

Document Root (Read-Only)

Selected Document

(New SCH Number) - MND - Initial Study 7085; Classified Conditional use Permit Application No. 3526

Fresno County
Created - 9/17/2021 | Submitted - 9/17/2021
Ejaz Ahmad

Document Details

Lead Agency

Fresno County

Document Type

Mitigated Negative Declaration

Document Status

Submitted

Title

Initial Study 7085; Classified Conditional use Permit Application No. 3526

Present Land Use

Undeveloped

Document Description

Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5).

Attachments

CUP 3256 Summary Form.pdf

CUP 3526 Environmental Checklist .pdf

CUP 3526 Inital Study.pdf

CUP 3526 MND (Proposed).pdf

CUP 3526 NOC (signed).pdf

CUP 3526 NOI (recorded).pdf

CUP3526 Mitigation Monitoring.pdf

CUP3526 Routing Pkg.pdf

Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite A, Street Level
Fresno, CA 93721
Phone : (559) 600-4204
eahmad@fresnocountyca.gov

Regions

Counties

Fresno

Cities

Location Details

Cross Streets

Northwest of the intersection of E. Shepherd Avenue and Locan Avenue

Local Action Types

Use Permit

Development Types

Commercial (Personal/recreational vehicle storage facility)(Sq. Ft. 544728, Acres 38.91, Em...

Project Issues

Aesthetics | Air Quality | Biological Resources | Cultural Resources | Energy | Geology/Soils | Greenhouse Gas Emissions | Hazards & Hazardous Materials | Hydrology/Water Quality | Land Use/Planning | Mineral Resources | Noise | Population/Housing | Public Services | Recreation | Transportation | Utilities/Service Systems | Wildfire

Review Agencies

Air Resources Board | Caltrans, District 6 - Fresno/Bakersfield | Conservation, Department of | Fish and Wildlife, Region 4 - Central, Fresno | Food and Agriculture, Department of | Forestry and Fire Protection, Department of | Regional Water Quality Control Board, Region 5 - Fresno | SWRCB, Division of Drinking Water, District 23 | Water Resources, Department of

Review Period**Review Started**

9/17/2021

Review Ended

10/18/2021

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study No. 7085 and Conditional Use Permit Application No. 3526 (WESCLO LLC)

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov Phone Number: (559) 600-4204

Project Location: Fresno Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AESTHETICS, D. The proposed uses may result in the creation of new sources of light and glare in the area. The proposed mitigation to hood and direct lighting away from adjacent properties and Public right-of-ways would result in a less than significant impact.

BIOLOGICAL RESOURCES, A. B. The project may have an impact on Burrowing Owl, California Tiger Salamander, nesting birds, and San Joaquin kit Fox. The proposed mitigation measures would reduce impacts to a less than significant level.

CULTURAL RESOURCES, A. B. C. The project may have an impact on cultural resources if discovered during ground disturbance. The proposed mitigation measure would reduce impact to a less than significant level.

HYDROLOGY AND WATER QUALITY, C. The project may impact seepage component at the down stream face of Big Dry Creek Reservoir and dam. The proposed mitigation measures would reduce impact to a less than significant level.

TRANSPORTATION, A. The project will require future signalization at Shepherd and Locan Avenues. However, the impacts would be reduced to a less than significant level by the project paying its fair share.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No Known Controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the Lead Agency (Fresno County)



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study No. 7085 and Classified Conditional Use Permit Application No. 3526
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5).
5. **Project sponsor's name and address:**
WESCLO, LP
3265 W. Ashlan Avenue
Fresno, CA 93722
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AL-20 (Limited Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
Residential subdivisions in the City of Clovis are located to the south, vacant parcels to the north, and parcels with single-family homes and farm buildings/structures to the east and to the west of the project site. Residential subdivisions in the City of Fresno are located approximately 3.8 miles to the west. The area has limited farming activities.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

The project site is not in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Dumna Wo Wah Tribal Government requested for consultation, staff offered a meeting and provided a letter of Archaeological Records Search from the Southern San Joaquin Valley Information Center, and a letter of Sacred Lands Search from the Native American Heritage Commission both showing negative results. The tribe provided no response to the request for a meeting and the consultation process was closed.

The Table Mountain Rancheria also requested for consultation, staff offered a meeting, and provided a Cultural Resources Assessment (Report) prepared for the project identifying no cultural resources on the property. The tribe provided no response to the request for a meeting, and the consultation process was closed.

In the unlikely event, if cultural resources are discovered on the property, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce any potential impact to tribal cultural resources to a less than significant level.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:


Ejaz Ahmad, Planner


David Randall, Senior Planner

Date: 9-16-2021

Date: 9.16.21

EA:
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3526\IS-CEQA\CUP 3526 IS cklst.doc

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7085 and
Classified Conditional Use Permit Application No.
3526)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

- 3 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?
- 3 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 3 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?
 - 3 i) Result in substantial erosion or siltation on or off site;
 - 3 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 3 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 1 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?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

- 2 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:
- 2 i) Fire protection?
1 ii) Police protection?
1 iii) Schools?
1 iv) Parks?
1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 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:
- 2 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- 2 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Wetland Delineation Summary Report by Argonaut Ecological Consulting, Inc. dated Feb. 28, 2017
- Air Quality and Greenhouse Gas Analysis Report by Mitchell Air Quality Consulting dated May 26, 2019
- Revised Traffic Impact Study by Peters Engineering Group, dated June 2, 2018
- Vehicle Miles Traveled Impact Analysis by Peters Engineering Group, dated July 26, 2021
- Biological Evaluation by Argonaut Ecological Consulting, Inc. dated Sept. 20, 2017
- Biological Resources Assessment by Argonaut Ecological Consulting, Inc. dated March 8, 2021
- Cultural Resources Assessment by Sierra Valley Cultural Planning dated Feb. 4, 2018

EA:im

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3526\IS-CEQA\CUP 3526 IS cklst.doc



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Wesclo, LP
- APPLICATION NOS.: Initial Study No. 7085 and Classified Conditional Use Permit Application No. 3526
- DESCRIPTION: Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5).

I. AESTHETICS

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site fronts on Shepherd Avenue which is not a State Scenic Highway. The site is currently vacant with no improvements and is surrounded by properties with no or little improvements. No scenic vistas or scenic resources including trees, rock outcroppings, and historic buildings were identified on or near the site to be impacted by this proposal. The project will have less than significant impact on scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal would allow a personal/recreational vehicle storage facility on two contiguous parcels, totaling 38.91 acres. The project site is currently undeveloped and unfarmed. Residential subdivisions in the City of Clovis are located to the south, vacant parcels to the north, and parcels with single-family homes and farm buildings/structures to the east and to the west of the site. Residential subdivisions in the City of Fresno are located approximately 3.8 miles to the west. The area has limited farming activities.

The proposed improvements consist of 319,925 square feet of enclosed storage buildings, 222,281 square feet of covered or enclosed carport spaces for recreational vehicles, and a 2,522 square-foot caretaker's residence/office.

The proposed 8.4-foot-tall storage buildings and the 17-foot-high single-family residence are compatible in height, design, and look to other similar improvements in the area. Stucco façade of the proposed storage buildings fronting on Shepherd Avenue and Locan Avenue alignment will include appealing decorative design typical of such facilities. Additionally, landscaping will be provided along these streets as well.

With low building height, decorative building façade, and the proposed landscaping, the project will have a less than significant visual impact on the surrounding area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will install outdoor security lighting, which has the potential of generating glare in the area. To minimize such impacts, a mitigation measure would require that all lighting shall be hooded and directed downward so as to not shine toward adjacent property and public streets.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The project site is not classified as Prime or Unique Farmland, or Farmland of Statewide Importance. The site is classified as Farmland of Local Importance on the 2016 Fresno County Important Farmland Map and is not restricted by a Williamson Act Land Conservation Contract. Previously, a Notice of Non-Renewal was recorded for Williamson Act Land Conservation Contract No. AP-45 on June 14, 2002, which allowed the Contract to expire on December 11, 2011.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project is not in conflict with the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) zoning on the property and is not located in an area designated for timberland or zoned for timberland production. No forests occur in the vicinity; therefore, no impacts to forests, conversion of forestland, or timberland zoning would occur because of the subject proposal.

The proposed RV sales and storage facility requires discretionary land use approval. The use was added to the AL-20 Zone District through Amendment to Text (AT) No. 370, approved by the County Board of Supervisors on September 30, 2014.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and offered no comments on the project.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Analysis Report, was prepared for the project by Mitchell Air Quality Consulting, dated May 26, 2019, and was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for comments. No comments provided by the Air District.

Construction and operation of the project (light industrial uses) would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO_x), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}).

As discussed in Section III, B. below, emissions of ROG, NO_x, PM₁₀, and PM_{2.5} associated with the construction and operation of the project would not exceed the District's significance thresholds. Furthermore, as discussed in Section III, C. below, the project would not result in CO hotspot that would violate CO standards. The project is consistent with the current AQP (Air Quality Plan) and the impact would be less than significant.

The San Joaquin Valley Air Pollution Control District approved Air Impact Assessment (AIA) application for the project and determined that the mitigated baseline emissions for construction and operation will be less than two tons NO_x per year and two tons PM₁₀ per year. Further, pursuant to District Rule 9510 Section 4.3, the project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. Therefore, the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site mitigation fees.

- 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 primary pollutants of concern during project construction and operation are ROG, NO_x, CO, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidance for Assessing, and Monitoring Air Quality Impacts (GAMAQI) adopted in 2015 contains threshold for CO, NO_x, ROG, SO_x PM₁₀ and PM_{2.5}. The SJVAPCD's annual emission significance thresholds used for the project, define the substantial contribution for both operational and construction emissions are 10 tons per year ROG, 10 tons per year NO_x, 100 tons per year CO, 27 tons per year SO_x, 15 tons per year PM₁₀, and 15 tons per year PM_{2.5}. The project does not contain sources that would produce substantial quantities of SO₂ emissions during construction and operation.

Per the Air Quality and Greenhouse Gas Analysis Report, year 2022 through 2025 the construction air pollutant emissions (ton per year) associated with the project would be

0.46 for ROG, 3.92 for NO_x, 2.71 for CO, 1.11 for PM₁₀, and 0.32 for PM_{2.5}, which are less than the threshold of significance. Likewise, the operational air pollutant emission over the life of the project, primarily from energy use and mobile sources, would be 2.85 for ROG, 0.54 for NO_x, 1.87 for CO, 0.71 for PM₁₀, and 0.19 for PM_{2.5}, which are less than the threshold of significance.

Per the SJVAPCD Air Quality Attainment Plans, nonattainment pollutant emissions will continue to decline each year as regulations adopted to reduce these emissions are implemented, accounting for growth projected for the region. Therefore, the cumulative health impact will also decline even with the project's emission contribution.

As discussed above, the regional analysis of the construction and operational emissions indicates that the project would not exceed the District's significance thresholds and is consistent with the applicable Air Quality Attainment Plan. Therefore, the project would not result in significant cumulative health impacts.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors as defined by San Joaquin Valley Air Pollution Control District are hospitals, residences, convalescent facilities, and schools. The closest sensitive receptor, a house, is located approximately 100 feet south of the project site.

Per the Air Quality and Greenhouse Gas Analysis Report, an analysis of maximum daily emissions during construction and operation of the project was conducted to determine if emissions would exceed 100 pounds per day for any pollutant of concern which include NO_x, CO, PM₁₀, or PM_{2.5}. The maximum daily air pollutant emissions (pound per day) during construction would be 3.30 for ROG, 25.56 for NO_x, 24.87 for CO, 7.80 for PM₁₀, and 2.17 for PM_{2.5}, and would not exceed SJVAPCD screening thresholds for any pollutant.

Operational emissions are generated on-site by area sources such as consumer products, landscape maintenance, energy use, and onsite motor vehicle operation at the project site. Most motor vehicle emissions would occur distant from the site and would not contribute to a violation of ambient air quality standards, making the analysis highly conservative. The maximum daily air pollutant emissions (pound per day) during operations (2023) would be 15.87 for ROG, 3.05 for NO_x, 11.56 for CO, 3.99 for PM₁₀ and 1.09 for PM_{2.5} and would not exceed SJVAPCD screening thresholds for any pollutant.

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. Construction of the project would result in minor increases in traffic for the surrounding road network during the duration of construction. The project is in a location with low traffic volumes. No congested conditions that would result in a CO hotspot are possible. In addition, the highest background 8-hour average of carbon monoxide during the latest year CO was monitored is 2.06 ppm, which is 78 percent

lower than the state ambient air quality standard of 9.0 ppm. Therefore, the project would not significantly contribute to an exceedance of state or federal CO standards.

The project construction would involve the use of diesel fueled vehicles and equipment that emit DPM (diesel particulate matter) which is considered a Toxic Air Contaminants (TAC). The SJVAPCD's latest threshold of significance for TAC emissions are an increase in cancer risk for the maximally exposed individual of 20 in a million. The SJVAPCD's 2015 GAMAQI does not currently recommend analysis of TAC emissions from project construction activities, but instead focuses on projects with operational emissions that would expose sensitive receptors over a typical lifetime of 70 years. In addition, the project's storage units are prefabricated and require the limited use of diesel construction equipment.

The project is not a use that will generate substantial toxic air contaminant emissions. Traffic generation from the mini storage facility is minimal and the volume of truck traffic is low. The project includes an on-site manager's residence. The traffic volume on E. Shepherd Avenue at N. Fowler Avenue was 6,201 trips per day and no traffic volumes were available for N. Locan Avenue near the project site. The project would not exceed California Air Resources Board (ARB) recommendation of avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The project also complies with ARB distance recommending from fueling stations, dry cleaning operations and auto body shops.

Valley fever (coccidioidomycosis), is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*) which lives in soil. The project site is situated on previously disturbed farmland that does not provide suitable habitat for the spores. Construction activities, however, could generate fugitive dust that contain *C. immitis* spores. The project will minimize the generation of fugitive dust during construction activities by complying with the District's Regulation VIII. Therefore, this regulation, combined with the relatively low probability of the presence of *C. immitis* spores, would reduce Valley fever impacts to less than significant. During operations, dust emissions are anticipated to be relatively small, because most of the project area would be occupied by buildings, gravel surfaces, and concrete pavement. This condition would lessen the possibility that the project would provide suitable habitat for *C. immitis* spores and generate fugitive dust that may contribute to Valley fever exposure. Impacts would be less than significant.

Per the U.S. Geological Survey 2011, the project area is outside of an area of naturally occurring asbestos in California. Therefore, development of the project is not anticipated to expose receptors to naturally occurring asbestos. Impacts would be less than significant.

In summary, localized impacts from criteria pollutant emissions would not exceed SJVAPCD screening thresholds. The project does not include substantial amounts of diesel equipment and truck trips that would result in a significant increase in cancer risk, chronic risk, and acute risk due to TAC emissions. Impacts from Valley fever exposure and naturally occurring Asbestos would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. The project is located near residences but is situated in an agricultural/rural residential area where similar odors are common.

The SJVAPCD defines common odor producing land uses as landfill sites, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roasters, asphalt batch plants, and rendering plants. The project would not engage in any of these activities.

The project includes an on-site caretaker's residence which is considered a sensitive receptor. As there are no major odor-generating sources, as listed above, are within screening distance of the site, there will be no substantial odor impacts on the residence. During construction, the various diesel-powered vehicles and equipment used onsite would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts would, therefore, be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is located immediately down gradient of the Big Dry Creek Flood Control Basin north of a residential subdivision in the City of Clovis. The area historically has been residential and agricultural. The property east of the site is used for livestock grazing as are the other surrounding lands on the north and west. Historically, a single-family residence existed on the property but has been demolished in 2016. The current proposal is to utilize the site as a RV sales and storage facility.

The subject proposal was routed to the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) for review and comments. The CDFW review indicates that the project could have significant impact on California tiger

salamander (*Ambystoma californiense*), a California and Federal Endangered species and burrowing owl (*Athene cunicularia*), a State specie of special concerns. The agency also expressed concerns regarding impact to the adjoining and downstream reaches of Dry Creek and required that the project site be surveyed by a wildlife biologist to determine the project development impact on the special-status species at the site and to the adjoining Dry Creek. The U.S. Fish and Wildlife Service (USFWS) also reviewed the project and required avoidance and minimization measures for the federally listed as endangered San Joaquin kit fox that may be found present on the project site.

A Biological Evaluation (BE) was prepared for the project by the Argonaut ecological Consulting, Inc., dated September 20, 2017 and a copy was provided to CDFW and USFWL. The BE concluded that the project Study Area supports two primary habitat types (non-native grassland and ruderal) and does not support required habitat elements for California tiger salamander as there is no breeding habitat or aestivation habitat. The BE also concluded that the Study Area does not support any wetlands (including vernal pools, seasonal swales, drainages), or waters of the U.S., or waters of the State of California.

More recently, Biological Resource Assessment (BRA) prepared for the project by Argonaut Ecological Consulting, Inc., and dated March 8, 2021 made similar findings. The BRA concluded that the project site does not support habitat for special status species and the likelihood of species presence is low because of recurring disturbance since at least the 1950's. Further, aside from the remnant Dry Creek channel there are no wetlands or waters of the U.S. of State water within the project area (see further discussion in Section IV, C. below). A 100-foot setback from the southern edge of the remnant dewatered Dry Creek channel will protect the remnant Dry Creek channel and adjacent areas from the proposed development.

Regarding biological resources, the BRA concluded that there is no California Tiger Salamander (CTS) aquatic breeding habitat and no ground burrowing mammals or ground burrows on or near the project site. Due to the lack of suitable habitat, CTS is likely absent from the site. Also, there is lack of breeding habitat on or near the project site for another special status specie called Western spadefoot. Furthermore, no evidence of the presence of other special status species such as Swainson's hawk, Fresno kangaroo rat, San Joaquin kit fox, Northern California legless lizard, California glossy snake or Coast horned lizard were found within the project area.

The BRA further concluded that despite the absence of any special status species within the project site, there is a remote possibility that California tiger salamander or other wildlife species could come onto the site during construction and be harmed. To protect against the unlikely possibility that any wildlife could potentially come onto the Study Area from nearby properties during the construction and thus be harmed, the project will adhere to the following mitigation measures.

* **Mitigation Measures**

1. *A Burrowing Owl (BUOW) survey shall be conducted prior to any ground-disturbing activities following the survey methodology developed by the California Burrowing Owl Consortium (CBOC 1993). In the event that burrowing owls are found, impacts to occupied burrows shall be avoided by implementation of a no-disturbance buffer zone in accordance with the Department's Staff Report on Burrowing Owl Mitigation (CDFG 2012) unless a qualified biologist approved by the department verifies through non-invasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If burrowing owls will be evicted, passive relocation shall be adopted during the nonbreeding season and foraging habitat acquired and permanently protected to offset the loss of foraging and burrow habitat in accordance with the Department's Staff Report on Burrowing Owl Mitigation (CDFG 2012).*
2. *To minimize project-related impact on California Tiger Salamander (CTS):*
 - a. *Prior to any ground-disturbing activities, a silt fencing shall be installed to prevent wildlife from coming onto the project site during construction. The fencing shall be installed prior to the rainy season (preferably after May 15th or before October 15th) around the entire west and east boundaries of the property and the 100-foot setback line along the north side. The bottom of silt fencing shall be buried at least three (3) inches deep and be maintained during project grading and ground disturbing activity.*
 - b. *A qualified wildlife biologist shall conduct a visual survey of the project site immediately prior to the beginning of ground-disturbing activities to ensure no ground burrowing mammals are present and to verify the installation of silt fencing.*
 - c. *The portion of the project site north of the 100-foot setback line from the remnant Dry Creek channel shall be designated as an Environmentally Sensitive Area on the construction plans and specification, and the setback line shall be fenced with orange construction fencing to provide a visual demarcation.*
 - d. *A qualified wildlife biologist shall serve as a biological monitor during initial grading and ground-disturbing activities to visually monitor for the presence of California Tiger Salamander (CTS). If any CTS are observed, ground disturbing activities shall immediately be halted, and the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) shall immediately be consulted about the appropriate next step.*
3. *To evaluate Project-related impacts on nesting birds, a qualified wildlife biologist shall conduct pre-activity surveys for active nests no more than 10 days prior to the start of ground disturbance during the breeding season of February 1 through August 31. If active nests are found, prior to initiation of construction activities, a qualified wildlife biologist conduct a survey to establish a behavioral baseline of all identified nests and upon start of construction continuously monitor nests to*

detect behavioral changes resulting from the project. If behavioral changes occur, the work causing that change shall be cease and CDFW be consulted for additional avoidance and minimization measures. If continuous monitoring of identified nests by a qualified biologist is not feasible, a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors shall be established and shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Any variance from these buffers shall be notified to CDFW in advance of implementing a variance.

4. *To minimize the likelihood of mortality, harassment or harm to kit fox that may be present on site during construction, the avoidance and minimization measures found in 2011 Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance, found at https://www.fws.gov/sacramento/es/survey-protocols-guidelines/Documents/kitfox_standard_rec_2011.pdf shall be implemented. Any take that could occur as a result of the project would require consultation with the U.S. Fish and Wildlife Service under Section 7 or Section 10 of the Endangered Species Act of 1973.*

- 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:

A Wetland Delineation Summary Report was prepared for the project by Agronaut Ecological Consulting, Inc., and dated February 28, 2017. Nine (9) data points were sampled on site to determine the presence of wetland or Waters of the United States. However, none of them met all three criteria (hydric soils, predominance of wetland vegetation, and evidence of wetland hydrology) for wetland or Waters of the United States. The report concluded that jurisdictional wetlands/waters are non-existent on the site.

Furthermore, according to the Biological Resource Assessment (BRA) prepared for the project by Argonaut Ecological Consulting, Inc., and dated March 8, 2021, the entire project site was walked on November 10, 2020, and January 27, 2021 to look for any evidence of current or former wetlands within the site. Soil test pits were dug to look for evidence of hydric soils, and none was found. The soils within the Dry Creek channel are coarse sands over loam. Aside from the remnant Dry Creek channel, there are no wetlands or other waters within the project area.

- 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: LESS THAN SIGNIFICANT IMPACT:

According to the Wetland Delineation Summary Report, the site is surrounded by developed or highly disturbed lands which do not constitute a “movement corridor” for native wildlife. Site development may affect home range and dispersal movements of wildlife currently using the site, but such movements do not constitute a movement corridor. The project will have a less than significant impact on regional wildlife movements.

- 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:

No sensitive plant communities were identified to exist on the project site. The project will not conflict with any biological resources related to tree preservation policy or any adopted Conservation Plans.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is not within or near an area sensitive to historical, archeological or paleontological resources. A Cultural Resources Assessment (Report), prepared for the project and dated February 4, 2018 concluded that there are no archaeological or other cultural resources on the property.

Per the discussion in Section XVIII TRIBAL CULTURAL RESOURCES below, in the unlikely event that cultural resources are unearthed during construction activities on the property, the following actions shall be required to ensure that impacts to such cultural resources remain less than significant.

* **Mitigation Measure**

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 shall be followed by photos, reports, video, and 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not result in significant consumption of energy (gas, electricity, gasoline, and diesel) during construction or operation of the facility. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in other parts of the State. Therefore, construction-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

Operations and maintenance of the project would require on-site manager within caretaker's residence. Gasoline used by the manager commuting to and from the project site would be minimal and insignificant in comparison of the county's yearly consumption of gasoline. Therefore, gasoline use during Project operation would not constitute a wasteful, inefficient, or unnecessary use of energy.

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

FINDING: NO IMPACT:

The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and no impact would occur.

The proposed caretaker's residence and other structures would be subject to Building Energy Efficiency Standards as required by Title 24, Part 6. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the Project's energy conservation measures when the Project's building plans are submitted. These measures could include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-

reflective roofing materials; energy-efficient indoor and outdoor lighting systems, and other measures.

VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Alquist-Priolo Fault Activity Map shows the closest fault is approximately 62.5 miles northeast of the project site. It is not known if this is an active fault. Due to the project's distant location from this fault, the uncertainty of the fault's activity, and the existing regulations which require buildings to be constructed to withstand a certain amount of ground shaking, there will be less than significant impact.

Figure 9-5 of FCGPBR describes the Peak Ground Accelerations (PGA) values that have a 10 percent probability of being exceeded in 50 years. The project is in an area with 0-20 percent of PGA, which is the lowest impact range available on the map.

Figure 9-6 of FCGPBR shows that the project site is outside of those areas of moderate or high landslide hazard and those areas of shallow or deep subsidence.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Site grading resulting from the construction of caretakers' residence and storage buildings on the property may result in some soil erosion or loss of topsoil. However, the loss would be less than significant with Project Notes from the Development Engineering Section of the Fresno County Department of Public Works and Planning requiring: 1) an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposal will be handled without adversely affecting adjacent properties; and 2) a Grading Permit for any grading proposed with this application.

- 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:

Per Figure 9-6 of Fresno County General Plan Background Report, the subject parcel is not in an area at risk of landslides. Also, the project development involves no underground materials movement and therefore, poses no risks related to subsidence.

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

FINDING: NO IMPACT:

Per Figure 7-1 of Fresno County General Plan Background Report, the project site is not in an area where soils have been determined to exhibit moderately high to high expansion potential. The project development will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will require installation of an individual sewage disposal system for the proposed single-family residence/office. The residence and the use of public restroom by visitors while visiting the facility will generate limited wastewater disposal. The City of Clovis community sewer system is currently unavailable to serve the property.

The Fresno County Department of Public Health, Environmental Health Division expressed no concerns with the proposal related to wastewater disposal except that the existing on-site septic system consisting of a septic tank and two seepage pits shall be properly destroyed. This requirement will be included as a Condition of Approval.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

Project construction and operational activities would generate greenhouse gas (GHG) emissions. In the Air Quality and Greenhouse Gas Analysis Report prepared for the project by Mitchell Air Quality Consulting and dated May 26, 2019, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 (California Air Pollution Control Officers Association (CAPCOA) 2017), which is the most current version of the model approved for use by the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The Air Quality and Greenhouse Gas Analysis Report indicates that the project would achieve reductions 11.1 percent beyond the ARB (Air Resource Board) 2020 21.7 percent target and 3.8 percent beyond the SJVAPCD 29 percent reduction from BAU (Business As Usual) requirements from adopted regulations and on-site design features. No new threshold has been adopted by the County or the SJVAPCD for the SB 32 2030 target. However, the project would achieve reductions of 17.6 percent beyond the 2020 target by 2030 through compliance with existing regulations. Based on this progress and the strong likelihood that the measures included in the 2017 Scoping Plan Update will be implemented, it is reasonable to conclude that the project is consistent with the 2017 Scoping Plan and will contribute a reasonable fair-share contribution to achieving the 2030 target. Fair share may very well be achieved through compliance with increasingly stringent state regulations that apply to new development, such as Title 24 and CALGreen; regulations on energy production, fuels, and motor vehicles that apply to both new and existing development; and voluntary actions to improve energy efficiency in existing development. In addition, compliance with the VMT targets adopted to comply with SB 375 and implemented through the RTP/SCS may be considered to adequately address GHG emissions from passenger cars and light-duty trucks. Therefore, the Greenhouse Gas Emission impact in terms of the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting and whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project would be less than significant.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be subject to any regulations developed under AB (Assembly Bill) 32 as determined CARB (California Air Resources Board). AB 32 focuses on reducing GHGs (CO₂, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. Per the Air Quality and Greenhouse Gas Analysis Report, the project is consistent with most of the strategies contained in the Scoping Plan, while others are not applicable to the project.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and requires the following as Project Notes: 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; 2) Any business that handles a hazardous material or hazardous waste may require to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95; 3) All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5; and 4) If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit shall be obtained from the Health Department.

The project site is not located within one quarter-mile of a school. The nearest school, Dry Creek Elementary, is approximately one mile southwest of the project site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to the search results of the U.S. EPA's NEPAAssist Tool, the project site is not listed as a hazardous materials site. The project will not create hazards 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, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport is approximately 6.7 miles southwest of the site. Given the distance, the airport will not be a safety hazard, or a cause of excessive noise for people residing/working on the site.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The future development proposals do not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. No impacts would occur.

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. No persons or structures will be exposed to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII., E. Geology and Soils regarding waste discharge requirements.

According to the Fresno County Department of Public Health, Environmental Health Division, as a measure to protect groundwater, all water wells (not intended for use by the project, or for future use) and septic systems that have been abandoned within the project area, shall be properly destroyed by an appropriately licensed contractor. Additionally, water wells located in the unincorporated area of Fresno County shall require permits for destruction and construction prior to commencement of work. These requirements will be included as Conditions of Approval.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the project will use approximately 400 gallons of water per day provided by an on-site well.

The project site is outside of the City of Clovis Sphere of Influence but part of Clovis future planned Northeast Growth Area. The City's current water master plan and sewer master plan identifies no water source or sewer source for this future growth area; therefore, site connectivity to the City of Clovis water system or sewer system currently or in the foreseeable future is not possible.

The State Water Resources Control Board reviewed the project and stated that based on the total number of people to be served, the proposed facility is not classified as a non-transient non-community water system and therefore is not required to connect with the City of Clovis community water system. Per the Local Area Formation Commission (LAFCo), an extension of sewer and water services outside of the City's SOI would require LAFCo's approval.

The subject property is in a low water area of Fresno County. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and due to low water usage (400 gallons per day) expressed no concerns with the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- 1. Result in substantial erosion or siltation on or off site?

2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

Big Dry Creek Reservoir and dam are located north of the project site. According to the Fresno Metropolitan Flood Control District (FMFCD), function of the earthen dam includes a seepage component at the downstream face, and for that reason, it is unsuitable to designate development in this area.

The FMFCD review of the proposal requires that a minimum 500-foot-wide area adjacent to the dam face should remain clear of development and designated as an open space. This requirement will be included as a Mitigation Measure.

* **Mitigation Measure:**

1. *To address possible impacts related to the seepage component of the downstream face of the Big Dry Creek Reservoir and dam located northeast of the project site, a minimum of 500-foot wide area adjacent to the dam face shall remain clear of development and designated as open space per the requirements of the Fresno Metropolitan Flood Control District (FMFCD).*

The following comments from FMFCD will be included as Project Notes: 1) a temporary on-site storm water storage facility shall be provided for the development and be located and constructed so that once permanent FMFCD facilities become available, drainage can be directed to the street; and 2) drainage and grading plans shall be reviewed by the District prior to the project approval by the County.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 1585H, the project site is not subject to flooding from the One percent (1%) chance storm.

- 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 will not physically divide an established community. The City of Clovis is approximately 92 feet south of the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal entails development of a personal/recreational vehicle storage facility on a 38.91-acre property zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size) in the County Zoning Ordinance and designated Agriculture in the County General Plan. According to the City of Clovis, the project area is within a General Plan Mixed Area, which requires a master plan with the first project and the property development to be in accordance with the Clovis General Plan. In a letter dated August 16, 2017, County informed the City that the project site is within County area, designated Agriculture in the County General Plan and is outside of the City's SOI. As such, there is no nexus in requiring the project development to be in accordance with the City's development standards and connect to City's water, wastewater, or recycled water system.

The County General Plan allows a personal/recreational vehicle storage facility in an agriculturally zoned area by discretionary land use approval provided it meet applicable General Plan policies.

Regarding Policy LU-A.3 a. b. c. d. g., the proposed project is near City of Clovis residential development and will adequately serve the surrounding residential development, is not located on a prime farmland, will use limited groundwater (400 gallons per day), for the office/residential, and can be served by adequate workforce from the City of Clovis.

Regarding Policy LU-A.12 and Policy LU-A.13, the project is a compatible use pursuant to Policy LU-A.3 and the project site will be separated from adjacent uses via perimeter building wall and the proposed landscaping.

Regarding Policy PF-C.17 and Policy PF-D.6, the project will utilize an on-site water well and individual sewage disposal system. The City of Clovis water and sewer services are currently unavailable to serve the property.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is not within a mineral-producing area of the County.

XIII. NOISE

Would the project result in:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth. The caretaker's residence/office will be limited to business operations.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District's (CalFire) review of the project did not identify any concerns with the proposal. The project will comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19; 2) obtain CalFire conditions of approval; and 3) annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

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

FINDING: NO IMPACT:

The project will not result in the need for additional public facilities and will not affect existing public services.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will have no impact on neighborhood and regional parks or other recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal and required a traffic impact study to determine the project's impacts to County Roads and Intersections. A Traffic Impact Study (TIS) was prepared by Peters Engineering Group, and dated November 28, 2016. According to the TIS, the intersection of Shepherd and Locan Avenues is currently operating at acceptable levels of service during the a.m. and p.m. peak hours with acceptable queuing conditions and the project is not expected to cause a significant impact at the intersection of Shepherd and Locan Avenues in the existing-plus-Project and near-term conditions. Also, queuing issues at the site entrance is not expected to result from the project. However, by the year 2037, with or without the Project, the intersection of Shepherd and Locan Avenues will operate at Level of Service (LOS) F. In order to mitigate the cumulative significant impact, the intersection would require signalization. To mitigate its share of the impact, the project would be responsible to contribute a fair share percentage of the cost of the mitigation.

The City of Clovis also reviewed the TIS and concurred with the pro-rata share cost calculated by the County as a lead agency on the project. Additionally, the City indicated that pursuant to the City's policy regarding the timing of installation of traffic signals in the urban intersections, the project proponent shall install a traffic signal at the intersection of Shepherd and Locan Avenues at this time, and provide necessary right-of-way to install all signal components in their ultimate location.

The subject property is in the County outside of the City of Clovis Sphere of Influence. The County has determined that a nexus cannot be established between the use and the anticipated traffic volume, therefore a traffic signal is not required now to accommodate the proposal. However, per the TIS recommendation and consensus

between the County and City, the project pay will pay its equitable share percentage for a future signalization of the intersection of Shepherd and Locan Avenues. Based on a p.m. peak hour project trip estimate of 44 vehicles, the equitable share is 2.3% of the signal cost, and the project contribution was calculated to be \$11,336.00. This requirement reflects in the following mitigation measure.

* **Mitigation Measure**

1. *Prior to the issuance of building permits for the proposed project the applicant shall enter into an agreement with the City of Clovis agreeing to participate on pro-rata shares developed in the funding of future off-site traffic improvement as defined in the item below.*

a. *Applicant shall pay his proportionate share of costs for a future traffic signal at Shepherd and Locan Avenues. Applicant's proportionate share is \$11,336.*

Furthermore, as required by the Site Plan Review Unit of the Fresno County Department of Public Works and Planning and Road Maintenance and Operations Division (RMO) of the Development Services and Capital Projects Division, the project shall comply with the following requirements included as Conditions of Approval.

- Applicant shall grant an additional 23 feet of road right-of-way along Shepherd Avenue and construct street improvements to the County of Fresno Standards. The cross-section shall provide 35 feet from median island curb to new curb and gutter. Said road improvements may be deferred through Agreement with the County of Fresno until such time that road widening takes place on adjacent properties.
- Master planned storm drainage facilities shall be installed in Shepherd Avenue and along the prolongation of Locan Avenue north of Shepherd in accordance with the master plan on file with FMFCD. Applicant shall pay appropriate drainage fees to FMFCD in accordance with their master schedule of fees. If storm drainage facilities are also deferred by Agreement, then the applicant shall provide for the storage of additional drainage waters resulting from the development on site.
- Applicant shall provide for the undergrounding of any new utilities along Shepherd Avenue for service to the site. Additionally, any existing facilities that are impacted by the construction of road improvements shall be relocated or placed underground.
- Driveway improvements installed along Locan Avenue alignment for access to the site shall provide for two-way traffic. Paving shall be a minimum of 24-foot wide. Provisions for turnaround capabilities shall be provided at the northerly end of the drive approach. The drive approach may have to be a shared facility with the neighbor to the east. Only one connection shall be allowed for these two drives onto Shepherd Avenue if they are contiguous.
- Prior to construction of a traffic signal at Shepherd and Locan, and as a temporary intersection safety measure, the applicant shall construct a concrete worm median at the driveway connection to Shepherd Avenue that will only allow right turns out of the site onto Shepherd Avenue. At such time that the traffic signal is constructed at

the Shepherd and Locan intersection, then the concrete worm on the drive approach may be removed.

- When street improvements are constructed along Shepherd Avenue for the driveway connection, an appropriate radial or tapered paving transition shall be constructed for right turn movements into the project driveway that are sufficient for the access limits of the largest vehicle serving the project or neighboring parcel (i.e. WB-67). Additionally, the project shall maintain the existing westbound 12-foot wide single thru-lane with edge line striping along the project frontage. A second thru-lane shall not be constructed, all new pavement shall be considered additional roadway shoulder. The westbound terminus of new Shepherd Avenue road improvements at the west end of the project frontage shall be consist of a clean edge of pavement (perpendicular with the right of way) along with a street barricade and signage for an end lane, when required by the Road department.
 - To insure proposed structures can be seen by motorists during nighttime or low-visibility conditions, the applicant shall install private lighting for private landscaping, signage and/or structural features to assist in illuminating the immediate building frontage near the driveway connection to Shepherd Avenue and at sufficient intervals within the asphalt paved sections of the private driveway alignment length. Lighting shall be designed to minimize glare with adequate shielding to avoid illuminating the adjacent roadways. Proposed lighting shall be reviewed at the time of Site Plan Review.
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is to allow a mini storage facility with spaces for storage of personal/recreational vehicles. The project will be developed in phases with a total of 419,225 square feet of rentable storage area and approximately 410 vehicle storage spaces.

The State of California Governor's Office of Planning and Research document entitled Technical Advisory on Evaluating Transportation Impacts in CEQA dated December 2018 states: "Of land use projects, residential, office, and retail projects tend to have the greatest influence on VMT." Mini storage projects are not addressed in the Technical Advisory. The mini-storage facilities are typically strategically located near areas in need of such facilities. By adding mini-storage facilities to the existing residential and urban fabric and thereby improving destination proximity, local-serving mini-storage facilities tends to shorten trips and reduce VMT (Vehicle Miles Travelled). Given that, the project would create a less-than-significant transportation impact.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: NO IMPACT:

The project site fronts on Shepherd Avenue and will gain access from Locan Avenue alignment as a private drive easement. The project will not increase traffic hazards due to design features due to Conditions of Approvals noted in XVII., A., above.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Access to the project site will be from Locan Avenue alignment. The project design provides for emergency fire exit located along Shepherd Avenue approximately 80 feet east of the west property line.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Dumna Wo Wah Tribal Government requested for consultation, staff offered a meeting and provided a letter of Archaeological Records Search from the Southern San Joaquin Valley Information Center, and a letter of Sacred Lands Search from the Native American Heritage Commission, both showing negative results. The tribe provided no response to the request for a meeting and the consultation process was closed.

The Table Mountain Rancheria also requested for consultation, staff offered a meeting, and provided a Cultural Resources Assessment (Report) prepared for the project identifying no cultural resources on the property. The tribe provided no response to the request for a meeting, and the consultation process was closed.

In the unlikely event, if cultural resources are discovered on the property, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce any potential impact to tribal cultural resources to a less than significant level.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Limited solid waste will be produced by onsite office/caretaker residence and will go into local land fill site through regular trash collection service. The impact would be less than significant.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not located within or near a State Responsibility Area for wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Impacts on biological and cultural resources have been reduced to a less than significant level with the Mitigation Measures discussed in Section IV, and Section V above.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when

viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The subject proposal will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural, and Forestry Resources, Air Quality, or Greenhouse Gas Emission were identified in the project analysis. Impacts identified for Aesthetics, Biological Resources, Cultural Resources, Hydrology & Water Quality, and Transportation will be addressed with the Mitigation Measures discussed in Section I, Section IV, Section V, Section X, and Section XVII of this report.

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

FINDING: NO IMPACT:

No cumulative impacts were identified in this analysis. No substantial adverse effects on human beings were identified.

CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7085 prepared for Classified Conditional Use Permit Application No. 3526, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there will be no impacts to mineral resources, noise, population and housing, recreation, or wildfire.

Potential impacts related to agricultural and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazard and hazardous materials, land use and planning, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, biological resources, cultural resources, hydrology and water quality, and transportation have been determined to be less than significant with the identified mitigation measures.

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

EA:
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3526\IS-CEQA\CUP3526 IS wu (rev.2) (Draft Final; 8.28.21).docx

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7085	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): WESCLO LP	Project Title: Classified Conditional Use Permit Application No. 3526		
Project Description: Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7085) prepared for Classified Conditional Use Permit Application No. 3526, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to mineral resources, noise, population and housing, recreation, or wildfire. Potential impacts related to agricultural and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazard and hazardous materials, land use and planning, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics, biological resources, cultural resources, hydrology and water quality, and transportation has been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – September 17, 2021`		Review Date Deadline: October 18, 2021	
Date: Sept. 17, 2017	Type or Print Name: David Randall, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: IS Application No. 7085 (Wesclo, LP)

Lead Agency: Fresno County, Department of Public Works and Planning Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, 6th Floor Phone: 559-600-4204
City: Fresno Zip: 93720 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Clovis
Cross Streets: Northwest of the intersection of E. Shepherd Avenue and Locan alignment. Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 38.91
Assessor's Parcel No.: APN 557-031-29, 42 Section: 22 Twp.: 12S Range: 21 E Base: MDBM
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

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

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

Development Type:
[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[X] Commercial: Sq.ft. Acres 38.91 Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

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

Present Land Use/Zoning/General Plan Designation:
Vacant Land/AL-20 (Limited Agricultural; 20-acre minimum parcel size)/Agriculture

Project Description: (please use a separate page if necessary)
Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5).

Reviewing Agencies Checklist

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

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

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

Starting Date September 17, 2021 Ending Date October 18, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Wesclo, LP</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>3265 W. Ashlan Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93722</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 224-9900</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 9-15-21

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



E201710000233

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
SEP 15 2021
TIME 1:51pm

FRESNO COUNTY CLERK
By *Jessica Munoz*
DEPUTY
Jessica Munoz
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study No. 7085 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 7085 and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3526** filed by **WESCLO LLC**, proposing to allow a personal/recreational vehicle storage facility and a caretaker's residence with office on two contiguous parcels totaling 38.91 acres in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject property is located northwest of the intersection of E. Shepherd Avenue and Locan Avenue, approximately 2,650 feet west of N. De Wolf Avenue adjacent to the City of Clovis (APN 557-031-29 & 42) (Sup. Dist. 5). Adapt the Mitigated Negative Declaration prepared for Initial Study No. 7085 and take action on Classified Conditional Use Permit Application No. 3526 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 7085 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from September 17, 2021 through October 18, 2021.

Email written comments to eahmad@fresnocountyca.gov or mail comments to:

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

IS Application No. 7085 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the

E201710000233

draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

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

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

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

Written Comments

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

E20171 0000233

arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.

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

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

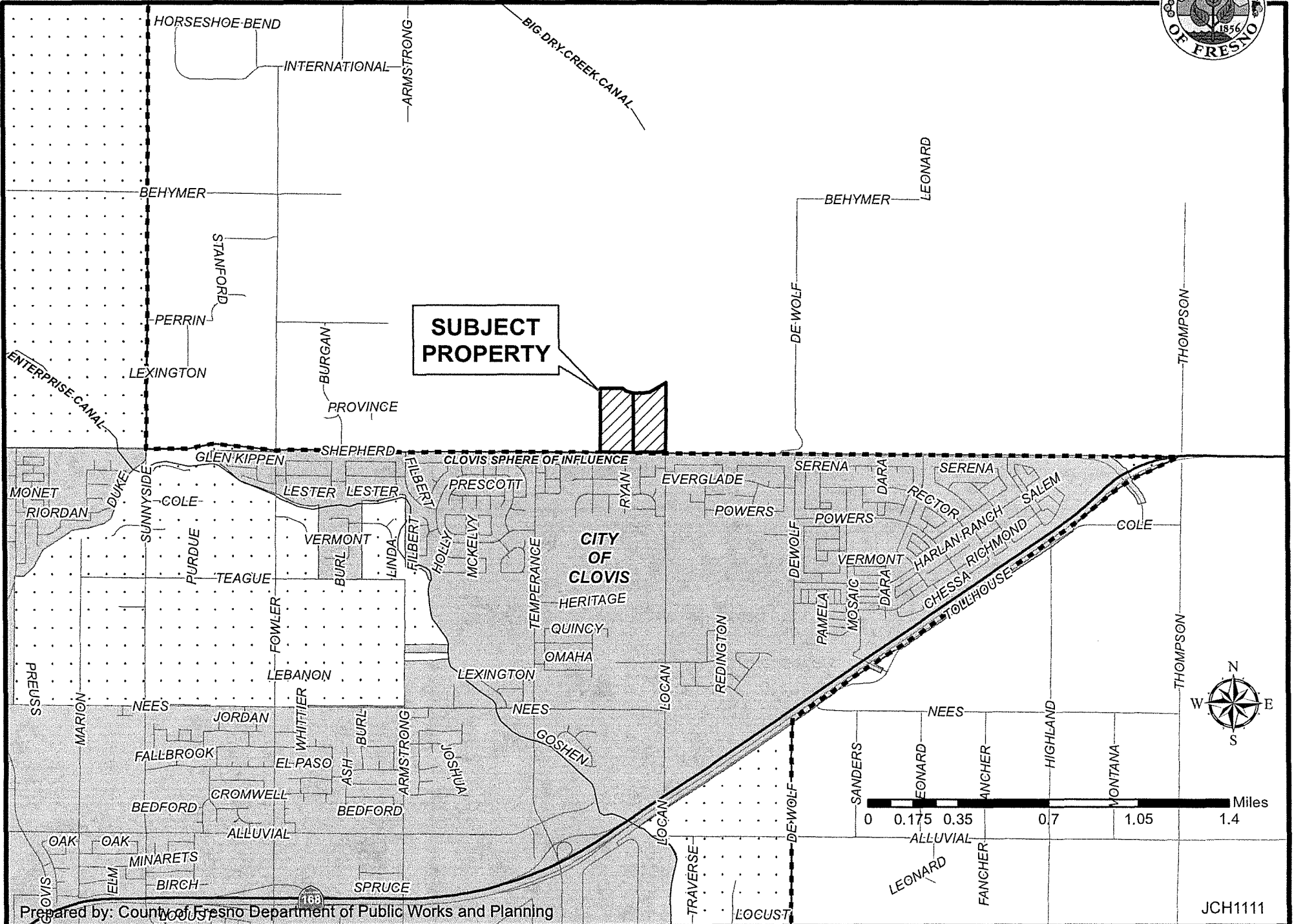
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on October 28, 2021, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: September 17, 2021

LOCATION MAP



**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7085
Classified Conditional Use Permit Application No. 3526**

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 to not shine toward adjacent properties and public streets	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	On-going; for duration of the project
*2.	Biological Resources	A Burrowing Owl (BUOW) survey shall be conducted prior to any ground-disturbing activities following the survey methodology developed by the California Burrowing Owl Consortium (CBOC 1993). In the event that burrowing owls are found, impacts to occupied burrows shall be avoided by implementation of a no-disturbance buffer zone in accordance with the Department's Staff Report on Burrowing Owl Mitigation (CDFG 2012) unless a qualified biologist approved by the department verifies through non-invasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If burrowing owls will be evicted, passive relocation shall be adopted during the nonbreeding season and foraging habitat acquired and permanently protected to offset the loss of foraging and burrow habitat in accordance with the Department's Staff Report on Burrowing Owl Mitigation (CDFG 2012).	Applicant	Applicant/California Department of Fish and Wildlife (CFWL)	As noted
*3.	Biological Resources	To minimize project-related impact on California Tiger Salamander (CTS): a. Prior to any ground-disturbing activities, a silt fencing shall be installed to prevent wildlife from coming onto the project site during construction. The fencing shall be installed prior to the rainy season (preferably after May 15th or before October 15th) around the entire west and east boundaries of the property and the 100-foot setback line along the north side. The bottom of silt fencing shall be buried at least three (3) inches deep and be maintained during project grading and ground disturbing activity.	Applicant	Applicant/ CFWL	As noted

		<p>b. A qualified wildlife biologist shall conduct a visual survey of the project site immediately prior to the beginning of ground-disturbing activities to ensure no ground burrowing mammals are present and to verify the installation of silt fencing.</p> <p>c. The portion of the project site north of the 100-foot setback line from the remnant Dry Creek channel shall be designated as an Environmentally Sensitive Area on the construction plans and specification, and the setback line shall be fenced with orange construction fencing to provide a visual demarcation.</p> <p>d. A qualified wildlife biologist shall serve as a biological monitor during initial grading and ground-disturbing activities to visually monitor for the presence of California Tiger salamander (CTS). If any CTS are observed, ground disturbing activities shall immediately be halted, and the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) shall immediately be consulted about the appropriate next step.</p>			
*4.	Biological Resources	<p>To evaluate Project-related impacts on nesting birds, a qualified wildlife biologist shall conduct pre-activity surveys for active nests no more than 10 days prior to the start of ground disturbance during the breeding season of February 1 through August 31. If active nests are found, prior to initiation of construction activities, a qualified wildlife biologist conduct a survey to establish a behavioral baseline of all identified nests and upon start of construction continuously monitor nests to detect behavioral changes resulting from the project. If behavioral changes occur, the work causing that change shall be cease and CDFW be consulted for additional avoidance and minimization measures. If continuous monitoring of identified nests by a qualified biologist is not feasible, a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors shall be established and shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Any variance from these buffers shall be notified to CDFW in advance of implementing a variance.</p>	Applicant	Applicant/CFWL	As noted
*5.	Biological Resources	<p>To minimize the likelihood of mortality, harassment or harm to kit fox that may be present on site during construction, the avoidance and minimization measures found in 2011</p>			

		Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance, found at http://www.fws.gov/sacramento/es/Survey-Protocols-Guidelines/Documents/kitfox_standard_rec_2011 shall be implemented. Any take that could occur as a result of the project would require consultation with the U.S. Fish and Wildlife Service under Section 7 or Section 10 of the Endangered Species Act of 1973.			
*6.	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 shall 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/PWP	As noted
*7.	Hydrology and Water Quality	To address possible impacts related to the seepage component of the downstream face of the Big Dry Creek Reservoir and dam located northeast of the project site, a minimum of 500-foot-wide area adjacent to the dam face shall remain clear of development and designated as open space per the requirements of the Fresno Metropolitan Flood Control District (FMFCD).	Applicant	Applicant/PWP/Fresno Metropolitan Flood Control District (FMFCD)	As noted
*8.	Transportation	Prior to the issuance of building permits for the proposed project the applicant shall enter into an agreement with the City of Clovis agreeing to participate on pro-rata shares developed in the funding of future off-site traffic improvement as defined in the item below. a. Applicant shall pay his proportionate share of costs for a future traffic signal at Shepherd and Locan Avenues. Applicant's proportionate share is \$11,336.	Applicant	Applicant/PWP/City of Clovis	As noted

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3526\IS-CEQA\IS-CEQA Docs (Updated 9.3.21\CUP3526 MMRP-Draft.docx



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

DATE: January 25, 2016

TO: Department of Public Works and Planning, Director, Attn: Alan Weaver
Development Services, Division Manager, Attn: William M. Kettler
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Eric VonBerg
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resource, Attn: Augustine
Ramirez/Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tom Navarro
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Jeff Janes
Development Engineering, Attn: Augustine Ramirez/Jennifer Parks
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez
Design Division, Attn: Mohammad Alimi/ Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Janet Gardner
Fresno County Department of Agriculture, Attn: Les Wright
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor
Regional Water Quality Control Board, Central Valley Region, Attn:
centralvalleyfresno@waterboards.ca.gov
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Local Agency Formation Commission (LAFCO), Attn: David Fey
City of Clovis, Attn: Dwight Kroll/Bryan Araki
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell
CA Department of Fish and Wildlife, Attn: Steve Hulbert
U.S. Dept. of Interior, F&W Service Endangered Species Div., Attn: Thomas Leeman/
Dana Herman
Fresno County Fire Protection District, Attn: Eric Watkins

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3526, Initial Study
Application No. 7085

APPLICANT: Wesclo, LP

DUE DATE: February 8, 2016

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a mini-storage facility in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

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

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

We must have your comments by **February 8, 2016**. Any comments received after this date may not be used.

NOTE - If you do not have comments, please provide a “no comment” response to our office by the above deadline (e-mail is also acceptable)

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@co.fresno.ca.us.

Activity Code (Internal Review): 2381

EA:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3526\ROUTING\CUP3526 Routing Ltr.docx

Enclosures



Received: 01-22-16

CUP 3526
(Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Classified Conditional Use Permit
for a Derrel's Mini Storage facility

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: North side of East Shepherd Ave
between North Temperance Ave and North Locan Ave
Street address: TBD

APN: 557-031-29 & 42 Parcel size: 19.85 & 19.06 acres Section(s)-Twp/Rg: S 22 - T 12 S/R 21 E

ADDITIONAL APN(s): None

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

WESCLO, LP	3265 West Ashlan Ave, Fresno, 93722	559-224-9900
Owner (Print or Type)	Address City Zip	Phone
WESCLO, LP	3265 West Ashlan Ave, Fresno, 93722	559-224-9900
Applicant (Print or Type)	Address City Zip	Phone
Bill Robinson	Sol Development Assoc., 906 N Street, Ste 100, Fresno, 93721	559-497-1900
Representative (Print or Type)	Address City Zip	Phone

CONTACT EMAIL: bill@soldevelopment.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	<u>CONDITIONAL</u>	Fee: \$ <u>4,569.⁰⁰</u>
Application Type / No.:	<u>USE PERMIT (CUP)</u>	Fee: \$
Application Type / No.:	<u>NO. 3526</u>	Fee: \$
Application Type / No.:		Fee: \$
PER/Initial Study No.:	<u>IS 7085</u>	Fee: \$ <u>3,901.⁰⁰</u>
Ag Department Review:		Fee: \$ <u>93.⁰⁰</u>
Health Department Review:		Fee: \$ <u>992.⁰⁰</u>
Received By: <u>EJAZ</u>	Invoice No.:	TOTAL: \$ <u>9,555.⁰⁰</u>

UTILITIES AVAILABLE:

WATER: Yes / No
Agency: Well

SEWER: Yes / No
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): N/A APN # _____ - _____ - _____

Zone District: AL-20 APN # _____ - _____ - _____

Parcel Size: 38.91 ACRES APN # _____ - _____ - _____



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

Date January 15, 2016

Name Derrel's Mini Storage, WESCLO LP
Address 3265 West Ashlan Ave
City/State Fresno, CA 93722

CUP3526
RECEIVED
COUNTY OF FRESNO

Subject: Pre-Application Review Disclosure/Disclaimer

JAN 22, 2016

Dear : Mr. Ridenour

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

~~Completion of a Pre-Application Review is not a mandatory step necessary in order to submit a land use or mapping application to the Development Service Division for processing. The purpose of the Pre-application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, Staff provides the following information: If the proposed use is allowed based on the zoning of the subject property; What type(s) of application(s) are required to permit the proposal; If the subject site is a legal parcel; The anticipated level of environmental review; If the proposed use is permitted under Williamson Act Contract; If the site is located within a special district; Application Filing Fees and filing requirements. While the Pre-Application Review will remain an option for any prospective applicant, in those cases where an applicant opts not to file for completion of a Pre-Application Review, the information and research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can continue to be processed as originally submitted. Please note that if the application submitted cannot be processed as submitted, the processing fees expended thus far will not be refunded.~~

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

Paul Ridenour, Derrel's Mini Storage

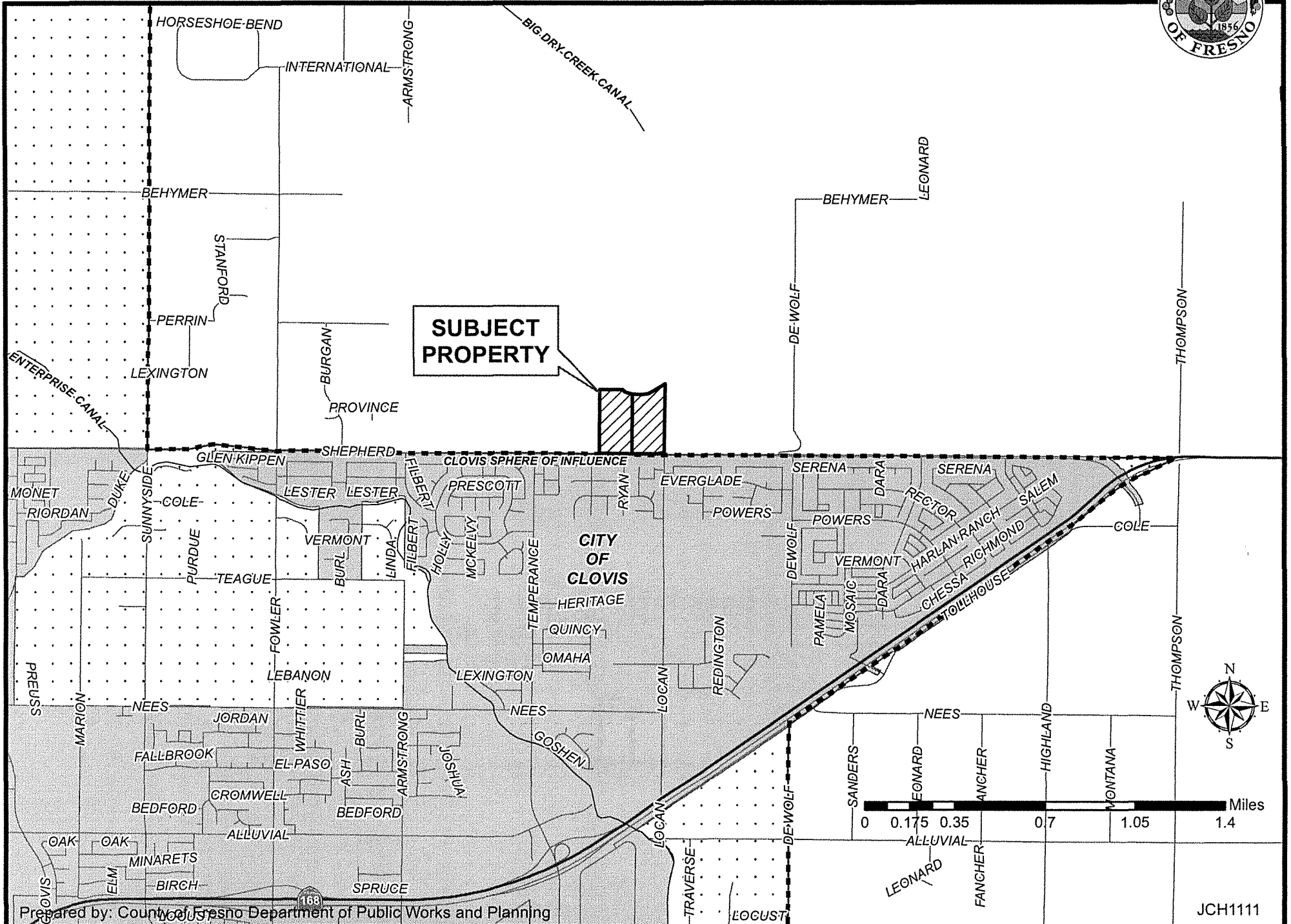
Print Name(s)

Signature William Robinson, representative Date January 15, 2016
Sol Development Associates, LLC

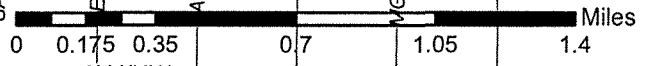
Signature

Date

LOCATION MAP



**SUBJECT
PROPERTY**

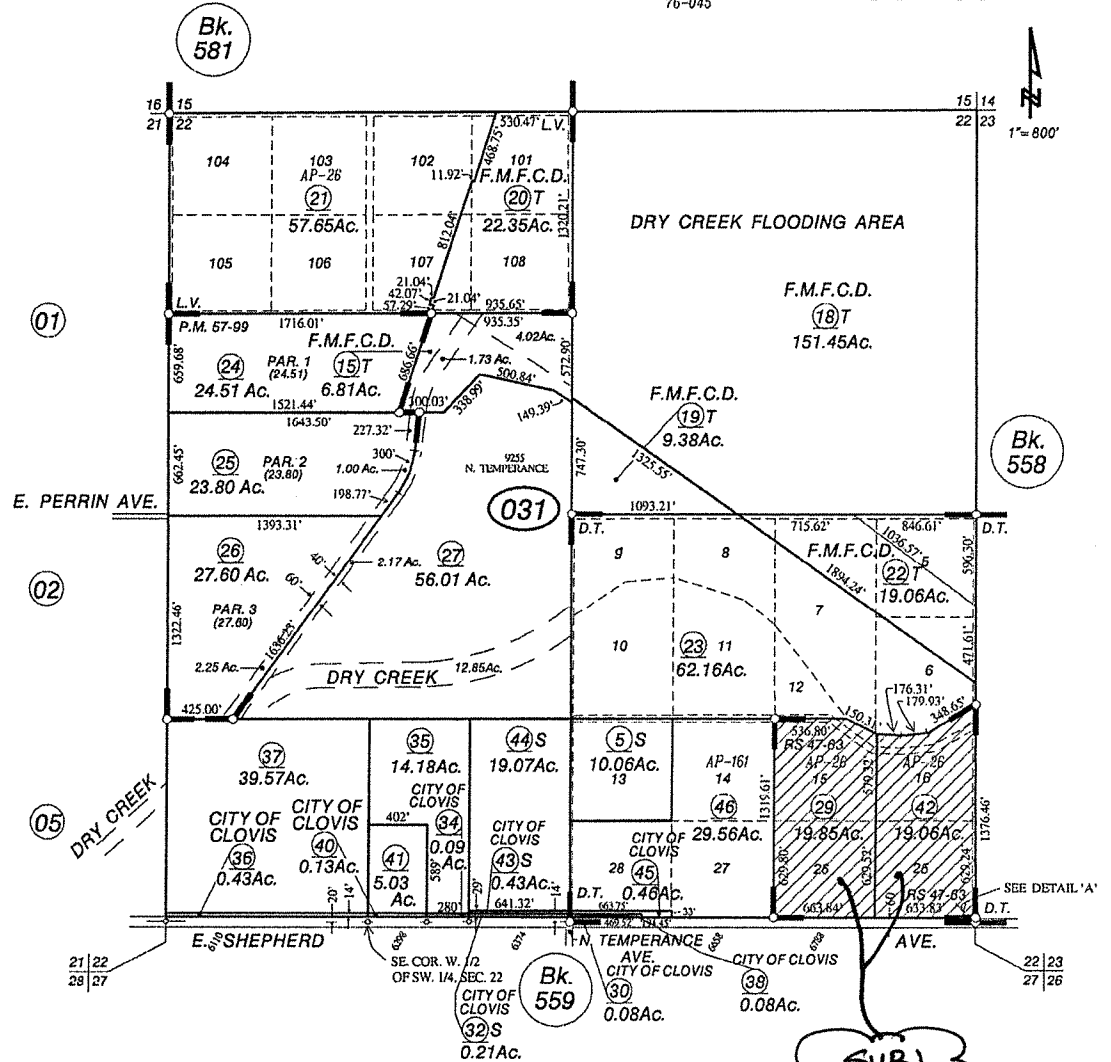


--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

SEC. 22, T.12S., R.21E., M.D.B.&M.

Tax Rate Area
 76-045

557-03



Agricultural Preserve
 Devonshire Tract - R.S. Bk. 5, Pg. 42
 Loma Vista - R.S. Bk. 5, Pg. 13
 Parcel Map No. 7598 - Bk. 57, Pgs. 99 & 100
 Record of Survey - Bk. 47, Pg. 63

Assessor's Map Bk.557 - Pg. 03
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

CUP 3526

County of Fresno

RECEIVED
- COUNTY OF FRESNO

Classified Conditional Use Permit Application

JAN 22 2016

DERREL'S MINI STORAGE FACILITY NWC Shepherd and Locan Avenues

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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

The proposed project is a Derrel's Mini Storage facility on two adjacent parcels totaling approximately 37.58 acres. The planned facility is typical of other Derrel's facilities in that it will contain separate storage units along with open and covered spaces for the storage of recreational vehicles for lease by the general public. The facility will include a caretaker's residence and office building adjacent to the gated entrance.

The facility will be accessed by the public during operating hours from Locan Ave near the northwest corner of its intersection with Shepherd Ave. A secondary emergency fire access gate will be located on Shepherd Ave at the southwest corner of the facility.

The facility is planned to contain approximately 319,925 of enclosed storage buildings, approximately 2,522 sf caretaker's residence and office building including a garage for the residents. The total building square footage will be 322,447. Additionally, there will approximately 222,281 sf of covered or enclosed carport spaces for recreational vehicles.

No products will be produced by the facility. As is standard at Derrel's facilities, there will be two on-site resident managers residing in the residence/office building near the entrance. They typically operate the office and the controlled entrance to the facility during business hours and provide 24 hour on-site security.

The materials stored in the units are controlled by lease restrictions and monitored by the on-site managers. The vehicles that frequent the facility are typical of personal and light hauling vehicles utilized for the transportation of personal property by lessees of storage units. Recreational vehicles will be either self-propelled or towed to parking spaces. Service vehicles are limited to the facility owner's vehicles used for repair and maintenance.

Personal Storage use is allowed in the A-L Zone District through the approval of Text Amendment Ordinance T-089-370.

2. Operational time limits:

Months: <i>Twelve months/year</i>	Days per week: <i>Seven</i>
Hours: <i>(from 7:00 AM to 7:00 PM)</i>	Total hours per day: <i>12</i>
Special activities: <i>None</i> Frequency: <i>N/A</i>	Hours: <i>N/A</i> Are these indoors or outdoors: <i>N/A</i>

3. Number of customers or visitors:

*Average number per day: 10 Maximum no. per day: 30
Hours (when they will be there): *Varies throughout operating hours.**

4. Number of employees:

*Current: none Future: 2 Hours they work: 8 hours per day
Do any live on-site as a caretaker? *Yes**

5. **Service and delivery vehicles:**
 Number: 10 Type: *P/U to box vans* Frequency: *Daily trips*
- Delivery vehicles will be those used by customers. Service vehicles will be those typically required for repair and maintenance of the facility and equipment.*
6. **Access to the site:**
 Public Road: *Yes-to be constructed.* Surface: *Paved*
- Access to the site will be from North Locan Ave.*
7. **Number of parking spaces for employees, customers, and service/delivery vehicles.**
 Type of surfacing on parking area: *Paved*
- There will be 6 stalls for the public adjacent to the office building.
 There will be 2 stalls for employees at the rear of the office/building.*
- Delivery vehicles will stop at the office in front of the office building and proceed to the storage area for unloading.*
- Recreational vehicles will park in designated areas or in assigned carports.
 Service vehicles will temporarily park closest to the building they are servicing.*
8. **Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Supplies for packing and storage not produced on-site.**
9. **What equipment is used? Golf cart.**
10. **What supplies or materials are used and how are they stored?**
All supplies and materials will be stored in storage units.
11. **Does the use cause an unsightly appearance? No**
 Noise? *Very minor* Glare? *No* Dust? *No* Odor? *No.*
 If so, explain how this will be reduced or eliminated? *N/A*
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?
- Solid waste will be that which is produced by the caretakers and packaging materials left by customers. Liquid waste will be limited to domestic waste water from the residence and a public restroom.
 Domestic solid waste will be removed by contracted carrier from on-site bin.
 Domestic liquid waste will go to an on-site septic system.*
13. **Estimated volume of water to be used (gallons per day). Source of water?**
- Daily water usage is anticipated to be approximately 400 gallons per day.*
- The source of water is TBD and may be from an on-site well or connection to municipal water system.*

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

Signage will be minimal and consist of a +/- 4 foot high monument sign as shown on the Site Plan.

On-site directional sign will be as required for compliance and operations.

15. Will existing buildings be used or will new buildings be constructed?

Describe type of construction materials, height, color, etc.

Provide floor plan & elevations, if appropriate.

All buildings will be new. Floor Plans are included in the submitted exhibits.

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

All buildings will be used for lease storage space except for the caretaker's residence/office.

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

Outdoor hooded security lighting will be installed per the Site Plan and there will be no outdoor sound amplification.

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

The storage buildings will enclose the entire site except for decorative fencing at the entrance to the site. Landscaping will be installed along the street frontages as required by development code and at the caretaker/office building as shown on the Site Plan.

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

The proposed facility will not have any known adverse effect(s) upon the environment including unusual odor, lighting, noise, traffic, soot, gas emissions, dust or vibration to any degree which might be obnoxious or offensive to persons residing or conducting business in this area.

20. Identify all Owners, Officers and/or Board Members for each application submitted.

General Partner: Ridenour Corporation

President: Derrel A. Ridenour

Vice President: Stephen J. Dalich

Secretary & Treasurer: Dianne J. Dalich



RECEIVED
COUNTY OF FRESNO

County of Fresno

JAN 22 2016

DEPARTMENT OF PUBLIC WORKS AND PLANNING

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CUP3526

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project _____

No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** WESCLO, LP **Phone/Fax** 559-224-9900

Mailing Address: 3265 West Ashlan Ave, Fresno, CA 93722
Street City State/Zip

2. **Applicant :** WESCLO, LP **Phone/Fax:** 559-224-9900

Mailing Address: 3265 West Ashlan Ave, Fresno, CA 93722
Street City State/Zip

3. **Representative:** Bill Robinson, Sol Development Assoc. **Phone/Fax:** 559-497-1900

Mailing Address: 906 N Street, Ste 100, Fresno, CA 93721
Street City State/Zip

4. **Proposed Project:** Classified Conditional Use Permit
for a Derrel's Mini Storage facility

5. **Project Location:** North side of East Shepherd Ave and west side of North
Locan on the NWC

6. **Project Address:** TBD

7. **Section/Township/Range:** 22 / 12S / 21E 8. **Parcel Size:** 19.85 & 19.06 acres

9. **Assessors Parcel No.** 557-031-29 & 42

DEVELOPMENT SERVICES DIVISION

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

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

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

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

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

13. Existing Zone District¹: AL-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Rural Residential, Agriculture

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:

Residence, Misc. Ag Buildings, well, septic

Describe the major vegetative cover: grass

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood prone area? Describe: No

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

North: Agriculture

South: Medium Density Residential Subdivisions

East: Agriculture

West: Agriculture

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

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

19. **Transportation:**

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

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

B. **Daily traffic generation:**

I. Residential - Number of Units	<u>1</u>
Lot Size	<u>On facility site</u>
Single Family	<u>1</u>
Apartments	<u>0</u>
II. Commercial - Number of Employees	<u>2</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>Mostly small vehicles</u>
Total Square Footage of Building	<u>322,447</u>

III. Describe and quantify other traffic generation activities: Delivery vehicles
usually small private pickups and vans, occasional small
box trucks are used to move household items, Some
recreational vehicles are self propelled, some are towed in.

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

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

22. Describe the probable source(s) of air pollution from your project: Limited to vehicles

23. Proposed source of water:
(X) private well
(X) community system³--name: City of Clovis if approved

24. Anticipated volume of water to be used (gallons per day)²: 400 gallons per day
25. Proposed method of liquid waste disposal:
 (X) septic system/individual
 (X) community system³-name City of Clovis if approved
26. Estimated volume of liquid waste (gallons per day)²: domestic sewer from residence
27. Anticipated type(s) of liquid waste: sewer from residence
28. Anticipated type(s) of hazardous wastes²: Rodent bait
29. Anticipated volume of hazardous wastes²: TBD
30. Proposed method of hazardous waste disposal²: Approved disposal vendor
31. Anticipated type(s) of solid waste: households trash from residence and packing mat'ls
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): < 1 ton
34. Proposed method of solid waste disposal: Commercial hauler
Fresno County
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: Text Amendment Ordinance T-089-370, Amendment Application No. 3804 Resolution No. 12493
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

Paul Robinson, rep.
 SIGNATURE

January 15, 2016
 DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND GAME FEE

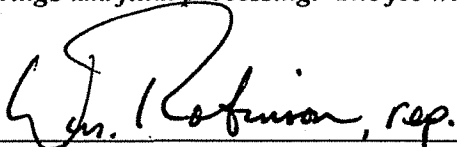
State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. A \$50.00 handling fee will also be charged as provided for in the legislation to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

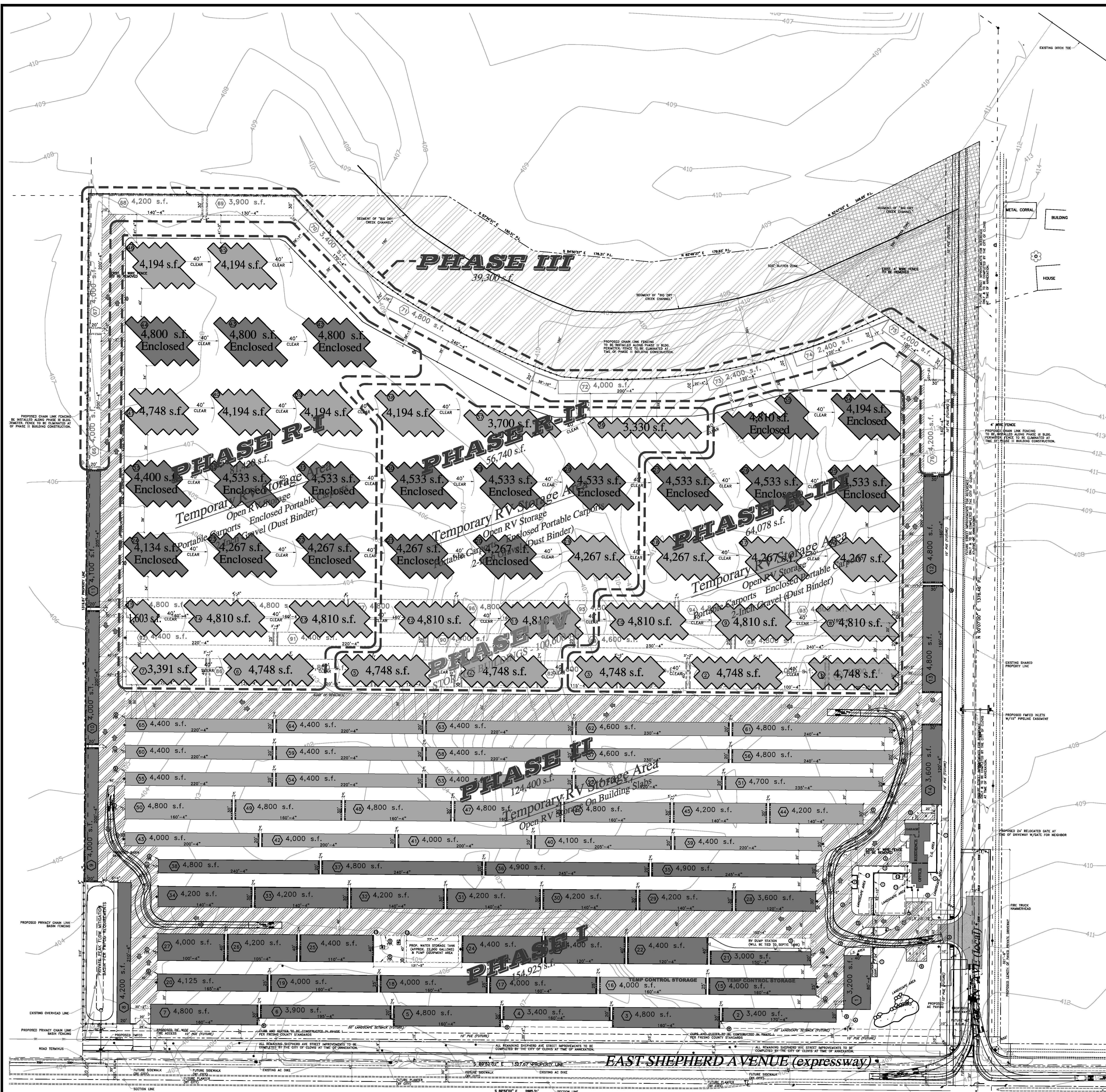
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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



Applicant's Signature

January 15, 2016

_____ Date



LEGEND

- Ⓜ ACCESSIBLE PARKING SPACE w/SIGN - SEE DETAIL ON SHEET D-2
- Ⓜ BUILDING NUMBER
- Ⓜ 2A IBC FC FIRE EXTINGUISHER IN CABINET AS REQUIRED
- Ⓜ 150 WATT HIGH PRESSURE SODIUM LIGHT AT +7'-6"
- Ⓜ STANDARD DECORATIVE LIGHT FIXTURE
- Ⓜ COUNTY OF FRESNO APPROVED FIRE HYDRANT
- Ⓜ 6'-0" HIGH CONCRETE BLOCK FENCE
- Ⓜ 3'-0" HIGH CONCRETE BLOCK FENCE
- Ⓜ 6" HIGH CONCRETE CURB
- Ⓜ PROPOSED MONUMENT SIGN - (NOT PART OF THIS REVIEW)
- Ⓜ 2A IBC FC FIRE EXTINGUISHER IN CABINET AS REQUIRED
- Ⓜ COUNTY OF FRESNO STANDARD REFUSE CONTAINER ENCLOSURE
- Ⓜ BUILDING HEIGHT WALL BTWN. BUILDINGS ALONG PERIMETER (TYPICAL)
- Ⓜ 36"W. CONCRETE WHEEL STOPS (TYP. BTWN. BLDGS.)
- Ⓜ PROPOSED LOCATION OF SEPTIC TANK.
- Ⓜ PROPOSED SEPTIC LEACH AREA
- Ⓜ EXIST. WATER WELL TO BE UTILIZED FOR WATER SERVICE TO THE PROPOSED OFFICE/RESIDENCE & LANDSCAPE IRRIGATION.
- Ⓜ EXIST. WATER WELL TO BE UTILIZED FOR WATER SERVICE

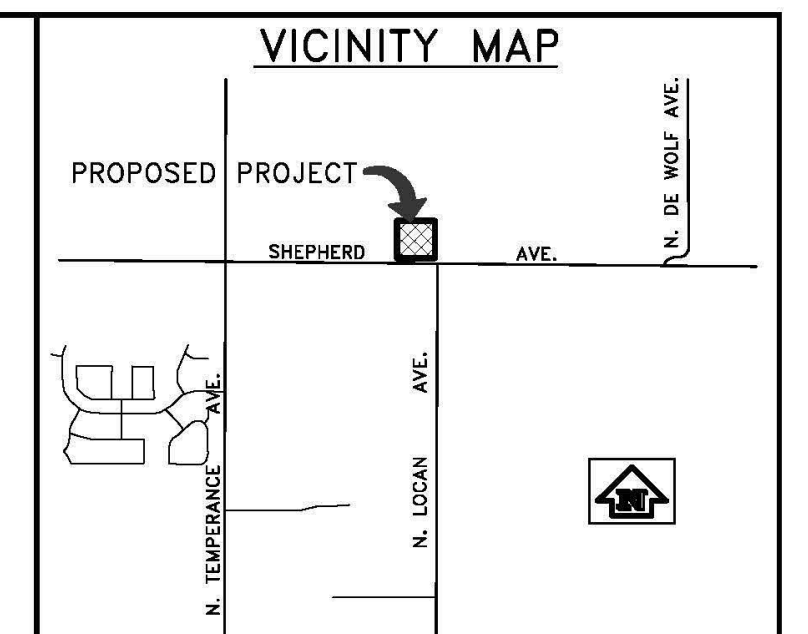
----- INDICATES ONE-HOUR FIRE WALL
 - - - - - INDICATES TWO-HOUR FIRE WALL

▨ 3" CONCRETE DRIVES o/e/6" COMPACT NATIVE SOIL
 ▨ 4" CONCRETE DRIVES o/e/6" COMPACT NATIVE SOIL

▨ PHASE I BUILDING CONSTRUCTION
 ▨ PHASE II BUILDING CONSTRUCTION
 ▨ PHASE III BUILDING CONSTRUCTION
 ▨ PHASE IV BUILDING CONSTRUCTION

Ⓜ PROPOSED OPEN CARPORTS
 Ⓜ PROPOSED ENCLOSED CARPORTS
 Ⓜ PROPOSED CHAIN LINK FENCING
 Ⓜ EXIST. FENCING TO BE REMOVED
 Ⓜ EXIST. BLDG. OR STRUCTURE TO BE REMOVED

▨ INDICATES 100' SETBACK FROM BANK OF BIG DRY CREEK (APPROX. 3.86 ACRES)
 ▨ INDICATES 500' DAMN FACE SETBACK (APPROX 1.20 ACRES)



ALLOWABLE SQUARE FOOTAGE

STORAGE:	5,000 S.F.
OFFICE:	5,000 S.F.
RESIDENCE:	UNLIMITED S.F.

OCCUPANCY

STORAGE:	S-1
OFFICE:	B-2
RESIDENCE:	R-3

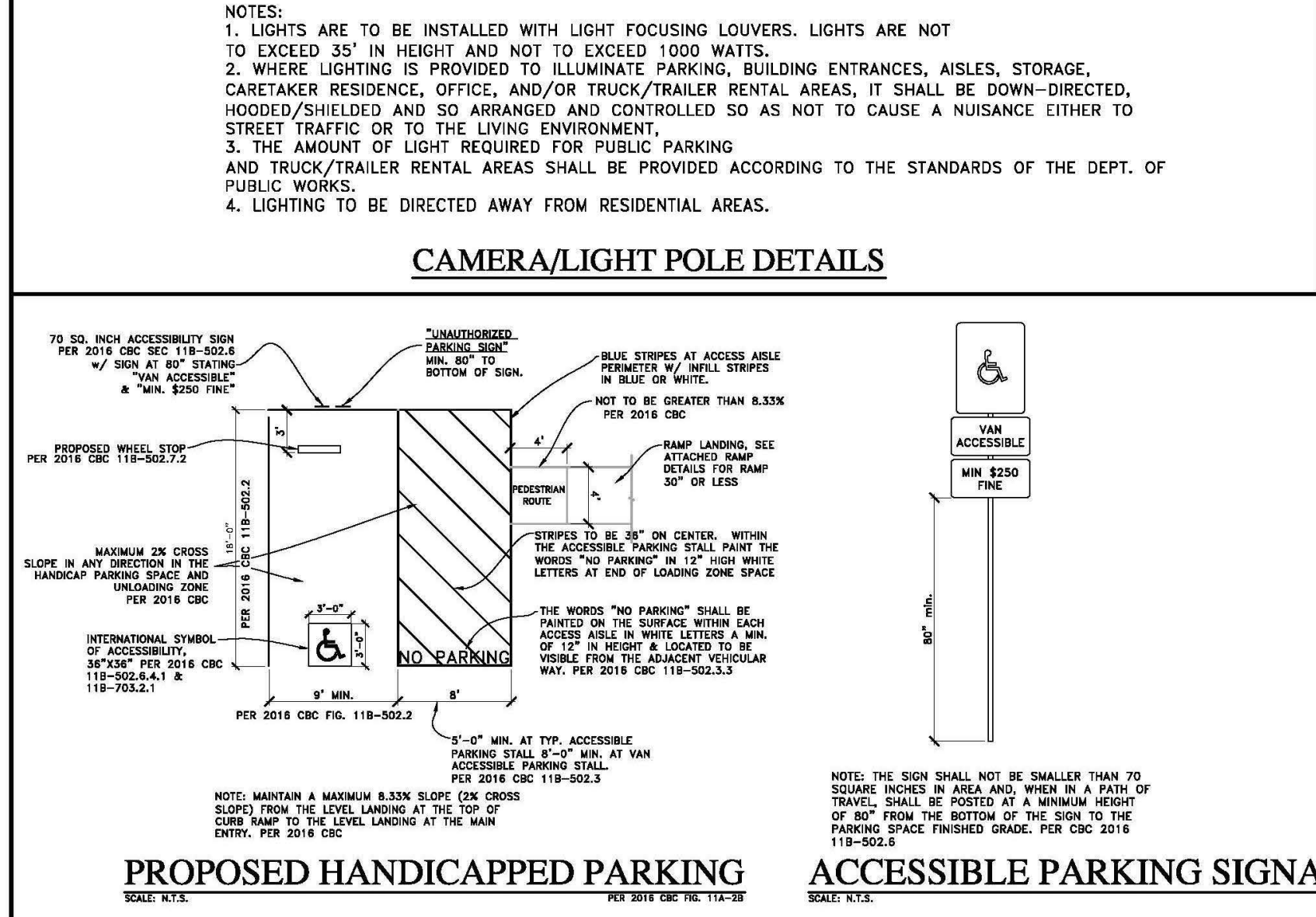
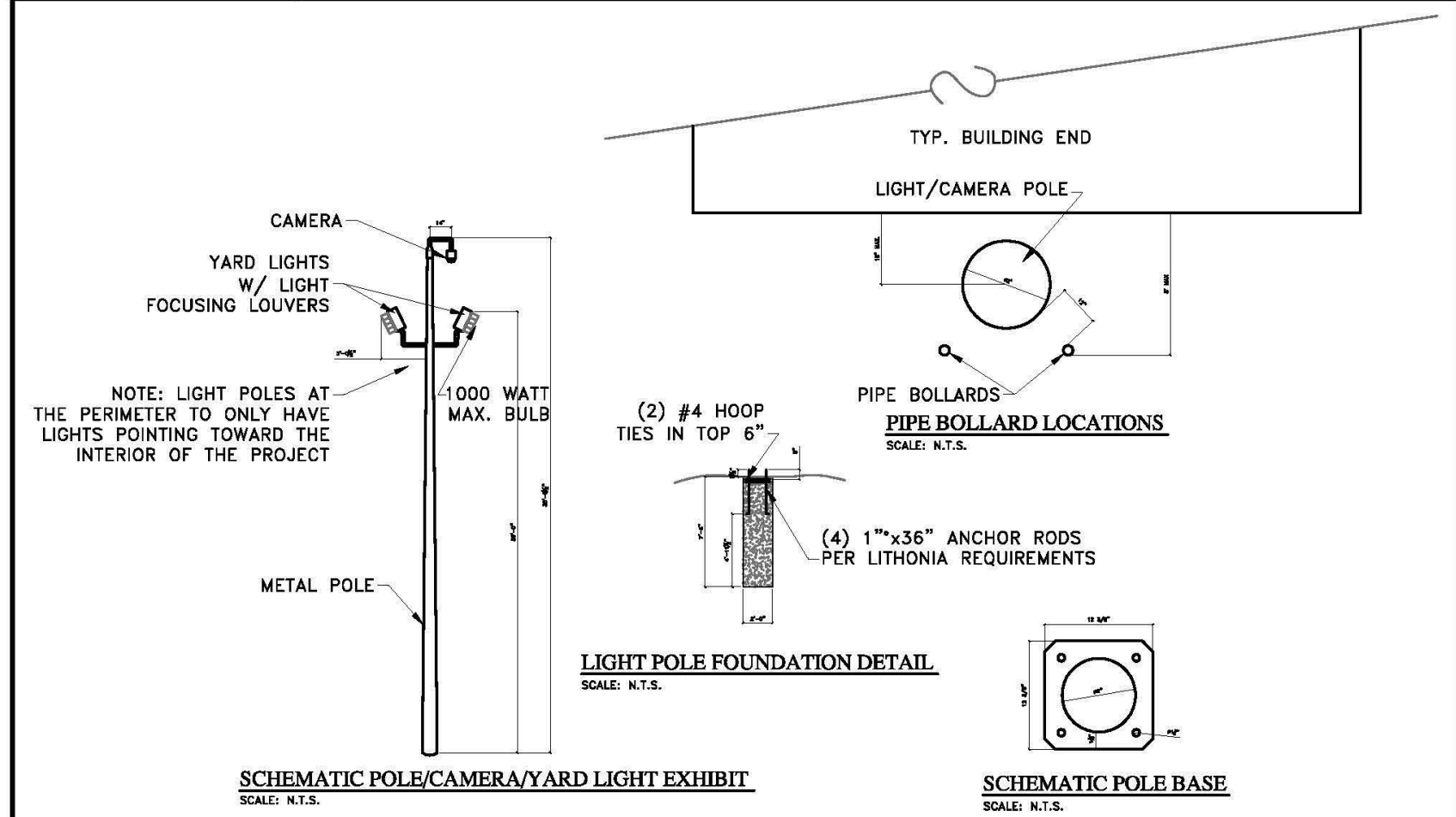
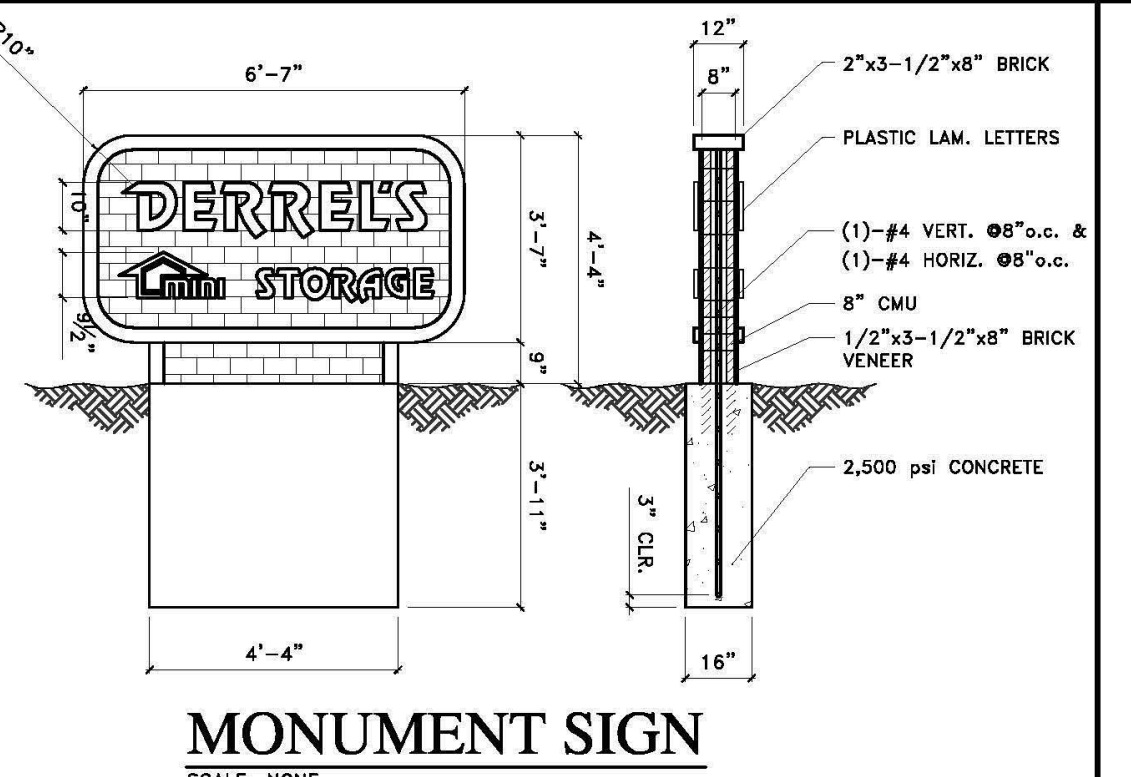
TYPE OF CONSTRUCTION

STORAGE:	V-B
OFFICE:	V-B
RESIDENCE:	V-B

SITE DATA

PROPERTY OWNER		BUILDING SQUARE FOOTAGE	
DERREL'S MINI STORAGE 3265 W ASHLAN AVE. FRESNO, CA 93722 (559) 224-9900		PHASE I:	154,925 S.F.
PROPERTY ADDRESS 6788 E. SHEPHERD AVE		PHASE II:	124,400 S.F.
A.P.N. 557-031-42 557-031-29		PHASE III:	39,300 S.F.
LAND ACREAGE GROSS: 837.55 AC. NET: 233.43 AC.		PHASE IV:	100,500 S.F.
		TOTAL:	419,125 S.F.
		OFFICE:	804 S.F.
		RESIDENCE:	1,327 S.F.
		GARAGES:	391 S.F.
		TOTAL:	421,747 S.F.
		RV SQUARE FOOTAGE	
		OPEN RVs:	111,840 S.F.
		CARPORTS:	113,840 S.F.
		ENCLOSED:	83,120 S.F.
		TOTAL:	308,800 S.F.
		RV PHASING	
		PHASE R-I:	81,420 S.F.
		PHASE R-II:	56,740 S.F.
		PHASE R-III:	64,078 S.F.

NOTE: RV BLOCKS SHOWN ON TOP OF 'GHOSTED' BUILDINGS WILL BE CONSTRUCTED FIRST AS SHOWN IN RV PHASING. IF/WHEN THE DEMAND ARISES PHASE IV BUILDINGS WILL BE CONSTRUCTED AND CONFLICTING RV BLOCKS WILL BE REMOVED AS NECESSARY.



REVISIONS:

January 25, 2018
February 13, 2018
March 2, 2018
March 5, 2018
April 3, 2018
April 18, 2018
April 25, 2018

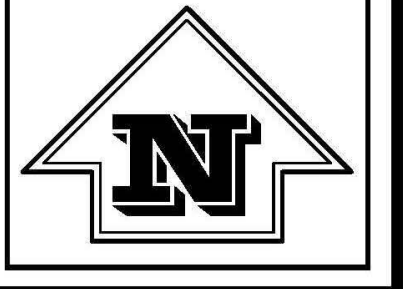
DERRELS Mini STORAGE

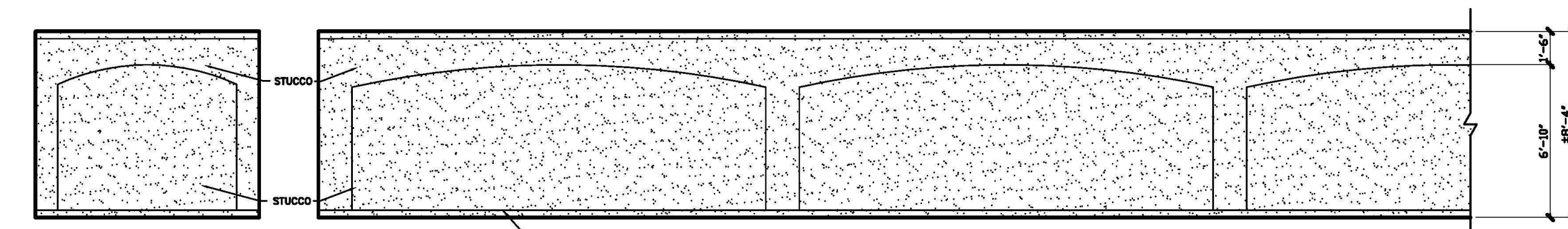
3265 W ASHLAN AVE FRESNO CA 93722 (559) 224-9900

APPROVALS

Project: **Site Plan**
 Client: **Fresno Co Shepherd/Lozan**
 Sheet: **A-1**

SITE PLAN

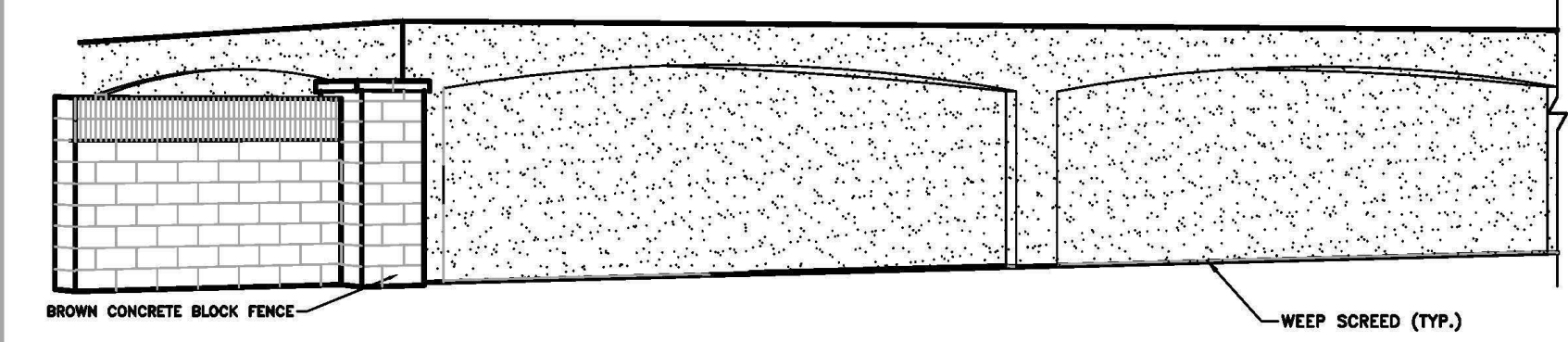




TYPICAL END WALL ELEVATION

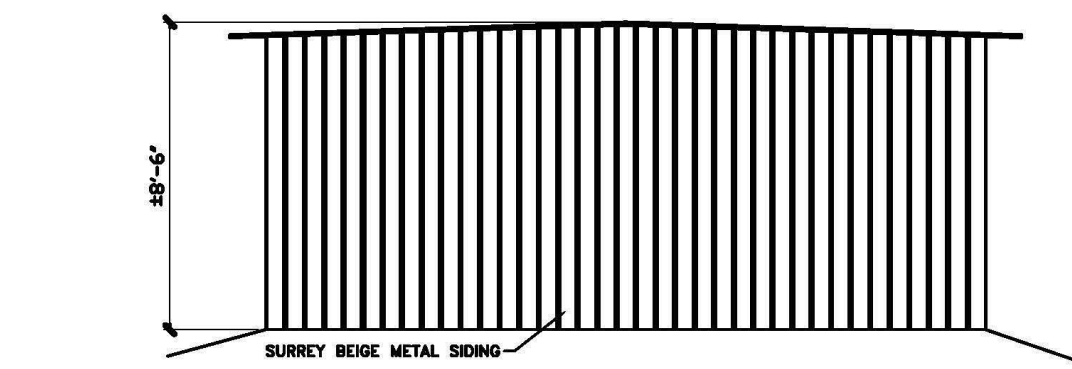
TYPICAL EXTERIOR WALL ELEVATION

STUCCO NOTES:
 A) PROVIDE ONLY ONE COLOR OF DASH COAT OVER ENTIRE STORAGE WALL, INCLUDING ARCHES, AND COLUMNS. DERRRELS' EMPLOYEES WILL PUT ACCENT COLOR COAT OVER ARCHES, AND COLUMNS AFTER ENTIRE WALL IS DASHED ONE COLOR BY STUCCO CONTRACTOR.
 B) ALL CORNERS TO HAVE CORNER AID. WEEP SCREED AT BOTTOM OF WALL.
 C) COLORS TO BE BLUE EAGLE BRAND E-67 CODDA LATTE w/ ACCENT COLOR DURATEC 2 DOTCOM #2030403F.

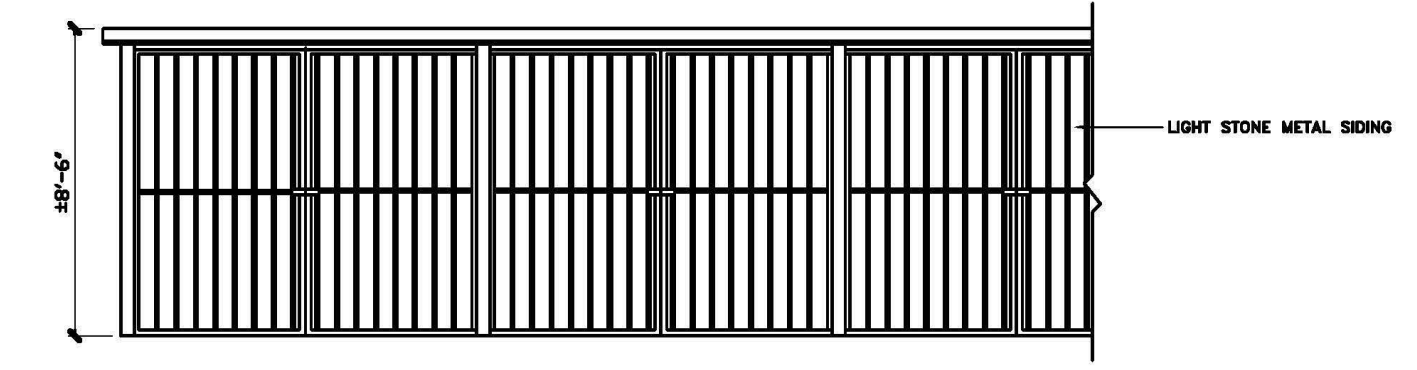


TYPICAL FENCE SECTION

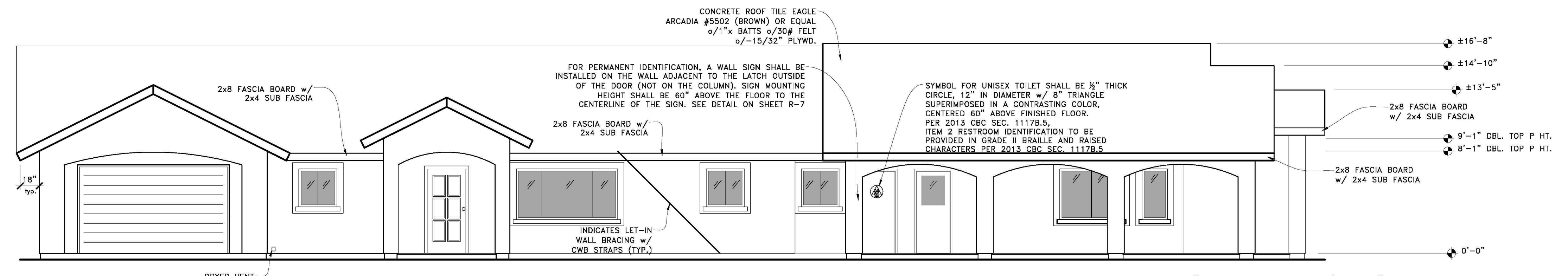
PERIMETER WALL DETAIL



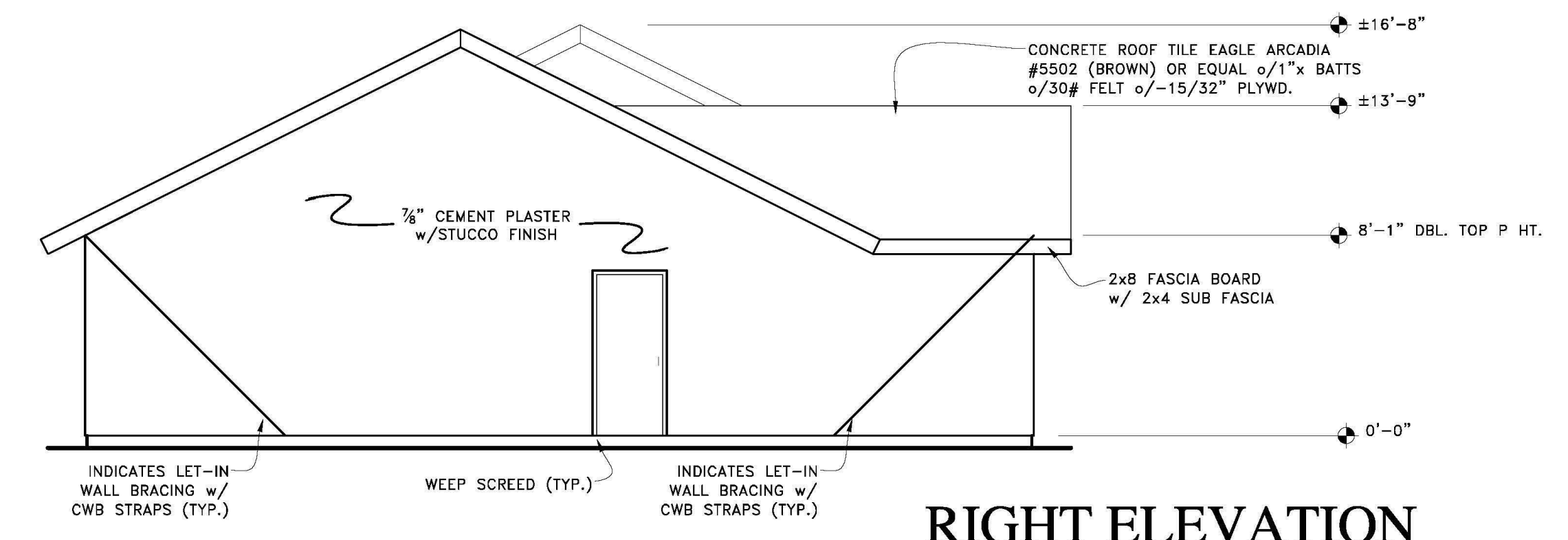
FACILITY INTERIOR - END ELEVATION OF STORAGE (TYP.)



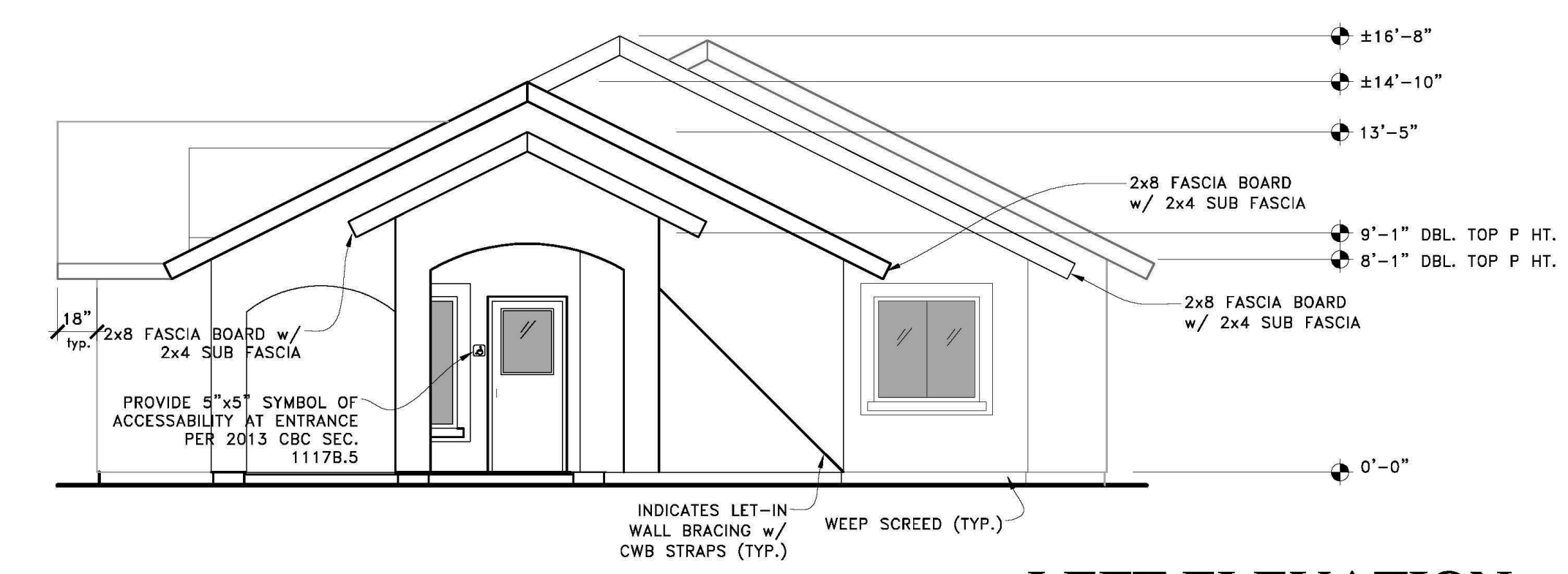
FACILITY INTERIOR - SIDE ELEVATION OF STORAGE (TYP.)



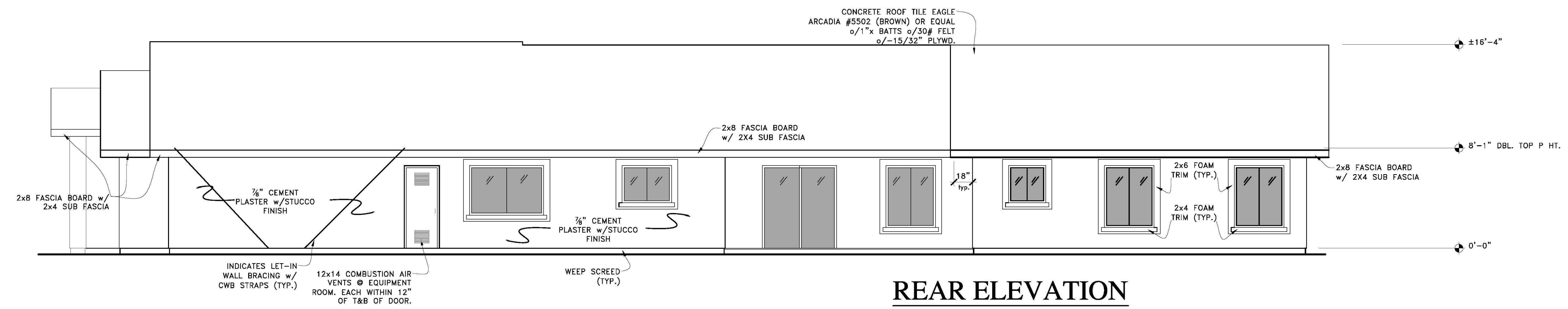
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

DERRRELS
 3765 W ASHLAN AVE
 FRESNO CA 93772 (559) 274-9900
Mini STORAGE
 274-9900

APPROVALS

Date: September 11, 2015
 Scale: 3/16" = 1'-0"
 Drawn By: Rouma
 Project: Exterior Elevations
 Fresno Co. Shepherd/Lozan

Sheet: **R-2**