in the event that cultural resources are discovered during ground-disturbing activities related to the subject application.

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed use could result in increased consumption of energy resources, but would not result in potentially significant environmental impact due to the increased energy consumption. Onsite equipment and vehicles will be in compliance with state and local plans for energy efficiency and renewable energy and if any conflict would arise, would be subject to enforcement from the responsible agency.

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?

FINDING: NO IMPACT:

According to the Earthquake Hazards Zone Application administered by the California Department of Conservation and Figure 9-3 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on or near identified earthquake hazard zones.

- 2. Strong seismic ground shaking?
- 3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

Per Figure 9-5 of the FCGPBR, the project site is not located in an area that would be subject to a high peak horizontal ground acceleration. Therefore, the project is not likely to be subject to strong seismic ground shaking or seismic-related ground failure.

- 4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located in a landslide hazard area. The project site is located in a relatively flat area utilized for agricultural land with the largest grade change being located across West Jensen Avenue at the Fresno Regional Sports Complex. Although there is a change in elevation, the elevation is not extreme to warrant consideration of a potential landslide hazard.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant's proposal, the use will not result in substantial soil erosion and will result in minimal loss of topsoil. The Applicant proposes to utilize a dust suppressant throughout the truck and trailer storage area. Loss of topsoil could include any type of new development proposed with the application. The development will not result in a loss of topsoil that will have a negative impact on the environment.

- 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:

No geologic unit or unstable soil was identified on the project site. All proposed improvements will be subject to the current building code and be built in accordance with applicable codes related to reducing risk associated with project site conditions.

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

FINDING: NO IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR), the subject site is not located on identified expansive soil areas in the County of Fresno.

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

FINDING: NO IMPACT:

The subject application does not propose additional septic systems to support the proposed operation. Existing building permit records indicate that both subject parcels are improved with permitted septic systems. As no new septic system is proposed, no impact is seen resulting from the project proposal.

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

FINDING: NO IMPACT:

There were no paleontological resource or unique geologic feature identified on the project site.

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; or
- 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:

A Greenhouse Gas Emissions Analysis dated June 10, 2020 by LSA was produced to estimate and quantify greenhouse gas (GHG) emissions produced from the project proposal. GHG emission estimated were produced from the California Emissions Estimator Model (CalEEMod). The analysis estimates that the project proposal would produce approximately 91.97 carbon dioxide emissions (CO₂e) per year. The Greenhouse Gas Emissions Analysis concludes that the project would not result in the emission of substantial GHG emissions and with continued implementation of applicable current State regulations highlighted in the analysis, the project would not conflict with the goals and objectives of the State for the purpose of reducing GHG Emissions. Therefore, the proposed project's incremental contribution to cumulative GHG emissions is determine to be not cumulatively considerable. Based off the analysis provided for this project, the project will generate emissions, but the estimated emission amount is considered less than significant and will not conflict with policy's and regulations meant to meet state emission reduction goals.

VIII. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed operation will have trucks and trailers devoted exclusively to the transportation of agricultural products, supplies, and equipment. Per the Applicant's operational statement, the trucks and trailers will return to the project site empty

therefore reducing the potential for creating a significant hazard to the public through the transport of items related to the agricultural industry. A 1,000 gallon diesel fuel tank will be installed on the project site. The Department of Public Health, Environmental Health Division has reviewed the project and has provided comments regarding state and local standards for permitting, reporting, and handling hazardous materials that may be stored on site. The comments provided by the Department of Public Health will be included as project notes which will be considered with the associated land use permit.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

There are no existing or proposed schools within one-quarter mile of the project site. Additionally, the project proposal will not emit hazardous emissions that would cause an adverse impact on the environment or sensitive receptors.

- 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 NEPAassist web application, the project site is not included as a hazardous materials site. The project will not result in a significant hazard to the public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is located within two miles of the Fresno Chandler Downtown Airport. Although the project site is located within two miles of an airport, the site is located outside of its planned areas and traffic pattern zone. Therefore, the project will not result in a safety hazard or excessive noise for people residing or working in the project area due to its proximity to the identified airport.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the subject application to indicate that the project proposal would impair implementation or

physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

FINDING: NO IMPACT:

Aerial images of the project site and surrounding area show the area as being utilized for agricultural and residential uses. The 2007 Fire Hazard Severity Zones in LRA (Local Responsibility Area) from the California Department of Forestry and Fire Protection indicates that the project site is not located in an identified fire hazard area. Therefore, the project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Reviewing agencies and departments did not express concern with the project proposal in regard to effects on water quality and waste discharge requirements resulting from the project proposal. Comments received from the Department of Public Health, Environmental Health Division addressed applicable state and local standards with the use, storage, and handling of hazardous materials, which would take into account procedures for hazardous material spills on uncovered ground. Taking into account local and state regulations for hazardous material handling, a less than significant impact is seen.

- 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:

Based on evidence provided by the Applicant, the subject site is serviced by the City of Fresno for potable water. The Applicant's Operational Statement also references to use of an on-site well for fire suppression. Based on the availability of potable water provided by the City of Fresno, the project is not expected to substantially decrease groundwater supplies or interfere with groundwater recharge outside of supplies utilized by the City of Fresno for their water system. The onsite well that would be utilized for fire suppression is not expected to have as great an impact on groundwater supplies as it would only be utilized in the event of an emergency which is not expected to occur on

a basis that would have detrimental effects on groundwater supplies. Therefore the potential usage is expected to have a less than significant impact.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
1. 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 offsite?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not propose additional structures to the subject site. Parking stalls and a proposed aboveground diesel fuel storage tank with containment will be the improvements related to the project. It is noted that the County could require at the minimum 100 feet of paved drive approach from Jensen Avenue to minimize tracking and dust pollution on public right-of-way. Per County standards, drainage unless routed to public facilities should remain on the subject property. Based on the proposed and required improvements, the additional impervious surface is not expected to result in substantial erosion, siltation or flooding on- or off-site.

3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is located within the district boundaries of the Fresno Metropolitan Flood Control District (FMFCD). FMFCD has reviewed the subject application and has provided comments relating to standards and regulations the project would be subject to in regard to storm water runoff and drainage. FMFCD has indicated that the drainage area has been master planned, but drainage facilities are not at full buildout. FMFCD has provided comments that will be considered with the project application to ensure that runoff water produced from the project proposal would not exceed the capacity of existing or planned stormwater drainage systems. Therefore, with consideration and compliance with applicable regulations and requirements from the FMFCD, the project will have a less than significant impact.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The subject site, per FEMA FIRM Panel C2105H, is located in area designated Zone X, Area of Minimal Flood Hazard. Therefore, the project will not impede or redirect flood flows.

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

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2105H, the subject site is not located in special flood hazard areas. The subject site is not located near any body of water to indicate impact from tsunamis or seiche zones and will not risk the release of pollutants due to project inundation. Per Figure 9-8 of the Fresno County General Plan Background Report, the subject site is not located in dam failure flood inundation areas.

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

FINDING: NO IMPACT:

The Department of Public Health, Environmental Health Division has provided comment in the event that abandoned water wells and septic systems shall be properly destroyed to protect groundwater, the State Water Resources Control Board and the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning did not express concern with the application, and the Fresno Metropolitan Flood Control District provided comment regarding their facilities and regulations that the project would be subject to. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community.

- 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 Policy Planning Section of the Department of Public Works and Planning has identified the following policies of the Agriculture and Land Use Element of the Fresno County General Plan that relate to the subject proposal.

General Plan Policy LU-A.3 states that the County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally-related

activities, including value-added processing facilities and certain non-agricultural uses. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria: a.) The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics; b.) The use should not be sited on productive agricultural lands if less productive land is available in the vicinity; c.) The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius; d.) a probable workforce should be located nearby or be readily available; e.) For proposed agricultural commercial center uses the following additional criteria shall apply: 1.) Commercial uses should be clustered in centers instead of single uses; 2.) To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community; 3.) New commercial center uses should be located within or adjacent to existing centers; 4.) Sites should be located on a major road serving the surrounding area; 5.) Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences; f.) For proposed value-added agricultural processing facilities, the evaluation under criteria "a" above shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services; g.) For proposed churches and schools, the evaluation under criteria LU-A.3.a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community; h.) When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3.b, e.2, e.4 and e.5.

In regard to Policy LU-A.3.a, the proposed use will allow an agricultural transportation operation to be positioned closer to its customer base than if they were to be located in a more urban setting. For Policy LU-A.3.b, aerial images from 1998 to 2018 suggest that the subject parcel has not been actively farmed and utilized towards a truck and trailer storage area similar to what is being proposed. Therefore, the parcel is not sited on productive agricultural land and is not in conflict with General Plan Policy LU-A.3.b. Regarding Policy LU-A.3.c, the Water and Natural Resources Division and the State Water Resources Control Board did not express concern with the subject application to indicate that the project will result in a detrimental impact on water resources. In regard to Policy LU-A.3.d the project site is located within the sphere of influence of the City of Fresno. The City of Fresno can be seen as having a probably workforce located nearby and readily available for the operation. Regarding Policy LU-A.3.e., f., and g, the project does not propose an agricultural commercial center, value-added agricultural processing facility, church, or school. Policy LU-A.3.h does not apply to the project as the proposed use is not a discretionary permit for an existing commercial use.

General Plan Policy PF-C.17 states that the County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The

evaluation shall include the following: a.) A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required; b.) A determination of the impact that the use of the proposed water supply will have on other water users in Fresno county. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated; c.) A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.

In regard to Policy PF-C.17, the project proposal and water usage was reviewed by the County’s Water and Natural Resources Division and the State Water Resources Control Board. Evidence was presented to indicate that the parcel currently receives water from the City of Fresno. The City of Fresno was included in the review of the project and did not express concerns with the application’s estimated water usage. As no concerns were expressed by reviewing agencies and departments regarding water usage, a water supply evaluation was not completed.

General Plan Policy PF-D.6 states that the County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installations of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.

The project does not propose the permitting or installation of additional sewage disposal systems. There are two existing septic systems on the project site that service the two existing single-family residences with no additional sewage disposal system being proposed.

General Plan Policy LU-G.1 states that the County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and are responsible for urban development and the provision of urban services within their sphere of influence.

The City of Fresno was included in the project routing. The project site abuts the City of Fresno city limits and is located within their Sphere of Influence. Review of the Edison Community Plan indicates that the subject site is designated for Agriculture. As the subject site will be utilized towards a truck and trailer storage and maintenance facility

devoted exclusively to agriculture, the project was not referred for annexation per the Memorandum of Understanding between the County and City as the proposal is not urban type development.

General Plan Policy LU-G.14 states that the County shall not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/County memorandum of understanding.

The project is an allowable use in the agriculture zoned land subject to a Director Review and Approval (DRA) application and is not considered urban development per the definition stated in the Memorandum of Understanding between the City of Fresno and County of Fresno.

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 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on or near a mineral resource site principal mineral producing location.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Reviewing agencies and departments did not express concern to indicate that the project's potential increase in noise generation would have adverse impacts on sensitive receptors. The proposed operation will be subject to the noise thresholds established under the Fresno County Noise Ordinance. If the operation were to exceed thresholds, a complaint would be submitted to the Fresno County Department of Public

Health, Environmental Health Division for enforcement of the Noise Ordinance. The nearest sensitive receptor is approximately 170 feet west of the main access drive that the trucks and trailers will utilize to enter and leave the site. The parking stalls for the trucks and trailers will be located approximately 495 feet north of W. Jensen Avenue towards the rear of the project site away from sensitive receptors. In considering the potential increase in noise levels and established thresholds from the Fresno County Noise Ordinance, a less than significant impact is seen.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is located within two miles of the Fresno Chandler Executive Airport. According to County records the project site is out of the boundaries of the noise contours and traffic pattern zones of the identified airport. The project will not expose people residing or working within the project area to excessive noise levels.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not induce substantial unplanned population growth as the proposal requests to allow an agricultural truck and trailer maintenance and storage facility with approximately 17 employees (4 employees on site and 13 truck drivers). The project will convert one of the single-family dwelling units to an office to support the proposed operation. The conversion of one single-family dwelling unit is not considered a substantial number and does not necessitate the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection;
2. Police protection;
3. Schools;
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The Fresno County Fire Protection District reviewed the subject application and did not express concern to indicate that the project proposal would adversely impact service, response times or other performance objectives. No other reviewing agencies or departments expressed concern with the project proposal.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not increase the use of existing neighborhood and regional parks or other recreational facilities and does not include or require the construction or expansion of recreational facilities. As a note, the Fresno Regional Sports Complex is located within close proximity of the project site. The proposal will not increase utilization of the sports complex.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Trip Generation and Distribution Study (TGD) was produced for the project to address potential project trip generation including A.M. and P.M. Peak Hour trip generation. Per the TGD, there are four employees, 13 truck drivers and two deliveries of packages and supplies expected per day. The estimated trip generation of the project is a total of 46 trips and based on hours of operation no A.M. Peak Hour trips are generated, but 9 P.M. Peak Hour trips will be generated. The Design Division reviewed the subject TGD and determined that the project's trip generation does not trigger County thresholds for a Traffic Impact Study. There were no expressed concerns with reviewing agencies and departments to indicate that the project would conflict with any County program, plan, ordinance, or policy addressing the circulation system. The project's TGD was considered under trip generation and not vehicle miles traveled. In considering vehicle miles traveled (VMT), the projects location among agricultural operations allow them to be located near their customer base potentially reducing VMT for operation related traffic while also being located near the City of Fresno. Therefore the project is not believed to be in conflict or be inconsistent with CEQA Guidelines.

- 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: NO IMPACT:

Per the Development Engineering Section of the Fresno County Department of Public Works and Planning, Jensen Avenue is classified as an arterial with no new access points to Jensen Avenue allowed without prior approval. Per the submitted site plan, access to and from Jensen Avenue will be from the existing driveway. For an arterial classified road right-of-way, County standards require that on-site turnaround is available for vehicles leaving the site in a forward motion so that vehicles do not back out onto the roadway. County standards also require that any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward to allow safe entrance of vehicles on the site from the road right-of-way and reduce the chance of blockage of the right-of-way. With the project's compliance with County standards the project will not substantially increase hazards due to design features. Reviewing agencies and departments did not express concern with regard to emergency access. The Fresno County Fire Protection District reviewed the subject application and did not indicate the project has inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site,

feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Per Assembly Bill 52 (AB 52), participating California Native American Tribes were given the opportunity to enter into consultation with the County of Fresno on potential impacts to tribal cultural resources. No participating California Native American Tribe expressed concern with the subject application. Per County records, the subject site is not located in an archaeologically sensitive area. A mitigation measure will be implemented to address tribal cultural resources in the event that they are unearthed during ground disturbing activities.

* **Mitigation Measure(s)**

1. *See Section V. Cultural Resources, Mitigation Measure 1*

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: NO IMPACT:

The proposed operation will result in the parcel being utilized as a truck and trailer storage and maintenance facility for vehicles devoted exclusively to transportation of agricultural products, supplies, and equipment. The project will not require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication 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:

Per the Applicant, water is supplied to the subject parcel by the City of Fresno. The State Water Resources Control Board, the Fresno County Water and Natural Resources Division, and the City of Fresno did not express concern with the subject application to indicate that the project would negatively impact water supplies.

- 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:

Per building permit records and the submitted site plan, the subject parcel is improved with two septic systems that service the existing single-family residences on the site. There is no additional septic system proposed with this application and there is no proposed connection to a wastewater treatment provider.

- 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: NO IMPACT:

The Applicant's Operational Statement declares that the proposed operational will generate a minimum amount of solid waste and estimated the daily solid waste generation to be less than 0.1 cubic yard. The solid waste generated from the project would be placed in a dumpster that is serviced by a private hauler. Reviewing agencies and departments did not express concern with the estimated solid waste generation resulting from the project proposal. No concerns were expressed to indicate that the project would be in conflict with federal, state, and local management and reductions statutes 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:

Per the 2007 Fire Hazard Severity Zones in LRA Map from the California Department of Forestry and Fire Protection, the subject site is not located on or near land designated as a fire hazard severity zone. The project site is located in close proximity of the city limits of the City of Fresno and is not likely to be subject to wildfires.

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 site is located within the sphere of influence of the City of Fresno and is located in close proximity of the city limits of the City of Fresno. Aerial images of the site indicate that the parcel has been utilized for similar uses to the proposed use and is not substantially degrading the quality of the environment or reducing habitat for wildlife species. The project does not threaten to eliminate a plant or animal community and will not eliminate examples of California history or prehistory.

- 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:

Potential cumulative impacts related to Aesthetics, Air Quality, Cultural Resources, and Tribal Cultural Resources have been determined to be less than significant based on

compliance with recommended mitigation measures. Potential cumulative impacts from Greenhouse Gas Emissions and Transportation have been assessed through a Greenhouse Gas Emissions Analysis and Trip Generation and Distribution Study. Both analyses concluded that the project would not have cumulative impacts on their respective study areas.

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

FINDING: NO IMPACT:

Based on the conducted analysis, no substantial adverse effects on human beings were identified as a result of the project.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Director Review and Approval Application No. 4601, 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 Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

Potential impacts related to Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land-Use Planning, Noise, and Transportation have been determined to be less than significant. Potential impacts relating to Aesthetics, Air Quality, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance of recommended Mitigation Measures.

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

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4601\IS-CEQA\DRA 4601 IS Writeup.docx

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7719
Director Review and Approval Application No. 4601
(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 onsite lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	Air Quality	A dust palliative shall be required on all unpaved parking and circulation areas.	Applicant	Applicant/PW&P	Ongoing
3.	Cultural Resources / Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4601\IS-CEQA\DRA 4601 MMRP - Only.docx



E202010000308

County of Fresno

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

FILED	
SEP 03 2020	TIME 11:32 am
FRESNO COUNTY CLERK	
By <i>Jessica Munoz</i>	DEPUTY
For County Clerk's Stamp	

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7719 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7719 and DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4601 filed by **SUMMER BRADFORD**, proposing to allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment on approximately 14.9 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of Jensen Avenue, approximately 615 feet west of its nearest intersection with West Avenue and is southerly adjacent to the city limits of the City of Fresno (SUP. DIST. 1) (APN 477-100-03 and 04). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7719, and take action on Director Review and Approval Application No. 4601 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7719 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from September 4, 2020 through October 4, 2020.

Email written comments to TKobayashi@FresnoCountyCA.gov, or mail comments to:

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

IS Application No. 7719 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to

E202010000308

12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*
- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*

E202010000308

- *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.*

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at knovak@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on October 8, 2020, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Thomas Kobayashi (559) 600-4224.

Published: September 4, 2020

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 7719	LOCAL AGENCY 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): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Summer Bradford	Project Title: Director Review and Approval Application No. 4601		
Project Description: Allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation or agricultural products, supplies, and equipment on approximately 14.9 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Director Review and Approval Application No. 4601, 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 Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire. Potential impacts related to Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land-Use Planning, Noise, and Transportation have been determined to be less than significant. Potential impacts relating to Aesthetics, Air Quality, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with compliance of recommended Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – September 4, 2020		Review Date Deadline: Planning Commission – October 8, 2020	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: October 3, 2019

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Melissa Cregan
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist
CA Regional Water Quality Control Board, Attn: Dale Harvey
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),

Attn: PIC Supervisor
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Kings River Conservation District, Attn: Rick Hoelzel
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Thomas Kobayashi, Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7719, Director Review and Approval Application No. 4601

APPLICANT: Summer Bradford

DUE DATE: October 18, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment on approximately 14.9 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District (APN 477-100-03 & 04) (1638 and 1642 W. Jensen Avenue, Fresno, CA).

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

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

We must have your comments by **October 18, 2019**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email TKobayashi@FresnoCountyCA.gov.

TK
G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4601\ROUTING\DRA 4601 Routing Letter.doc

Activity Code (Internal Review):2395

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 9/26/19

DRA 4601
IS 7719
(Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Ag-Based Truck Parking Facility

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: South side of W. Jensen Avenue
between S. West Avenue and A. Marks Avenue
Street address: 1638 / 1642 W Jensen Avenue, Fresno CA, 93706

APN: 477-100-03 / 04 Parcel size: 14.9 +/- Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Maverick Ag, LLC, Summer Bradford, Dirk Poeschel.

CONTACT EMAIL: dirk@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4601 Fee: \$2,660.00
Application Type / No.: Pre-App 39655 Fee: \$ - 247.00
Application Type / No.: VI 18-107340 Fee: \$ 231.00
Application Type / No.: PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$ 67.00
Health Department Review: Fee: \$ 770.00
Received By: Thomas H. Invoice No.: 123238 TOTAL: \$8,082.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No []
Agency: City of Fresno
SEWER: Yes [] / No [X]
Agency: Septic System

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - -

Zone District: AE-20

APN # - -

Parcel Size: 477-100-03: 4.9 acres 477-100-04: 10 acres

APN # - -

APN # - -



Development Services
and
Capital Projects
Division

Mail To:
Brandon & Summer
Bradford / Maverick Ag,
LLC.
PO Box 27800
Fresno, CA 93729
Email To:
dirk@dplds.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39655
APPLICANT: Brandon & Summer Bradford / Maverick Ag, LLC.
PHONE: 559-248-4820

PROPERTY LOCATION: 1638 & 1642 W JENSEN AVE FRESNO CA 93706
APN: 477 - 100 - 03 & 04 ALCC: No Yes # VIOLATION NO. 18-107390
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes Fresno
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other Permit History; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: State Center CC Trustee Area 2, Washington Union Unified 7, West Park Elementary PERMIT JACKET: No Yes

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

PROPOSAL Director Review and Approval to allow the maintenance and storage of trucks and trailers, when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment.

COMMENTS:

ORD. SECTION(S): 816.2-T BY: O. Ramirez DATE: 09/12/2019

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA: () MINOR VA:
COMMUNITY PLAN: Edison CP () JAA: (X) HD: \$770.00
REGIONAL PLAN: () CUP: (X) JAG COMM: \$67.00
SPECIFIC PLAN: (X) DRA: \$2,160.00 () ALCC:
SPECIAL POLICIES: () JVA: (X) JS/PER*: \$3,901.00
SPHERE OF INFLUENCE: () JAT: (X) Viol. (35%): \$931.00
ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

COMMENTS:

Filing Fee: \$ 6,329.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 6,082.00

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
Referral Letter #

BY: Thomas Kobayashi DATE: 9/13/19
PHONE NUMBER: (559) 600 - 4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,354.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

RECEIVED
COUNTY OF FRESNO

SEP 26 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

OVER.....

September 24, 2019

Mr. Bernard Jimenez, Deputy Director
Fresno County Public Works and
Development Services Division
2220 Tulare Street
Fresno, CA 93721

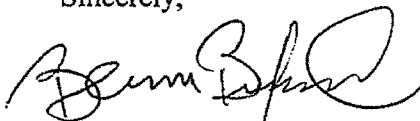
RECEIVED
COUNTY OF FRESNO
SEP 26 2019
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

SUBJECT: 1638 & 1642 W. Jensen Ave, Fresno, CA 93706, Maverick Ag. LLC

Dear Mr. Jimenez:

This letter authorizes *Dirk Poeschel Land Development Services, Inc.* to request a Directors Review and Approval to allow the legalization of an existing truck parking and light maintenance facility with Fresno County staff and other agencies.

Sincerely,


Mr. Brandon Bradford


Mrs. Summer Bradford



RECEIVED
COUNTY OF FRESNO
SEP 26 2019

County of Fresno

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY	
IS No.	<u>IS 7719</u>
Project No(s).	<u>DRA 4601</u>
Application Rec'd.:	<u>9/26/19</u>

GENERAL INFORMATION

- Property Owner :** Brandon and Summer Bradford / Maverick Ag, LLC. Phone/Fax (559) 490-6877

Mailing Address: PO BOX 27800 Fresno CA / 93729
Street City State/Zip
- Applicant :** Brandon and Summer Bradford / Maverick Ag, LLC. Phone/Fax: (559) 490-6877

Mailing Address: PO BOX 27800 Fresno CA / 93729
Street City State/Zip
- Representative:** Dirk Poeschel Land Development Services Inc. Phone/Fax: (559) 445-0374

Mailing Address: 923 Van Ness Ave Fresno CA / 93721
Street City State/Zip
- Proposed Project:** DRA to allow an ag-based truck parking facility

- Project Location:** 1638 / 1642 W Jensen Ave.

- Project Address:** 1638 / 1642 W Jensen Ave.

- Section/Township/Range:** _____ / _____ / _____
- Parcel Size:** 14.9 +/-
- Assessor's Parcel No.** 477-100-03 /04

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

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

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

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agricultural

ENVIRONMENTAL INFORMATION

15. Present land use: Truck Parking Facility
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
See attached Site Plan

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: No

Is property in a flood-prone area? Describe:
No

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

24. Anticipated volume of water to be used (gallons per day)²: See attached operational statement.
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name See attached operational statement.
26. Estimated volume of liquid waste (gallons per day)²: See attached operational statement.
27. Anticipated type(s) of liquid waste: See attached operational statement.
28. Anticipated type(s) of hazardous wastes²: See attached operational statement.
29. Anticipated volume of hazardous wastes²: See attached operational statement.
30. Proposed method of hazardous waste disposal²: See attached operational statement.
31. Anticipated type(s) of solid waste: See attached operational statement.
32. Anticipated amount of solid waste (tons or cubic yards per day): See attached operational statement.
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): See attached op. statement.
34. Proposed method of solid waste disposal: Private Hauler
35. Fire protection district(s) serving this area: Fresno County
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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


 SIGNATURE

Sept. 25, 2019
 DATE

¹Refer to Development Services Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a (Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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

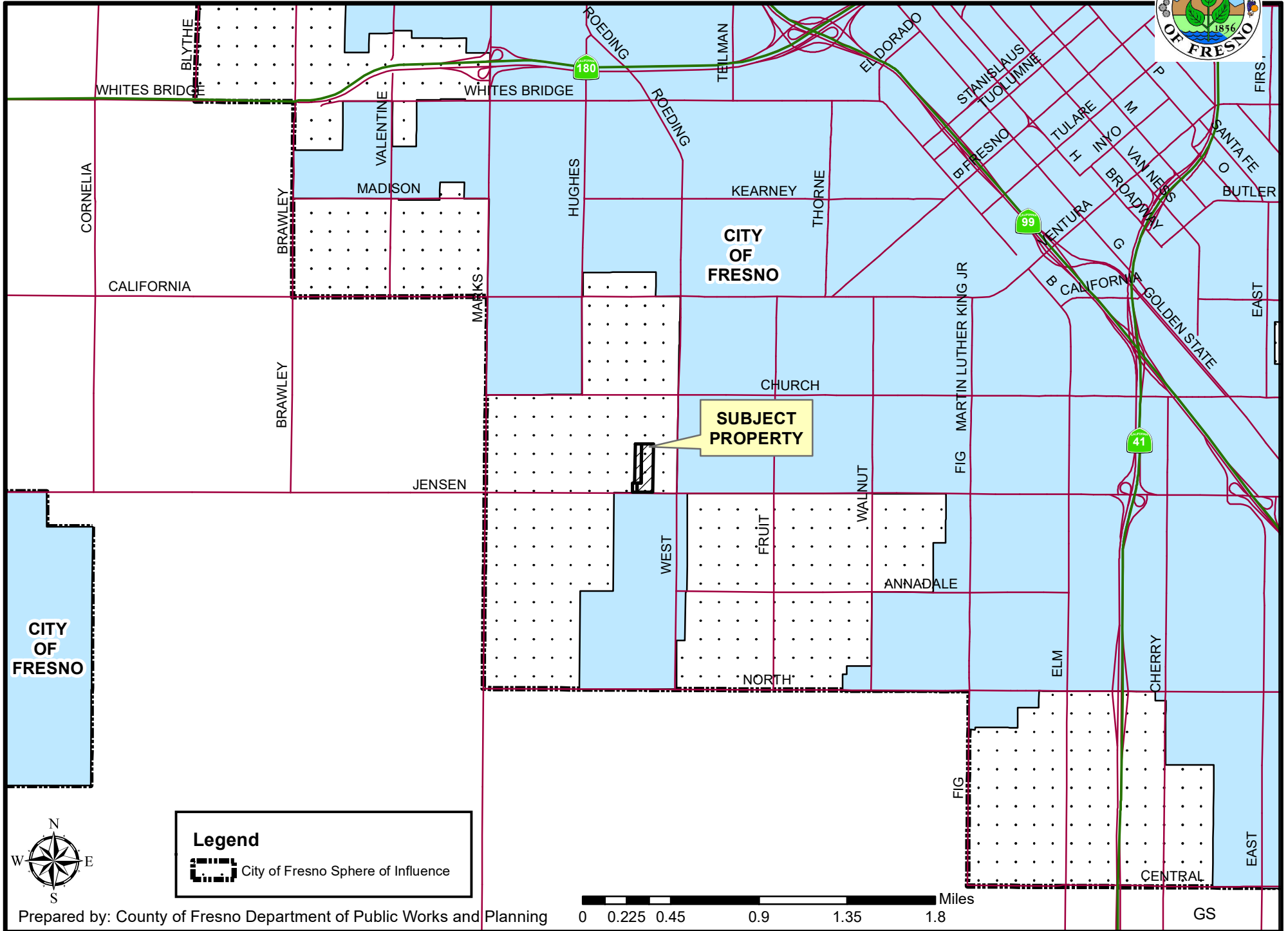
Duke Paeschel

Applicant's Signature

Sept 25, 2019

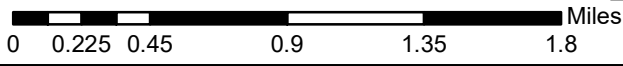
Date

LOCATION MAP

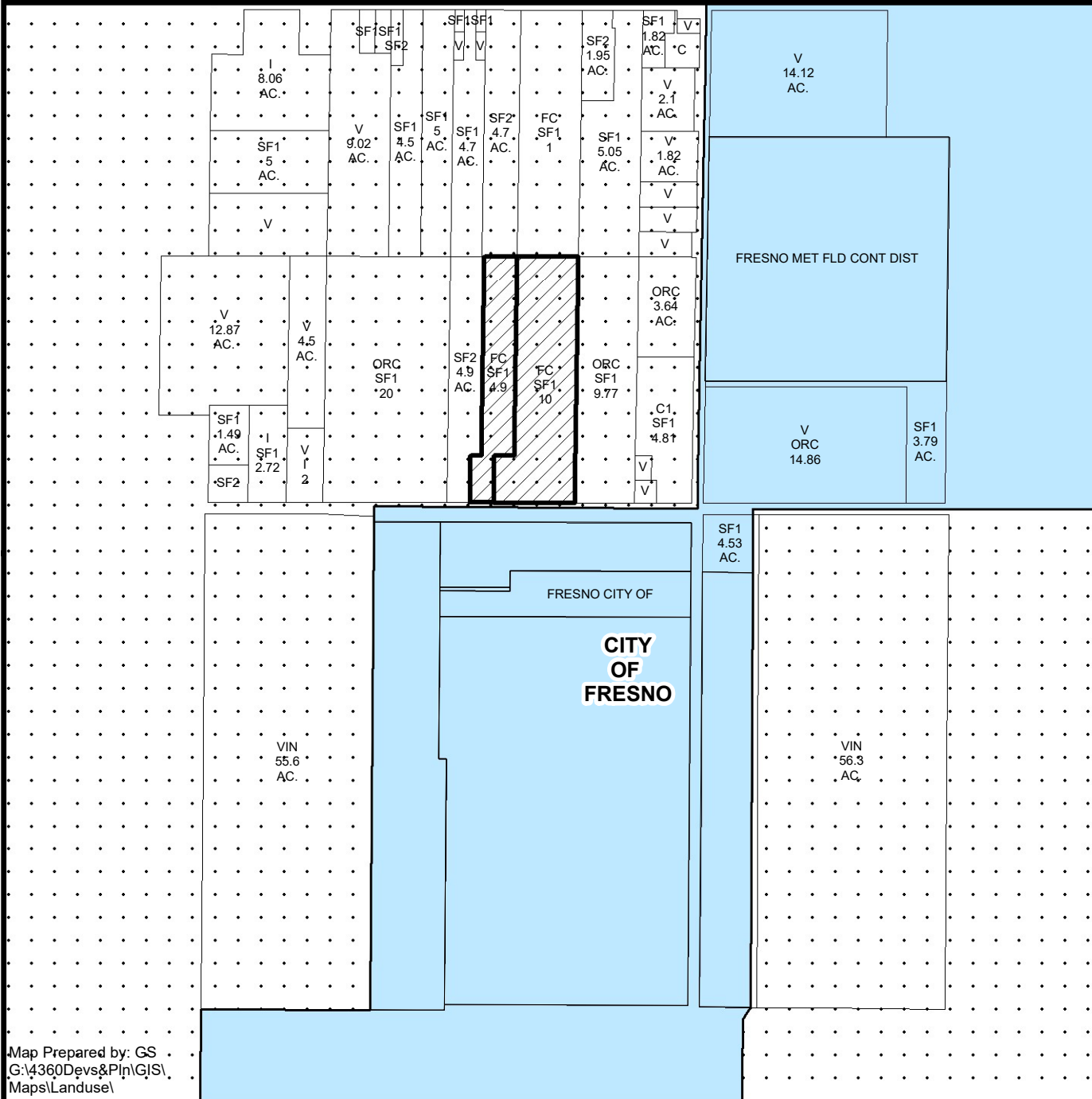


Legend

 City of Fresno Sphere of Influence





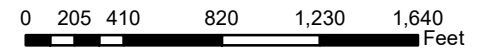
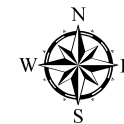
EXISTING LAND USE MAP



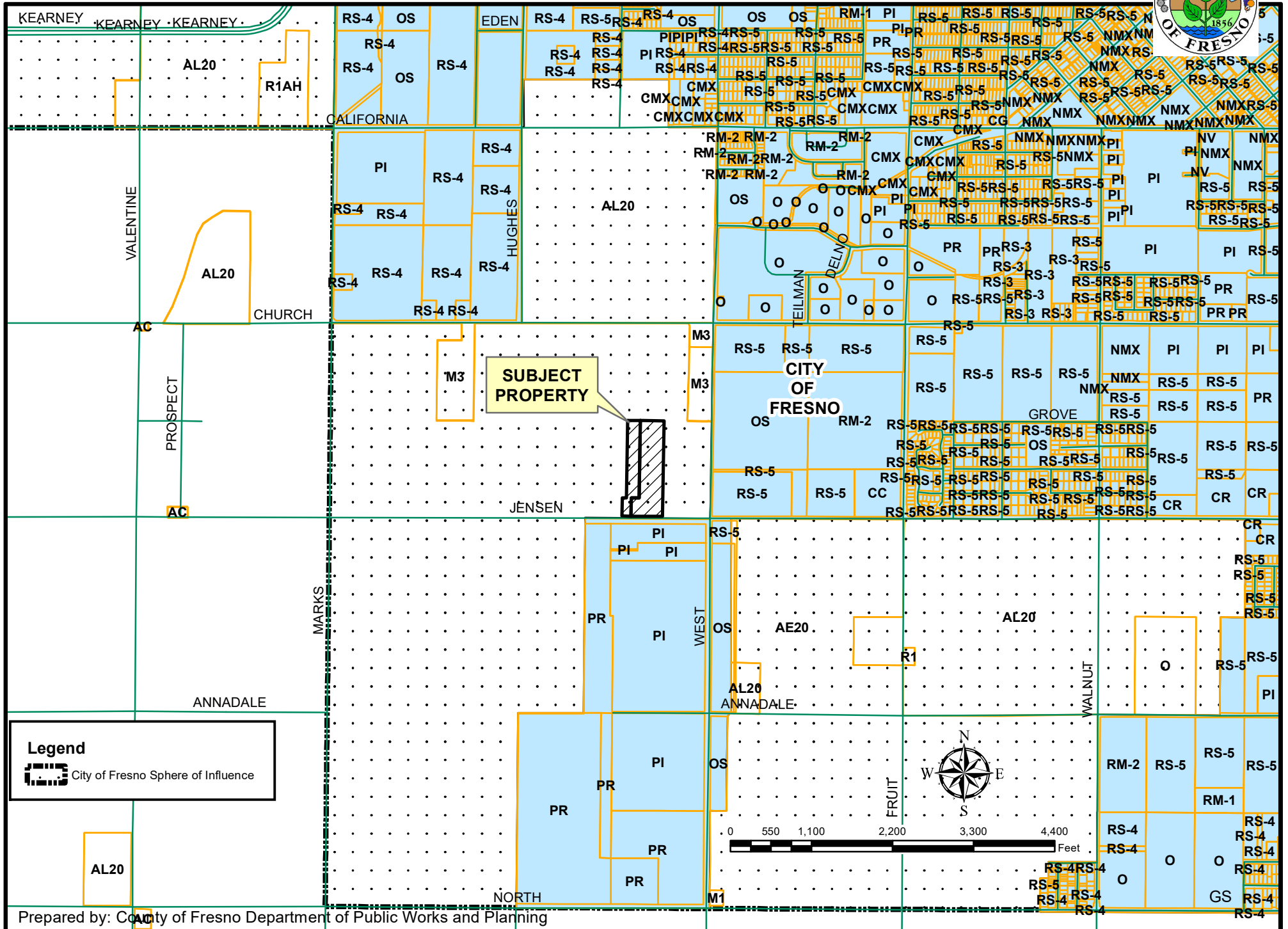
LEGEND	
C	COMMERCIAL
C#	COMMERCIAL
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

Legend

-  Subject Property
-  City of Fresno Sphere of Influence



EXISTING ZONING MAP



Legend
 City of Fresno Sphere of Influence

RECEIVED
COUNTY OF FRESNO

SEP 26 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

This Document Was
Recorded Electronically

RECORDING REQUESTED BY:
Chicago Title Company

Escrow No.: 45001181-450-SM
Title No.: 45001181

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:
Summer A. Bradford and
Brandon O. Bradford
11479 N. Stanford Avenue
Clovis, CA 93619

APN: 477-100-04 477-100-03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in connection
with a transfer subject to the imposition of documentary transfer
tax

Property Address: 1638 & 1642 West Jensen Avenue, Fresno, CA

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$1,100.00 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located Unincorporated area of Fresno.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James R. Bandy and Peggy S. Bandy, husband and wife

hereby GRANT(s) to

Summer A. Bradford and Brandon O. Bradford, wife and husband as joint tenants

the following real property in the County of Fresno, State of CA:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Dated: August 9, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below..

James R. Bandy
James R. Bandy

Peggy S. Bandy
Peggy S. Bandy

NOTARY ACKNOWLEDGEMENT(S) TO GRANT DEED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno) SS:

On August 9, 2018 before me, Sue Meyer
a Notary Public, personally appeared James R. Bandy, Peggy S. Bandy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

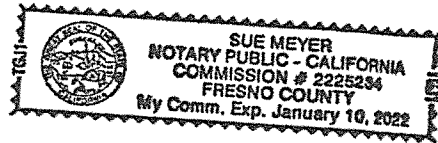


EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID(s): 477-100-04 477-100-03

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 477-100-04)

BEGINNING AT A POINT 242.03 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 245 FEET; THENCE EAST 104.29 FEET; THENCE NORTH TO THE NORTHERLY BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EASTERLY TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY TO POINT OF BEGINNING, SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO DESCRIBED AS:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY THEREOF, A DISTANCE OF 242.03; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID WEST HALF, A DISTANCE OF 245 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID WEST HALF; A DISTANCE OF 104.29 FEET; THENCE NORTH TO THE NORTHERLY BOUNDARY OF SAID WEST HALF OF THE SOUTH QUARTER OF THE SOUTH QUARTER; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY THEREOF TO THE PLACE OF BEGINNING.

PARCEL 2: (APN 477-100-03)

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST; DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, 121.01 FEET, EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY THEREOF A DISTANCE OF 121.02 FEET; THENCE NORTHERLY OF SAID WEST HALF A DISTANCE OF 245 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID WEST HALF A DISTANCE OF 104.29 FEET, THENCE NORTH TO THE NORTHERLY BOUNDARY OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY, A DISTANCE OF 173.79 FEET; THENCE SOUTHERLY 2' 30" EAST A DISTANCE OF 1080.18 FEET; THENCE WESTERLY 52.15 FEET; THENCE SOUTHERLY 5' EAST A DISTANCE OF 245 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID(s): 477-100-04 477-100-03

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 477-100-04)

BEGINNING AT A POINT 242.03 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 245 FEET; THENCE EAST 104.29 FEET; THENCE NORTH TO THE NORTHERLY BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EASTERLY TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY TO POINT OF BEGINNING, SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO DESCRIBED AS:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY THEREOF, A DISTANCE OF 242.03; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID WEST HALF, A DISTANCE OF 245 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID WEST HALF; A DISTANCE OF 104.29 FEET; THENCE NORTH TO THE NORTHERLY BOUNDARY OF SAID WEST HALF OF THE SOUTH QUARTER OF THE SOUTH QUARTER; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY THEREOF TO THE PLACE OF BEGINNING.

PARCEL 2: (APN 477-100-03)

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST; DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, 121.01 FEET, EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY THEREOF A DISTANCE OF 121.02 FEET; THENCE NORTHERLY 00° 5' WEST A DISTANCE OF 245 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID WEST HALF A DISTANCE OF 104.29 FEET, THENCE NORTH TO THE NORTHERLY BOUNDARY OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY, A DISTANCE OF 173.79 FEET; THENCE SOUTHERLY 2' 30" EAST A DISTANCE OF 1080.18 FEET; THENCE WESTERLY 52.15 FEET; THENCE SOUTHERLY 5' EAST A DISTANCE OF 245 FEET TO THE POINT OF BEGINNING.

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2018-0099505-00
Acct 3078-Chicago Title - Fresno
Tuesday, AUG 14, 2018 12:27:10
Tit Pd \$1,117.00 Rcpt # 0005053725
JLP/R6/1-3

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 45001181-450-SM
Title No.: 45001181

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:
Summer A. Bradford and
Brandon O. Bradford
11479 N. Stanford Avenue
Clovis, CA 93619

APN: 477-100-04 477-100-03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in connection
with a transfer subject to the imposition of documentary transfer
tax

Property Address: 1638 & 1642 West Jensen Avenue, Fresno, CA

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$1,100.00 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located Unincorporated area of Fresno.

RECORDED
C. J. HANSEN

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James R. Bandy and Peggy S. Bandy, husband and wife

hereby GRANT(s) to

Summer A. Bradford and Brandon O. Bradford, wife and husband as joint tenants

the following real property in the County of Fresno, State of CA:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

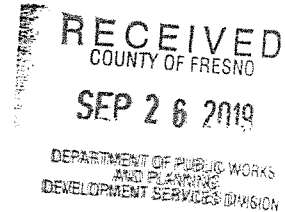
**Brandon & Summer Bradford / Maverick Ag, LLC
Operational Statement
September 12, 2019**

Applicant/Owner:

Brandon & Summer Bradford / Maverick Ag, LLC.
P.O. Box 27800
Fresno, CA. 93729

Representative:

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



APN:

477-100-03/4 totaling 14.9 +/- acres

Location:

1638 and 1642 W. Jensen Ave., Fresno, CA 93706

On the north side of W. Jensen Ave. between S. Marks & S. West Ave.

Request:

The applicant requests approval of a Directors Review and Approval to allow the legalization of an existing truck parking and light maintenance facility. The site has historically been used as a trucking facility and was purchased as such by the applicant.

Background:

The existing trucking facility is located on a 14.9 acre parcel located on the west side of Jensen Ave. between West & Marks Ave. The property is designated as Agriculture in the Fresno County General Plan and is zoned AE-20.

Project Purpose/Justification

Please see the project site plan prepared by Gateway Engineering for the applicant that details the area and the location of the proposed site modifications.

Fresno County General Plan Policy LU-A.3 and General Plan Table LU-3 provides the County with the authority to allow the development of organic and inorganic fertilizer manufacturing

facilities through the approval of a discretionary permit in agricultural areas subject to various criteria. The criteria and the applicability of the project to those criteria are as follows:

- a. *The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.*

The applicant provides material transportation services to a variety of agricultural industries by transporting products required of agriculture.

1. Project Operations:

The applicant’s vehicles will leave the site for an assigned pick up of material, deliver that material and then return to the site empty. Approximately 2/3 of all project truck deliveries are completed the same day. Same day deliveries typically start at 6 AM with returning vehicles returning to the site between 3 and 4 PM. The site currently operates 175 days per year depending on the availability of raw materials and product demand and weather.

The other 1/3 of truck deliveries pick up material and have a specified route of sequential deliveries returning on different days as those deliveries are completed. These deliveries are typically the multi-day deliveries begin on Sunday evening with returns later in the week in the afternoon of unspecified time.

2. Operational Time Limits

Hours of Operation

Activity	Proposed
Office	10:00am-4:00pm
Trucking	M-F April-November Seasonally 6am -7pm
Maintenance	8am to 6pm M-Sat

3. Number of Visitors

The site is not open to the public. There are no visitors.

4. Employees

There are 4 employees working on the site at any one time. The office and shop operate between the hours of 10:00am and 4:00pm. The 13 truck drivers arrive around 6am to 7:00pm. Not all of the employees are on-site at the same time. Drivers primarily work off-site as truck drivers.

5. Service and Delivery Vehicles

Two deliveries of packages, supplies etc. per day is typical. The company has no service vehicles.

6. Site Access

The site has a driveway on W. Jensen Ave. A second existing driveway is an emergency exit. The second driveway is located on the western portion of the site and is shown on the project site plan.

7. Number of parking spaces for employees, customers, and commercial vehicles. Type of surfacing on parking area.

Parking is provided for 4 employees and 13 trucks shown on the project site plan. The parking area will be either paved with asphalt or covered in compacted gravel.

8. Goods sold on site

No sales take place on the site. No materials are stored onsite. Transported goods consist of almonds, almond hulls, sand and gravel materials, dirt, clay, tractors, tractor implements, irrigation materials and similar agricultural products. Assorted bins of raw materials such as almond hulls are also transported on demand. The transportation of all goods is driven by market forces, seasonal influences and competitive bidding. For example, during harvest, agricultural products and agricultural by products are transported regularly. During the off season, equipment, supplies, and similar materials are transported. Sand and other earthen materials are more likely transported in the spring when ranches are preparing for planting. Sand and gravel are estimated to account for 10% or less of transported material.

9. Equipment List

All of the applicant's trucks are C.A.R.B. and Clean Air compliant.

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

A 230 gallon tote of Diesel Exhaust Fluid (DEF) is stored in the shop along with welding materials. Spare tires and lube, bolts, screws, filters, spare parts etc. are also stored in the shop.

The applicant will install a 1,000 gal. diesel fuel tank that will be serviced by Seibert's Inc., Fresno, CA. Said tank will be placed on-site complete with a fuel containment vessel as per safety regulations. Currently trucks are fueled off site.

Waste oil is collected from the equipment directly into a catchment vessel that is then transferred to an approved waste oil tank. Said tank is emptied as required by licensed haulers for such materials.

11. 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 is clean and free of debris and will be kept tidy. The owners have maintained the property line to the street to keep it free of debris. The proposed storage area have the perimeter fencing completed of chain link for added security and dry-scape for aesthetic purposes.

Noise

All maintenance activities will take place in buildings, therefore with the exception of routine vehicle noise there should be no impact on adjoining properties. Mobile equipment will have approved mufflers to minimize noise impacts. No outdoor amplified speaker system will be used. All requirements of the County Noise Ordinance will be met.

Glare

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

Dust

The property will be sprayed with an organic and biodegradable dust suppression agent as required. Note no material is transported onto or from the site as the trucks leave and return empty.

Odor

Odor control activities will include, but are not necessarily limited to; regular cleaning of wash down areas and equipment. The applicant only hauls inert materials so odors should not be an issue. As stated above, no material is transported onto or from the site as the trucks leave and return empty.

12. Solid and liquid waste

A minimal amount of solid waste is generated by the office and employee break room. It is estimated that the daily solid waste is less than .1 cyd. The solid waste is placed in a dumpster that is serviced weekly by a private hauler (Waste Management).

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

13. Water consumption

Due to the site's proximity to the Fresno Municipal Landfill that is an Environmental Protection Agency *Superfund* site, potable water is provided by the City of Fresno. Water for fire suppression will be provided by an onsite well in accordance with Cal Fire standards.

14. Signage

All signs will be in accordance with Fresno County standards. Please see the project site plan for the location of the proposed signage.

15. 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

The applicant will use the existing buildings. The office has been painted and new flooring installed throughout. New energy efficient windows, plumbing fixtures and appliances have also been installed in the office. All of the existing interior lighting has been updated to LED as well as exterior lighting.

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

The applicant will use the existing buildings. Please see the attached photographs of those buildings.

17. Outdoor Lighting

The applicant pays PG&E to maintain the 2 hooded streetlights on site. They have been updated to LED. All lights will be shielded or otherwise directed to keep the lighting on-site and not impact adjacent properties.

18. Landscaping & Fencing

To enhance aesthetics, the area frontage of W. Jensen Ave. will be landscaped near the office building. Said landscaping will be drought tolerant materials. As detailed on the project site plan, a substantial area of the site will be planted drought tolerant alfalfa/hay – approximately 12 acres. The entire site is fenced as shown on the project site plan.

The applicant intends to plant an undefined crop on the area so designated on the project site plan.

19. Other information that will provide a clear understanding of the project

Security

The applicant has installed a property surveillance system and the property is also monitored by Matson Alarm Company. As noted above, the site is partially fenced. The fencing will be completed as shown on the project site plan.

Traffic

The company utilizes 13 commercial, Clean Air/Clean Idle, 100% CARB/California Air Resource Board compliant trucks. Approximately ½ of the trucks have 2 axles and the other half have 3 axels. As described above, there are 17 employees.

The Institute of Transportation Engineers (ITE) Trip Generation Manual 10th edition, Land Use Code 110 *Light Industrial* estimates .52 AM PEAK trips will be generated per employee or 9 TOTAL AM PEAK employee trips per day. A total of 52 daily employee trips are estimated to occur (3.05 X 17=52).

Various studies evaluate truck trip generation but none are for general trucking uses. Assuming that all 13 trucks are operational which is atypical, and that all trucks leave and return the same day, which does not occur, the project would generate 13 AM PEAK trip ends.

Return truck trips are much more dispersed over time. This estimate significantly overstates the project truck trips as 1/3 of the trucks do not return to the site the same day.

Visibility for the site in both directions is excellent. No improvements are proposed that will impair that visibility entering or exiting the site.

Training

The protection of public health and safety will be a critical component of employee training. All personnel assigned to the operation shall be trained in subjects pertinent to facility operations and maintenance including first aid, fire and other typical work related hazards. Employees are all randomly tested and pre-employment drug and alcohol tested as per D.O.T. regulations and company policy.

Vector Control

The facility will be kept clean to minimize creation of a food source or attractive nuisance to vermin. An ongoing program of vector control will be established with a licensed pest control company. The applicant holds a Private Applicator Certificate with the County of Fresno for Landscape Maintenance Pest Control.

Vehicle Washing

Vehicles are washed off site. In the future, on site vehicle washing may occur in accordance with applicable regulations. Please see the project site plan for its precise location.

Photo 1 Project Office

RECEIVED
SEP 26 2019
DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Photo 2 Existing residence

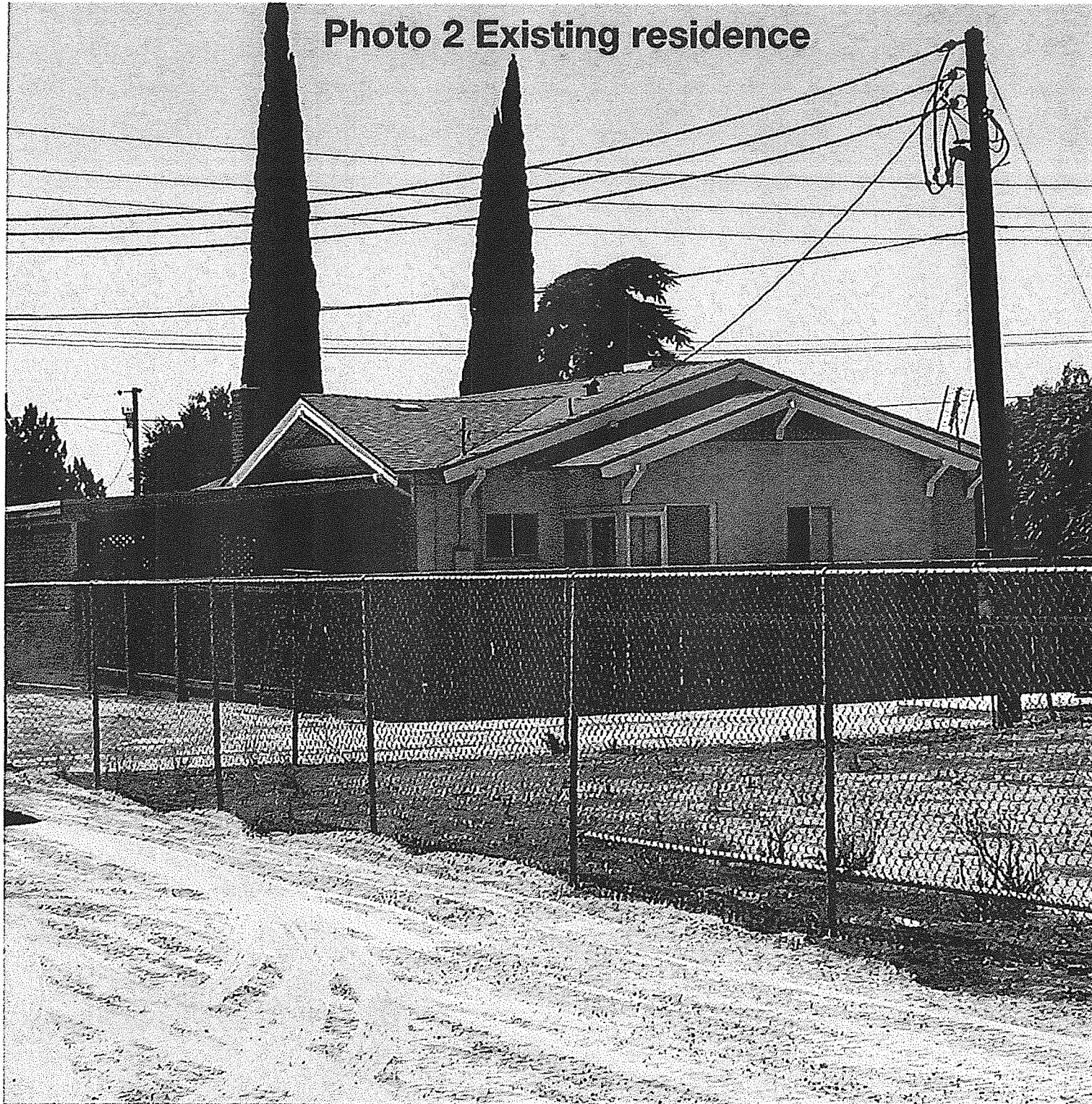


Photo 3 Looking east on Jensen Ave.

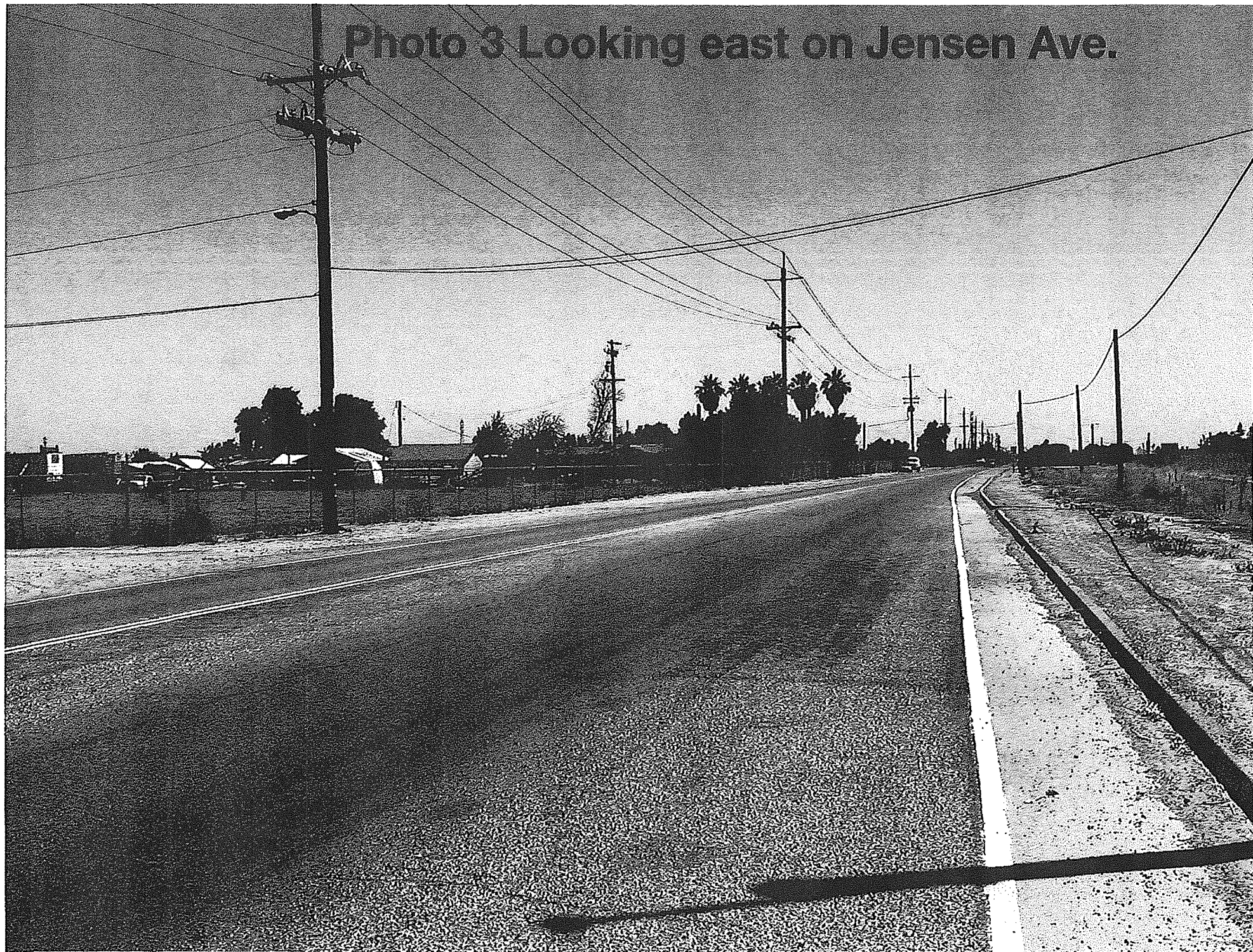
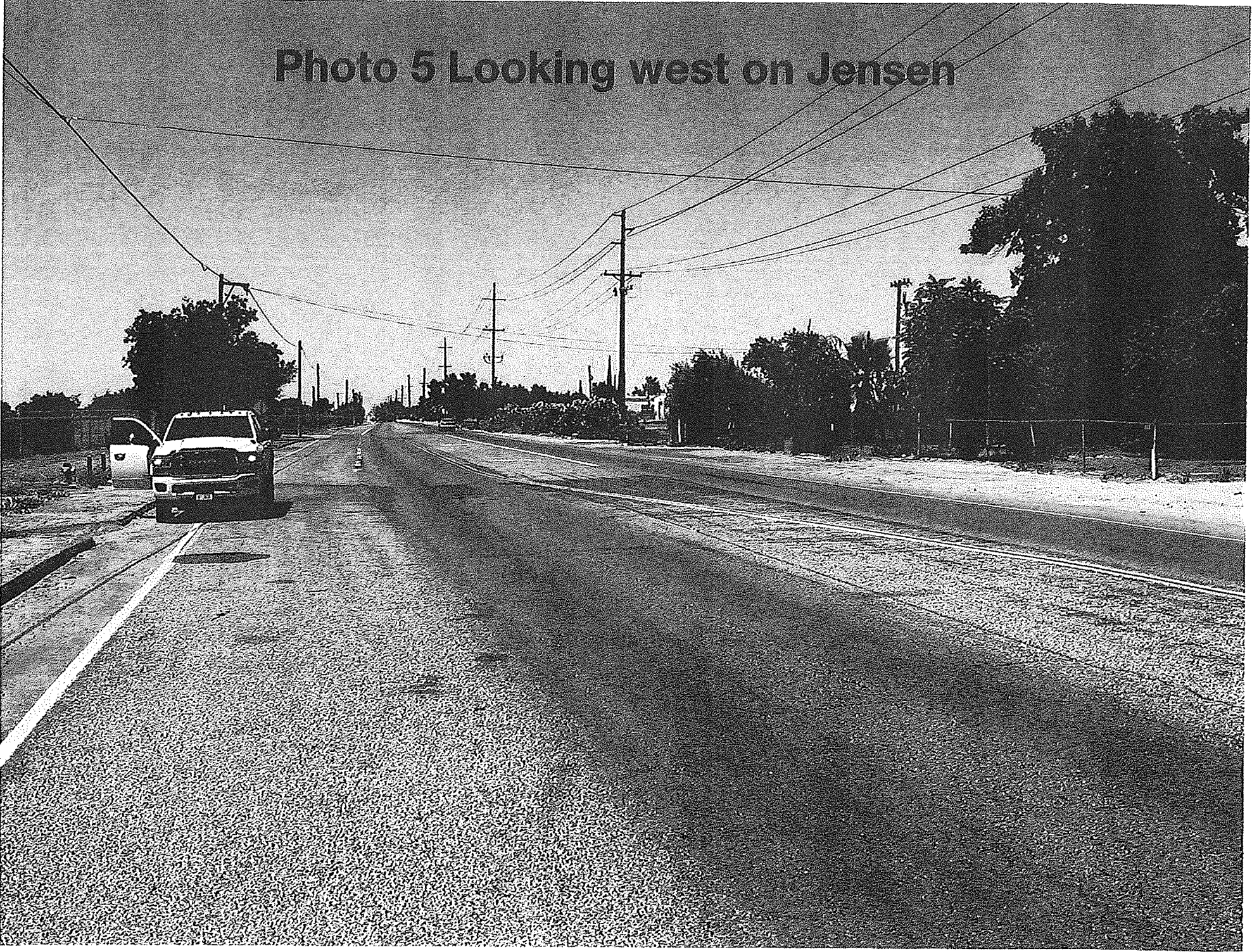


Photo 4 City of Fresno closed landfill



Photo 5 Looking west on Jensen





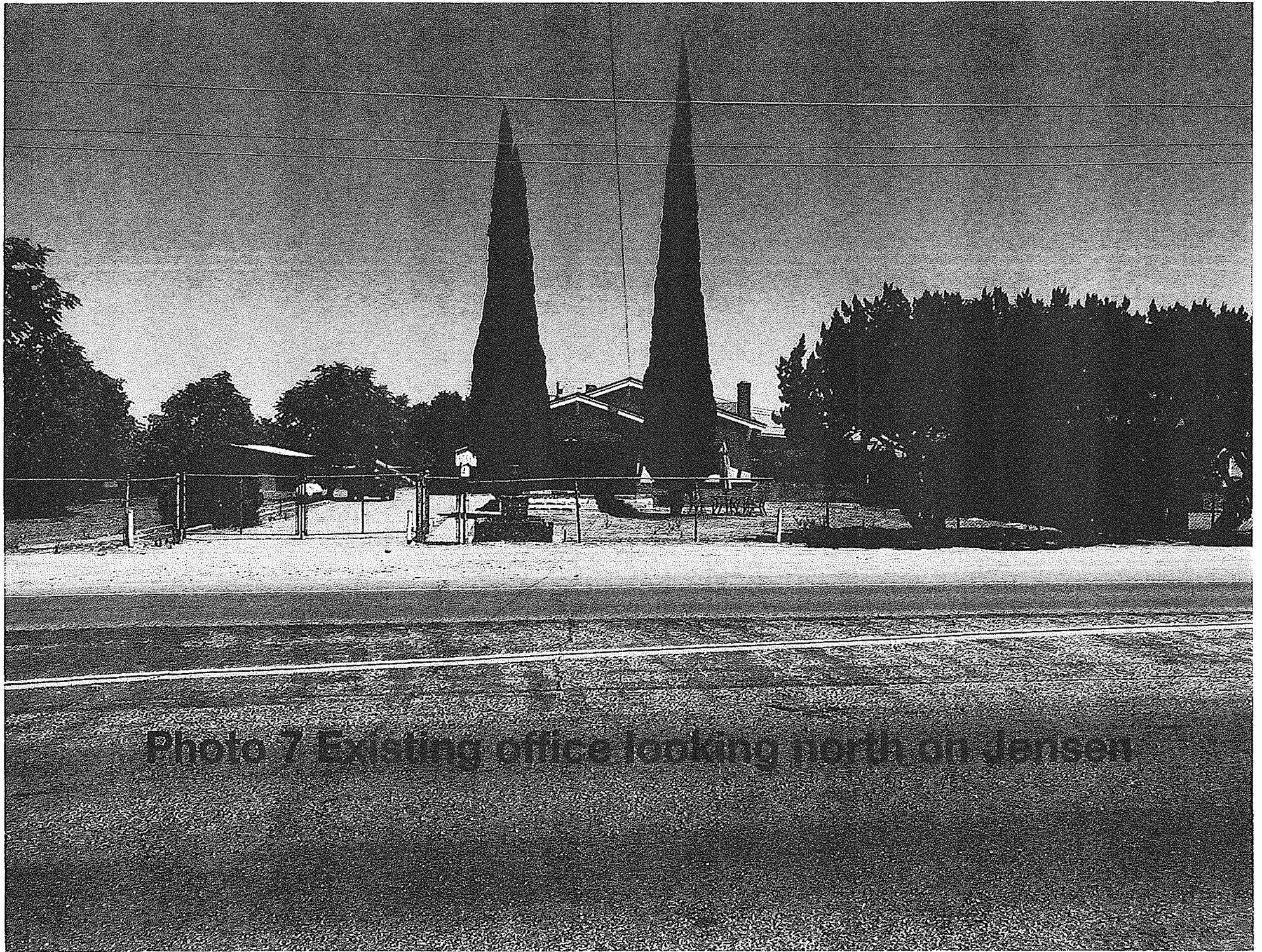


Photo 7 Existing office looking north on Jensen

Photo 8 Looking north on West Ave.

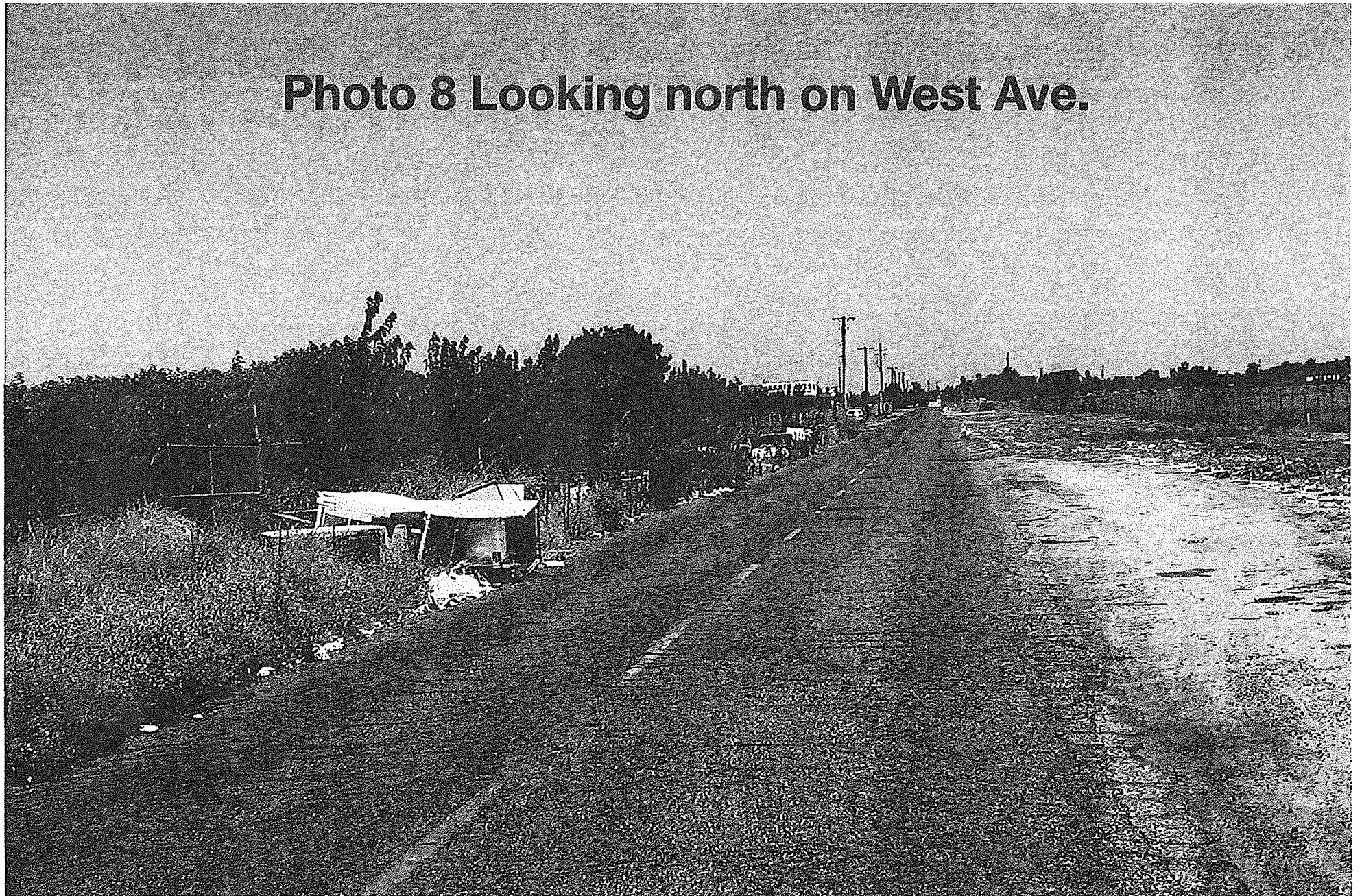


Photo 9 Nearby property

