



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 September 9, 2021

**SUBJECT:** Consider Classified Conditional Use Permit Application No. 3699, and a Proposed Mitigated Negative Declaration based on Initial Study No. 8021.

Allow the processing, storage, and sale of agricultural chemicals on a 2.09-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the north side of E. Conejo Avenue approximately 1,290 feet east of its intersection with S. Cedar Avenue and is approximately 7.2 miles west of the City of Selma (2246 E. Conejo Avenue) (APN 042-310-03) (Sup. Dist. 4).

**OWNER/  
APPLICANT:** Trafalgar Land Company

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

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared based on Initial Study (IS) No. 8021; and
- Approve Classified Conditional Use Permit Application No. 3699 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Applicant's Operational Statement
7. Summary of Initial Study No. 8021
8. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	2.09 acres	No change
Project Site	N/A	2.09 acres
Structural Improvements	Single-Family Residence and accessory structures	Convert Single-Family Residence to Office  Convert Accessory Structures to structures utilized for proposed operation
Nearest Residence	Approximately 325 feet southwest	No change
Surrounding Development	Agricultural and Residential	No change
Operational Features	N/A	8:00 AM to 5:00 PM, 5 days week
Employees	N/A	3 employees
Customers	N/A	Average of 2 people per week
Traffic Trips	Residential	Maximum of 12 one-way trips
Lighting	Residential	Outdoor lighting proposed
Hours of Operation	N/A	8:00 AM to 5:00 PM

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 8021 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration (Exhibit 8) is appropriate.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: July 30, 2021

**PUBLIC NOTICE:**

Notices were sent to 12 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Classified Conditional Use Permit Application may be approved only if 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:**

Existing building permit records confirm the locations of the single-family residence, an existing pre-1958 shed and an agricultural exemption building. If this application is approved, the Applicant intends to convert the existing single-family residence to an office, and the shed and agricultural exempt building to buildings utilized for their operation.

**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.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	AE-20  Front yard: 35 feet  Side yard: 20 feet  Rear Yard: 20 feet	Front Yard: 103 feet  Side Yard: 23.5 feet  Rear Yard: 30 feet	Y
Parking	One parking spot per two employees	No change	Y
Lot Coverage	No requirement	No change	Y
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within forty	No change	Y

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
	(40) feet of any dwelling or other building used for human habitation.		
Wall Requirements	No requirement except if a pool is present	No change	Y
Septic Replacement Area	100% 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:**

Development Engineering Section of the Department of Public Works and Planning: According to FEMA FIRM Panels 2625H and 2650H, the subject parcel is not subject to flooding from the 100-year storm.

An Engineered Grading and Drainage Plan should be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. If the licensed Civil Engineer deems an engineered grading and drainage plan is not necessary because the proposed development does not substantially increase the net impervious surface on-site and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning will be required. Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed.

Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines, or into road right-of-way, and must be retained on-site per County Standards.

A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with the State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1-acre or more of area. Copies of the completed NOI with WDID # and SWPPP shall be provided to the Development Engineering Section prior to any grading work.

Any existing or proposed parking areas shall comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet by 9 feet, and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.

A grading permit/voucher is required for any grading that has been done without a permit and/or grading proposed with this application.

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Finding 1 Analysis:**

Review of existing building permit records and the submitted site plan indicate that the existing structures are in compliance with the development standards of the underlying Zone District. As noted in the Applicant’s Operational Statement, they intend to utilize the existing structures towards their operation. Their proposal will require the conversion and retrofitting of the existing structures to fit their needs and would require additional review and approval via the building permit process. The Applicant will be required to meet all County standards for further development of the site including parking and grading standards.

**Recommended Conditions of Approval:**

*None*

**Finding 1 Conclusion:**

Finding 1 can be made as the analysis above indicates that the subject parcel is adequate in size and shape to accommodate the proposed use.

***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.*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Road frontage along Conejo Avenue	No change
Direct Access to Public Road	Yes	Two access points onto Conejo Avenue	No change
Road ADT		1,100	No change
Road Classification		Local	No change
Road Width		24.7 feet	No change
Road Surface		Paved Asphalt	No change
Traffic Trips		1,100 ADT	Increase of 12 one-way trips
Traffic Impact Study (TIS) Prepared	No	N/A	No TIS required
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: Setbacks shall be measured from the road right-of-way/property line and not the road centerline.

Any entrance gates shall be set back 20 feet from the road right-of-way, or the length of the longest vehicle entering the site, to eliminate the vehicles from idling in the road when stopped to open the gate.

Drive approaches shall be limited to 35 feet in width per Fresno County Improvement Standard D-3.

An Encroachment permit will be required for any work performed within the County road right-of-way.

Development Engineering Section of the Department of Public Works and Planning: Any proposed or existing driveway should be set back a minimum of 10 feet from the property line.

For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.

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

If not already present, a 10-foot by 10-foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Conejo Avenue.

Any work done within the County road 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.

Design Division of the Department of Public Works and Planning: It is recommended that a Traffic Management Plan (TMP) be prepared to address potential impacts during operation of the project.

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Finding 2 Analysis:**

The subject parcel has frontage along Conejo Avenue and will continue to utilize the existing access points to access the public right-of-way. Based on the estimated trips generated from the proposed use, preparation of a Traffic Impact Study was not required and that the project would not have a significant impact on County or State public right-of-way.

**Recommended Conditions of Approval:**

*None*

**Finding 2 Conclusion:**

Finding 2 can be made as the analysis above indicates that the existing roadway and improvements are adequate to accommodate the proposed use.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	37.16 acres	Vineyard	AE-20	N/A
South	57.75 acres	Vineyard	AE-20	Approximately 240 feet
East	37.16 acres	Vineyard	AE-20	N/A
West	18.66 acres	Orchard	AE-20	Approximately 1,530 feet

**Reviewing Agency/Department Comments:**

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.

It is recommended that the Applicant consider having the existing septic tanks pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.

Any proposal for a new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

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.

As a measure to protect ground water, any water wells, or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the

Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed C-57 contractor.

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

San Joaquin Valley Air Pollution Control District: The project will be subject to District Rule 2010 and Rule 2201 and will require District Permits. Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District.

In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated.

The project may also be subject to Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutbacks, 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).

Fresno County Fire Protection District: The project 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 construction plans to the County of Fresno Public Works and Planning and FCFPD for review. It is the Applicant's responsibility to deliver a minimum of two sets of plans to the FCFPD.

The project/development may be required to annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Project/Developments included: Single Family Residential (SFR) properties subdivided into three or more housing units, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property.

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

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

### **Finding 3 Analysis:**

Per comments received from the Department of Public Health, Environmental Health Division, the San Joaquin Valley Air Pollution Control District, and Fresno Fire Protection District, the project will be subject to additional regulatory requirements. These requirements will include possible submittal of a Hazardous Materials Business Plan and approval of permits from the San Joaquin Valley Air Pollution Control District. Regulatory requirements are to be implemented as project notes. In addition to the listed regulatory requirements, the prepared Initial Study for this project determined that the proposal would not result in significant adverse impacts with the inclusion of a mitigation measure regarding outdoor lighting.

### **Recommended Conditions of Approval:**



See Mitigation Measure Monitoring and Reporting Program (MMRP) Item 1- Outdoor Lighting.

**Finding 3 Conclusion:**

Finding 3 can be made as the analysis above determines that the project as conditioned will not have an adverse effect upon surrounding properties.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy LU-A.3: The County may allow by discretionary permit in areas designated 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 Agriculture 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 or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius.</p> <p>Criteria “d”: A probable workforce should be located nearby or be readily available.</p> <p>Criteria “e” relates to additional criteria for proposed agricultural commercial center uses.</p> <p>Criteria “f” relates to value-added agricultural processing facilities.</p> <p>Criteria “g” provides additional criteria for proposed churches and school.</p>	<p>Per the Fresno County Zoning Ordinance, the proposed use is allowed, subject to a Classified Conditional Use Permit. Based on the use being allowed, the project is allowed, subject to the additional criteria listed under Policy LU-A.3.</p> <p>In regard to Criteria “a”, per the Applicant’s Operational Statement, the proposed use will provide a facility to blend and package agricultural fertilizers in correct ratios for their use as well as selling blended materials to other farmers. Being located among agricultural operations will allow the proposed use to be located near their intended customer base.</p> <p>Under Criteria “b” the subject property is already improved with a single-family residence and accessory structures. These improvements are expected to be renovated and converted towards the proposed use without additional conversion of agricultural lands occurring.</p> <p>Review of water resources in the area by responsible agencies indicated that the project would not result in detrimental impacts to water resources. Therefore, the project is consistent with Criteria “c”.</p> <p>In regard to Criteria “d”, the project site is located approximately 7.2 miles west of the City of Selma. When considering the small number of employees needed for the proposed operation, workforce availability can be sourced from the nearby population centers including the City of Selma.</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
Criteria “h” pertains to approving a discretionary permit for existing commercial use.	In regards to Criteria “e”, “f”, “g”, and “h”, the project is not identified under the specific uses.
General Plan Policy LU-A.12: In adopting land use policies, regulations and programs, the county shall seek to protect agricultural activities from encroachment of incompatible land uses.	The project is an allowed use subject to a Conditional Use Permit per the Fresno County Zoning Ordinance. The project is not considered an incompatible land use under the Zoning Ordinance which is consistent with the Fresno County General Plan.
General Plan Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.	Development of the subject site will be subject to the development standards of the underlying zone district established by the Fresno County Zoning Ordinance. Minimum yard setback requirements will be applicable to development of the site and are considered adequate buffers from adjacent properties and agricultural operations.
General Plan Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.	The subject parcel is a 2.09-acre parcel already improved with a single-family residence and accessory structures. There is no productive agricultural land on the project site. Therefore, conversion of productive agricultural land is not anticipated with this project.
<p>General Plan Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</p> <ul style="list-style-type: none"> <li>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</li> <li>b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a</li> </ul>	The Water and Natural Resources Division and the State Water Resources Control Board did not require the preparation of a water supply evaluation. The Water and Natural Resources Division commented that the project site is not located in a water short area and determined that the water supply is adequate to support the proposal.

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</p> <p>c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</p>	
<p>General Plan Policy HS-B.1: The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventative measures to reduce the risk to life and property.</p>	<p>The project has been reviewed by the Fresno County Fire Protection District and commented that further review of plans would occur when submitting for a building permit.</p>
<p>General Plan Policy HS-F.1: The County shall require that facilities that handle hazardous materials or hazardous wastes be designed, constructed, and operated in accordance with applicable hazardous materials and waste management laws and regulations.</p>	<p>Per the Department of Public Health, Environmental Health Division, the project is subject to state and local regulatory requirements for the reporting, handling, and disposal of hazardous waste.</p>
<p>General Plan Policy HS-F.2: The County shall require that applications for discretionary development projects that will use hazardous materials or generate hazardous waste in large quantities include detailed information concerning hazardous waste reduction, recycling, and storage.</p>	<p>Per the Department of Public Health, Environmental Health Division, the project is subject to state and local regulatory requirements for the reporting, handling, and disposal of hazardous waste.</p>

**Reviewing Agency Comments:**

Policy Planning Section of the Department of Public Works and Planning: The subject parcel is designated Agricultural in the Fresno County General Plan and is not enrolled in the Williamson Act Program.

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Finding 4 Analysis:**

Review and analysis of relevant General Plan Policies as indicated above has determined that the project is consistent with the Fresno County General Plan Policies and is aligned with the Goal LU-A “to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County’s economic development goals.

**Recommended Conditions of Approval:**

*None*

**Finding 4 Conclusion:**

Finding 4 can be made as the analysis above indicates that the project is consistent with the General Plan.

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

**Finding 5 Analysis:**

The proposed mitigation measures and conditions of approval were developed based on studies and consultation with specifically qualified staff, consultants, and outside agencies. They were developed to address the specific impacts of the proposed project and were designed to address the public health, safety and welfare. Additional comments and project notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgement agreeing to the proposed mitigation measures and has not advised staff of any specific objection to the proposed conditions of approval.

**Finding 5 Conclusion:**

Based on staff’s analysis, the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare. Finding 5 can be made.

**PUBLIC COMMENT:**

*None*

**SUMMARY CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings can be made and therefore recommends approval of Classified Conditional Use Permit Application No. 3699, subject to the recommended Mitigation Measures and Conditions.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8021; and
- Move to determine the required Findings can be made as recommended in the Staff Report and move to approve Classified Conditional Use Permit Application No. 3699, subject to the Mitigation Measures, and Conditions of Approval listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit Application No. 3699; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Mitigation Measures, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program  
Initial Study No. 8021  
Classified Conditional Use Permit Application No. 3699  
(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/Department of Public Works and Planning (PW&P)	
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.	Development of the property shall be in substantial compliance with the Site Plans, Floor Plans, Elevations, and Operational Statement as approved by the Planning Commission.				
Notes					
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>					
1.	Development Engineering Section of the Department of Public Works and Planning provide the following comments: <ol style="list-style-type: none"> <li>1. An Engineered Grading and Drainage Plan should be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. If the licensed Civil Engineer deems an engineered grading and drainage plan is not necessary because the proposed development does not substantially increase the net impervious surface on-site and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning will be required. Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed.</li> </ol>				

\*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	
	<ol style="list-style-type: none"> <li>2. Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines, or into road right-of-way, and must be retained on-site per County Standards.</li> <li>3. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with the State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1-acre or more of area. Copies of the completed NOI with WDID # and SWPPP shall be provided to the Development Engineering Section prior to any grading work.</li> <li>4. Any existing or proposed parking areas shall comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet by 9 feet, and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.</li> <li>5. A grading permit/voucher is required for any grading that has been done without a permit and/or grading proposed with this application.</li> <li>6. Any proposed or existing driveway should be setback a minimum of 10 feet from the property line.</li> <li>7. For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative</li> <li>8. Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line of the length of the longest truck entering the site, and shall not swing outward.</li> <li>9. If not already present, a 10-foot by 10-foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Conejo Avenue.</li> <li>10. Any work done within the County road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit form the Road Maintenance and Operations Division.</li> </ol>
2.	<p>Road Maintenance and Operations Division of the Department of Public Works and Planning provide the following comments:</p> <ol style="list-style-type: none"> <li>1. Any entrance gates shall be set back 20 feet from the road right-of-way, or the length of the longest vehicle entering the site, to eliminate the vehicles from idling in the road when stopped to open the gate.</li> <li>2. Drive approaches shall be limited to 35 feet in width per Fresno County Improvement Standard D-3.</li> <li>3. An Encroachment permit will be required for any work performed within the County road right-of-way.</li> </ol>
3.	A Traffic Management Plan shall be prepared and submitted to address potential impacts during operation of the project.
4.	<p>The Department of Public Health, Environmental Health Division provide the following comments:</p> <ol style="list-style-type: none"> <li>1. 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: &gt;55 gallons (liquids), &gt;500 pounds (solids), &gt;200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.</li> <li>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.</li> <li>3. It is recommended that the Applicant consider having the existing septic tanks pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last</li> </ol>



Notes	
	<p>five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.</p> <ol style="list-style-type: none"> <li>4. Any proposal for a new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.</li> <li>5. 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.</li> <li>6. As a measure to protect ground water, any water wells, or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed C-57 contractor.</li> <li>7. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance.</li> </ol>
5.	<p>The San Joaquin Valley Air Pollution Control District provide the following comments:</p> <ol style="list-style-type: none"> <li>1. The project will be subject to District Rule 2010 and Rule 2201 and will require District Permits. Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District.</li> <li>2. In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated.</li> <li>3. The project may also be subject to Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutbacks, 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).</li> </ol>
6.	<p>The Fresno County Fire Protection District provide the following comments:</p> <ol style="list-style-type: none"> <li>1. The project 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 construction plans to the County of Fresno Public Works and Planning and FCFPD for review. It is the Applicant's responsibility to deliver a minimum of two sets of plans to the FCFPD.</li> <li>2. The project/development may be required to annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Project/Developments included: Single Family Residential (SFR) properties subdivided into three or more housing units, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property.</li> <li>3. Project/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.</li> </ol>



# LOCATION MAP

CUP 3699

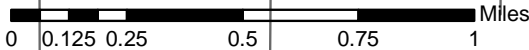
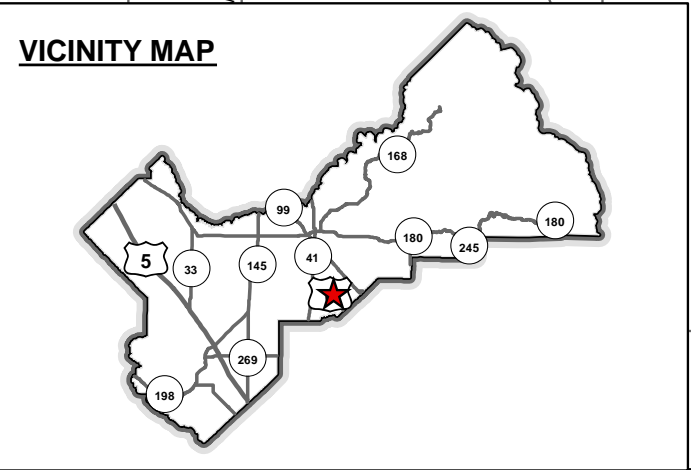
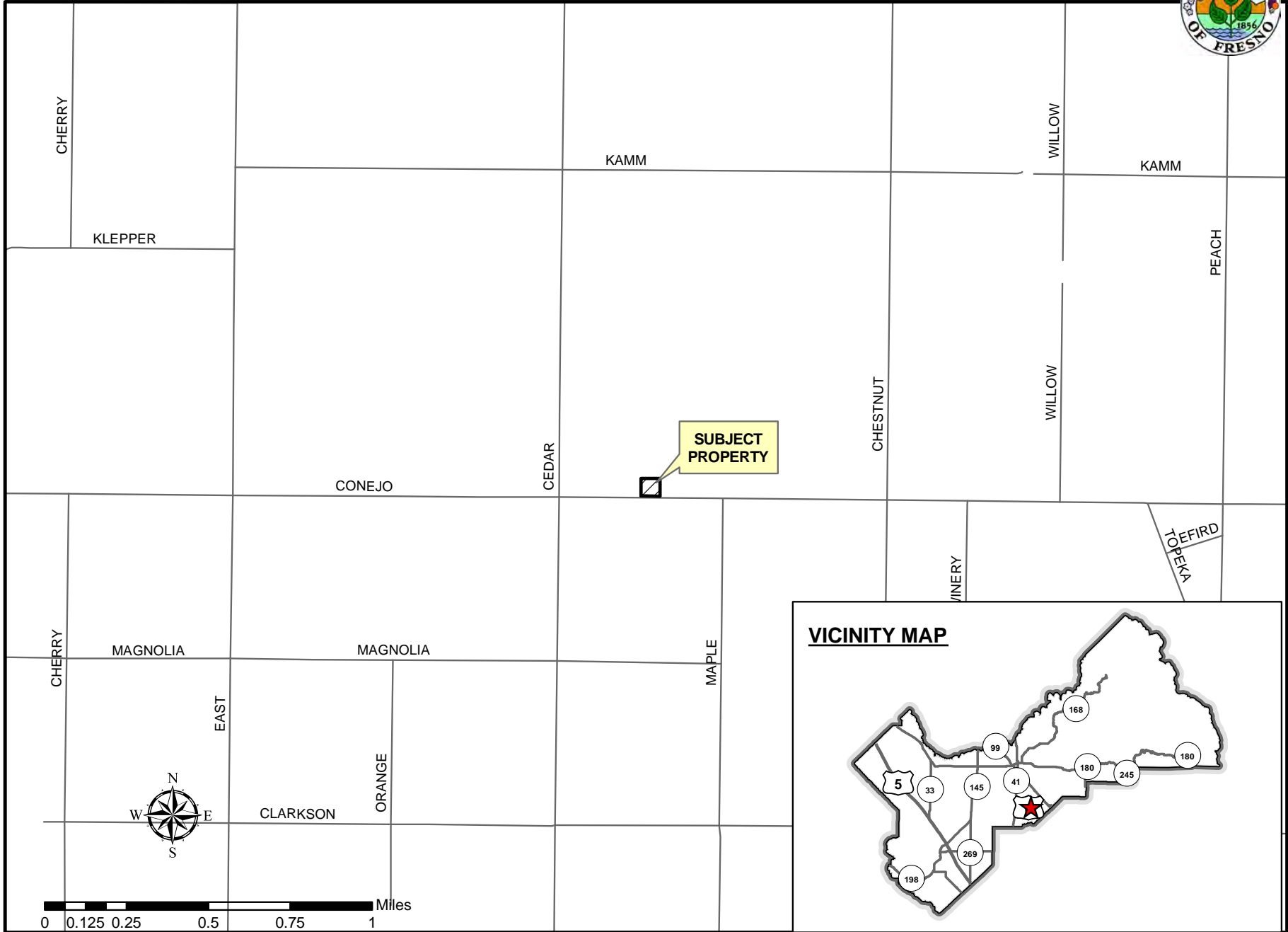


EXHIBIT 2



EXHIBIT 3

CUP 3699  
STR 24- 16/20

# EXISTING ZONING MAP

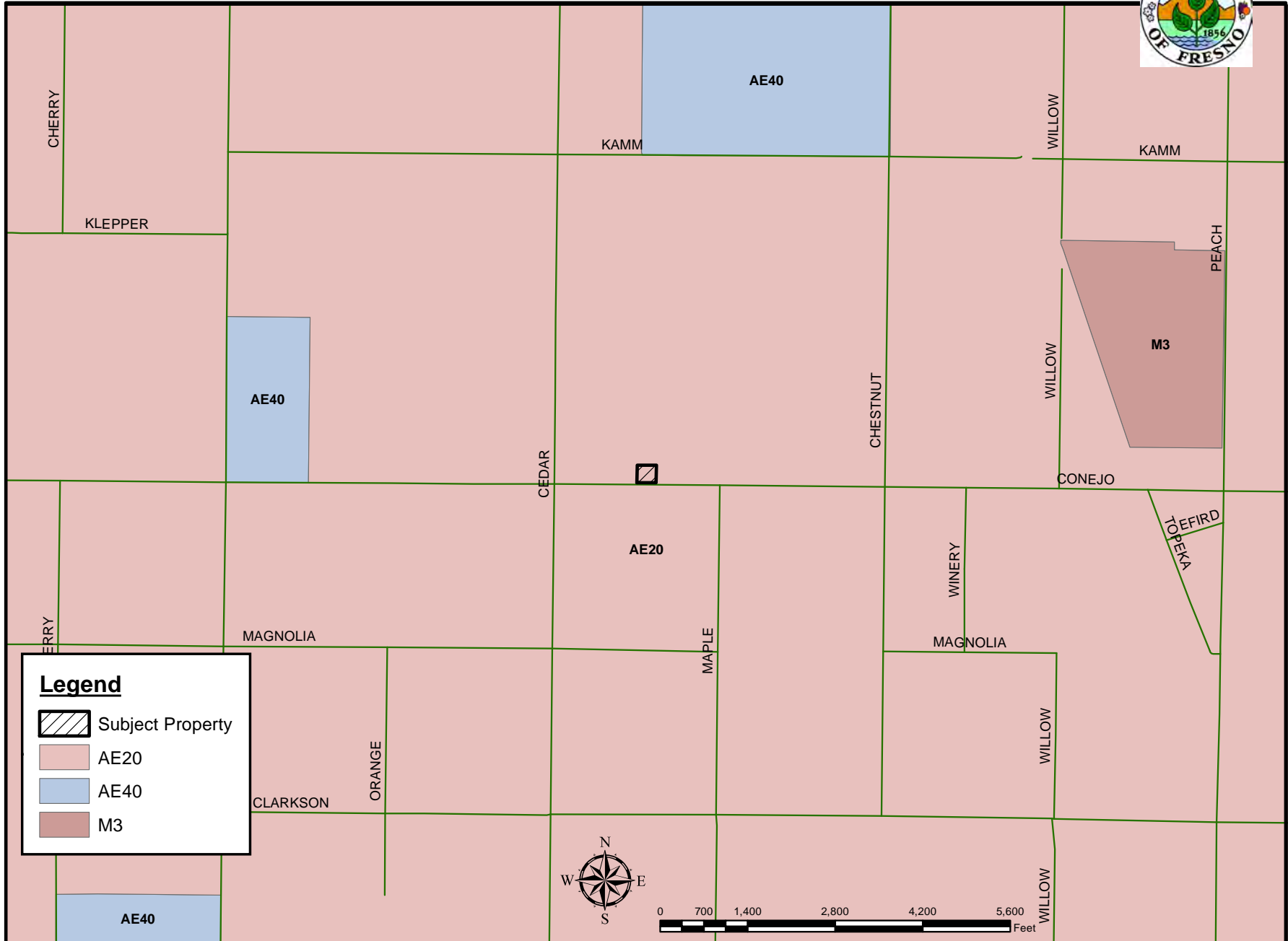
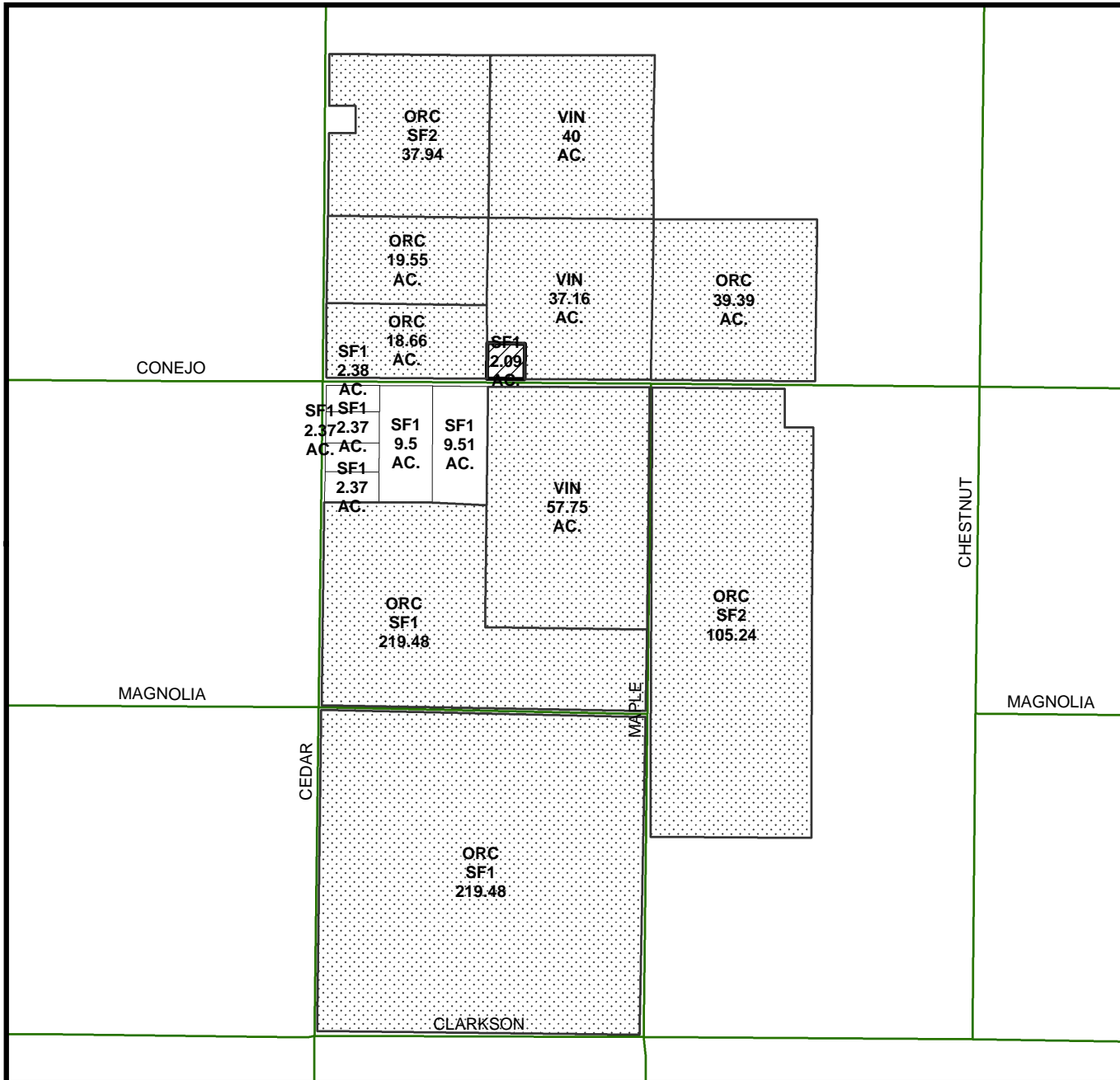


EXHIBIT 3



CUP 3699

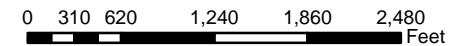
# EXISTING LAND USE MAP



LEGEND	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
VIN - VINEYARD	
V - VACANT	

### LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning  
Development Services Division





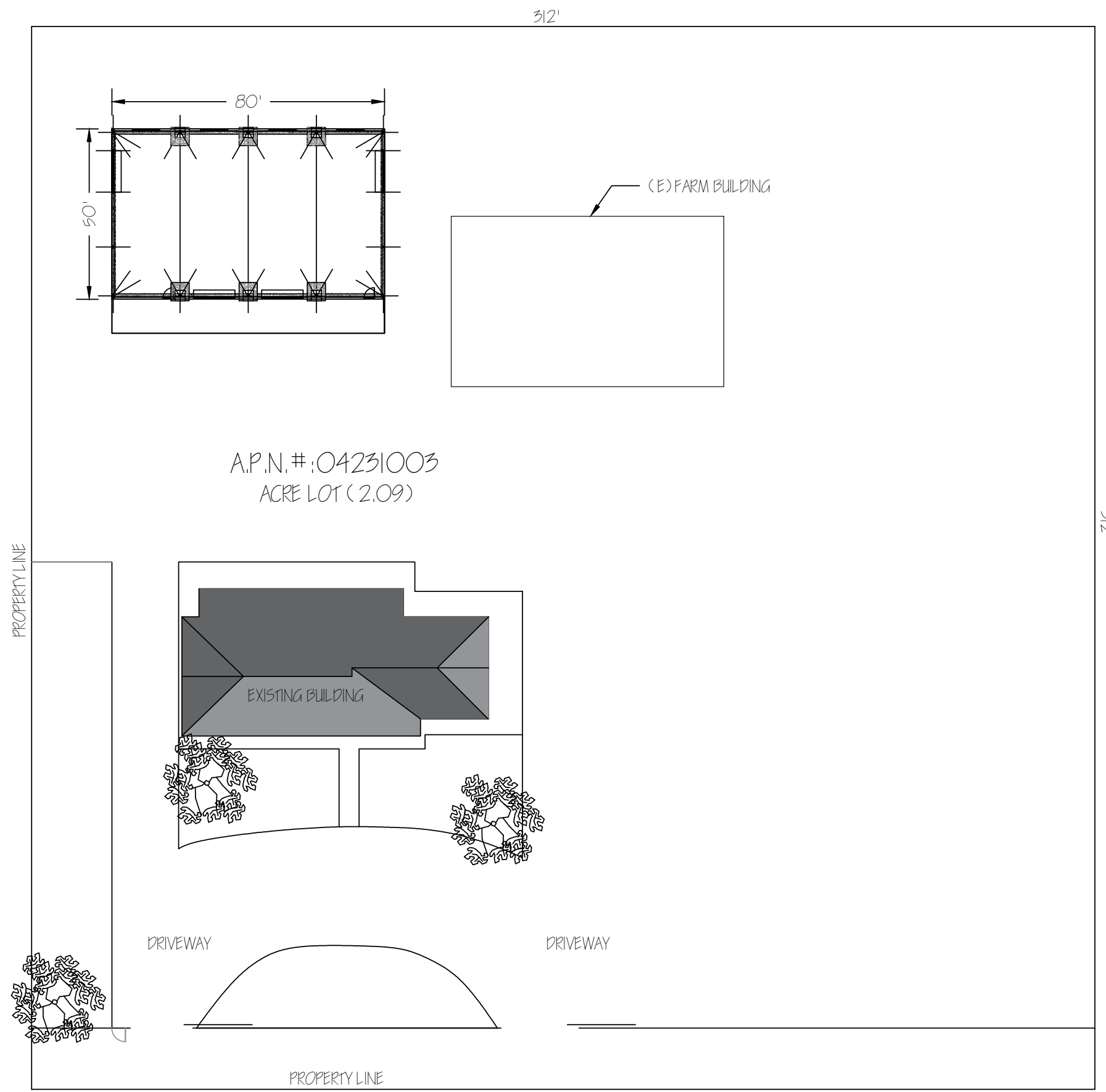
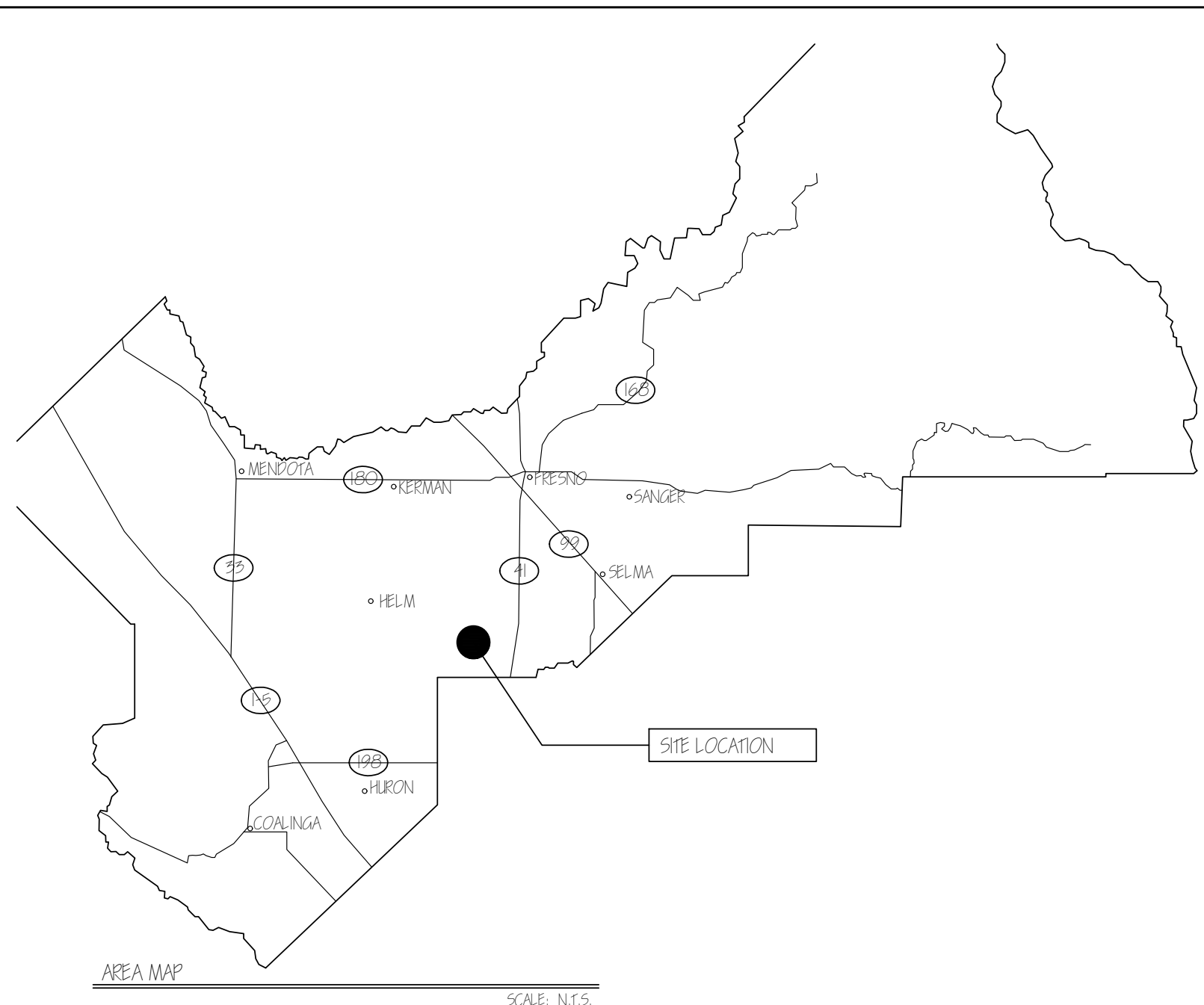
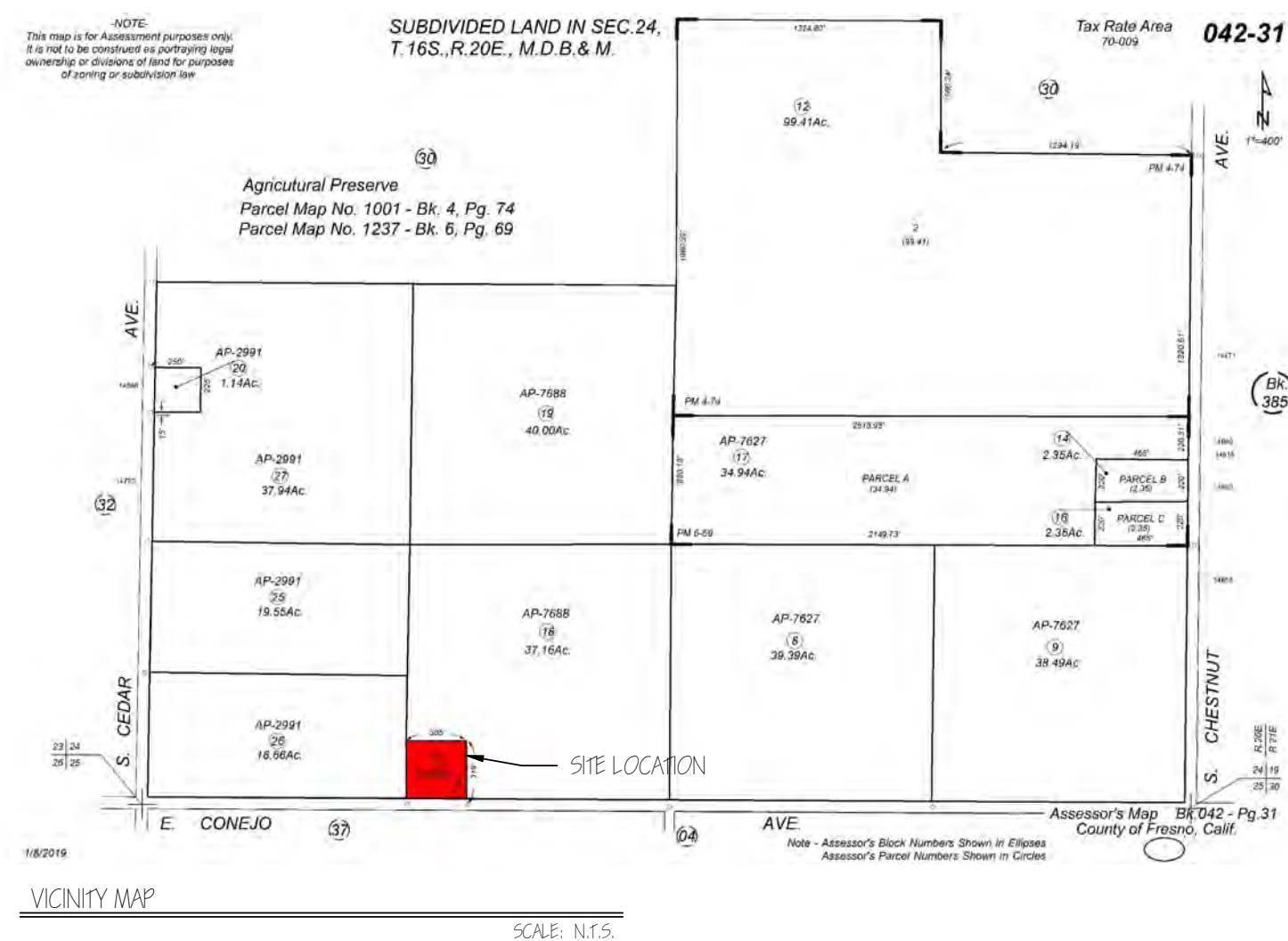
# EXHIBIT 5

GENERAL NOTES:	PROJECT INTENT / SCOPE OF WORK:	PROJECT CONTACTS:	PROJECT DATA:	SHEET INDEX:
<ol style="list-style-type: none"> <li>ALL WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2019 EDITION, AND THE LATEST EDITION OF THE ACI STANDARDS.</li> <li>CONTRACTOR SHALL SUBMIT CALCULATIONS FROM THE MANUFACTURER TO LICENSED ENGINEER FOR FOOTING SIZES. FOOTING DIMENSIONS ARE PRELIMINARY UNTIL VERIFIED.</li> <li>BUILDING SHALL BE A MINIMUM OF 10'-0" FROM ALL PROPERTY LINES.</li> <li>THE EXISTING UPPER 6" OF SUB-GRADE ALL FILL UNDER BUILDING IS TO HAVE 90% RELATIVE COMPACTION CONFORMING TO ASTM D-1557 TEST METHOD UNLESS NOTED OTHERWISE.</li> <li>ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON DRAWINGS. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH CBC EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM WITH ACI 308. THE MAXIMUM SLUMP SHALL BE 9 INCHES. MIX DESIGN SHALL BE A MINIMUM OF 5" MAX. MIN.</li> <li>ALL CONCRETE TO HAVE A STEEL TROMEL FINISH WITH A CLEAR SEAL HARDENING COMPOUND APPLIED IMMEDIATELY AFTER THE FINISH OPERATION IS COMPLETE.</li> <li>EACH EXIST DOOR SHALL HAVE A 5'-0" EXTERIOR LANDING WITH A THRESHOLD NOT MORE THAN 1/2" BELOW FINISH SLAB. SLOPE LANDING AWAY FROM BUILDING. EXIST DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT. LATCHING AND LOCKING DEVICES SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER THE HANDWIRE, PINK SHIPS OR OTHER HANDWIRE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPERATING HANDWIRE.</li> <li>REINFORCING STEEL SHALL BE INTERMEDIATE DEFORMED BARS CONFORMING TO ASTM A-615 WITH #4 OR SMALLER BARS GRADE 40 AND #6 OR LARGER GRADE 60. SPLICES IN THE REINFORCING STEEL SHALL BE LAPPED 40 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE. FIELD WELDING OF REINFORCING STEEL WILL NOT BE ALLOWED. SEPARATE BARS 1/4" BAR DIAMETERS CLEAR WITH A MINIMUM OF 1/4" 2" CLEAR. FABRICATING DETAILS SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE. ALL REINFORCING SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS, UNLESS NOTED OTHERWISE:            SURFACES TOUCHED AGAINST EARTH: ..... 5"            FORMED SURFACES EXPOSED TO GROUND OR WEATHER: ..... 2"            ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE.</li> <li>ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 OR A-36 HEAVY END RODS.</li> <li>STEEL FABRICATION AND ERECTION SHALL CONFORM TO CBC CHAPTER 19 AND ACCEPTED PRACTICES AND PROVISIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, EIGHTH EDITION. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 MINIMUM UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE WELDED TO ELECTRODES BY THE MANUAL SHIELDED ARC METHOD UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. WELDING TECHNIQUE AND WORKMANSHIP SHALL CONFORM TO CBC SECTION 2209 (AWS D1.1:84). ALL WELDING DESIGN SHALL BE BASED ON HALF SIZES.</li> <li>CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FIELD MANUFACTURER PRIOR TO STARTING WORK. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK. NOTIFY THIS OFFICE IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. IT IS THE INTENT OF THESE DRAWINGS THAT PAD FOOTINGS ARE TO BE CENTERED BELOW THE STEEL BASE PLATES OF ALL COLUMNS IN THE METAL BUILDING UNLESS SPECIFICALLY CALLED OUT OTHERWISE.</li> <li>PROVIDE LIGHTING AND VENTILATION IN ACCORDANCE WITH IBC CHAPTER 12. SEE DRAWINGS BY OTHERS IF APPLICABLE.</li> <li>FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE INSTALLED BY OTHERS.</li> <li>ADDITIONAL REQUIREMENTS FOR METAL BUILDING MANUFACTURER:            A. METAL BUILDING MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL COMPONENTS AND MATERIALS RELATED TO THE METAL BUILDING SYSTEM NOT OTHERWISE DETAILED OR SPECIFIED ON THE DRAWINGS.            B. MEMBER SIZES, FORCES, AND CONNECTION DETAILS COORDINATED WITH AND CONFORMING TO THESE DRAWINGS SHALL BE FURNISHED BY THE MANUFACTURER. THE SHOP DRAWINGS AND CALCULATION SHALL BE SUPERVISED AND SEALED BY A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER.            C. PERSON LOADINGS SHALL BE BASED ON THE CALIFORNIA BUILDING CODE (CBC), 2019 EDITION DESIGN SHALL TAKE INTO CONSIDERATION ALL CONCENTRATED LOADS (CRAMS, PURLINS, ETC.). ADDITIONAL PURLINS SHALL BE PROVIDED AS REQUIRED TO CARRY WEIGHT OF ANY MECHANICAL UNITS, IF APPLICABLE.</li> <li>IT IS THE INTENT OF THESE PLANS TO PROVIDE DETAILS OF CONSTRUCTION NECESSARY TO GUIDE THE GENERAL CONTRACTOR WITH STRUCTURAL ASPECTS OF THE PROJECT ONLY. ARCHITECTURAL FEATURES SHALL BE COORDINATED WITH THE OWNER. NO WARRANTIES ARE EXPRESSED OR IMPLIED.</li> <li>THIS PROJECT HAS BEEN IDENTIFIED AS NON-PREVALING WAGE BY THE CUSTOMER.</li> <li>*A REFERRED SUBMITTAL FOR FIRE PROTECTION DISTRICT APPROVAL MUST BE OBTAINED PRIOR TO FRAME OR SIMILAR INSPECTION PROVIDE EVIDENCE OF THE FIRE PROTECTION DISTRICT APPROVAL TO DOLG MANER, BUILDING PLANS ENGINEER AT (559) 600-4546 OR EMAIL DMANER@FRESNOCOUNTY.CA.GOV**</li> </ol>	<p>PROJECT INTENT: THE INTENT OF THIS PROJECT IS TO BRING THE EXISTING STRUCTURE INTO COMPLIANCE WITH CURRENT BUILDING CODE.</p> <p>SCOPE OF WORK: -RENO &amp; WALL CONCRETE -FOUNDATIONS -ADA COMPLIANT RESTROOM -REINFORCE STRUCTURE</p>	<p>OWNER: TRAFALGAR 2246 E CONEJO AVE. FRESNO, CA 93725 CONTACT: Ph: (559) 604-6745</p> <p>ENGINEER OF RECORD: D&amp;C ENGINEERING, INC. 18286 E. CLAUSEN RD. TULLOCK, CA 95160 CONTACT: MICHAEL C. MITCHELL, P.E. Ph: (209) 664-1067 Fax: (209) 664-0461</p> <p>GENERAL CONTRACTOR: SUPREME CONSTRUCTION, INC. 19717 AVE. 304 LINDSAY, CA 95247 CONTACT: ERIC WHITE Ph: (559) 254-2070 Fax: (559) 562-6287</p>	<p>SOIL SITE CLASS: STIFF SOIL (S)</p> <p>SOIL BEARING CAPACITY: 1000</p> <p>SEISMIC IMPORTANCE: 1.000</p> <p>GPS COORDINATES: 36.45725 LAT / -119.26036 LONG</p> <p>MAPPED WIND ACCELERATION: 5s 0.702 DESIGN ACCELERATION PARAMETER: 5s 0.297 DESIGN ACCELERATION PARAMETER: 5s 0.979</p> <p>SITE COEFFICIENT: Fa 1.259 SITE COEFFICIENT: Fb NULL</p> <p>SEISMIC DESIGN CATEGORY: II</p> <p>COLLATERAL LOAD (p-d): 5.00 (FUTURE SLAB)</p> <p>THE LATEST ADOPTED ADDITIONS OF THE CODES, STANDARDS AND REGULATIONS REQUIRED BY THE LOCAL JURISDICTION SHALL GOVERN ALL WORK IN THESE CONSTRUCTION DOCUMENTS INDICATED BY THE FOLLOWING: 2019 CALIFORNIA ADMINISTRATIVE CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS 2019 CALIFORNIA REFERENCE STANDARDS CODE COUNTY OF FRESNO ORDINANCE TITLE 19</p>	<p>AC-1 COVER A1-0 SITE PLAN A1-1 DRAINAGE PLAN A1-2 FLOOR PLAN (EXISTING) A1-3 FLOOR PLAN (PROPOSED)</p> <p>S1-0 FOUNDATION PLAN (EXISTING) S1-1 FOUNDATION PLAN (PROPOSED) S2-0 SECTION A (EXISTING) S2-1 SECTION A (PROPOSED) S2-2 SECTION B (EXISTING) S3-0 ROOF PLAN (EXISTING) S4-0 DETAILS</p> <p>E1-0 ELECTRICAL PLAN (EXISTING)</p>


CODE COMPLIANCE REVISIONS FOR:

# TRAFALGAR LAND COMPANY

2246 E CONEJO AVE,  
FRESNO CA, 93725



NOTES	
REVISION:	
1	
2	
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5	
DRAWN BY:	ERNE GUTIERREZ
CHECKED BY:	
DATE:	11/09/20
SCALE:	AS NOTED
PROJECT NO.:	20028
SHEET:	AO-1

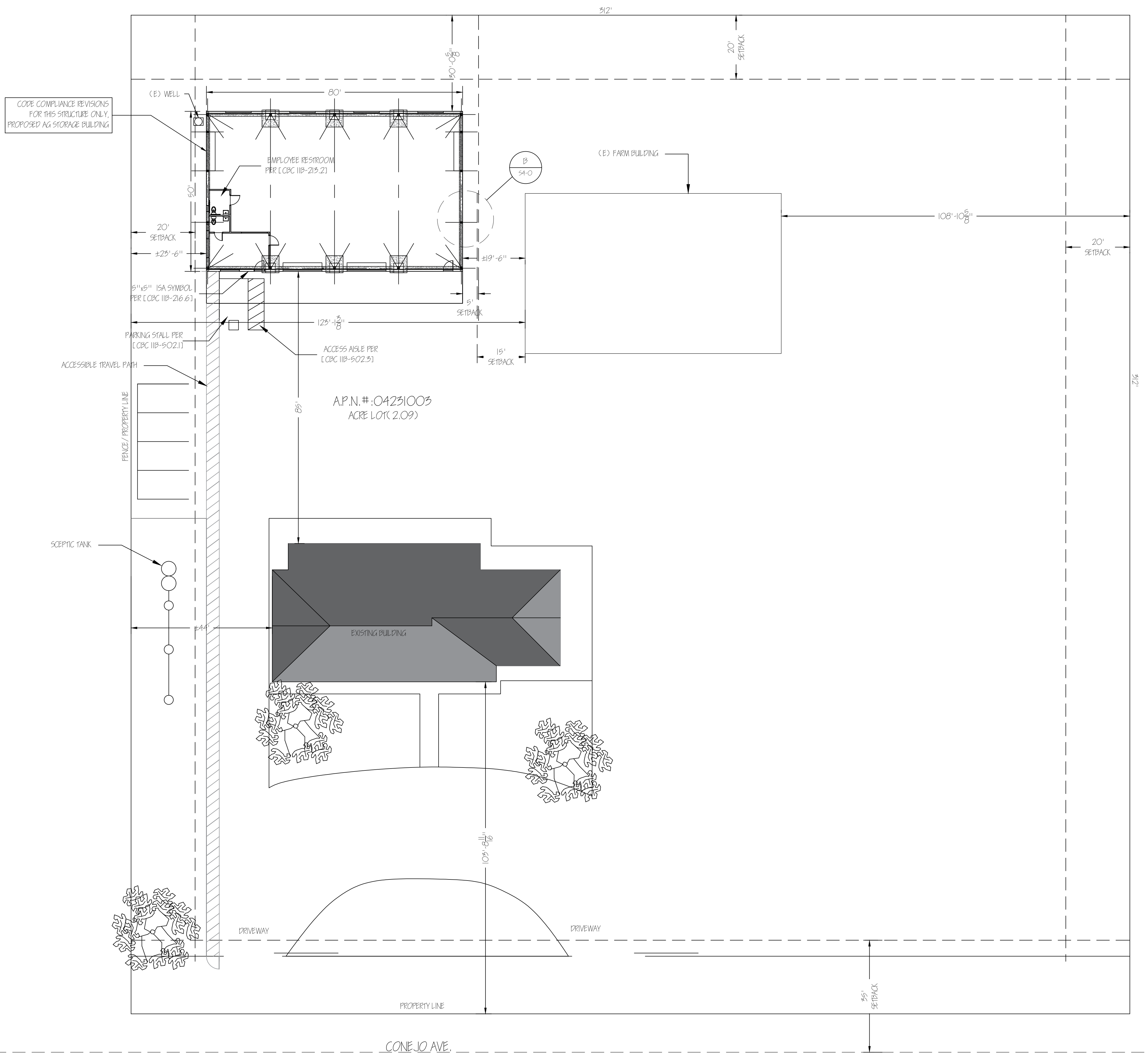


**SUPREME CONSTRUCTION**

10675 O PLACE TILLANE, CA 95274  
 O: (559) 254-2070  
 F: (559) 562-6287  
 LIC # 955667  
 WWW.SUPREMEC.COM

JOB NAME:	TRAFALGAR LAND COMPANY
CLIENT:	TRAFALGAR LAND COMPANY 10000 S. SHAW AVE. FRESNO, CA 93725
NO:	2246 E CONEJO AVE. FRESNO, CA 93725
TITLE:	COVER NOTES

EXHIBIT 5



**NOTES:**

- PROVIDE ACCESSIBLE PARKING WITH APPROPRIATE SIGN AND SYMBOL. ALL NEW SIGNAGE MUST COMPLY AND EXISTING SIGNAGE MUST BE CORRECTED WHEN REPLACED OR AN ADDITION/REMODEL OCCURS. IN ADDITION TO THE SIGN WITH A WHITE ISA ON A BLUE BACKGROUND THE TEXT SHOULD READ:
  - \*\*UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AFTER RELEASE FROM THE SHERIFF RECORDS OFFICE LOCATED AT 2200 TULARE ST. FRESNO, CA 93721 OR BY TELEPHONING (559) 600-8111. MINIMUM FINE \$250\*\*.
- PROVIDE AN ACCESSIBLE PARKING STALL PER CBC 11B-902.11.
- IF SIGN IS POSITIONED IN THE PATH OF TRAVEL, THE BOTTOM OF ALL SIGNAGE MUST BE AT LEAST 60 INCHES ABOVE THE WALKWAY SURFACE.
- THE ACCESS AISLE NEXT TO THE STALL MUST BE OUTLINED IN BLUE. [CBC 11B-902.3]
- ALL EXITS FROM BUILDING SHALL BE ON AN ACCESSIBLE PATH OF TRAVEL THAT TERMINATES AT THE PUBLIC WAY [CBC 10071, CBC 11B-909.51].
- THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/4" ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY / ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS [CBC 11B-909, FIGURES 11B-909.2, 11B-909.3]
- A PERMANENT LANDING IS REQUIRED AT THE EXTERIOR SIDE OF ALL EXIT DOORS [CBC-404.2 AND TABLE 11B-404.2.1.1]. LANDINGS SHALL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE, ASPHALT, MORTARED BRICK, OR ANCHORED WOOD DECKING OR ANOTHER APPROVED HARD SURFACE [FGCC 15.08.0200 AND CBC 10081.5]
- PROVIDE INTERNATIONAL ACCESSIBILITY SYMBOL (5" X 8") AT THE PRIMARY ENTRANCE TO THE BUILDING [CBC 11B-216.6]
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT [CBC 10081.5], CBC 11B-909.4]
- PROVIDE ACCESS TO ACCESSIBLE RESTROOM(S) WITH APPROPRIATE IDENTIFICATION SYMBOL [CBC 11B-219.21]

REVISIONS

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2	--	--
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FIGURES

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JOB NAME:  
TRAFALGAR LAND COMPANY

CLIENT:  
TRAFALGAR LAND COMPANY  
1050 E. SWIFT AVE.  
FRESNO, CA 93725

SITE:  
2246 E CONEJO AVE.  
FRESNO, CA 93725

TITLE:  
SITE PLAN

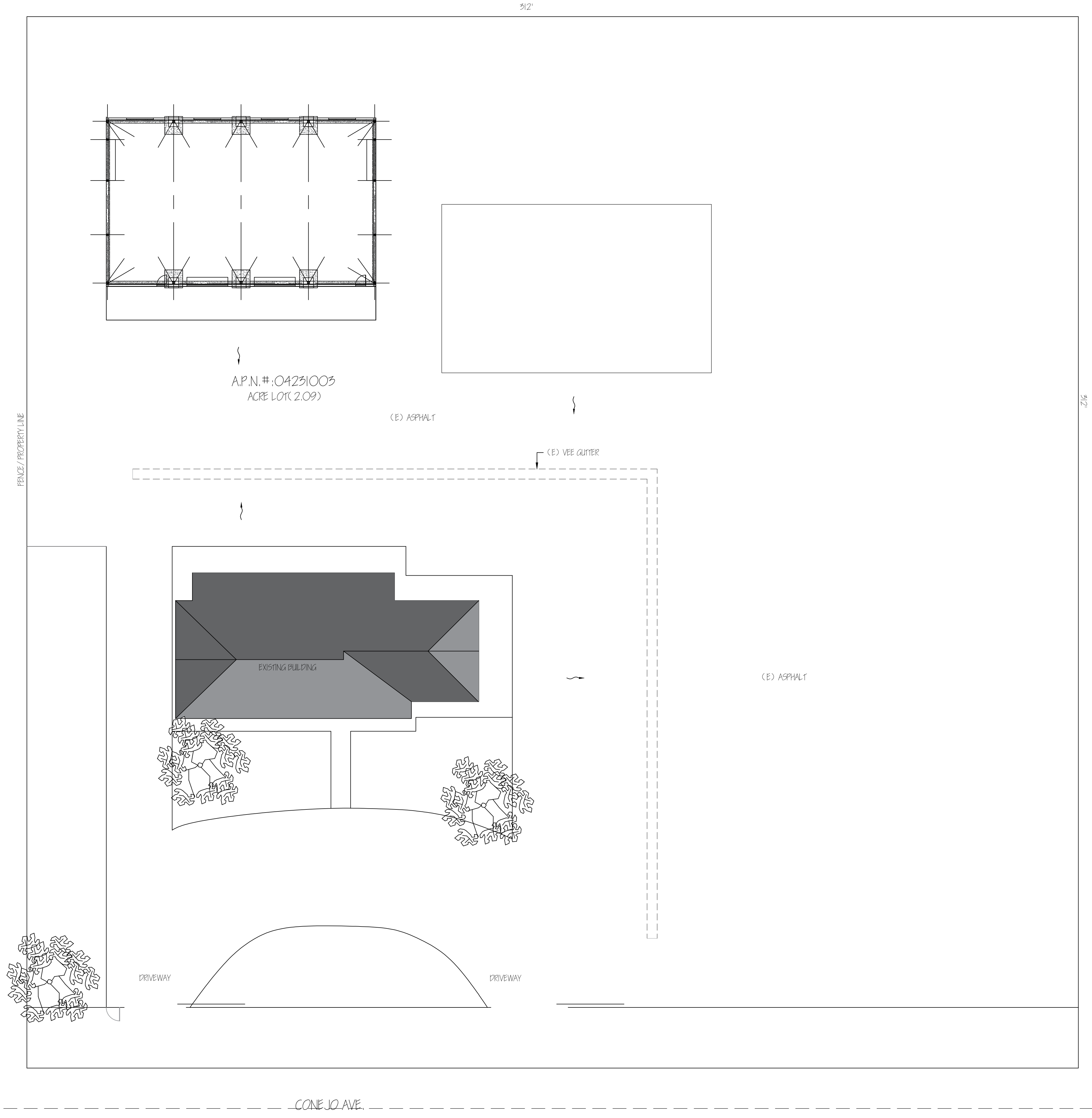
PREPARED BY:  
ERNE GUTIERREZ

DATE:  
11/09/20

SCALE:  
AS NOTED

PROJECT NO:  
20028

SHEET:  
A1-0



REVISIONS

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PLANNED  
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**SUPREME CONSTRUCTION**  
 1067 S. O PLAGE TULARE, CA 95274  
 O: (559) 294-2070  
 F: (559) 562-6287  
 LIC.#: 995667  
 WWW.SUPREMECC.COM

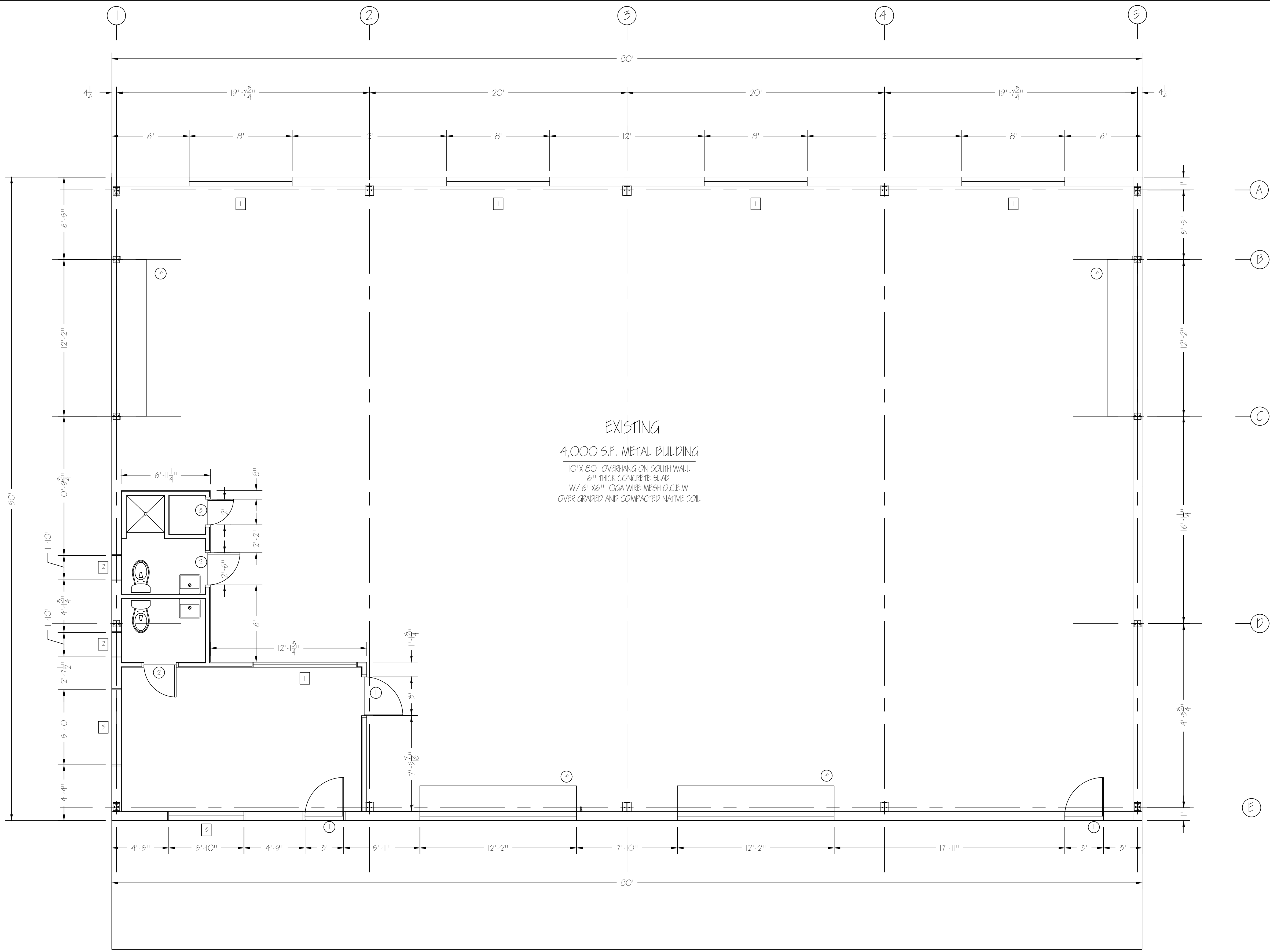
JOB NAME:  
TRAFALGAR LAND COMPANY

CLIENT:  
TRAFALGAR LAND COMPANY  
1050 E. SWIFT AVE.  
FRESNO, CA 95725

SITE:  
2246 E. CONEJO AVE.  
FRESNO, CA 95725

TITLE:  
DRAINAGE PLAN

DESIGNED BY: ERNE GUTIERREZ	DATE: 11/09/20
SCALE: AS NOTED	SHEET: A1-1
PROJECT NO: 20028	



EXISTING  
 4,000 S.F. METAL BUILDING  
 10' X 80' OVERHANG ON SOUTH WALL  
 6" THICK CONCRETE SLAB  
 W/ 6"X6" TIGA WIRE MESH O.C.E.W.  
 OVER GRADED AND COMPACTED NATIVE SOIL

REVISIONS

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FOUNDERS

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DATE

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**SUPREME CONSTRUCTION**  
 1067 S. O PLAGE TILABE, CA 95214  
 O: (559) 254-2070  
 F: (559) 562-6287  
 LIC.# 995667  
 WWW.SUPREMECC.COM

JOB NAME:  
**TRAFALGAR LAND COMPANY**  
 CLIENT:  
 TRAFALGAR LAND COMPANY  
 1030 E. SWIFT AVE.  
 FRESNO, CA 93725  
 SITE:  
 2246 E. CONEJO AVE.  
 FRESNO, CA 93725  
 TITLE:  
 FLOOR PLAN  
 DRAWN BY:  
 RENE GUTIERREZ  
 DATE:  
 AS NOTED  
 PROJECT NO:  
 2002B  
 DATE:  
 11/09/20  
 SHEET:  
**AI-2**

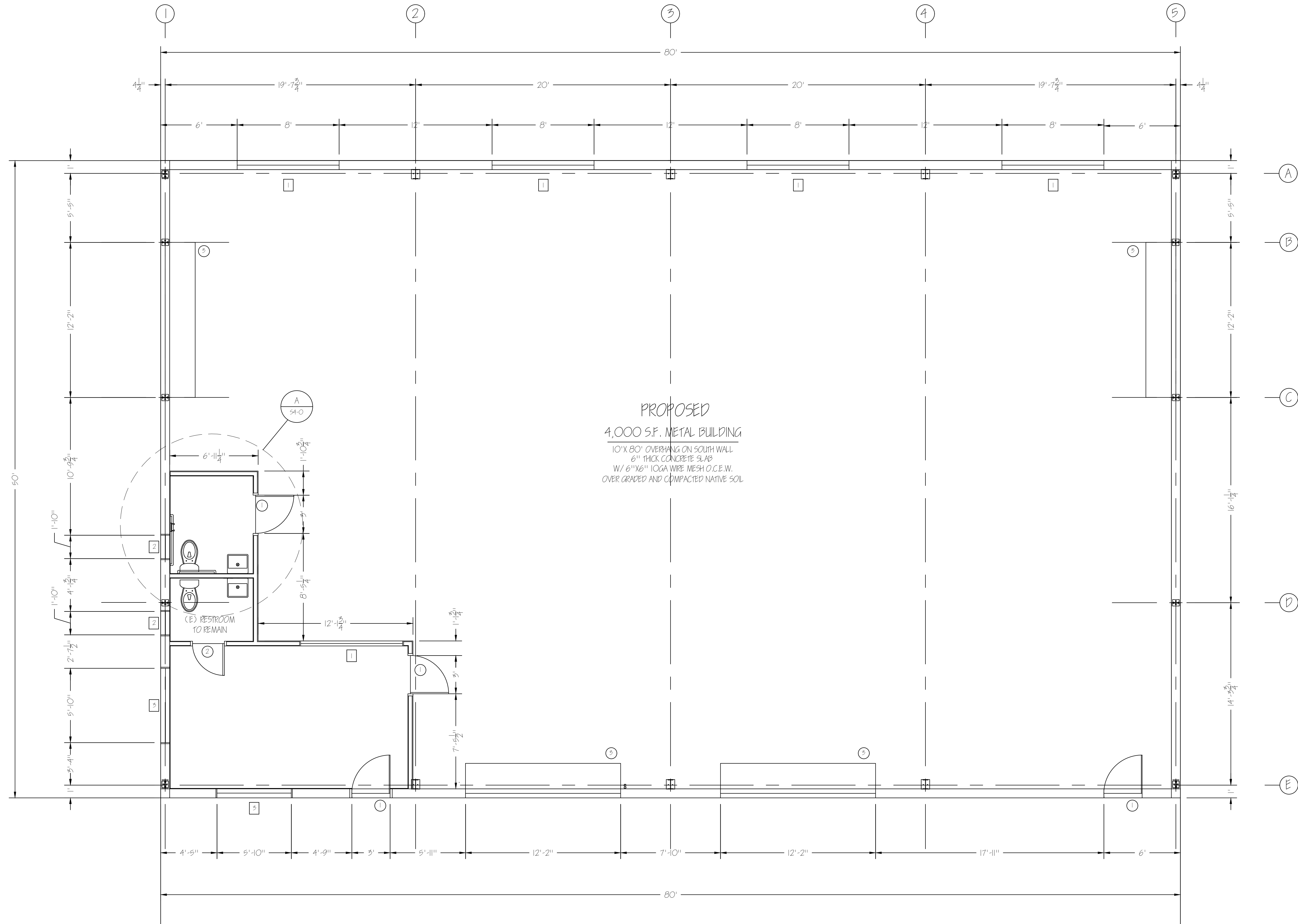


DOOR SCHEDULE

	DOOR SIZE	DOOR MODEL	NOTES
①	5'-0" x 7'-0"	EXPI-DOOR (OR EQUIV.)	KEYED LEVER LOCK, THRESHOLD, WEATHER STRIP
②	2'-6" x 7'-0"	EXPI-DOOR (OR EQUIV.)	KEYED LEVER LOCK, THRESHOLD, WEATHER STRIP
③	2'-0" x 7'-0"	EXPI-DOOR (OR EQUIV.)	KEYED LEVER LOCK, THRESHOLD, WEATHER STRIP
④	12'-0" x 12'-0"	JANUS 2500 (OR EQUIV.)	CHAIN HOIST, SLIDE LOCK

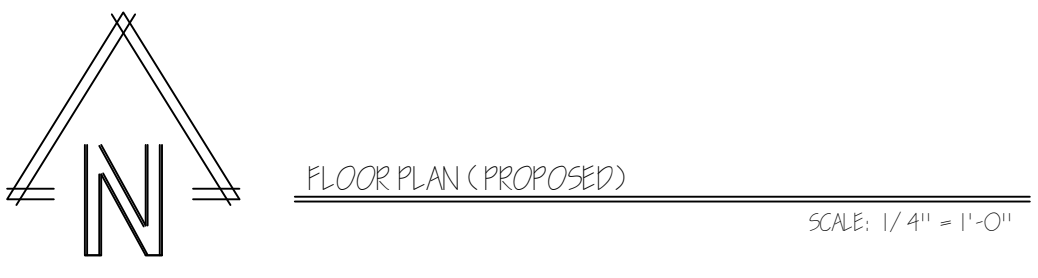
WINDOW SCHEDULE

	WINDOW SIZE	WINDOW MODEL	NOTES
①	8'-0" x 5'-0"	UNKNOWN MODEL	ALUMINUM FRAME
②	1'-10" x 1'-10"	UNKNOWN MODEL	ALUMINUM FRAME
③	5'-10" x 5'-0"	UNKNOWN MODEL	VINYL FRAME



PROPOSED  
 4,000 S.F. METAL BUILDING  
 10' X 80' OVERHANG ON SOUTH WALL  
 6" THICK CONCRETE SLAB  
 W/ 6" X 6" 10GA WIRE MESH O.C.E.W.  
 OVER GRADED AND COMPACTED NATIVE SOIL

EXHIBIT 5 Page 5



DOOR SCHEDULE		
DOOR SIZE	DOOR MODEL	NOTES
1	5'-0" x 7'-0"	EXPI-DOOR (OR EQUIV.) KEYED LEVER LOCK, THRESHOLD, WEATHER STRIP
2	2'-6" x 7'-0"	EXPI-DOOR (OR EQUIV.) KEYED LEVER LOCK, THRESHOLD, WEATHER STRIP
3	12'-0" x 12'-0"	JANUS 2500 (OR EQUIV.) CHAN HOST, SLIDE LOCK

WINDOW SCHEDULE		
WINDOW SIZE	WINDOW MODEL	NOTES
1	8'-0" x 5'-0"	UNKNOWN MODEL ALUMINUM FRAME
2	1'-10" x 1'-10"	UNKNOWN MODEL ALUMINUM FRAME
3	5'-10" x 5'-0"	UNKNOWN MODEL VINYL FRAME

REVISIONS	
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FOUNDED	
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...	...

**SUPREME CONSTRUCTION**  
 1067 S. O'PLACE TRL. #2, CA 95214  
 O: (559) 254-2070  
 F: (559) 562-6287  
 LLC # 993667  
 WWW.SUPREMECC.COM

JOB NAME:  
**TRAFALGAR LAND COMPANY**

CLIENT:  
 TRAFALGAR LAND COMPANY  
 1030 E. SWIFT AVE.  
 FRESNO, CA 93725

SITE:  
 2246 E. CONEJO AVE.  
 FRESNO, CA 93725

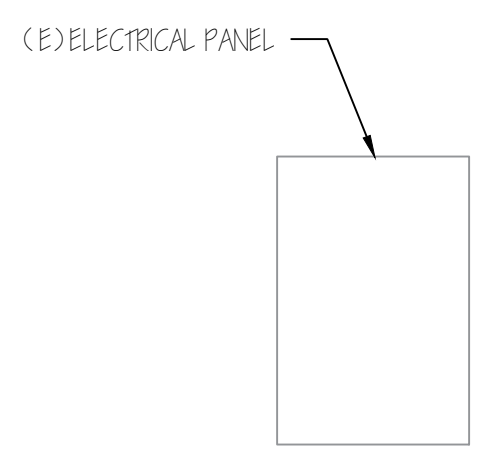
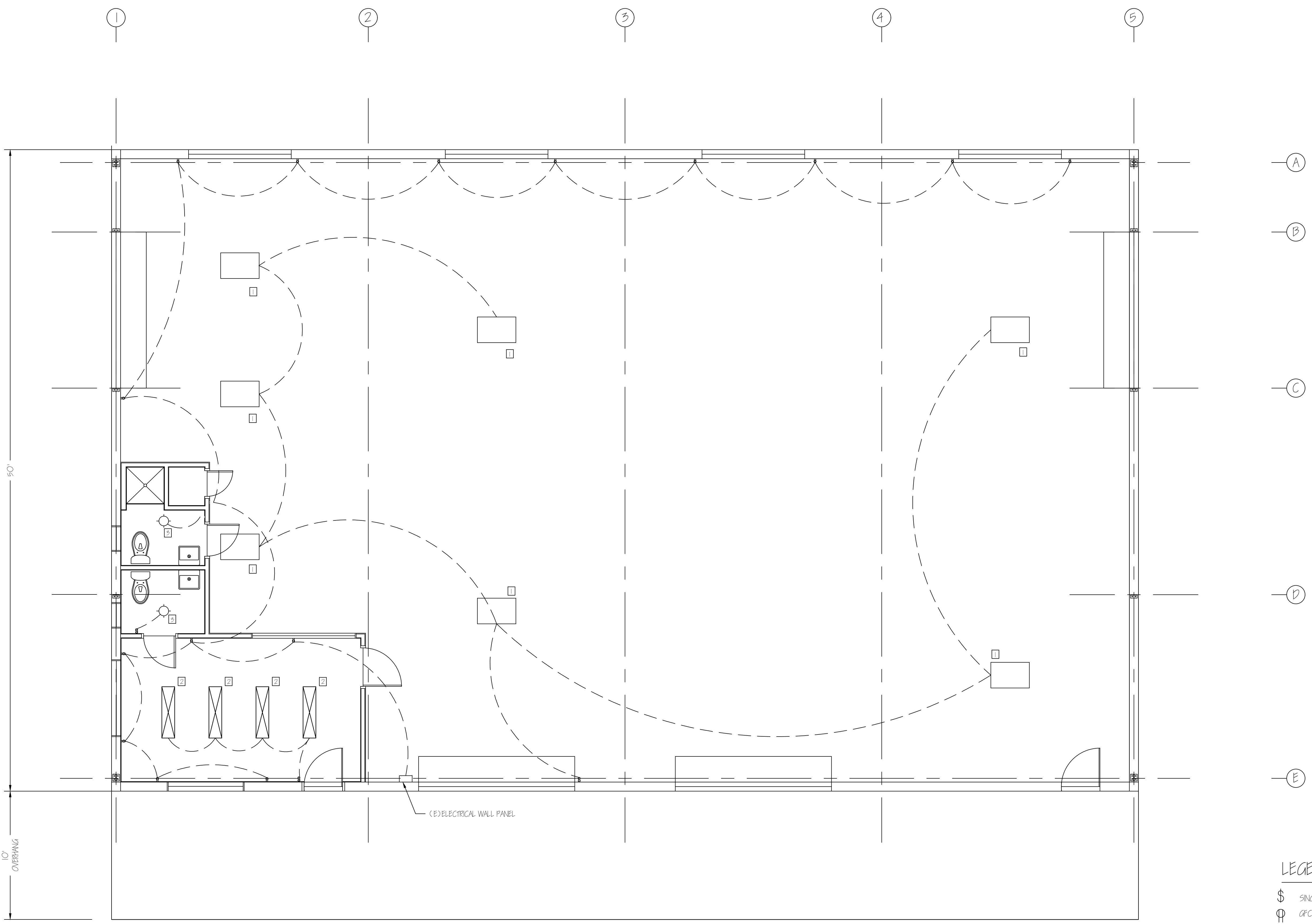
TITLE:  
 FLOOR PLAN

DESIGNED BY:  
 RENE GUTIERREZ

DATE:  
 11/09/20

PROJECT NO:  
 2002B

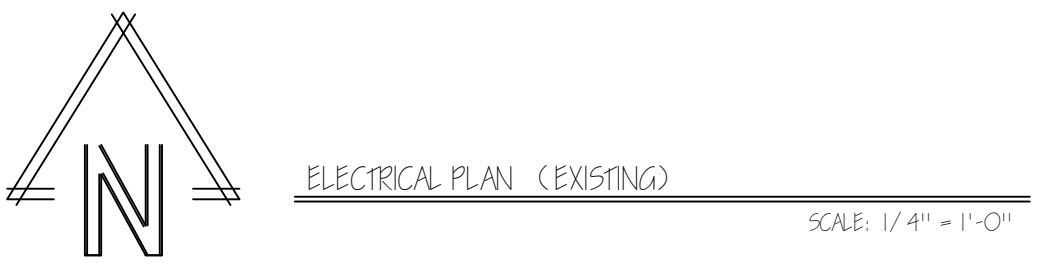
SHEET:  
**A1-3**



A  
B  
C  
D  
E

**LEGEND**  
 \$ SINGLE POLE SWITCH  
 Ⓟ GFCI

ELECTRICAL SCHEDULE			
SYMBOL	DESCRIPTION	PRODUCT	MOUNTING
□	LED OVERHEAD LIGHTS	UNKNOWN MODEL	CEILING
Ⓚ	FLUORESCENT LIGHTS	UNKNOWN MODEL	CEILING
Ⓛ	LIGHT FIXTURE	UNKNOWN MODEL	CEILING

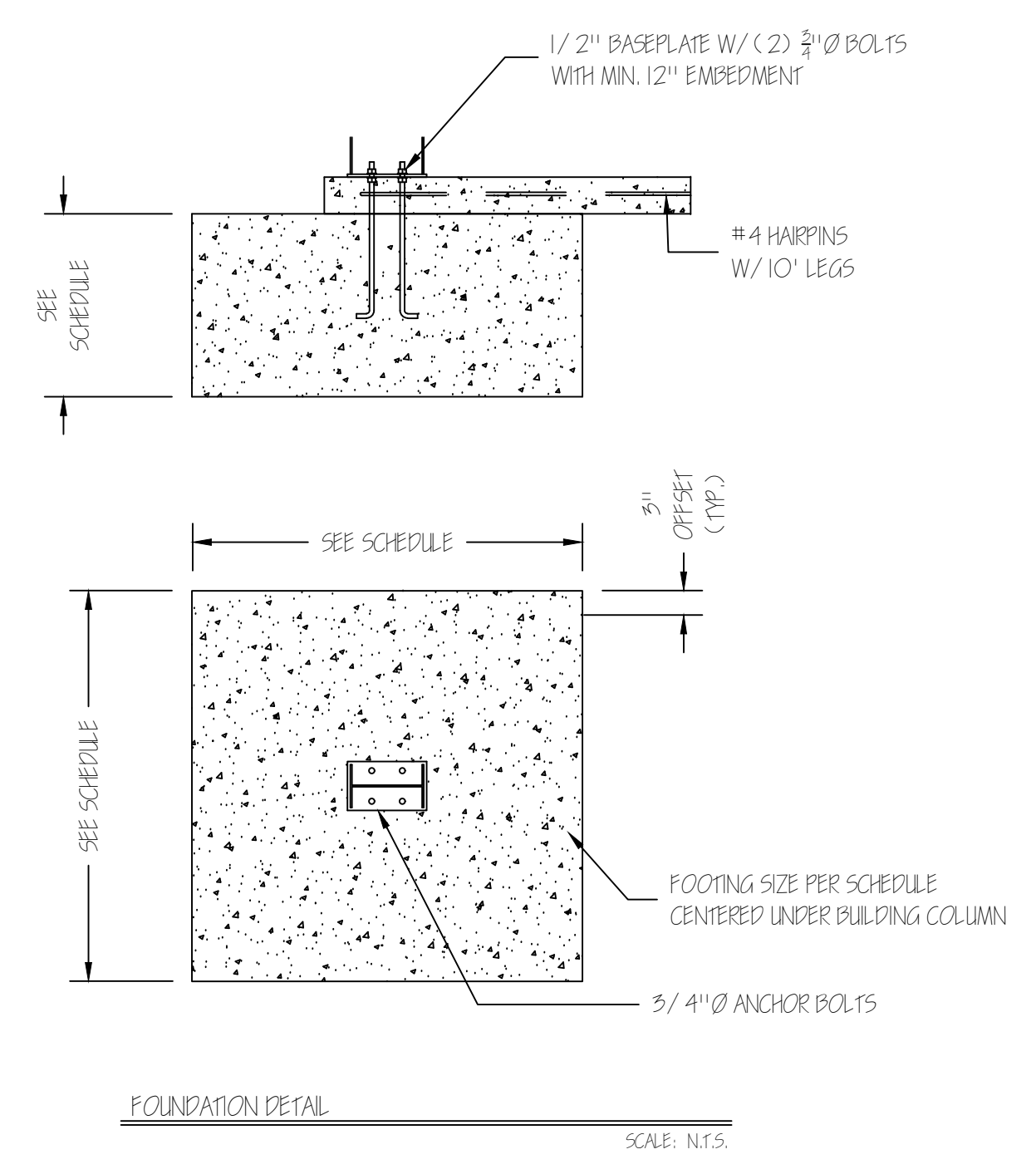
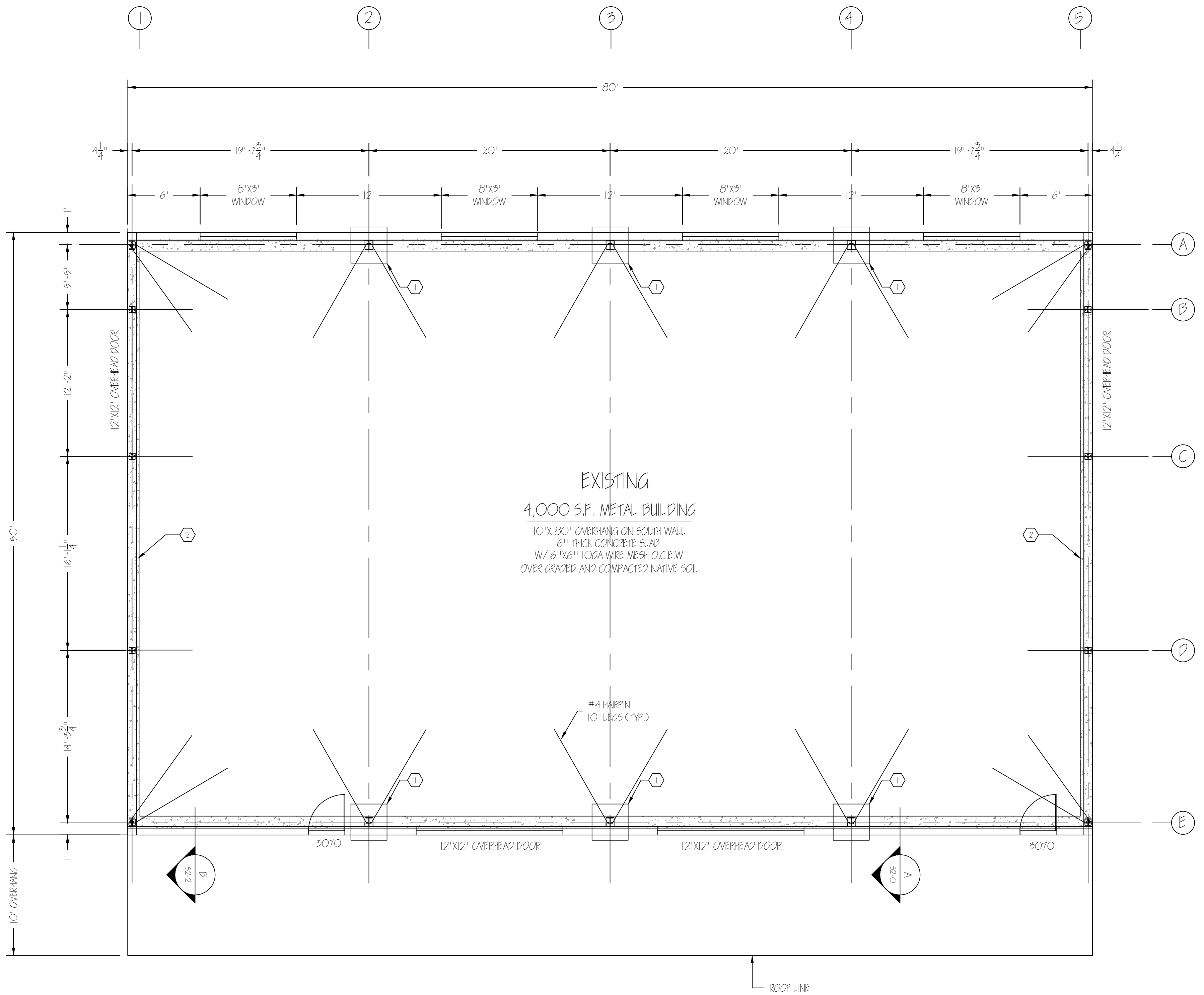


REVISIONS	
1	...
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ENGINEER	
...	...
...	...

**SUPREME CONSTRUCTION**  
 1067 S. O'PLACE TULARE, CA 95214  
 O: (559) 294-2070  
 F: (559) 562-6287  
 LIC# 995667  
 WWW.SUPREMECC.COM

JOB NAME: TRAFALGAR LAND COMPANY	
CLIENT: TRAFALGAR LAND COMPANY 1030 E. SWIFT AVE. FRESNO, CA 95725	
SITE: 2246 E. CONEJO AVE. FRESNO, CA 95725	
TITLE: ELECTRICAL PLAN	
DESIGNED BY: RENE GUTIERREZ	DATE: 11/09/20
CHECKED BY: AS NOTED	SCALE: AS NOTED
PROJECT NO: 2002B	SHEET: E1-0



NOTES:

- MAXIMUM ALLOWABLE SOIL BEARING CAPACITY AS 1,500 POUNDS PER SQUARE FOOT ON THE FOUNDATION PLAN
- MINIMUM 2,500 PSI CONCRETE STRENGTH FOR FOOTINGS

FOOTING SCHEDULE			
	SQUARE FOOTING SIZE	REINFORCING STEEL	NOTES
①	3'-0" SQ. X 1'-6" DEEP	NONE IDENTIFIED THROUGH GROUND PENETRATING RADAR	FRAME LINES 2,3,4, GRID LINES A & E
②	12" WIDE X 16" DP. CONT. PERIMETER FIG.	NONE IDENTIFIED THROUGH GROUND PENETRATING RADAR	PERIMETER OF BUILDING

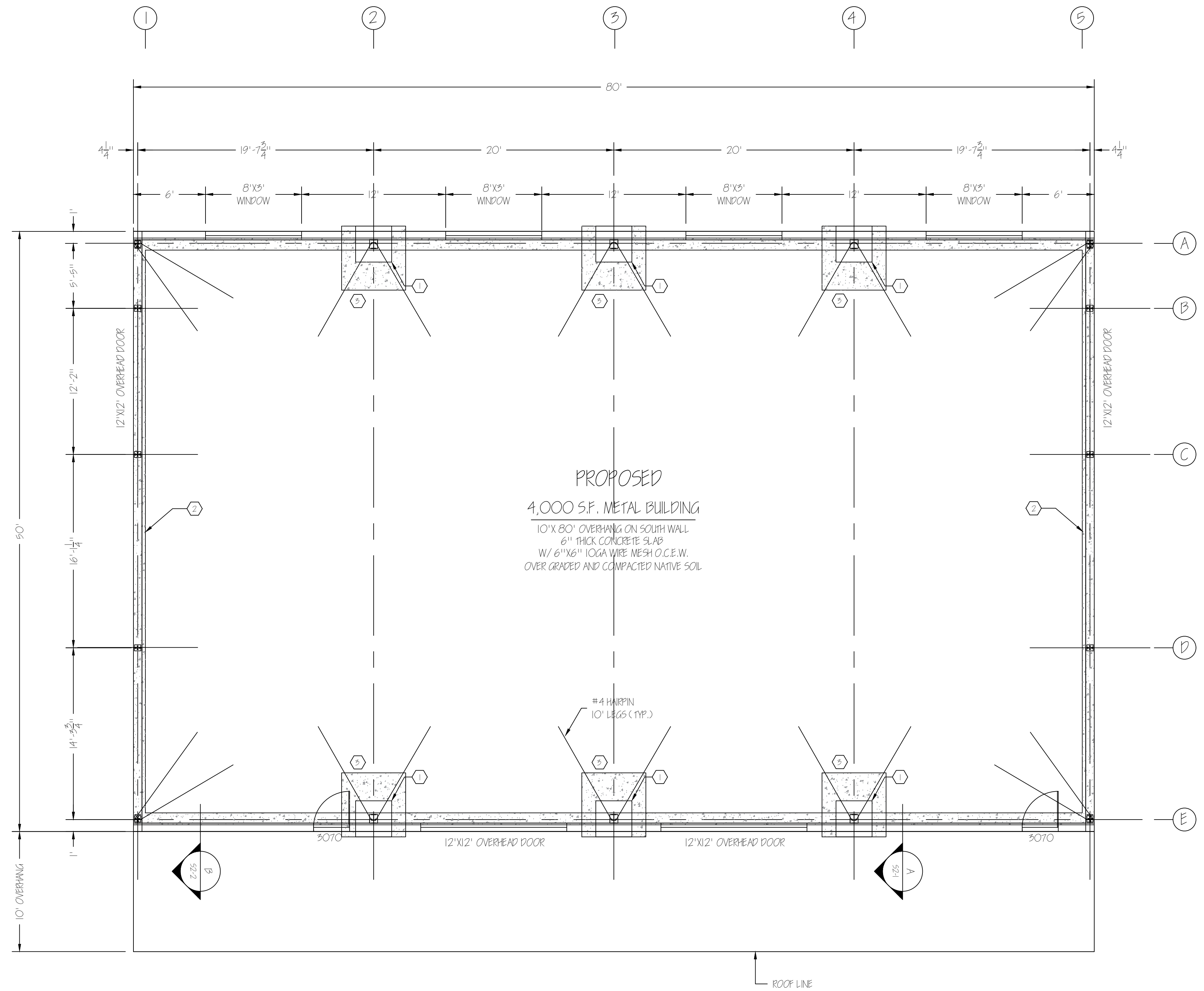
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FOOTINGS	
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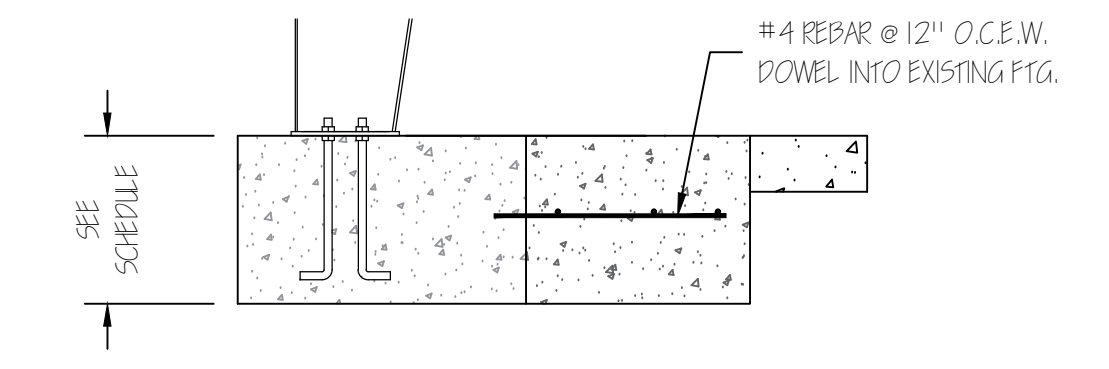
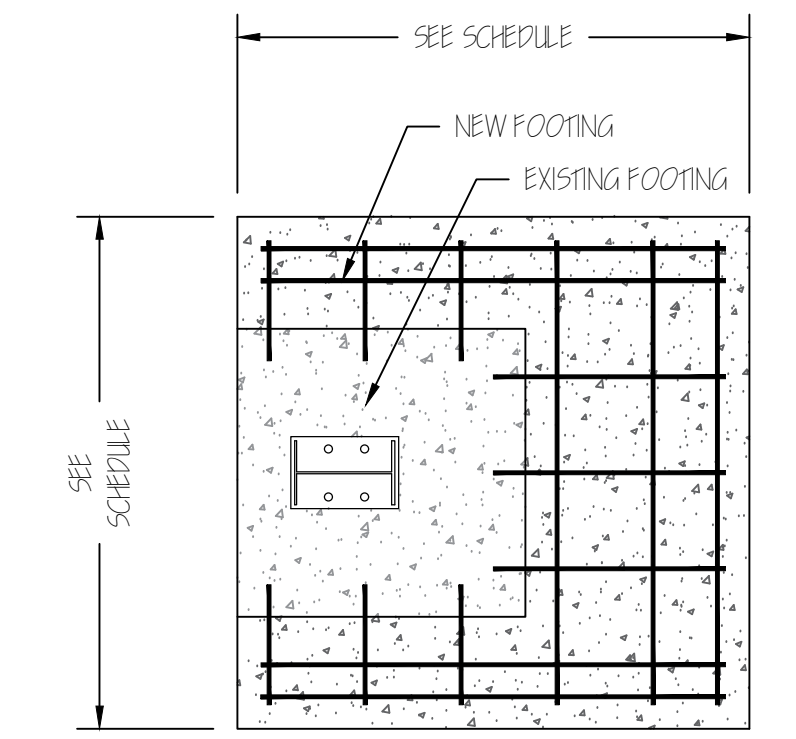
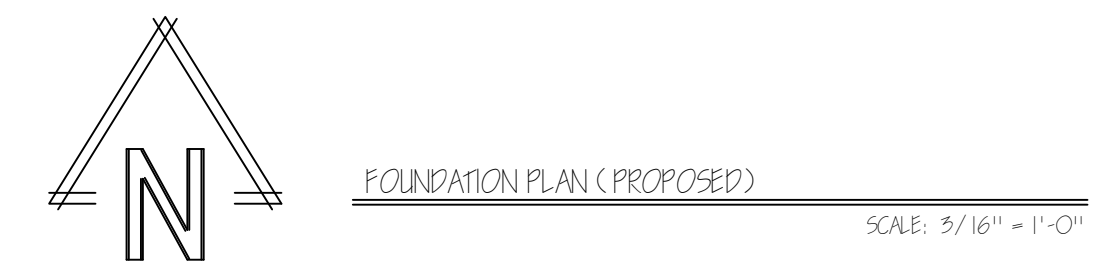


1067 S. O PLACE TULARE, CA 95274  
 O: (559) 294-2070  
 F: (559) 562-6287  
 LIC.#: 995667  
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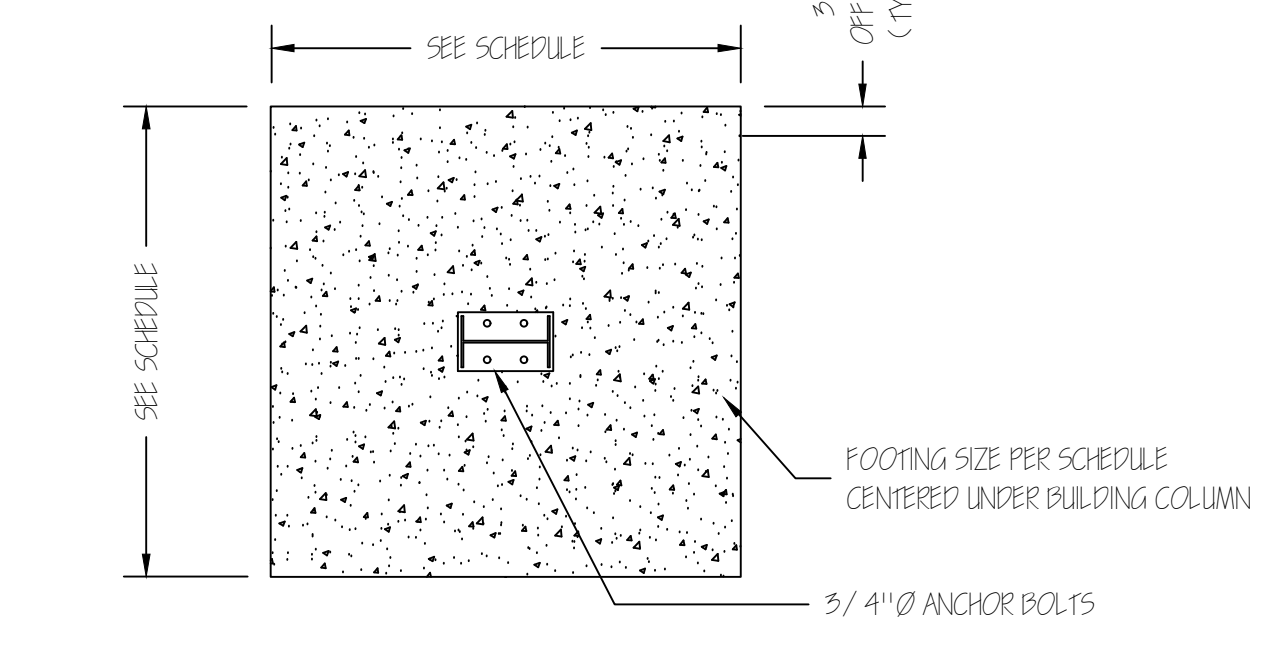
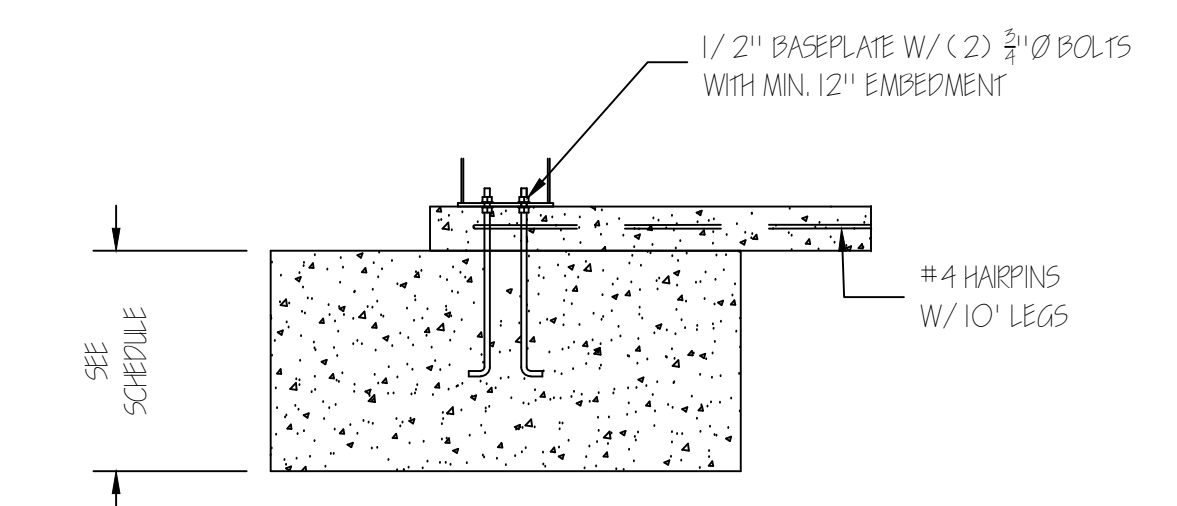
JOB NAME: TRAPALGAR LAND COMPANY	
CLIENT: TRAPALGAR LAND COMPANY 1050 E. SWIFT AVE. FRESNO, CA 93725	
SITE: 2246 E. CONEJO AVE. FRESNO, CA 93725	
TITLE: EXISTING FOUNDATION PLAN	
DESIGNED BY: ERNE GUTIERREZ	DATE: 8/1/20
SCALE: AS NOTED	SHEET: SI-0
PROJECT NO: 20028	



PROPOSED  
4,000 SF. METAL BUILDING  
10' X 80' OVERHANG ON SOUTH WALL  
6" THICK CONCRETE SLAB  
W/ 6" X 6" IOGA WIRE MESH O.C.E.W.  
OVER GRADED AND COMPACTED NATIVE SOIL



PROPOSED FOUNDATION DETAIL - GRID LINES A - E  
SCALE: N.T.S.



EXISTING FOUNDATION DETAIL  
SCALE: N.T.S.

NOTES:

- MAXIMUM ALLOWABLE SOIL BEARING CAPACITY AS 1500 POUNDS PER SQUARE FOOT ON THE FOUNDATION PLAN
- MINIMUM 2,500 PSI CONCRETE STRENGTH FOR FOOTINGS

FOOTING SCHEDULE			
	SQUARE FOOTING SIZE	REINFORCING STEEL	NOTES
①	3'-0" SQ. X 1'-6" DEEP	NONE IDENTIFIED THROUGH GROUND PENETRATING RADAR	FRAME LINES 2,3,4, GRID LINES A & E (EXISTING)
②	12" WIDE X 16" DP. CONT. PERIMETER FIG.	NONE IDENTIFIED THROUGH GROUND PENETRATING RADAR	PERIMETER OF BUILDING (EXISTING)
③	8'-4" SQ. X 1'-6" DEEP	#4 REBAR @ 12" O.C.E.W., DOWEL INTO EXISTING FIG.	FRAME LINES 2,3,4, GRID LINES A & E

NOTES

1	...
2	...
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FOUNDED

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1067 S. O'PLACE TULARE, CA 95274  
O: (559) 294-2070  
F: (559) 562-6287  
LIC.# 995667  
WWW.SUPREMECC.COM

JOB NAME:  
TRAPALGAR LAND COMPANY

CLIENT:  
TRAPALGAR LAND COMPANY  
1050 E. SWIFT AVE.  
FRESNO, CA 95725

DATE:  
2246 E. CONEJO AVE.  
FRESNO, CA 95725

TITLE:  
PROPOSED FOUNDATION PLAN

DESIGNED BY:  
ERNE GUTIERREZ

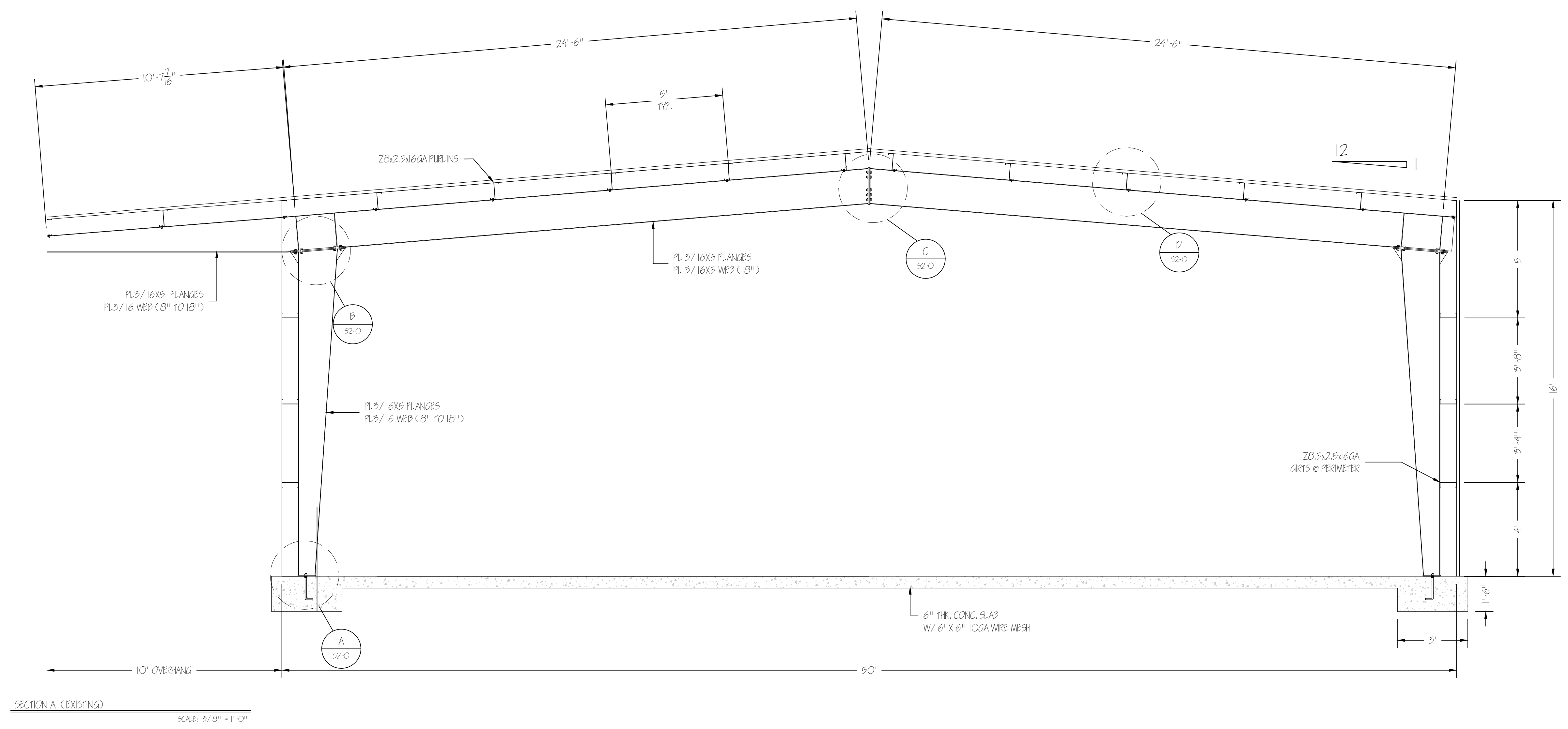
DATE:  
11/09/20

SCALE:  
AS NOTED

PROJECT NO:  
20028

51-1



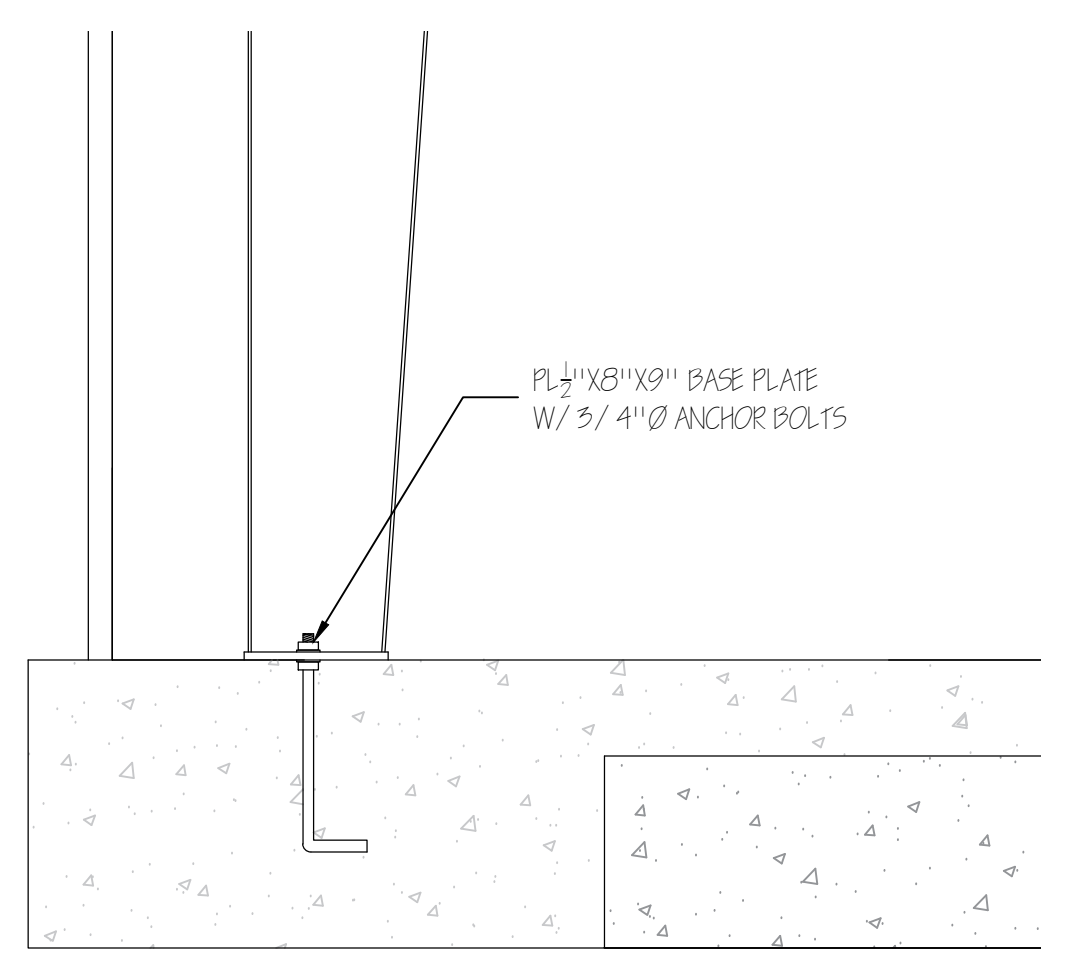


SECTION A (EXISTING)  
SCALE: 3/8" = 1'-0"

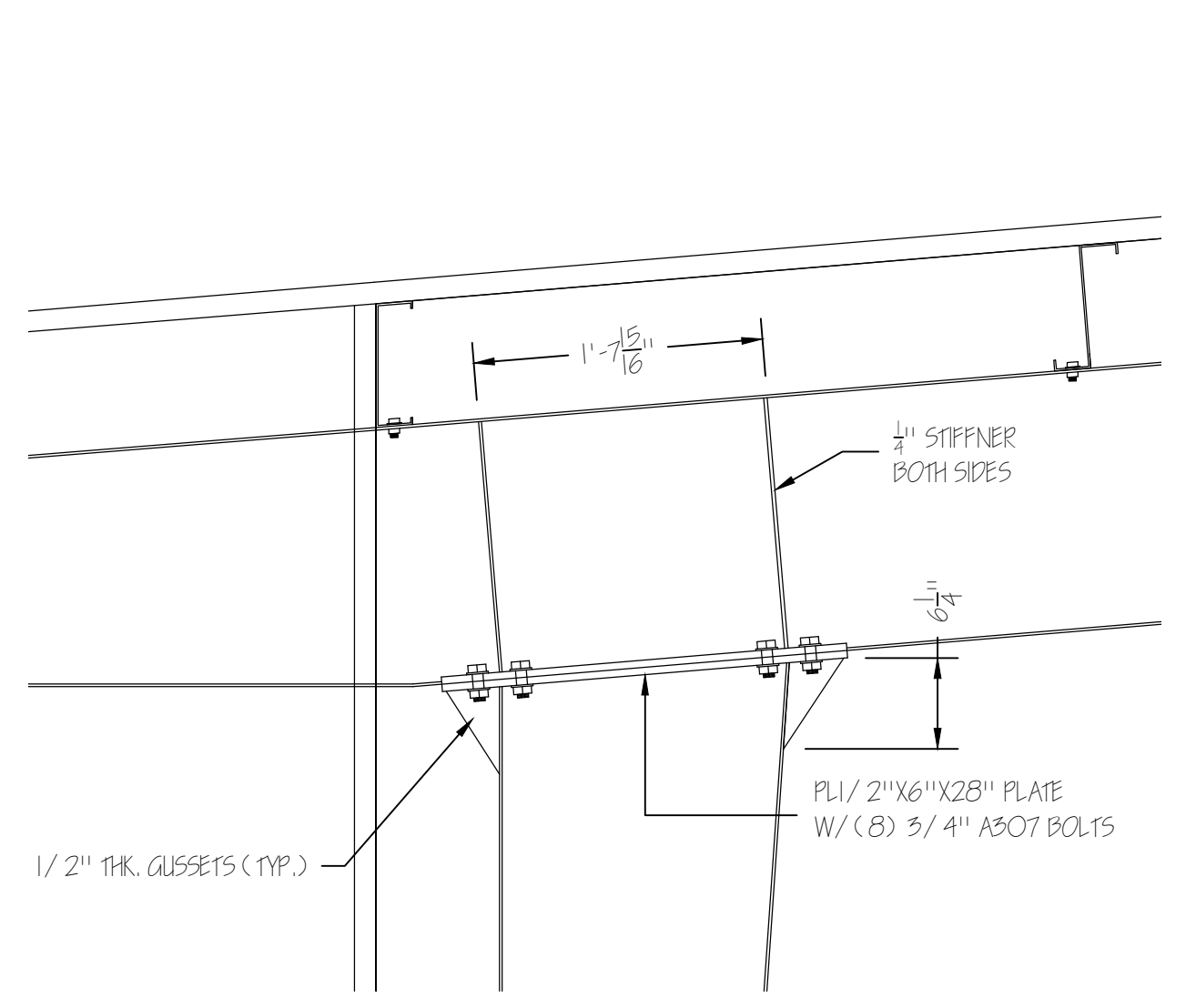
EXHIBIT 5 Page 9

NO.	REVISION
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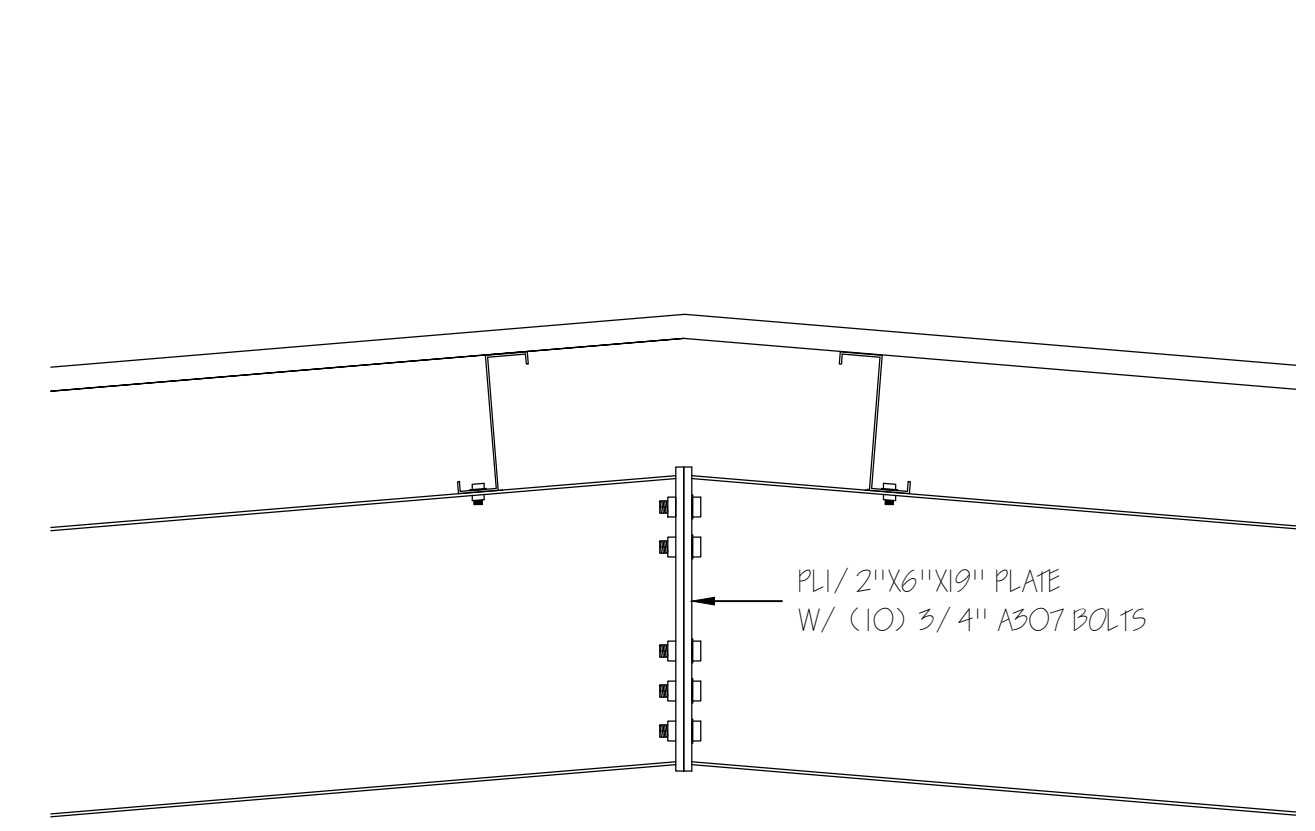
NO.	REVISION
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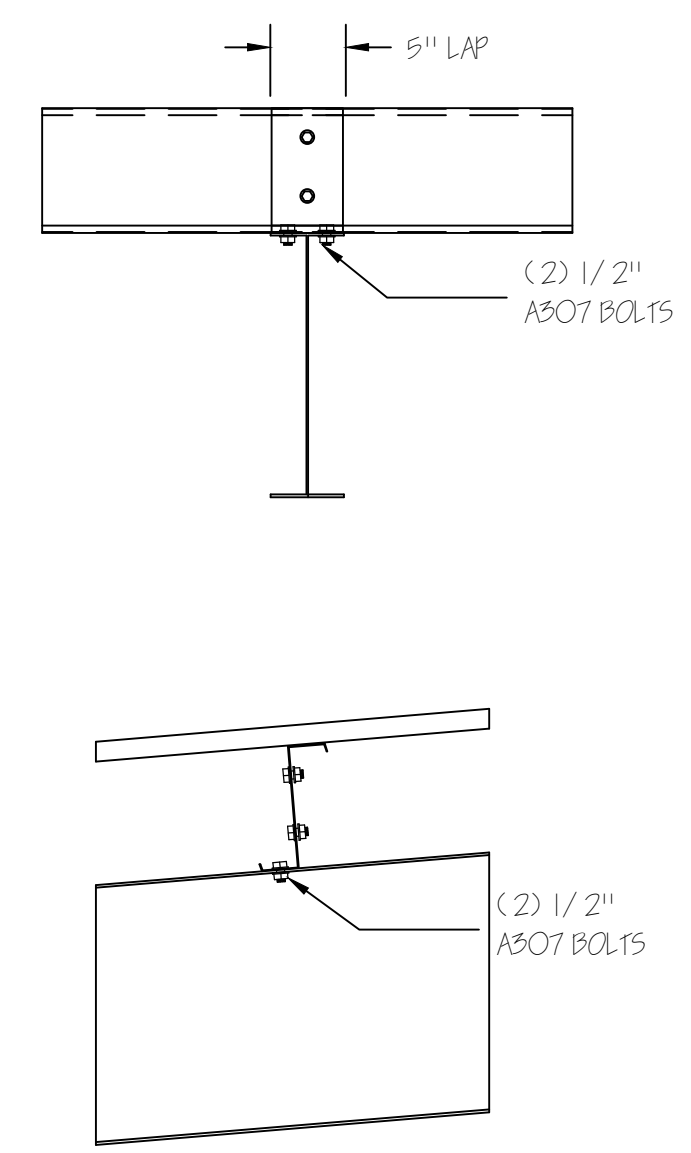
DETAIL A - BASE PLATE CONNECTION  
SCALE: N.T.S.



DETAIL B - HAUNCH CONNECTION  
SCALE: N.T.S.



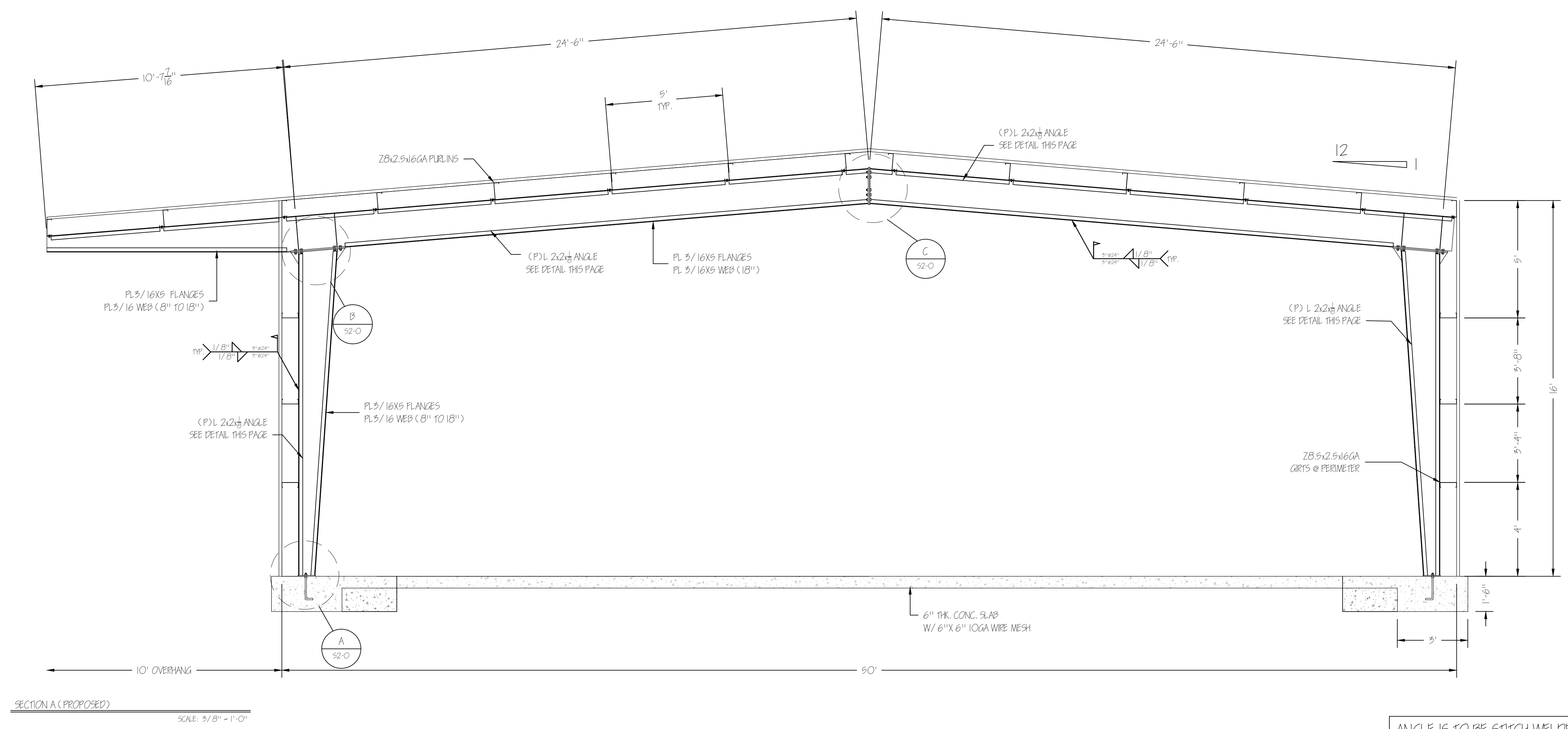
DETAIL C - RIDGE CONNECTION  
SCALE: N.T.S.



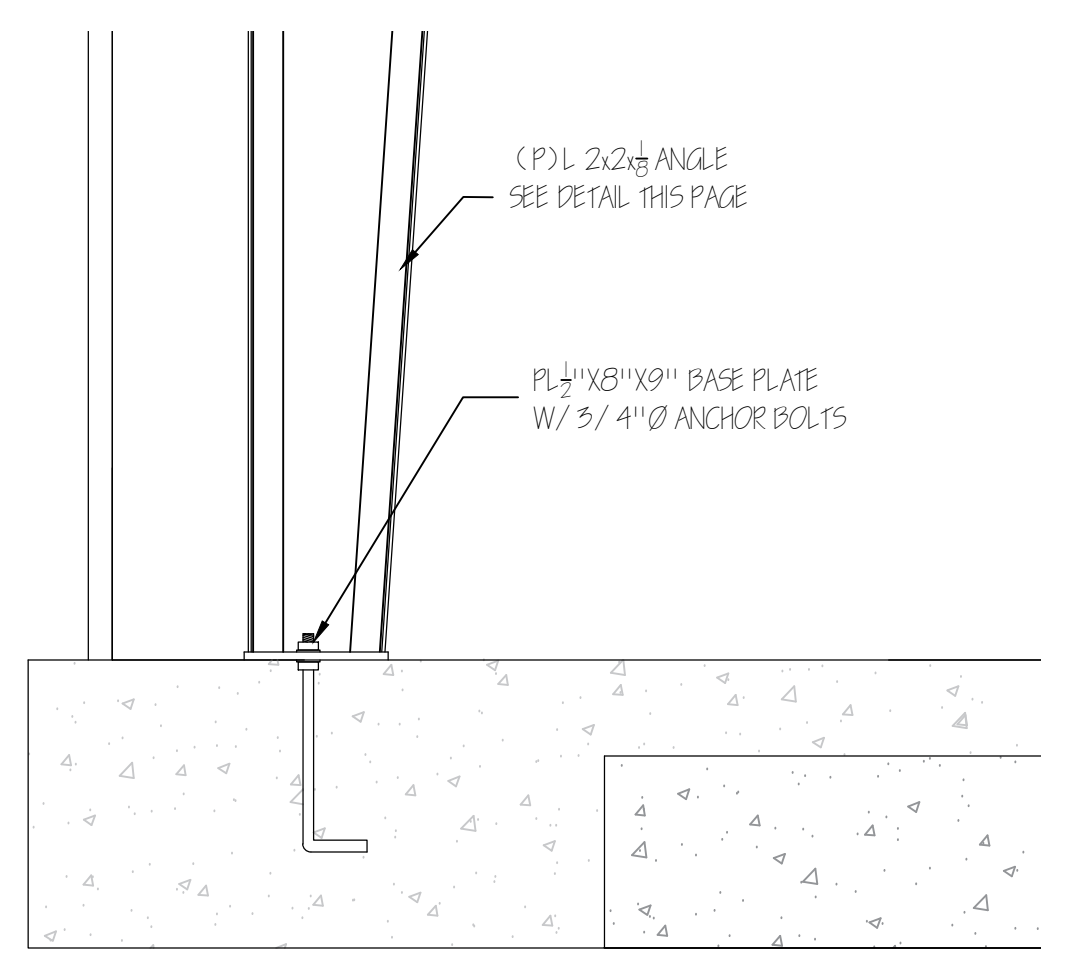
DETAIL D - PURLIN CONNECTION  
SCALE: N.T.S.



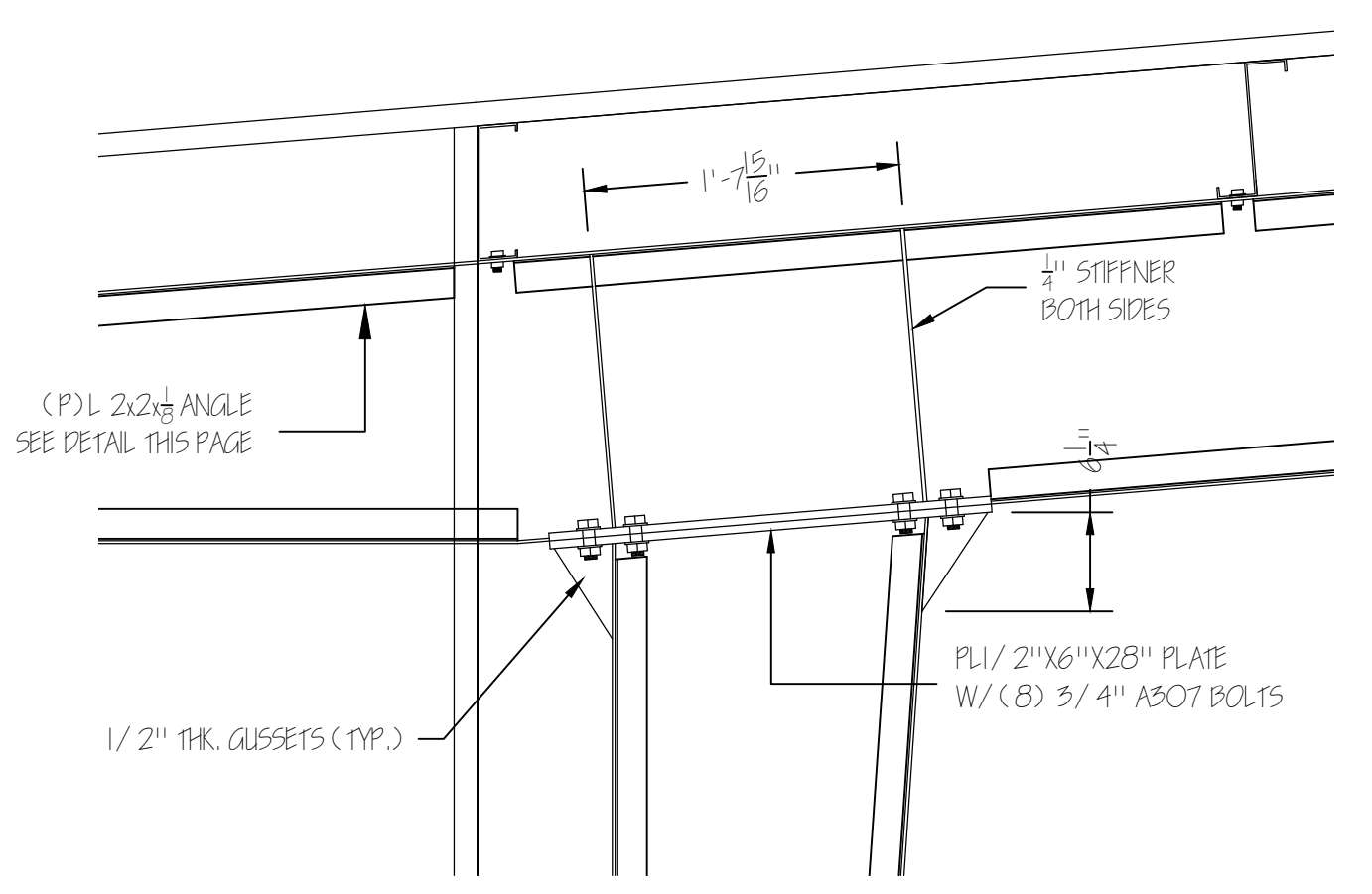
JOB NAME: TRAFALGAR LAND COMPANY	
CLIENT: TRAFALGAR LAND COMPANY 1050 E. SWIFT AVE. FRESNO, CA 95725	
SITE: 2246 E. CONEJO AVE. FRESNO, CA 95725	
TITLE: SECTION A	
DESIGNED BY: ERNE GUTIERREZ	DATE: 11/09/20
SCALE: AS NOTED	SHEET: 52-0
PROJECT NO: 20028	



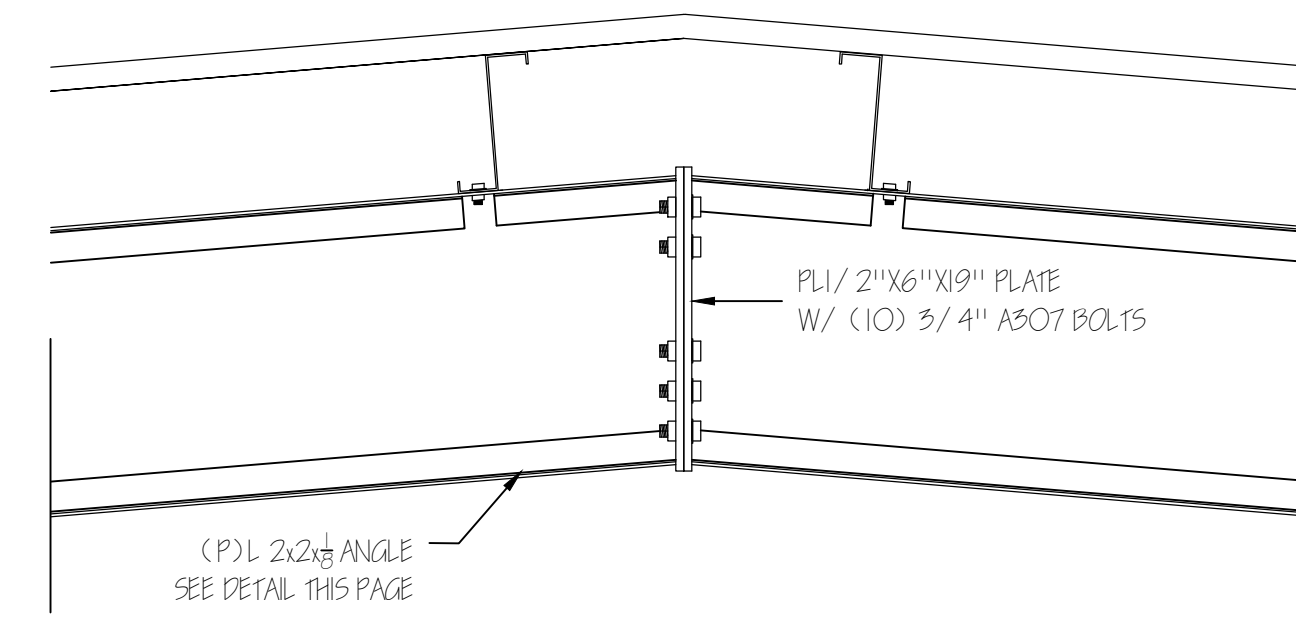
ANGLE IS TO BE STITCH WELDED IN A STAGGERED PATTERN WHERE THE FLANGE AND WEB CONNECT. ANGLE MUST BE ADDED ON THE INSIDE AND OUTSIDE FLANGES ON BOTH SIDES OF THE WEB (ALL FOUR INSIDE CORNERS OF THE COLUMN AND TRUSS).



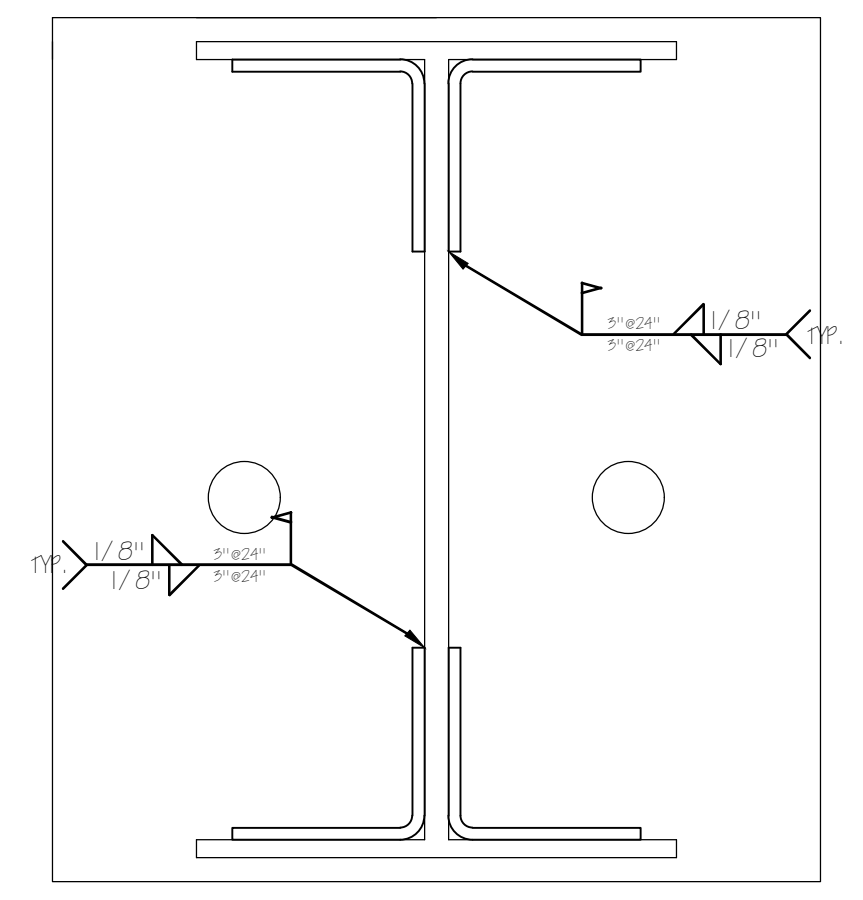
DETAIL A - BASE PLATE CONNECTION  
SCALE: N.T.S.



DETAIL B - HAUNCH CONNECTION  
SCALE: N.T.S.



DETAIL C - RIDGE CONNECTION  
SCALE: N.T.S.



TOP VIEW - ANGLE WELDED @ FLANGES OF COLUMNS AND TRUSSES  
SCALE: N.T.S.

NOTES

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REVISIONS

DATE: 11/09/20

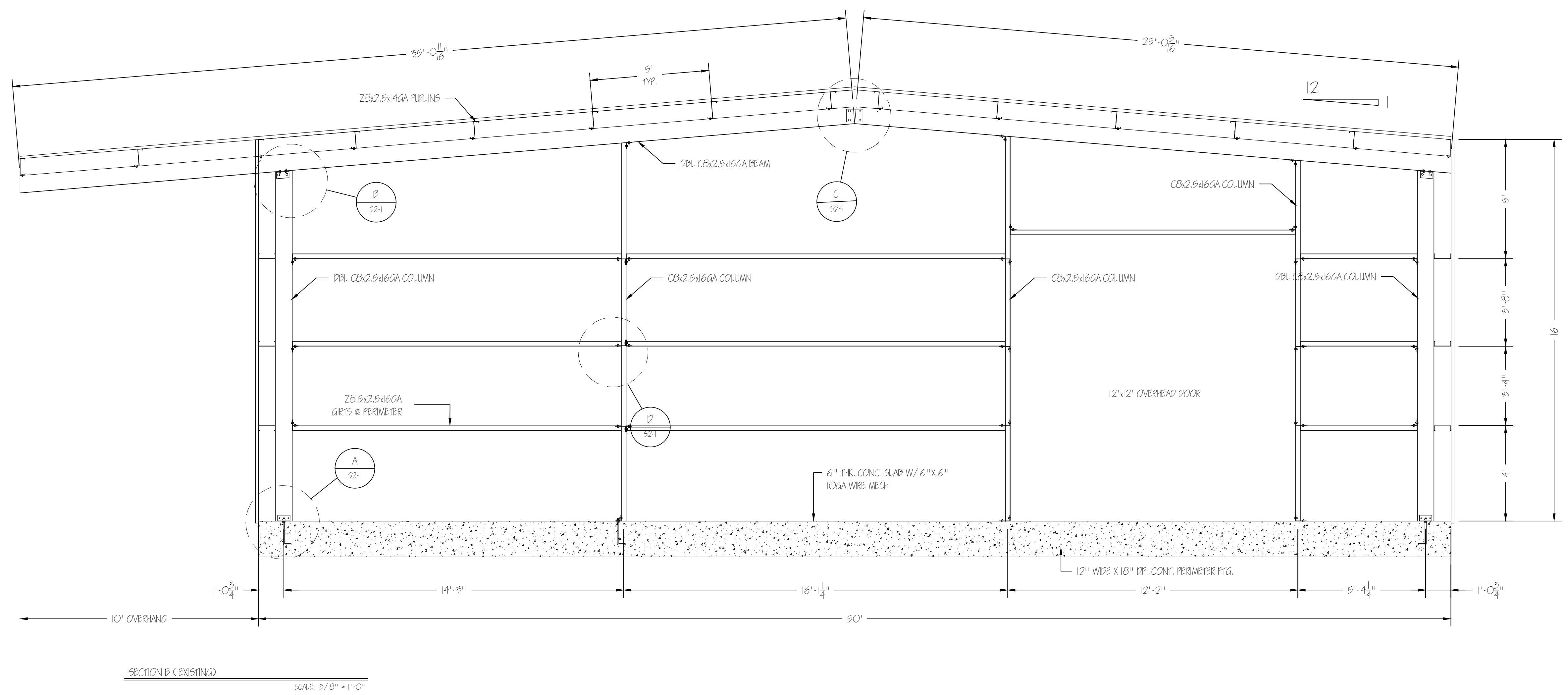
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PROJECT NO: 20028

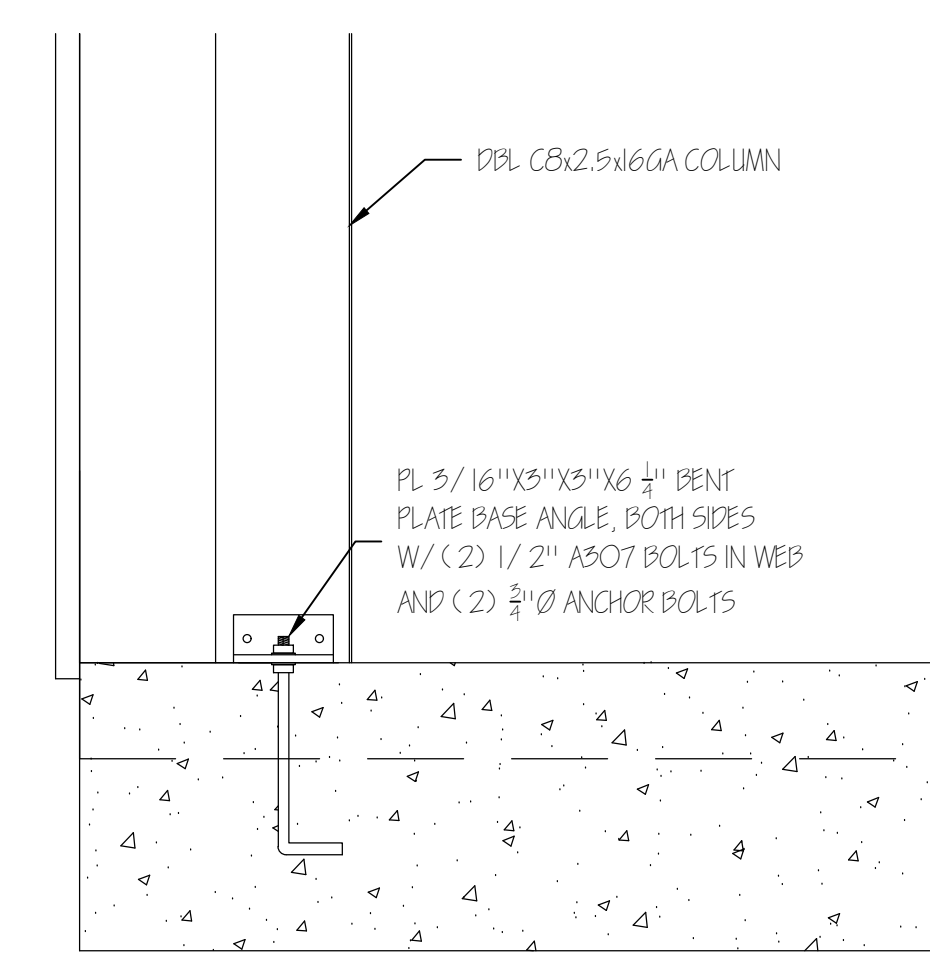
52-1

**SUPREME CONSTRUCTION**  
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O: (559) 294-2070  
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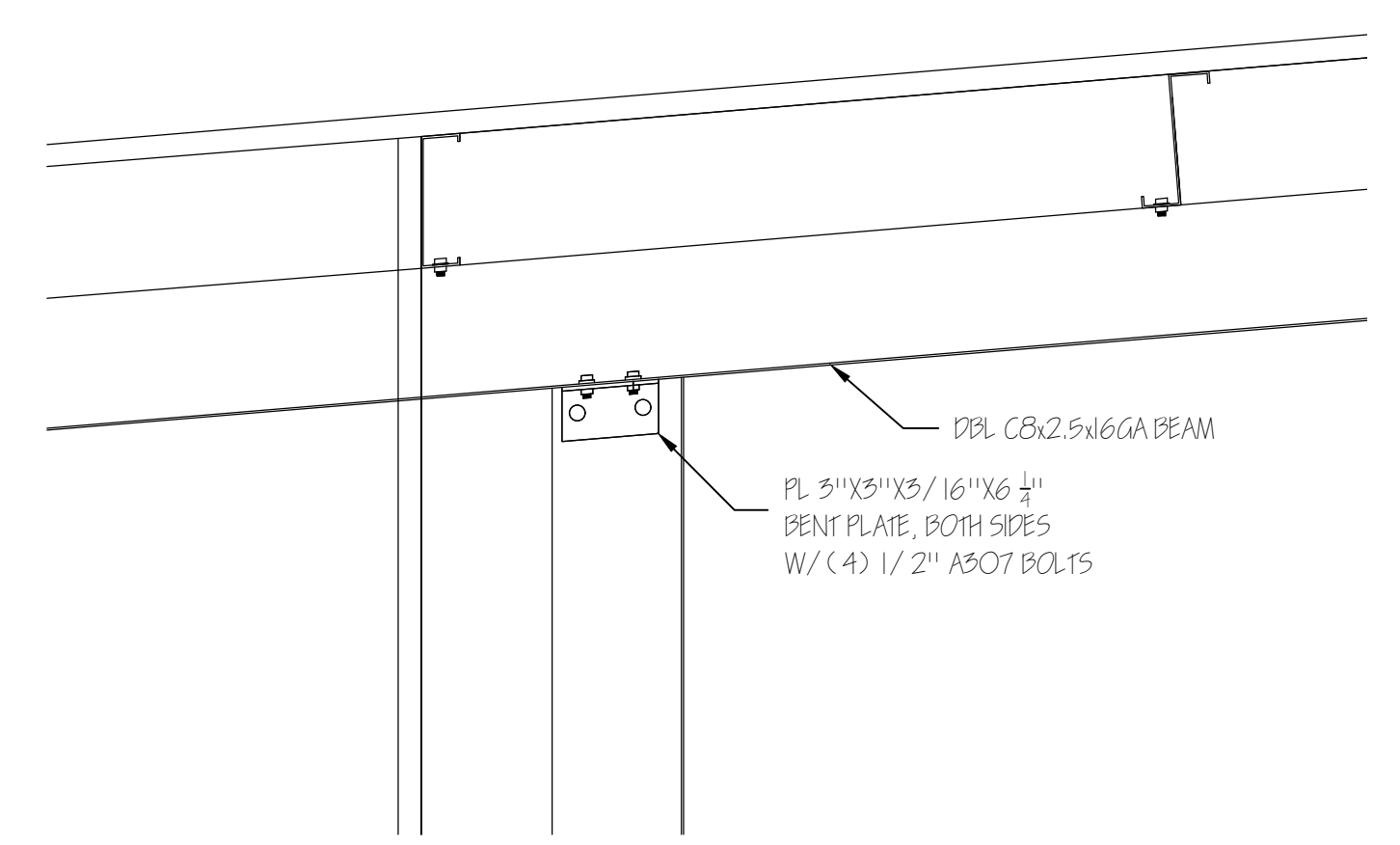
JOB NAME: TRAFALGAR LAND COMPANY  
CLIENT: TRAFALGAR LAND COMPANY  
1050 E. SWIFT AVE.  
FRESNO, CA 95725  
SITE: 2246 E. CONEJO AVE.  
FRESNO, CA 95725  
TITLE: SECTION A  
DRAWN BY: ROSIE GUTIERREZ  
DATE: 11/09/20  
SCALE: AS NOTED  
SHEET: 52-1



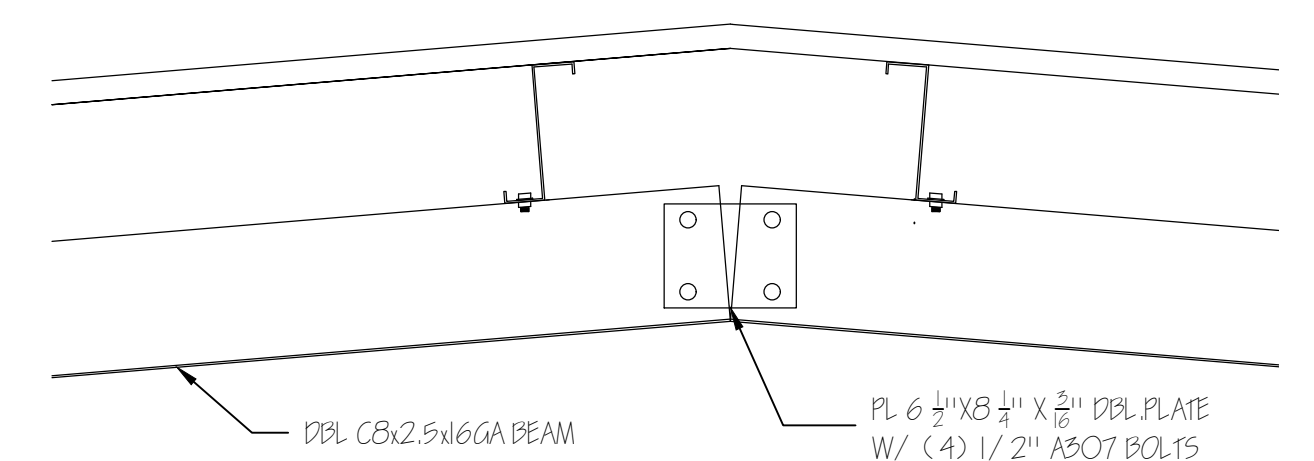
SECTION B (EXISTING)  
SCALE: 3/8" = 1'-0"



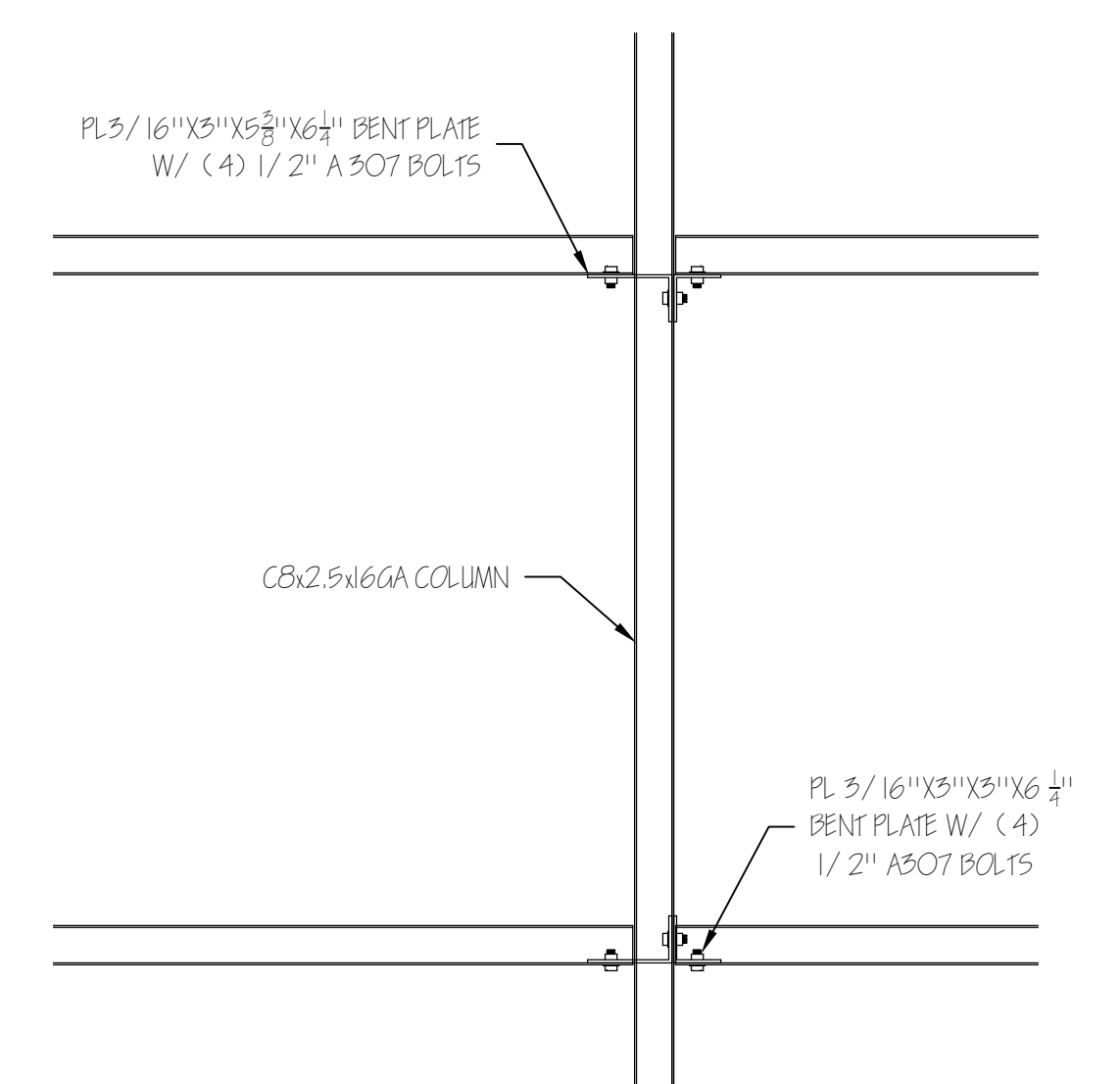
SECTION A - BASE PLATE CONNECTION  
SCALE: N.T.S.



SECTION B - HALTCH CONNECTION  
SCALE: N.T.S.



SECTION C - RIDGE CONNECTION  
SCALE: N.T.S.



SECTION D - GIRT CONNECTION  
SCALE: N.T.S.

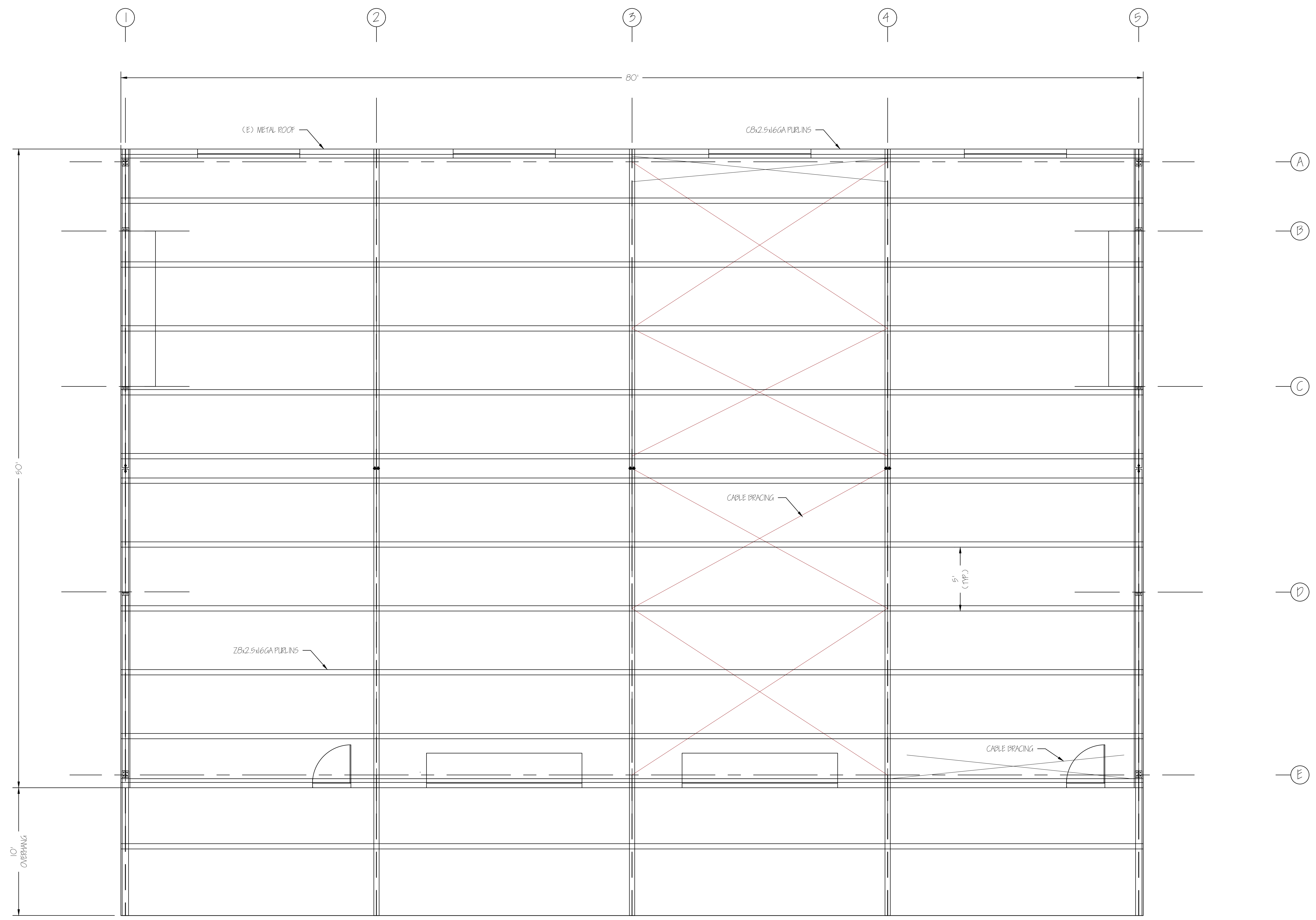
NO.	DESCRIPTION
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ENGINEER  
...



10675 O PLAZA BLVD, CA 95274  
O (559) 254-2070  
F (559) 962-6287  
LIC # 991667  
WWW.SUPREMECC.COM

JOB NAME: TRAFALGAR LAND COMPANY  
CLIENT: TRAFALGAR LAND COMPANY  
10300 E. SWIFT AVE.  
FRESNO, CA 93725  
SITE: 2246 E CONEJO AVE.  
FRESNO, CA 93725  
DATE: 11/09/20  
DRAWN BY: BEBE GUTIERREZ  
SCALE: AS NOTED  
PROJECT NO: Z0028



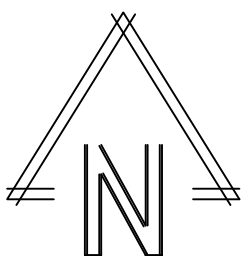
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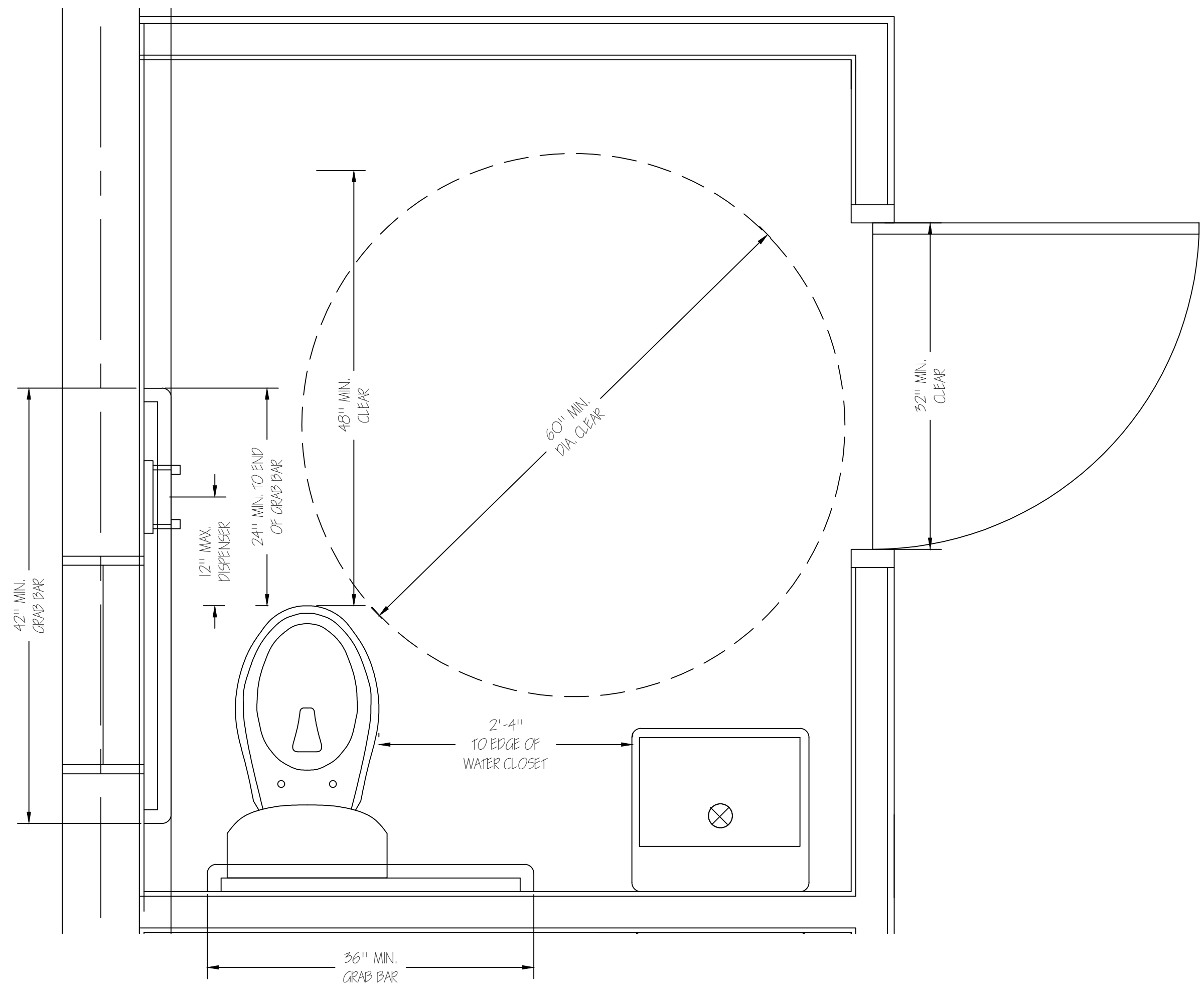


**SUPREME CONSTRUCTION**  
 1067 S. O'PLACE TULARE, CA 95214  
 O: (559) 294-2070  
 F: (559) 562-6287  
 LIC# 995667  
 WWW.SUPREMECC.COM

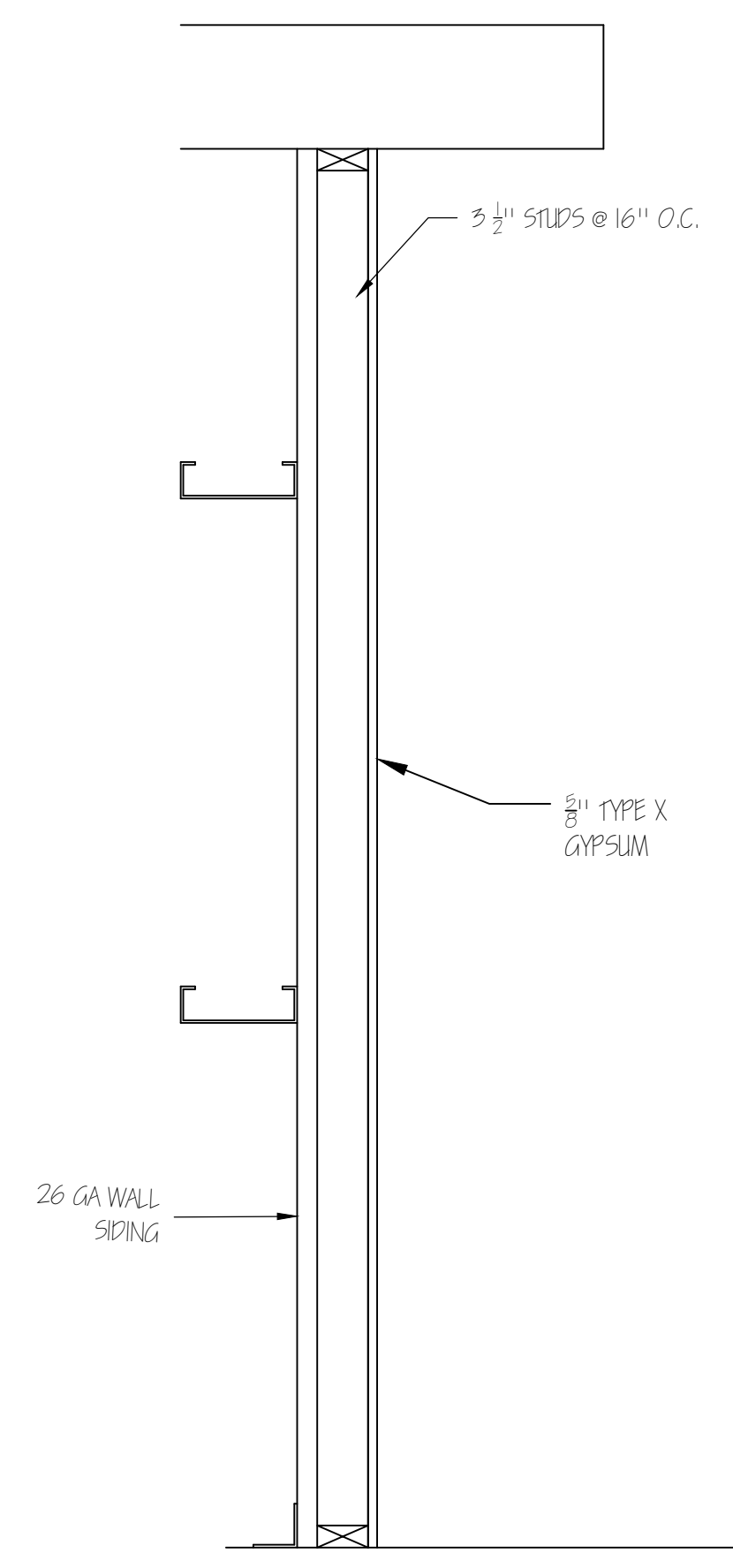
JOB NAME:  
**TRAFALGAR LAND COMPANY**  
 CLIENT:  
**TRAFALGAR LAND COMPANY**  
 1050 E. SWIFT AVE.  
 FRESNO, CA 95725  
 SITE:  
 2246 E. CONEJO AVE.  
 FRESNO, CA 95725  
 TITLE:  
**ROOF PLAN**  
 DRAWN BY:  
 RENE GUTIERREZ  
 DATE:  
 11/09/20  
 CHECKED BY:  
 AS NOTED  
 PROJECT NO.:  
 2002B  
 SHEET:  
**53-0**



ROOF LAYOUT PLAN (EXISTING)  
 SCALE: 1/4" = 1'-0"



A  
 54-0  
 ADA COMPLIANT RESTROOM



B  
 54-0  
 1 HR. FIREWALL

NOTES

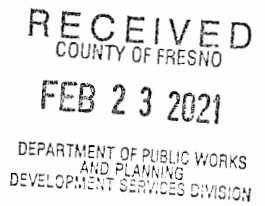
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FINISHED:  
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JOB NAME:  
 TRAFALGAR LAND COMPANY  
 CLIENT:  
 TRAFALGAR LAND COMPANY  
 1030 E. SWIFT AVE.  
 FRESNO, CA 93725  
 SITE:  
 2246 E. CONEJO AVE.  
 FRESNO, CA 93725  
 TITLE:  
 DETAIL 5  
 DRAWN BY:  
 RENE GUTIERREZ  
 DATE:  
 11/09/20  
 CHECKED BY:  
 AS NOTED  
 PROJECT NO:  
 2002B  
 SHEET:  
 54-0





## Trafalgar Land Company Operational Statement

Fresno County

**1. Nature of the operation—what do you propose to do? Describe in detail.**

The owners of Trafalgar Land Company, LLC (“Company”) are all farmers that require a facility to blend and package agricultural fertilizers in the correct ratios for their own use as well as selling these blended materials to other farmers. Being able to accurately measure and blend fertilizers into appropriate ratios for specific soils not only improves nutritional efficiency but also reduces environmental pollution from excess fertilizers. Additionally, being able to control the process more thoroughly allows for accurate composition analysis as compared to field, on site blending.

The Company plans to basically have mixing equipment and bulk packaging equipment. The intended location of the manufacturing facility is 2246 E. Conejo Avenue, Fresno County and consists of 3 existing structures; 1. A 4,000 square foot Anderson steel building for packaging and/or blending activities (designated as Building A); 2. A 4,000 square foot quonset style corrugated steel building for warehousing raw materials such as chemicals, packaging goods, containers and finished products. The building also has an attached 1,900 square foot canopy with a concrete pad which will house a bulk storage tank farm consisting of four 3,000 gallon tanks and a 2,000 gallon stainless steel blending tank (designated as Building B) (Building A and Building B together is designated as the Production Unit); and a 1,800 square foot single family residence will serve as an office for administrative activities (designated as Office). The property is

secured by a 6' tall chain link fence topped with barb wire built around the entire perimeter. In addition, security cameras will be used to protect the Office, Operation Unit, gates and yard area. The aforementioned structures will also have monitored alarm systems.

The operation will begin immediately with simple, non-reactive blending of common agricultural fertilizers in both liquid and solid forms (although liquids will be the primary platform in this facility). Operations will consist of two basic components. The first component is the acquisition and storage of fertilizer materials necessary to make and package the Company's product portfolio. Additionally cardboard/paper and HDPE packaging products will be stored on site. Dry chemicals are typically packaged in 50 lbs plastic lined sacks or 500 – 1,000 lbs larger bulk, plastic lined super sacks while liquid chemicals are packaged in steel, stainless steel or HDPE containers. (Note: All materials designated for use are as non-hazardous/non inflammable. There will be a few exceptions where materials are rated as hazardous due to corrosiveness (low pH) and NOT from being toxic.

Chemicals and packaging products will be purchased from reputable distributors in different amounts ranging from less than pallet, full pallet to truck load quantities and delivered on-site by the distributor and/or common carrier. On a few occasions, Trafalgar Land Company staff may pick-up certain materials on a will-call basis. All items or materials will be placed in Building B and stored in accordance with standard safe warehousing practices. Volumes and/or quantities of chemicals and packaging



materials will be dependent upon product demand and will increase (or decrease) as dictated by sales.

The second phase is blending liquid and dry chemical ingredients. The blending function will utilize either a 2,000 gallon enclosed stainless-steel bulk mixing tank equipped with load cells to monitor weight and a water fume scrubber to mitigate any potential odor. The tank also has mechanical agitation to aid in blending the formulation ingredients into a uniform solution. For solid blending, a 3 ton ribbon blender will be utilized.

Using a batch formulating sheet, the blender operator will stage the raw ingredients by weighing each on a certified deck scale. The materials are then placed on the blending tank deck and, with the mechanical agitator and fume collector engaged, manually added by the operator to the blending tank which has been pre-filled with the proper amount of water. Materials are added in a specified order as designated by the formulating instructions.

(Notes: 1. An operator verifies that the blending operator has staged the correct materials and quantities thereof; 2. a bead mill may be incorporated in the process at this juncture; and 3. A shear blender may be used for blending suspension formulations.)

The finished liquid product is then pumped into a 3,000 gallon polyethylene bulk storage cone tanks with air-driven diaphragm style pumps and stored until it is packaged into various size containers.

Finished product is packaged into HDPE, UN certified containers of various sizes including, but not limited to, 1 gallon bottles, 2.5 gallon jugs, 5 gallon pails, 5 gallon tight head jerricans, 30 gallon drums, 55 gallon drums or 275 gallon intermediate bulk containers (IBC or totes).

**2. Operational time limits:**

**Months (if seasonal):** Days per week: 5

**Hours (from \_8am\_\_\_\_\_ to \_5pm\_\_\_\_\_)** Total hours per day: 8-10

**Special activities:** Frequency: Hours:

**Are these indoors or outdoors:** Indoors

Trafalgar Land Company expects to operate year round, serving agricultural operations. Typical business hours for the Office and Production Unit will be from 8:00 a.m. to 5:00 p.m. Monday through Friday. However, under certain circumstances, the Production Unit may operate on over-time and/or need to operate on various weekends all of which will be determined by seasonality and increases in sales volumes.

All Blending and mixing operations will be done outside under a canopy cover, located at the northwest corner of Building B. Packaging operations will be inside of Building A.

**3. Number of customers or visitors:**

**Average number per day: 1 Maximum number per day:**

**Hours (when they will be there): 10am-3 pm**

Since Trafalgar Land Company is not a retailer, on-site visitation will be limited to occasional visits from current or prospective vendors, current distributors and direct sales customers. All visitation will be by invitation or scheduled appointments only and occur during regular business hours. The estimated visitor average is 2 people per week.

**4. Number of employees:**

**Current: 0 Future: 1-3 Hours they work: 8-5 pm**

**Do any live on-site as a caretaker? No.**

The initial employment requirement will consist of:

- a. a Foreman
- b. 1-2 laborers

The typical working hours will be a 40-hour week at 8 hours per day, Monday through Friday. No employees or other persons will live on-site.

**5. Service and delivery vehicles:**

**Number:            Type:            Frequency:**

Service and delivery vehicle number and frequency will vary greatly. Routine vehicle traffic will consist of postal carrier, overnight courier services (FedEx, UPS, etc), vendor delivery trucks, customer pick-up trucks and overland freight trucks (local and long haul). On lesser occasions, service vehicles would include plumbing, electrical, welding, carpenter and other repair type contractors. As such, it is estimated that an average of 1 trucks per week during the highest activity period (Feb-May) and then one truck every two weeks there after. However, the estimate may increase in relationship to demand volume.

**6. Access to the site:**

**Public Road:            Private Road:            Surface:            Unpaved  
(dirt/gravel) / Paved:**

The facility property fronts the north side of Conejo Avenue. Property ingress and egress will occur directly off of and on to Conejo Avenue through entry/exit gates located at the southeast corner of the property. Conejo Avenue and the facility have new asphalt pavement surfaces.

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

There is sufficient area to have numerous parking spaces on an asphalt surface for employees and/or visitors at both the front and rear of the Office. There is also adequate area at the southwest corner of Building A for spaces in which to park service vehicles. Large delivery trucks have a paved turn-around and parking area on the east side of the Office. The area also provides freight trucks proper positioning for backing into a loading dock which has a concrete runway. The number of spaces and marking of same will be done in accordance with all Local, County, State and/or Federal regulations governing such.

**8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain:**

No products will be sold on-site.

**9. What equipment is used? If appropriate, provide pictures or brochure.**

See Item #1 above

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

See detailed explanation in #1 above. Materials consist of various chemicals, HDPE containers of different sizes, cardboard cartons, wood pallets and other paper or plastic products used for packaging. The materials will be stored in a secure warehouse structure. (Note: a list of expected chemicals to be used is available upon request.

However, non-disclosure provisions will need to be in place prior to releasing such list to protect the Company's trade secret or confidential formulations.)

**11. Does the use cause an unsightly appearance?**

**Noise?                  Glare?                  Dust?                  Odor?**

**If so, explain how this will be reduced or eliminated.**

The use will not cause any unsightly appearances, nuisances, noise or dust. Although extremely rare and not anticipated, any odor that could occur during blending will be mitigated by capturing any off-gassing and passing the fumes through a water bath (scrubber).

**12. List any solid or liquid wastes to be produced:**

**Estimated volume of wastes:                  How and where is it stored?**

**How is it hauled, and where is it disposed?                  How often?**

Trafalgar Land Company will strive to be a zero to minimal waste generator. All recyclables, including cardboard and plastics, will be accumulated, baled and taken to an authorized recycling depot by Trafalgar Land Company staff via flatbed truck or contracted hauler. Any HDPE containers will be processed (chipped) on-site and recycled by a contracted association handler. All recyclables will be stored either in an on-site compactor unit or in a designated storage unit (trailer) and protected from the elements (sun, wind and rain). The frequency of disposal will be determined by

accumulated volume and availability of recycling contractors that receive and/or process materials on-site.

General waste (trash/garbage) will be disposed of by the area waste disposal service. The amount of general waste is not expected to exceed ¼ yard per week.

Liquid waste will consist of wash or rinsate water resulting from cleaning equipment, washing facility floors, sanitizing certain containers and/or accidental spill or leakage clean-up. Such water is considered to be a very low grade fertilizer. As such, the facility has been designed so that rinsates are collected in a central location and subsequently pumped into and stored in a 2,000 gallon HDPE tank. The amount of liquid waste is expected to be approximately 450 – 550 gallons per month. The liquid will be disposed of by spreading on the owners farms.

**13. Estimated Volume of water to be used (gallons per day). Source of water?**

The estimated daily water use is 400 gallons per week. The amount is based on averaging the first year of operations annual water use estimate of 104,000 gallons. The actual daily use will vary due to certain conditions including, but not limited to, performance of crop market segments, marketing and promotional campaigns, seasonality influences and sales volumes.

The daily amount includes black water, gray water, potable & landscape water, equipment and facility maintenance rinsates and product manufacturing.

Water is supplied by an on-site well with a submersible pump and pressure system.

**14. Describe any proposed advertising including size, appearance, and placement.**

It is planned to install a sign with the Company's logo, name and address at the front of the property, perpendicular to the north side of Conejo Avenue. The sign will be made and installed in accordance with County regulations related to size, materials, mounting height, set-back requirement, etc.

**15. Will Existing buildings be used or will new buildings be constructed?**

**Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.**

See Item #1 above and attached site map.

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

See Item #1 above



**17. Will any outdoor lighting or an outdoor sound amplification system be used? Describe and indicate when used.**

Outdoor lighting will be used to illuminate the loading dock, building and yard perimeters. Illumination of the mentioned areas will occur during evening (night time) hours and are part of a security system for deterring theft. Lights will be mounted at strategic locations on the exterior of Building A and Building B in a manner to maximize coverage of the property but avoid being a nuisance and/or safety hazard to residents in the immediate area or vehicles driving past the facility.

An amplified voice system will not be used.

**18. Landscaping or fencing proposed? Describe type and location.**

The installation of additional low maintenance, low water use landscape is currently being completed. The existing landscape will be maintained and consists of a lawn with shade trees located at the front of the Office. The surrounding flower beds along the east and south sides of the office contain a few shrubs and vines.

A 6' chain link fence topped with barb wire around the entire property perimeter has been installed. The front portion, parallel to Conejo Avenue will have privacy chain link fabric with 3 strategically placed sliding gates. A fourth gate is located at the northwest property corner for access to the well and/or pump.

19. Any other information that will provide a clear understanding of the project or operation.

See Item #1 above.

20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

Member Managers of Trafalgar Land Company

Nigel M. Grech (owner)

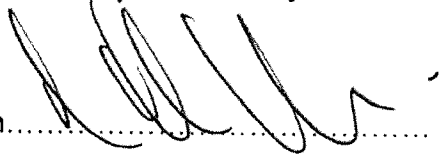
Jeannine M Grech (Owner)

Jeannine M. Grech.....



10/1/2020

Nigel M. Grech.....



10/1/2020

## Description of Existing Physical Improvements

### -Environmental information Section

**Question 15-** Describe existing physical improvements including buildings etc:

- A. 1,800 square feet single family residence with 2 bedroom, 2 bathrooms and 2 car garage – designated as Residence
- B. 4,000 square feet Anderson metal building (warehouse) with 800 square feet connecting canopy (to Bldg B) – designated as Building A
- C. 4,000 square feet quonset style wood frame, corrugated steel skin building (warehouse) with 2,000 square feet canopy - designated as Building B
- D. 1,500 square foot (15' x 100') single bay concrete truck dock
- E. 600 square feet (15'x40') catchment and sinking basin (rain water)
- F. Approximately 43,000 square feet of paved driveways, yard and parking areas
- G. Domestic water well (diameter and depth are unknown)
- H. Septic tank system for sewage disposal (gray & black water, size capacity is unknown).
- I. Property frontage is adjacent to the north side of Conejo Avenue
- J. Property is enclosed by a privacy chain link fabric fence

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COUNTY OF FRESNO

FEB 23 2021

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION





# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Trafalgar Land Company
- APPLICATION NOS.: Initial Study No. 8021 and Classified Conditional Use Permit Application No. 3699
- DESCRIPTION: Allow the processing, storage and sale of agricultural chemicals on a 2.09-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The subject parcel is located on the north side of E. Conejo Avenue approximately 1,290 feet east of its intersection with S. Cedar Avenue and is approximately 7.2 miles west of the City of Selma (2246 E. Conejo Avenue, Fresno, CA) (042-310-03) (SUP.DIST. 4).

### I. AESTHETICS

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

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

FINDING: NO IMPACT:

The project site is located in a mainly agricultural area. E. Conejo Avenue is not a designated scenic roadway. There are no scenic vistas, or any other scenic resources identified as being affected by the project proposal.

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

FINDING: NO IMPACT:

The subject application intends to utilize the existing structures for their operation. There is no proposed additional development associated with this project with minor

improvements proposed for the interior of the existing structures. Therefore, in considering the project proposal, the project is not expected to substantially degrade the existing visual character and would not have an impact on the quality of public views of the site and its surroundings.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Per the Applicant's Operational Statement, outdoor lighting is proposed as part of a security system to deter theft. A mitigation measure will be implemented so that the design and placement of these new sources of light and glare will have minimal impact on the surrounding properties and public right-of-way.

\* **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?

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the project site is located on land designated Prime Farmland. However, recent aerial images of the site indicate that the subject parcel has been improved with the subject buildings and has not been in active agricultural production for more than 20 years. Building permit records further reinforce the improved nature of the subject parcel. Therefore, although designated Prime Farmland, the subject parcel has not been in agricultural production in recent times. The project proposal would utilize the existing built environment for their operation and would not convert additional agricultural land to a non-agricultural use.

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

FINDING: NO IMPACT:

The project proposal is an allowed use under the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District subject to approval of a Classified Conditional Use Permit and therefore does not conflict with the agricultural zoning. The subject parcel is not under Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or

- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

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

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

FINDING: LESS THE SIGNIFICANT IMPACT:

The subject application is not likely to result in changes to the existing environment that could result in further conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. The proposed operation intends to produce fertilizer products for use among the surrounding agricultural area. The underlying zone district is still in place to deter non-agricultural uses from encroaching into the area. Therefore, in considering the proposed agriculturally supportive use, and the surrounding zone district for agriculture, a less than significant impact is seen.

### III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District has reviewed the project and indicated in their comments that construction-related emissions resulting from the project are expected have a less than significant impact. Additional considerations from the SJVAPCD in regard to the operation of the proposed use include District Rules 2010 and 2201 for air quality permitting for stationary sources, District Rule 9510 for indirect source review, and District Rule 4002 for national emissions standards for hazardous air pollutants. As these are rules and regulations required by a regulatory agency, these comments are to be included as Project Notes with the Conditional Use Permit being processed in concurrence with this environmental document. With the project's further compliance of rules and regulations required by the San Joaquin Valley Air Pollution Control District, the project will have a less than significant impact in terms of criteria pollutants and would not conflict with or obstruct implementation of an applicable Air Quality Plan.

- 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:

The nearest sensitive receptor is located approximately 400 feet southeast of the project site. The San Joaquin Valley Air Pollution Control District has reviewed the subject application and did not express concern with the project in terms of pollutant concentrations or adverse odors. The Department of Public Health, Environmental Health Division requires that the project follow state and local standards for reporting and storing hazardous materials. As there were no concerns expressed by the Air District and with implementation of regulatory requirements on storing and handling any hazardous materials, the operation will have a less than significant impact on pollutant concentrations of adverse odors affecting sensitive receptors.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The project proposes to utilize the existing buildings towards their operation. The subject property is already improved with two buildings that will house the main



production operation and a single-family residence that is proposed to be converted to an office. The surrounding area is utilized for agriculture or residential uses and is not likely to be occupied by a special-status species due to the disturbed nature of the site and surrounding area. There was no riparian habitat or other sensitive natural community identified on or near the subject property. Therefore, the project will not have a substantial adverse effect on special status species and would not adversely affect sensitive habitat.

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

According to the National Wetlands Inventory, there are no identified wetlands in the vicinity of 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 were no identified wildlife corridor or wildlife nursery site that would be impacted by the project proposal. As noted, the project site is already improved with the main structures that would interfere with movement of a native resident. In considering that existing environment, the project will not interfere with the movement of a native resident.

- 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 were no local policies or ordinances protecting biological resources or an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan identified as being in conflict with the project proposal.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The applicant proposes to utilize the existing structures to house the operation. There is minimal ground disturbance associated with the improvements that will bring the project into operation. Notification of the project with tribal governments under the provisions of Assembly Bill 52 did not result in consultation or expressed concerns from the notified tribal governments to indicate that a cultural or historical resource is on the site. Although unlikely, a mitigation measure will be implemented for this project to ensure that in the event that a cultural resource is unearthed during ground-disturbing activities, actions will be taken to assess and protect the resource.

\* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is expected to be built to current building code standards, which will take into account standard energy efficiency standards for a building. The increased energy draw when considering the existing conditions is not expected to result in potentially significant environmental effects and will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

## VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: NO IMPACT:

Per the Earthquake Hazard Zone Web Application maintained by the California Department of Conservation, the project site is not located on or near an earthquake fault of known rupture of an earthquake fault.

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

FINDING: NO IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), in the event of a seismic hazard occurring, the project site is located on land identified as having a 0% to 20% peak horizontal ground acceleration. The FCGPBR indicates that the potential of ground shaking is minimal in Fresno County. Due to the minimal peak horizontal ground acceleration risk and minimal ground shaking risk, the project be subject to adverse risk from ground shaking or seismic-related ground failure.

4. Landslides?

FINDING: NO IMPACT:

As depicted in Figure 9-6 of the FCGPBR, the project site is not located in an identified moderate landslide hazard area.

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

FINDING: NO IMPACT:

Review of aerial images of the subject site and consistent with the Applicant's Operational Statement and submitted plans, the project site is already developed with a single-family residence and two accessory structures. Per the Operational Statement, the Applicant intends to utilize the existing structures for the proposed operation and does not require the development of additional structures. In considering the already

developed nature of the site, the project will not result in substantial soil erosion or 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:

There was no geologic unit or unstable soil identified on the project site. As noted, the site is already improved with the existing structures planned to be utilized for the operation.

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

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on areas identified as having soils exhibiting moderately high to high expansion potential.

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

FINDING: NO IMPACT:

The project site is already improved with a septic tank for the existing single-family residence. No additional septic system is proposed. Development of an additional septic system will be subject to permit and inspection per Fresno County LAMP standards.

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

FINDING: NO IMPACT:

No unique paleontological or geologic feature was identified on the project site.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject operation will have up to three employees on-site and deliveries on an average of one truck a week during the highest activity period. Per the Applicant's Operational Statement, the estimate may increase due to demand. Equipment associated with the project and estimated trips generated by the proposal is expected to have a marginal increase in greenhouse gas emissions with the largest impacts coming from mobile sources (employee and delivery-based trips). Reviewing agencies and departments did not express concern with the operation in terms of greenhouse gas emission and no applicable plan, policy or regulation were identified to be in conflict with the proposed operation.

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 subject application provided State and local regulatory comments for the reporting, handling, and storage of hazardous materials. These regulatory comments are to be included as project notes for the application. With the project's compliance with state and local regulatory comments, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through the upset and accident conditions involving the release of hazardous materials into the 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 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:

Per the NEPAssist database, the subject parcel is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and would 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 an airport land use plan or 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: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that the proposed operation would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to 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: NO IMPACT:

The Water and Natural Resources Control Board and the State Water Resources Control Board reviewed the subject application and did not indicate that the project would result in the violation of any water quality standard or waste discharge requirement or would impede sustainable groundwater management. The Water and Natural Resources Division commented that the water supply for this area is adequate to support the proposal and that the project site is not located within an area of the County defined as being a water short area.

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;

FINDING: NO IMPACT:

Per the Operational Statement, the project proposal intends to utilize the existing structures towards the proposed operation. Minimal changes in the built environment will occur reducing the potential for substantial erosion or siltation of the site. The subject area is on relatively flat land and drainage patterns are not likely to change when the operation of the use occurs.

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:

The Development Engineering Section of the Fresno County Department of Public Works and Planning will require that an Engineered Grading and Drainage Plan be required to show how additional storm water runoff generated by the project will be handled without adversely impacting adjacent properties. This requirement will determine if facilities are needed to further address surface runoff and per County standards, surface runoff from the project site shall be retained on site and not drain across property lines or into road right-of-way. With compliance of County standards, the project will have a less than significant impact in terms of surface runoff.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panels 2625H and 2650H, the subject parcel is not subject to flooding from the 100-year storm. Therefore, the project will not impede or redirect flood flows.

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

FINDING: NO IMPACT:

As noted, the subject parcel is not subject to flooding from the 100-year storm and is not located near a body of water to indicate increase risk from a tsunami or seiche. Therefore, no impact is seen.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the application to indicate that the project will conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project is located on a 2.09-acre parcel and would not physically divide an established community.

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

FINDING: NO IMPACT:

Development in Fresno County is required to be consistent with the Fresno County General Plan. Goal LU-A reads "To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals." This goal relates to the environmental impacts of the loss of farmland. The following policies support this goal through careful consideration of the proposed use and protection of agricultural operations.

- Policy LU-A.3 provides criteria to be considered when a discretionary permit for special agricultural uses and agriculturally-related activities is being applied for.
- Policy LU-A.12, 13, and 14 are policies that protect agricultural activities from encroachment of incompatible land uses and mitigate any conversion of productive agricultural land.

In considering the relation of the subject proposal with the identified policies, the proposed use is agriculturally supportive by providing ag-supportive products to their



intended customers in a more efficient location. Per the Fresno County Zoning Ordinance, the subject application is an allowed use subject to the Classified Conditional Use Permit. Buffers in the form of setbacks established by the underlying zone district provide a minimum buffer distance from existing agricultural operations based on the property lines. Compliance of the development standards of the underlying zone district will allow the project to be consistent with the identified General Plan policies. Additionally, the subject parcel is approximately 2.09 acres and has already been developed with a single-family residence and accessory structures. The existing use and size of the subject parcel would not be considered feasible for an agricultural operation. In considering these factors, the project will have no impact on the Fresno County General Plan in long-term conservation of productive agriculture.

## 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 and 7-8 of the Fresno County General Plan Background Report, the project site is not located on an identified mineral resource location or principal mineral producing location.

## XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the subject proposal by the Department of Public Health, Environmental Health Division indicates that the project would be subject to the County of Fresno Noise Ordinance. With the application having the potential of exposing nearby residents to elevated noise levels, the operator will be subject to further review of noise impacts, should the project be reported for noise violations and exceed thresholds established under the Noise Ordinance. The nearest sensitive receptor is located approximately 400 feet southwest of the structures proposed to house the operation. In considering comments provided by the Environmental Health Division, the projects

proximity to sensitive receptors, and the required compliance of the operation with the Fresno County Noise Ordinance, the project will have a less than significant impact in terms of increased noise level generation.

- 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 in the vicinity of a private airstrip or airport land use plan and is not located within two miles of a public airport or public use airport.

#### 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 subject application proposes to utilize the existing structures for their operation. The project will not induce substantial unplanned population growth nor will it displace a substantial number of people or housing.

#### 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;

FINDING: NO IMPACT:

The Fresno County Fire Protection District has reviewed the subject application. Provided comments included compliance with current Fire and Building Code. There

were no expressed concerns by the FCFPD to indicate that the project would require the provision of new or physically-altered facilities.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not comment on the project to indicate the provision of new or physically-altered facilities in order to maintain acceptable service ratios, response times or other performance objectives.

#### XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not increase the use or require the construction or expansion of recreational facilities or existing neighborhood and regional parks.

#### XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the project proposal and estimated trips generated by the project did not require the preparation of a Traffic Impact Study or Vehicle Miles Traveled Analysis. Both the California Department of Transportation and the Road Maintenance and

Operations Division further reviewed the project and did not provide concerns to indicate that the project would be in conflict with a program, plan, ordinance or policy addressing the circulation system, nor indicate that the project would be in conflict with CEQA Guidelines Section 15064.3. Per the Applicant's Operational Statement, the project will have up to three employees and approximately 1 delivery per week. In addressing the trips generated by the project, a less than significant impact is seen.

- 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:

Review of the project design depicts access to the site off Kamm Avenue with no additional access points proposed. Review of the site access design by the Road Maintenance and Operations Division indicate that County design standards for entrance gates and drive approaches will be upheld and an encroachment permit will be required for any work performed in County right-of-way. Review of the site access design did not indicate that the project 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:

Per the provisions of Assembly Bill 52 (AB 52) participating California Native American Tribes were notified of the subject application and given the opportunity to enter into consultation with the County of Fresno on identifying and address potential tribal cultural resources. No concerns were expressed by reviewing California Native American tribes to indicate the presence of tribal cultural resources. Therefore, in the unlikely event that

a cultural resource is identified during ground-disturbing activities, a mitigation measure will be implemented on correctly assessing and addressing any unearthed resource.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities which would cause significant environmental effects. Minor upgrades to existing infrastructure may occur to the site but would not result in significant environmental effects.

The Water and Natural Resources Division and the State Water Resources Control Board have reviewed the subject application and did not express concern with the available water supplies of the area or specific permitting for water facilities.

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

FINDING: NO IMPACT:

The subject operation expects to utilize an existing private septic system for wastewater treatment and does not anticipate further expansion. Review of the proposal by the Zoning Section and the Environmental Health Division did not indicate the need for additional wastewater treatment facilities.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that the project would result in the generation of solid waste in excess of State or local standards nor would it result in conflict with federal, state, or local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

Per the 2007 Fresno County Fire Hazard Severity Zones in LRA Map provided by the California Department of Forestry and Fire Protection, the project site is not located within a State Responsibility Area and not located within land designated for a very high fire hazard severity zone.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

The subject site is already improved with a single-family residence and accessory structures. Due to the previous disturbed nature of the site and the scope of the proposed operation, the project would not substantially degrade the quality of the environment and would not result in the reduction of wildlife below self-sustaining levels.

- 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:

Project impacts related to Aesthetics, Cultural Resources, and Tribal Cultural Resources have been determined to have a less than significant impact with the implementation of recommended mitigation measures. These impacts were determined to be not cumulatively considerable.

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

FINDING: NO IMPACT:

The project would not result in substantial adverse effects on human beings.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3699, 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, Geology and Soils, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Utilities and Service 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 of recommended mitigation measures.

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

TK

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EXHIBIT 8

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 8021</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Trafalgar Land Company	Project Title: Classified Conditional Use Permit Application No. 3699		
Project Description: Allow the processing, storage and sale of agricultural chemicals on a 2.09-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3699, 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, Geology and Soils, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation and Wildfire.  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Utilities and Service 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 of recommended mitigation measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – July 30, 2021		Review Date Deadline: Planning Commission – September 9, 2021	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**