

Document Root (Read-Only)

Selected Document

(New SCH Number) - NEG - Initial Study No. 8111; Classified Conditional Use Permit Application No. 3717

Fresno County

Created - 12/6/2021 | Submitted - 12/6/2021

Ejaz Ahmad

Document Details

Lead Agency

Fresno County

Document Type

Negative Declaration

Document Status

Submitted

Title

Initial Study No. 8111; Classified Conditional Use Permit Application No. 3717

Present Land Use

Agriculture Commercial Center

Document Description

Amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (APN: 308-400-19) (5054 N. Academy Avenue) (Sup. Dist. 5).

Attachments (Upload Project Documents)

CUP 3717 Environmental Checklist.pdf

CUP 3717 Initail Study.pdf

CUP 3717 ND (proposed).pdf

CUP 3717 NOC (signed).pdf

CUP 3717 NOI (Recorded).pdf

CUP 3717 Routing Pkg.pdf

CUP 3717 Summary Form.pdf

Contacts

Planner - *Ejaz Ahmad*

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

Regions

Counties

Fresno

Cities

Location Details

Cross Streets

Shaw Avenue

**Total Acres - 1.87 | Parcel Number - 308-400-19 | Township - 13S | Range - 22E |
Section - 11 | Base - Mt. Diab**

Local Action Types

Use Permit

Development Types

Commercial (Ag Commercial Center)(Sq. Ft. 3687, Acres 1.87, Employees 4)

Project Issues

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

State Review Agencies (For State Review Period Only)

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

State Review Period**State Review Started**

12/8/2021

State Review Ended

1/7/2022

Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: Initial Study No. 8111 and Classified Conditional Use Permit Application No. 3717 (Ken & Susan Blair)

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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

Project Location: City of Clovis Fresno
City *County*

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

Amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center development on a 1.87-acre parcel in the AE20 (Exclusive Agriculture; 20 acre minimum parcel size) Zone District. The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (5054 N. Academy Avenue) (APN 308-400-19) (Sup. Dist. 5).

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

No significant or potentially significant effects were identified. No mitigation measures were proposed for the project

continued

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

No Known Controversies

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

None other than the Lead Agency (Fresno County)

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: Initia lStudy No. 8111 (Ken and Susan Blair)

Lead Agency: County of Fresno Contact Person: Eja z Ahna d
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Clovis
Cross Streets: Ea stside of N. Aca demyAve, a nd217 feet north of Aca demy& Shaw Ave intersection. Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 5.02
Assessor's Parcel No.: 308-400-19 Section: 11 Twp.: 13S Range: 22E Base: Mt. Dia blo
Within 2 Miles: State Hwy #: Waterways:
Airports: - Railways: - Schools: -

Document Type:

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

Local Action Type:

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

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 1.87 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agriculture Commercial Center/AE-20/Agriculture

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

Amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (5054 N. Academy Avenue, Clovis, CA) (APN 308-400-19) (Sup. Dist. 5)

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

Reviewing Agencies Checklist

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 8, 2021 Ending Date January 7, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Ken and Susan Blair</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>3396 Trenton Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Clovis, CA</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 250-9611</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 12-06-2021

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

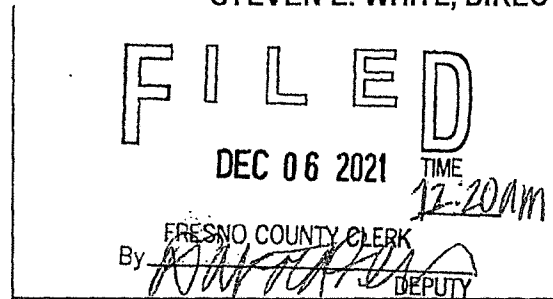


E202110000306

County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 8111 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8111 for CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3717 filed by **KEN AND SUSAN BLAIR**, proposing to amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (5054 N. Academy Avenue) (APN: 308-400-19) (Sup. Dist. 5). Adopt the Negative Declaration prepared for Initial Study No. 8111 and take action on Classified Conditional Use Permit Application No. 3717 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8111 and the draft 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 Negative Declaration from December 8, 2021 through January 7, 2022.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

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

E202110000306

IS Application No. 8111 and the draft 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). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

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

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

Public Hearing

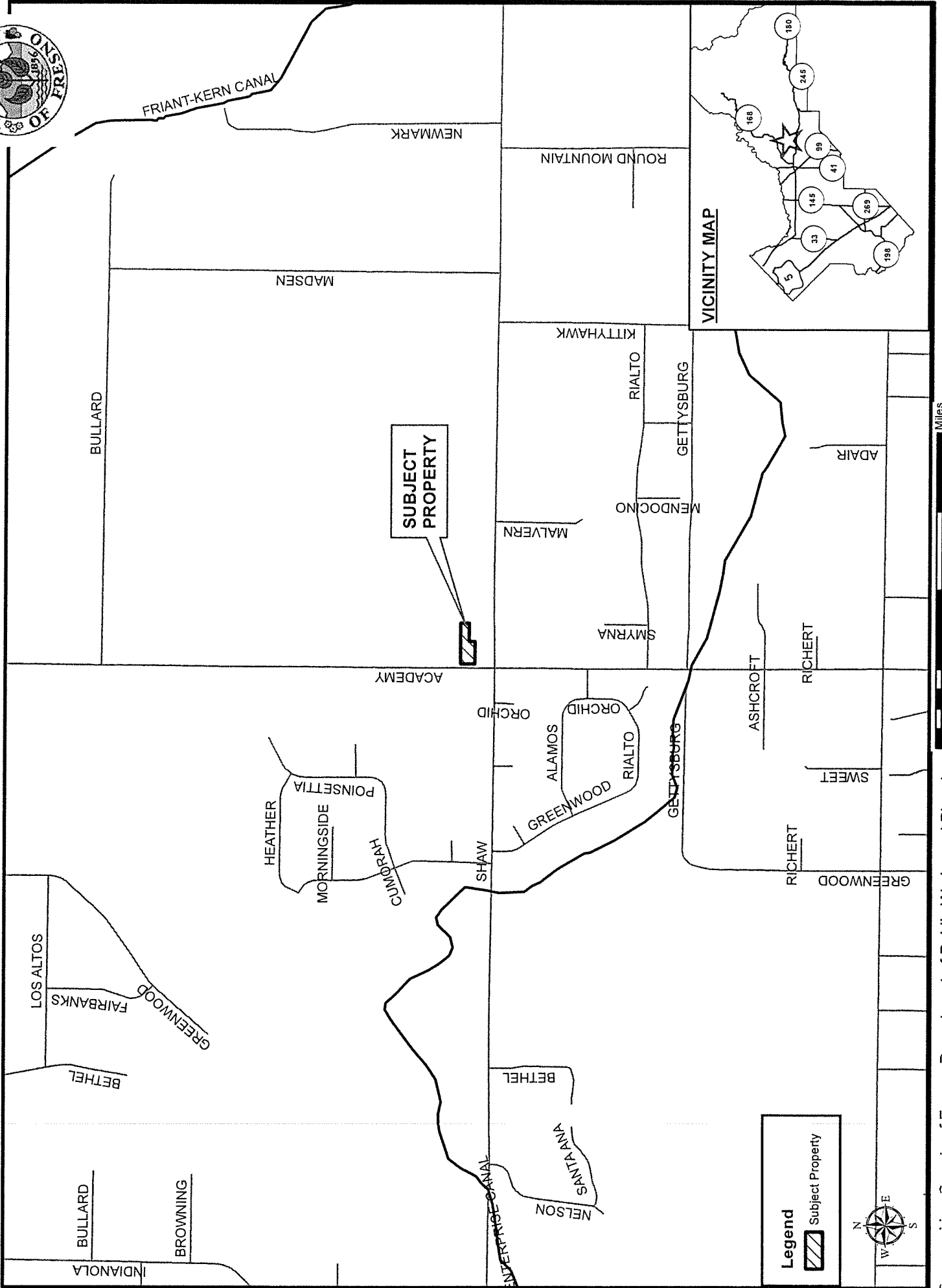
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on January 13, 2022 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Negative Declaration.

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

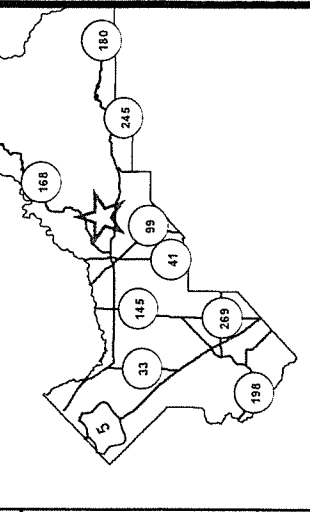
Published: December 8, 2021

LOCATION MAP

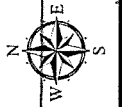
CUP 3717



VICINITY MAP



Legend
[Hatched Box] Subject Property



Miles



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study No. 8111 and Classified Conditional Use Permit Application No. 3717
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (APN: 308-400-19) (5054 N. Academy Avenue, Clovis, CA) (Sup. Dist. 5)
5. **Project sponsor's name and address:**
Ken and Suzan Blair
3396 Trenton Avenue
Clovis, CA 93619
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District
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.)**
Amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is in a non-urbanized area of Fresno County. The adjacent parcels to the north and south of the site are developed with a 2,400 square feet convenience store, canopied gasoline-pump islands, 4,800 square-foot feed and supply store, parking, and related improvements. Land in the immediate vicinity is either fallow or developed with single-family homes. The nearest single-family residence is located approximately 405 feet southwest and a commercial development (mini market) is located approximately 50 feet south of the project site.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that**

includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action by the County.

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:

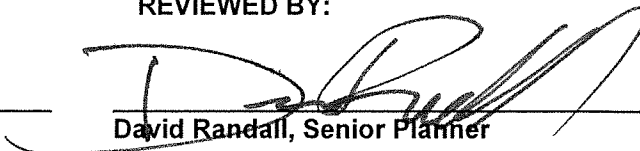
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation 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:



Ejaz Ahmad, Planner

REVIEWED BY:



David Randall, Senior Planner

Date: 12-06-2021

Date: 12.6.21

EA:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study No. 8111 and
Classified Conditional Use Permit Application No.
3717)**

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:

- 1 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?
- 1 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 1 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:

- 1 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 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 off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 2 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, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

- 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:

- 1 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 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
- 1 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 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 2010 Map, State Department of Conservation
- Traffic ITE Estimate by Dirk Poeschel Land Development Services, dated August 20, 2021.

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Ken and Suzan Blair
- APPLICATION NOS.: Initial Study No. 8111 and Classified Conditional Use Permit Application No. 3717
- DESCRIPTION: Amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (APN: 308-400-19) (5054 N. Academy Avenue) (Sup. Dist. 5)

I. AESTHETICS

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

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

FINDING: NO IMPACT:

The westerly half of the 1.87-acre project site is developed with a shopping center/mall, parking, and related improvements whereas the easterly half of the site is undeveloped. Land in the vicinity is either fallow or developed with single-family homes. The project site fronts on Academy Avenue which is not identified as a scenic drive in the County General Plan. No scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings exist on or near the site. The project will have no impact on scenic resources.

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

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: NO IMPACT:

The project site is in a non-urbanized area of Fresno County. The adjacent parcels to the north and south of the site are developed with a 2,400 square foot convenience store, canopied gasoline-pump islands, 4,800 square-foot feed and supply store, parking, and related improvements. Land in the immediate vicinity is either fallow or developed with single-family homes. The nearest single-family residence is located approximately 405 feet southwest and a mini market (commercial development) is located approximately 277 feet south of the project site.

The project involves no new construction or improvements on the property. The project will add micro-brewery and tasting room as an additional use to the uses authorized by CUP No. 2404. The proposed use will occupy two of the five vacant tenant spaces (Suite A =2,412 sq. ft. and Suite B =1,275 sq. ft.) inside an existing 8,000 square-foot shopping center/mall. Due to no development proposed, the project will have no change in the current visuals of the surrounding area. No impacts would occur.

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

FINDING: NO IMPACT:

The project will not add new outdoor lighting. During nightly operation, the existing hooded lighting will illuminate the site.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or

FINDING: NO IMPACT:

The project site is classified as Urban and Built-Up Land on the 2016 Fresno County Important Farmland Map and is developed with a shopping center/mall authorized by CUP No. 2402. The project will result in no loss of Prime Farmland, either individual or cumulative.

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

FINDING: NO IMPACT:

The project is an allowed use on the property zoned for agriculture with a discretionary land use approval. The project site is not enrolled in Williamson Act Program.

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

FINDING: NO IMPACT:

The project site is not forest land or timberland. Zoned as an agricultural land, the site is developed with improvements related to an Agriculture Commercial Center which was authorized by CUP No. 2402. The project will not bring any changes to the fallow and/or active farmlands in the area.

The Fresno County Agricultural Commissioners' Office provided no comments on the project.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 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?
- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the San Joaquin Valley Air Pollution Control District (District), the project involves no new construction or a structure for the purpose of increasing capacity or activity. For that reason, the project does not meet the definition of a "Development Project", as defined in District Rule 9510 section 3.13 and is not subject to the District Rule 9510 requirements and related fees.

The District further stated that the project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). As such, the project will not be in conflict with the applicable Air Quality Plan, 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 or expose sensitive receptors to substantial pollutant concentrations.

The project, however, may be subject to the District Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) and District Rule 4002 (National Emission Standards for Hazardous Air Pollutants), in the event an existing building will be renovated, partially demolished, or removed. The project applicant has been advised of the District rule which will be included as Project Notes.

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

FINDING: NO IMPACT:

The project will not generate any objectionable odors. The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor.

IV. BIOLOGICAL RESOURCES

Would the project:

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

As noted above, the project site is developed with a shopping center/mall and paved parking and circulation areas. The site contains no riparian features, or wetlands, or waters under the jurisdiction of the United States.

The surrounding farmlands are fallow, disturbed with prior farming operations, and provides no habitat for state or federally listed species.

The project was referred to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service comments. Neither agency commented on the project.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project site is not located within any designated wildlife movement corridor and contains no wildlife nursery sites, or fisheries resources.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources.

- 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:

The project will not conflict with the provision of any Habitat Conservation Plan or Natural Community Conservation Plan for the area.

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: NO IMPACT:

The project site is not in an area of moderate sensitivity to archaeological finds. The project requires no ground disturbance. No impact to archeological resources would occur.

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The project involves no new construction or site development which could be subject to inefficient, wasteful, or unnecessary energy use.

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

FINDING: NO IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 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, the project site is in an area which has 10 percent probability of seismic hazard in 50 years with peak horizontal ground acceleration of 0 to 20 percent.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in any identified landslide hazard area. The project site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: NO IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. The project will not increase the net impervious surface or change the existing drainage patterns.

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:

As noted above, the project site is flat with no topographical variations. The site bears no potential for on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse due to the project-related improvements.

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 2000 Fresno County General Plan Background Report, the project site is not in an area of moderately to highly expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing improvement on the property are not connected to a community sewer system and the project will not trigger expansion of or construction of a new onsite

sewage disposal system. When established onsite, the proposed uses will utilize the existing sewage disposal system.

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department), a Project Note would require that the applicant consider having the existing septic tanks pumped and having the tank and leach lines evaluated by a licensed contractor if it has not been serviced and/or maintained within the last five years; make necessary repairs, additions, or require the proper destruction of the system; and install a new system.

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

FINDING: NO IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District have not adopted threshold of significance for construction related GHG emissions. As the project involves no new construction on the property, no construction related GHG emissions would result.

Regarding operation related GHG emissions, the project would generate limited traffic trips as discussed in Section XVII below. However, it is expected that any long-term greenhouse gas emissions impact resulting from the proposed uses would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the project and requires the following as Project Notes. The facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. The project shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

The project is not located within one-quarter mile of a school. The nearest school, Brighton Academy Preschool School, is approximately 6.7 miles west of the project site.

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

FINDING: NO IMPACT:

Per the U.S. EPA's NEPAAssist, the project site is not listed as a hazardous materials 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, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately 8.6 miles southwest of the project site. The airport will not create safety hazard or be a source of excessive noise for the project.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity.

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICATION IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above regarding wastewater discharge.

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department), to protect groundwater quality, the project shall adhere to the following requirements included as Project Notes: 1) all water wells and/or septic systems that exist or have been abandoned within the project area shall be properly destroyed by a licensed contractor; and 2) for any underground storage tank(s) found during construction, an Underground Storage Tank Removal Permit shall be obtained from the Health Department.

Per the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW), the project site is currently regulated as public water system. Water to the existing shopping center/mall, which will house the proposed use, is provided by Johnny Quick Water System located on the adjacent southerly parcel. The agency expressed no concerns regarding impact on groundwater quality resulting from the project.

- 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 project site is not in a low water area of Fresno County. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning stated that the proposed uses will not result in an increased water usage compared to the water usage by the previous retail businesses located inside the existing shopping center/mall. Impact would be less than significant.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The United States Geological Survey Quad Maps shows no natural drainage channel crossing the project site.

With no new improvements proposed on the property, the project will result in no changes in the current absorption rates, drainage patterns, or the rate and amount of surface runoff on the property. However, should there be any grading proposed with this application, a grading permit/voucher may be required from the Development Engineering Section of the Fresno County Department of Public Works and Planning.

The Central Valley Water Board reviewed the project and requires that no discharge of processing wastewater from the brewery shall be allowed to the onsite septic system. Also, the system shall meet the County's LAMP (Local Area Management Plan) requirements. These requirements will be included as Conditions of Approval.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA FIRM Panel 1620H, the southerly portion of the area of the subject property is within the Flood Zone A subject to flooding from the 100-year storm. Any development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas.

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

FINDING: NO IMPACT:

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

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not divide an established community. The project site is outside of the nearest boundary of the City of Fresno.

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 project site is designated as Agriculture in the Fresno County General Plan and is outside of the Sphere of Influence (SOI) of a city. The project will not conflict with any land use plan, policy, or regulation of a city.

The project would allow micro-brewery and tasting room as a new use added to the existing uses allowed by CUP No. 2402 (Agriculture Commercial Center) on a 1.87-acre parcel. The project complies with the following General Plan policies:

Regarding compliance with General Plan Policy LU-A.3, criteria a., c., d., e., 1. & 2, the project involves no new construction. The project will: 1) add micro-brewery and tasting room as a new use to the uses previously allowed by CUP No. 2402 and will be located inside an existing shopping center/mall; 2) serve public of which many will be from the farming communities; 3) not use additional water more than the water used by previous retail uses to impact properties in the area; 4) be provided with adequate work force from the nearby City of Fresno and City of Sanger; and 5) cluster with other existing retail uses inside the existing shopping center/mall.

Regarding compliance with General Plan Policy LU-A.13, the proposed use will occupy two vacant retail spaces (Suite A & Suite B) inside a shopping center/mall. Due to no new development proposed or any changes to the existing improvements on the property, the separation between the Agriculture Commercial Center and the surrounding in-active farmland will remain as is.

Regarding compliance with General Plan Policy PF-C.17., the project site is not in a low water area of Fresno County. The project water consumption is not expected to be higher than water consumption by previous uses.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside of any mineral-producing area of the County.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any noise exposure resulting from the proposed use inside a commercial building to the nearest residential dwelling, located approximately 684 feet southwest from the commercial building, would be less than significant.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth.

XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Fresno County Fire Protection District (District), the project shall comply with California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19 and construction plans shall be submitted to the County prior to receiving District’s conditions of approval for the project. Additionally, the project may require annexation into the Community Facilities District No. 2010-01. These requirements will be included as Project Notes.

- 2. Police protection?

- 3. Schools; or

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact the existing public services or result in the need for additional public services related to police protection, schools, or parks.

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 does not involve residential development which may increase demand for neighborhood and regional parks, or other recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site borders with Academy Avenue which is designated as Expressway in the County General Plan. The project area is rural in nature and per the Transportation and Circulation Element of the County General Plan it is planned for rural bikeways.

The applicant-provided Traffic ITE Estimate for the project indicates that net increase in total trips generated by the proposed use (micro-brewery and tasting room) is insignificant and the cumulative contribution to background traffic on Academy and Shaw Avenues is similarly insignificant and practically imperceptible. Therefore, the project requires no further traffic analysis.

The Design and Road Maintenance & Operations Divisions of the Fresno County Department of Public Works and Planning concurred with the findings of the Traffic ITE Estimate and the Operational Statement and determined that a Traffic Impact Study is not required for the project.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The State of California Governor's Office of Planning and Research document entitled *Technical Advisory on Evaluating Transportation Impacts* in CEQA dated December 2018 (OPR Technical Advisory) indicates that projects that generate or attract fewer than 110 trips per day generally may be presumed to cause a less-than-significant transportation impact. The OPR Technical Advisory states: "By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce Vehicle Miles Traveled (VMT).

The project involves tenants leasing of two vacant spaces by the proposed micro-brewery and tasting room inside an existing shopping center/mall. The proposed use

along with other established uses inside the building would reduce vehicle travel by providing a more proximate retail destination and is presumed to have a less than significant impact on VMT. As such, the project would create a less than-significant transportation impact.

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

FINDING: NO IMPACT:

The existing ingress and egress to the project site off Academy and Shaw Avenues will not be impacted by the project. They will remain operational during regular business hours and during any emergencies.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The subject parcel is in an area of moderate sensitivity to archaeological finds. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation resulting in no further action by the County.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in need for the expansion of electric power and/or natural gas to the project site.

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The solid waste generated by the project include 100 gallons per month brewing waste and regular solid waste. All solid wastes will be sent to local land-fill site through regular trash collection service. The impact would be less than significant.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

The project will have no impact on biological or cultural resources. It would not degrade the quality of the environment; 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; or reduce the number or restrict the range of an endangered, rare, or threatened species.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to

comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will be subject to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. The project does not involve new development. As such, no cumulatively considerable impacts relating to Agricultural and Forestry Resources, or Air quality were identified in the project analysis.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon Initial Study No. 8111 prepared for Classified Conditional Use Permit Application No. 3717, 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 agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, mineral resources, population and housing, recreation, tribal cultural resources, or wildlife.

Potential impacts related to geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, utilities and service systems have been determined to be less than significant.

A 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" Streets, Fresno, California.

EA:jp

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8111	LOCAL AGENCY PROPOSED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Ken and Susan Blair	Project Title: Classified Conditional Use Permit Application No. 3717		
Project Description: Amend CUP No. 2402 to add micro-brewery and tasting room as a new use to the uses currently allowed for an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District. The project site is located on the east side of N. Academy Avenue, approximately 217 feet north of the intersection of Academy and Shaw Avenues, and 3.9 miles east of the nearest city limits of the City of Clovis (5054 N. Academy Avenue) (APN: 308-400-19) (Sup. Dist. 5).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 8111) prepared for Classified Conditional Use Permit Application No. 3717, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, mineral resources, population and housing, recreation, tribal cultural resources, or wildlife. Potential impacts related to geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, utilities and service systems, have been determined to be less than significant. The Initial Study and Negative Declaration (ND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – December 8, 2021		Review Date Deadline: Planning Commission – January 13, 2022	
Date: December 1, 2021	Type or Print Name: David Randall, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

EA:

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County of Fresno

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

DATE: November 19, 2021

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno Irrigation District; Attn: 'Engr-Review@fresnoirrigation.com
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
US Fish & Wildlife Service, Attn Mathew Nelson
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: Caitlin Juarez
North King GSA, Attn: Kassy D. Chauhan
Fresno County Fire Protection District, Attn: FKU.Prevention.Planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Classified Conditional Use Permit Application No. 3717 (**Amended**); Initial Study Application No. 8111

APPLICANT: Ken and Susan Blair

~~DUE DATE: December 4, 2021~~

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend CUP No. 2402 to allow a micro-brewery and

tasting room to an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The site is located on the east side of Academy Avenue, approximately 180 feet north of Shaw Avenue, and 3.9 miles east of the City of Clovis (308-400-19)

Note: CUP 3717 was originally routed for comments on July 20, 2021 to allow a micro-brewery and tasting room in Suite – A and a grocery store with meat, beer, and wine sales in Suite – B of an existing Agriculture Commercial Center building on the property. This application has been amended to allow a micro-brewery and tasting room in Suite – A and Suite - B of the building. The proposed grocery store with meat, beer, and wine sales has been eliminated from the project.

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 **December 4, 2021**. Any comments received after this date may not be used.

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, Ejaz Ahmad, 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) 600-4204 or email eahmad@fresnocountyca.gov.

EA
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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received:

CUP3717
(Amended)

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amend CUP No. 2402 to allow a microbrewery tasting room in the AE-20 zone district.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: East _____ side of N. Academy (NEC)
between N. Academy _____ and Shaw Aves
Street address: 5054 N. Academy Ave., Suites A and B

APN: 308-400-19 Parcel size: 1.87 +/- acres Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): None

I, M. Blair (for DP) (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.

Ken and Suzan Blair	3393 Tenton Ave	Clovis	93619	559-289-9391
Owner (Print or Type)	Address	City	Zip	Phone

Same as above				
Applicant (Print or Type)	Address	City	Zip	Phone

Maria Spira, Dirk Poeschel Land Developemnt	923 Van Ness	Fresno	93721	559-445-0374
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3717 Fee: \$ 571.⁰⁰
 Application Type / No.: (Amended) Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 PER/Initial Study No.: Fee: \$
 Ag Department Review: Fee: \$
 Health Department Review: Fee: \$
 Received By: EJAZ Invoice No.: _____ TOTAL: \$ 571.⁰⁰

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: See Operationa Statement
 SEWER: Yes / No
 Agency: See Operational Statement

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

Related Application(s): _____ APN # _____ - _____ - _____
 Zone District: AE-20 APN # _____ - _____ - _____
 Parcel Size: 1.87 acres APN # _____ - _____ - _____



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd: _____

GENERAL INFORMATION

- Property Owner: Ken and Suzan Blair Phone/Fax: 559-289-9391
Mailing Address: 3396 Trenton Ave. Clovis CA/93619
Street City State/Zip
- Applicant: Ken and Suzan Blair Phone/Fax: 559-289-9391
Mailing Address: 3396 Trenton Ave. Clovis CA/93619
Street City State/Zip
- Representative: Dirk Poeschel Land Development Services, Inc. Phone/Fax: 559-445-0374
Mailing Address: 923 Van Ness Ave, #200 Fresno CA/93721
Street City State/Zip
- Proposed Project: Amend CUP No. 2402 to allow for a microbrewery.
- Project Location: NEC of N. Academy and Shaw Aves.
- Project Address: 5054 N. Academy Ave., Suite "A" & "B"
- Section/Township/Range: / / 8. Parcel Size: 1.87.ac.
- Assessor's Parcel No. 308-400-19

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200

The County of Fresno is an Equal Employment Opportunity Employer

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: AE-20

14. Existing General Plan Land Use Designation: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Ag Commercial Center
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Please see the attached site and floor plan.

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:
N/A

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Commercial
South: Commercial
East: Rural Residential
West: Limited Agricultural

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project?: N/A

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 X
Lot Size X
Single Family X
Apartments X

II. Commercial - Number of Employees _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: See attached operational statement.

20. Describe any source(s) of noise from your project that may affect the surrounding area: N/A


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

22. Describe the probable source(s) of air pollution from your project: N/A

23. Proposed source of water:
 private well
 community system³ name: _____

- 24. Anticipated volume of water to be used (gallons per day)²: Existing volumes
- 25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
- 26. Estimated volume of liquid waste (gallons per day)²: Existing volumes
- 27. Anticipated type(s) of liquid waste: Existing Volumes
- 28. Anticipated type(s) of hazardous wastes²: N/A
- 29. Anticipated volume of hazardous wastes²: N/A
- 30. Proposed method of hazardous waste disposal²: N/A
- 31. Anticipated type(s) of solid waste: Existing volumes
- 32. Anticipated amount of solid waste (tons or cubic yards per day): Existing Volumes
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Existing Volumes
- 34. Proposed method of solid waste disposal: Private hauler- Granite Solid Waste
- 35. Fire protection district(s) serving this area: Fresno County Fire Protection District
- 36. Has a previous application been processed on this site? If so, list title and date: _____
CUP2402
- 37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
- 38. If yes, are they currently in use? Yes _____ No X

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

 (for DP)
 SIGNATURE

11/18/2021
 DATE

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

(Revised 5/2/16)

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

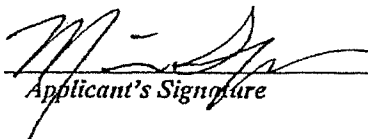
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County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

The following projects are exempt from the fees:

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

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.

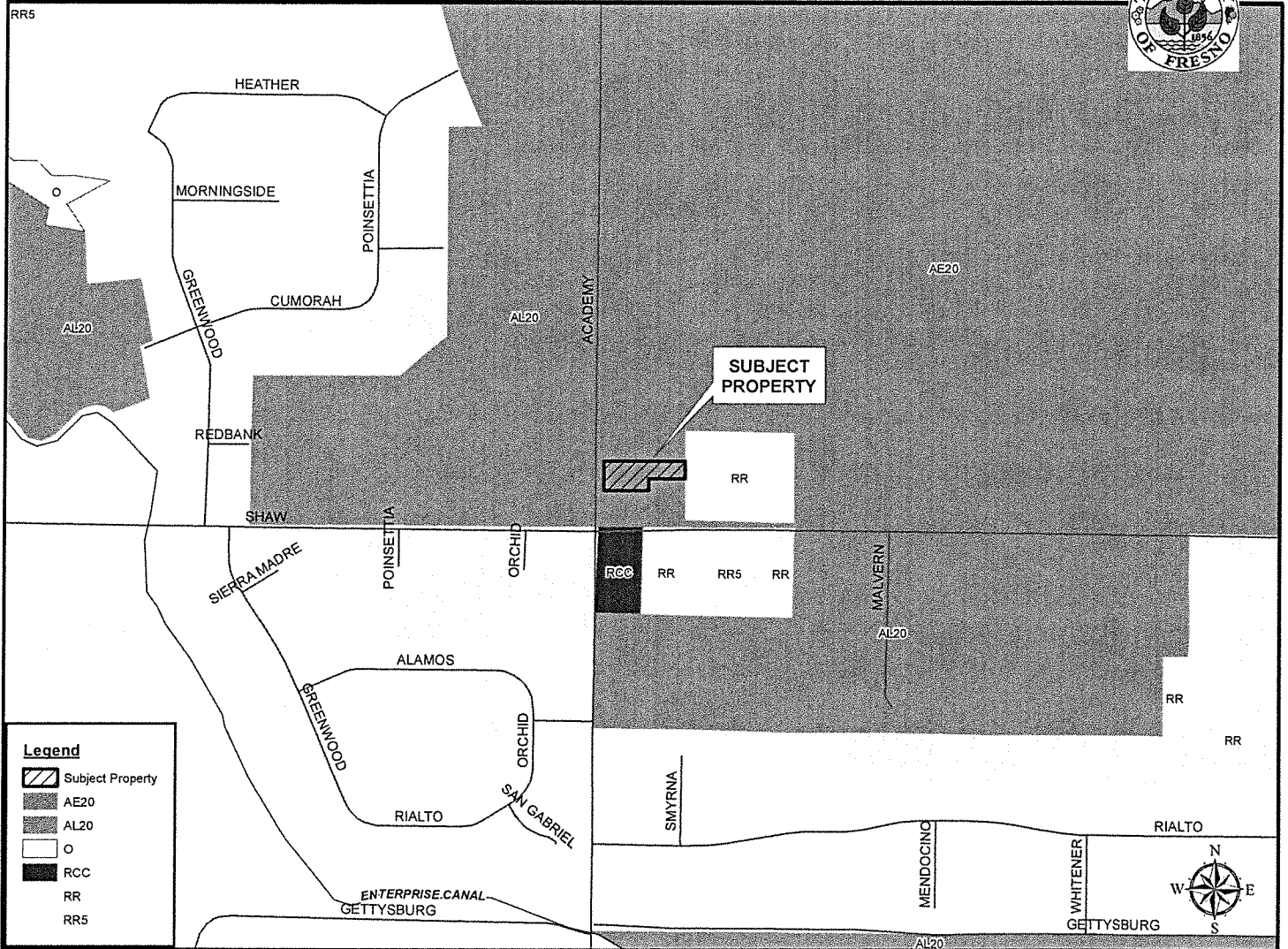
 (for DP)
Applicant's Signature

11/18/2021
Date

DOCUMENT 1

CUP 3717
STR 11-13/22

EXISTING ZONING MAP

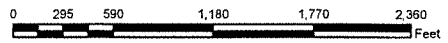


Legend

- Subject Property
- AE20
- AL20
- O
- RCC
- RR
- RR5



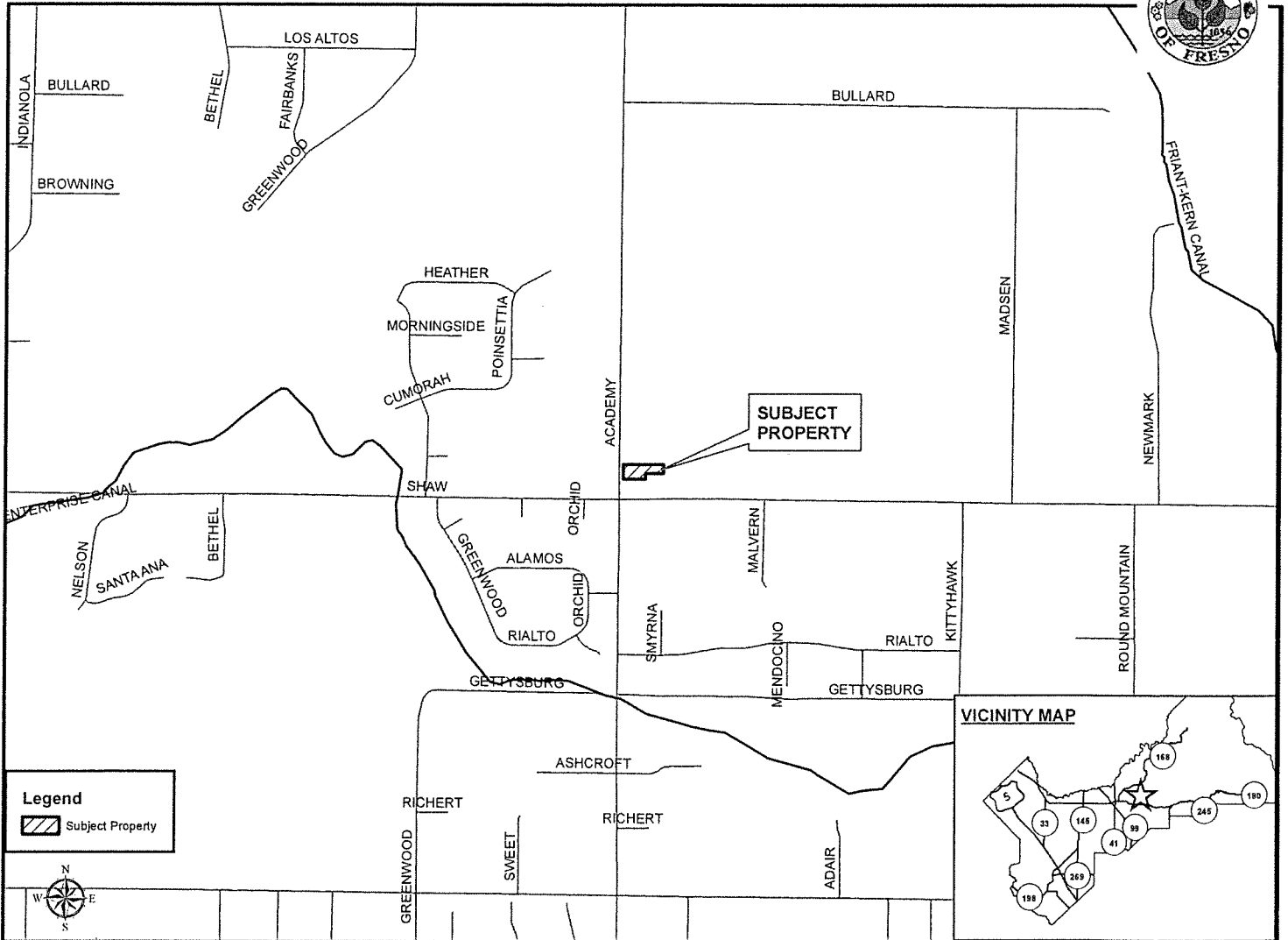
Prepared by: County of Fresno Department of Public Works and Planning, Development Services Division



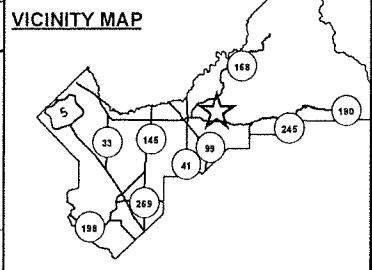
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CUP 3717

LOCATION MAP



Legend
[Shaded box symbol] Subject Property

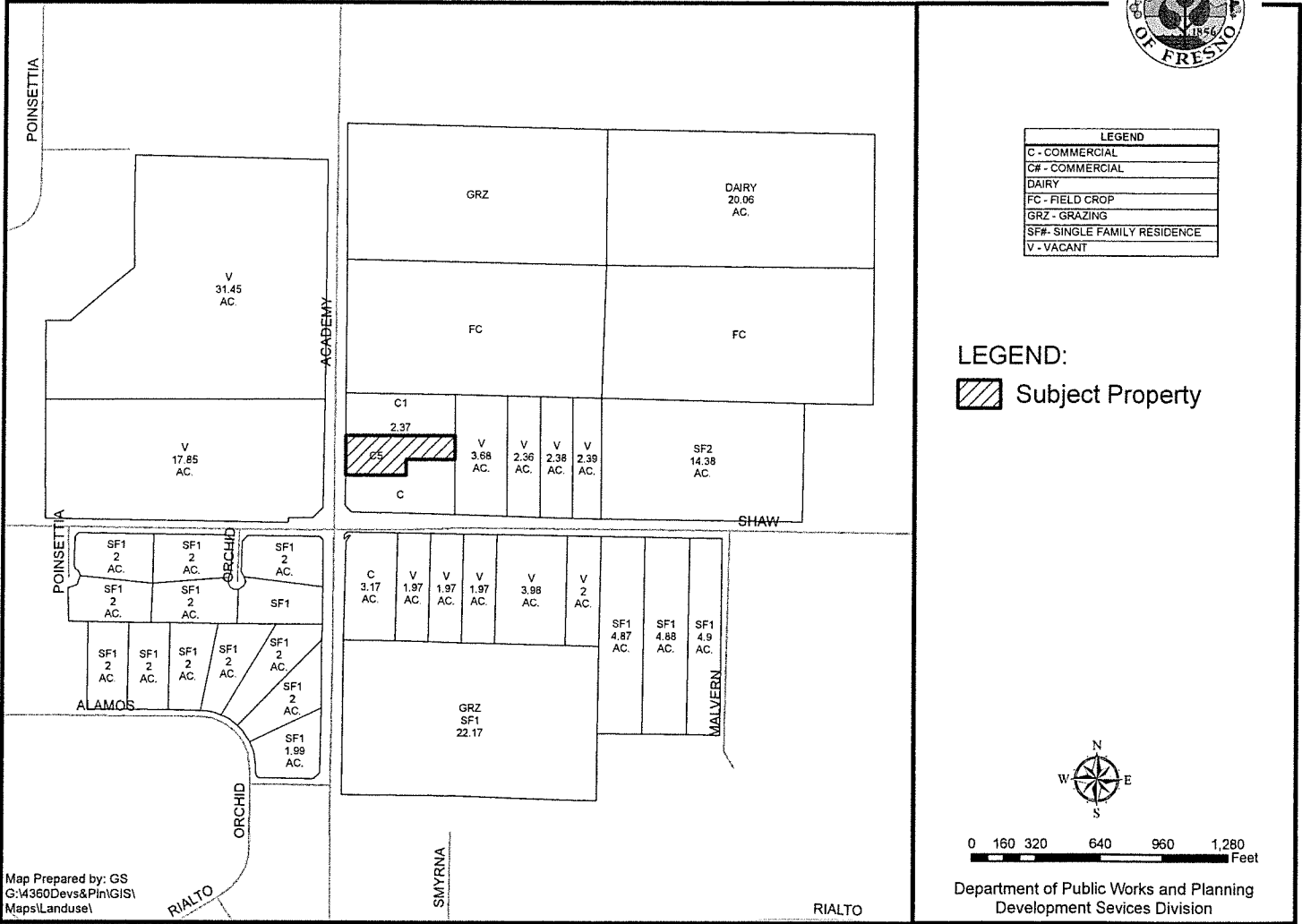


Prepared by: County of Fresno Department of Public Works and Planning 0 0.1 0.2 0.4 0.6 0.8 Miles

GS

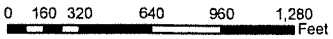
CUP 3717

EXISTING LAND USE MAP



LEGEND	
C - COMMERCIAL	
C# - COMMERCIAL	
DAIRY	
FC - FIELD CROP	
GRZ - GRAZING	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

LEGEND:
 Subject Property



Department of Public Works and Planning
 Development Services Division

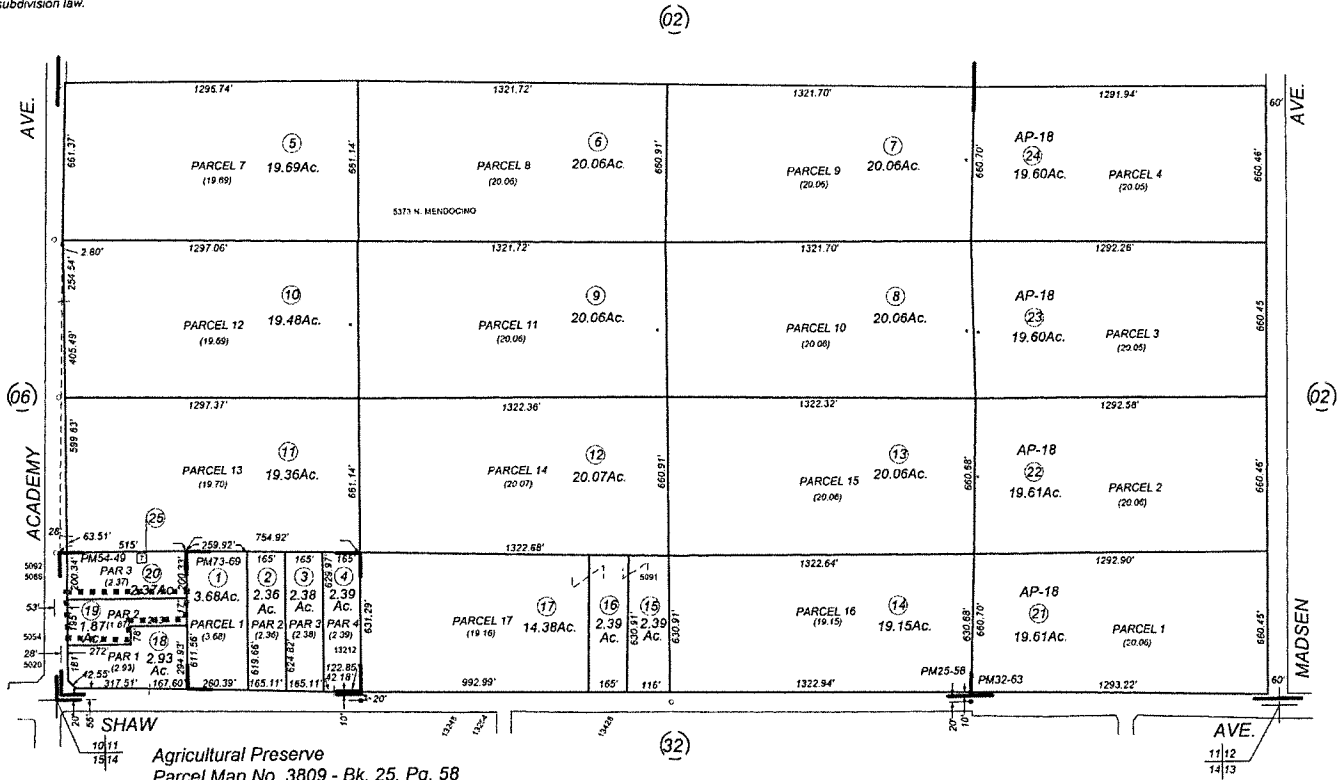
Map Prepared by: GS
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POR. SEC. 11, T.13S., R.22E., M.D.B.&M.

Tax Rate Area
71-024

308-40

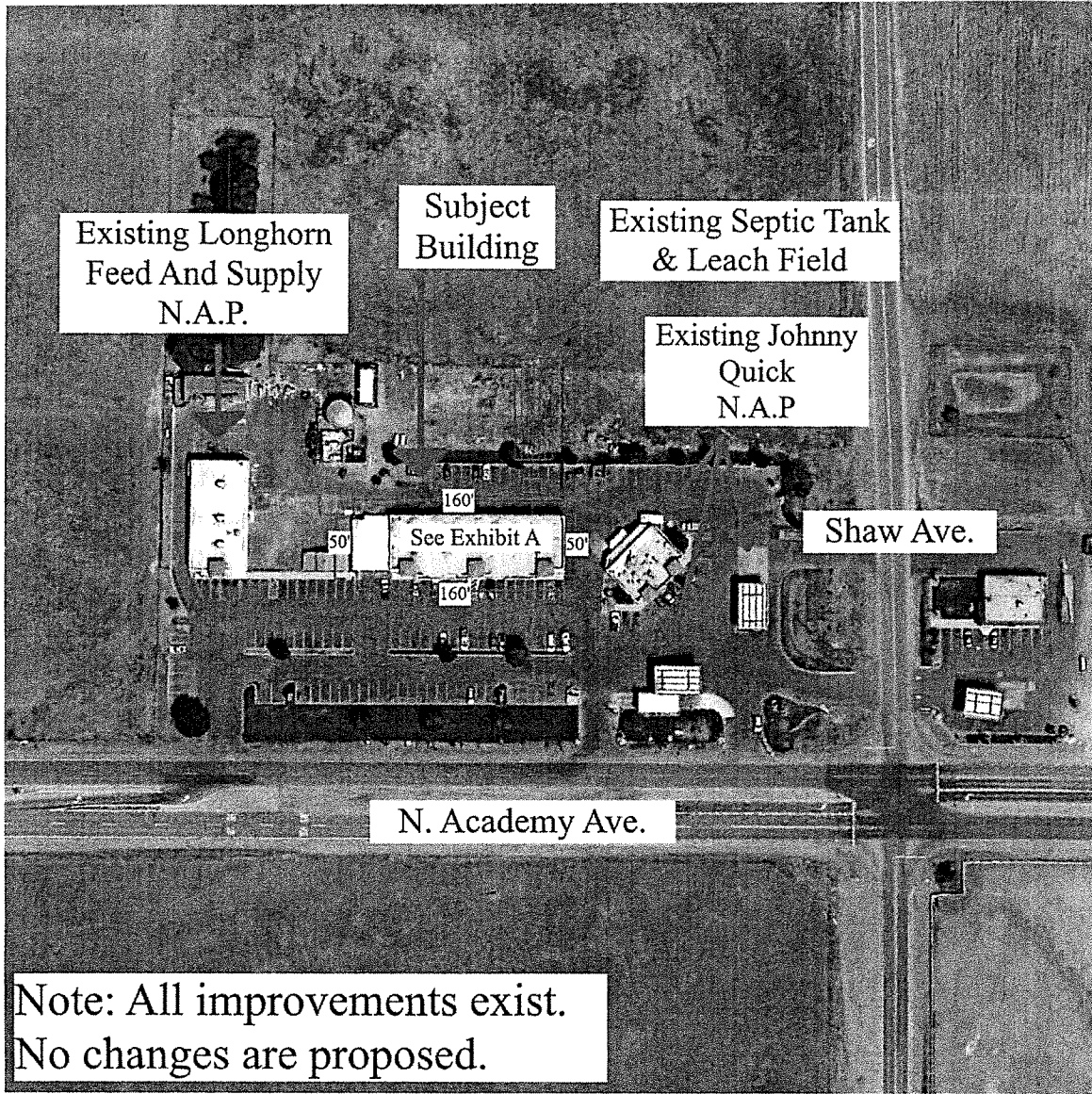
-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Parcel Map No. 3809 - Bk. 25, Pg. 58
Parcel Map No. 4700 - Bk. 32, Pg. 63
Parcel Map No. 7532 - Bk. 54, Pgs. 49-50
Parcel Map No. 8141 - Bk. 73, Pgs. 69-71

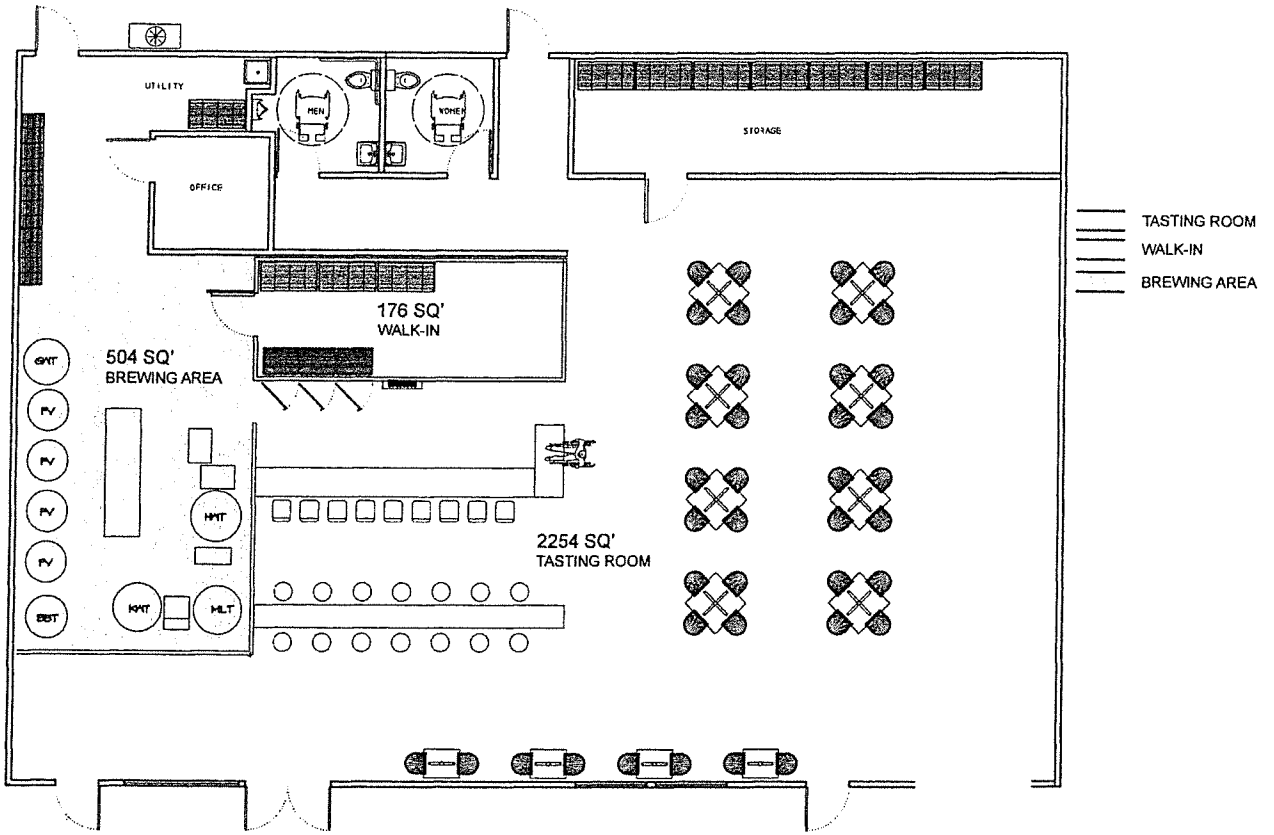
Assessor's Map Bk. 308 - Pg. 40
County of Fresno, Calif.

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



Note: All improvements exist.
No changes are proposed.

RECEIVED CUP3717
COUNTY OF FRESNO
JUL 16 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



SUITE A & B (FLOOR PLAN)

BLAIR EXISTING SHOPPING CENTER SUITES

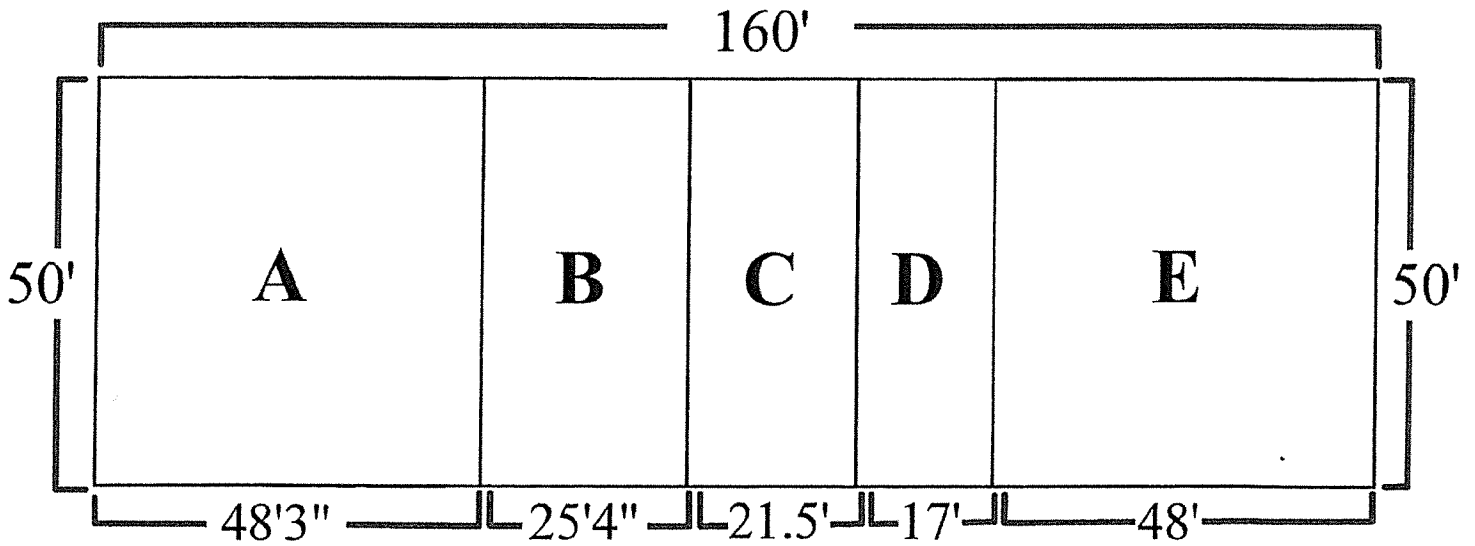


EXHIBIT A

CUP3717

RECEIVED
COUNTY OF FRESNO

JUL 16 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

**Conditional Use Permit Project Operational Statement
Academy Ave. Shopping Center
Ken and Suzan Blair**

Revised November 16, 2021

Applicant:

Ken and Suzan Blair
3396 Trenton Ave.
Clovis, CA 93619

RECEIVED
COUNTY OF FRESNO
NOV 16 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Record Owners:

Same as above

APN: 308-400-19

Area: 1.87 +/- acres

Location: NEC of N. Academy & Shaw Avenues
5054 N. Academy Ave.
Clovis, CA 93619

Request: Amend CUP No. 2402 to allow a microbrewery tasting room in the AE-20 zone district.

Background

The existing 8,000 square foot mall is located on approximately 1.87 acres and was purchased by the applicants in 2009. The mall consists of five suites and was vacant when purchased by the applicant.

This center operates under a CUP which was approved in December 1990. A corresponding Site Plan Review was approved regarding septic system design and location, flood control, parking, right-of-way dedication, traffic study, off-site road improvements and building design.

A flood study as part of the Site Plan Review was submitted and approved. The on-site sewage disposal system and community non-transient water system is operated and maintained per state guidelines.

1. Nature of the Operation

Existing

Suite “A” consists of 2,412.5 sq. ft. It has been occupied since late 2009 by Two Sisters Vintage Home and Garden. Apotheca Brewing requests to open a microbrewery in Suite “A”.

Suite “B” is 1,275 sq. ft. and is currently vacant but had previously been used by a propane sales company. Apotheca Brewing requests to use this suite as well for the operation of the proposed microbrewery.

Suite “C” is 1,050 sq. ft. and is leased to Farrier Supply. They have been tenants for three years. They sell horseshoes and related supplies. It is a family run business with a part-time employee.

Suite “D” is 850 sq. ft. and is occupied by Box Car Pizza.

Suite “E” is 2,412 sq. ft. and is occupied by The Red Caboose Café for over 11 years.

Proposed Uses

Apotheca Brewing (Mr. Marc Dyson) requests to operate a microbrewery in Suites “A” and “B”.

2. Operational Time Limits

The mall is open from 8am to 10pm. No change in time is proposed. Apotheca Brewing hours are 11am to 10pm Wednesday thru Sunday. Closed Monday and Tuesday. Some special private seattings may occur from 6-8 times a year on Monday or Tuesday evenings.

3. Visitors - Traffic

As originally proposed, Suite “B” was planned for a different use. When the lease of Suite “B” became available, the applicant for the proposed microbrewery saw an opportunity to expand the leasing area. Also, Suite “B” provided an opportunity for additional storage space that was to be off-site and additional existing restroom facilities for the proposed use.

A compilation of trip generation information found in Trip Generation, 10th Edition, of the ITE was used to estimate trips that would be generated for the proposed microbrewery use. Since “microbrewery” is not a land use category according to the ITE, a combination of trip generation sources was used. The proposed microbrewery will have a tasting room of 2,254 sq. ft. and a brewing/storage area of 504 sq. ft. For the tasting room, Land Use Code 925 – Drinking Place was used from the cited reference. For the brewing area, there will be a maximum of 2 employees from 6am to 1pm, and from 4pm to 10pm there will be two bartenders. The brewing area of the microbrewery was compared to Land Use Code 110 – Light Industrial. This is study protocol that was used in other communities where microbreweries have been proposed.

The previous uses within suite “A” and “B” are best described in ITE, Land Use Code 820 for a *Shopping Center*, which estimates 3.81 PM Peak trips will be generated for rural shopping centers for each 1,000 sq. ft. of floor area. Both suite “A” and “B” floor area totals 3,688 sq. ft. **The total current PM Peak trips generated for both suites is 13.72 PM Peak trips (3.6 X 3.81 PM Peak trips = 13.72 PM Peak trips).**

The proposed microbrewery is best described by the ITE, Land Use Code 925 for a *Drinking Place*, which estimates 11.36PM Peak trips will be generated for a tasting room for each 1,000 sq. ft. of floor area. Therefore 26.1 PM Peak trips (2.3 X 11.36PM Peak trips = 26.1PM Peak trips) will be generated by the proposed tasting room of the microbrewery. **No AM peak trips will be generated by the tasting room.**

The proposed microbrewery will operate Wednesday through Sunday, and will be closed Monday and Tuesday. Recall no AM Peak trips will be generated by the tasting room of the proposed microbrewery. As stated above, the very rural and isolated nature of the proposed use likely means the estimated trips are likely overstated.

The brewing area for the proposed microbrewery is best described by the ITE, Land Use Code 110 for *Light Industrial* estimates 4.96 PM Peak trips will be generated for the brewing area for each 1,000 sq. ft. of floor area. **Therefore 2.5 PM Peak trips (.504 X 4.96 PM Peak trips = 2.5 PM Peak trips) will be generated by the brewing area of the proposed microbrewery.**

In summary, a total of 28.6 PM Peak trips will be generated by the proposed microbrewery use (26.1 Drinking Place + 2.5 Light Industrial = 28.6 PM Peak trips). However, 13.72 PM Peak trips have historically been generated by suite “A” and “B”. **Therefore, 12.4 net new PM Peak trips are estimated to be generated by the proposed use (26.1 drinking place PM Peak trips + 2.5 light industrial PM Peak trips – 13.7 PM Peak current trips for both suite “A” and “B” = 12.4 net new trips).**

Recall the use will only operate for three (3) days of PM trip sensitivity. When averaged, the proposed microbrewery would generate 8.16 average daily PM Peak trips. In “worst case” scenario, the proposed microbrewery would generate 40.8 PM Peak trips. As stated before, the rural and isolated nature of the proposed microbrewery likely means the estimated trips are insignificant.



Trip Distribution

Assuming 12.4 total new PM Peak trips are generated by the proposed use it is logical to assume an equal split for north and south bound N. Academy Ave. and westerly Shaw Ave. Therefore, about 4 new PM Peak trips are associated with the proposed project over each roadway segment. Using the Fresno Council of Governments, *County Regional Traffic Modeling Report*, Shaw Ave. traffic at N. Academy Ave. has the most conservative example where 2011 traffic counts totaled 1,290 trips, the estimated 4 new PM Peak project trips represent 0.003 percent of all *existing + project traffic*.

The proposed use will not generate any AM Peak traffic which is atypical of microbreweries. The net increase in total trips is insignificant and the cumulative contribution to background traffic on N. Academy and Shaw Avenues is similarly insignificant and practically imperceptible. Therefore, no further, traffic analysis is necessary.

4. Employees

Apotheca Brewing will have two brewing employees from 6am to 1pm. From 4pm to 10pm there will be two bartenders.

5. Service/Delivery Vehicles

No tenants have service vehicles.

Apotheca Brewing may have two deliveries of beer to wholesale customers per week. Grain, hops, and yeast will be delivered twice a month to the brewery.

6. Site Access

The site is directly accessible from N. Academy Ave. No changes to access paths, driveways or parking areas, parking stalls are necessary or proposed.

7. Number of Parking Spaces

The 8,000 sq. ft. mall has 53 parking spaces in front of the building with an additional 3 handicap parking spaces. There are an additional 13 parking spaces behind the building for employees, etc. The rear parking area is wide enough to allow for loading at each suite's rear door.

8. Goods Sold on Site

Apotheca Brewing will sell approximately 300 barrels of beer a year. Some incidental goods such as corkage, party napkins, wine enthusiasts books etc. will be sold. Small kegs and crower cans will be sold for off sale consumption. Food will be prepared and provided by The Red Caboose Café.

9. Equipment Used

Apotheca Brewing uses their own equipment and will have a still, refrigerator and bottling machine.

10. Supplies/Materials

Apotheca stores its own materials and supplies within the leased suites.

11. Does the Use Cause an Unsightly Appearance, Noise, Glare, Dust, Odor

Appearance

Except for tenant signage, the site exterior will not change.

Noise

Apotheca Brewing will have tasteful background music. All such music will occur indoors.

Odors and Air Quality

Odors

This project will not produce odors. Apotheca Brewing will vent its brewing as per applicable regulations. The very small volume of beer production of 300 barrels will not cause odors.

Air Quality

Apotheca microbrewery uses a distillation system that is heated by an electric steam generator. The system gently heats the hot liquor tank, boil kettle and mash by transferring heat from the generator to jackets built around the tanks. The only byproduct of the system is steam. The thermal efficiency of the generator is 98%. Typically, distillation occurs twice a week. All other microbrewery equipment will be powered by electricity.

By letter dated September 1, 2021, to Fresno County Planner Ejaz Ahmad from Mr. Brian Clements, Director of Permit Services, "*annual emissions from construction and operation emissions of criteria are no expected to exceed any of significance thresholds. Due to various circumstances, "the project does not meet the definition of a Development Project as defined and related fees do not apply."*

As for the CEQA air quality checklist,

- a. Due to the project's extremely small size and electrical based power equipment, it will not conflict or obstruct implementation of applicable Air Quality Plans.
- b. Due to the project's extremely small size, the project will not result in cumulatively considerable *net* increases of any criteria pollutant.
- c. No excessive pollutant concentrations will be generated by the proposed use due to their size, type of equipment used and the nature of the use. As noted, the byproduct of the distillation process is simply an odorless steam so no sensitive receptors will be exposed to excessive pollutants concentrations.
- d. The project will not result in other emissions adversely affecting a substantial number of people given that the proposed use replaces previous tenants that had a similar use profile that have occurred at this site for decades.

- e. Due to the project's very small size, the project will not generate greenhouse gas emissions either directly or indirectly that may have a significant impact on the environment. Again, the proposed use will replace similar uses that have occurred on this site for decades.
- f. The project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases. As mentioned above, all equipment will utilize electric power. Indirect sources of greenhouse gases have existed at essentially an identical level as the two tenant spaces have been occupied for decades.

12. Solid/Liquid Waste Produced

Typical residential solid waste will be placed in the existing mall trash bins. Said waste is disposed of in county mandated trash receptacles for removal by a private hauler.

Apotheca Brewing will dispose of its brewing waste in special waste containers. It is estimated that waste will be about 100 gallons per month and not placed in the mall's sewer system.

It is estimated a total of 65 gallons of water daily to 102 gallons/day will be used per day. The project will utilize a CIP (Clean-In-Place) machine that recovers tank cleaning detergent and post-cleaning rinse water in two separate tanks. It is estimated the CIP device will reduce water use by 5% and detergent use by 50% so the reuse of detergent can be used all week not just once.

All high BOD and TSS loads, (spent grain, hops, trub, spent yeast and waste beer) will be trucked off site for disposal.

13. Estimated Volume of Water Used

Water is supplied by an on-site well and storage tank. It is a Transient Noncommunity Water System, System No. 1000453 as assigned by the California Water Board. Annual fees are paid to the California Water Board with required testing and treatment performed by a local water testing lab.

Apotheca Brewing will consume about 250 gallons of water per day for all production components.

14. Proposed Advertising

Apotheca will have its own sign. All signage will meet Fresno County standards.

15. Existing or New Buildings Constructed

No exterior modifications are proposed.

16. Building/Proportion of Buildings Used in the Operation

The applicant intends to utilize the existing suite configuration of the mall. No exterior changes to the mall are proposed or required.

17. Outdoor Lighting or Sound Amplification

During night operation, existing hooded outdoor lighting will illuminate the site. The project will also utilize security cameras covering the facility 24/7. There is no sound amplification system.

18. Landscaping/Fencing

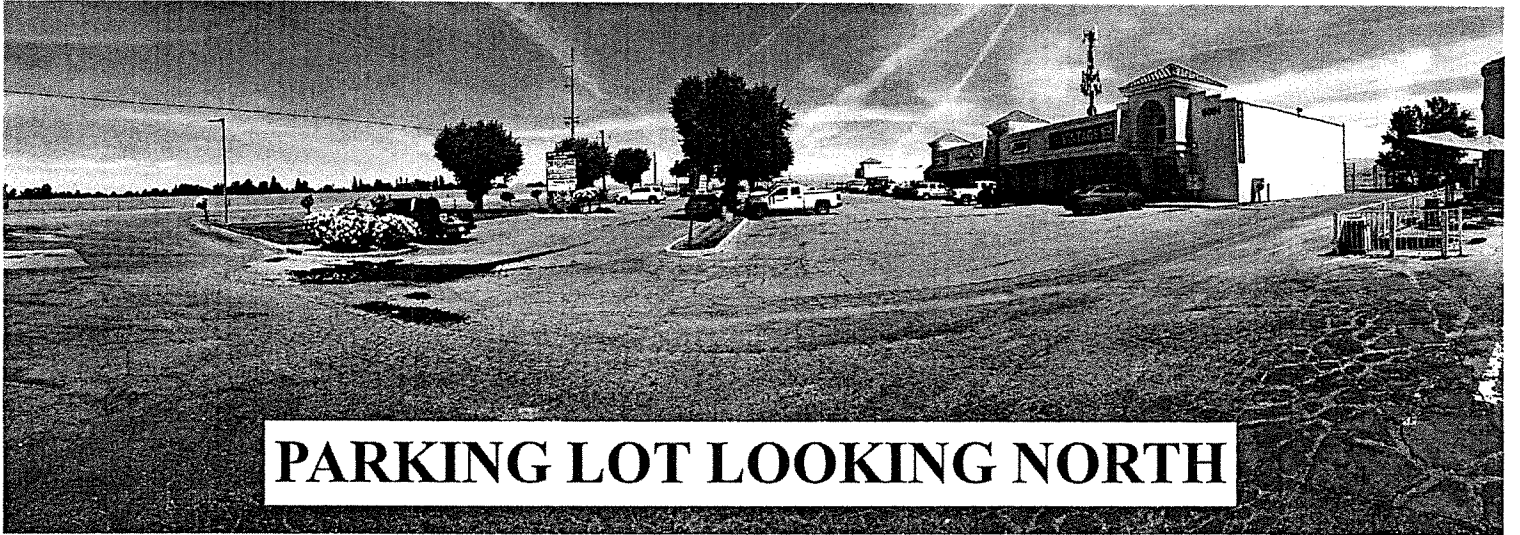
The site is landscaped. No new landscaping is proposed.

19. Other Information Providing Clear Understanding of the Project Operations

All site improvements will be in accordance with Fresno County standards.

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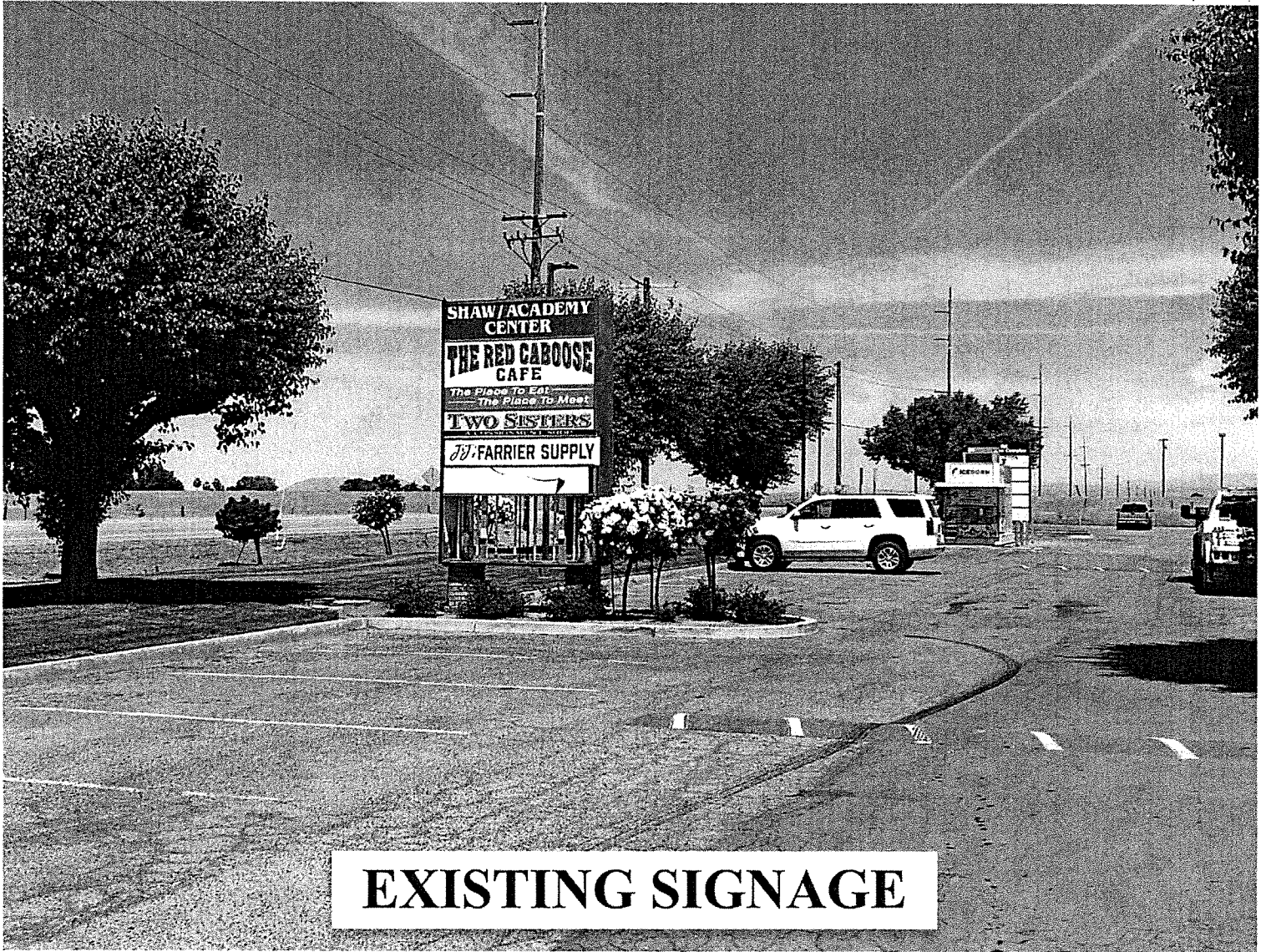




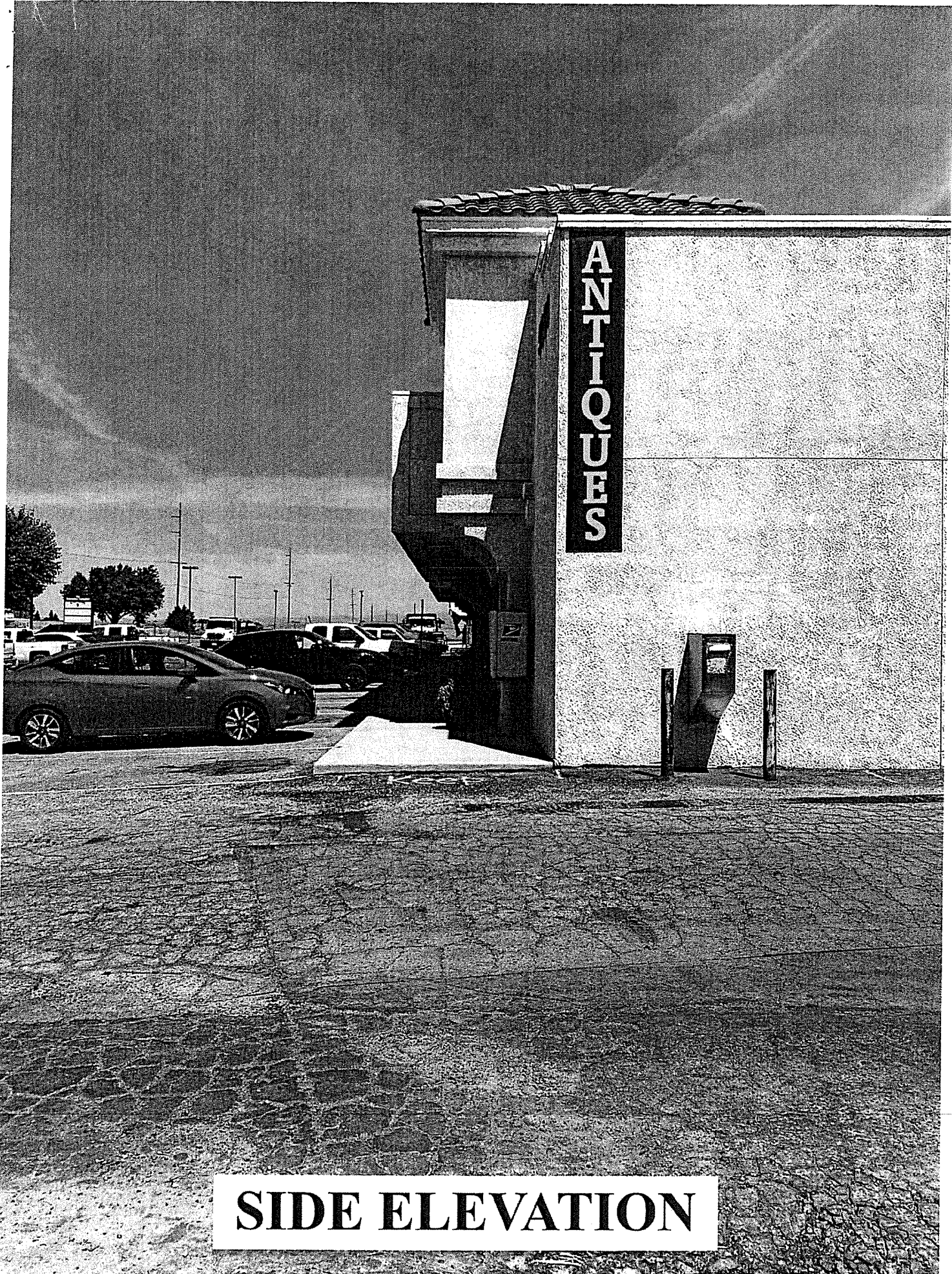
PARKING LOT LOOKING NORTH



GATED REAR PARKING LOT LOOKING NORTH



EXISTING SIGNAGE



SIDE ELEVATION