



# County of Fresno

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

DATE: September 4, 2020

TO: 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 R. Thompson / Martin Querin / Wendy Nakagawa / Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi / Dale Siemer / Brian Spaunhurst / Gloria Hensley  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu / Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
City of Sanger, Attn: Director - Public Works Department  
City of Sanger, Attn: Planning Director  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Sarah Yates, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & [R4CEQA@wildlife.ca.gov](mailto: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: Tara C. Estes-Harter, THPO/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](mailto:Engr-Review@fresnoirrigation.com)  
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. 7651, Classified Conditional Use Permit Application No. 3654, Variance Application No. 4072, and Director Review and Approval Application No. 4587

APPLICANT: Christopher and Theresa Smith

DUE DATE: October 4, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store. In the case of this application, if the Variance is approved, the feed and farm supply store will be located on the proposed south 7.2-acre parcel, the truck and trailer storage and maintenance facility will be located on the north 7.2-acre parcel and the 3.6-acre parcel will contain the existing residence (APN: 314-070-34) (354 S. Academy Avenue, Sanger, CA).

Based upon the Initial Study prepared for the subject applications, 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\CUP\3600-3699\3654 - See DRA 4587, VA 4072\IS-CEQA\CUP 3654 IS Routing Letter.doc

*Activity Code (Internal Review): 2383 and 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:** VA 4072, DRA 4587, and CUP 3654

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: City of Sanger  
 Cross Streets: South Academy Avenue and East Butler Avenue Zip Code: 93657  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 17.93  
 Assessor's Parcel No.: 314-070-34 Section: 11 Twp.: 14S Range: 22E Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: SR 180 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 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: VA and DRA

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 6,000 Acres \_\_\_\_\_ Employees Max 10  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 and Agricultural / AE-20 / Agricultural

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

Reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

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

- |  |  |
|--|--|
| <input 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 # Fresno      | <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 September 4, 2020 Ending Date October 4, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Chris and Theresa Smith</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>354 S. Academy Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Sanger, CA 93657</u>
Contact: <u>Thomas Kobayashi, Planner</u>	Phone: <u>(559) 859-2584</u>
Phone: <u>(559) 600-4224</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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. 7651, Variance Application No. 4072, Director Review and Approval Application No. 4587, and Classified Conditional Use Permit Application No. 3654

**2. Lead agency name and address:**

County of Fresno, Department of Public Works and Planning  
2220 Tulare St. 6<sup>th</sup> Floor  
Fresno, CA 93721

**3. Contact person and phone number:**

Thomas Kobayashi, Planner  
(559) 600-4224

**4. Project location:**

The project site is located at the northeast corner of South Academy Avenue and East Butler Avenue. The subject parcel is located within the Sphere of Influence (SOI) of the City of Sanger and is located approximately 2,680 feet north of the city limits of the City of Sanger.

**5. Project sponsor's name and address:**

Christopher and Theresa Smith  
494 S. Academy Avenue  
Sanger, CA 93657

**6. General Plan designation:**

Agricultural per the Fresno County General 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.)**

Reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store.

**9. Surrounding land uses and setting: Briefly describe the project's surroundings:**

The project site is located in a mostly agricultural setting with residential uses located throughout the area. Additionally, commercial uses are located north at the intersection of Academy Avenue and State Route 180. Directly north of the project site is the Fresno County Fire Protection District Headquarters. The project site is approximately 2,680 feet south of the city limits of the City of Sanger.



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**10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**

State Water Resources Control Board  
San Joaquin Valley Air Pollution Control District  
County of Fresno, Department of Public Works and Planning  
County of Fresno, Department of Public Health

**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.?**

Participating California Native American tribes were notified of the subject applications and given the opportunity to enter consultation with the County. No participating California Native American tribes entered consultation with the County. No concerns were expressed by notified tribes to indicate that the project proposal would have an adverse impact on tribal cultural resources.

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.

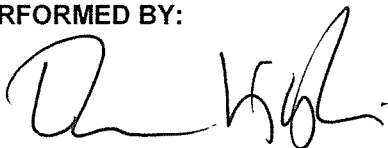
- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> 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.

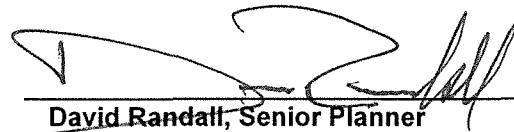
**PERFORMED BY:**



Thomas Kobayashi, Planner

Date: 9/2/20

**REVIEWED BY:**



David Randall, Senior Planner

Date: 8-28-20

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**  
(Initial Study Application No. 7651,  
Classified Conditional Use Permit  
Application No. 3654,  
Variance Application No. 4072, and  
Director Review and Approval Application No. 4587)

Farmland to non-agricultural use or conversion of forest land to non-forest use?

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:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) 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:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 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:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?



- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

#### 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?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 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?
- 2 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

#### 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?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 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:

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

**XX. WILDFIRE**

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

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

- 2 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  
Greenhouse Gas Impact Assessment, March 2020, VRPA Technologies, Inc.  
Traffic Impact Study, December 2019, VRPA Technologies, Inc.  
Fire Hazard Severity Zones in LRA 2007 Map, California Department of Forestry and Fire Protection

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Christopher and Theresa Smith
- APPLICATION NOS.: Initial Study Application No. 7651, Variance Application No. 4072, Director Review and Approval Application No. 4587, and Classified Conditional Use Permit Application No. 3654
- DESCRIPTION: Reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store.
- LOCATION: The project site is located at the northeast corner of South Academy Avenue and East Butler Avenue. The subject parcel is located within the Sphere of Influence (SOI) of the City of Sanger and is approximately 2,680 feet north of the city limits of the City of Sanger (APN 314-070-34) (354 S. Academy Avenue, Sanger, 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: LESS THAN SIGNIFICANT IMPACT:**

The agricultural trucking facility and the feed and farm supply store propose new development of the project sites. The agricultural trucking facility will be located on the northern proposed parcel and the feed and farm supply store will be located on the southern proposed parcel. There are no identified scenic resources on or near the project site. The Kings River and the foothills leading up to the Sierra Nevada Mountain Range are located to the east of the project site. The Kings River is not seen from the project site, while the foothills can be seen. Although proposed development of the agricultural trucking facility and the feed and farm supply store can hinder views of the foothills, it is seen as a less than significant impact as the impact is contained to the project site looking eastward. Venturing outside the vicinity of the project, the scenic views of the foothills are unhindered as the surrounding area is mostly flat and utilized for agricultural purposes.

- 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 subject parcel is currently utilized as an agricultural operation and is improved with a single-family residence. Based on the Applicant's site plan, the agricultural trucking operation will be placed on the northern proposed parcel, the single-family residence will stay in its current location on the proposed middle parcel, and the feed and farm supply store will be located on the southern proposed parcel. Proposed improvements on the northern and southern parcel and associated operational characteristics of the proposed use will degrade the existing visual character of public views of the site. Impacts to the public views will be lessened as the Applicant has proposed landscaping and architectural elements that will better compliment the existing visual character of the area. Although the visual character and quality of public views of the site will change, the proposed design elements of the proposed agricultural trucking facility and the feed and farm supply store will have a less than significant impact on the visual character and quality of public views.

- 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:**

Based on the Applicant's provided operational statement, both commercial uses will utilize outdoor lighting to provide security for their property. A Mitigation Measure will be incorporated in that all outdoor lights shall be hooded and directed downwards so as not to shine on adjacent properties or public right-of-way to reduce impacts from proposed outdoor lighting. Light and glare produced by vehicle traffic will not have a significant impact as there are minimal sensitive receptors in the area that could potentially be

affected by the project proposals. Mature landscaping, proposed and existing structures, and agricultural buffers will provide additional buffering to reduce light and glare produced by vehicular traffic.

\* **Mitigation Measure(s)**

1. *All outdoor 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: LESS THAN SIGNIFICANT IMPACT:

According to the 2016 Fresno County Important Farmlands Map, portions of the subject property are designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Rural Residential. Based on the configuration of the proposed parcels, the proposed northern parcel will be utilized towards the agricultural truck and trailer storage and maintenance facility, the proposed middle parcel will be utilized as a residential parcel with the existing single-family residence to remain, and the proposed southern parcel will be improved with the feed and farm supply store. Based on the 2016 Farmland Map, the northern proposed parcel will contain land designated as Prime Farmland and Unique Farmland, which will convert a portion of those designated lands from being actively farmed to a truck and trailer storage and maintenance facility devoted exclusively to the transportation of agricultural supplies, products, and equipment. The proposed central parcel will contain land designated as Rural Residential, Prime Farmland, and Unique Farmland. The central parcel will be mainly utilized for residential purposes. The proposed southern parcel contains land designated as Unique Farmland and Farmland of Statewide Importance and is proposed to be improved with the feed and farm supply store. The existing parcel does not have a Williamson Act Contract and is consistent with the agricultural zoning as both commercial uses are allowed in agricultural zoned areas subject to a land-use permit.

Although the project will be converting Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, the impact is seen as less than significant as the project does not conflict with the existing agricultural zoning, and that although conversion will occur, the proposed uses are considered agriculturally supportive uses and will be beneficial to the surrounding agricultural uses. It should also be noted that the subject project site is located within the Sphere of Influence (SOI) of the City of Sanger, and is designated for commercial use under the City of Sanger General Plan. Therefore, conversion of this land from agriculture to nonagricultural would eventually occur.

- 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 and 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not located on or near forest land. As stated the project site is located on farmland, with the proposed commercial operations converting land to agriculturally supportive uses. The truck and trailer maintenance and storage facility will support the transportation of agricultural products, supplies, and equipment as all vehicles will be devoted exclusively to agricultural transportation and the proposed feed and farm supply store will provide supplies and equipment for the surrounding agricultural operations. A less than significant impact is seen as the proposed uses are agriculturally supportive and will not involve additional conversion of land outside of the project site from farmland to non-agricultural 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:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; and
- B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has reviewed the project proposal and determined that specific annual emissions of criteria pollutants are not expected to exceed any of the Districts' significance thresholds of 100 tons per year of Carbon Monoxide (CO), 10 tons per year of Oxides of Nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of Oxides of Sulfur (SOx), 15 tons per year of particulate matter of 10 micros or less in size (PM10) or 15 tons per year of particulate matter of 2.5 micros or less in size (PM2.5). Therefore the District concluded that the project would have a less than significant impact on air quality when compared to the annual criteria pollutant emissions significance thresholds. The SJVAPCD also requires that the Applicant submit an Air Impact Assessment (AIA) application for review and approval. The requirement of the AIA will be included with the project to ensure that standards from the SJVAPCD are implemented. Therefore, based on the conclusions made by the SJVAPCD and no other reviewing Department or Agency expressing concerns, the project is seen as not conflicting with the applicable Air Quality Plan and will produce criteria pollutants under the thresholds of significance established by the Air District.

- 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:

To the north of the project site is the Fresno County Fire Protection District Headquarters, to the west there is a single-family residence, to the south there is a single-family residence, and to the east there is a single-family residence. The nearest sensitive receptor to the proposed agricultural truck and trailer maintenance and storage facility is the Fresno County Fire Protection District Headquarters to the north and the nearest sensitive receptor to the proposed feed and farm supply store would be the single-family residence south of the project site. Based on the conclusions from the SJVAPCD, the subject applications are not expected to exceed District thresholds for criteria pollutants. Therefore the subject projects will not expose sensitive receptors to substantial criteria pollutant concentrations. The majority of emissions of the agricultural truck and trailer storage and maintenance facility and the feed and farm supply store are expected to come from mobile sources. As those mobile sources will be temporarily on site or will not be in use for prolonged amounts of time on site, the emissions will not adversely affect a substantial number of people.

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:

The current use of the project site has been for agricultural crops and a single-family residence and would have experienced daily human disturbance associated with the agricultural use. Surrounding development of the site also indicate that the majority of the uses in the vicinity of the project site are for agricultural and residential uses. Additionally, the Fresno County Fire Protection District Headquarters is directly north of the project site. According to the California Natural Diversity Database, there are no reported occurrences of a special status species on or near the project site. It should also be noted that Academy Avenue is a major thoroughfare for the area and connects the City of Sanger to State Route 180. Considering the site conditions and current use of the project site, the project will convert agricultural land, but will not substantially effect special status species as there is no indication that special status species are located on or near the project site. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) were notified of the application and given the opportunity to provide comment on the project. Both the CDFW and the USFWS did not express concerns to indicate that the project would have an adverse effect on 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, provided by the United States Fish and Wildlife Service, there are no wetlands or riparian habitat on or near the project site. Therefore, no impact is seen on wetlands or riparian habitats as a result of the project. There were no other sensitive natural communities identified 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:

There are no identified migratory wildlife corridors or native wildlife nursery sites located on or near the project site. The project will not interfere with the movement of any native resident, migratory fish, 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 protecting biological resources that would conflict with the project proposal. There are no identified Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state Habitat Conservation Plan that would conflict with the project.

## 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 project site is not located within an archeological sensitive area per County records. Continuous ground-disturbance resulting from the agricultural use and previous development of the site would indicate that there are no cultural resources in the project site. Although there is no indication of cultural resources being present on the project site, a Mitigation Measure will be implemented with the project in the event that cultural resources are unearthed during ground-disturbing activities related to project development.

\* **Mitigation Measure(s)**

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

## VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

Proposed buildings will be subject to the current building code standards which take into account state energy efficiency standards. The subject projects will not result in wasteful or inefficient consumption of energy resources and will not conflict with a state or local plan for renewable energy or energy efficiency.

## VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

According to the California Earthquake Hazards Zone Application (EQ Zapp) provided by the California Department of Conservation and Figure 9-2 and 9-3 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located within an Earthquake Hazard Zone.

- 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 areas identified as being in a probabilistic seismic hazard areas with peak horizontal ground acceleration. As the project site is not likely to be subject to strong ground acceleration during seismic activity, the project will not likely be subject to seismic-related ground failure including liquefaction.

- 4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located on or near identified Landslide Hazard areas.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to split an existing 17.93-acre parcel into three parcels. The proposed parcel to the north will be developed with an agricultural truck and trailer storage and maintenance facility, the middle parcel will remain as a homesite without any further development, and the south proposed parcel will be developed with a feed and farm supply store. The agricultural truck and trailer facility and the feed and farm supply store will be developed on their respective parcels which will result in the loss of topsoil. The development will be constructed to current building standards and will be subject to grading and drainage plans. Based on current code and County requirements, the project not result in substantial soil erosion, nor adversely impact the environment due to the loss of topsoil.

- 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 soil was identified on the project site that would as a result of the project become unstable and potentially lead to an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The Applicant will be required to submit an Engineered Grading and Drainage Plan. The submitted plan will be reviewed to verify the project will meet building code standards for proposed development. Past development of the site and the surrounding development indicate that the area is not subject to a geologic unit or unstable soil to suggest there are risks in further development of the project site. Therefore, no impact is seen resulting from the proposed development of the project site.

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

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on or near areas identified as having expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant, septic systems will be installed until city services are made available. Any new septic system is subject to building permits and must meet County standard prior to construction. Reviewing Agencies and Departments did not express concerns to indicate that the proposed projects will result in any proposed parcel having soils incapable of adequately supporting the use of a septic tank or alternative waste water disposal system.

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

FINDING: NO IMPACT:

No unique paleontological resource or unique geologic feature were identified on or near 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 Impact Assessment completed in March 2020, prepared by VRPA Technologies, Inc. assessed greenhouse gas emissions generated by the project proposals and analyzed the impacts of the proposal and how they relate to federal, state and local standards. Temporary increases in greenhouse gas emission generation will occur during project construction. Permanent greenhouse gas emission generation from operation of the project proposals will amount to 410.28 Metric Tons per year (MT/yr) for CO2 emissions. The San Joaquin Valley Air Pollution Control District (SJVAPCD) prepared the "Guidance for Assessing and Mitigating Air Quality Impacts" and was adopted in March 2015. The SJVAPCD acknowledges the current absence of numerical thresholds and recommends a tiered approach to establish the significance of greenhouse gas impacts on the environment: if a project complies with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located, then the project would be determined to have a less than significant individual and cumulative impact for GHG emissions; if a project does not comply with an approved GHG emission reduction plan or mitigation program, then it would be required to implement Best Performance Standards (BPS); and if a project is not implementing BPS, then it should demonstrate that its GHG emissions would be reduced or mitigated

by at least 29 percent compared to Business as Usual (BAU). The GHG Impact Assessment calculated through CalEEMod that the proposed project would generate 443.25 MT/yr of Carbon Dioxide under Business as Usual from the operational year of 2005 and 410.28 MT/yr under the 2020 operational level. This represents a 7% GHG emission reduction compared to BAU. Although the project does not meet SJVAPCD threshold of significance of 29%, the proposed project's GHG emissions represent 0.00001% of the total emissions for the State of California when compared to 2017 emissions data, which totaled 424.1 Million Metric Tons of Carbon Dioxide (MMTCO<sub>2</sub>eq). The assessment concluded that although the project does not meet SJVAPCD criteria for a less than significant impact, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

## 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 Department of Public Health, Environmental Health Division (EHD) has reviewed the project and offered comments regarding the handling of hazardous materials. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous materials or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. The owner/operator may be required to obtain a permit from the California Department of Resources Recycling and Recovery per State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers. No other comments were received to indicate that the proposed projects will create a significant hazard to the public or environment through transport, use, or disposal of hazardous materials. With the projects compliance with the above requirements, which are to be addressed as Regulatory Project Notes for the application, a less than significant impact is seen as there is the very limited potential for handling hazardous materials and waste, but the handling of hazardous materials and waste with compliance of discussed regulations will result in a safer environment.

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

FINDING: NO IMPACT:

The project site is not located within a one-quarter mile of an existing or proposed school.

- 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:

The project site is not located on or near any listed hazardous materials site per the NEPAAssist web application. The project will not create 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 not located within two miles of a public airport or public use airport.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Fire Protection District and did not express concerns to indicate that the project proposal would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. According to the 2007 Fresno County Fire Hazard Severity Zones in LRA Map, the project site is not located in a fire hazard zone. The project will not 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:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Water and Natural Resources Division did not express concerns to indicate that the proposed projects will violate any water quality standards, waste discharge requirements, or otherwise substantially degrade surface or ground water quality. The Water and Natural Resources Division did note that the project site is located within the North Kings Groundwater Sustainability Agency's (NKGSA) jurisdiction. NKGSA commented that given the potential impact on groundwater storage availability, they request that a water budget study be completed for the existing land use and for the proposed development to understand the net impact on available storage. Although the NKGSA requested a water budget study, the County Water and Natural Resources Division determined that based on the proposed water usage estimates provided by the Applicant, a less than significant impact on groundwater supplies would occur. Therefore, a water budget study was not produced for this project. The State Water Resources Control Board (SWRCB) will require that the project obtain a drinking water supply permit as the project meets the definition of a transient noncommunity public water system. Under the requirements of the SWRCB, the project will be reviewed under state standards for drinking water provisions. It should be noted that the Applicant has indicated that a City of Sanger water connection could be available. Although a connection to City of Sanger services is possible, connection to the city is not currently proposed with the application and potential impacts are based on the utilization of private domestic wells for water service to the proposed uses.

- 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?
  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:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not located on or near identified erosion hazard areas. Proposed development will increase the amount of surface runoff. The Development Engineering Section has reviewed the subject application and will require that an Engineered Grading and Drainage Plan be submitted for review prior to development of the project sites so that



erosion and surface runoff is addressed to avoid adverse impacts to the property and surrounding area. The agricultural truck and trailer storage and maintenance facility also plans to provide a basin as the project site is proposed to have substantial ground cover. The proposed basin will be reviewed for compliance with County standards. The building footprint of the feed and farm supply store is located towards the southwest corner of the proposed parcel. Grading permits for the proposed structures related to the feed and farm supply store will address any drainage, and per County standards, drainage must remain on the subject parcel and not cross property lines.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel C2160H, the subject parcel is not subject to flooding from the 100 year storm. There are no flood hazard areas on or near the project to indicate that the project would impede or redirect flood flows.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-8 of the FCGPBR, the project site is subject to inundation resulting from a dam failure. As stated, the project site is not located within a flood hazard area, but based on Figure 9-8 of the FCGPBR, the project would be subject to flooding in the event that the Pineflat Dam were to fail. The projects would be subject to state and local standards for handling of any hazardous material, therefore although the project site is located in an area identified as being at risk in the event of a dam failure, the risk of pollutant release during flood hazard event is low. The project site is not located near a body of water that would indicate a tsunami or seiche hazard area that would put the project site at risk of pollutant release due to project site inundation.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The North Kings Groundwater Sustainability Agency (NKGSA) was notified of the subject application and did not express concerns to indicate that the project would conflict with or obstruct a water quality control plan or specific provisions of any sustainable groundwater management plan. The State Water Resources Control Board will require that the Applicant apply for and obtain a drinking water supply permit. The Water and Natural Resources Division did not express concern to indicate that the project would 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. The project site is located at the northeast corner of Academy Avenue and Butler Avenue and will not block access of the public roads to any of the surrounding parcels.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel has a land use designation of Agricultural per the Fresno County General Plan and is not enrolled in the Williamson Act Program. The project site is located within the City of Sanger's Sphere of Influence. Per the City of Sanger General Plan, the project site is designated General Commercial and if annexed, would be assigned C-4, General Commercial zone designation. The City of Sanger has stated that the proposed agricultural truck and trailer storage and maintenance facility is not a permitted use in the City of Sanger C-4, General Commercial zone district.

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.

In regard to Policy LU-G.14, the project proposal was not sent to the City of Sanger for annexation referral as the project proposal was not considered urban development. The truck and trailer maintenance and storage facility will have the vehicles used exclusively towards the transportation of agricultural products, supplies, and equipment, which is considered supportive of agricultural uses and the feed and farm supply store is also seen as being supportive of agricultural uses. The City of Sanger was included on the project routing and involved with discussions of any environmental impacts the project may have on city facilities.

General Plan Policy LU-A.3 states that the County may allow by discretionary permit in areas designated as Agricultural, 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 as Agricultural shall be subject to the following criteria:

Criteria "a" states that 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 proposed agricultural truck and trailer maintenance and storage facility will allow trucks and trailers that are devoted to the transportation of agricultural products, supplies, and equipment to be located closer to agricultural operations for delivery and/or transportation. Additionally, the proposed project site is located near State Route 180 which will allow vehicles to travel more efficiently. The Feed and Farm Supply Store is proposed to relocate from their current location which is directly across Butler Avenue. The intent of the relocation, per the Applicant, is to allow expansion of their operations to better serve their community. The Feed and Farm Supply Store is usually intended to provide supplies and equipment to agricultural operations. Locating this type of use closer to the intended clientele, which would mainly be made up of farmers and people living in a rural setting with agriculturally related needs, would be more efficient compared to an urban setting.

Criteria “b” states that the use should not be sited on productive agricultural lands if less productive land is available in the vicinity.

- Past use of the parcel indicates that the project site was utilized for cultivation of field crops. The project site is currently located within the sphere of influence for the City of Sanger and is designated as General Commercial per the City of Sanger General Plan. Although there is no annexation request to indicate that the project site would be annexed into the City of Sanger, the project site is planned for conversion of agricultural land to commercial use. Based on the eventual annexation and conversion, the project site meets Criteria “b” as this land has the least potential of productive agricultural land due to its eventual commercial use.

Criteria “c” states that 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 a one-quarter mile radius.

- The State Water Resources Control Board will require that the project meet state requirements for providing drinking water. The Water and Natural Resources Division did not express concerns regarding the project proposal and impacts to water resources.

Criteria “d” states that the probable workforce should be located nearby or be readily available.

- The project site is located 2,680 feet north of the City of Sanger. The City of Sanger is an urban center that has a readily available workforce to support the proposed uses. Additionally, the project site is located within close proximity of State Route 180, which allows efficient access to the use from other urban centers.

Criteria “e” states for proposed agricultural commercial center uses the following additional criteria shall apply:

e.1 states that commercial uses should be clustered in centers instead of single uses.

e.2 states 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.

e.4 states that sites should be located on a major road serving the surrounding area.

e.5” states that 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 caretaker’s residence.

With regard to Criteria “e”, the project proposal is not specifically proposing an agricultural commercial center and is proposing two separate agriculturally supportive uses, with the agricultural truck and trailer storage and maintenance facility providing a service to the agricultural community and the feed and farm supply store providing agricultural specific commercial services to the surrounding area. The proposed use is located in proximity of other agricultural commercial centers, which are located on the southwest and southeast corners of State Route 180 and Academy Avenue. The project site is located along Academy Avenue, which is classified as an arterial road that serves as a connection between the City of Sanger and State Route 180. Therefore, the project is not believed to be in conflict with Criteria “e”.

General Plan Policy LU-A.6 states that the County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, excepted as provided in Policies LU-A.9, LU-A.10, and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.

General Plan Policy LU-A.7 states that the County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that the parcels are less viable economic farming units, and that the resultant increases in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The decision-making body shall consider the negative incremental and cumulative effects such land divisions have on the agricultural community.

In regard to Policy LU-A.6 and 7, the project proposal would be in conflict with the identified policies. The subject parcel is 17.93 acres and is currently nonconforming with the underlying zone district, which requires a 20-acre minimum. The subject parcel does not qualify for any exemptions under Policy LU-A.9, LU-A.10, or LU-A.11. In considering Policy LU-A.7, the project would not have a significant impact on the environment once split as there are standards in place that will prevent conflict with

normal agricultural practices on adjacent parcels. Although the potential for additional residential development can occur on the newly formed parcel, per the Fresno County Zoning Ordinance, the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District allows one residence by right and an additional residence subject to a land-use permit. Large scale residential development that would conflict with normal agricultural practices is not an allowed use under the current zone district thereby restricting impacts to adjacent properties. Although there is a conflict, the proposal will not have a significant impact on the environment.

## 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:

According to Figure 7-7 of the Fresno County General Plan Background Report, the project site is not located on or near identified mineral resources locations. The project will not result in the loss of availability of a known mineral resource or of a locally-important mineral resource recovery site.

## 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:

The Department of Public Health, Environmental Health Division has reviewed the subject application and state that the proposed construction project has the potential to expose nearby residence to elevated noise levels, and that consideration should be given to the Fresno County Noise Ordinance. Project operation could increase noise generation compared to existing conditions, but it not likely to generate noise in excess of the Fresno County Noise Ordinance. There were not expressed concerns received regarding the generation of excessive ground-borne vibration or ground-borne noise levels. A less than significant impact is seen as the project construction will generate a temporary increase in noise and project operation will increase noise levels to a certain

extent, but is not expected to be in excess of standards established by the Fresno County Noise Ordinance.

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport and will not expose people residing or working in the project area to excessive noise levels.

#### XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will no induce substantial unplanned population growth in the area. Two of the proposed parcels will be developed with a commercial use that is supportive of the surrounding agricultural area and the remaining parcel will be utilized as a homesite. The proposed commercial uses will not induce substantial population growth as the uses are small in scale and provide services to the agricultural community. The project will not displace people or housing necessitating 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:

There were no concerns expressed from reviewing agencies and departments to indicate that the project proposal will require that new or altered governmental facilities are required to maintain acceptable service ratios, response times or other performance objectives for the listed public services.

#### 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 proposal will not increase the use of existing neighborhood and/or regional parks or other recreational facilities that would accelerate substantial physical deterioration of the facility. The project will not include or require the construction or expansion of recreational facilities.

#### 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 Traffic Impact Study (TIS) completed by VRPA Technologies, Inc. was prepared for the subject applications and studies the intersection of Academy Avenue and Butler Avenue, and roadway segments on Academy Avenue between State Route 180 (SR 180) and the project driveway for the agricultural truck and trailer storage and

maintenance facility, project driveway (agricultural truck and trailer maintenance and storage facility) and Butler Avenue, and Butler Avenue and California Avenue. The TIS was reviewed by the County of Fresno Design Division, the County of Fresno Road Maintenance and Operations Division, the California Department of Transportation (Caltrans), and the City of Sanger. No reviewing agency or department expressed concerns with the analysis and conclusions of the subject TIS. Therefore, the project does not conflict with a program, plan, ordinance or policy addressing the circulation system. The subject TIS was not reviewed under Vehicle Miles Traveled (VMT) and was analyzed through Average Daily Trips (ADT) and Level of Service (LOS). In considering the projects effects on VMTs, the feed and farm supply store will not have a significant impact as the project is considered a relocation and will be relocating from its original location to across Butler Avenue to the property directly north. The agricultural truck and trailer maintenance and storage facility is located along Academy Avenue, which acts as a major thoroughfare for the City of Sanger and connects the city to State Route 180. The location of the subject operation was planned for this area to provide an efficient location for trucks to be located near agricultural operations which would utilize the proposed service, but also be located near thoroughfares for efficient travel. Therefore, the project is not seen as having a significant impacts on VMTs and is seen as being consistent with CEQA Guidelines Section 15064.3 subdivision (b).

- 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:

Reviewing agencies and departments did not express concerns that the project design would increase hazards on the site or along roadways. No reviewing agencies or departments expressed concerns to indicate that the project design would result in 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:

Participating California Native American Tribes per Assembly Bill 52 (AB 52) were notified of the subject application and given the opportunity to enter consultation with the County. There were no concerns expressed by participating California Native American Tribes to indicate that the project would have an adverse impact on Tribal Cultural Resources. A Mitigation Measure will be implemented to address Tribal Cultural Resources in the event that resources are unearthed during ground-disturbing activities.

\* **Mitigation Measure(s)**

1. See Section V. Cultural Resources A., B., and C. 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: LESS THAN SIGNIFICANT IMPACT:

Both commercial operations are proposed to utilize onsite wells for water usage and if required, to connect to existing City of Sanger facilities. The State Water Resources Control Board is requiring that the project be required to be permitted by the SWRCB as a public water system. The project proposals are not expected to require or result in the relocation or construction of new utility facilities that would cause significant environmental effects.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The State Water Resources Control Board has reviewed the application and requires that the project obtain a drinking water supply permit for use of the onsite well for the proposed commercial operations. The Water and Natural Resources Division did not express concerns regarding sufficient water supplies. The North Kings Groundwater Sustainability Agency was notified of the subject application and requests that a water budget study be submitted to assess impacts the project may have on availability of groundwater. The Water and Natural Resources Division reviewed the request from the

North Kings Groundwater Sustainability Agency and determined that a water budget study was not necessary due to the low estimated water usage from the proposed uses. A less than significant impact is seen as review of the estimated water usages concluded that the area is able to sustain water usage resulting from the project proposal.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed parcels will be serviced by their own septic system until City of Sanger connections are available. Any proposed septic system would require a building permit. With the requirement of a building permit, the proposed septic systems would be subject to County requirements including setbacks and capacity based on the use. Therefore, under the project proposal, adequate capacity for proposed septic systems is ensured through the building permit process.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

An increase in solid waste generation is expected after the proposed uses are established and operating. However, there were no reviewing agencies and departments that expressed concerns regarding the solid waste generation of the proposed uses that would be in excess of federal, state or local standards. Therefore, the increase in solid waste generation will have a less than significant impact.

## 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:

According to the 2007 Fire Hazard Severity Zones in LRA Map by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in a State Responsibility Area and is not located in very high fire hazard severity zones.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject applications propose to split an existing parcel into three separate properties where the parcel to the north will be developed with an agricultural truck and trailer storage and maintenance facility, the middle proposed parcel will remain as a homesite, and the southern parcel will be improved with a feed and farm supply store. The proposed development will not substantially degrade the quality of the environment. Aerial images of the project site indicate that the existing parcel was actively farmed and was subject to daily human disturbance, indicating that the site had reduced probability of supporting habitat for wildlife species. The project will not cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community. There were no identified historical or cultural resources on the project site that could be impacted by the proposed project.

- 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:

Cumulative impacts identified in the analysis were related to Aesthetics, Cultural Resources, and Tribal Cultural Resources. These impacts will be reduced to a less

than significant impact with incorporated mitigation measures discussed in Section I.D, Section V.A., B., and C., and Section XVIII.A.1 and 2.

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

FINDING: NO IMPACT:

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

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3654, Variance Application No. 4072, and Director Review and Approval Application No. 4587, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Biological Resources, Energy, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with 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

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**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7651  
Variance Application No. 4072  
Director Review and Approval Application No. 4587  
Classified Conditional Use Permit Application No. 3654**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Public Works and Planning (PW&P)	Ongoing
2.	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.

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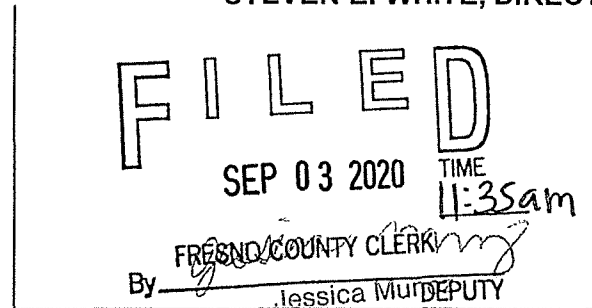


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# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7651 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7651, CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3654, VARIANCE APPLICATION NO. 4072 and DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4587** filed by **CHRISTOPHER AND THERESA SMITH**, proposing to reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store. The project site is located at the northeast corner of South Academy Avenue and East Butler Avenue. The subject parcel is located within the Sphere of Influence (SOI) of the City of Sanger and is approximately 2,680 feet north of the city limits of the City of Sanger (SUP. DIST. 5) (APN 314-070-34). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7651, and take action on Classified Conditional Use Permit Application No. 3654, Variance Application No. 4072, and Director Review and Approval Application No. 4587 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. 7651 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 to October 4, 2020.

Email written comments to [TKobayashi@FresnoCountyCA.gov](mailto:TKobayashi@FresnoCountyCA.gov), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division

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Attn: Thomas Kobayashi  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No. 7651 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://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](mailto: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*

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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.*
- *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](mailto: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: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7651</b>	<b>LOCAL AGENCY MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
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): Christopher and Theresa Smith	Project Title: Variance Application No. 4072 Director Review and Approval Application No. 4587 Classified Conditional Use Permit Application No. 3654		
Project Description: Reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3654, Variance Application No. 4072, and Director Review and Approval Application No. 4587, staff has concluded that the project will not/ have a significant effect on the environment. It has been determined that there would be no impacts to Biological Resources, Energy, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire.  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with 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.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal –		Review Date Deadline: Planning Commission –	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): 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

## NOTICE OF DETERMINATION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

County Clerk, County of Fresno  
2221 Kern Street  
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects  
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study Application No. 7651, Variance Application No. 4072, Director Review and Approval No. 4587, and Classified Conditional Use Permit Application No. 3654

Location: The project site is located at the northeast corner of South Academy Avenue and East Butler Avenue. The subject parcel is located within the Sphere of Influence (SOI) of the City of Sanger and is approximately 2,680 feet north of the city limits of the City of Sanger (Sup. Dist. 5) (APN 314-070-34).

Sponsor: Christopher and Theresa Smith

Description: Reduce the minimum parcel size requirements in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to allow creation of two (2) approximately 7.16-acre parcels and an approximately 3.61-acre parcel from an existing 17.93-acre parcel, allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, and allow a feed and farm supply store.

This is to advise that the County of Fresno ( Lead Agency  Responsible Agency) has approved the above described project on October 8, 2020, and has made the following determination:

1. The project  **will**  **will not** have a significant effect on the environment.
2.  An Environmental Impact Report (EIR) **was not** prepared for this project pursuant to the provisions of CEQA. /  A Mitigated Negative Declaration **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures  **were**  **were not** made a condition of approval for the project.
4. A statement of Overriding Consideration  **was**  **was not** adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

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Thomas Kobayashi, Planner  
(559) 600-4224 / TKobayashi@FresnoCountyCA.gov

Date

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3654 - See DRA 4587, VA 4072\IS-CEQA\CUP 3654 NOD.docx

DRAFT



# County of Fresno

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

DATE: August 23, 2019

TO: 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: Tawanda Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John R. Thompson/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
City of Sanger, Attn: Director - Public Works Department  
City of Sanger, Attn: Planning Director  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Sarah Yates, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & [R4CEQA@wildlife.ca.gov](mailto: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: Tara C. Estes-Harter, THPO/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](mailto:Engr-Review@fresnoirrigation.com)  
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. 7651, Classified Conditional Use Permit Application No. 3654, Variance Application No. 4072, and Director Review and Approval Application No. 4587

APPLICANT: Christopher and Theresa Smith

DUE DATE: September 9, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a feed and farm supply store, a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, equipment, and the creation of two 7.2-acre parcels and a 3.6-acre parcel from an existing 18.65-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. In the case of this application, if the Variance is approved, the feed and farm supply store will be located on the proposed south 7.2-acre parcel, the truck and trailer storage and maintenance facility will be located on the north 7.2-acre parcel and the 3.6-acre parcel will contain the existing residence (APN: 314-070-34) (354 S. Academy Avenue, Sanger, 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 **September 9, 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\CUP\3600-3699\3654\ROUTING\CUP 3654 Routing Letter.doc

*Activity Code (Internal Review): 2383 and 2395*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 6/14/19

DRA 4587  
CUP 3654  
IS 7651 VA 4072  
(Application No.)

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

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

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class II)/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:

DRA for Ag Trucking
CUP for Feed and Farm Supply Sales
VA for Creation of 2 7.2 acre Parcels and 1 3.6 acres Parcel from existing 18.65 acre Parcel

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

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

LOCATION OF PROPERTY: EAST side of Hwy 180 Academy Ave between Hwy 180 and Butler Ave Street address: 354 Academy Ave Sanger, CA 93657

APN: 314-070-34 Parcel size: 18.65 acre Section(s)-Twp/Rg: S 11 - T 14 S/R 22E

ADDITIONAL APN(s):

(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.

Christopher + Theresa Smith 494 S. Academy Ave Sanger CA 93657 (559) 859-2584
Owner (Print or Type) Address City Zip Phone
Christopher + Theresa Smith 494 S. Academy Ave Sanger CA 93657
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: hunt3069@yahoo.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4587 Fee: \$2,000.00
Application Type / No.: CUP 3654 and VA 4072 Fee: \$8,327.00
Application Type / No.: Pre-App 39544 Fee: \$-247.00
Application Type / No.: Fee: \$
PER/Initial Study/No.: IS 7651 Fee: \$3,901.00
Ag Department Review: Fee: \$ 152.00
Health Department Review: Fee: \$ 1,709.00
Received By: Thomas B. Invoice No.: 119924 TOTAL: \$ 16,582.00

UTILITIES AVAILABLE:

WATER: Yes [checked] / No [ ] domestic well
Agency: Pacific Gas + Electric
SEWER: Yes [ ] / No [checked]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): DRA 4587, CUP 3654, VA 4072, IS 7651

APN # - - -

Zone District: AE-20

APN # - - -

Parcel Size: 18.65 acres

APN # - - -

APN # - - -

over.....



Development Services  
and  
Capital Projects Division

Mail: 494 S Academy  
Sanger, CA 93657

# Pre-Application Review

Department of Public Works and Planning

NUMBER: 39544  
 APPLICANT: Chris Smith  
 PHONE: (559) 859-2584

PROPERTY LOCATION: 354 S Academy Ave Email: Hunt3069@yahoo.com  
 APN: 314 - 070 - 34 ALCC: No  Yes # VIOLATION NO.  
 CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes  
 ZONE DISTRICT: AE-20; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes  
 LOT STATUS:

Zoning:  Conforms; ( ) 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; ( ) Other ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes DISTRICT: Sanger Unified PERMIT JACKET: No Yes   
 FMFCD FEE AREA:  Outside ( ) District No.: FLOOD PRONE: No  Yes  
 PROPOSAL Variance to reduce minimum lot size to allow for a mapping procedure to create 4 parcels and a remainder with each property about 3.7 acres in size

COMMENTS: PCOC No. 3448 does not appear to have been perfected with a COC & Dec-of-Int.  
 ORD. SECTION(S): 816.5 BY: James Anders DATE: Rev. 09/12/18

**GENERAL PLAN POLICIES:**

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

**PROCEDURES AND FEES:**

( ) GPA: ( ) MINOR VA:  
 ( ) AA: (  ) HD: \$ 365.00  
 ( ) CUP: (  ) AG COMM: \$ 34.00  
 ( ) DRA: ( ) ALCC:  
 (  ) VA: Class II \$6,049.00 (  ) IS/PER: \$ 259.00  
 ( ) AT: ( ) Viol. (35%):  
 ( ) IT: ( ) Other:

COMMENTS:  
 Filing Fee: \$  
 Pre-Application Fee: - \$247.00  
 Total County Filing Fee: \$ 6,460.00

**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 #

**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+\$2,280.75)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Thomas Kobayashi DATE: 9/14/18  
 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)

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.

FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2018-0039906-00  
Acct 3059-Fidelity National Title - Fresno  
Thursday, APR 05, 2018 14:30:56  
Tit Pd \$677.00 Rcpt # 0004973341  
SFW/R7/1-3

RECORDING REQUESTED BY:  
Fidelity National Title Company

When Recorded Mail Document  
and Tax Statement To:  
Christopher A. Smith and Theresa M. Smith  
494 S. Academy Ave.  
Sanger, CA 93657

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FFOM-2011800379  
Property Address: 354 South Academy  
Avenue,  
Sanger, CA 93657  
APN/Parcel ID(s): 314-070-34

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

**GRANT DEED**

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$660.00 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 in  an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Teruko Takemoto, as Successor Trustee of the Takemoto 2001 Trust dated February 2, 2001

hereby GRANT(S) to Christopher A. Smith and Theresa M. Smith, husband and wife as joint tenants

the following described real property in the Unincorporated Area of the County of Fresno, State of California:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Not A Certified Copy

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

Grant Deed  
SCA000129.doc / Updated: 11/20/17

Printed: 04/04/18 @ 10:21 AM  
CA-FT-FFOM-01590.082201-FFOM-2011800379



**GRANT DEED**  
(continued)

APN/Parcel ID(s): 314-070-34

Dated: March 15, 2018

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

Teruko Takemoto, as Successor Trustee of the Takemoto 2001 Trust dated February 2, 2001

BY: *Teruko Takemoto*  
Teruko Takemoto, Successor Trustee

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

On April 4, 2018 before me, B. Watson, Notary Public,  
(here insert name and title of the officer)

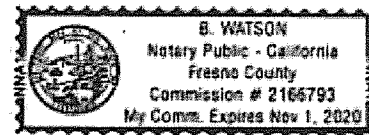
personally appeared Teruko Takemoto  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

*B. Watson*  
Signature B. Watson

(Seal)



**EXHIBIT "A"**  
Legal Description

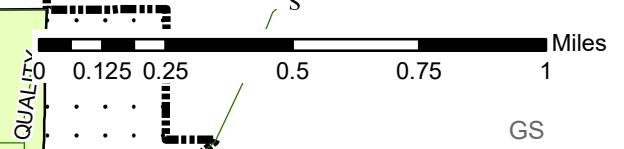
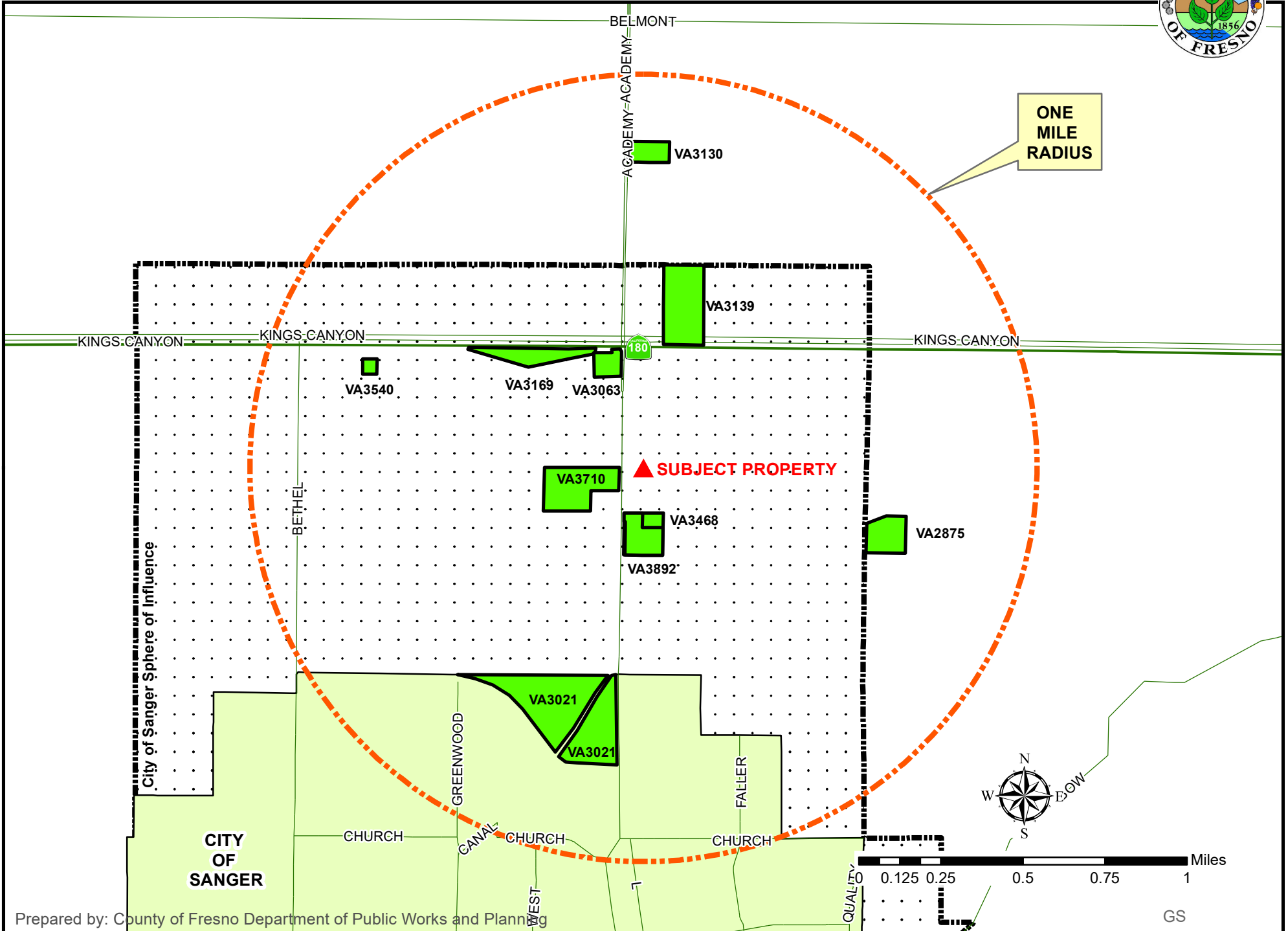
**For APN/Parcel ID(s): 314-070-34**

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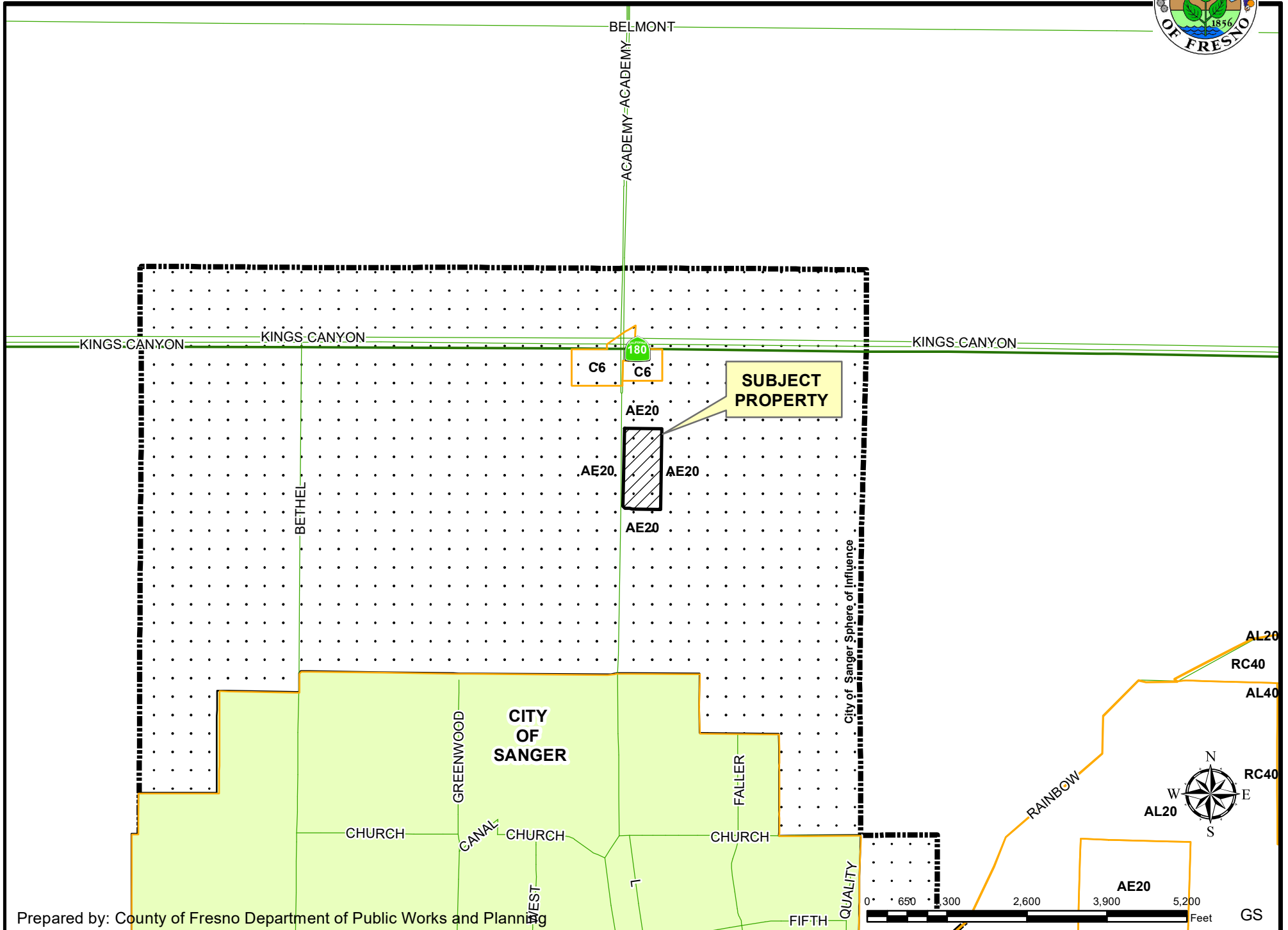
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, FRESNO COUNTY RECORDS.

# VARIANCES WITHIN A ONE MILE RADIUS



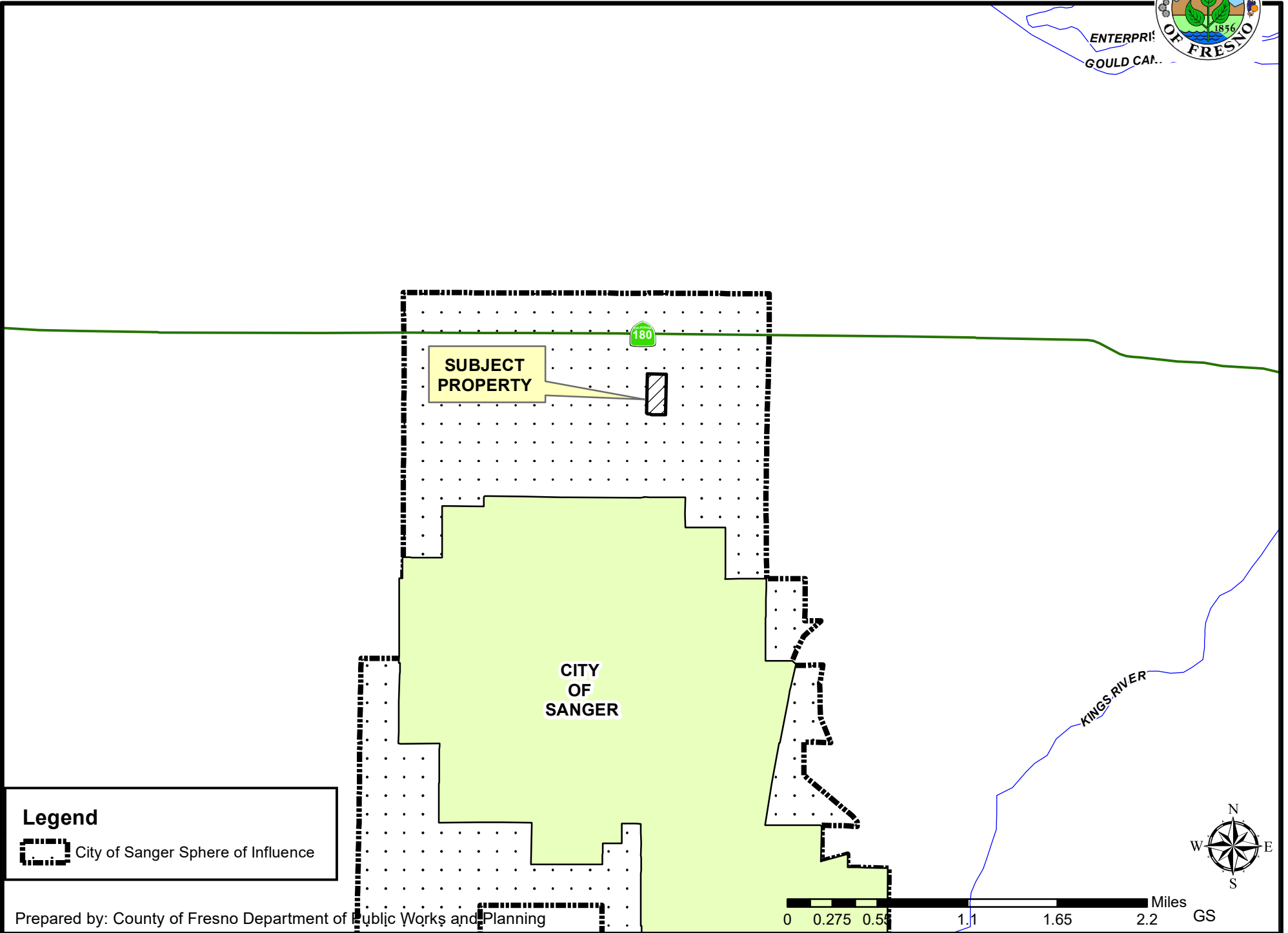
# EXISTING ZONING MAP




# LOCATION MAP



ENTERPRISE  
GOULD CANALS



## Legend

 City of Sanger Sphere of Influence

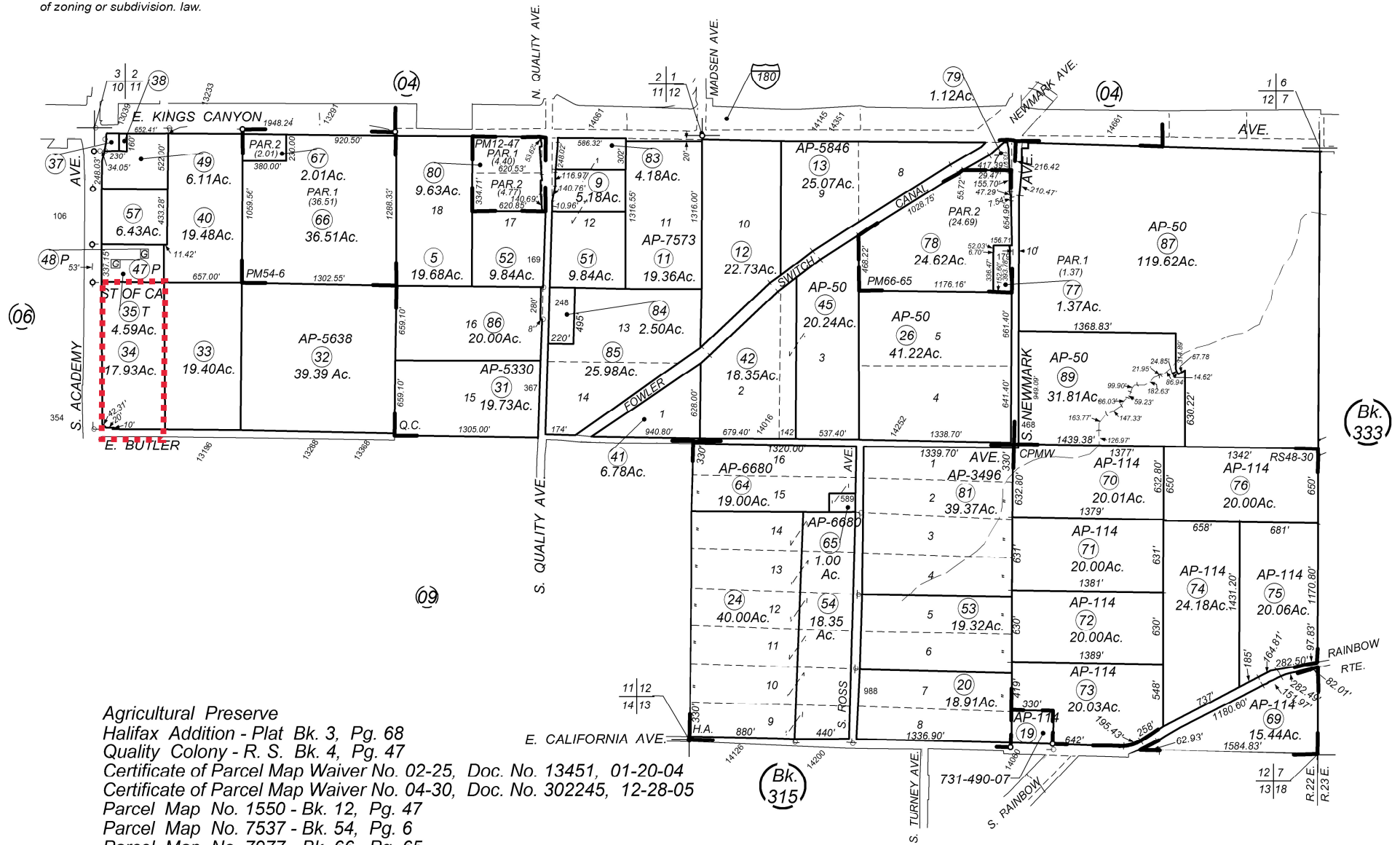


-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

**SUBDIVIDED LAND IN POR. SEC'S. 11& 12, T. 14 S., R. 22 E., M.D.B. & M.**

Tax Rate Area  
71-000  
71-018

**314-07**



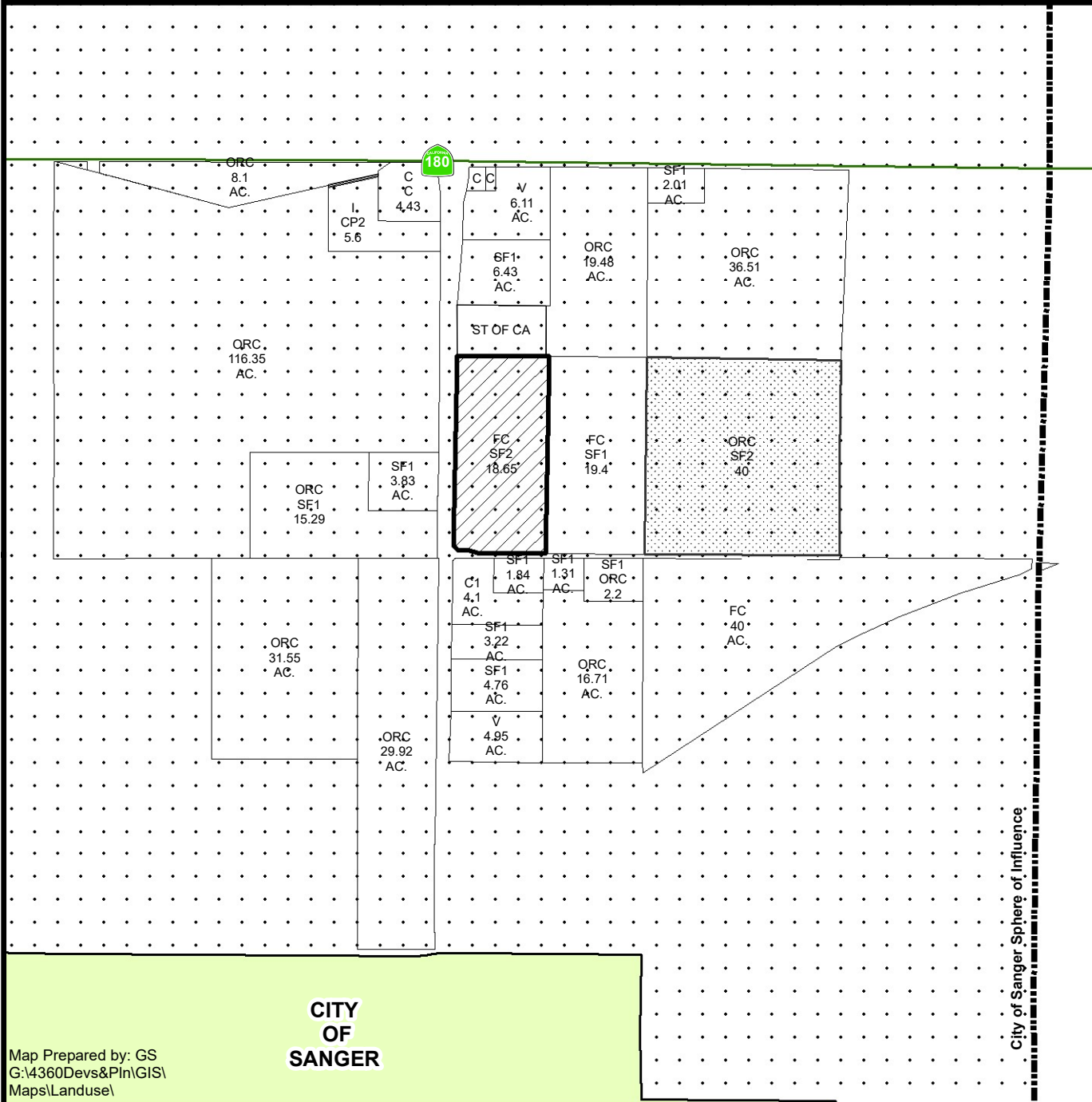
Agricultural Preserve  
Halifax Addition - Plat Bk. 3, Pg. 68  
Quality Colony - R. S. Bk. 4, Pg. 47  
Certificate of Parcel Map Waiver No. 02-25, Doc. No. 13451, 01-20-04  
Certificate of Parcel Map Waiver No. 04-30, Doc. No. 302245, 12-28-05  
Parcel Map No. 1550 - Bk. 12, Pg. 47  
Parcel Map No. 7537 - Bk. 54, Pg. 6  
Parcel Map No. 7977 - Bk. 66, Pg. 65

Record of Survey - Bk. 48, Pg. 30

Assessor's Map Bk.314 - Pg.07  
County of Fresno, Calif.


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


# EXISTING LAND USE MAP

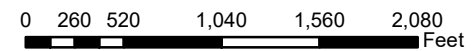
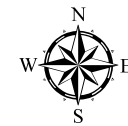


LEGEND	
C	- COMMERCIAL
C#	- COMMERCIAL
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

**LEGEND:**

 Subject Property

 Ag Contract Land



Department of Public Works and Planning  
Development Services Division

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

**CITY OF SANGER**

City of Sanger Sphere of Influence



This is for Variance

# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

1. Property Owner: Chris + Theresa Smith Phone/Fax 7 (559) 859-2584  
F (559) 299-1622

Mailing Address: 494 S. Academy Ave Sanger CA 93657  
Street City State/Zip

2. Applicant: Chris + Theresa Smith Phone/Fax: \_\_\_\_\_

Mailing Address: 494 S. Academy Ave Sanger CA 93657  
Street City State/Zip

3. Representative: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State/Zip

4. Proposed Project: Reduce minimum lot size requirements to allow a mapping procedure to create 3 parcels ~~each~~ with each 1 parcel containing about 3.7 acres AND 2 PARCELS ABOUT 7.2 EACH

5. Project Location: 394 S. Academy Ave Sanger CA  
Fresno, County

6. Project Address: 394 S. Academy Ave Sanger CA 93657

7. Section/Township/Range: 11 / 14 / 22 8. Parcel Size: 18.65 acre

9. Assessor's Parcel No. 314-070-34 OVER.....



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

11. What other agencies will you need to get permits or authorization from: None

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

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

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

13. Existing Zone District: Fresno, County Sanger, California

14. Existing General Plan Land Use Designation: AE-20

ENVIRONMENTAL INFORMATION

15. Present land use: Single family Residence and crop land  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

1 single family home with well and septic, 1 Ag well  
1 equipment shed.

Describe the major vegetative cover: vegetable crop

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:

N/A

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

North: Fire station, convenience store

South: Agricultural and residential

East: Agricultural and residential

West: Agricultural and residential

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

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

19. Transportation:

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

A. Will additional driveways from the proposed project site be necessary to access public roads?  
 Yes  No Driveway for future use, not put in at this time.

B. Daily traffic generation:

I. Residential - Number of Units N/A  
Lot Size \_\_\_\_\_  
Single Family \_\_\_\_\_  
Apartments \_\_\_\_\_

II. Commercial - Number of Employees N/A  
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks \_\_\_\_\_  
Total Square Footage of Building \_\_\_\_\_

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

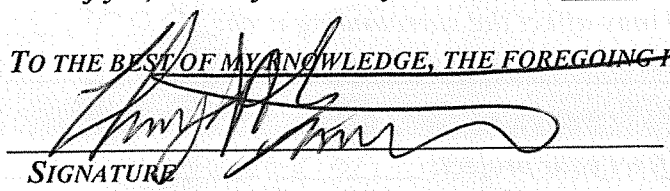
21. Describe any source(s) of noise in the area that may affect your project: none

22. Describe the probable source(s) of air pollution from your project: none

23. Proposed source of water:  
 private well  
 community system<sup>3</sup>--name: \_\_\_\_\_ OVER.....

- 24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: N/A
- 25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name N/A
- 26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: N/A
- 27. Anticipated type(s) of liquid waste: N/A
- 28. Anticipated type(s) of hazardous wastes<sup>2</sup>: N/A
- 29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
- 30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
- 31. Anticipated type(s) of solid waste: N/A
- 32. Anticipated amount of solid waste (tons or cubic yards per day): N/A
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
- 34. Proposed method of solid waste disposal: N/A
- 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
- 38. If yes, are they currently in use? Yes  No

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

  
 SIGNATURE

2-14-19  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist  
<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357  
<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/1/17)

## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE

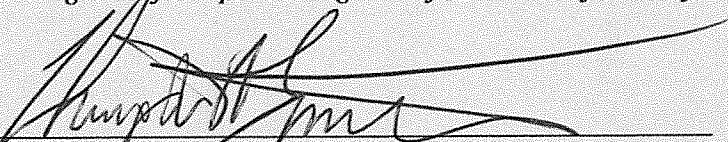
*State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

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

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Applicant's Signature

2-14-19  
Date

PROPOSED VARIANCE ON PROPERTY

354 SOUTH ACADEMY AVE

SANGER, CA

APN- 314-070-34

#1 WE HAVE BEEN IN THE AREA FOR 25 YEARS, WE WOULD LIKE TO EXPAND OUR BUSINESS. PROPERTIES TO THE SOUTH AND EAST OF US HAVE BEEN BROKE DOWN INTO SMALL PARCELS. THE PROPERTY THAT WE CURRENTLY LEASE FOR OUR FEED STORE HAS NO ROOM FOR GROWTH. WE PURCHASED THE PROPERTY ACROSS THE STREET IN HOPES TO EXPAND OUR BUSINESS.

#2 WE PURCHASED THIS PROPERTY TO EXPAND OUR FEED AND FARM SUPPY STORE LOCATED AT 494 SOUTH ACADEMY AVE SANGER. IT IS ON THE SOUTH EAST CORNER OF BUTLER AND ACADEMY AVE. THE NEW PROPERTY IS LOCATED ON THE NORTH EAST CORNER OF BUTLER AND ACADEMY AVE. THIS PROPERTY IS LARGER THAN WE NEEDED BUT IS IN THE PERFECT LOCATION.

#3 WE HAVE BEEN DOING BUISINESS THERE FOR 25 YEARS WITH NO NEGATIVE IMPACT BUT HAVE HAD EXTREAM POSITIVE IMPACT FROM OUR LOCAL COMMUNITIES, SCHOOLS, FFA AND 4H. DUE TO THEIR SUPPORT OUR BUISINESS HAS GROWN EVERY YEAR. WE DON'T FEEL THIS WOULD HAVE ANY NEGATIVE IMPACT ON THE SURROUNDING BUISINESS IN OUR AREA.

#4 THIS PROPERTY FALLS INTO THE LINE WITH FRESNO COUNTY AND THE CITY OF SANGER GENERAL PLAN AS PROVEN. IN THE

COMING YEARS WITH GROWTH TO THE NORTH IN SANGER I  
CAN'T HELP TO THINK THAT THIS PLAN TO DIVIDE THIS PROPERTY  
WOULD BENIFIT THE ECONOMIC GROWTH OF SANGER.

THANK YOU

CHRIS SMITH



This is for CUP for  
Feed store

# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

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3. Representative: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State/Zip

4. Proposed Project: \_\_\_\_\_

5. Project Location: 354 S. Academy Ave Sanger CA 93657

Fresno, County

6. Project Address: 354 S. Academy Ave Sanger CA 93657

7. Section/Township/Range: 11 / 14 / 22 8. Parcel Size: 18.65 acir

9. Assessor's Parcel No. 314-070-34 OVER.....

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

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

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

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

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

13. Existing Zone District: Fresno, County Sanger California

14. Existing General Plan Land Use Designation: AE-20

**ENVIRONMENTAL INFORMATION**

15. Present land use: Single family Residence and crop land  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

1 single family home with well and septic, 1 Ag well, 1 equipment shed

Describe the major vegetative cover: vegetable crop

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:

N/A

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

North: Fire station, convenience store

South: Agricultural and residential

East: Agricultural and residential

West: Agricultural and residential



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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 8  
Number of Salesmen 0  
Number of Delivery Trucks 2  
Total Square Footage of Building 6,000 sq ft

III. Describe and quantify other traffic generation activities: We have approx. 60-80 customers a day, and 2 outside deliveries per week.

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

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

22. Describe the probable source(s) of air pollution from your project: None

23. Proposed source of water:  
( ) private well  
() community system<sup>3</sup>--name: Sanger City OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: approx 100gal

25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_

26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: Approx 100gal

27. Anticipated type(s) of liquid waste: septic

28. Anticipated type(s) of hazardous wastes<sup>2</sup>: none

29. Anticipated volume of hazardous wastes<sup>2</sup>: none

30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A

31. Anticipated type(s) of solid waste: septic

32. Anticipated amount of solid waste (tons or cubic yards per day): none 1 yard per week

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): none 30gals per week

34. Proposed method of solid waste disposal: none

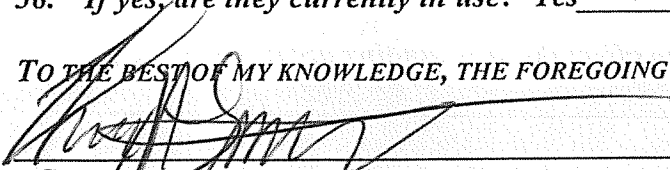
35. Fire protection district(s) serving this area: Fresno County

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

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

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

  
SIGNATURE

4-10-19  
DATE

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## STATE FISH AND WILDLIFE FEE

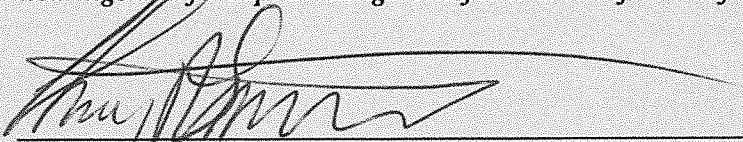
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\_\_\_\_\_  
Applicant's Signature

4-10-19  
\_\_\_\_\_  
Date

## OPERATIONAL STATEMENT CHECKLIST

APN-314-070-34

**#1** WE ARE IN THE FEED AND FARM SUPPLY BUSINESS SELLING FEED-GATES-PANELS-HAY AND ALL RELATED SUPPLIES FOR ALL TYPES OF ANIMALS FOR OVER 25 YEARS.

**#2** OUR OPERATION IS 7 DAYS A WEEK 8:30 AM TO 6 PM MONDAY THRU SATURDAY AND SUNDAY 10 AM TO 2 PM. LOADING HAY AND FEED IS ABOUT 50% OF OUR OUTSIDE WORK AND SELLING SUPPLIES AND SERVING OUR CUSTOMERS INSIDE IS THE OTHER 50%.

**#3** WE HAVE A WIDE RANGE OF CUSTOMERS FROM YOUNG TO OLD, APPROXIMATELY 60 TO 80 A DAY BETWEEN 8:30AM AND 6PM.

**#4** WE CURRENTLY EMPLOY AROUND 5 EMPLOYEES, 3 FULL TIME AND 2 PART TIME. THEY WORK AROUND 700 COMBINED HOURS PER MONTH. WE PLAN TO EMPLOY 8 TO 10 EMPLOYEES AFTER WE EXPAND 5 TO 7 FULL TIME AND 3 TO 4 PART TIME. NONE ARE CARETAKERS.

**#5** WE HAVE 2 DELIVERY TRUCKS 1 F450 AND 1 3500 BOTH ARE FLATBEDS. WE USUALLY DO ABOUT 6 DELIVERIES PER WEEK ON MONDAY'S AND THURSDAY.

**#6** WE WILL HAVE ACCESS TO THE FEED STORE OFF OF BUTLER AND ACADEMY AVE THESE ARE BOTH PUBLIC PAVED ROADS.

**#7** THERE WILL BE PLENTY OF PARKING AREAS FOR EMPLOYEES,

CUSTOMERS AND DELIVERY TRUCK. IT WILL BE A BASE OF ROAD GRINDINGS AT THE FEED STORE AND AROUND THE HAY BARN.

**#8** WE SELL A WIDE VARIETY OF FEED, SUPPLEMENTS AND HAY SOME ARE GROWN IN THE CENTRAL VALLEY AND OTHERS ARE TRUCKED IN FROM OTHER AREAS OF CALIFORNIA.

**#9** WE USE FORKLIFTS TO UNLOAD TRUCKS AND TO LOAD CUSTOMERS.

**#10** ALL OF OUR FEED SUPPLIES ARE STORED INSIDE THE FEED STORE ON SHELVES OR PALLETS. THIS INCLUDES ALL BOOKKEEPING SUPPLIES AND CASH REGISTERS. ALL OTHER PRODUCT ARE STORED ON SHELVES IN STORE.

**#11** THERE IS NEVER ANY EXCESSIVE NOISE, GLARE OR ODOR. OCCASIONALLY THERE MIGHT BE DUST DUE TO BEING IN THE COUNTRY AND FARMING IN THE SURROUNDING AREAS. WE ARE PUTTING ROAD GRINDINGS DOWN TO REDUCE THE DUST PROBLEM.

**#12** THERE IS LITTLE SOLID OR LIQUID WASTE PRODUCED IN OUR BUSINESS. WE WILL PUT IN A SEPTIC SYSTEM UNTILL CITY SEWAGE IS AVAILABLE. NO PUBLIC RESTROOM EMPLOYEES ONLY.

**#13** FROM PAST EXPERIENCE IN THIS BUSINESS I WOULD THINK 100 GALLONS PER DAY WOULD BE A HIGH ESTIMATE OF USE. CITY OF SANGER HAS WATER LINE RUN UP WEST SIDE OF PROPERTY.

**#14** THERE WILL LIKELY BE 2 4 BY 8 BANNERS ON THE CHAIN LINK FENCE AND A 4 BY 12 ON THE BUILDING. WE ALSO PLACE

BANNERS ON THE FENCE ADVERTISING PRODUCTS BEING SOLD.

**#15** THIS WILL BE ALL NEW CONSTRUCTION, ALL METAL CONSTRUCTION INCLUDES SIDING AND ROOFING ON METAL FRAME. INTERIOR DESIGN WILL BE METAL STUDS WITH SHEET ROCK. THE FEED STORE WILL BE APPROX. 60' X 100' X 16' HIGH WITH 4 ROLL UP DOORS AND 2 MAIN DOORS. THE HAY BARN WILL BE 3 SIDED ALL METAL WITH CEMENT FLOOR 50' X 100' X 20' HIGH. SIDING COLOR WILL BE TAN WITH GREEN OR WHITE ROOFING COLOR,

**#16** ALL OF THE BUILDING LISTED ABOVE WILL BE USED FOR THIS BUSINESS OPERATION.

**#17** THERE WILL BE OUTDOOR LIGHTING ON EACH CORNER OF THE FEED STORE BUILDING AND OUT DOOR LIGHTING ON THE HAY BARN ON THE OPEN SIDE. THEY WILL BE USED AT NIGHT FOR SECURITY.

**#18** WE WILL BE PUTTING 6' CHAIN LINK FENCE AROUND THE FEED STORE AND HAY BARN WITH SECURITY WIRE ON TOP.

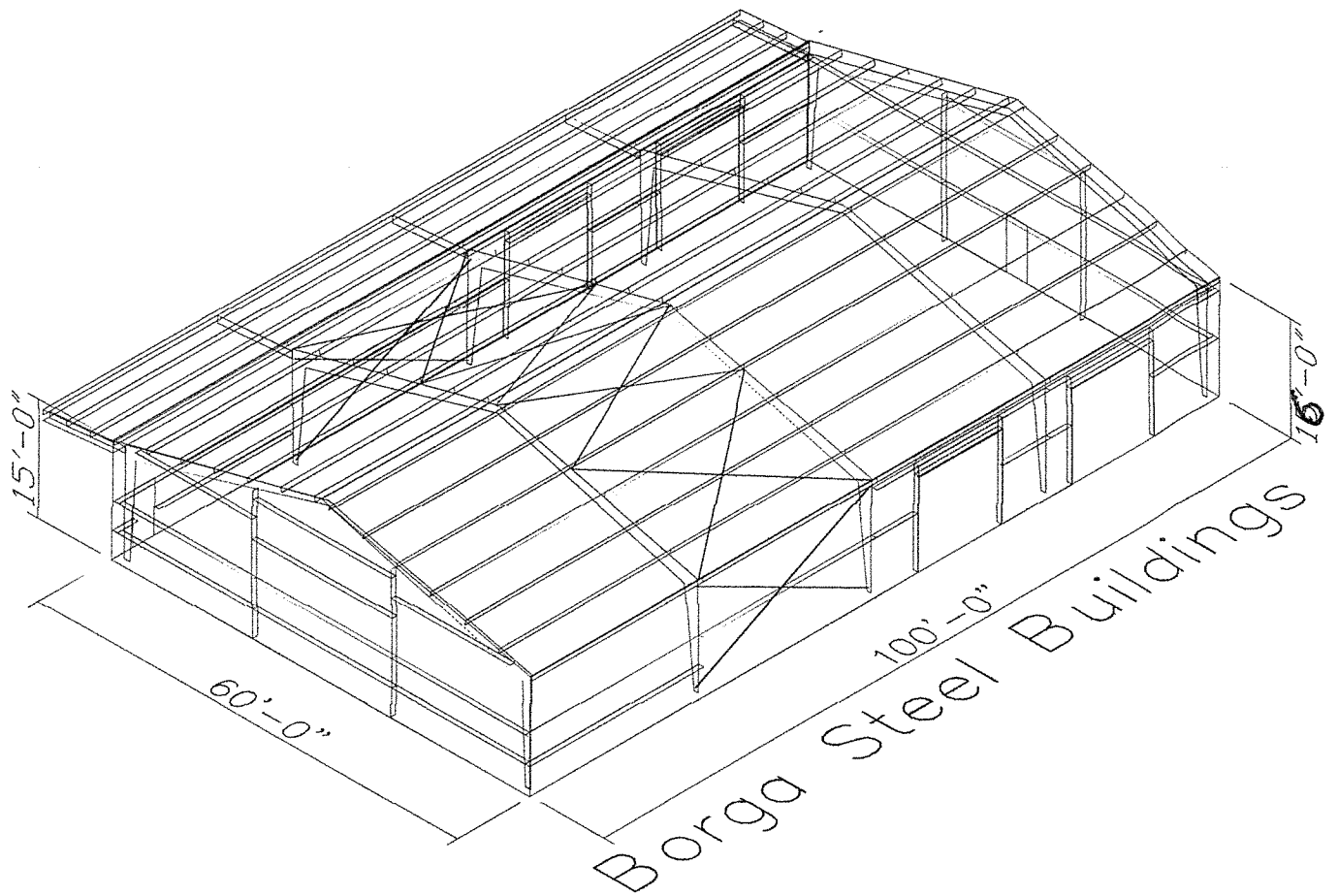
**#19** WE HAVE CONTINUED TO OUT GROW OUR CURRENT LOCATION WE MOVED FROM A SMALL OLD GAS STATION BUILDING WHERE WE STARTED 25 YEARS AGO TO THE 50' X 72' BUILDING NEXT DOOR ON THE SAME LOT WITH THE 50' X 50' HAY BARN. WE HAVE TO STORE HAY AT OTHER LOCATIONS FOR WINTER <sup>producing</sup> ~~PADDING~~ MORE COST SINCE WE HAVE NO ROOM. WE LEASE THE CURRENT LOCATION AND CAN'T EXPAND. THIS IS WHY WE BOUGHT THE PROPERTY IT IS IN A EXCELLENT LOCATION

RIGHT NEXT DOOR A EASY TRANSITION FOR US AND OUR  
CUSTOMERS. WE WILL BE ABLE TO INCREASE OUR REVINUE , HIRE  
MORE EMPLOYEES AND INCREASE MORE STATE AND LOCAL  
TAXES.

**#20** CHRISTOPER A SMITH AND THERESA M SMITH OWNERS OF  
ACADEMY FEED & LIVESTOCK SUPPLIES.

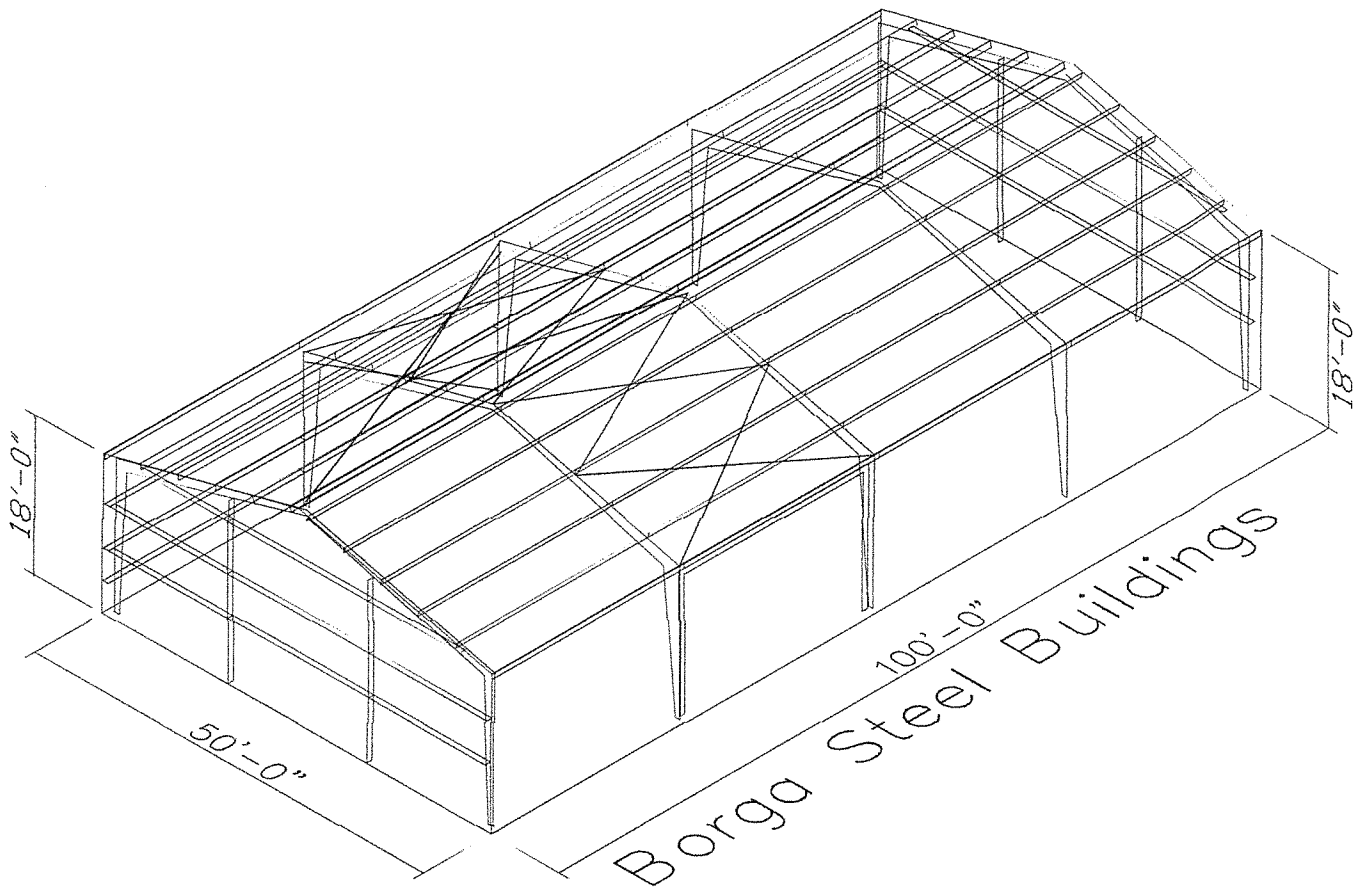
PARCEL C AG Feed & FARM Supply STORE

Feed STORE



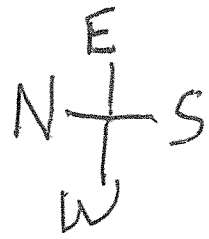


PARCEL C AG-Feed & FARM Supply STORE  
HAY BARN



CHRIS & THERESA SMITH  
AAN# 314-070-34

# PARCEL C AG Feed Store FLOOR PLAN

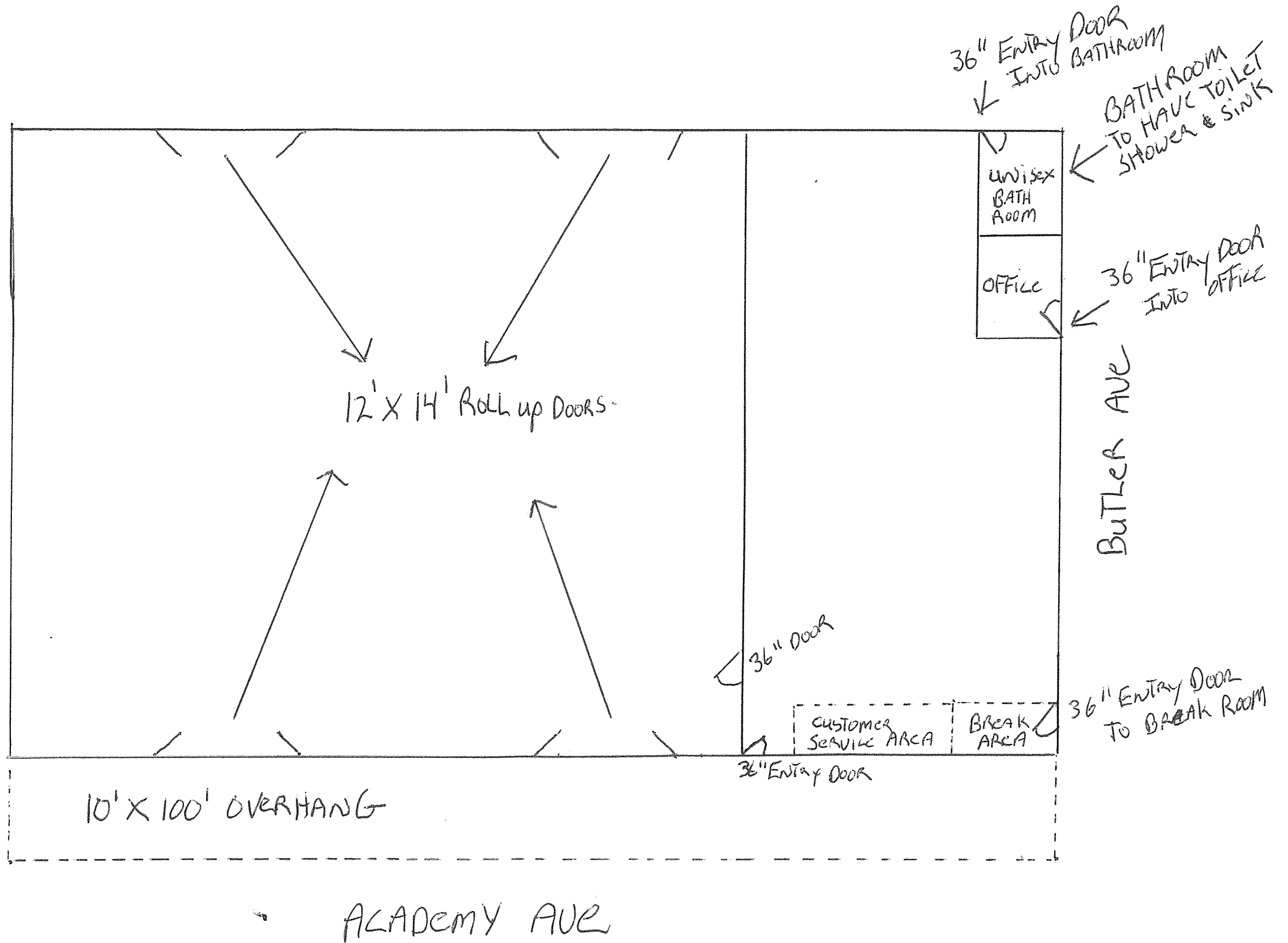


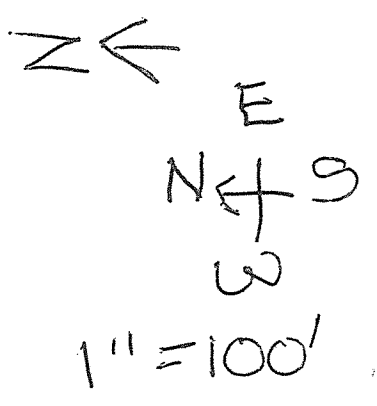
1" = 10'

## Legend

ALL DOORS TO BE 36"

ROLL UP DOORS 12' X 14'





Chris & Theresa Smith  
 APN: 314-070-34 18.65 acre

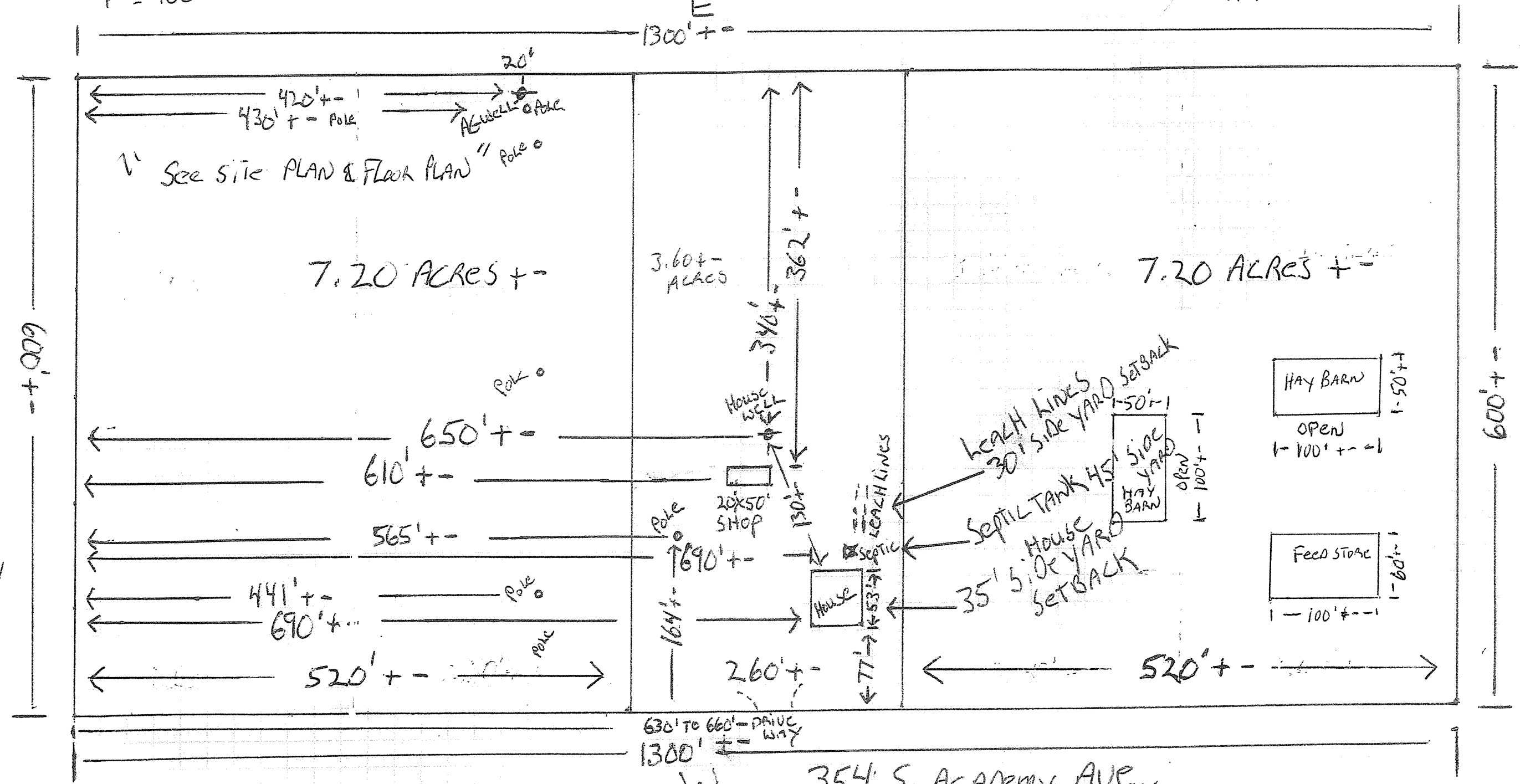
PARCEL A  
 AG TRUCK TERMINAL

PARCEL B  
 HOUSE

PARCEL C  
 AG FEED & FARM SUPPLY STORE

- Legend
- Power poles ○
  - Wells ⊙
  - Leach Lines - - - -
  - Septic Tank ■

FIRE SUB STATION



BUTLER AVE



This is for CUP on the  
7.2 acre Agg truck Business  
(DRA) County of Fresno

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

## INITIAL STUDY APPLICATION

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OFFICE USE ONLY

IS No. 7651  
Project No(s) DRA4587, VA4072  
CUP 3654  
Application Rec'd.:

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F (559) 299-1622  
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Street City State/Zip
2. Applicant: Same as owner Phone/Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State/Zip
3. Representative: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_  
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\_\_\_\_\_  
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| _____ Other _____                                 |   |

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

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

13. Existing Zone District: Fresno, County Sanger California

14. Existing General Plan Land Use Designation: AE-20

**ENVIRONMENTAL INFORMATION**

15. Present land use: Single family Residence and cropland  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

1 single family home with well and septic  
1 AG well 1 equipment shed

Describe the major vegetative cover: Vegetable crop

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:

N/A

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

- North: Fire station, Commerce store
- South: Agriculture + residential
- East: Agriculture + residential
- West: Agriculture + residential

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 50+-  
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks 30+-  
Total Square Footage of Building \_\_\_\_\_

III. Describe and quantify other traffic generation activities: There is minimal traffic caused by our Business, Most trucks over on the road Delivering fruit from Wawona.

20. Describe any source(s) of noise from your project that may affect the surrounding area: No Significant noise

21. Describe any source(s) of noise in the area that may affect your project: NA

22. Describe the probable source(s) of air pollution from your project: Only source when trucks come home

23. Proposed source of water:  
(X) private well  
(X) community system<sup>3</sup>--name: City of Sanger OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: MINIMAL FOR BATHROOMS AS NEEDED FOR BUSINESS 300+-
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name CITY OF SAN JOAQUIN WATER SUPPLY CO
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: UNKNOWN
27. Anticipated type(s) of liquid waste: SEWAGE OIL TO BE RECYCLED
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NA
29. Anticipated volume of hazardous wastes<sup>2</sup>: NA
30. Proposed method of hazardous waste disposal<sup>2</sup>: RECYCLED
31. Anticipated type(s) of solid waste: NA
32. Anticipated amount of solid waste (tons or cubic yards per day): NA
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NA
34. Proposed method of solid waste disposal: NA
35. Fire protection district(s) serving this area: FRESNO COUNTY - CAL FIRE
36. Has a previous application been processed on this site? If so, list title and date: NA
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]  
SIGNATURE

6-17-19  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For 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, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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

  
Applicant's Signature

6-17-19  
Date



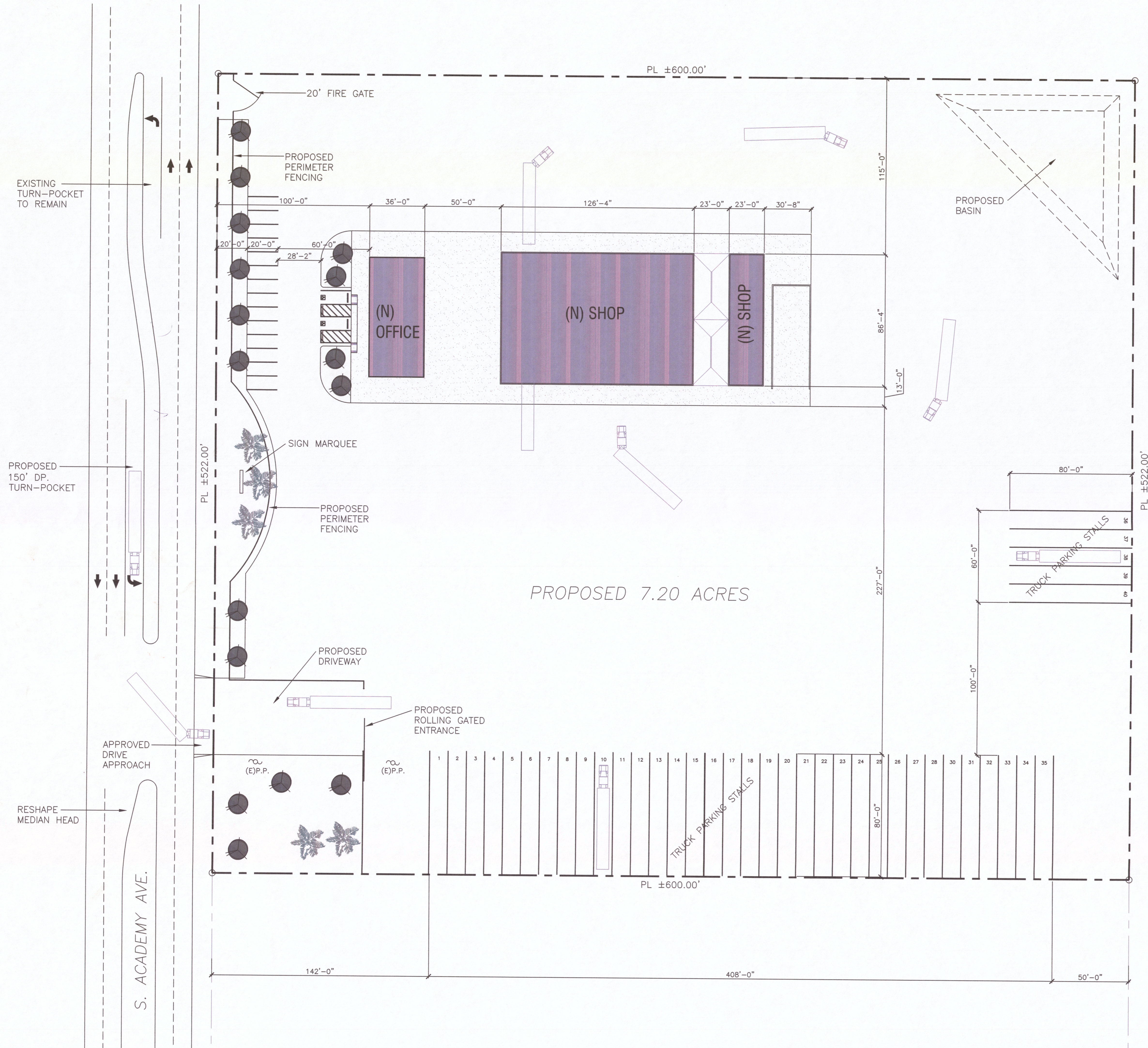
## Lyons Transportation Operational Plan

June 13, 2019

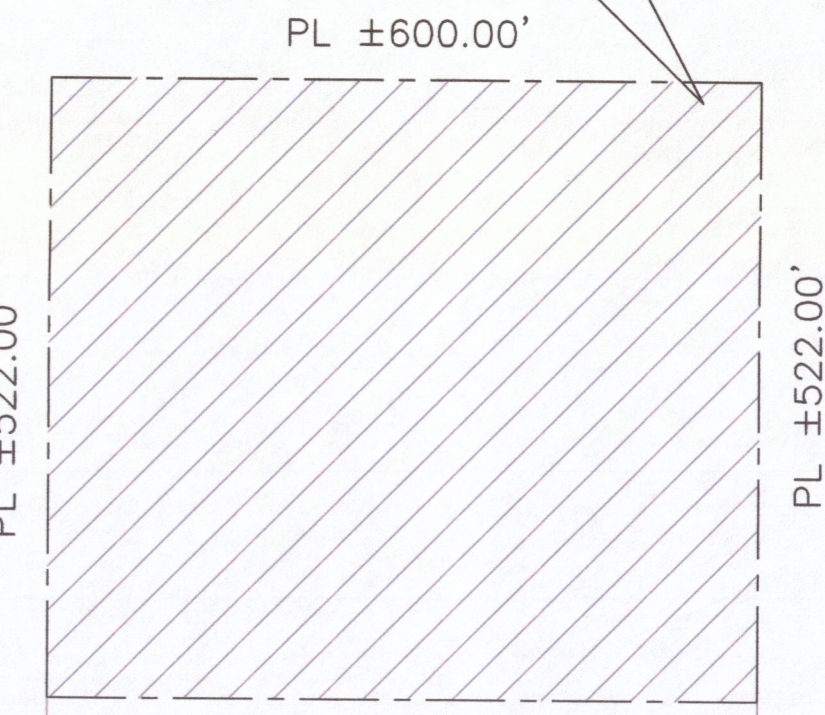
1. Nature of Operation: Agricultural and General Transportation.  
Lyons Transportation focused customer base:  
Lyons Magnus Fresno, CA  
Wawona Frozen Foods Clovis, CA  
Wawona Packing Cutler, CA  
  
Type of products transported:  
Stone Fruit -Fresh. Cased and binned  
Strawberries-Fresh  
Frozen Fruits  
Fruit Bins  
Refrigerated Food Products
2. Operational Hours: M-F 700am to 500pm. Sat 700am to 1200pm  
No receiving and/or storage of products will occur on proposed facility.  
Proposed site will be Lyons Transportation headquarters as well as the only operating terminal.
3. Number of customer visits: Avg 2 Max 4 Hours 700am to 500pm
4. Current Employees: Admin 10 Mechanic 4 Driver 36 Total 50
5. Service and Delivery Vehicles: 36 Class 8 tractors
6. Access to site: Public road
7. Number of parking stalls: 55
8. Are goods sold on site: NO
9. What equipment is used: Two axle and three axle tractors. Flatbed trailers and refrigerated trailers.
10. What supplies are used and how stored: Oil and lubricants. Stored per Fresno Co guidelines
11. Does the use cause unsightly appearance: NO
12. List any solid or liquid wastes to be produced: Oil, lubricants and filters recycled

13. Est Volume water to be used: Unknown. Source: Well on site *CITY WATER*
14. Describe proposed advertising: Sign marquee
15. New buildings will be constructed
16. Explain which buildings will be used in the operation: Office for Admin Shop for equipment repairs
17. Will any outdoor lighting be used: Yes. Perimeter lighting of yard.
18. Landscaping or fencing proposed: Yes. See site plan
19. New construction for transportation operation
20. Owners/Officers: Albert Petersen, President Mark Petersen, Vice President

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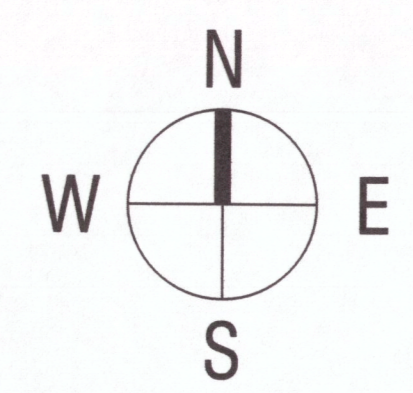


PROPOSED  
 PARCEL SPLIT  
 7.20 ACRES



EXISTING PARCEL  
 APN 314-070-34  
 18.65 ACRES

1  
 SP1 PROPOSED PARCEL SPLIT  
 NO SCALE



2  
 SP1 PROPOSED SITE PLAN  
 SCALE: 1" = 30'-0"

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

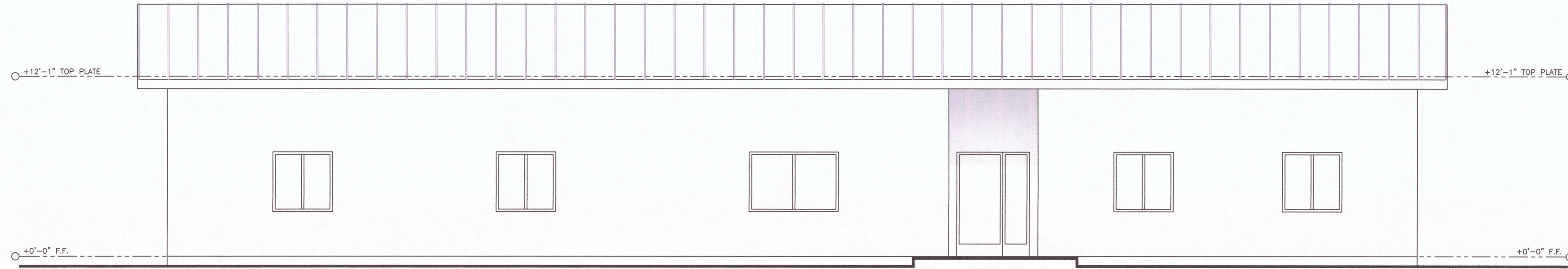
**345 S. Academy Ave.**

SANGER, CA COUNTY OF FRESNO

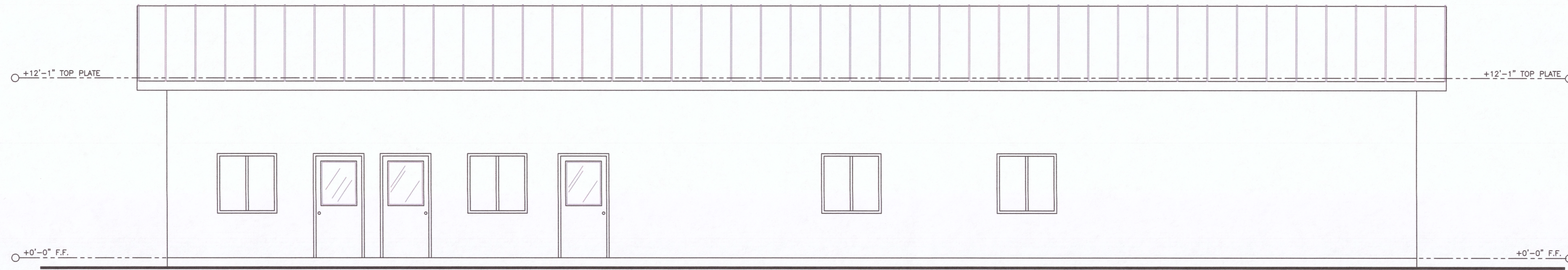
PROPERTY DETAILS:  
 PROPOSED ACRES: 7.20

SHEET TITLE:  
**PROPOSED SITE PLAN**

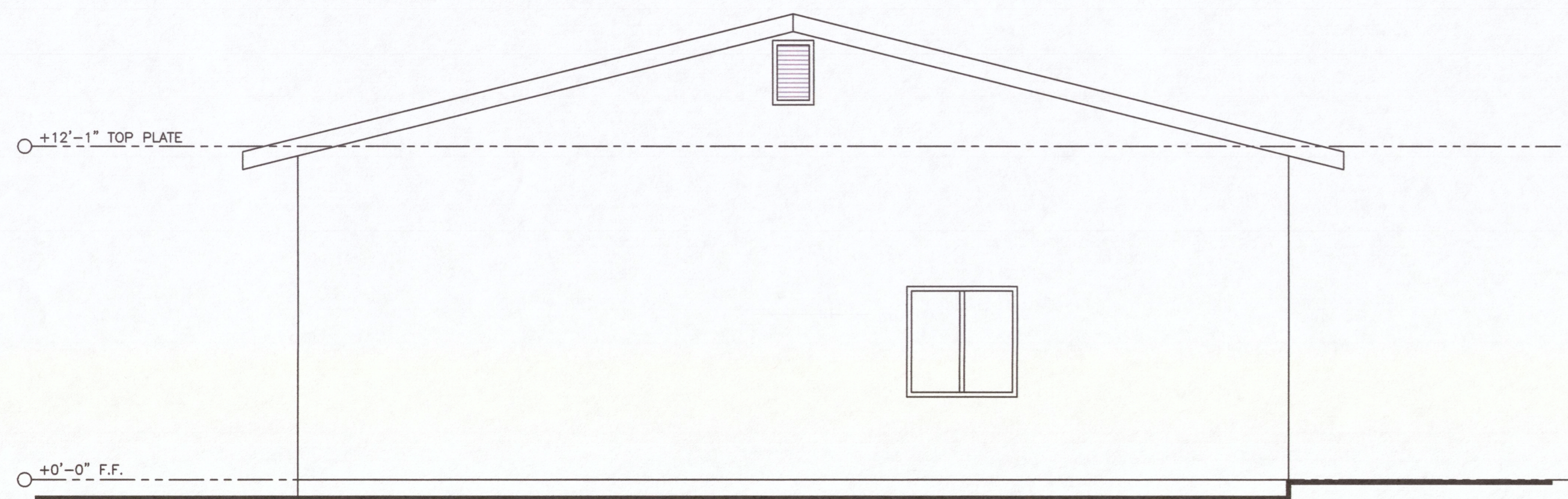
DATE: 04-04-2019 SHEET TAG:  
 DRAWN BY: DAVID LATHROP  
 FILENAME: YNZSGRACDMY **SP1**  
 SCALE: AS NOTED



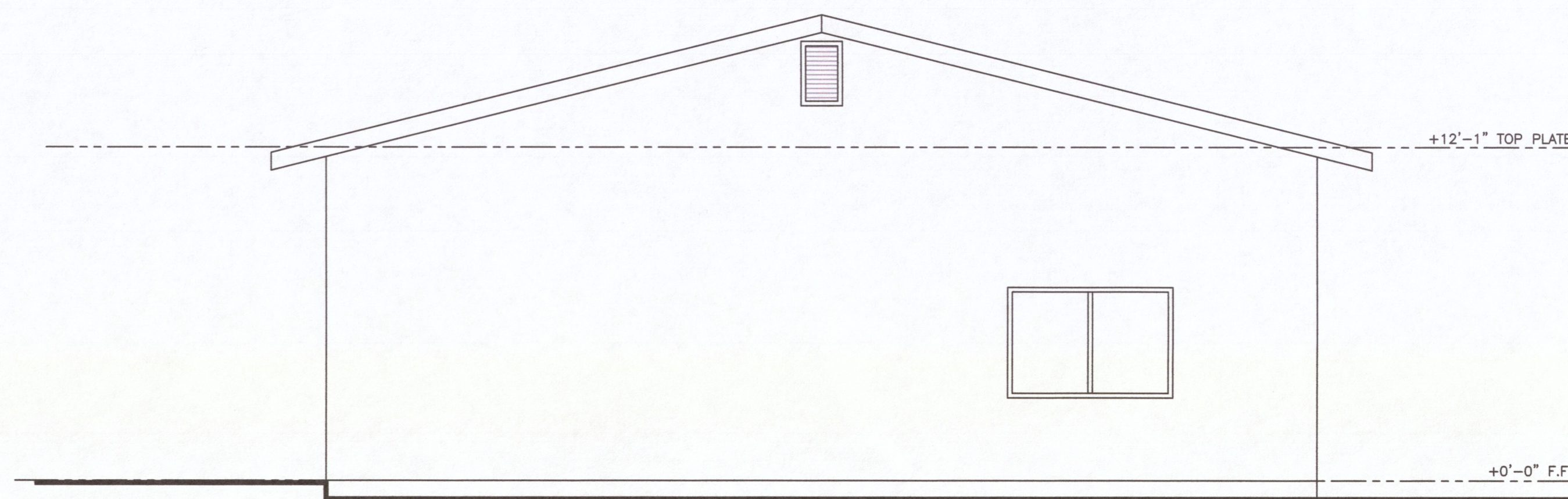
1  
A2  
WEST ELEVATION - FRONT  
PROPOSED  
SCALE: 1/4" = 1'-0"



2  
A2  
EAST ELEVATION - REAR  
PROPOSED  
SCALE: 1/4" = 1'-0"



3  
A2  
NORTH ELEVATION - LEFT  
PROPOSED  
SCALE: 1/4" = 1'-0"



4  
A2  
SOUTH ELEVATION - RIGHT  
PROPOSED  
SCALE: 1/4" = 1'-0"

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

**345 S. Academy Ave.**

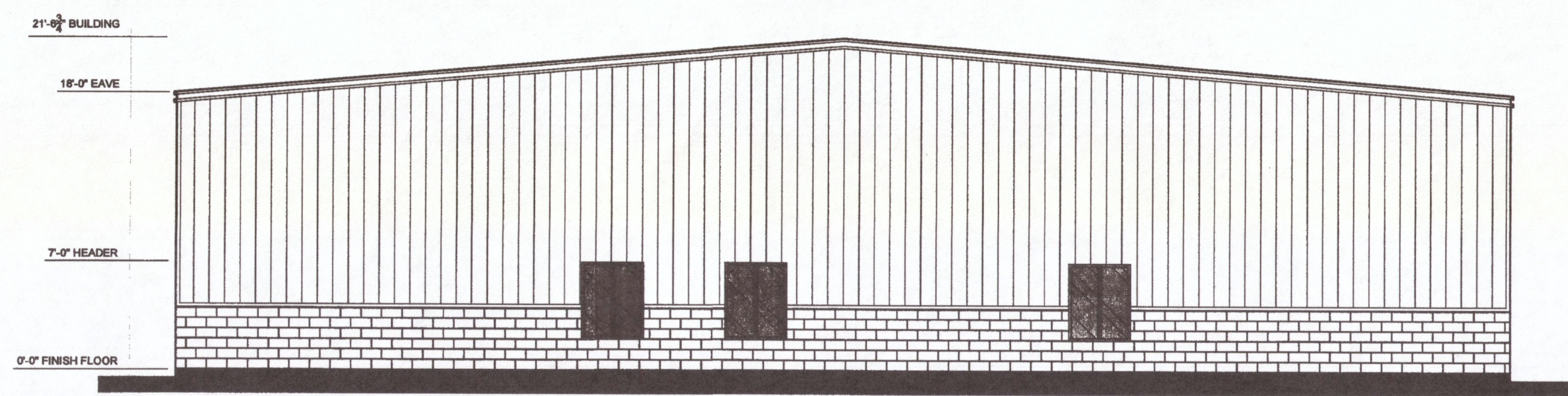
SANGER, CA COUNTY OF FRESNO

PROPERTY DETAILS:  
 PROPOSED ACRES: 7.20

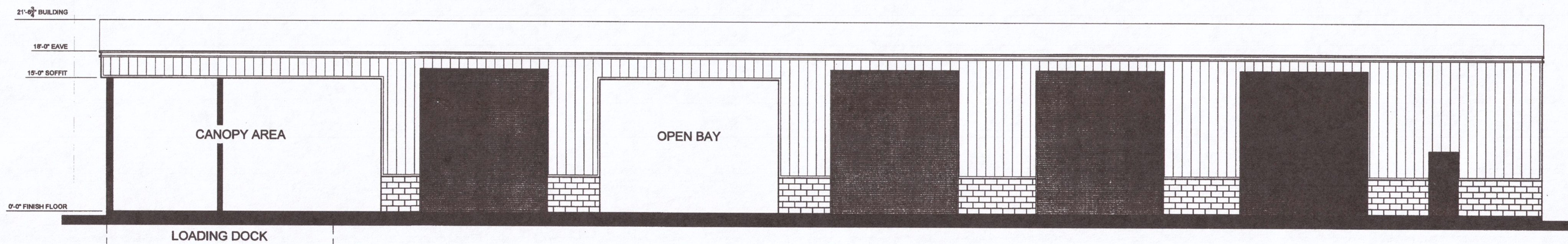
SHEET TITLE:  
**OFFICE ELEVATIONS**

DATE: 04-19-2019  
 DRAWN BY: DAVID LATHROP  
 FILENAME:  
 SCALE: AS NOTED

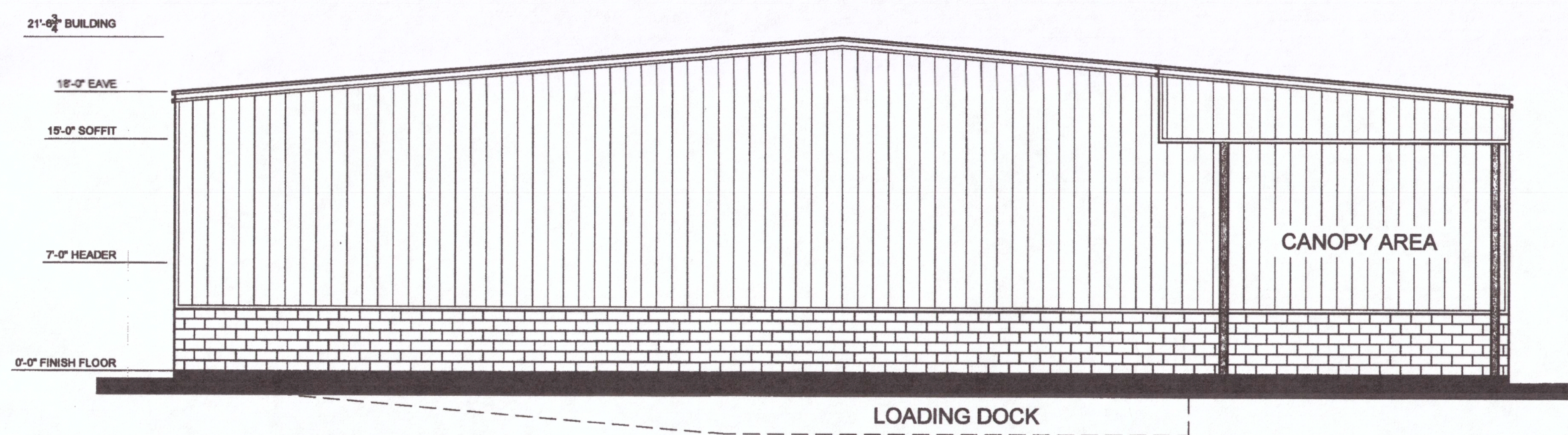
SHEET TAG:  
**A2**



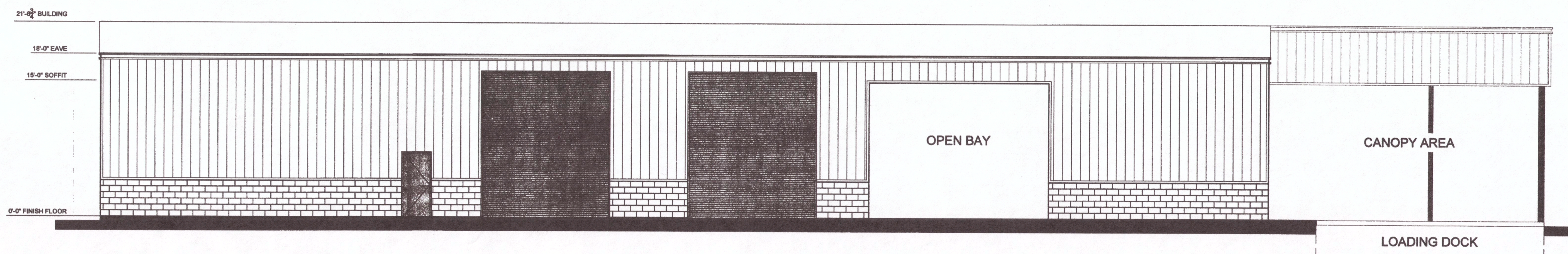
**EAST ELEVATION**



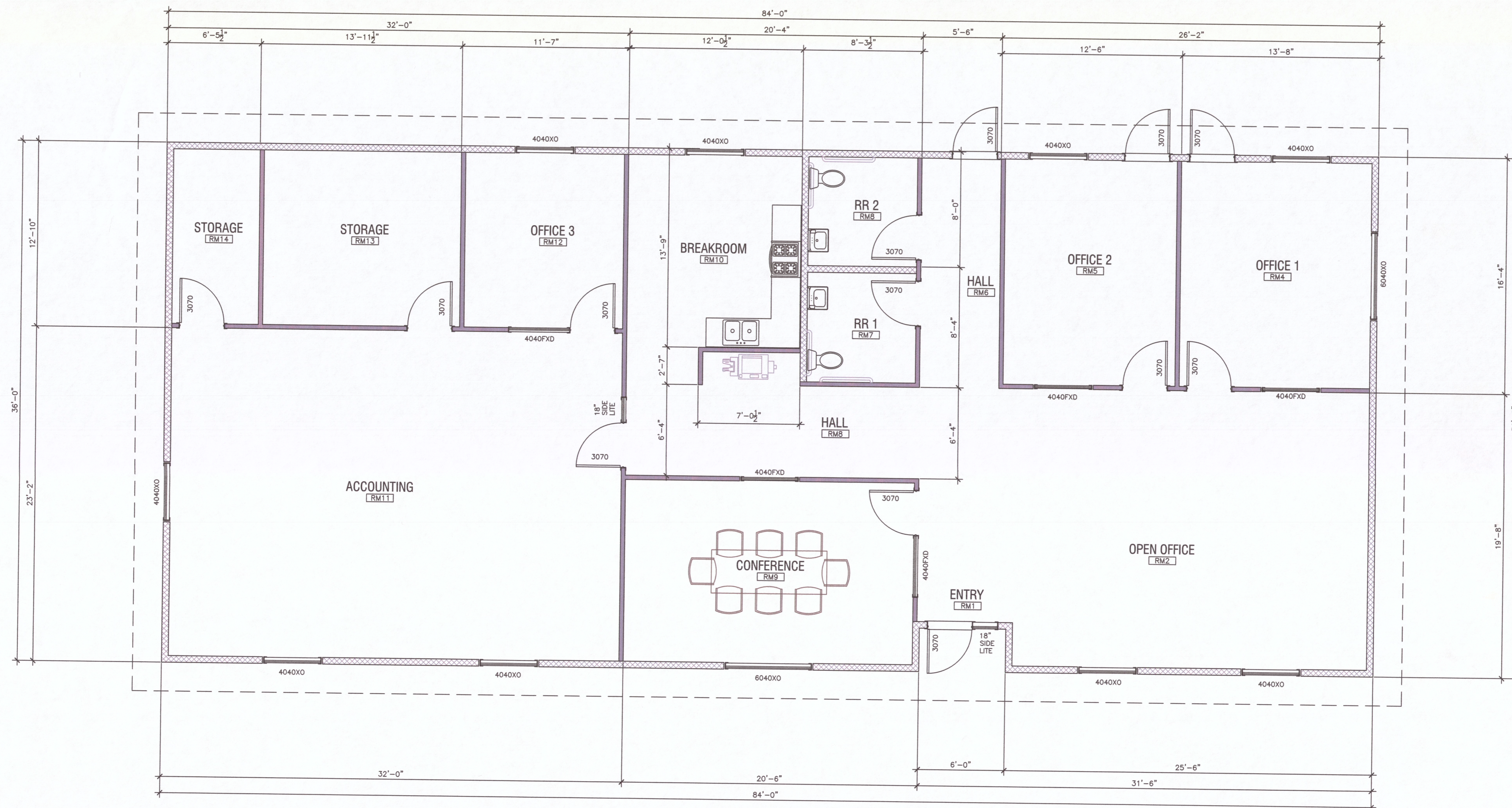
**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



1  
A1 PROPOSED OFFICE FLOOR PLAN SCALE 1/4"=1'-0"

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

**345 S. Academy Ave.**

SANGER, CA COUNTY OF FRESNO

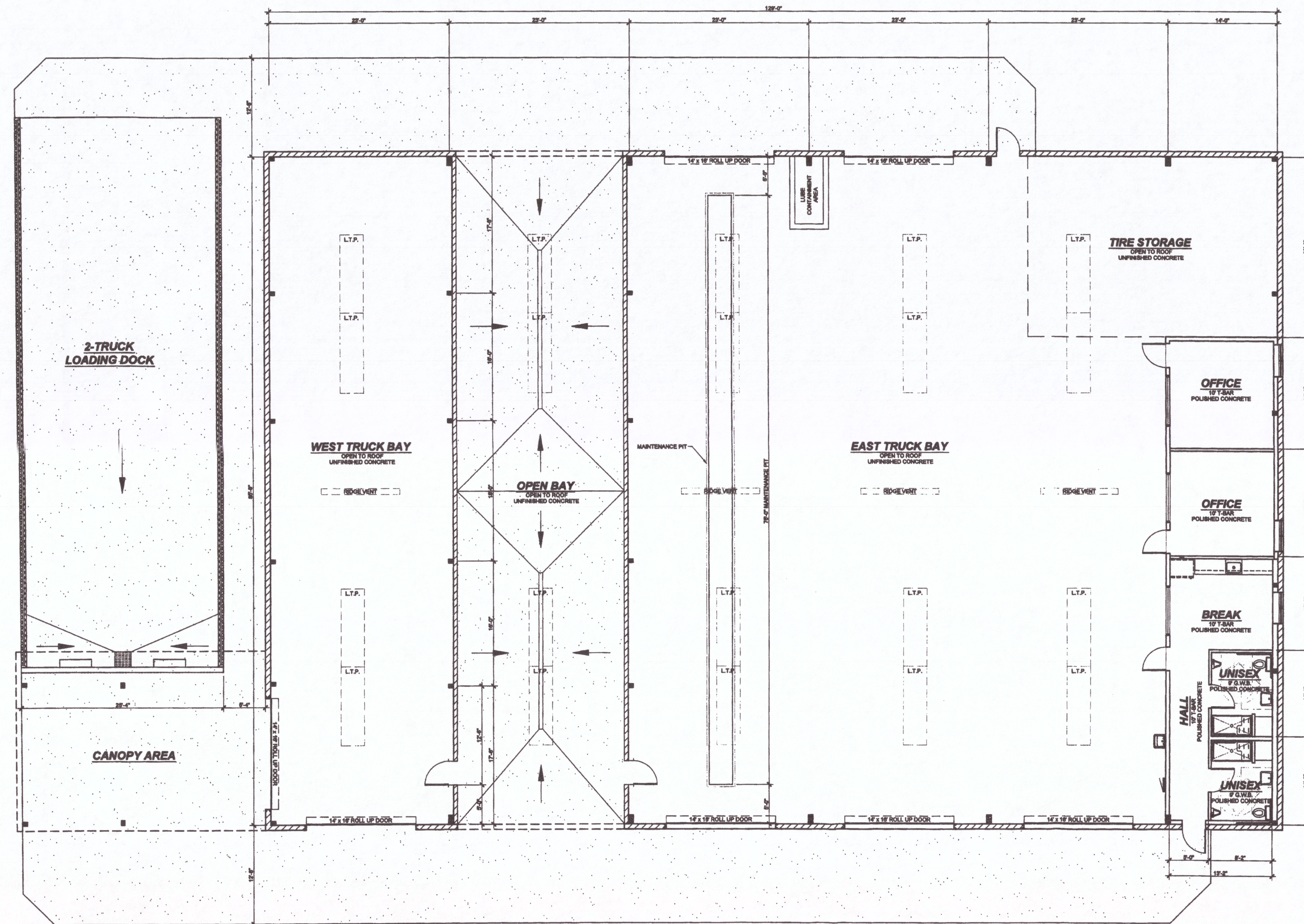
PROPERTY DETAILS:  
 PROPOSED ACRES: 7.20

SHEET TITLE:  
**OFFICE FLOOR PLAN**

DATE: 04-19-2019 SHEET TAG:  
 DRAWN BY: DAVID LATHROP  
 FILENAME:  
 SCALE: AS NOTED

**A1**

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**BUILDING AREAS:**

OFFICE	911 SQ. FT.
EAST TRUCK BAY	6331 SQ. FT.
OPEN BAY	1928 SQ. FT.
WEST TRUCK BAY	2072 SQ. FT.
<b>TOTAL</b>	<b>11252 SQ. FT.</b>



354 S. Academy Ave  
Sanger, CA 93657

West



APN - 314-070-34

354 S. Academy Ave  
Sanger, CA 93657

EAST



APN 314-070-34



554 S. Academy Ave  
Sanger, CA 93657

North



APN 314-070-34

354 S. Academy Ave  
Sanger, CA 93657

South



APN 314-070-34

Example of Feed Store



Example of Feed Store



Example of Feed Store (side)



Example of Hay Barn



Example of Hay Barn



Example of Hay Barn

