



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Greg Cox
- APPLICATION NOS.: Initial Study No. 8043 and Classified Conditional Use Permit Application No. 3707
- DESCRIPTION: Allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of E. Adams Avenue, approximately 626 feet east of its intersection with S. Buttonwillow Avenue and is approximately 1.15 miles north of the city limits of the City of Reedley (20068 E. Adams Avenue) (360-180-24S) (Sup. Dist. 4).

### I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject site is located in a predominantly agricultural area with rural single-family residential uses pocketed throughout the region. Images of the subject site depict views of the nearby foothill range located east and northeast of the subject site. Underlying development standards established by the Zone District will regulate construction of the structure to a maximum height of 35 feet. In considering the project will compliance with development standards of the underlying zone district and that no scenic vista would be negatively impacted by the project, a less than significant impact can be seen.

- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

According to Figure OS-2 of the Fresno County General Plan, the project site does not front any identified scenic roadway. There were not identified scenic tree, rock, outcropping, or historic building within a state scenic highway that would be affected by the project proposal.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct an office/warehouse building. The warehouse building is planned to be approximately 77,500 square feet and the office proposed to be approximately 5,000 square feet. The subject site is located in a predominantly agricultural area with rural single-family residential uses placed throughout the region. Landscaping is proposed along the parcel fronting E. Adams Avenue. The remaining land of the subject parcel would still be utilized for agricultural production. In considering the proposed construction, public views of the site and the existing visual character would not be significantly impacted.

- 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:

Review of the Applicant's Operational Statement indicates that outdoor lighting is planned to be utilized on the property for security purposes. Due to the utilization of outdoor lighting, this new source of light and glare would adversely affect nighttime views of the area. Mitigation in the form of design and placement of outdoor lighting will be implemented to ensure less than significant impact on adjacent properties and right-of-way due to the new sources of light and glare.

\* **Mitigation Measure(s)**

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

## II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the 2016 Important Farmland Map indicates that the project site is designated Farmland of Statewide Importance. Review of the submitted site plan indicates that the project proposal would convert approximately 5.8 acres of the subject parcel for the proposed use from the existing agricultural production. The remaining land from the existing 38.67-acre parcel will be utilized. The underlying AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District allows the proposed use subject to approval of a Conditional Use Permit. In addition to the proposed use being allowed subject to approval of a CUP, the use can be considered supportive of agricultural operations. The subject parcel is not under Williamson Act Contract. In considering the proposed agricultural supportive use and size of the conversion, a less than significant impact is expected.

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

FINDING: NO IMPACT:

The project site is not situated in forest land or timberland and would not result in the loss of forest land or conversion of forest land to non-forest use.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would result in the conversion of a portion of the subject parcel to accommodate the proposed operation. The proposed operation is supportive of agriculture but would convert a portion of the site from productive farmland. Outside of any expansion of the proposed use on the proposed parcel, which is still subject review under the CUP, conversion of farmland outside of the subject parcel is not likely to occur as the underlying zone district of the area will be unchanged.

### III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) were notified of the subject application. No concerns were expressed by the SJVAPCD to indicate that the project would result in conflict with an applicable Air Quality Plan or result in cumulatively considerable net increases of a criteria pollutant. All applicable SJVAPCD rules and regulations for the permitting and operation of the proposed facility are expected as regulatory requirements. Therefore, with required compliance of all applicable rules and regulations enforced by the SJVAPCD, the project will have a less than significant impact.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No expressed concerns were produced by the SJVAPCD. The nearest sensitive receptor is a single-family residence located approximately 170 feet west of the proposed structure. The proposed operation does not include manufacturing of their equipment and plans to only store the equipment until shipment to customers occurs. Construction of the proposed structure and improvements could increase pollutant concentrations or emissions, but this increase would be temporary. Based on the provided Operation Statement, detailing the proposed operation, pollutant concentrations and other emissions resulting from the operation are not expected to be generated in large enough quantities to have a significant impact on sensitive receptors in the area.

#### IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The subject site is located in a mainly agricultural region with rural single-family residences sited throughout the area. The subject parcel is currently utilized for agricultural production indicating human disturbance. Review of the California Natural Diversity Database (CNDDDB) indicates that there are no reported occurrences of a special-status species in the vicinity of the project site. The California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service did not express concern with the project proposal. In considering the human disturbance existing on site due to the agricultural operation and no evidence of a special-status species on the site, the project will not have a substantial adverse effect on special-status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The subject parcel is located in a mainly agricultural area. There is no riparian habitat or other sensitive natural community identified on the subject parcel. Per the National Wetlands Inventory, the subject property is not located on or near an identified wetland.

- 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:

The project proposes to construct a warehouse and office building for the proposed use. In considering the existing agricultural operation, the proposed improvements would change the conditions of the site where movement of any native residence or wildlife species would be affected. However, movement of a resident or wildlife species would not be completely interrupted where a significant impact through total obstruction would occur. There are no wildlife corridors of native wildlife nursery sites identified on the subject parcel.

- 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:

Departmental and Agency review of the project did not provide evidence of a conflict with the project and any local policy, ordinance, adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property is currently utilized for agricultural production indicating past and ongoing ground disturbance. As no historical or archaeological resource was identified on the subject property from past ground disturbing activities, minimal chances of a cultural resource occurring on the site is seen. In considering the high unlikelihood of a cultural resource being present on the subject site, a mitigation measure will be implemented to address cultural resources in the event they are unearthed during ground disturbing activities related to project construction.

\* **Mitigation Measure(s)**

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

## VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct a warehouse and office facility for their proposed operation. The proposed structure will be constructed to State and local building code standards including energy efficiency standards. With the project being subject to local and state standards for building and energy efficiency, the project is expected to have a less than significant impact on energy resources.

VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the project is located in an area identified as having a 0-20% peak horizontal ground acceleration assuming a 10% probability of a seismic hazard in 50 years. The project will comply with all applicable building code standards and regulation. In considering the low probability of the subject site being susceptible to a seismic hazard and compliance with building standards, the project would not result in substantial adverse effects due to strong seismic ground shaking. As the subject site is not likely to be subject to strong seismic ground-shaking, seismic-related ground failure is also not likely to occur and adversely affect the project.

- 4. Landslides?

FINDING: NO IMPACT:

According the Figure 9-6 of the FCGPBR, the project site is not located in land designated as being in a landslide hazard area. To provide additional evidence, the project site is located in relatively flat agricultural utilized land.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would result in the addition of impervious surface which would change existing runoff patterns of the subject parcel. Due to this change, the loss of topsoil would occur and soil erosion patterns due to runoff would be altered. The subject site is located in flat agricultural land with no large changes in slope being present that could adversely affect the parcel as a result soil erosion after project construction. Therefore, a less than significant impact is seen due to the loss of topsoil and no adverse effect on soil erosion.

C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

No geologic unit or unstable soil was identified on the project site. As noted, project construction is subject to the most current building code which will take into account site conditions.

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 the FCGPBR, the project site is not located on areas identified as having soils exhibiting moderately high to high expansion potential.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct a private septic system to service the proposed office and warehouse. The proposed septic system will be subject to the development standards established by the Fresno County Local Area Management Program (LAMP). Further review during building permit phases will be required. Review of the project did not reveal any incompatibilities of the site with the proposed septic system.

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

FINDING: NO IMPACT:



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

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the Operational Statement indicates that the facility will employ up to 10 employees and utilize a local trucking company to deliver products to the subject site every Friday. Review of the trip generation did not require preparation of a traffic study. The operation proposes to utilize forklifts to load delivery trucks. There is no manufacturing of products proposed on the site. Therefore, in considering the small-scale operation, the project is not expected to generate greenhouse gas emissions in excess of State and local emission reduction goals and would not generate greenhouse gas emissions that could result in a significant impact on the environment.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has commented that the project is subject to State and local regulations and standards for using and store hazardous materials and/or hazardous waste. These regulations and standards including preparation of submittal of a Hazardous Materials Business Plan and compliance with California Code of Regulations (CCR), Title 22, Division 4.5. With the projects required compliance of State and local regulations for reporting and handling of hazardous materials and/or waste, the project would have a less than significant impact on the surrounding area.

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

FINDING: NO IMPACT:

There are no schools within a one-quarter mile of the proposed 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:

Per the NEPAAssist database, there are no listed hazardous materials sites located on or near the project site.

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

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. For reference, the Reedley Municipal Airport is located approximately 2.6 miles north of the project site and would not effect the project stie or its employees.

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

FINDING: NO IMPACT:

Agency and Department review of the subject application did not result in a finding that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Water and Natural Resources Division and the State Water Resources Control Board have reviewed the project proposal and did not express concern with the application to indicate that the project would result in the violation of water quality or waste discharge requirements nor result in decreased groundwater supplies or interfere substantially with groundwater recharge. The Water and Natural Resources Division indicated in their review that the subject parcel is not located within a water short area and will have a less than significant impact on water resources.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  1. Result in substantial erosion or siltation on- or off-site;
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
  3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the project indicates that addition of impervious surface will occur as a result of construction of the warehouse/office building and associated asphalt for vehicular circulation. The project proposes to develop a ponding basin to offset surface runoff changes that would occur from project construction. The ponding basin would be constructed to state and local standards. In considering the potential alteration of drainage patterns of the site, the development of the site with a ponding basin will not result in substantial erosion, onsite or offsite flooding, or runoff that would exceed capacity and result in polluted runoff. Therefore, the project is expected to have a less than significant impact.

- 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2200H, the project site is not located within a flood hazard area and would not affect flood flows.

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

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2200H, the project site is not located within a flood hazard area and would not be affected by flood flows. In addition to not be affected by flood hazards, the project site is not located near a body of water where an increased risk from tsunami or seiche would occur.

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

FINDING: NO IMPACT:

The State Water Resources Control Board and the Water and Natural Resources Division has reviewed the subject application and did not express concern with the project to indicate that a conflict or obstruction for implementation of a water quality control plan or sustainable groundwater management plan exists or would occur as a result of the project.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site is located on the north side of E. Adams Avenue approximately 626 feet east of its intersection with S. Buttonwillow Avenue. The subject site does not block access of the public right-of-way and does not physically divide an established community.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is designated Agriculture in the Fresno County General Plan with development required to be consistent with the General Plan. Goal LU-A reads "To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County' economic development goals." This goal relates to the environmental impacts of the loss of productive farmland.

As noted in previous discussion, the subject parcel is currently utilized for agriculture production. General Plan Policies LU-A.3, LU-A.13, and LU-A.14 were identified by the

Policy Planning Unit and are deemed relevant for consideration when addressing the subject application.

Review of these relevant General Plan Policies indicate that certain uses subject to discretionary permit shall be considered with additional criteria being included. Criteria includes efficiency of the subject location when compared to more urban locations, operational and physical characteristics of the use in relation to available water resources, and consideration of buffers between non-agricultural uses and agricultural uses.

Through review of applicable General Plan Policies, the conversion of a portion of agricultural productive land to the proposed use is considered less than significant as the proposed use is supportive of agricultural operations and would convert only a portion of the subject parcel with the remainder still being actively farmed.

## XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR) the subject site is not located on an identified mineral resource location or principal mineral producing location.

## XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has reviewed the project and commented that the project proposal will be subject to the provisions of the County of Fresno Noise Ordinance. Review of the proposed operation indicate the elevated noise levels would most likely occur from the listed equipment usage and regular delivery. The noise generation is not expected to result in excessive noise levels or deviate from noise normal for the surrounding agricultural area. The project site is not located within two miles of a public airport or public use airport. Therefore, although an increase in noise generation would occur as a result of the project, the noise generation is not expected to exceed thresholds established by the Fresno County Noise Ordinance and would not negatively affect surrounding property owners.

#### XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not induce substantial unplanned population growth in the area and does not displace people or housing, necessitating construction of replacement housing elsewhere.

#### XV. PUBLIC SERVICES

Would the project:

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

1. Fire protection;

FINDING: NO IMPACT:

The Fresno County Fire Protection District has reviewed the project proposal and did not express concern with the project to indicate impacts to service ratios, response times, or other performance objectives would occur as a result of the project.

2. Police protection;

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that impacts to service ratios, response times, or other performance objectives would occur as a result of the project.

#### 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 would not result in the increased use of existing neighborhood and regional parks or other recreational facilities and does not include or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that a conflict exists between the project proposal and any program, plan, ordinance, or policy addressing the circulation system. Additionally, no conflict was CEQA Guidelines Section 15064.3 subdivision (b) was identified.

The project proposes to have a maximum of 10 employees for the operation. In addition to their employee count, deliver trucks are expected to make deliveries to the site every Friday. In considering the traffic generation resulting from the project and no concerns expressed by reviewing agencies and departments, it has been determined that a less than significant impact would occur.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Review of the project design by the Road Maintenance and Operations Division specified design standards for driveway design and access standards to be implemented when improvement permits are applied for and reviewed. Encroachment permit from the Road Maintenance and Operations Division will ensure that the project will not result in hazardous design features in relation to site access. No design hazards or inadequate emergency access points were identified in the review of this project.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American Tribes under the provisions of Assembly Bill 52 (AB 52) were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential cultural resources occurring on or near the project site. No request for consultation was received and no concerns were expressed by reviewing California Native American Tribes.



As noted in Section V. *Cultural Resources*, the subject property has historically been utilized for agricultural production and would have experienced ground-disturbance. Although highly unlikely, a mitigation measure shall be implemented to ensure proper procedure is placed in the unlikely event that a cultural resource is unearthed during ground-disturbing activities related to construction of the project.

\* **Mitigation Measure(s)**

1. See Section V. *Cultural Resources A., B., and C. Mitigation Measure #1*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project does not require or result in the relocation or construction of new or expanded public services. The project will be expected to connect to existing services if available and construct private facilities that comply with State and local standards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Water and Natural Resources Division and the State Water Resources Control Board did not express concern with the project's potential impact on water supplies. The Water and Natural Resources Division determined that the project would have a less than significant impact on water resources in the area. Therefore, water supplies have been determined to be sufficient and the project would have a less than significant impact.

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

FINDING: NO IMPACT:

The project proposes to construct a private septic system to service the proposed operation. The septic system will be subject to local standards and regulations for development of a private septic system established under the Fresno County Local Area Management Program (LAMP). This would include review and permitting of the

septic system. Therefore, in considering the additional review and permitting of a private septic system, the project would have no impact in terms of wastewater treatment availability.

- 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:

Reviewing agencies and departments did not provide concern with the project in terms of solid waste production. As no concerns were expressed and based on the estimated solid waste generation from the proposed operation, the project is expected to generate a less than significant amount of solid waste and would comply with federal, state and local management and reduction statutes for solid waste.

## XX. WILDFIRE

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

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

FINDING: NO IMPACT:

Based on the 2007 Fresno County Fire Hazard Severity Zones In LRA Map, the project site is not located in a State Responsibility Area or lands classified as very high fire hazard severity zones.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

The subject property is located in a mainly agricultural and rural residential area. Due to the amount of disturbance associated with the project site and absence of any reported occurrences of a species on the site per the California Natural Diversity Database, the project will not have an impact that could substantially degrade the quality of the environment or reduce the number of an animal/plant community.

- 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:

Aesthetics, Cultural Resources and Tribal Cultural Resources were determined to have a less than significant impact with Mitigation Measures implemented. Discussion of the projects impacts on their respective resources could be considered cumulative, but as noted, with the implementation of mitigation measures, would reduce the project’s impact to a less than significant level.

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

FINDING: NO IMPACT:

Analysis of the project has determined that environmental effects resulting from the project would not cause substantial adverse effects on human beings.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3690, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, and

Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with recommended mitigation measures.

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

TK

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# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Initial Study No. 8043 and Classified Conditional Use Permit Application No. 3707
- 2. Lead agency name and address:**  
County of Fresno, Department of Public Works and Planning  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721
- 3. Contact person and phone number:**  
Thomas Kobayashi, Planner  
(559) 600-4224
- 4. Project location:**  
The project site is located on the north side of E. Adams Avenue, approximately 626 feet east of its intersection with S. Buttonwillow Avenue and is approximately 1.15 miles north of the city limits of the City of Reedley (20068 E. Adams Avenue) (360-180-24S) (Sup. Dist. 4).
- 5. Project sponsor's name and address:**  
Greg Cox  
P.O. Box 7814  
Visalia, CA 93290
- 6. General Plan designation:**  
Agriculture
- 7. Zoning:**  
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The project site is located in a mainly agricultural area with rural single-family residences located throughout the region.
- 10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**  
Fresno County Department of Public Works and Planning  
Fresno County Department of Public Health
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

**Participating California Native American Tribes were notified of the subject application and given the opportunity to enter into consultation with the County of Fresno to address potential cultural resources. Participating California Native American Tribes did not enter into consultation with the County on the project and no concerns were expressed with the project.**

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

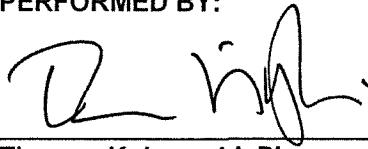
- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/>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

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

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

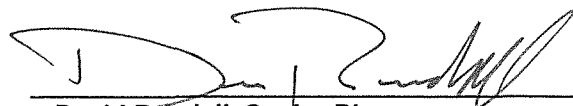
**PERFORMED BY:**



Thomas Kobayashi, Planner

Date: 11/5/21

**REVIEWED BY:**



David Randall, Senior Planner

Date: 10-29-21

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study No. 8043 and  
Classified Conditional Use Permit  
Application No. 3707)**

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

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

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

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 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?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?



**VII. GEOLOGY AND SOILS**

Would the project:

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

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

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

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

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

**XI. LAND USE AND PLANNING**

Would the project:

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

**XII. MINERAL RESOURCES**

Would the project:

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

**XIII. NOISE**

Would the project result in:

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

**XIV. POPULATION AND HOUSING**

Would the project:

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

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

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

#### XV. PUBLIC SERVICES

Would the project:

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

#### XVI. RECREATION

Would the project:

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

#### XVII. TRANSPORTATION

Would the project:

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

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

**Documents Referenced:**

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

Fresno County General Plan, Policy Document and Final EIR  
Fresno County Zoning Ordinance  
Important Farmland 2016 Map, State Department of Conservation  
Fire Hazard Severity Zones in LRA 2007 Map, State Department

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**Notice of Completion & Environmental Document Transmittal**

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

SCH #

**Project Title:** Initial Study No. 8043 and Classified Conditional Use Permit Application No. 3707

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

**Project Location:** County: Fresno City/Nearest Community: Reedley

Cross Streets: E. Adams Avenue and S. Buttonwillow Avenue Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 38.67

Assessor's Parcel No.: 360-180-24S Section: 12 Twp.: 15S Range: 23E Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: Wahtoke Creek

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____  | <input type="checkbox"/> Transportation: Type _____            |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>5,000</u> Acres _____ Employees _____          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>77,500</u> Acres _____ Employees <u>10</u> | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                        | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                      |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Agriculture / AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) / Agriculture

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

Allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

## Reviewing Agencies Checklist

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

- |  |   |
|--|---|
| <input type="checkbox"/> Air Resources Board                           | <input type="checkbox"/> Office of Historic Preservation                          |
| <input type="checkbox"/> Boating & Waterways, Department of            | <input type="checkbox"/> Office of Public School Construction                     |
| <input type="checkbox"/> California Emergency Management Agency        | <input type="checkbox"/> Parks & Recreation, Department of                        |
| <input type="checkbox"/> California Highway Patrol                     | <input type="checkbox"/> Pesticide Regulation, Department of                      |
| <input checked="" type="checkbox"/> Caltrans District # <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 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 type="checkbox"/> SWRCB: Water Quality                                     |
| <input type="checkbox"/> Energy Commission                             | <input checked="" type="checkbox"/> SWRCB: Water Rights                           |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>Fresno</u> | <input type="checkbox"/> Tahoe Regional Planning Agency                           |
| <input type="checkbox"/> Food & Agriculture, Department of             | <input type="checkbox"/> Toxic Substances Control, Department of                  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of   | <input type="checkbox"/> Water Resources, Department of                           |
| <input type="checkbox"/> General Services, Department of               | <input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Services</u> |
| <input type="checkbox"/> Health Services, Department of                | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development               |   |
| <input type="checkbox"/> Native American Heritage Commission           |   |

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

Starting Date November 5, 2021 Ending Date December 6, 2021

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Greg Cox</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>P.O. Box 7814</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Visalia, CA 93290</u>
Contact: <u>Thomas Kobayashi</u>	Phone: <u>(559) 280-5785</u>
Phone: <u>(559) 600-4224</u>	

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Signature of Lead Agency Representative:  Date: 11/18/21

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

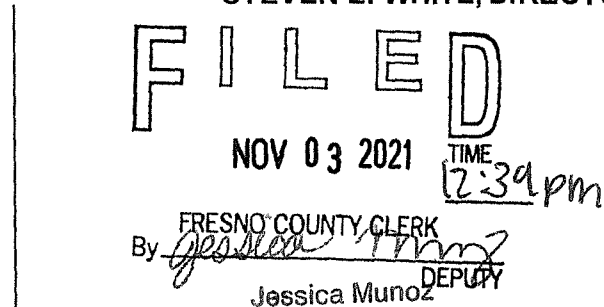


E20211000285

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8043 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 8043 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3707** filed by **GREG COX**, proposing to allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of E. Adams Avenue, approximately 626 feet east of its intersection with S. Buttonwillow Avenue and is approximately 1.15 miles north of the city limits of the City of Reedley (20068 E. Adams Avenue) (APN 360-180-24S) (Sup. Dist. 4). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8043, and take action on Classified Conditional Use Permit Application No. 3707 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. 8043 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 November 5, 2021 through December 6, 2021.

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

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

IS No. 8043 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated

E202110000285

Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

**Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on December 16, 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 Thomas Kobayashi (559) 600-4224.

Published: November 5, 2021

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 8043</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Greg Cox	Project Title: Classified Conditional Use Permit Application No. 3707		
Project Description: Allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3690, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with recommended mitigation measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – November 3, 2021		Review Date Deadline: Planning Commission – December 16, 2021	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

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

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**





# County of Fresno

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

DATE: May 28, 2021

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

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
Kings River East GSA, Attn: Chad Wegley, General Manager at [cw@altheid.org](mailto:cw@altheid.org)  
Alta Irrigation District, Attn: Chad B. Wegley, General Manager  
Kings River Conservation District, Attn: Rick Hoelzel  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

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

SUBJECT: Initial Study Application No. 8043 and Classified Conditional Use Permit Application  
No. 3707

APPLICANT: Greg Cox

DUE DATE: June 14, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District (APN 360-180-24S).

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 **June 14, 2021**. Any comments received after this date may not be used.

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

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

TK  
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*Activity Code (Internal Review):2432*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 4/2/21 CUP 3707 IS 8043 (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Ag Commodity Storage warehouse / office built on 39 acres currently zoned AE-20. 80,000 SQF warehouse, 5,000 SQF office.

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. Adams Ave & Bottom Willow Ave

LOCATION OF PROPERTY: side of Parkway Drive and E. Kamm Ave between and Reedley, CA

360-180-245 Street address: N/A
APN: 360-180-245 Parcel size: 39 acres Section(s)-Twp/Rg: S 21 - T 16 S/R 22 E

ADDITIONAL APN(s):

I, G. M. Cox (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.

Owner: Green Cox, PO Box 7814, Visalia, 93290, 280-5775
Applicant, Representative fields with Address, City, Zip, Phone labels.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3707 Fee: \$ 4,569.00
Application Type / No.: Pre-App 21-000423 Fee: \$ -247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 8043 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 492.00
Received By: Thomas K. Invoice No.: 139904 TOTAL: \$ 9,308.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No [ ]
Agency: Well, Alta Irr.
SEWER: Yes [ ] / No [X]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T - S/R - E

Related Application(s):
Zone District: AE-20
Parcel Size: 36.67 acres



Development Services  
and  
Capital Projects  
Division

Email [greg@inseasonag.com](mailto:greg@inseasonag.com)

**Pre-Application Review**

Department of Public Works and Planning

NUMBER: 21-000423  
APPLICANT: Greg Cox - InSeason Ag  
PHONE: (559) 280-5785

PROPERTY LOCATION: SEG 21 - 16/22 360-180-245  
APN(s): 393-380-21 ALCC: No  Yes # \_\_\_\_\_ VIOLATION NO. None  
CNEL: No  Yes \_\_\_\_\_ (level) LOW WATER: No \_\_\_\_\_ Yes \_\_\_\_\_ WITHIN 1/2 MILE OF CITY: No \_\_\_\_\_ Yes Kingsburg  
ZONE DISTRICT: AE-20; SRA: No  Yes \_\_\_\_\_ HOMESITE DECLARATION REQ'D.: No  Yes \_\_\_\_\_  
LOT STATUS: \_\_\_\_\_

Zoning: ( ) Conforms; (X) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
Merger: May be subject to merger: No  Yes \_\_\_\_\_ ZM# \_\_\_\_\_ Initiated \_\_\_\_\_ In process \_\_\_\_\_  
Map Act: ( ) Lot of Rec. Map; (X) On '72 rolls; ( ) Other \_\_\_\_\_; ( ) Deeds Req'd (see Form #236)  
SCHOOL FEES: No \_\_\_\_\_ Yes  DISTRICT: Kingsburg Joint Union PERMIT JACKET: No  Yes \_\_\_\_\_  
FMFCD FEE AREA: (X) Outside ( ) District No.: \_\_\_\_\_ FLOOD PRONE: No  Yes \_\_\_\_\_  
PROPOSAL Conditional Use Permit to allow for a farm supply sales offices with farm supply storage.

COMMENTS: \_\_\_\_\_  
ORD. SECTION(S): 816.3-0 BY: James Anders DATE: 01/14/2021

<b>GENERAL PLAN POLICIES:</b>	<b>PROCEDURES AND FEES:</b>
LAND USE DESIGNATION: <u>Agriculture</u> ( ) GPA: _____ ( ) MINOR VA: _____	(X) HD: <u>\$ 992.00</u>
COMMUNITY PLAN: _____ ( ) JAA: _____	(X) AG COMM: <u>\$ 43.00</u>
REGIONAL PLAN: _____ (X) CUP: <u>\$ 4,569.00</u>	( ) ALCC: _____
SPECIFIC PLAN: _____ ( ) JRA: _____	(X) IS/PER*: <u>\$ 3,901.00</u>
SPECIAL POLICIES: _____ ( ) JVA: _____	( ) Viol. (35%): _____
SPHERE OF INFLUENCE: <u>Kingsburg</u> ( ) JAT: _____	( ) Other: _____
ANNEX REFERRAL (LU-G17/MOU): _____ ( ) JT: _____	

COMMENTS: \_\_\_\_\_  
Filing Fee: \$ 9,555.00  
Pre-Application Fee: - \$247.00  
Total County Filing Fee: \$9,308.00

<b>FILING REQUIREMENTS:</b>	<b>OTHER FILING FEES:</b>
(X) Land Use Applications and Fees	Archaeological Inventory Fee: <u>\$75 at time of filing</u>
(X) This Pre-Application Review form	(Separate check to Southern San Joaquin Valley Info. Center)
(X) Copy of Deed / Legal Description	(X) CA Dept. of Fish & Wildlife (CDFW): <u>(\$50+\$2,480.25)</u>
(X) Photographs	(Separate check to Fresno County Clerk for pass-thru to CDFW.
( ) Letter Verifying Deed Review	Must be paid prior to IS closure and prior to setting hearing date.)
(X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.	
(X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
(X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
(X) Project Description / Operational Statement (Typed)	
( ) Statement of Variance Findings	
( ) Statement of Intended Use (ALCC)	
( ) Dependency Relationship Statement	
( ) Resolution/Letter of Release from City of _____	
Referral Letter # _____	

BY: Thomas Kobayashi DATE: 1/20/21  
PHONE NUMBER: (559) 420-4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:  
( ) COVENANT (X) SITE PLAN REVIEW  
( ) MAP CERTIFICATE (X) BUILDING PLANS  
( ) PARCEL MAP (X) BUILDING PERMITS  
( ) FINAL MAP ( ) WASTE FACILITIES PERMIT  
( ) FMFCD FEES (X) SCHOOL FEES  
( ) ALUC or ALCC ( ) OTHER (see reverse side)

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

RECEIVED  
COUNTY OF FRESNO  
APR 02 2021  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

OVER.....



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 8043

Project No(s) CUP 3707

Application Rec'd.: 4/2/21

### GENERAL INFORMATION

1. Property Owner: In Season Ag Phone/Fax 559-802-4008

Mailing Address: PO Box 7814 Visalia CA 93290  
Street City State/Zip

2. Applicant: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

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

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

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

4. Proposed Project: Ag Commodity Storage warehouse / office  
built on 18 acres currently zoned AE-20.

5. Project Location: ~~Parkway Drive and Cannon Ave~~  
Adams Ave & Buttonwillow Ave, Reedley, CA

6. Project Address: N/A

7. Section/Township/Range: 12 / 15 S / 23 E 8. Parcel Size: 39 acres

9. Assessor's Parcel No. ~~360-180-245~~ 360-180-245 OVER.....

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

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

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

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

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

13. Existing Zone District<sup>1</sup>: AE 40

14. Existing General Plan Land Use Designation<sup>1</sup>: Farming

### ENVIRONMENTAL INFORMATION

15. Present land use: <sup>Citrus</sup> ~~Ag~~ Farming

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

~~Perennial grapes, one water well~~

Citrus Farm

Describe the major vegetative cover: ~~Perennial grapes/vine~~ Citrus

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

Is property in a flood-prone area? Describe:

No.

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

North: ~~Commercial (King'sbury Truck Center)~~ Farming

South: Farming

East: ~~Highway 89~~ Farming

West: Farming

17. What land use(s) in the area may be impacted by your Project?: No impact.

18. What land use(s) in the area may impact your project?: No impact.

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 6-8  
Number of Salesmen 2  
Number of Delivery Trucks 0  
Total Square Footage of Building 80,000

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
Truck deliveries on Fridays weekly.

20. Describe any source(s) of noise from your project that may affect the surrounding area: \_\_\_\_\_  
None. Storage/deliveries only.

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

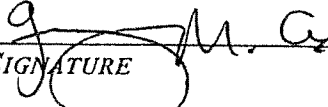
22. Describe the probable source(s) of air pollution from your project: None.

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

OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: ~ 200 gallons
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: ~ 10 gallons
27. Anticipated type(s) of liquid waste: Human
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: None
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: \_\_\_\_\_
32. Anticipated amount of solid waste (tons or cubic yards per day): Not much
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): None
34. Proposed method of solid waste disposal: Septic
35. Fire protection district(s) serving this area: Fresno County
36. Has a previous application been processed on this site? If so, list title and date: No.
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

  
 SIGNATURE

1-22-2021  
 DATE

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

(Revised 12/14/18)



## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2020: \$3,343.25 for an EIR; \$2,406.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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

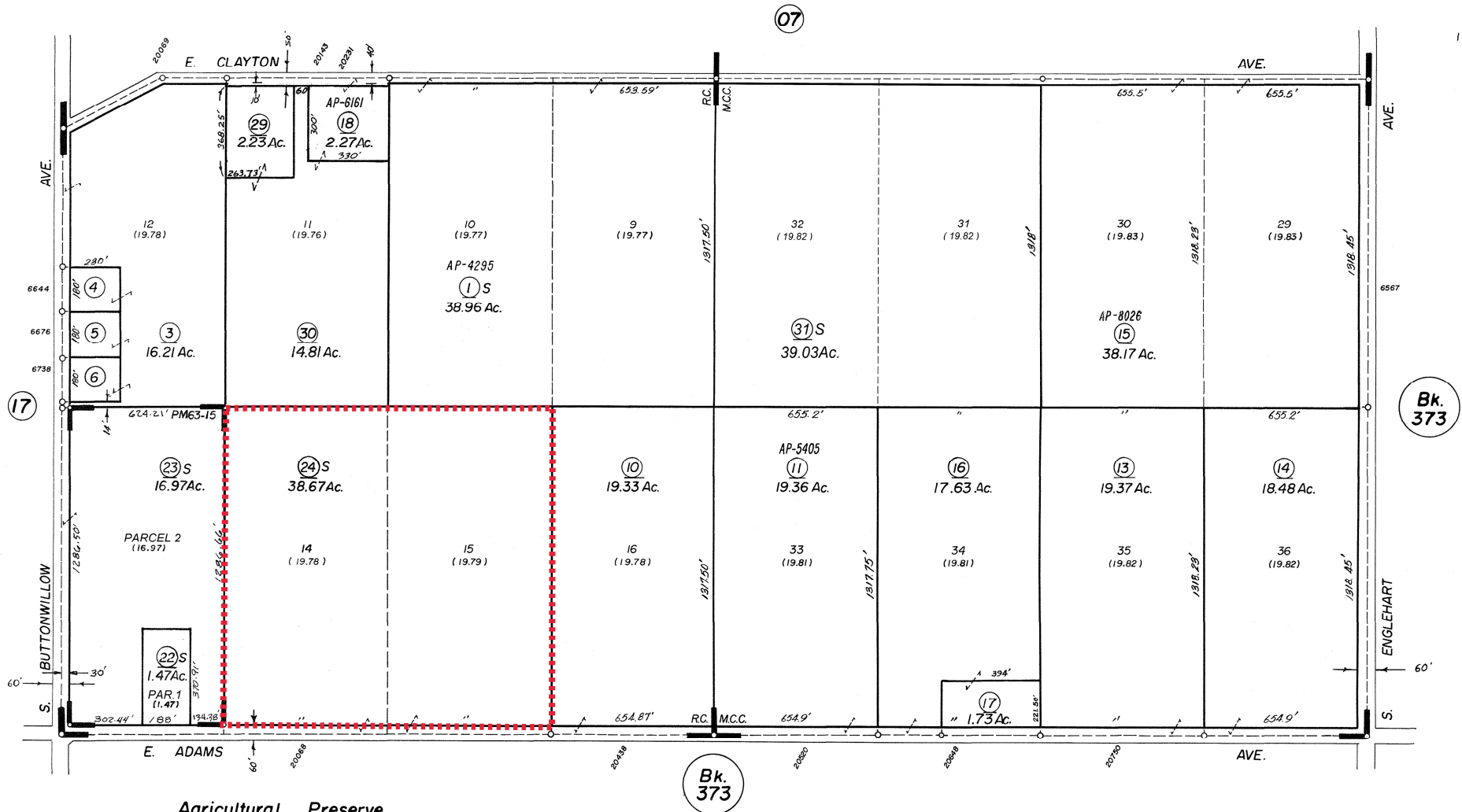
  
Applicant's Signature

1-22-2021

Date

— 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.

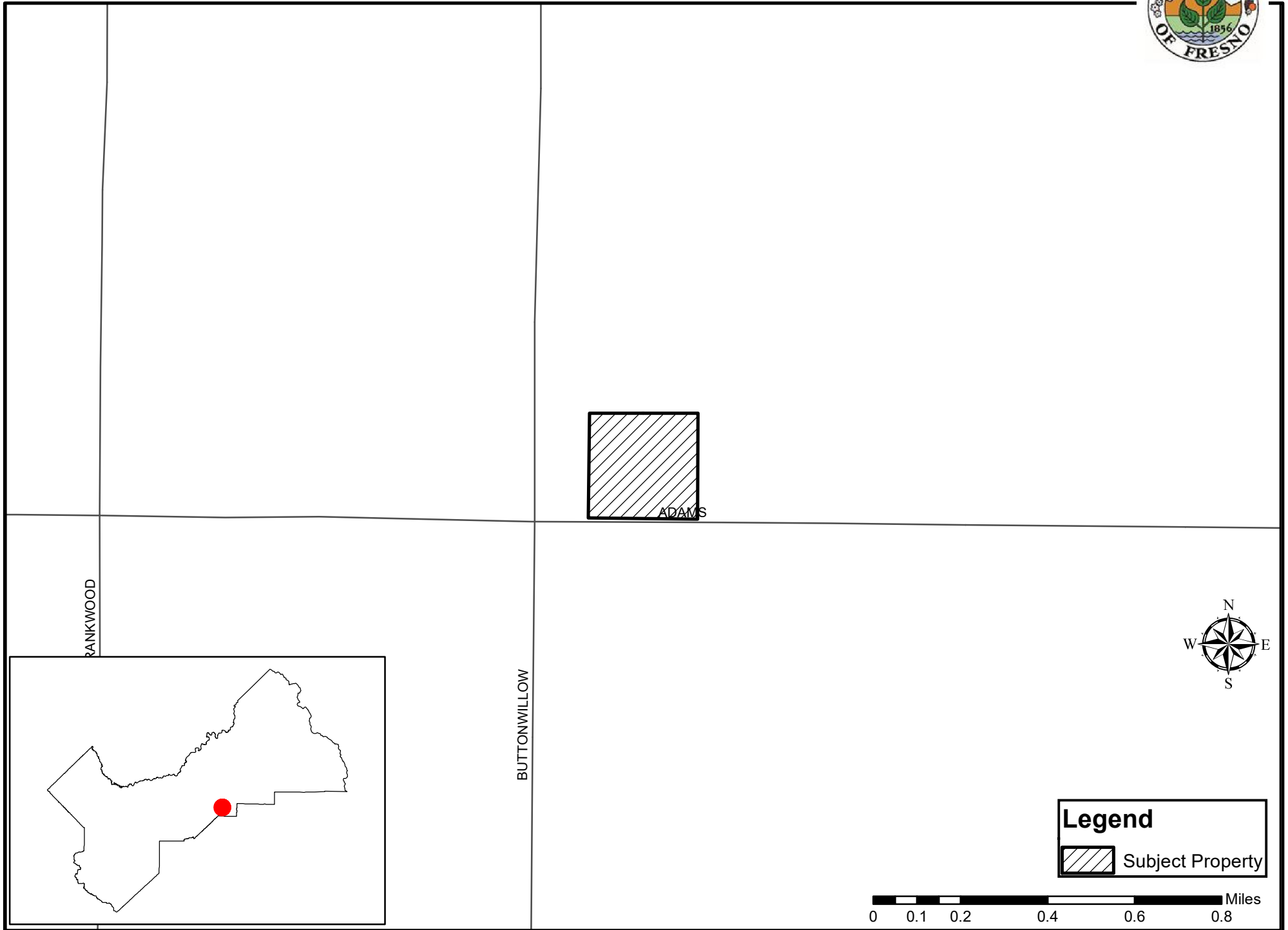


Agricultural Preserve  
 Mt. Campbell Colony - R.S. Bk. 2, Pg. 28  
 Rico Colony - R.S. Bk. 4, Pg. 32  
 Parcel Map No. 7806, Bk. 63, Pg. 15


Assessor's Map Bk. 360 - Pg. 18  
 County of Fresno, Calif.

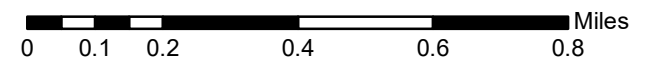
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

# LOCATION MAP



**Legend**

 Subject Property

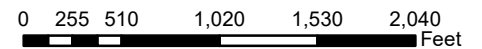


# EXISTING LAND USE MAP

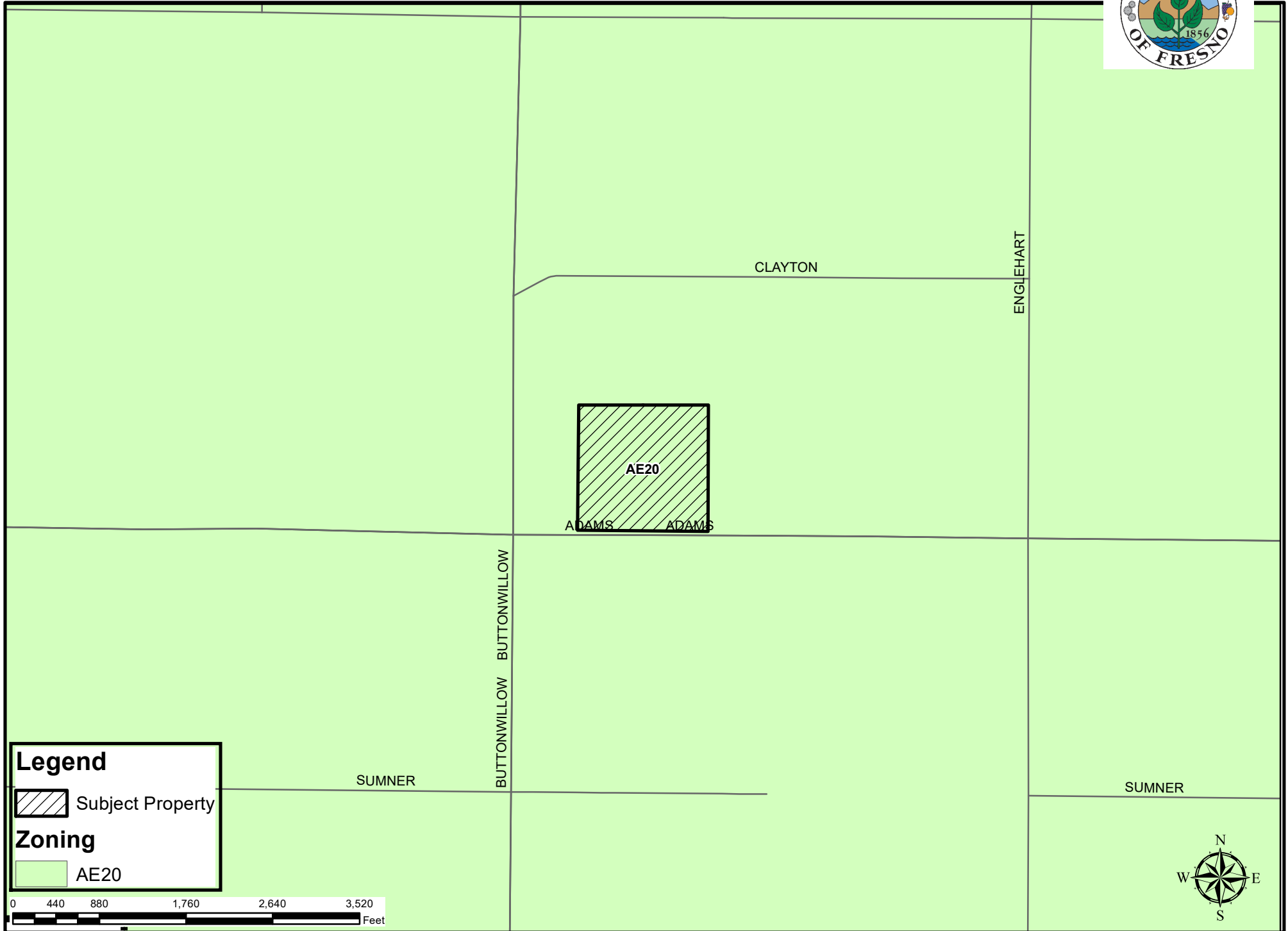


- LEGEND**
- AP1 - APARTMENT
  - FC - FIELD CROP
  - GRZ - GRAZING
  - ORC - ORCHARD
  - SF#- SINGLE FAMILY RESIDENCE
  - V - VACANT


- LEGEND:**
- Subject Property
  - Ag Contract Land




# EXISTING ZONING MAP

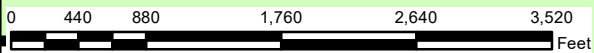


**Legend**

 Subject Property

**Zoning**

 AE20



FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2017-0147256-00  
Acct 3078-Chicago Title - Fresno  
Tuesday, NOV 14, 2017 12:49:28  
NPC \$20.00||  
Ttl Pd \$1,687.00 Rcpt # 0004884794  
JJC/E1/1-3

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Ryan E Cox et al  
2715 S. Aspen  
Visalia, CA 93277

Title No.: FWFV-TO17001601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4211703405

Property Address: APN: 360-180-23S and  
24S,  
Reedley, CA 93654

APN/Parcel ID(s): 360-180-23s  
360-180-24s

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
 The documentary transfer tax is \$1,650.00 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  the City of Reedley.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Danna M. Kasparian and Ronald D. Surabian, Co-Trustees of the Surabian Family Grantor Trust dated September 18, 2014

hereby GRANT(S) to Ryan E Cox, a single man as to an undivided 1/3 interest and Gregory Cox, a single man as to an undivided 1/3 interest and Roger Cox, a married man as his sole and separate property as to an undivided 1/3 interest, all as tenants in common

the following described real property in the City of Reedley, County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RECEIVED  
COUNTY OF FRESNO  
APR 02 2021  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Ryan E Cox et al  
2715 S. Aspen  
Visalia, CA 93277

Document Electronically  
Recorded in the  
Official Records

Title No.: FWFM-TO17001601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4211703405

Property Address: APN: 360-180-23S and  
24S,  
Reedley, CA 93654

APN/Parcel ID(s): 360-180-23s  
360-180-24s

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hereby GRANT(S) to Ryan E Cox, a single man as to an undivided 1/3 interest and Gregory Cox, a single man as to an undivided 1/3 interest and Roger Cox, a married man as his sole and separate property as to an undivided 1/3 interest, all as tenants in common

the following described real property in the City of Reedley, County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED  
(continued)

APN/Parcel ID(s): 360-180-23s  
360-180-24s

Dated: October 19, 2017

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

the Surabian Family Grantor Trust dated September 18, 2014

BY: Danna M. Kasparian  
Danna M Kasparian  
Co-Trustee

BY: Ronald D. Surabian  
Ronald D Surabian  
Co-Trustee

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

State of CA  
County of Tulare

On 11-2-17 before me, D CondeLL, Notary Public,  
(here insert name and title of the officer)

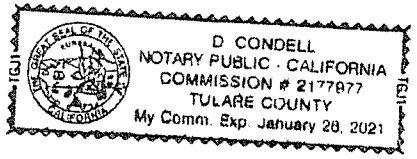
personally appeared Danna M Kasparian & Ronald D Surabian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)





**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 360-180-23s and 360-180-24s

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

PARCEL 1: APN 360-180-24S

LOTS 14 AND 15 OF RICO COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 4, PAGE 32 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS GRANTED TO MORTGAGE GUARANTEE COMPANY IN DEED RECORDED APRIL 12, 1940 IN BOOK 1817, PAGE 384 OF OFFICIAL RECORDS.

PARCEL 2: APN 360-180-23S

PARCEL 2 OF PARCEL MAP NO. 7806 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 63, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS GRANTED TO MORTGAGE GUARANTEE COMPANY IN DEED RECORDED APRIL 12, 1940 IN BOOK 1817, PAGE 384 OF OFFICIAL RECORDS.

APR 02 2021

## Operational Statement

InSeason Ag Innovations, LLC and InSeason Packaging Company will be operating as a storage facility for a variety of agricultural plastic commodities used locally in the Central Valley and Central Coast. Their purpose is both for agricultural cultural practices, and packaging of fruits, vegetables, and nuts. Our hours of operation will vary seasonally. Standard operational hours for office staff will be Monday through Friday, 8:00 am to 5:00 pm, through all months of the year. The products include for field use are shade netting, mulch films, reflective films etc. Packaging products include roll stock, clam shells, and stand-up pouch bags. We store the product throughout the year, and ship out to customers as needed.

The use of the building will be strictly storage for plastic clamshells/packaging used to package grapes, strawberries, kiwis, and other produce. The storage area will be storing agricultural plastics used for a variety of purposes. Typical deliveries will be scheduled for Fridays, but can be subject to change if needed.

### 2. Operational Time Limits:

Monday through Friday, 8:00 am – 5:00 pm

### 3. Average Number of Customers:

Varies, however customers do not typically ever come into the facility as we deliver to fields or packing houses.

### 4. Number of Employees:

Currently 5 employees, but will increase to approximately 10 with more forklift drivers etc.

### 5. Service and Delivery Vehicles:

Employee vehicles. We use a local trucking company to do all necessary deliveries. Most deliveries are made Friday of each week.

### 6. Access to the Site:

Adams Ave East of Buttonwillow Ave (Fresno County), Paved road.

### 7. Number of parking places:

Approximately 60 or whatever the County requirements for parking spaces are for the size of the building.

### 8. Goods Sold on Site:

No goods sold on site, nor grown on site.

### 9. What Equipment is Used:

Forklifts to load the delivery trucks.

### 10. What supplies or materials:

Plastic packaging used for produce. Stored on standard pallets.

11. Appearance:

The facility will not cause noise, glare, odor, nor dust. Simply a storage facility.

12. Solid or Liquid wastes:

No waste products will be produced, stored, or hauled away.

13. Volume of Water:

No significant volume of water used aside from toilets and sinks in the office.

14. Building Advertising:

One sign near the road and sign on the building.

15. Building:

New metal building is proposed to be erected. Color will be grey, height is 35 feet, square feet is 80,000 square feet (200'x400').

16. Building portion used in operation:

All of the square footage will be used for storage. The office will be used strictly as office space.

17. Lighting:

Outdoor lighting will be used to light the building for security purposes. No sound amplification will be used.

18. Landscaping:

Landscaping will be used in the front of the building and surrounding sides and along the entrance.

19: N/A

20: Owner/Operators:

Family run business by 3 brothers Ryan, Greg, and Roger Cox.

## Operational Statement

InSeason Ag Innovations, LLC and InSeason Packaging Company will be operating as a storage facility for a variety of agricultural plastic commodities used locally in the Central Valley and Central Coast. Their purpose is both for agricultural cultural practices, and packaging of fruits, vegetables, and nuts. Our hours of operation will vary seasonally. Standard operational hours for office staff will be Monday through Friday, 8:00 am to 5:00 pm, through all months of the year. The products include for field use are shade netting, mulch films, reflective films etc. Packaging products include roll stock, clam shells, and stand-up pouch bags. We store the product throughout the year, and ship out to customers as needed.

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18. Landscaping:

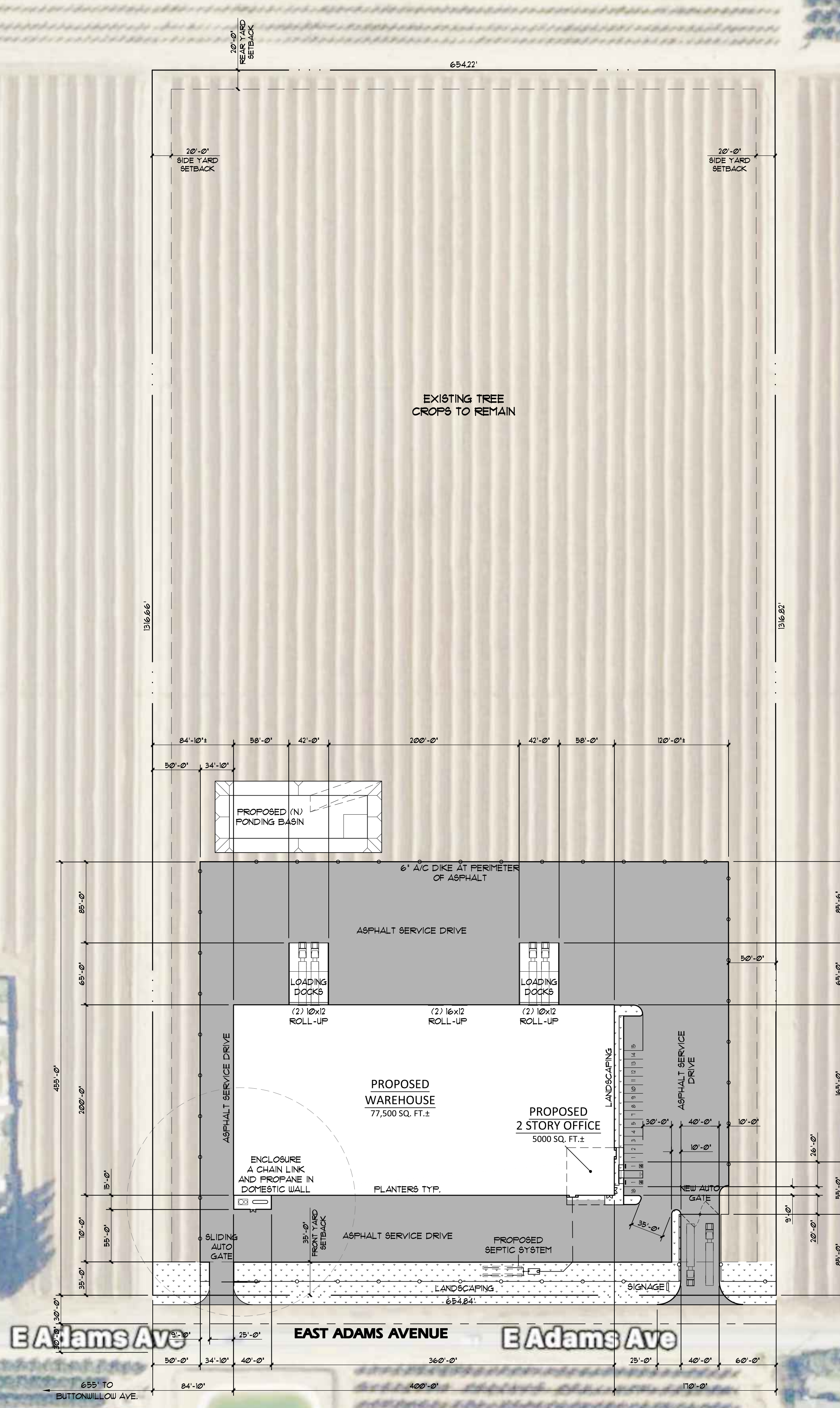
Landscaping will be used in the front of the building and surrounding sides and along the entrance.

19: N/A

20: Owner/Operators:

Family run business by 3 brothers Ryan, Greg, and Roger Cox.

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



**OWNERS INFORMATION:**  
 IN SEASON AG  
 GREG COX  
 POST OFFICE BOX 7814  
 VISALIA, CA 93291  
 PHONE: 559-280-5785  
 EMAIL - GREG@INSEASONAG.COM

**MECHANICAL DESIGN**  
 JMS ENGINEERING  
 JASON SCOTT  
 1001 WEST DEMAREE, SUITE 7  
 VISALIA, CA 93291  
 PHONE: 559-738-0968  
 EMAIL - jmsengineering@comcast.net

**PROJECT INFORMATION**  
 SITE ADDRESS: ADAMS AVENUE  
 REEDLEY, CA 93654  
 A.P.N.: 360-180-245  
 LEGAL DESCRIPTION: LOT 14 OF RICO COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4, PAGE 32 OF RECORD OF SURVEY'S, RECORDS OF SAID COUNTY  
 PARCEL SIZE: 19.78 ACRES  
 ZONING: AE-20 (EXCLUSIVE AGRICULTURE, 20 ACRE MINIMUM PARCEL SIZE)  
 GENERAL PLAN: N/A  
 FLOOD ZONING (FEMA): X  
 FIRE SPRINKLERS: YES

REVISIONS

**CONTRACTORS INFORMATION:**  
 TO BE DETERMINED

**TITLE 24'S**  
 MEEKER ENERGY SOLUTIONS  
 ROBERT MEEKER  
 P.O. BOX 533  
 THREE RIVERS, CA 93271  
 PHONE: 559-739-4817  
 EMAIL - robert@meekeerenergy.com

**PARKING INFORMATION**

SPACES REQUIRED:		
OFFICE PARKING	48	12000 / 250
WAREHOUSE PARKING	16	77500 / 5000
SPACES REQUIRED (TOTAL):	64	
COMPACT SPACES ALLOWED	19	30% TOTAL SPACES
ACCESSIBLE SPACES REQUIRED, PER 2019 CBC TABLE 11B-206.2 PARKING SPACES	3	50 TO 75
SPACES PROVIDED:	3	ACCESSIBLE (a)
	53	STANDARD
	0	COMPACT
	56	TOTAL

**CIVIL ENGINEERS INFORMATION:**  
 JMS ENGINEERING  
 JASON SCOTT  
 1001 NORTH DEMAREE, SUITE 7  
 VISALIA, CA 93291  
 PHONE: 559-738-0968  
 EMAIL - jmsengineering@comcast.net

**ELECTRICAL ENGINEER**  
 JMS ENGINEERING  
 JASON SCOTT  
 1001 WEST DEMAREE, SUITE 7  
 VISALIA, CA 93291  
 PHONE: 559-738-0968  
 EMAIL - jmsengineering@comcast.net

**FRESNO COUNTY**

**PUBLIC WORKS**  
 2220 TULARE STREET 6TH FLOOR  
 FRESNO, CA 93721  
 (559) 600-4078

**FIRE DEPARTMENT**  
 210 SOUTH ACADEMY  
 SANGER, CA 93657  
 (559) 493-4300

**COMMUNITY DEVELOPMENT (PLANNING)**  
 2220 TULARE STREET 6TH FLOOR  
 FRESNO, CA 93721  
 (559) 600-4078

**BUILDING SAFETY**  
 2240 TULARE STREET  
 FRESNO, CA 93721  
 (559) 600-4570

**INSPECTIONS**  
 PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.

**THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:**  
 2019 CALIFORNIA BUILDING CODE (CBC)  
 2019 CALIFORNIA ELECTRICAL CODE (CEC)  
 2019 CALIFORNIA MECHANICAL CODE (CMC)  
 2019 CALIFORNIA PLUMBING CODE (CPC)  
 2019 CALIFORNIA ENERGY CODE (CEC)  
 2019 CALIFORNIA FIRE CODE (CFC)  
 2019 CALIF. GREEN BUILDING STANDARDS CODE (CGBS)  
 PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY CODES  
 FRESNO COUNTY LOCAL ORDINANCES

**CONTACT INFORMATION**

**ELECTRICAL**  
 SOUTHERN CALIFORNIA ELECTRIC  
 800-990-7788

**NATURAL GAS**  
 ON SITE PROPANE  
 800-427-2200

**WATER**  
 ON SITE WELL  
 559-734-6734

**SANITARY SEWER**  
 ON SITE SEPTIC  
 559-713-4427

**SOLID WASTE DISPOSAL**  
 OWNER SUPPLIED  
 559-713-4500

**TELEPHONE**  
 TO BE DETERMINED

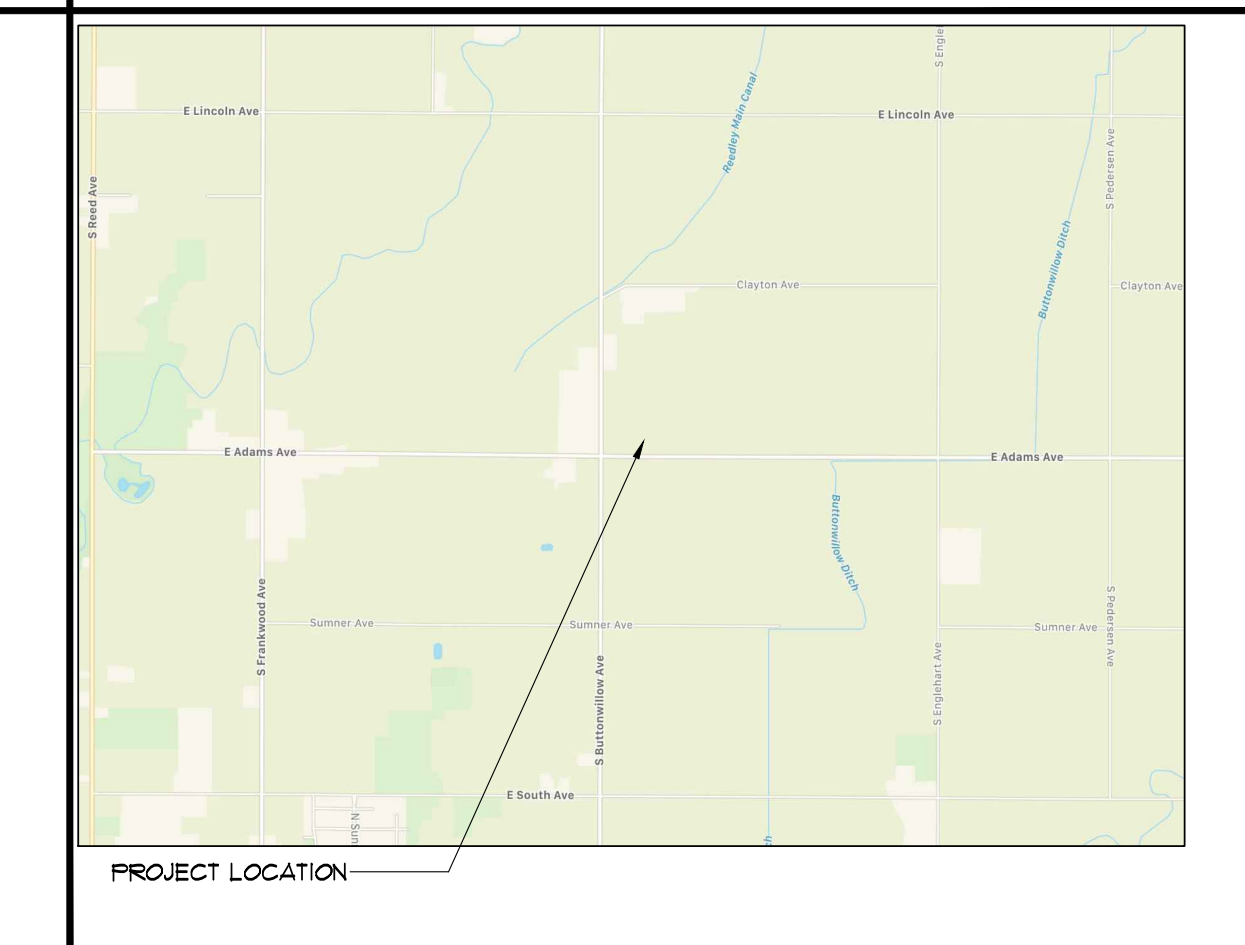
**UNDERGROUND SURVEY**  
 DIG ALERT  
 800-227-2600

**UTILITY INFORMATION**

**GOVERNING INFORMATION**

**PRELIMINARY**  
 DRAWINGS SUBMITTED FOR  
 DESIGN REVIEW ONLY  
 3/12/21  
 CUP SUBMITTAL

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**PROPOSED SITE PLAN AND NOTES**  
 A NEW OFFICE/WAREHOUSE FOR:  
**INSEASON AG**  
 PROPERTY ADDRESS:  
 ADAMS AVENUE  
 REEDLEY, CA 93654

Jason M. Scott P.E.  
 1001 North Demaree, Suite 7  
 Visalia, CA 93291  
 Office 559.738.0968  
 Fax 559.732.2255  
 jmsengineering@comcast.net

residential & commercial  
**jms · engineering**



DATE: 3/12/21  
 DRAWN: R.A.M.  
 JOB NO.:

**SHEET A0.1**  
 OF

OK

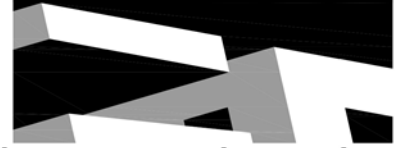
OK

2H

4H

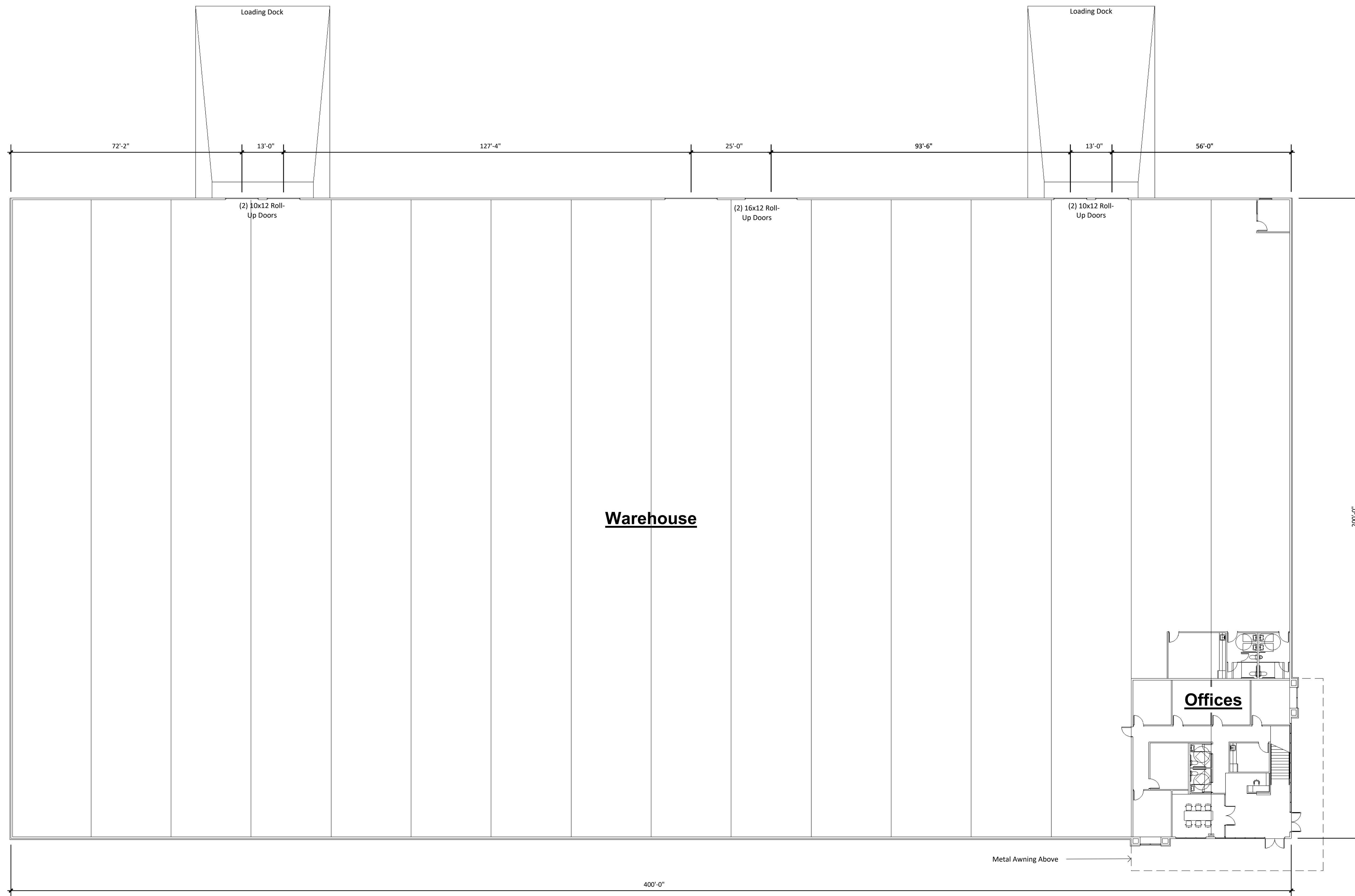
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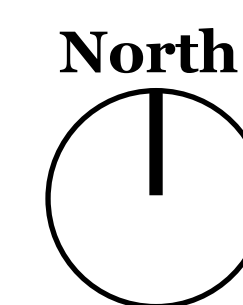
**PRELIMINARY**

**DRAWINGS SUBMITTED FOR  
DESIGN REVIEW ONLY  
3/12/21  
CUP Submittal**



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1 Proposed Floor Plan  
A1.1 1/16"=1'-0"



Adams Avenue  
Reedley, CA 93654  
APN: 360-180-24s

# McCowan Mini-Storage Office/Residence

Denny and Angie McCowan

Document Date:  
January 22, 2021

Document Phase:  
Truss Design

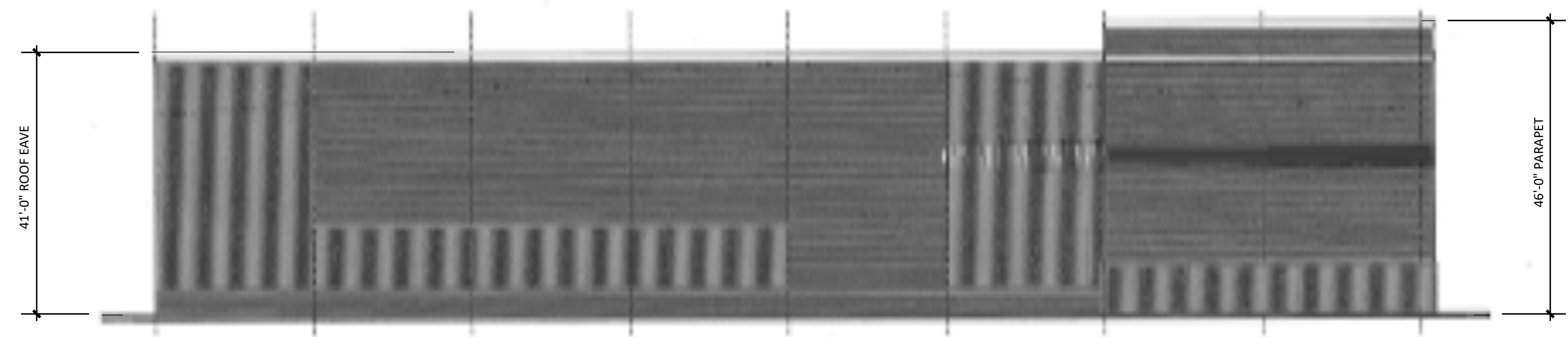
rev. date	remark
a 10/25/20	Owners Review
b 11/16/20	Owners Review
c 12/7/20	Owners Review
d 1/22/21	Truss Design

Floor Plan and  
Notes

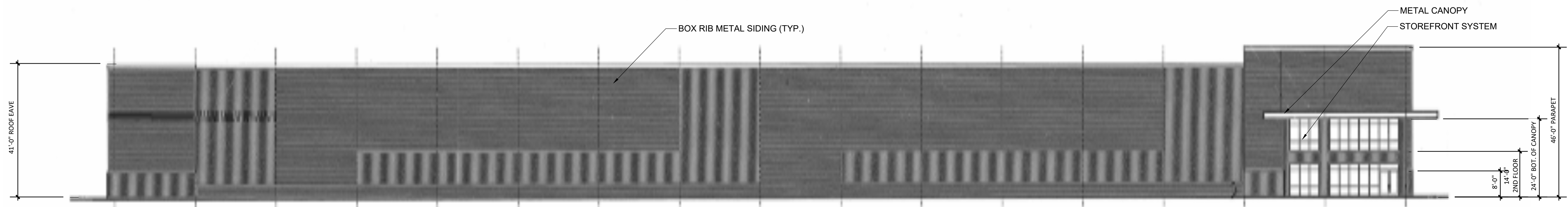
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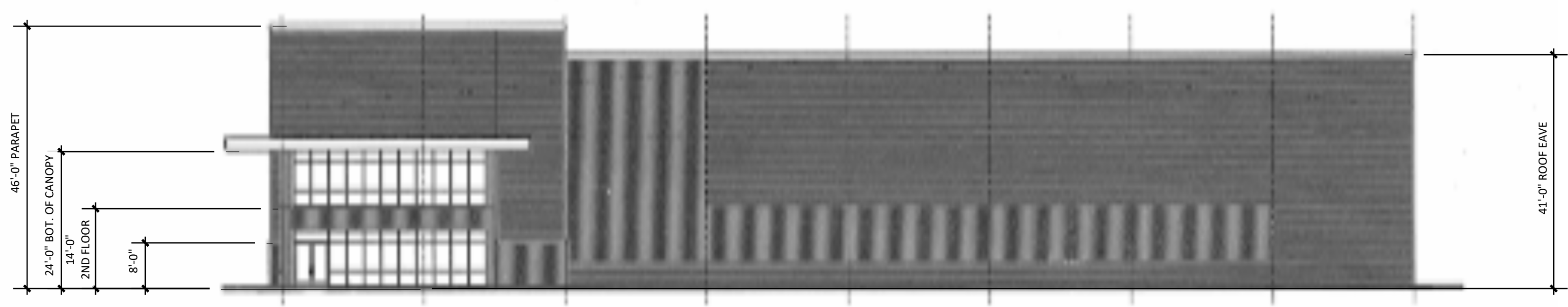
**PRELIMINARY**  
DRAWINGS SUBMITTED FOR  
DESIGN REVIEW ONLY  
3/12/21  
CUP Submittal



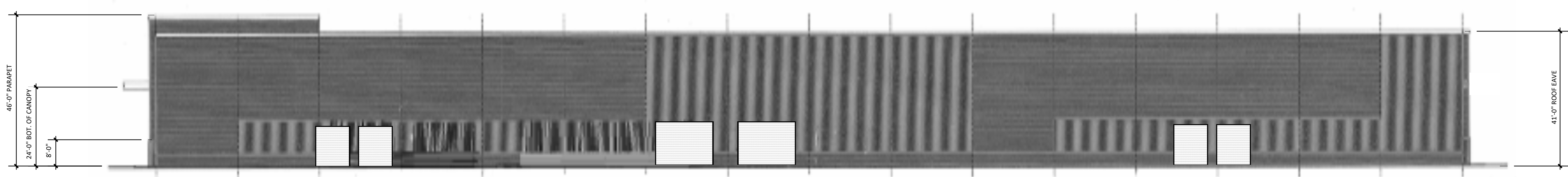
1 West Exterior Elevation  
A2.1 1/16"=1'-0"



2 South Exterior Elevation  
A2.1 1/16"=1'-0"



3 East Exterior Elevation  
A2.1 1/16"=1'-0"



4 North Exterior Elevation  
A2.1 1/16"=1'-0"

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# A New Warehouse/Office

Adams Avenue  
Reedley, CA 93654  
APN: 360-180-24s

In Season Ag

Document Date:  
February, 11 2021

Document Phase:  
Owners Review

rev. date	remark
a 2/11/21	Owners Review

Exterior  
Elevations  
and Notes

# A2.1





**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS



4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED

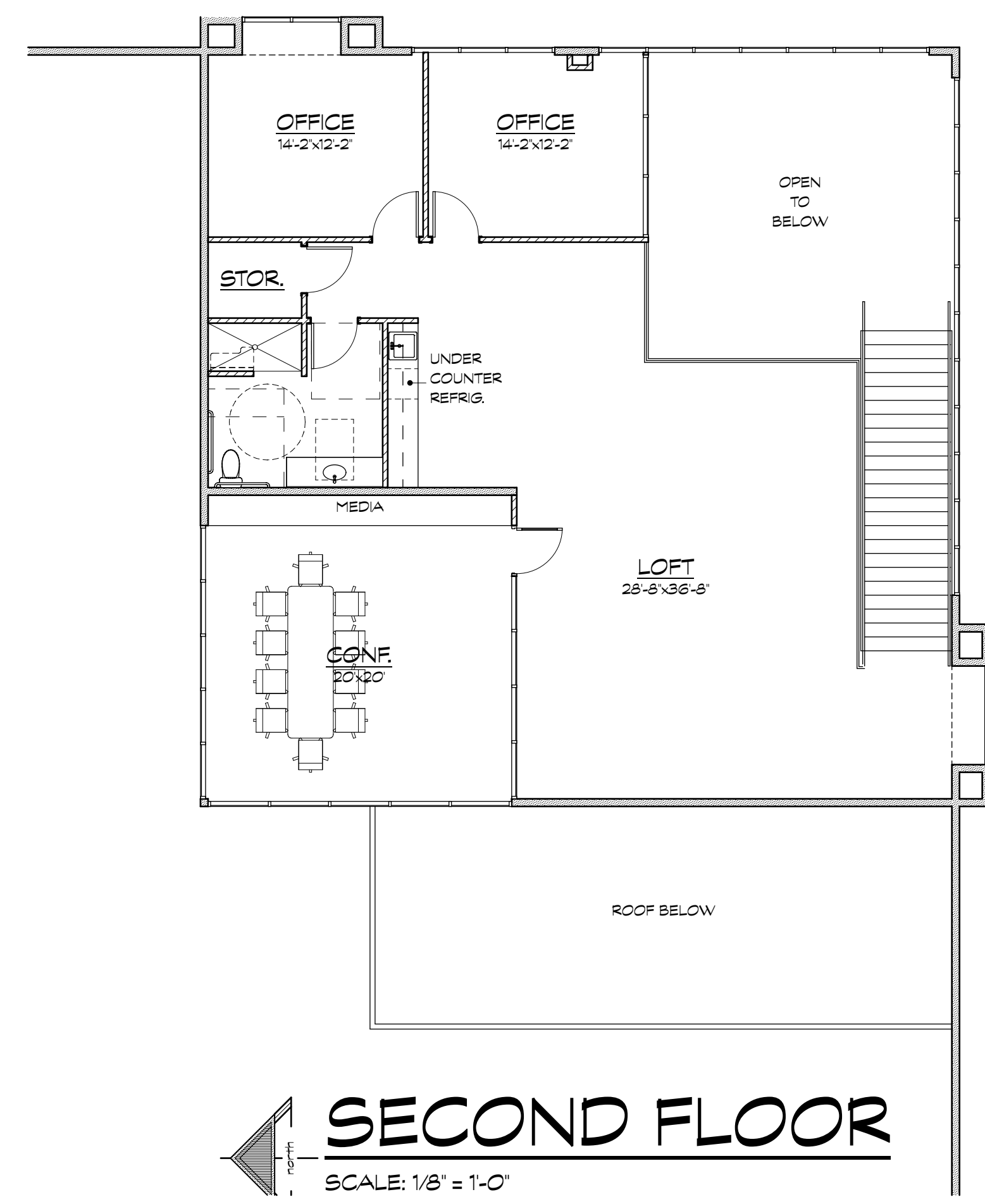
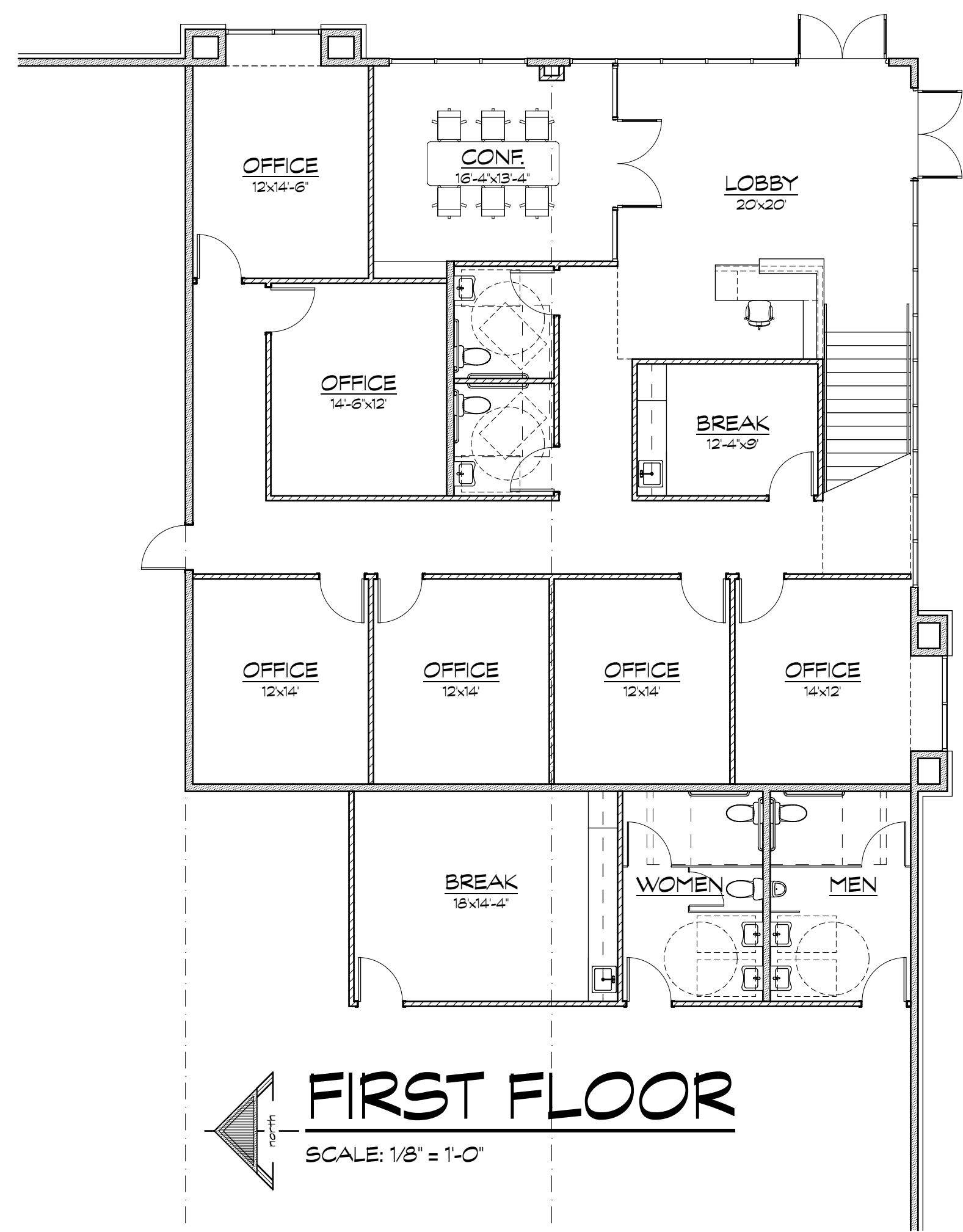
JOB #: 20-015

A NEW WAREHOUSE & MANUFACTURING  
FACILITY FOR:  
**INSEASON AG**  
N.W. CORNER OF ROAD 80 AND AVENUE 378  
TULARE COUNTY, CA

DATE: 8-10-20

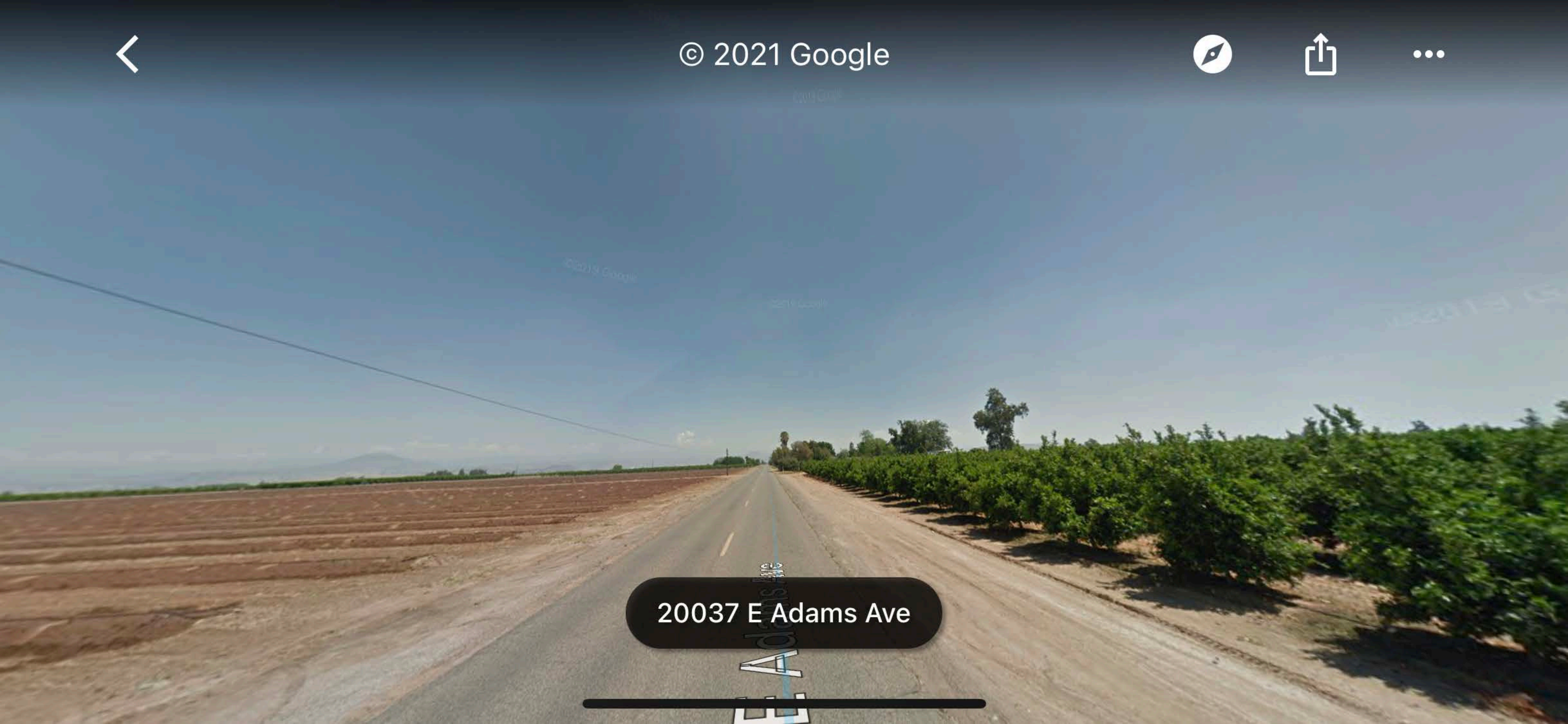
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