



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 October 8, 2020

SUBJECT: Initial Study Application No. 7561, Variance Application No. 4072, Director Review and Approval Application No. 4587, and Classified Conditional Use Permit Application No. 3654

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 parcel 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 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).

OWNER:
APPLICANT: Christopher and Theresa Smith

STAFF CONTACT: Thomas Kobayashi, Planner
(559) 600-4224

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study Application No 7651, and
- Deny Variance Application No. 4072, and
- Approve Director Review and Approval Application No. 4587 subject to the conditions of approval, and
- Approve Classified Conditional Use Permit Application No. 3654 subject to the conditions of approval.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Variance Applications within a Mile Radius Map
6. Site Plans and Detail Drawings for Parcel Split
7. Site Plans and Detail Drawings for Agricultural Truck and Trailer Storage and Maintenance Facility
8. Site Plans and Detail Drawings for Feed and Farm Supply Store
9. Applicant’s Operational Statement for Agricultural Truck and Trailer Storage and Maintenance Facility
10. Applicant’s Operational Statement for Feed and Farm Supply Store
11. Applicant’s Variance Findings
12. Summary of Initial Study Application No. 7561

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	County of Fresno: Agricultural City of Sanger: General Commercial	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	17.93-acres	Parcel A: 7.16- acres Parcel B: 3.61- acres Parcel C: 7.16- acres
Project Site	17.93- acre Single Family Residence	Parcel A: 7.16- acres Agricultural Truck and Trailer Storage and Maintenance Facility Parcel B: 3.61- acres Homesite Parcel C: 7.16- acres

Criteria	Existing	Proposed
		Feed and Farm Supply Store
Structural Improvements	Single-Family Residence and accessory buildings.	Parcel A: Office and shop buildings Parcel B: No new improvements, will contain existing single-family residence and accessory buildings Parcel C: Feed and Farm Supply Store and Hay Barns
Nearest Residence	Approximately 480 feet west	Parcel A: Approximately 600 feet southwest Parcel B: Approximately 480 feet west Parcel C: Approximately 130 feet south
Surrounding Development	Agricultural and Single-family residential.	No change
Operational Features	<u>Residential and agricultural</u>	<u>Parcel A: Agricultural truck and trailer storage and maintenance facility</u> <u>Parcel B: Residential</u> <u>Parcel C: Feed and Farm Supply Store</u>
Employees	N/A	Parcel A: 50 total employees Admin: 10 employees Mechanics: 4 employees Drivers: 36 employees Parcel B: N/A Parcel C: Maximum of 10 employees.
Customers	N/A	Parcel A: Average of two customers with estimated maximum of four customer Parcel B: N/A

Criteria	Existing	Proposed
		Parcel C: 60 to 80 customers a day
Traffic Trips	Residential	Parcel A: Approximately 68 trips Parcel B: No change/Residential Parcel C: Approximately 100 trips
Lighting	Residential	Parcel A: Exterior lighting Parcel B: No change/Residential Parcel C: Exterior lighting
Hours of Operation	N/A	Parcel A: Monday through Friday 7:00 AM to 5:00 PM and Saturday 7:00 AM to 12:00 PM Parcel B: Residential Parcel C: Monday through Saturday 8:30 AM to 6:00 PM and Sunday 10:00 AM to 2:00 PM.

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

ENVIRONMENTAL ANALYSIS:

Initial Study Application No. 7651 was prepared for the subject application in conformance with the California Environmental Act (CEQA). Based on the Initial Study, staff has determined that the proposed Mitigated Negative Declaration (Exhibit 11) is appropriate.

A Notice of Intent to adopt a Mitigated Negative Declaration was published on September 4, 2020

PUBLIC NOTICE:

Notices were sent to 22 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance application may be approved only if four findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission. The decision of the

Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

A Director Review and Approval Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 872-C are made by the Planning Commission. The decision of the Planning Commission on a Director Review and Approval Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

A Classified Conditional Use Permit Application may be approved only if the five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission. The decision of the Planning Commission on a Classified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

Building permit records indicate the presence of one single-family residence on the subject parcel. Other existing structures on the subject parcel appear to be pre-1958 structures, therefore, no building permits were needed for their construction.

The following analysis addresses each of the required Findings for Variance Application No. 4072, Director Review and Approval Application No. 4587, and Classified Conditional Use Permit Application No. 3654.

VARIANCE APPLICATION NO. 4072

ANALYSIS/DISCUSSION

Staff research indicates that there are eight (8) Variance requests that have been applied for within a one-mile radius of the project site. None of them were from the last ten (10) years. As shown below, one (1) request was withdrawn, one (1) was denied by the Planning Commission, six (6) were approved.

Application/Request	Date of Action	Staff Recommendation	Final Action
VA 2875: Allow creation of a 2.09-acre parcel without public road frontage (165 feet required) and a 6.91-acre parcel (20 acres required for both parcels) in the AE-20 Zone District.	December 6, 1984	Denial	PC Denied
VA 3021: Create a 2.12-acre parcel and a 16.70-acre parcel (20 acres required) from an 18.82-acre parcel of land and allow a church and related facilities on said 2.12-acre parcel in the AE-20 Zone District.	N/A	N/A	Application withdrawn
VA 3139: Allow a lot	August 11, 1988	Approval	PC Approved

depth of 80 feet (150 feet required) in C-6 Zone District, allow remainder 19.347-acre parcel (minimum 20 acres required) in AE-20 Zone District and allow a five-foot side yard setback (20 feet required) for two existing single-family residences in the AE-20 Zone District.			
VA 3468: Allow property line adjustment between a 4.53-acre parcel and a 5.01-acre parcel resulting in a 7.56-acre parcel and a 1.98-acre parcel in the AE-20 Zone District.	August 25, 1994	Deferred to Commission	PC Approved
VA 3540: Allow creation of a 0.65-acre parcel and a 14.82-acre parcel (20-acre minimum required) and reduction of minimum lot width/public road frontage to allow 1389 feet on smaller parcel.	December 5, 1996	Deferred to Commission	PC Approved
VA 3710: Allow creation of a 4.03-acre parcel and a 15.52-acre parcel (20 acres required) from a 19.55-acre parcel in the AE-20 Zone District.	September 20, 2001	Denial	PC Approved
VA 3892: Allow creation of two parcels, approximately 3.3 acres and 4.2-acres in size (minimum 20-acres required) from an existing 7.45-acre parcel in the AE-20 Zone District.	January 8, 2009	Denial	PC Approved

Although there is a history of Variance requests in proximity of the project site, each Variance request must be considered on its own merit, based on unique site conditions and circumstances.

REQUIRED VARIANCE FINDING:

Finding 1: *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification.*

Finding 2: *Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

Reviewing Agencies/Department Comments:

No comments specific to Finding 1 and 2 were expressed by reviewing Agencies or Departments.

Analysis Findings 1 & 2:

In support of Finding 1, the Applicant states that they have been in the area for 25 years and would like to expand their feed and farm business currently located on the southeast corner of Academy Avenue and Butler Avenue. The current location of the feed and farm business is leased and has no room for growth. The Applicant purchased the project site in hopes of expanding their business. The Applicant also notes that there are a number of properties to the south and east that have been broken down into smaller parcels.

In support of Finding 2, the Applicant states that they purchased the property to expand the feed and farm supply store located at the southeast corner of Academy Avenue and Butler Avenue. Also referenced is the presence of smaller parcels located to the south and east of the project site.

A consideration in addressing Variance applications is whether there are alternatives available that would avoid the need for the Variance. The Applicant would like to split the parcel with each created parcel dedicated to a certain use. Parcel A would be utilized for the agricultural truck and trailer storage and maintenance facility, Parcel B would contain the existing residence and be used as a homesite, and Parcel C would be developed with the feed and farm supply store. The only alternative would be to withdraw the Variance for the proposed parcel split and develop the parcel with a site plan that accounts for all proposed uses, assuming the Classified Conditional Use Permit Application and Director Review and Approval Application are approved.

In regard to Finding 1, the Applicant references the presence of the current feed and farm supply store located at the southeastern corner of the Academy Avenue and Butler Avenue and the intent to move the store across Butler Avenue onto the project site to allow expansion of the business. This is not an exceptional or extraordinary circumstance or condition as described by the Applicant. The variance is not required to allow a feed store at the proposed site, it only requires the CUP application. There is no unique circumstance. Therefore, staff does not believe an extraordinary or exceptional circumstance exists. Finding 1 cannot be made.

In addressing Finding 2, the Applicant provides information relating to their intent on expanding their feed and farm supply store by relocating to the subject parcel. They also reference the presence of smaller sized parcels located to the east and west of the subject parcel. Staff can confirm the presence of some small parcels located in the vicinity of the site. Although some small parcels are present in the vicinity of the project site, this does not create a substantial property right issue as there are many factors that could be involved in the creation of the identified parcels that may not currently be applicable to this project. Additionally, the Applicant is still able to expand their operation on the subject parcel without the need for a Variance as the proposed feed and farm supply store can be allowed on the subject parcel subject to a Conditional Use Permit. Therefore, staff does not believe a substantial property right is at issue that can be corrected or preserved with the approval of a Variance. Finding 2 cannot be made.

Recommended Conditions of Approval:

None

Conclusion Finding 1 & 2:

Because the circumstance is of this property/application is not unique but similar to most other properties, and there is not a substantial property right being denied this parcel. Finding 1 and 2 cannot be made.

Finding 3: *The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	4.59- acres	State of California	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	N/A
South	4.1- acres	Commercial	AE-20	Approximately 125 feet
	1.84- acres	Single-Family Residence	AE-20	
East	19.4- acres	Field Crops and Single-Family Residence	AE-20	Approximately 390 feet
West	116.35- acres	Orchard	AE-20	Approximately 385 feet
	3.83- acres	Single-Family Residence	AE-20	
	15.29- acres	Orchard and Single-Family Residence	AE-20	

Reviewing Agencies/Department Comments:

County of Fresno, Department of Agriculture: The property has existing nearby agricultural crops to the north, south, and east. There is always the concern that normal agricultural practices may create dust. There will be scheduled pesticide treatments. Both situations should be taken into account. The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years." **This shall be included as a project note.**

No other comments specific to Finding 3 were expressed by reviewing Agencies or Departments.

Analysis Finding 3:

In support of Finding 3, the Applicant states that their feed and farm supply business has been in operation for 25 years with no negative impact. The Applicant also notes of the positive impacts their operation has had on the local community and due to their support, the Applicant has seen growth in their business every year. The Applicant believes that the business will continue to not have any negative impact on the surrounding area.

In regard to Finding 3, the proposed parcel split will result in three parcels, each parcel intended to have a separate use. The splitting of the existing parcel is not expected to be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located. Per the Applicant, the existing feed and farm supply store has had a beneficial effect on the local community and the relocation of the operation to the project site would not have a negative impact.

Recommended Conditions of Approval:

Conclusion Finding 3:

Finding 3 can be made.

Finding 4: *The granting of such Variance will not be contrary to the objectives of the Fresno County General Plan.*

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.6: The County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, excepts 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.</p>	<p>Per the County-adopted Sanger Community Plan, the subject parcel is designated agricultural and per the City of Sanger 2025 General Plan, the parcel is designated General Commercial. The current zoning of the subject site is AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). Based on the land use designation and zoning designation, and per the language from Policy LU-A.6, the project proposal is not consistent with the General Plan unless the project can be considered under Policy LU-A.9, LU-A.10, or LU-A.11.</p> <p>Policy LU-A.9 provides criteria for creation of homesite parcels. Although one parcel is being considered for a homesite, the proposed homesite parcel does not meet the conditions stated in Policy LU-A.9.</p> <p>Policy LU-A.10 relates to creation of substandard lots when necessary for development of an agricultural commercial center. The subject Variance and other land</p>

Relevant Policies:	Consistency/Considerations:
	<p>use permits are not proposing an agricultural commercial center.</p> <p>Policy LU-A.11 provides criteria for creation of substandard parcels for recovery of mineral resources and the exploration and extraction of oil and gas resources. This subject Variance and associated land use permits are not for the recovery of mineral resources or the exploration and extraction of oil and gas resources.</p>
<p>General Plan Policy LU-A.7: The County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that these parcels are less viable economic farming units, and that the resultant increase 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.</p>	<p>The Variance request will create parcels under the minimum size specified from the underlying zone district. The proposed agriculturally supportive uses on each of the proposed parcels can be considered. Additional considerations can be made regarding the project location within the City of Sanger's Sphere of Influence and its General Commercial land use designation under the City of Sanger General Plan. These considerations however do not justify consistency of Policy LU-A.7 as the possible density increase concerns are still present and it is unknown when the subject parcel and surrounding agricultural area would be annexed to reduce conflicts with agricultural practices.</p>

Reviewing Agencies/Department Comments:

No comments specific to Finding 4 were expressed by reviewing Agencies or Departments.

Analysis Finding 4:

In support of Finding 4, the Applicant states that the subject property is located in the County of Fresno and Sphere of Influence with the City of Sanger. Growth to the north of the City of Sanger along Academy Avenue is planned. The division of property would benefit the economic growth of the City of Sanger.

In regard to Finding 4, based on the proposed Variance to allow the creation of three substandard parcels conflicts with the identified policies of the Fresno County General Plan. The proposed uses could be approved on the same parcel without the proposed Variance. While not the stated intention of the applicant, the creation of two additional parcels also increases the opportunity for two more residences to be developed by-right on the new parcels, that would be in conflict with both the surrounding agriculture and future commercial uses anticipated by the Sanger General Plan. Staff concurs with the Applicant in that the subject parcel is located within the City of Sanger's Sphere of Influence and there is the potential for the property to be annexed into the City of Sanger. Staff consulted with the City of Sanger, and they are not in a position to annex the property at this time. Until the property is annexed into the City of Sanger,

the project is considered under the policies of the County of Fresno General Plan.

Recommended Conditions of Approval:

None

Conclusion:

Due to the applications conflict with the General Plan Policy on maintaining 20 acre parcel size Finding 4 cannot be made.

Variance Summary Conclusion:

The proposed Variance is not recommended as Findings 1,2, and 4 cannot be made. The proposal is not a unique circumstance generally surrounding properties have the same requirement of a 20-acre minimum parcel size. The Variance is not necessary for to remedy any loss of a substantial property right.

DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4587

It is proposed to allow a truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment

REQUIRED DRA FINDINGS:

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Front yard: 35 feet Side yard: 20 feet Rear yard: 20 feet	Front yard: 100 feet Side yard: 115 feet Rear yard: Approximately 238.5 feet	Y
Parking	Off-Street Parking requirements: One parking space for every two employees on-site	Minimum of twenty-five parking stalls are required, one of which shall be ADA compliant and van accessible	Y
Lot Coverage	No requirement	N/A	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within 40 feet of any dwelling of other building used for human habitation	N/A	Y
Wall Requirements	None required	N/A	Y
Septic Replacement Area	100 percent replacement	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Site Plan Review Section of the Department of Public Works and Planning: The Operational Statement indicates up to 50 employees to be employed by the facility on-site. Off-street parking requirements shall be one (1) parking space for every two (2) employees on-site. Twenty-Five (25) parking stalls are required, one (1) of which shall be ADA compliant and van accessible.

Parking stalls shall be constructed in compliance with County and State standards. Per Fresno County parking standards, a minimum 29 feet of backup clearance shall be provided for all parking stalls and clearly labeled in the site plan.

Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet of the edge of the ultimate right-of-way shall be concrete or asphalt.

Any proposed gate that provides initial access to this site shall be setback from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.

Depending on the size of trucks parking adjacent to the entrance and their orientation, adequate area may not have been provided. A striping plan for that area should be required

Building and Safety Section of the Department of Public Works and Planning: Plans, permits, and inspections will be required for all onsite improvements.

Zoning Section of the Department of Public Works and Planning: Project proposal will be subject to the County LAMP requirements.

Fresno County Fire Protection District: The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the applicant must submit plans to the County of

Fresno, Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to the FCFPD.

Project/Development including: Single-Family Residential (SFR) property of three (3) or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the FCFPD.

Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

When made available, the Applicant should connect to the City of Sanger water system and provide fire hydrants as appropriate based on the California Fire Code Requirements.

The comments on standards and regulations above will be included as Project Notes. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis Finding 1:

The proposed agricultural truck and trailer storage and maintenance facility is proposed to be located on the northern portion of an existing 17.93-acre parcel. If the Variance application for the proposed parcel split were to be approved, the subject facility will be located on an approximately 7.20-acre parcel. Review of the submitted plans indicate that the proposed facility will be constructed in excess of required setbacks established by the underlying zone district. Parking and circulation of the site will require compliance with federal, state, and County standards.

Recommended Conditions of Approval:

The Applicant shall apply for and receive approval of a Ste Plan Review as outlined in Zoning Ordinance § 874 prior to the issuance of any development permits.

Conclusion Finding 1:

The site is adequate in size to meet the required setbacks and other requirements for the proposed uses, hence Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	No Private Road
Public Road Frontage	Yes	Academy Avenue and Butler Avenue	Subject Parcel will have frontage on Academy Avenue
Direct Access to Public Road	Yes	Existing driveway access from Academy Avenue	Driveway access from Academy Avenue
Road ADT		Academy Avenue: 7,200 ADT	Increase by 68 trips

		Existing Conditions	Proposed Operation
		Butler Avenue: 200 ADT	
Road Classification		Academy Avenue: Arterial	No change
		Butler Avenue: Local	
Road Width		Academy Avenue: 106 feet	No change
		Butler Avenue: 60 feet	
Road Surface		Asphalt Concrete	No change
Traffic Trips		Academy Avenue: 7,200 ADT	Increase by 68 trips
		Butler Avenue: 200 ADT	
Traffic Impact Study (TIS) Prepared	Yes	N/A	Less than significant increase in traffic expected from the project
Road Improvements Required		N/A	None

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division of the Department of Public Works and Planning: Academy Avenue is a County maintained road classified as an arterial road with existing 106 feet of road right-of-way. Pavement width is 72 feet, with paved shoulders. ADT of Academy Avenue is 7,200 vehicles per day, with PCI of 100. The roadway is in good condition.

Proposed Parcel “A” (7.02-acre parcel that will contain the proposed agricultural truck and trailer storage and maintenance facility) and Parcel “B” (3.60-acre parcel to contain existing single-family residence) should be restricted to no more than one driveway per parcel for ingress and egress purposes. Direct access points shall be located at sufficient intervals from each other and from public roads to maintain safety and the traffic carrying capacity of the roadway.

Access to a divided arterial may be restricted to right turn movements and median crossing may be prohibited.

Any approved drive approaches onto Academy Avenue will require an encroachment permit from the Fresno County Road Maintenance and Operations Division.

For all access driveways onto Academy, the first 100 feet of the roadway or driveway from the public road must be paved or treated with dust palliative to minimize tracking and dust pollution on County roads.

An encroachment permit from Fresno County Road Maintenance and Operations Division is required for any work in the County road right-of-way.

Development Engineering Section of the Department of Public Works and Planning: Typically, any access driveway should be set back a minimum of 10 feet from the side property line.

Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.

Typically in an arterial classification, if not already present, on-site turnaround areas is required for vehicles leaving the site to enter the arterial road in a forward motion so that vehicles do not back out onto the roadway. Direct access to an arterial road is usually limited to one common point. No new access points are allowed without prior approval, and any existing driveway shall be utilized.

Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.

If not already present, 10-foot by 10-foot corner cutoffs should be improved for site distance purposes at the exiting driveway onto Academy Avenue.

The comments on standards and regulations above will be included as Project Notes. No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis Finding 2:

A Traffic Impact Study (TIS) was prepared for this project and was reviewed by the Road Maintenance and Operations Division, the Design Division, the California Department of Transportation, and the City of Sanger. The County Road Maintenance and Operations Division and the Design Division reviewed the subject TIS and did not express concerns to indicate that the proposed agricultural truck and trailer storage and maintenance facility will have a significant impact on County-maintained roads. Improvements related to access of County-maintained roadways from the project site will require additional permitting from the Road Maintenance and Operations Division. Therefore, staff believes that Academy Avenue is adequate to service the proposed use.

Recommended Conditions of Approval:

None

Conclusion Finding 2:

Based on the traffic impact study for the application and County Staff’s review Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	4.59- acres	State of California	AE-20 (Exclusive Agricultural,	N/A

Surrounding Parcels				
			20-acre minimum parcel size)	
South	4.1- acres	Commercial	AE-20	Approximately 125 feet
	1.84- acres	Single-Family Residence	AE-20	
East	19.4- acres	Field Crops and Single-Family Residence	AE-20	Approximately 390 feet
West	116.35- acres	Orchard	AE-20	Approximately 385 feet
	3.83- acres	Single-Family Residence	AE-20	
	15.29- acres	Orchard and Single-Family Residence	AE-20	

Reviewing Agency/Department Comments:

Development Engineering Section of the Department of Public Works and Planning: According to FEMA FIRM Panel 2160H, the parcel is not subject to flooding from the 100-year storm.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent or running through the parcels.

An Engineered Grading and Drainage Plan and a grading permit are required.

Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous waste 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 material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: ≥ 55 gallons (liquids), ≥ 500 pounds (solids), ≥ 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances

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

If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers, which may require the Owner/Operator to obtain a permit from the California Department of Resources Recycling and Recovery (CalRecycle).

The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to Fresno County Noise Ordinance.

In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately licensed contractor (permits required). Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

The onsite sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

The location of the onsite sewage disposal area should be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system.

As per California Plumbing Code Appendix H: access to septic tanks shall be maintained; and Section 6.9 Disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent.

County of Fresno, Department of Agriculture: The property has existing nearby agricultural crops to the north, south, and east. There is always the concern that normal agricultural practices may create dust. There will be scheduled pesticide treatments. Both situations should be taken into account. The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years."

San Joaquin Valley Air Pollution Control District: Based on the information provided to the District, specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 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 microns or less (PM10), of 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the annual criteria pollutant emissions significance thresholds.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The Project is subject to District Rule 9510 as it exceeds 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency.

The proposed project may be subject to District Rules and Regulations, including: Regulation

VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

Advise fleets associated with the subject application operational activities to utilize the cleanest available HHD truck technologies, including zero and near-zero technologies as feasible.

The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore, efforts to ensure compliance with anti-idling regulation, especially near sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.

The project may be subject to District Rule 2010 (permits required) and Rule 2201 (new and modified stationary source review) and require District permits. Prior to construction the project proponent should submit to the District an application for an Authority to Construct (ATC) if applicable.

The project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

State Water Resources Control Board: The proposed project will meet the definition of a transient noncommunity public water system and must obtain a drinking water supply permit to use the onsite well. If the well has already been drilled, the applicant shall submit the well driller's log for immediate review. The proposed project is subject to Senate Bill 1263 (SB 1263). SB 1263 requires a person submitting an application for a permit for a proposed new public water system (PWS) to first submit a preliminary technical report to the State Board at least 6 months before initiating construction of any water-related improvements. The State Board is authorized to deny the permit of a proposed PWS if it determines that it is reasonably foreseeable that the proposed PWS will be unable to provide affordable, safe drinking water in the reasonably foreseeable future.

The comments on standards and regulations above will be included as Project Notes. No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis Finding 3:

The proposed agricultural truck and trailer storage and maintenance facility will be located in the northern portion of the subject parcel. Surrounding uses include the Fresno County Fire Protection District to the north and agricultural uses to the west, east and south. The use will be supportive of agricultural operations in the surrounding area. A Greenhouse Gas Emissions analysis was produced and determined that the proposed uses would have a less than significant impact in relation to new greenhouse gas emissions produced from both the agricultural truck and trailer storage and maintenance facility and the proposed feed and farm store. Reviewing agencies and departments did not express concern with the application to indicate that the project would have an adverse impact on surrounding properties.

Recommended Conditions of Approval:

None.

Conclusion Finding 3:

There were no significant adverse impacts to the surrounding properties identified during the project’s reviews and analyses. Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-G.14: 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.</p>	<p>Based on the Memorandum of Understanding (MOU) between the County of Fresno and the City of Sanger, the definition of “Urban Development” means development not allowed in areas designated Agricultural, Rural Residential or River Influence in County’s General Plan or applicable community plan. Based on that definition, the subject applications are allowed within Agricultural designated area subject to a discretionary permit and was not required to be referred to the City of Sanger for possible annexation. However, Staff did consult with the City on the project.</p>
<p>General Plan Policy LU-A.3: 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:</p> <p>Criteria “a”: The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.</p> <p>Criteria “b”: The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.</p> <p>Criteria “c”: The operational characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius.</p>	<p>Per the Fresno County Zoning Ordinance, the proposed agricultural truck and trailer storage and maintenance facility is allowed in areas designated for agricultural subject to a Director Review and Approval application.</p> <p>In addressing Criteria “a”, the proposed use will allow an operation that is dedicated to the transportation of agricultural supplies, products, and equipment. This will allow the use to be located closer to its customer base and be located to efficient thoroughfares.</p> <p>Regarding Criteria “b”, there does not appear to be suitable land that would be considered less productive agricultural land compared to the project site in the vicinity of the subject parcel. The subject parcel is located along an efficient thoroughfare in Academy Avenue. The use is also considered an agriculturally supportive use. Another consideration can be made to the future use of the site. Per the City of Sanger General Plan, the parcel is designated for commercial use. In considering the parcel’s eventual conversion once annexed into the City of Sanger, it can be seen that the subject parcel is less suited to be productive agricultural land.</p>

Relevant Policies:	Consistency/Considerations:
<p>Criteria “d”: A probable workforce should be located nearby or be readily available.</p> <p>Criteria “e”: For proposed agricultural commercial center uses the following additional criteria shall apply:</p> <p>Criteria “e.1”: Commercial uses should be clustered in centers instead of single uses.</p> <p>Criteria “e.2”: To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.</p> <p>Criteria “e.3”: New commercial uses should be located within or adjacent to existing centers.</p> <p>Criteria “e.4”: Sites should be located on a major road serving the surrounding area.</p> <p>Criteria “e.5”: Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers’ residences.</p> <p>Criteria “h”: When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3.b, e.2, 2.4, and e.5.</p>	<p>Regarding Criteria “c”,the Water and Natural Resources Division reviewed the subject application and estimated water usage of the proposed use. The Water and Natural Resources Division determined that the project would have less than significant impacts on water resources in the area.</p> <p>Regarding Criteria “d”,the project site is located in close proximity of the City of Sanger and is located near State Route 180 which provides access to the City of Fresno. Therefore it can be seen that a probably workforce is located nearby or be readily available.</p> <p>Regarding Criteria “e”, the proposed use is not being considered for an agricultural commercial center.</p> <p>In addressing Criteria “h”, the use is not an existing commercial.</p>

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: The subject parcel is designated Agricultural per the County-adopted Sanger Community Plan and is located within the City of Sanger Sphere of Influence (SOI).

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

Analysis Finding 4:

Based on review and analysis of identified relevant policies, staff believes that the project is consistent with the General Plan.

Recommended Conditions of Approval:

None

Conclusion Finding 4:

Finding 4 can be made.

DRA Summary Conclusion:

The findings required to approve the DRA for the proposed Agricultural Truck Maintenance and Storage Operation can be made.

CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3654

To allow a feed and farm supply store.

REQUIRED CUP FINDINGS:

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-20 Front yard: 35 feet Side yard: 20 feet Street Side yard: 35 feet Rear yard: 20 feet	Front yard: 100 feet Side yard: 395 feet Street Side yard: 75 feet Rear yard: 273.5 feet	Y
Parking	A minimum of five parking stalls shall be required, one of which shall be ADA van accessible	Five parking stalls and one ADA compliant van accessible stall	Y
Lot Coverage	No requirement	N/A	Y
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within 40	N/A	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
	feet of any dwelling of other building used for human habitation		
Wall Requirements	None required	None required	Y
Septic Replacement Area	100 percent replacement	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Site Plan Review Section of the Department of Public Works and Planning: The Applicant shall meet Fresno County parking requirements including adequate parking dimensions, back-up space, width of isles, turn around radius, etc.

Per the operational statement, a minimum of five (5) parking stalls shall be required, one of which shall be ADA compliant and van accessible.

ADA stalls shall be concrete or asphalt concrete paved and must be located on the shortest possible route to the main entrance so disabled persons do not cross driveways into the parking lot.

Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet of the edge of the ultimate right-of-way shall be concrete or asphalt.

Zoning Section of the Department of Public Works and Planning: Project proposal will be subject to County LAMP requirements.

Building and Safety Section of the Department of Public Works and Planning: Plans, permits, and inspections will be required for all onsite improvements.

Fresno County Fire Protection District: The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the applicant must submit plans to the County of Fresno, Department of Public Works and Planning for review. It is the Applicant’s responsibility to deliver a minimum of three sets of plans to the FCFPD.

Project/Development including: Single-Family Residential (SFR) property of three (3) or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the FCFPD.

Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

When made available, the Applicant should connect to the City of Sanger water system and provide fire hydrants as appropriate based on the California Fire Code Requirements.

The comments on standards and regulations above will be included as Project Notes. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis Finding 1:

The proposed feed and farm supply store will be located on the southern portion of the existing 17.93-acre parcel. If the Variance request is approved, the operation will be located on an approximately 7.02-acre parcel. Review of the submitted site plan indicates that the development will be located in excess of setbacks established by the underlying zone district. Proposed improvements related to the application will be subject to permits and inspections and additional County standards related to parking design will require compliance.

Recommended Conditions of Approval:

The Applicant shall apply for and receive approval of a Ste Plan Review as outlined in Zoning Ordinance § 874 prior to the issuance of any development permits.

Conclusion Finding 1:

Based on Staff’s reviews and analysis, the subject parcel is adequate is size and shape to accommodate the proposed use. Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	No private road	No proposed private road
Public Road Frontage	Yes	Academy Avenue and Butler Avenue	Academy Avenue and Butler Avenue
Direct Access to Public Road	Yes	Academy Avenue and Butler Avenue	Academy Avenue and Butler Avenue
Road ADT		Academy Avenue: 7,200 ADT Butler Avenue: 200 ADT	Approximately 100 new trips
Road Classification		Academy Avenue: Arterial Butler Avenue: Local	No change
Road Width		Academy Avenue: 106 feet Butler Avenue: 60 feet	No change
Road Surface		Asphalt Concrete	No change
Traffic Trips		Academy Avenue: 7,200 ADT	Approximately 100 new trips

		Existing Conditions	Proposed Operation
		Butler Avenue: 200 ADT	
Traffic Impact Study (TIS) Prepared	Yes	N/A	Less than significant increase in traffic expected from the project.
Road Improvements Required		N/A	None required

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division of the Department of Public Works and Planning: Academy Avenue is a County-maintained road classified as an arterial road with existing 106 feet of road right-of-way. Pavement width is 72 feet, with paved shoulders. ADT of Academy Avenue is 7,200 vehicles per day, with PCI of 100. Roadway is in good condition.

Butler Avenue is a County-maintained road classified as a local road with existing 40 feet to 60 feet of road right-of-way. Pavement width is 16.5 feet with dirt shoulders. ADT of Butler Avenue is 200 vehicles per day, with PCI of 63. Roadway is in fair condition.

Butler Avenue is classified as a local road in the County's General Plan requiring 60 feet of ultimate road right-of-way. An additional 10 feet of right-of-way is needed along parcel frontage to meet the ultimate right-of-way for Butler Avenue. Any setbacks for new construction should be based upon the ultimate right-of-way for Butler Avenue.

Access to a divided arterial may be restricted to right turn movements and median crossing may be prohibited.

A 30-foot by 30-foot corner right-of-way cutoff is needed at the intersection of Academy Avenue and Butler Avenue for visibility purposes.

For all access driveways onto Academy Avenue and Butler Avenue, the first 100 feet of the roadway or driveway from the public road must be paved or treated with dust palliative to minimize tracking and dust pollution to County roads.

An encroachment permit from the Fresno County Road Maintenance and Operations Division is required for any work in the County road right-of-way.

Development Engineering Section of the Department of Public Works and Planning: Typically, any access driveway should be set back a minimum of 10 feet from the side property line.

Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.

Typically, in an arterial classification, if not already present, on-site turnarounds are required for vehicles leaving the site to enter the arterial road in a forward motion so that vehicles do not back out onto the roadway. Direct access to an arterial road is usually limited to one common

point. No new access points are allowed without prior approval, and any existing driveway shall be utilized.

Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.

If not already present, 10-foot by 10-foot corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Academy Avenue and Butler Avenue.

The comments on standards and regulations above will be included as Project Notes. No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis Finding 2:

A Traffic Impact Study (TIS) was prepared for this project and was reviewed by the Road Maintenance and Operations Division, the Design Division, the California Department of Transportation, and the City of Sanger. The County Road Maintenance and Operations Division and the Design Division reviewed the subject TIS and did not express concerns to indicate that the proposed feed and farm supply store will have a significant impact on County-maintained roads. Improvements related to access of County-maintained roadways from the project site will require additional permitting from the Road Maintenance and Operations Division. As there are no significant traffic impacts identified from the analysis, staff believes that Academy Avenue and Butler Avenue are adequate to service the proposed feed and farm supply store.

Recommended Conditions of Approval:

None

Conclusion Finding 2:

Based on the traffic impact study for the application and County Staff’s review Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	4.59- acres	State of California	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	N/A
South	4.1- acres	Commercial	AE-20	Approximately 125 feet
	1.84- acres	Single-Family Residence	AE-20	
East	19.4- acres	Field Crops and Single-	AE-20	Approximately 390 feet

Surrounding Parcels				
		Family Residence		
West	116.35 acres	Orchard	AE-20	Approximately 385 feet
	3.83 acres	Single-Family Residence	AE-20	
	15.29 acres	Orchard and Single-Family Residence	AE-20	

Reviewing Agency/Department Comments:

Development Engineering Section of the Department of Public Works and Planning: According to FEMA FIRM Panel 2160H, the parcel is not subject to flooding from the 100-year storm.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent or running through the parcel.

An Engineered Grading and Drainage Plan and a grading permit are required.

Department of Public Health, Environmental Health Division: 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 material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: ≥ 55 gallons (liquids), ≥ 500 pounds (solids), ≥ 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

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

If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers, which may require the Owner/Operator to obtain a permit from the California Department of Resources Recycling and Recovery (CalRecycle).

The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to Fresno County Noise Ordinance.

In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately licensed contractor (permits required). Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill

material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

The onsite sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

The location of the onsite sewage disposal area should be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system.

As per California Plumbing Code Appendix H: access to septic tanks shall be maintained; and Section 6.9 Disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent.

County of Fresno, Department of Agriculture: The property has existing nearby agricultural crops to the north, south, and east. There is always the concern that normal agricultural practices may create dust. There will be scheduled pesticide treatments. Both situations should be taken into account. The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality.

San Joaquin Valley Air Pollution Control District: Based on the information provided to the District, specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 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 microns or less (PM10), of 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the annual criteria pollutant emissions significance thresholds.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The project is subject to District Rule 9510 as it exceeds 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency.

The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The project may be subject to District Rule 2010 (permits required) and Rule 2201 (new and modified stationary source review) and require District permits. Prior to construction the project proponent should submit to the District an application for an Authority to Construct (ATC) if

applicable.

The project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

State Water Resources Control Board: The proposed project will meet the definition of a transient noncommunity public water system and must obtain a drinking water supply permit to use the onsite well. If the well has already been drilled, the applicant shall submit the well driller's log for immediate review. The proposed project is subject to Senate Bill 1263 (SB 1263). SB 1263 requires a person submitting an application for a permit for a proposed new public water system (PWS) to first submit a preliminary technical report to the State Board at least 6 months before initiating construction of any water-related improvements. The State Board is authorized to deny the permit of a proposed PWS if it determines that it is reasonably foreseeable that the proposed PWS will be unable to provide affordable, safe drinking water in the reasonably foreseeable future.

City of Sanger: Per City of Sanger standard the proposed Feed and Farm Supply Store is a permitted use under their General Plan Land-Use designation and future zoning. The proposed use should be conducted in an enclosed building or screened with a block wall.

The comments on standards and regulations above will be included as Project Notes. No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis Finding 3:

The proposed feed and farm supply store is located in the southern portion of the subject parcel. The proposed operation will be located on an approximately 7.02-acre parcel at the northeast corner of Academy Avenue and Butler Avenue. Per the Applicant, they own an existing feed and farm supply store located directly south of the subject parcel and intend to relocate the store to the subject parcel. In considering the relocation aspect, there does not appear to be any adverse impacts from the project proposal. A Traffic Impact Study and Greenhouse Gas Emissions analysis were conducted to provide in-depth analysis on the impacts both the proposed feed and farm supply store and proposed agricultural truck and trailer storage and maintenance facility would result in. Both studies determined that a less than significant impact would result from both projects.

Recommended Conditions of Approval:

None

Conclusion Finding 3:

Based on Staff's reviews and analysis, there were no adverse impact identified to the surrounding area, Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-G.14: The County shall not approve any discretionary permit	Based on the Memorandum of Understanding (MOU) between the County of

Relevant Policies:	Consistency/Considerations:
<p>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.</p>	<p>Fresno and the City of Sanger, the definition of "Urban Development" means development not allowed in areas designated Agricultural, Rural Residential or River Influence in County's General Plan or applicable community plan. Based on that definition, the subject applications are allowed within Agricultural designated area subject to a discretionary permit and was not referred to the City of Sanger for possible annexation.</p>
<p>General Plan Policy LU-A.3: 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:</p> <p>Criteria "a": The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.</p> <p>Criteria "b": The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.</p> <p>Criteria "c": The operational characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius.</p> <p>Criteria "d": A probable workforce should be located nearby or be readily available.</p> <p>Criteria "e": For proposed agricultural commercial center uses the following additional criteria shall apply:</p> <p>Criteria "e.1": Commercial uses should be clustered in centers instead of single uses.</p> <p>Criteria "e.2": To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located</p>	<p>The subject parcel is designated Agricultural per the County-adopted Sanger Community Plan. The proposed use is allowed by discretionary permit, specifically, a Classified Conditional Use Permit per the Fresno County Zoning Ordinance.</p> <p>The proposed use will provide an agricultural supportive use that will provide agricultural related supplies and equipment to the surrounding agricultural community. The use is located more efficiently as they are closer to their customer base.</p> <p>Regarding Criteria "b". the use will be sited on land that has historically been used for agricultural cultivation. There does not appear to be less viable agricultural land in the vicinity when compared to the project site. Another consideration can be made to the future use of the site. Per the City of Sanger General Plan, the parcel is designated for commercial use. In considering the parcel's eventual conversion once annexed into the City of Sanger, it can be seen that the subject parcel is less suited to be productive agricultural land.</p> <p>In addressing Criteria "c", the proposed use and the estimated water usage resulting from the use has been reviewed by the Water and Natural Resources Division. It was determined that the use would have a less than significant impact on water resources.</p> <p>In addressing Criteria "d", The subject site is located north of the city limits of the City of Sanger and is located south of State Route 180 which provides efficient access to the City of Fresno. Both are urban centers were a</p>

Relevant Policies:	Consistency/Considerations:
<p>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.</p> <p>Criteria “e.3”: New commercial uses should be located within or adjacent to existing centers.</p> <p>Criteria “e.4”: Sites should be located on a major road serving the surrounding area.</p> <p>Criteria “e.5”: Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers’ residences.</p> <p>Criteria “h”: When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3.b, e.2, 2.4, and e.5.</p>	<p>probably workforce is located nearby.</p> <p>Regarding Criteria “e”, the use is not being considered an agricultural commercial center.</p> <p>Concerning Criteria “h”, the proposal is requesting a new use on a new site. Although the Applicant intends to relocate his existing operation, there is no existing commercial use on the subject site.</p>

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: The subject parcel is designated Agricultural per the County-adopted Sanger Community Plan and is located within the City of Sanger Sphere of Influence (SOI).

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

Analysis Finding 4:

Based on the consideration of relevant policies, there appears to be no conflict with the Fresno County General Plan and the proposed use.

Recommended Conditions of Approval:

None

Conclusion Finding 4:

There being no conflicts with the General Plan, Finding 4 can be made.

***Finding 5:** That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.*

Reviewing Agency Comments:

Comments received from reviewing Agencies and Department have been analyzed and were included in the corresponding analysis of findings. Any comments that have been determined to be included as Mitigation Measures, Conditions of Approval and Project Notes for this project are provided in Exhibit 1.

Analysis:

Mitigation Measures, Conditions of Approval, and Project Notes are based upon comments and recommendations received from reviewing Agencies and Departments. Finding 1 addresses the adequacy of the subject parcel/project site and determines whether or not the subject parcel is sufficient in size to accommodate the proposed use while maintaining development standards set forth by the underlying zone district, which is in place to provide standardizations to all parcels under a certain zone district and protect adjacent parcels through setbacks and buffers. Finding 2 addresses potential impacts to roadways adjacent to the subject parcel and the adequacy of the facility in terms of traffic generation and roadway quality. Finding 3 analyzes impacts to surrounding parcels. Finding 4 focuses on the project’s consistency with the Fresno County General Plan, which guides development of the County through conformance with applicable goals and policies.

Staff believes that the proposed Mitigation Measures, Conditions of Approval, and Project Notes included as Exhibit 1, should be adopted to protect the public health, safety, and general welfare and such other conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division.

Conclusion Finding 5:

Based of the Reviews and Analysis described previously, particular conditions have been deemed necessary to protect the public health, safety and general welfare, hence Finding 5 can be made.

PUBLIC COMMENT:

None

SUMMARY CONCLUSION:

Based on the factors cited in the analysis, it has been determined that:

- the required Findings for granting the Variance application cannot be made, and
- the required Findings for the Director Review & Approval application can be made, and
- the required Findings for the Classified Conditional Use Permit Application can be made.

The proposed uses are consistent with the surrounding uses and can be approved without the Variance to divide the parcel into three small parcels.

Therefore it is recommended to:

- deny Variance Application No. 4072, and

- approve Director Review and Application No. 458, and
- approve Classified Conditional Use Permit Application No. 3654 with the listed conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7651; and
- Move to determine that the required Findings cannot be made due to the circumstance not being unique and substantial property rights not being in jeopardy; and move to deny Variance Application No. 4072, and
- Move to determine that the required Findings can be made for Director Review and Approval Application No. 4587 subject to the conditions of approval, and
- Move to determine that the required Findings can be made Classified Conditional Use Permit Application No. 3654 subject to the conditions of approval; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7651; and
- Move to determine the required Findings can be made (state basis for making the Findings) and move to approve Variance Application No. 4072, Director Review and Approval Application No. 4587, and Classified Conditional Use Permit Application No. 3654, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

TK:im
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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
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed 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.
Conditions of Approval					
1.	The following Conditions of Approval are associated with Variance Application No. 4072: A. Development of the property shall be in accordance with the Site Plan approved by the Planning Commission to allow the mapping procedure to split the existing 17.93-acre parcel into three parcels, two of which will be approximately 7.16 acres in size, and one of which will be approximately 3.61 acres in size.				
2.	The following Conditions of Approval are associated with Director Review and Approval Application No. 4587: A. Development of the truck and trailer storage and maintenance facility when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment shall be in accordance with the Site Plan approved by the Planning Commission. B. A Site Plan Review (SPR) Application shall be submitted for approved in accordance with Section 874 of the Fresno County Zoning Ordinance prior to issuance of building permits				
3.	The following Conditions of Approval are associated with Classified Conditional Use Permit Application No. 3654: A. Development of the feed and farm supply store shall be in accordance with the Site Plan approved by the Planning Commission. B. A Site Plan Review (SPR) Application shall be submitted for approved in accordance with Section 874 of the Fresno County Zoning Ordinance prior to issuance of building permits				

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

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	<p>The following Project Notes are associated with Variance Application No. 4072:</p> <p>A. The property has existing nearby agricultural crops to the north, south, and east. There is always the concern that normal agricultural practices may create dust. There will be scheduled pesticide treatments. Both situations should be taken into account. The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniencies and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years."</p>
2.	<p>The following Project Notes are associated with Director Review and Approval Application No. 4587:</p> <p>A. The Site Plan Review Section of the Department of Public Works and Planning provide the following comments:</p> <ol style="list-style-type: none">1. The Operational Statement indicates up to 50 employees to be employed by the facility on-site. Off-street parking requirements shall be one (1) parking space for every two (2) employees on-site. Twenty-Five (25) parking stalls are required, one (1) of which shall be ADA compliant and van accessible.2. Parking stalls shall be constructed in compliance with County and State standards. Per Fresno County parking standards, a minimum 29 feet of vehicle backup clearance shall be provided for all parking stalls and clearly labeled in the site plan.3. Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet of the edges of the ultimate right-of-way shall be concrete or asphalt.4. Any proposed gate that provides initial access to this site shall be setback from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.5. Depending on the size of truck parking adjacent to the entrance and their orientation, adequate area may not have been provided. A striping plan for that area should be required. <p>B. Plans, permits, and inspections will be required for all onsite improvements.</p> <p>C. Project proposal will be subject to the County LAMP requirements.</p> <p>D. The Fresno County Fire Protection District provide the following comments:</p> <ol style="list-style-type: none">1. The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the applicant must submit plans to the County of Fresno, Department of Public Works and Planning for review. It is the applicant's responsibility to deliver a minimum of three sets of plans to the FCFPD.2. Project/Development including: Single-Family Residential (SFR) property of three (3) or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the FCFPD.3. Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.4. When made available, the applicant should connect to the City of Sanger water system and provide fire hydrants as appropriate based on the California Fire Code Requirements. <p>E. The Road Maintenance and Operations Division provide the following comments:</p> <ol style="list-style-type: none">1. Proposed Parcel "A" (7.02-acre parcel that will contain the proposed agricultural truck and trailer storage and maintenance facility) and Parcel "B" (3.60-acre parcel to contain existing single-family residence) should be

Notes

restricted to no more than one driveway per parcel for ingress and egress purposes. Direct access points shall be located at sufficient intervals from each other and from public roads to maintain safety and the traffic carrying capacity of the roadway.

2. Access to a divided arterial may be restricted to right turn movements and median crossing may be prohibited.
 3. Any approved drive approached onto Academy Avenue will require an encroachment permit from the Fresno County Road Maintenance and Operations Division.
 4. For all access driveways onto Academy Avenue, the first 100 feet of the roadway or driveway from the public road must be paved or treated with dust palliative to minimize tracking and dust pollution on County roads.
 5. An encroachment permit from Fresno County Road Maintenance and Operations Division is required for any work in the County road right-of-way.
- F. The Development Engineering Section provide the following comments:
1. Typically, any access driveway should be set back a minimum of 10 feet form the side property line.
 2. Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an encroachment permit from the Road Maintenance and Operations Division.
 3. Typically, in an arterial classification, if not already present, on-site turnaround area is required for vehicles leaving the site to enter the arterial road in a forward motion so that vehicles do not back out onto the roadway. Direct access to an arterial road is usually limited to one common point. No new access points are allowed without prior approval, and any existing driveway shall be utilized.
 4. Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
 5. If not already present, 10-foot by 10-foot corner cutoffs should be improved for site distance purposes at the exiting driveways onto Academy Avenue.
 6. An Engineered Grading and Drainage Plan and a grading permit are required.
- G. The Department of Public Health, Environmental Health Division provide the following comments:
1. Facilities proposing to use and/or store hazardous materials and/or hazardous waste 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 material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: ≥ 55 gallons (liquids), ≥ 500 pounds (solids), ≥ 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
 2. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
 3. If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
 4. The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers, which may require the Owner/Operator to obtain a permit from the California Department of Resources Recycling and Recovery (CalRecycle).
 5. The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the Fresno County Noise Ordinance.

Notes

6. In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be property destroyed by an appropriately licensed contractor (permits required). Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.
 7. The onsite sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.
 8. The location of the onsite sewage disposal system should be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system.
 9. As per California Plumbing Code Appendix H: access to septic tanks shall be maintained; and Section 6.9 disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent.
- H. The property has existing nearby agricultural crops to the north, south, and east. There is always the concern that normal agricultural practices may create dust. There will be scheduled pesticide treatments. Both situations should be taken into account. The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years."
- I. The San Joaquin Valley Air Pollution Control District provide the following comments:
1. Based on the information provided to the District, specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 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 microns or less (PM10), of 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the annual criteria pollutant emissions significance thresholds.
 2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The Project is subject to District Rule 9510 as it exceed 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency.
 3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
 4. Advise fleets associated with the subject application operational activities to utilize the cleanest available HHD truck technologies, including zero and near-zero technologies as feasible.
 5. The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore efforts to ensure compliance with anti-idling regulation, especially near

Notes

- sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.
6. The project may be subject to District Rule 2010 (permits required) and Rule 2201 (new and modified stationary source review) and require District permits. Prior to construction the project proponent should submit to the District an application for an Authority to Construct (ATC) if applicable.
 7. The project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

3.

The following Project Notes are associated with Classified Conditional Use Permit Application No. 3654:

- A. The Site Plan Review Section provide the following comments:
 - a. The applicant shall meet Fresno County parking requirements including adequate parking dimensions, back-up space, width of isles, turn around radius, etc.
 - b. Per the operational statement, a minimum of five (5) parking stalls shall be required, one of which shall be ADA compliant and van accessible.
 - c. ADA stalls shall be concrete or asphalt concrete paved and must be located on the shortest possible route to the main entrance so disabled persons do not cross driveways into the parking lot.
 - d. Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet of the edge of the ultimate right-of-way shall be concrete or asphalt.
- B. Project proposal will be subject to County LAMP requirements.
- C. Plans, permits, and inspections will be required for all onsite improvements.
- D. The Fresno County Fire Protection District provide the following comments:
 - a. The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval the applicant must submit plans to the County of Fresno, Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to the FCFPD.
 - b. Project/Development including: Single-Family Residential (SFR) property of three (3) or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the FCFPD.
 - c. Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
 - d. When made available, the Applicant should connect to the City of Sanger water system and provide fire hydrants as appropriate based on the California Fire Code Requirements.
- E. The Road Maintenance and Operations Division provide the following comments:
 - a. Butler Avenue is classified as a local road in the County's General Plan requiring 60 feet of ultimate road right-of-way. An additional 10 feet of right-of-way is needed along parcel frontage to meet the ultimate right-of-way for Butler Avenue. Any setbacks for new construction should be based upon the ultimate right-of-way for Butler Avenue.
 - b. Access to a divided arterial may be restricted to right turn movements and median crossing may be prohibited.
 - c. A 30-foot by 30-foot corner right-of-way cutoff is needed at the intersection of Academy Avenue and Butler Avenue for visibility purposes.
 - d. For all access driveways onto Academy Avenue and Butler Avenue, the first 100 feet of the roadway or

Notes

driveway from the public road must be paved or treated with dust palliative to minimize tracking and dust pollution to County roads.

- e. An encroachment permit from the Fresno County Road Maintenance and Operations Division is required for any work in the County road right-of-way.
- F. The Development Engineering Section provide the following comments:
- a. Typically, any access driveway should be set back a minimum of 10 feet from the side property line.
 - b. Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
 - c. Typically, in an arterial classification, if not already present, on-site turnarounds are required for vehicles leaving the site to enter the arterial road in a forward motion so that vehicles do not back out onto the roadway. Direct access to an arterial road is usually limited to one common point. No new access points are allowed without prior approval, and any existing driveway shall be utilized.
 - d. Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
 - e. If not already present, 10-foot by 10-foot corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Academy Avenue and Butler Avenue.
- G. The Department of Public Health, Environmental Health Division provide the following comments:
- a. 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 material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: ≥ 55 gallons (liquids), ≥ 500 pounds (solids), ≥ 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
 - b. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
 - c. If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
 - d. The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers, which may require the Owner/Operator to obtain a permit from the California Department of Resources Recycling and Recovery (CalRecycle).
 - e. The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to Fresno County Noise Ordinance.
 - f. In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately licensed contractor (permits required). Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.
 - g. The onsite sewage disposal system shall be installed under permit and inspection by the Department of

Notes

- Public Works and Planning, Building and Safety Section.
- h. The location of the onsite sewage disposal area should be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system.
 - i. As per California Plumbing Code Appendix H: access to septic tanks shall be maintained; and Section 6.9 Disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent.
- H. The property has existing nearby agricultural crops to the north, south, and east. There is always the concern that normal agricultural practices may create dust. There will be scheduled pesticide treatments. Both situations should be taken into account. The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality
- I. The San Joaquin Valley Air Pollution Control District provide the following comments:
- a. Based on the information provided to the District, specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 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 microns or less (PM10), of 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the annual criteria pollutant emissions significance thresholds.
 - b. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The Project is subject to District Rule 9510 as it exceed 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency.
 - c. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished, or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
 - d. The project may be subject to District Rule 2010 (permits required) and Rule 2201 (new and modified stationary source review) and require District permits. Prior to construction the project proponent should submit to the District an application for an Authority to Construct (ATC) if applicable.
 - e. The project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.
- J. The proposed project will meet the definition of a transient noncommunity public water system and must obtain a drinking water supply permit to use the onsite well. If the well has already been drilled, the applicant shall submit the well driller's log for immediate review. The proposed project is subject to Senate Bill 1263 (SB 1263). SB 1263 requires a person submitting an application for a permit for a proposed new public water system (PWS) to first submit a preliminary technical report to the State Board at least 6 months before initiating construction of any water-related improvements. The State Board is authorized to deny the permit of a proposed PWS if it determines that it is

Notes

reasonably foreseeable that the proposed PWS will be unable to provide affordable, safe drinking water in the reasonably foreseeable future.

- K. Per City of Sanger standards, the proposed Feed and Farm Supply Store is a permitted use under their General Plan Land-Use designation and future zoning. The proposed use should be conducted in an enclosed building or screened with a block wall.

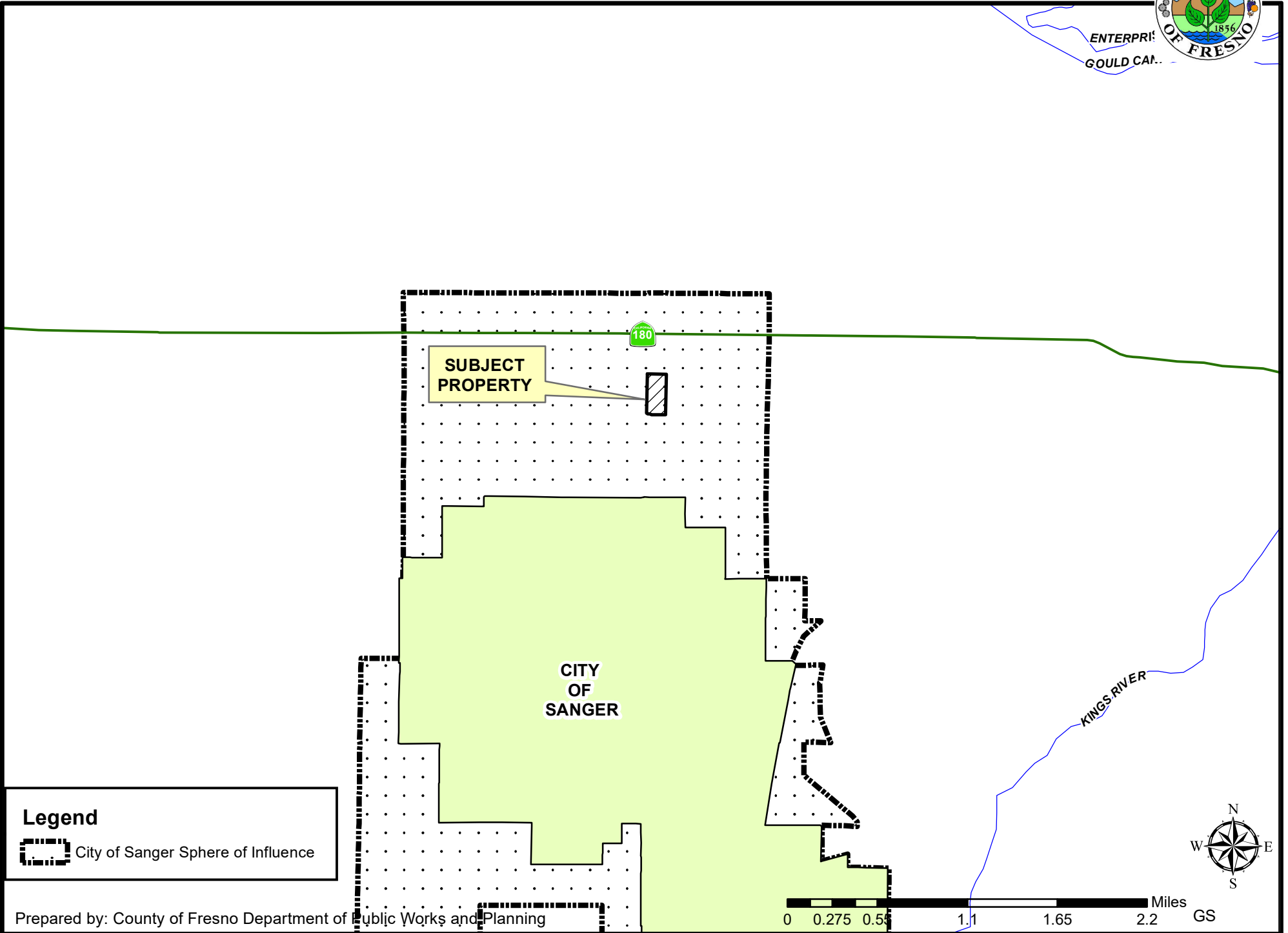
TK

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LOCATION MAP



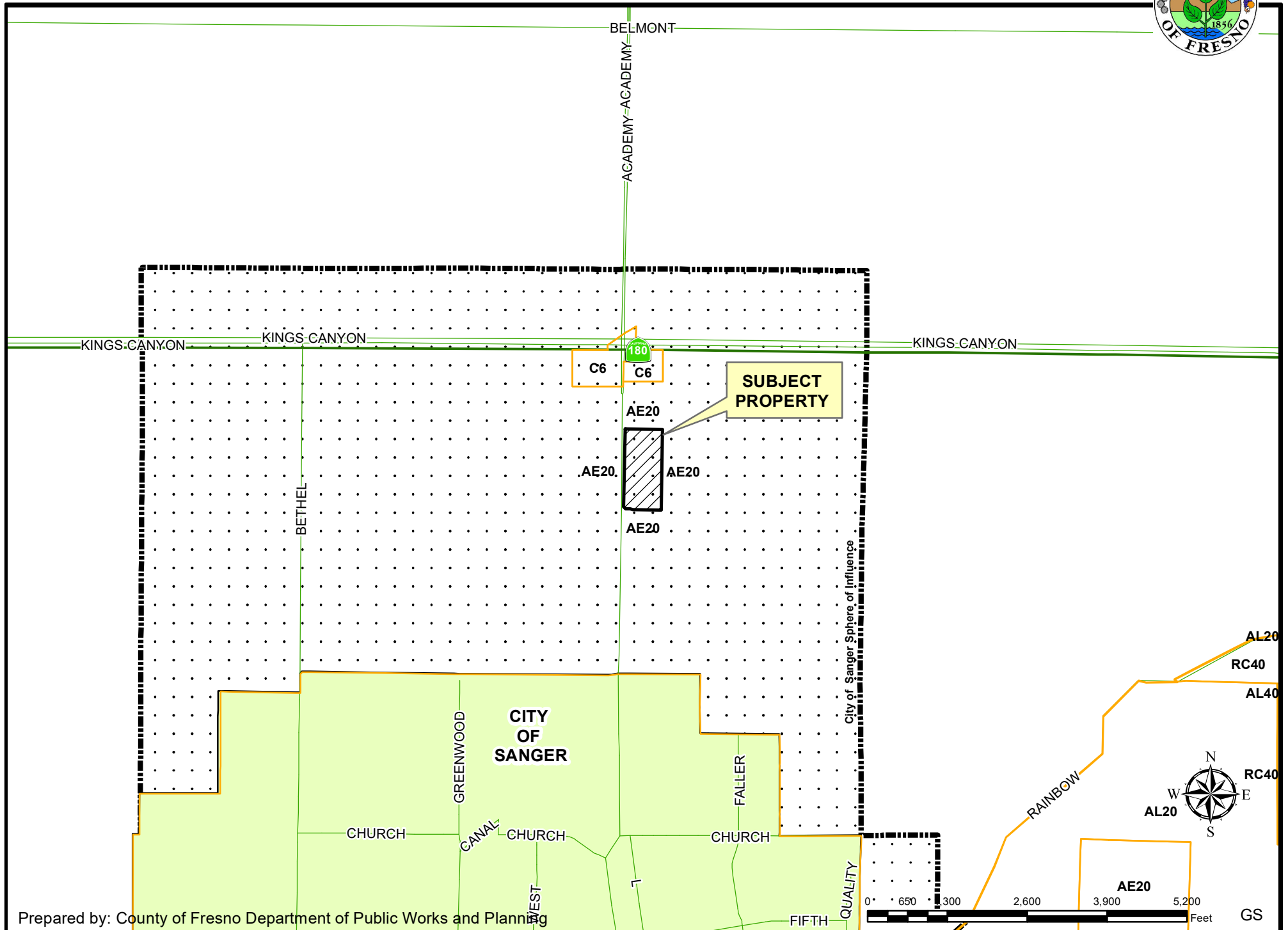
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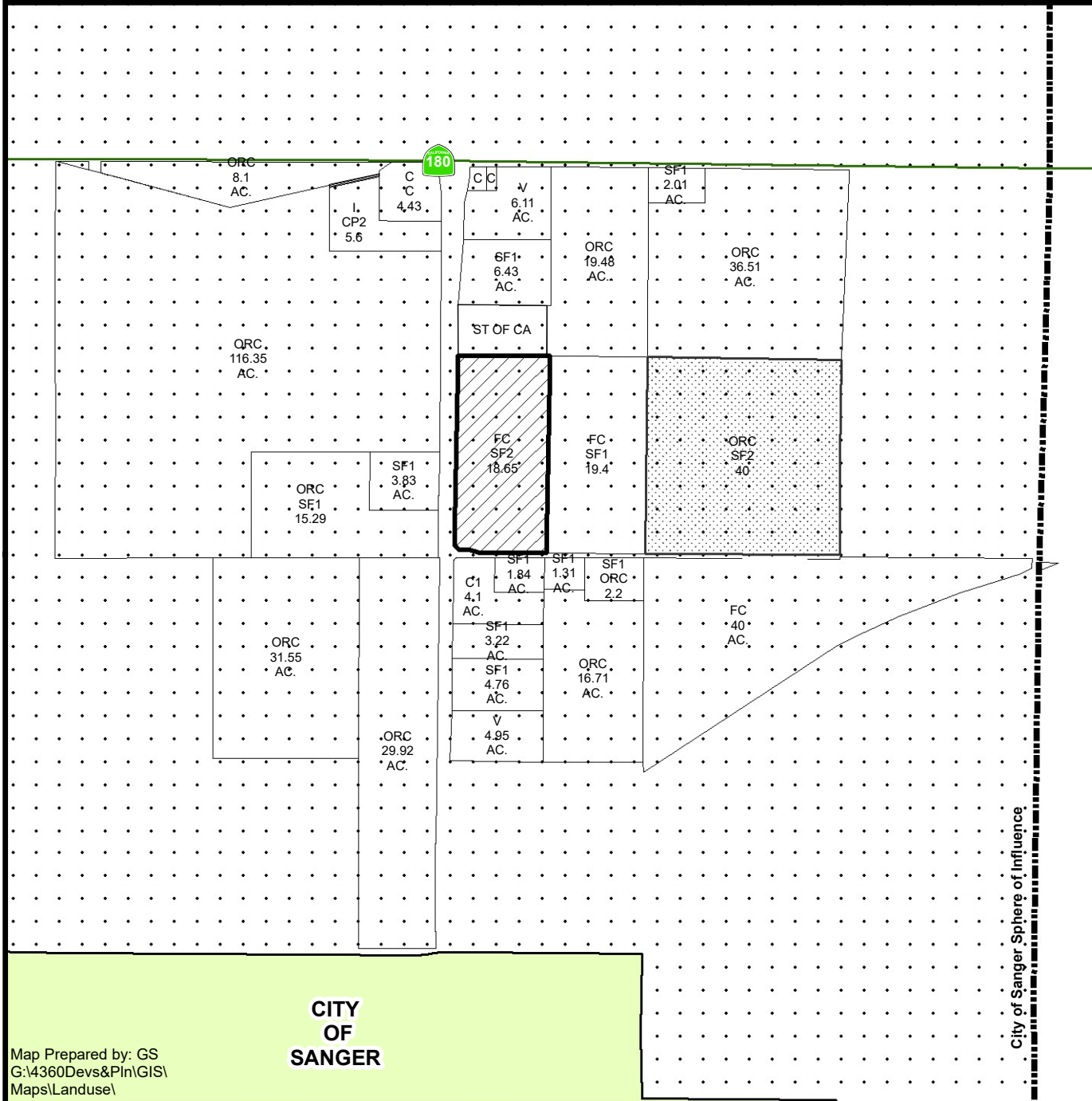
Legend

 City of Sanger Sphere of Influence

EXISTING ZONING MAP





EXISTING LAND USE MAP

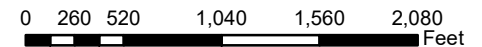
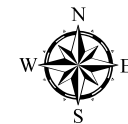


LEGEND	
C	- COMMERCIAL
C#	- COMMERCIAL
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

 Subject Property

 Ag Contract Land

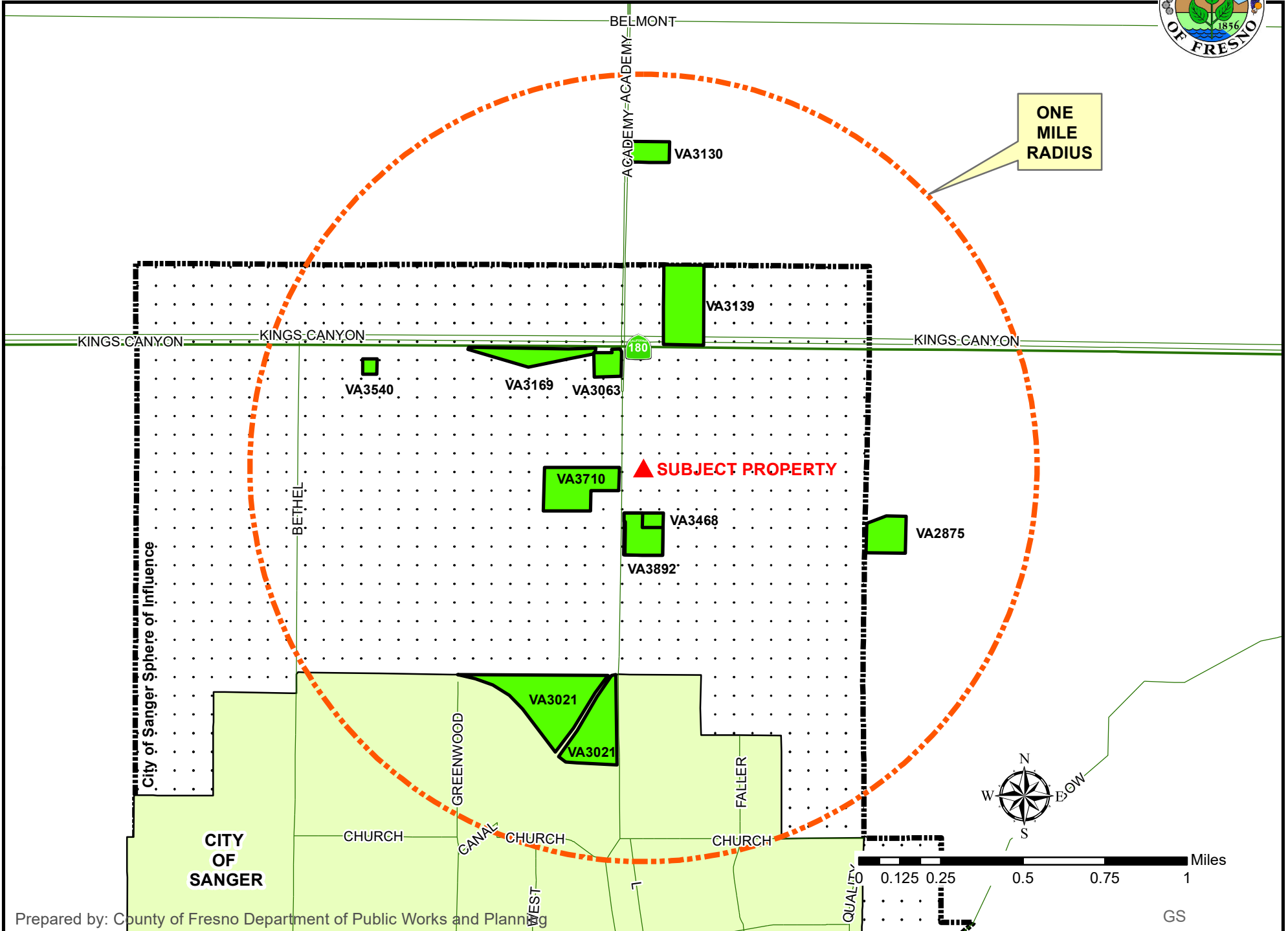


Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
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Maps\Landuse\

CITY OF SANGER

VARIANCES WITHIN A ONE MILE RADIUS

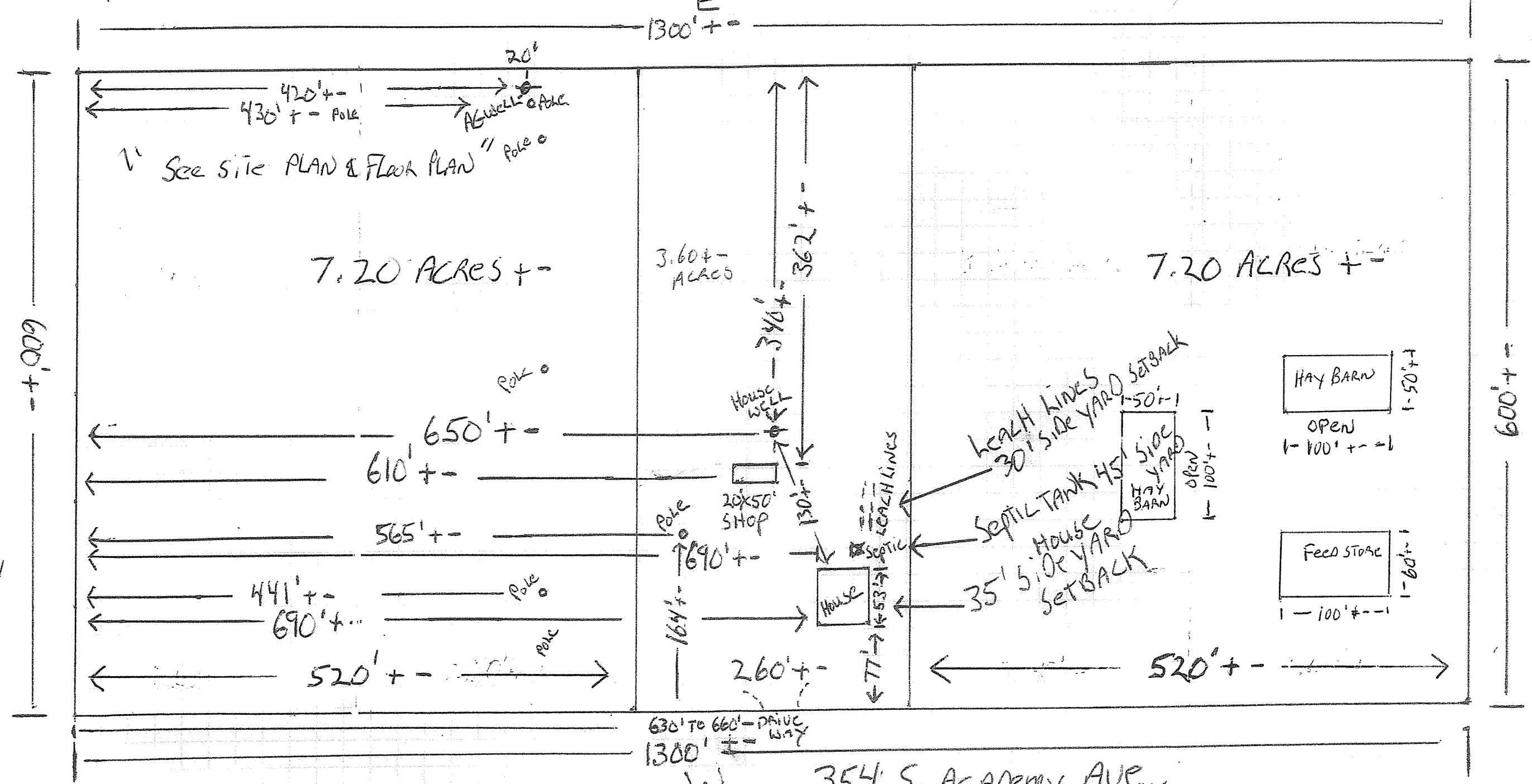


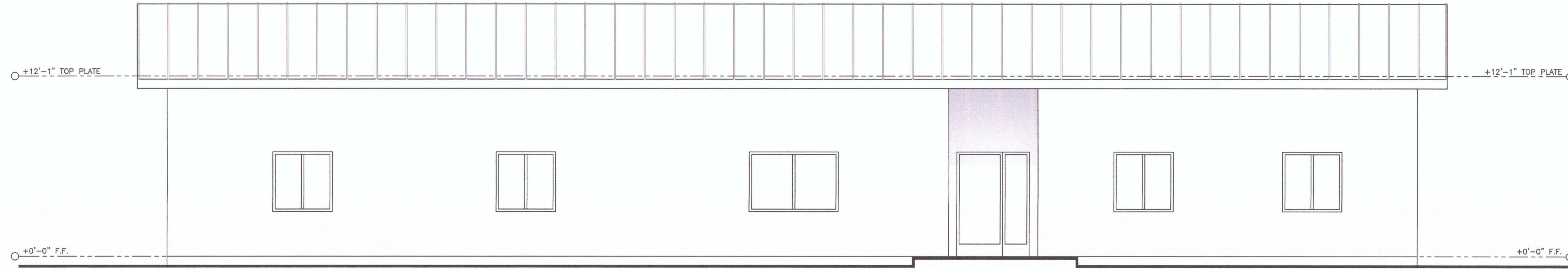
N ←
 E
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 1" = 100'

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

PARCEL A
 AG TRUCK TERMINAL
 1" = 100'
 PARCEL B
 HOUSE
 PARCEL C
 AG FEED & FARM SUPPLY STORE

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

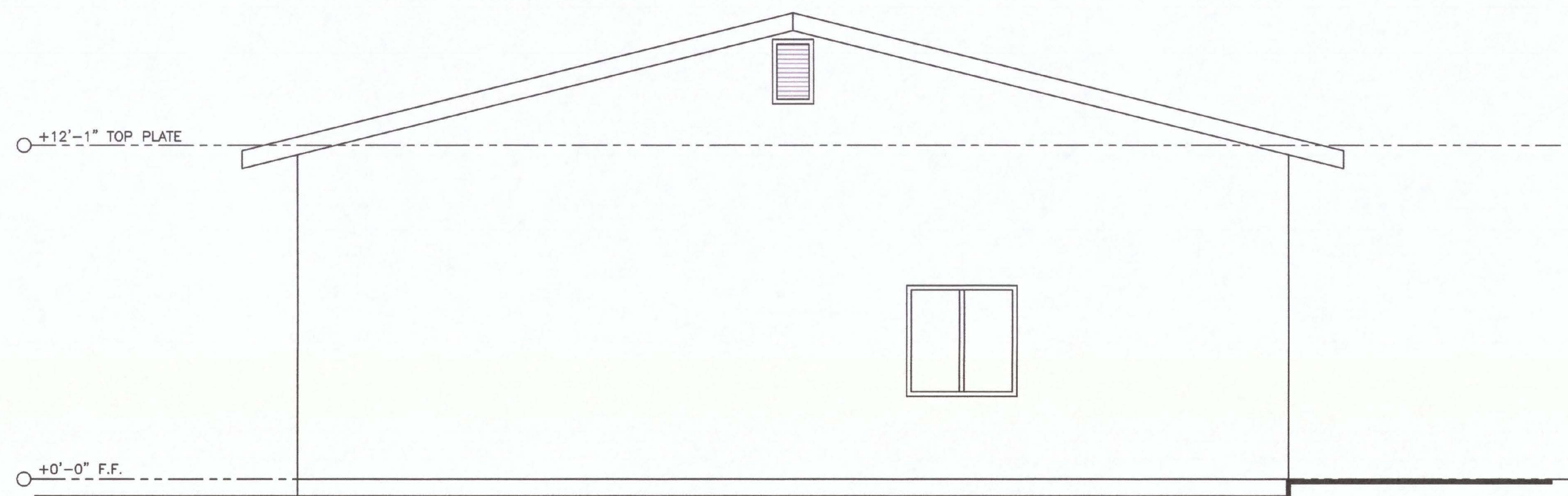




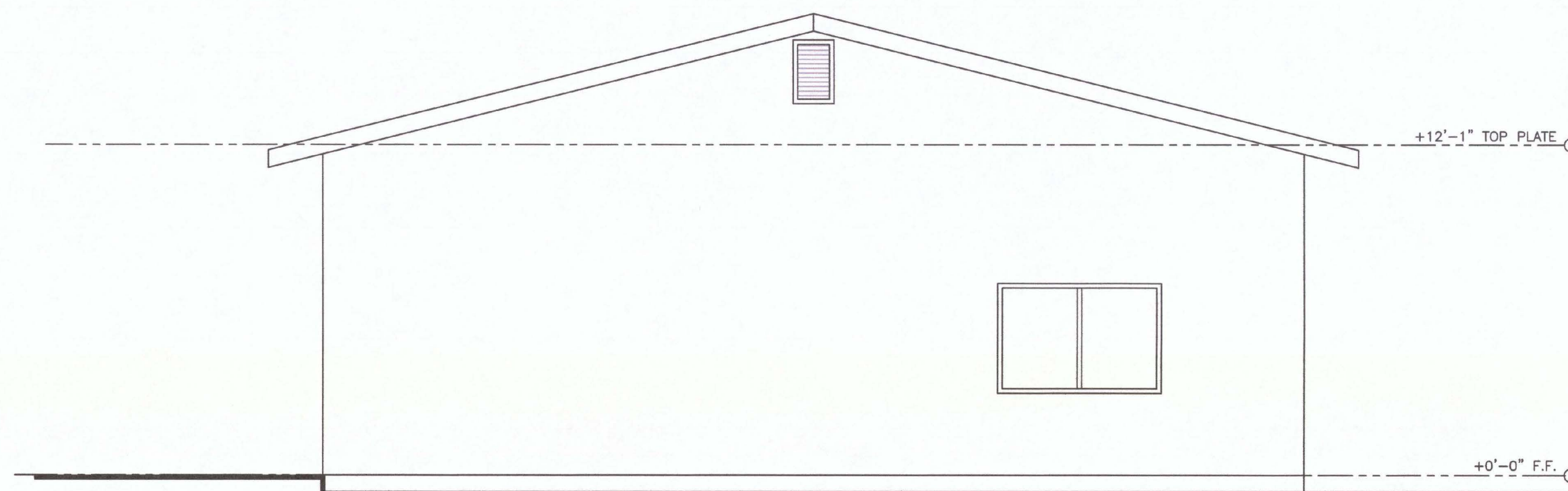
1 WEST ELEVATION - FRONT SCALE: 1/4" = 1'-0"
 A2 PROPOSED



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



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



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

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

345 S. Academy Ave.

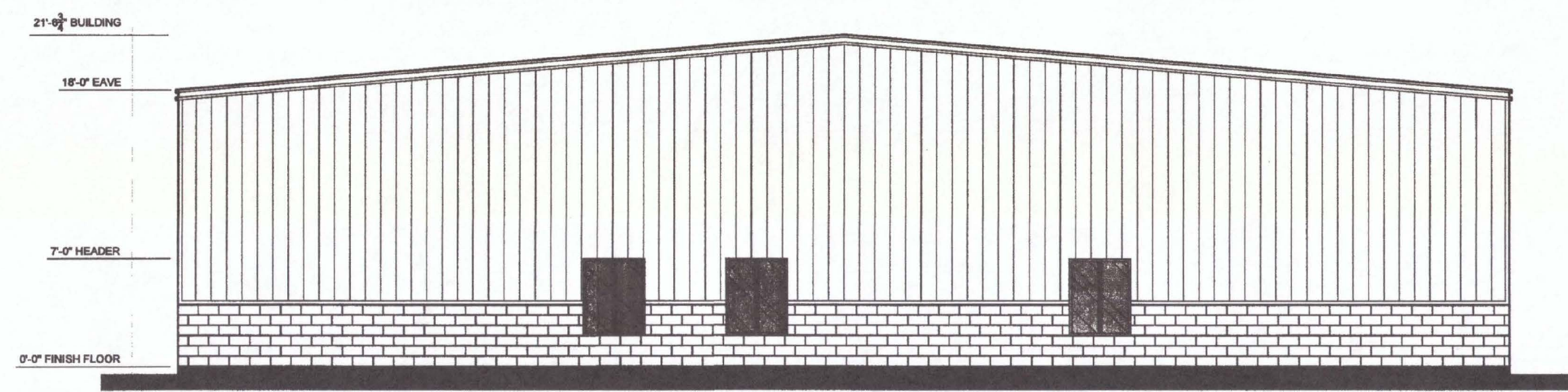
SANGER, CA COUNTY OF FRESNO

PROPERTY DETAILS:
 PROPOSED ACRES: 7.20

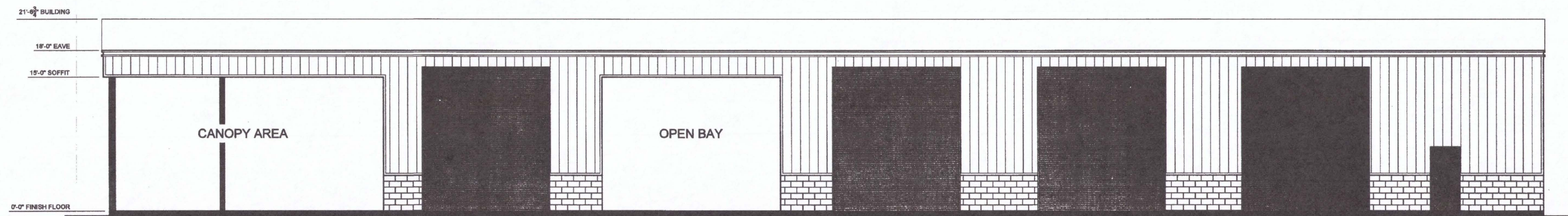
SHEET TITLE:
OFFICE ELEVATIONS

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

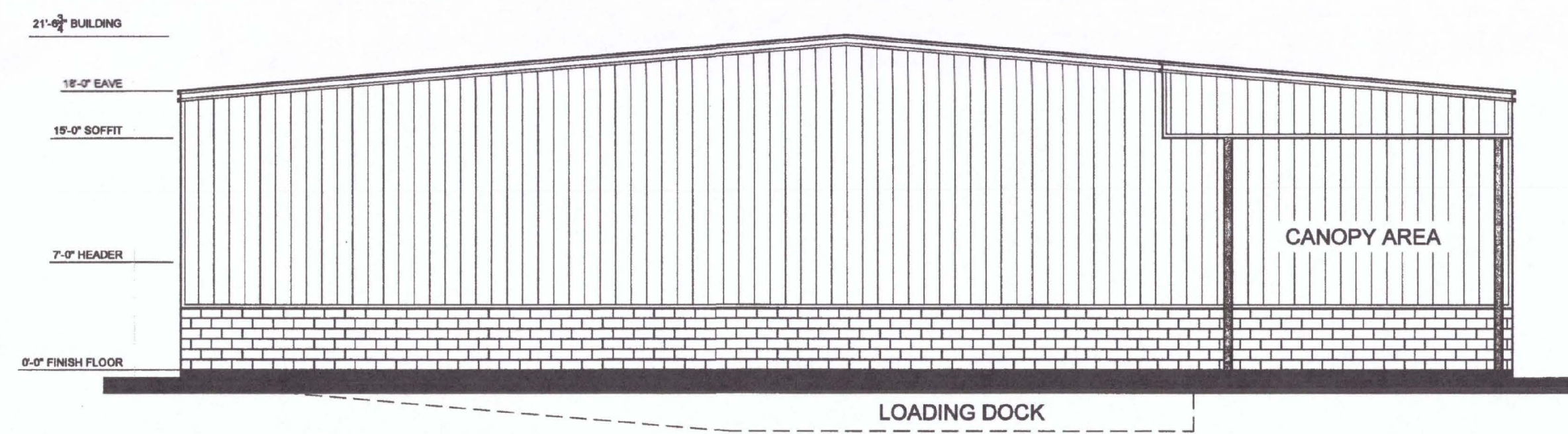
SHEET TAG:
A2



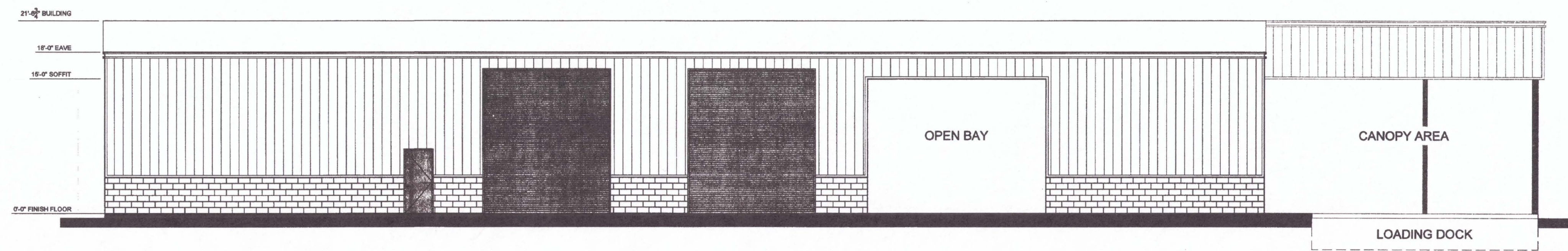
EAST ELEVATION



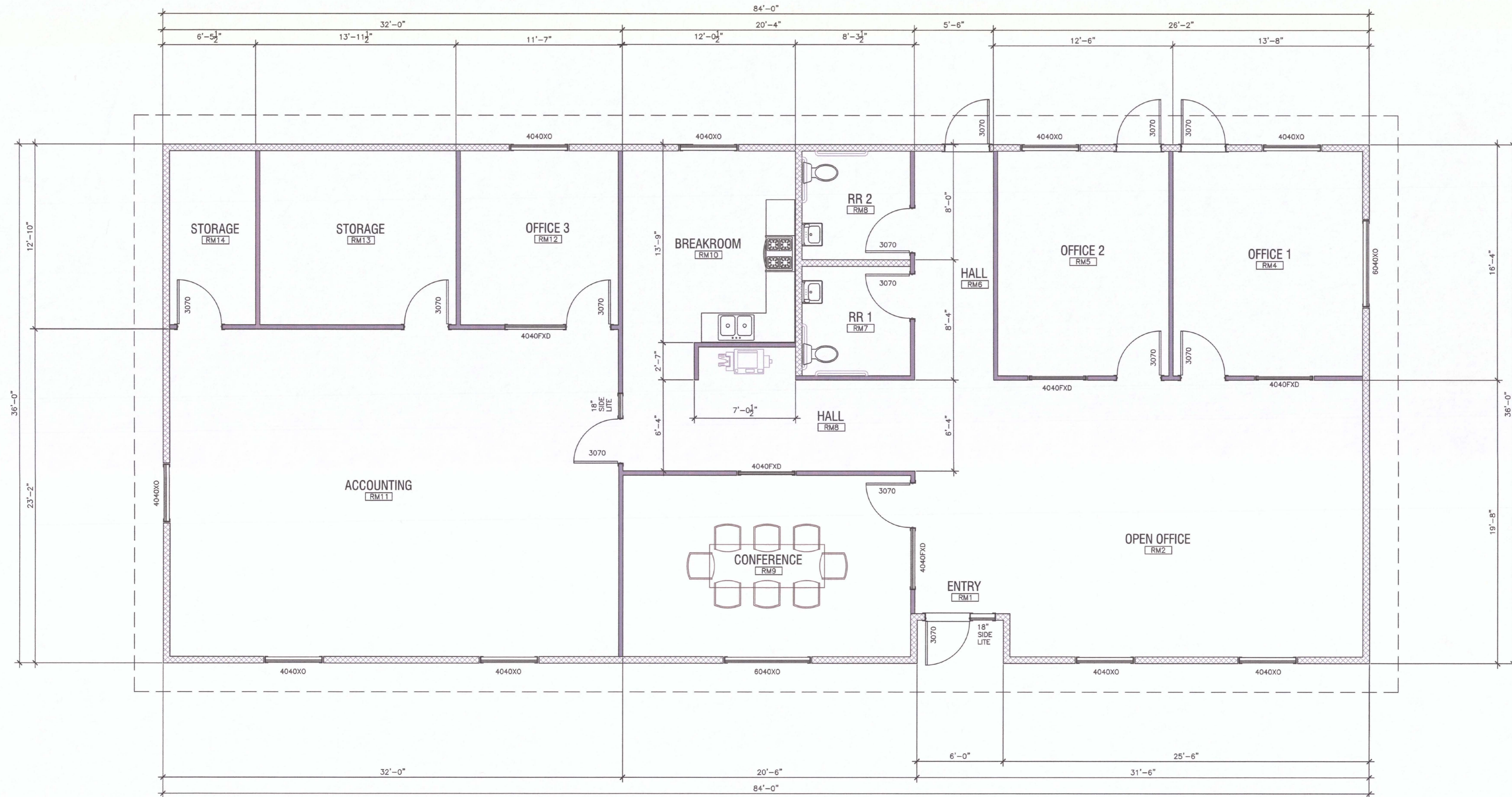
SOUTH ELEVATION



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

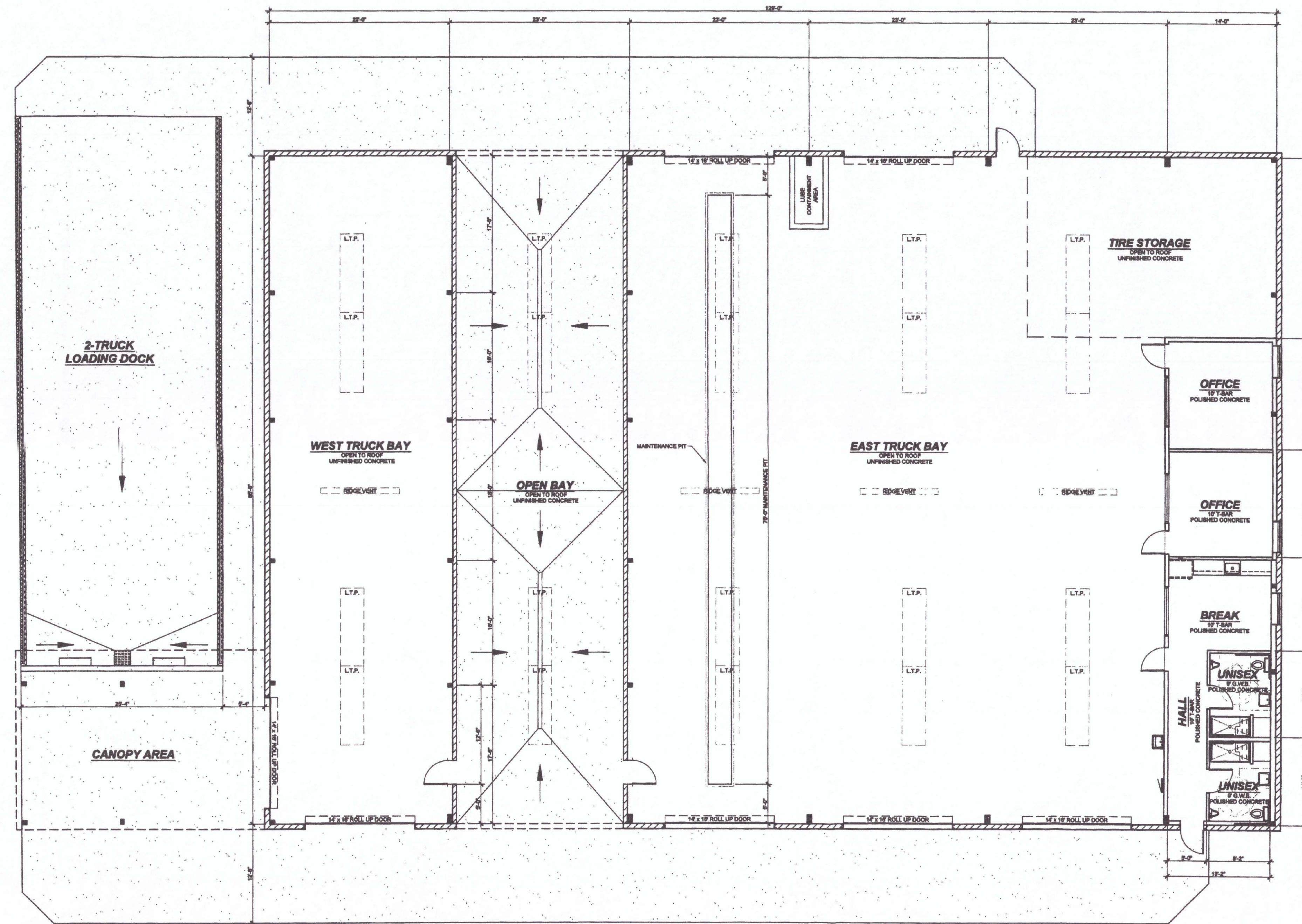
PROPERTY DETAILS:
 PROPOSED ACRES: 7.20

SHEET TITLE:
OFFICE FLOOR PLAN

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

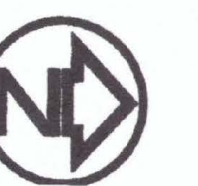
SHEET TAG:
A1

THIS IS AN UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED OR OTHERWISE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF THENKEN.



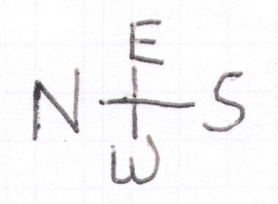
BUILDING AREAS:

OFFICE	911 SQ. FT.
EAST TRUCK BAY	6331 SQ. FT.
OPEN BAY	1928 SQ. FT.
WEST TRUCK BAY	2072 SQ. FT.
TOTAL	11252 SQ. FT.



CHRIS & THERESA SMITH
APP # 314-070-34

PARCEL C AG FEED & FARM SUPPLY STORE



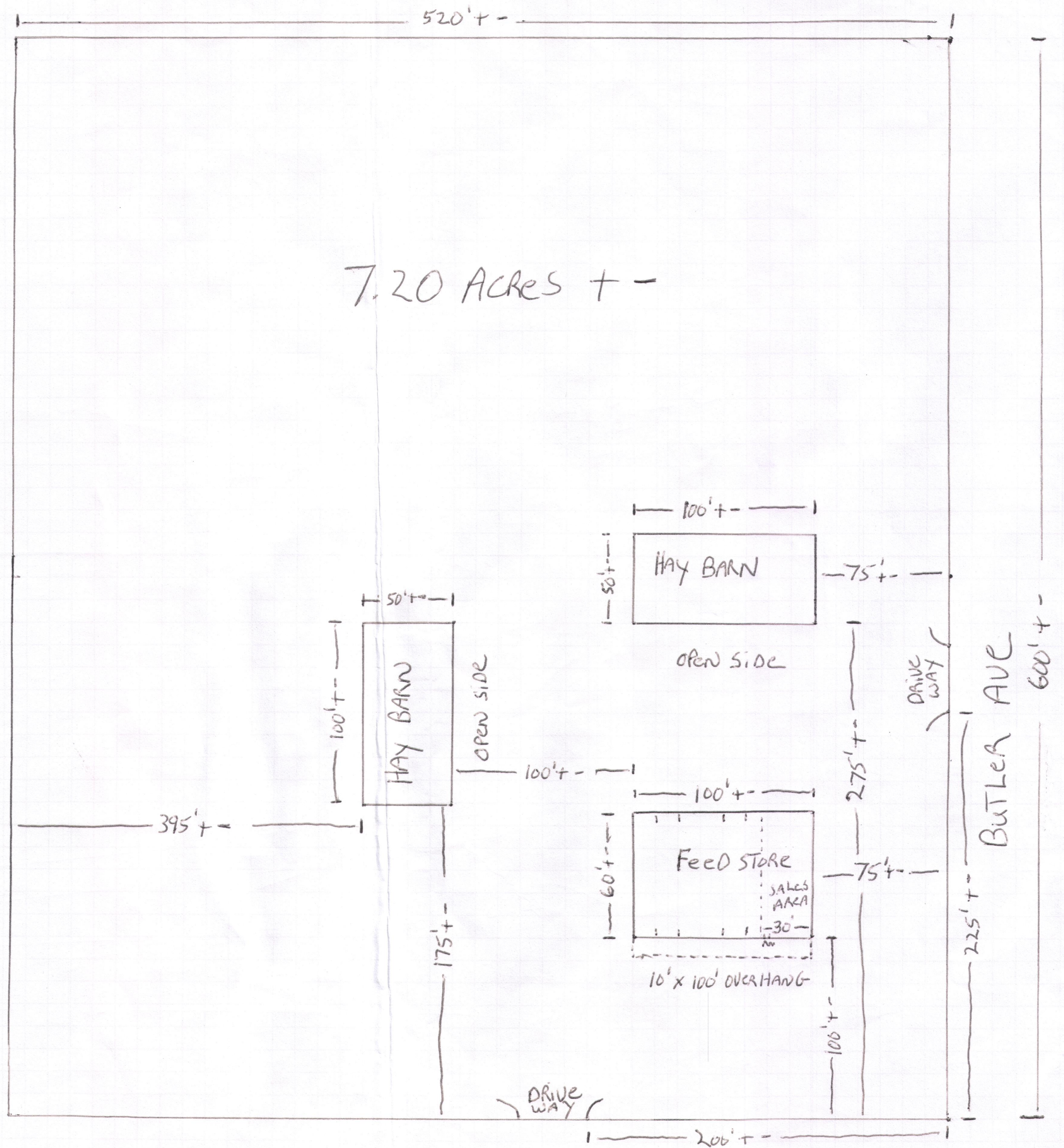
1" = 50'

BASIC SITE PLAN

LEGEND
Roll up Doors 12' x 14'

36" ENTRY DOOR

7.20 ACRES +/-



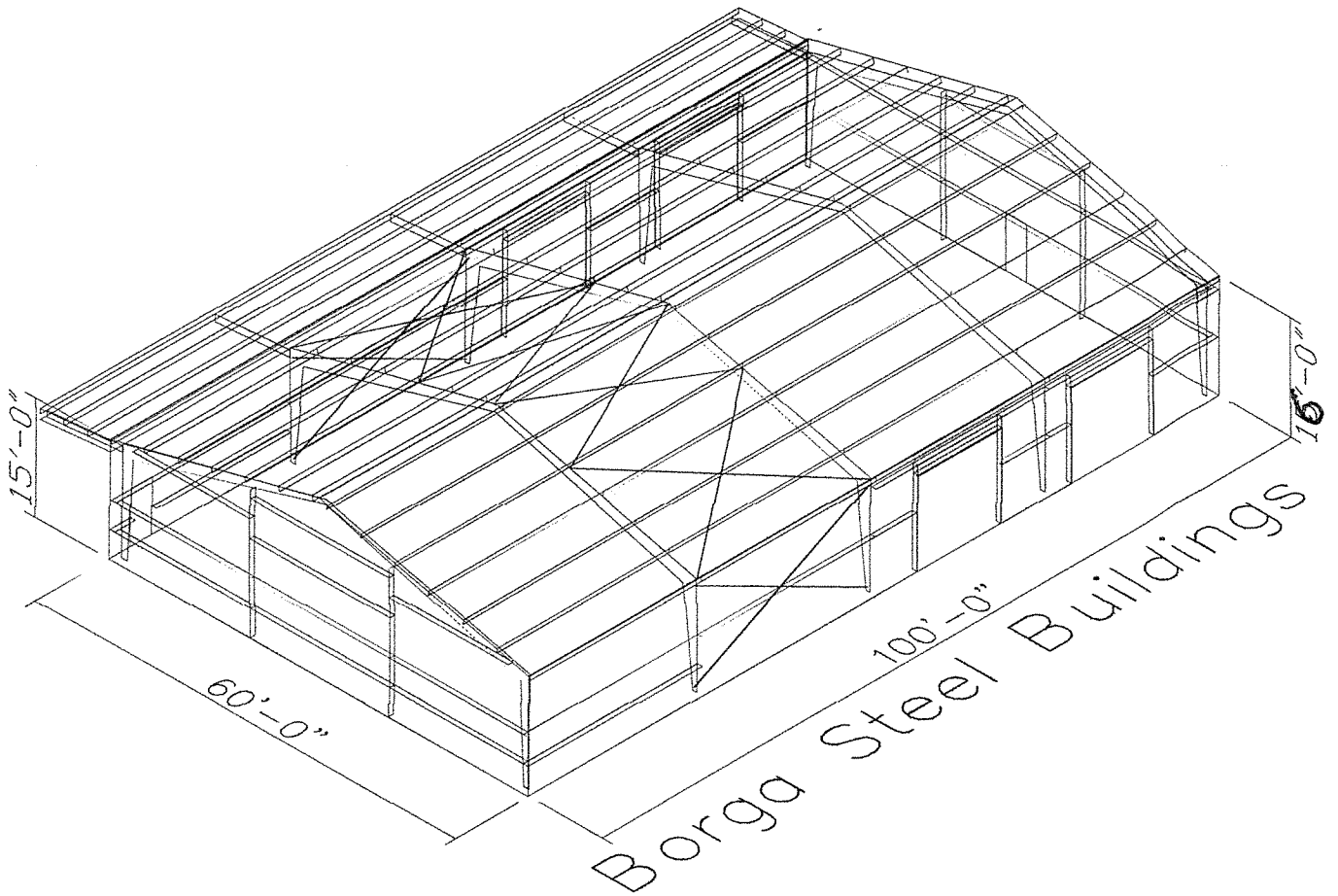
RECEIVED
COUNTY OF FRESNO
JUN 14 2019
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

ACADEMY AVE

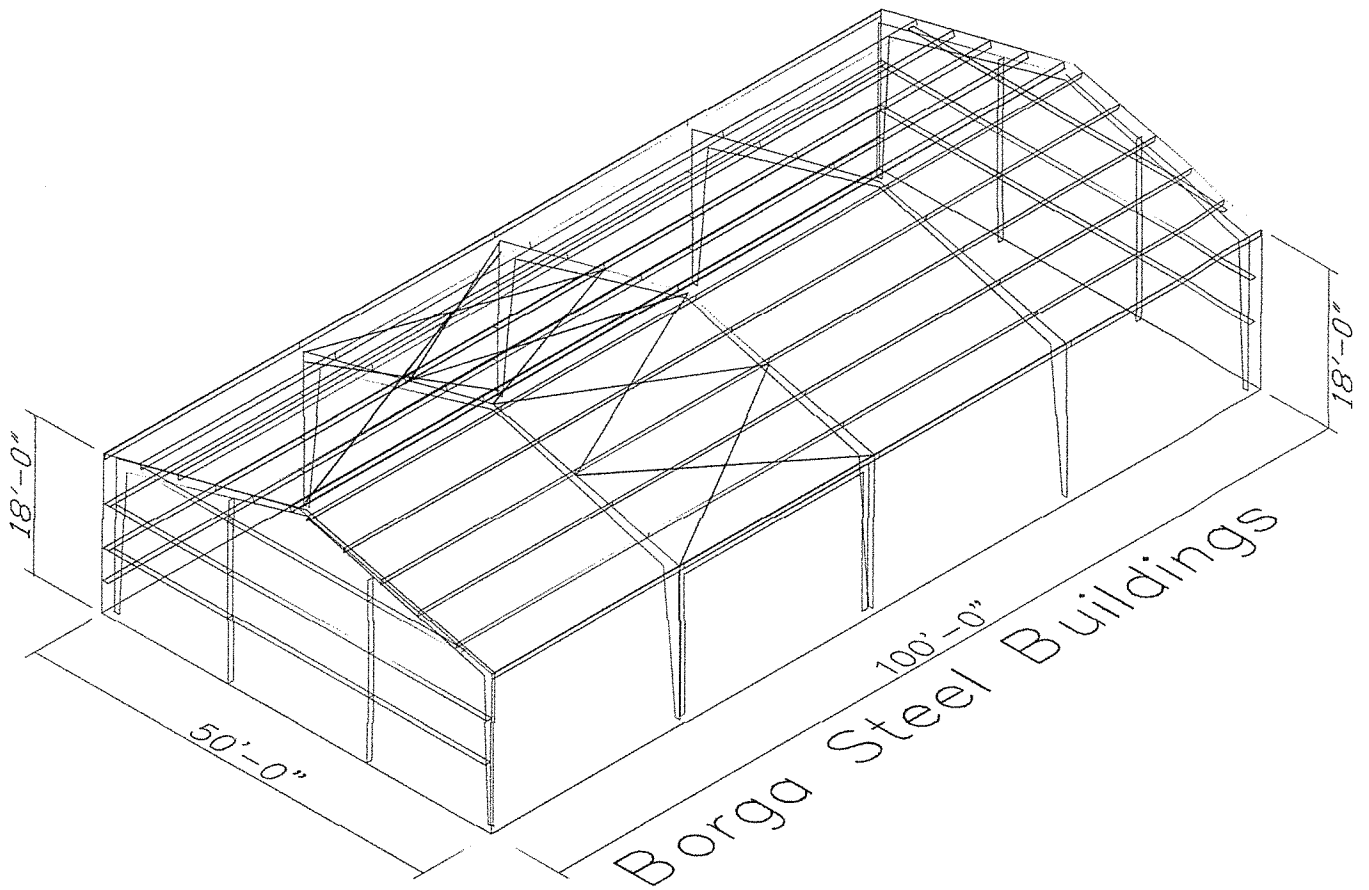
EXHIBIT 8

PARCEL C AG Feed & FARM Supply STORE

Feed STORE

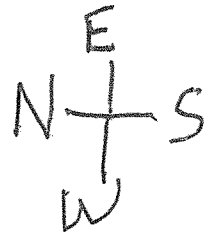


PARCEL C AG-Feed & FARM Supply STORE
HAY BARN



CHRIS & THERESA SMITH
AAN# 314-070-34

PARCEL C AG FEED STORE FLOOR PLAN

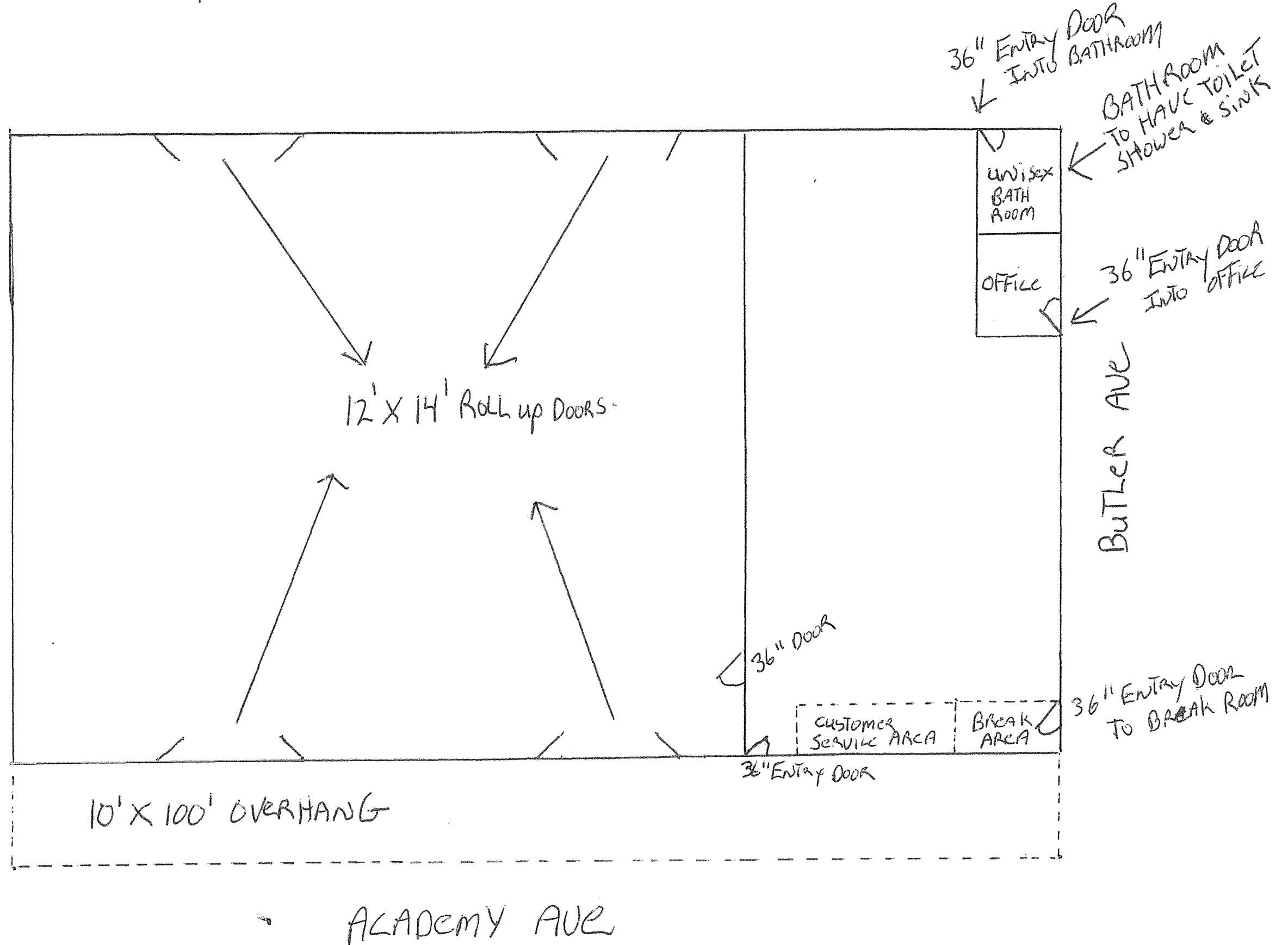


1" = 10'

Legend

ALL DOORS TO BE 36"

Roll up DOORS 12' X 14'



Lyons Transportation Operational Plan

Sept 9, 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
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
21. Garaged vehicles on proposed site:
 - Total owned tractors: 34
 - Total owned trailers: 51
 - Average number of units garaged on site in any twenty-four hour period will range between 10-15 tractors and 20-30 trailers.

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 ^{producing} ~~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.

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 BENEFIT THE ECONOMIC GROWTH OF SANGER.

THANK YOU

CHRIS SMITH



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 (MMTCO₂eq). 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.

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