



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 December 16, 2021

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

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

LOCATION: The project site is located on the north side of E. Adams Avenue, approximately 626 feet east of its intersection with S. Buttonwillow Avenue approximately 1.15 miles north of the city limits of the City of Reedley (APN: 360-180-24S) (Sup. Dist. 4).

OWNER/APPLICANT: Gregory Cox

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

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative/Negative Declaration prepared based on Initial Study (IS) No. 8043; and
- Approve Classified Conditional Use Permit Application No. 3707 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Applicant’s Operational Statement
7. Summary of Initial Study No. 8043
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	38.67 acres	No change
Project Site	N/A	Approximately 6.32-acre portion of the existing 38.67-acre parcel
Structural Improvements	N/A	77,500 square-foot warehouse, 5,000 square-foot office, ponding basin
Nearest Residence	Approximately 160 feet west from property line	Approximately 250 feet west of the proposed development
Surrounding Development	Agricultural and Residential	No change
Operational Features	N/A	Storage facility for agricultural plastic commodities and Office facility
Employees	N/A	Up to 10 employees
Customers	N/A	Customers are not likely to visit the facility

Criteria	Existing	Proposed
Traffic Trips	N/A	Approximately 10 one-way trips for employees Delivery trucks scheduled for Fridays utilizing a local trucking company
Lighting	N/A	Outdoor lighting proposed
Hours of Operation	N/A	Monday through Friday 8:00 AM to 5:00 PM

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 7043 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration (Exhibit 8) is appropriate.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: November 3, 2021

PUBLIC NOTICE:

Notices were sent to 26 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit Application may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

BACKGROUND INFORMATION:

Aerial images of the project site indicate that the subject site is utilized for agricultural production. Available records indicate that the site is currently not improved with any structures.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-20 Front Yard: 35 feet Side Yard: 20 feet Rear Yard: 20 feet	Front Yard: Approximately 90 feet Side Yard: Approximately 84 feet Rear Yard: Excess of 20 feet	Y
Parking	One parking spot for every two employees	17 parking spaces	Y
Lot Coverage	No requirement	No change	Y
Space Between Buildings	No animal or fowl pen, coop, stable, barn, or corral shall be located within 40 feet of any dwelling or other building used for habitation	No change	Y
Wall Requirements	No requirement unless pool is present	No change	Y
Septic Replacement Area	100% replacement	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Department of Public Works and Planning: All proposed structures and building will require a building permit.

Site Plan Review Section of the Department of Public Works and Planning: Parking spaces shall be constructed in compliance with County and State standards.

Parking stall dimensions shall be a minimum of 18 feet by 9 feet.

All parking spaces for the physically disabled shall be paved, striped, and placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked.

Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient

Landscape Ordinance (MWELo) and require submittal of Landscape and Irrigation plans per Governors Drought Executive Order of 2015. The Landscape and Irrigation Plans shall be submitted to the Department of Public Works and Planning Site Plan Review Section for review and approval prior to issuance of building permits.

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

Any encroachment permit shall be required from the Road Maintenance and Operations Division for any work on the County right-of-way.

Internal access roads shall comply with required widths by the Fire District for emergency apparatus.

No building or structure erected in this Zone District shall exceed 35 feet in height.

A dust palliative should be required on all unpaved parking and circulation areas.

Outdoor lighting should be hooded and directed away from adjoining streets and properties.

All proposed signs require submittal to the Department of Public Works and Planning permit counter to verify compliance with the Zoning Ordinance. Off-site signs are expressly prohibited for commercial uses in the AE (Exclusive Agriculture) Zone District.

Development Engineering Section of the Department of Public Works and Planning: According to FEMA FIRM Panel 2200H, the parcel is not subject to flooding from the 100-year storm.

An engineered grading and drainage plan is required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. According to the site plan, it appears that a ponding basin is proposed for storage of stormwater runoff. The grading and drainage plan should provide the calculations of the required and provided storage capacity of the ponding basin to verify its adequacy.

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

A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID# and SWPPP shall be provided to Development Engineering prior to any grading work.

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

Any existing or proposed driveway should be set back a minimum of 10 feet from the property line.

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

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

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

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

A grading permit is required for any grading proposed with this application.

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

Finding 1 Analysis:

The proposed structures and improvements will be subject to the development standards of the underlying zone district. Review of the site plan indicates that the project would conform with applicable development standards of the AE-20 Zone District. Additional requirements as noted by the Development Engineering Section and the Site Plan Review Section will be addressed during the building permit/plan check process for compliance with applicable standards. With the proposed structures compliance with applicable development standards and permit requirements, the subject parcel is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Finding 1 Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Subject parcel has frontage along E. Adams Avenue	No change

		Existing Conditions	Proposed Operation
Direct Access to Public Road	Yes	N/A	The submitted site plan indicates that there will be two access points onto E. Adams Avenue
Road ADT		2800 ADT	20 one-way trips associated with employees. Delivery trips scheduled every Friday
Road Classification		Collector Road	No change
Road Width		60 feet of road right-of-way	No change
Road Surface		Asphalt paved	No change
Traffic Trips		N/A	20 one-way trips associated with employees Delivery trips scheduled every Friday
Traffic Impact Study (TIS) Prepared	No	N/A	None required
Road Improvements Required		N/A	None required

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

Road Maintenance and Operations Division: Adams Avenue currently has 60 feet of road right-of-way. An additional 12 feet of road right-of-way along parcel frontage is needed to satisfy the ultimate road right-of-way for Adams Avenue.

Any setbacks for new construction should be based on the ultimate road right-of-way for Adams Avenue.

Storm runoff associated with this development shall be held on site and shall not be directed towards adjacent parcels or the County road right-of-way.

Proposed drive approaches shall be limited to a maximum 25 feet in width per County Improvement Standard D-3.

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

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

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

Analysis:

The project proposes to take access of E. Adams Avenue. Per the Operational Statement, the project would employ up to ten employees and receive deliveries every Friday. The amount of traffic generated by the project did not warrant preparation of a Traffic Impact Study. Any improvements that result in alteration to the right-of-way including construction of driveways to access the project site would be subject to an Encroachment Permit from the Road Maintenance and Operations Division. With the projects required compliance via encroachment permit for driveway improvements and no expressed concerns related to trip generation on County-maintained right-of-way, the streets and highways that service that project site have been determined to be adequate in width and pavement type to accommodate the project.

Recommended Conditions of Approval:

None

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	14.81 acres	Orchard	AE-20	Approximately 2,145 feet
	38.96 acres	Orchard		
South	38.2 acres	Orchard	AE-20	Approximately 517 feet
	2.10 acres	Single-Family Residence		
	17.06 acres	Vacant		
East	19.33 acres	Orchard and Single-Family Residence	AE-20	Approximately 2,039 feet
West	16.97 acres	Field Crop	AE-20	Approximately 250 feet

Reviewing Agency/Department Comments:

Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

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

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

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

As a measure to protect ground water, any water wells or septic systems that exist of that have been abandoned within the project area, not intended for future use and/or use by the project shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed contractor.

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

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

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

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

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

Finding 3 Analysis:

Comments provided by reviewing Agencies and Departments indicate that there are additional regulatory requirements that would be addressed by the Applicant and the respective agency/department. These requirements include state and local reporting requirements for hazardous materials/waste handling and Fire Code compliance for proposed structures. Analysis under the drafted Initial Study indicated that the project would not result adverse impacts to the surrounding properties with implementation of mitigation measures. Therefore, with the project’s compliance with regulatory requirements and mitigation measures as recommended in the Initial Study, the project would not result in adverse impacts on surrounding properties.

Recommended Conditions of Approval:

None

Finding 3 Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3: The County may allow discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally related activities, including value-added processing facilities and certain non-agricultural uses. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:</p> <p>Criteria “a”: The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.</p> <p>Criteria “b”: The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.</p> <p>Criteria “c”: The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius.</p> <p>Criteria “d”: A probable workforce should be located nearby or be readily available.</p>	<p>Criteria “a”: The project site will provide a warehouse and distribution site for agricultural packaging products for use in the agricultural industry. Delivery of these products to their intended customer base of agricultural operations in close proximity would be more efficient than being located within an urban area.</p> <p>Criteria “b”: The subject site is currently sited for agricultural production. However, there was no less-productive agricultural land identified in the vicinity of the site.</p> <p>Criteria “c”: Review of the project by the Water and Natural Resources Division and the State Water Resources Control Board indicated that the project would not have detrimental impacts on water resources.</p> <p>Criteria “d”: The City of Reedley is located approximately 1.15 miles south of the project site and is available to provide a nearby workforce for the project.</p> <p>Criteria “e”: The project does not propose an agricultural commercial center.</p> <p>Criteria “f”: The project does not propose a value-added agricultural processing facility.</p>

Relevant Policies:	Consistency/Considerations:
<p>Criteria “e”: For proposed agricultural commercial center uses the following additional criteria shall apply:</p> <p>Criteria “e.1”: Commercial uses should be clustered in centers instead of single uses.</p> <p>Criteria “e.2”: To minimum proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.</p> <p>Criteria “e.3”: New commercial uses should be located within or adjacent to existing centers.</p> <p>Criteria “e.4”: Sites should be located on a major road serving the surrounding area.</p> <p>Criteria “e.5”: Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers’ residences.</p> <p>Criteria “f”: For proposed value-added agricultural processing facilities, the evaluation under criteria “a” above shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.</p> <p>Criteria “g”: For proposed churches and schools, the evaluation under criteria LU-A.3.a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.</p> <p>Criteria “h”: When approving a discretionary permit for an existing commercial use, the</p>	<p>Criteria “g”: The project does not propose a church or school.</p> <p>Criteria “h”: The project does not intend to permit an existing commercial use.</p>

Relevant Policies:	Consistency/Considerations:
criteria listed shall apply except for LU-A.3.b, e.2, e.4, and e.5.	
General Plan Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.	The project is expected to comply with the development standards established by the underlying zone district. In the case of the project, the AE-20 Zone District has yard setbacks that will ensure that the proposed structure provides enough buffer between property lines and would not adversely impact adjacent agricultural operations.
General Plan Policy LU-A.14: The County shall ensure that the review of discretionary permits include an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.	The prepared Initial Study determined that conversion of agricultural land associated with the project proposal would result in a less than significant impact. No additional mitigation was required.
<p>General Plan Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</p> <p>Criteria "a": A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, is must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</p> <p>Criteria "b": A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the</p>	The project has been reviewed by the Water and Natural Resources Division and determined that the project would not require preparation of a water supply evaluation. The prepared Initial Study determined that the project would result in a less than significant impact on Hydrology and Water Quality.

Relevant Policies:	Consistency/Considerations:
<p>investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</p> <p>Criteria “c”: A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structures such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</p>	

Reviewing Agency Comments:

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

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

Finding 4 Analysis:

Based on the above analysis of relevant Fresno County General Plan Policies, the project does not conflict with the Fresno County General Plan. Therefore, the project is consistent with the General Plan.

Recommended Conditions of Approval:

None

Finding 4 Conclusion:

Finding 4 can be made.

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

Finding 5 Analysis:

The proposed mitigation measures and conditions of approval were developed based on studies and consultation with specifically qualified staff, consultants, and outside agencies. They were developed to address the specific impacts of the proposed project and were designed to address the public health, safety, and welfare. Additional comments and project notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgement agreeing to the proposed mitigation

measures and has not advised staff of any specific objection to the proposed conditions of approval.

Finding 5 Conclusion:

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

PUBLIC COMMENT:

None

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit Application can be made. Staff therefore recommends approval of Classified Conditional Use Permit Application No. 3707, subject to the recommended Mitigation Measures, Conditions of Approval, and Project Notes.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8043; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit Application No. 3707, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit Application No. 3707; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8043
Classified Conditional Use Permit Application No. 3707
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.
Conditions of Approval					
1.	Development shall be in substantial compliance with the Site Plan, Floor Plan, Elevations, and Operational Statement as approved by the Planning Commission.				

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

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	All proposed structures and buildings will require a building permit.
2.	The Site Plan Review Section provide the following comments: <ul style="list-style-type: none"> a. Parking spaces shall be constructed in compliance with County and State standards. b. Parking stall dimensions shall be a minimum of 18 feet by 9 feet.

EXHIBIT 1

Notes

- c. All parking spaces for the physically disabled shall be paved, striped, and placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked.
- d. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation Plans per Governors Drought Executive Order of 2015. The Landscape and Irrigation Plans shall be submitted to the Department of Public Works and Planning Site Plan Review Section for review and approval prior to issuance of building permits.
- e. Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete and asphalt.
- f. Any encroachment permit shall be required from the Road Maintenance and Operations Division for any work on the County right-of-way.
- g. Internal access roads shall comply with required widths by the Fire District for emergency apparatus.
- h. No building or structure erected in this Zone District shall exceed 35 feet in height.
- i. A dust palliative should be required on all unpaved parking and circulation areas.
- j. Outdoor lighting should be hooded and directed away from adjoining streets and properties.
- k. All proposed signs require submittal to the Department of Public Works and Planning permit counter to verify compliance with the Zoning Ordinance. Off-site signs are expressly prohibited for commercial uses in the AE (Exclusive Agricultural) Zone District.

3.

The Development Engineering Section provide the following comments:

- a. An engineered grading and drainage plan is required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. According to the site plan, it appears that a ponding basin is proposed for storage of stormwater runoff. The grading and drainage plan should provide the calculations of the required and provided storage capacity of the ponding basin to verify its adequacy.
- b. Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines or into the road right-of-way and must be retained on-site per County standards.
- c. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID# and SWPPP shall be provided to Development

Notes

Engineering prior to any grading work.

- d. Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet by 9 feet and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.
- e. Any existing or proposed driveway should be set back a minimum of 10 feet from the property line.
- f. For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative. Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
- g. Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall no swing outward.
- h. If not already present a 10-foot by 10-foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Adams Avenue.
- i. Any work done within the County road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit form the Road Maintenance and Operations Division.
- j. A grading permit is required for any grading proposed with this application.

4. The Road Maintenance and Operations Division provide the following comments:

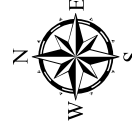
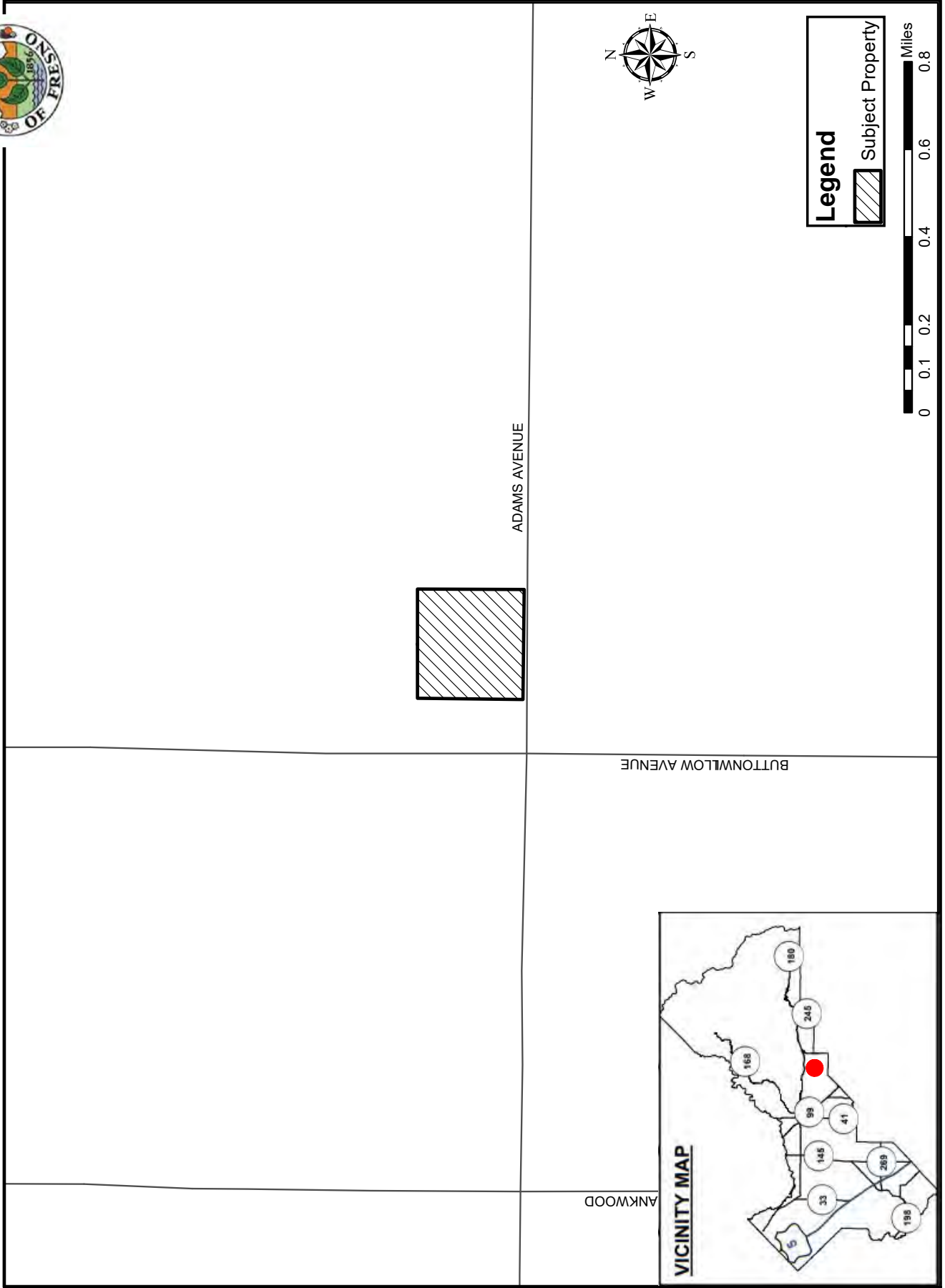
- a. Adams Avenue currently has 60 feet of road right-of-way. An additional 12 feet of road right-of-way along parcel frontage is needed to satisfy the ultimate road right-of-way for Adams Avenue.
- b. Any setbacks for new construction should be based on the ultimate road right-of-way for Adams Avenue.
- c. Storm runoff associated with this development shall be held on site and shall not be directed towards adjacent parcels or the County road right-of-way.
- d. Proposed drive approaches shall be limited to a maximum 25 feet in width per County Improvement Standard D-3.
- e. Proposed entrance gates must be set back a minimum of 20 feet from the road right-of-way, or the length of the longest vehicle entering the site, to eliminate the vehicles from idling in the road when stopped to open the gate.
- f. An encroachment permit will be required for any work performed within the County road right-of-way.

Notes


5.	<p>The Department of Public Health, Environmental Health Division provide the following comments:</p> <ul style="list-style-type: none">a. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.b. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes.c. Any proposals for a new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.d. If any underground storage tank(s) are found during construction, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.e. As a measure to protect ground water, any water wells or septic systems that exist of that have been abandoned within the project area, not intended for future use and/or use by the project shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed contractor.f. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance.
6.	<p>The Fresno County Fire Protection District provide the following comments:</p> <ul style="list-style-type: none">a. The project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Department of Public Works and Planning and FCFPD for review. It is the Applicant’s responsibility to deliver a minimum of two sets of plans to the FCFPD.b. The Project/Development may be required to annex into the Community Facilities District No. 2010-01 of the FCFPD. Project/Development included: Single-Family Residential (SFR), SFR properties subdivided into three or more housing units, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property.c. Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

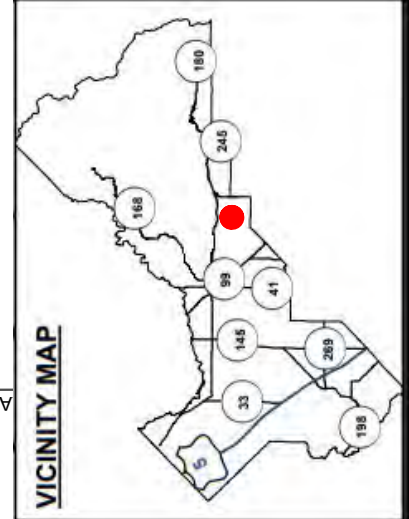
LOCATION MAP

CUP 3707



Legend

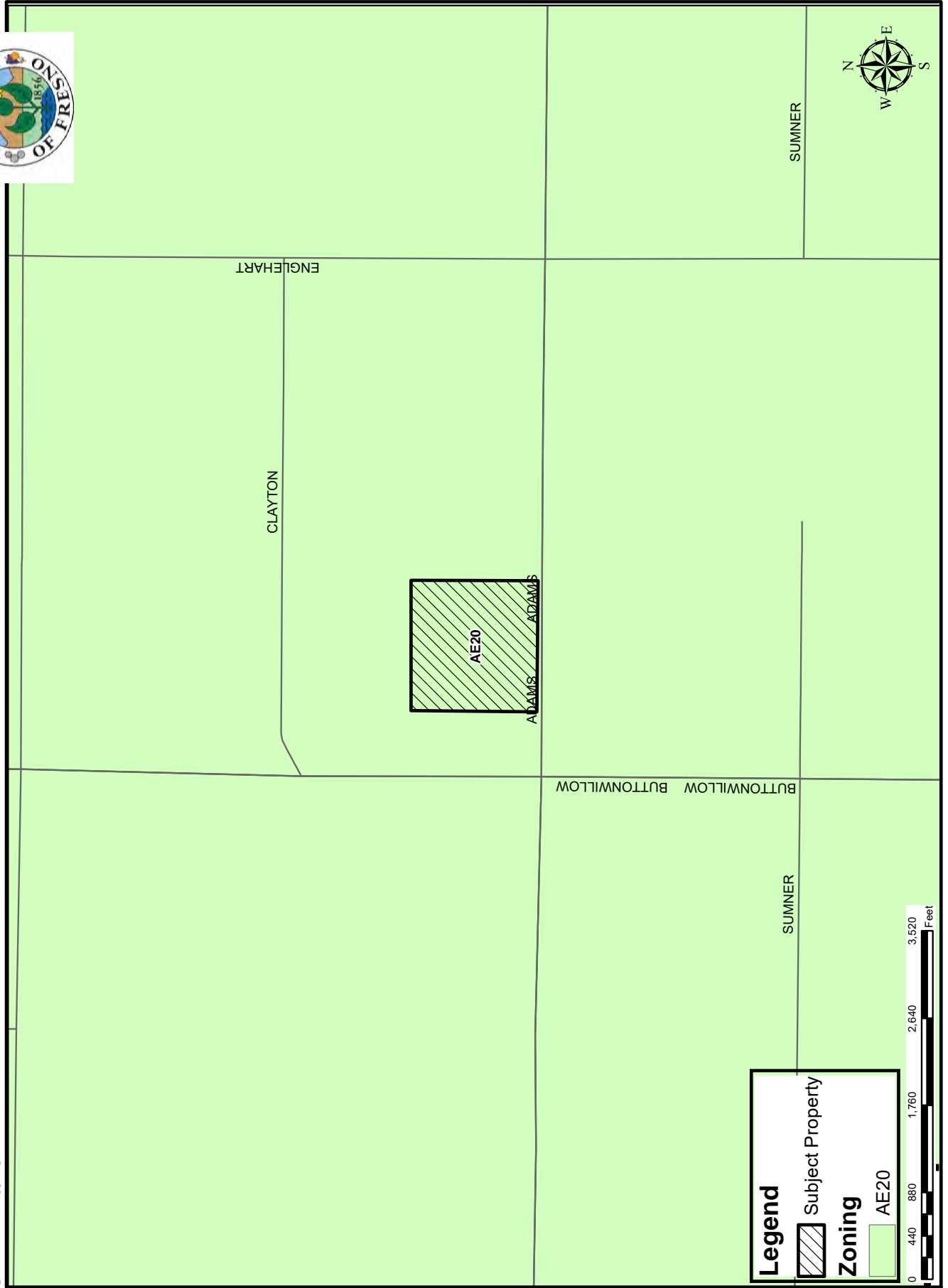
 Subject Property



CUP 3707
STR 12-15/23

EXHIBIT 3

EXISTING ZONING MAP



EXISTING LAND USE MAP

CUP 3707

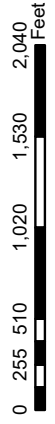
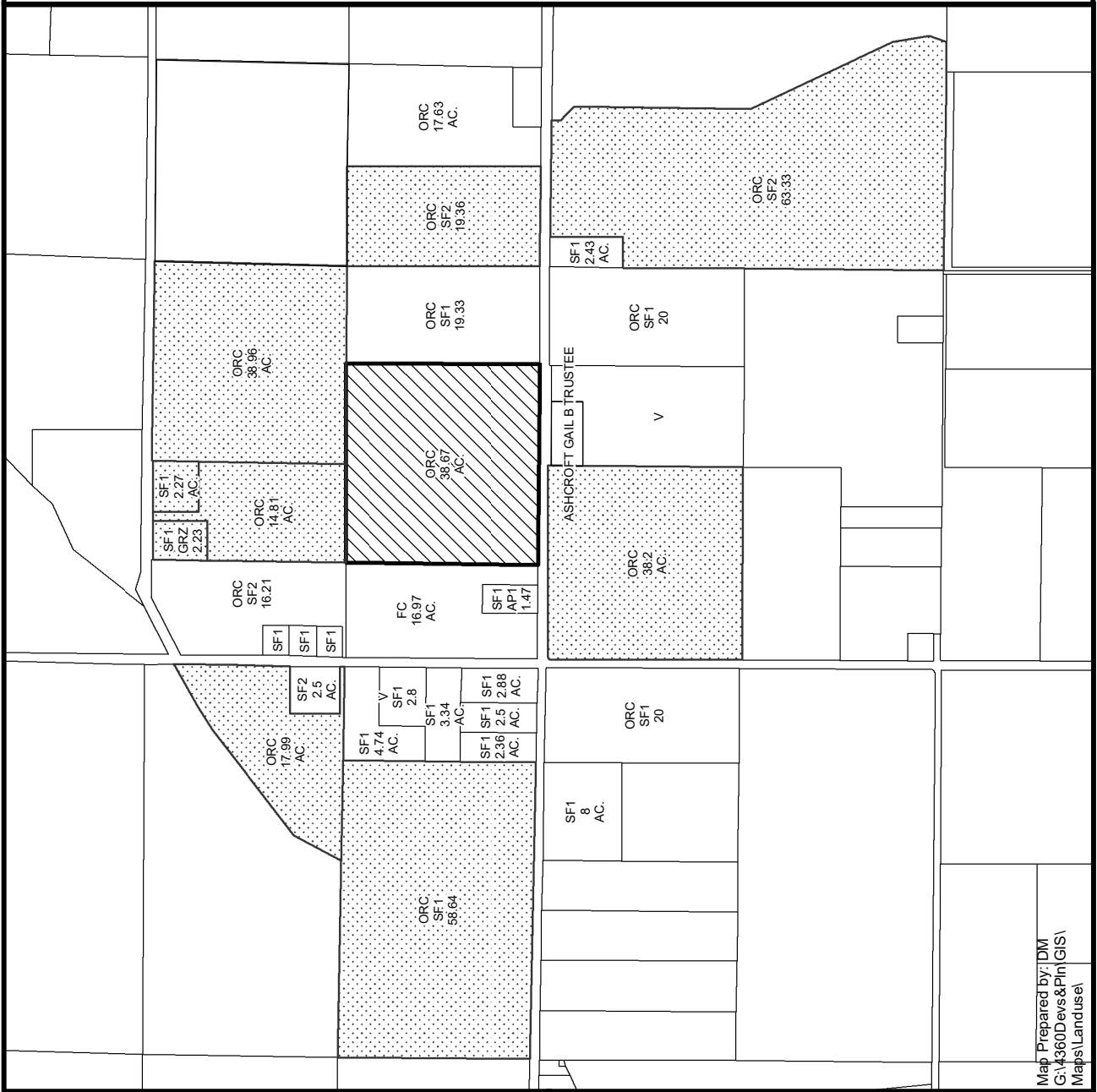


LEGEND

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

LEGEND:

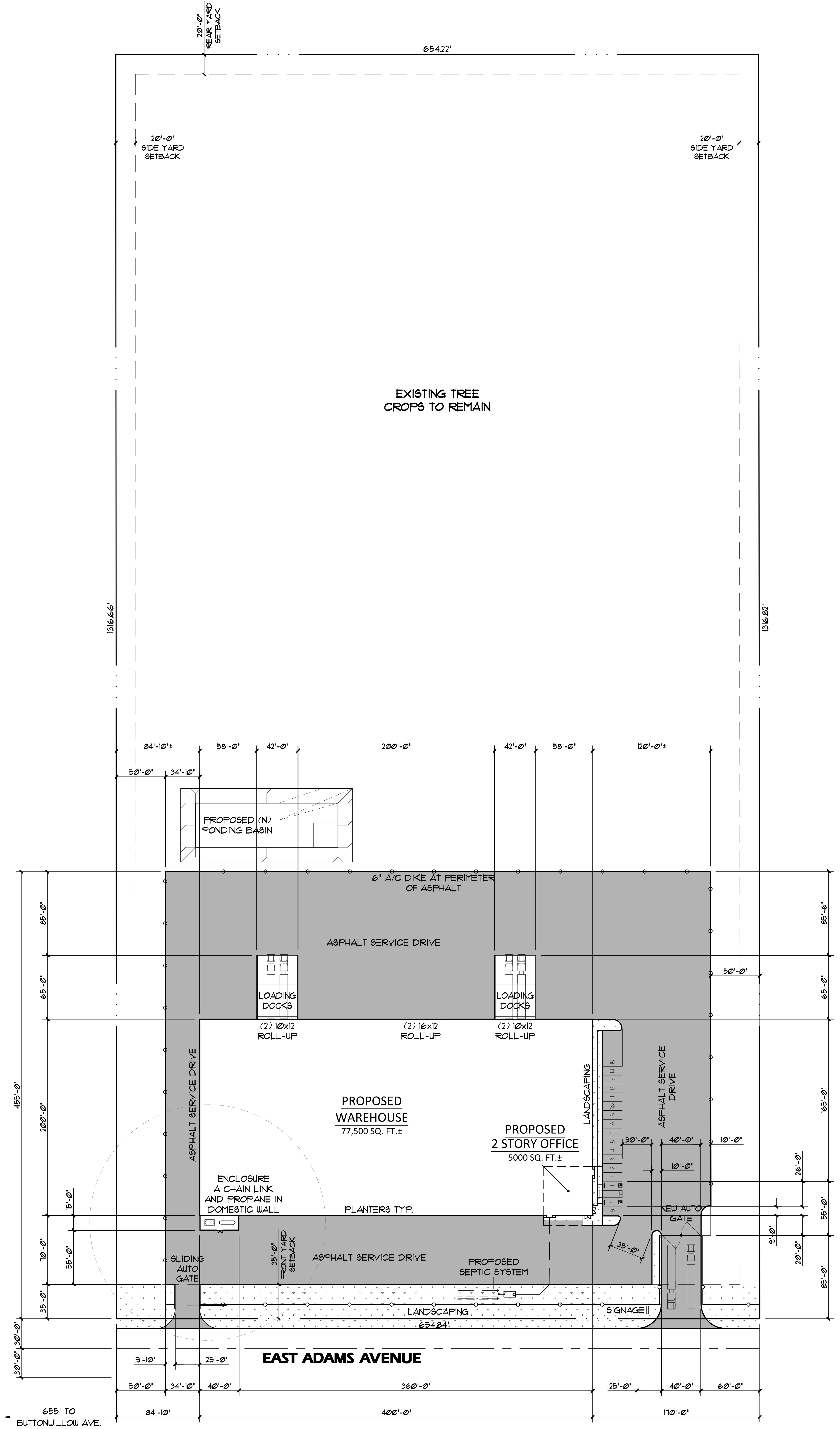
 Subject Property
 Ag Contract Land



Department of Public Works and Planning
 Development Services Division

EXHIBIT 5

EXHIBIT 5





A New Warehouse/Office

InSeason Ag

Document Date:
February, 11 2021

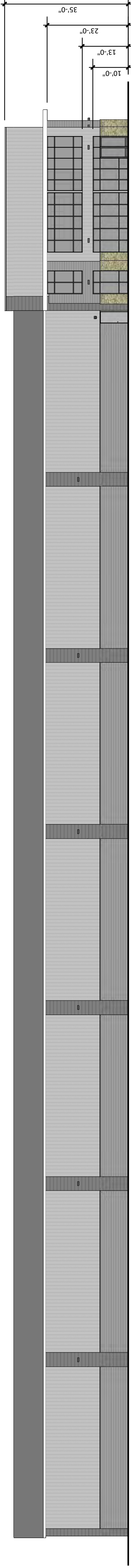
Document Phase:
Owners Review

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

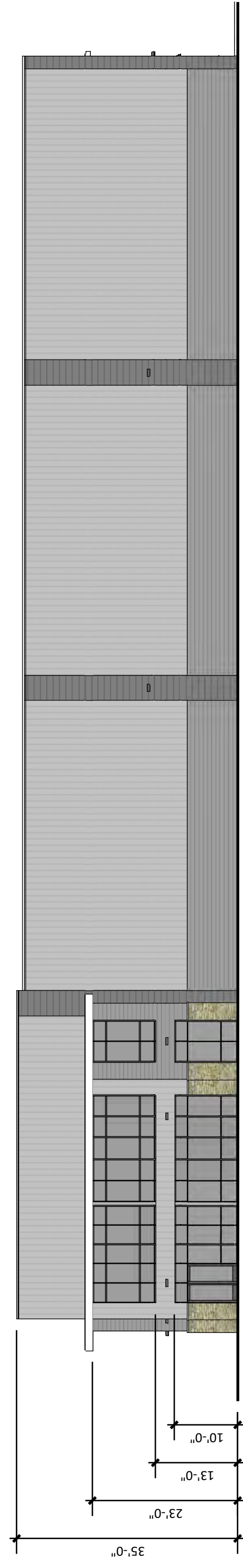
Exterior
Elevations
and Notes

A2.1.1

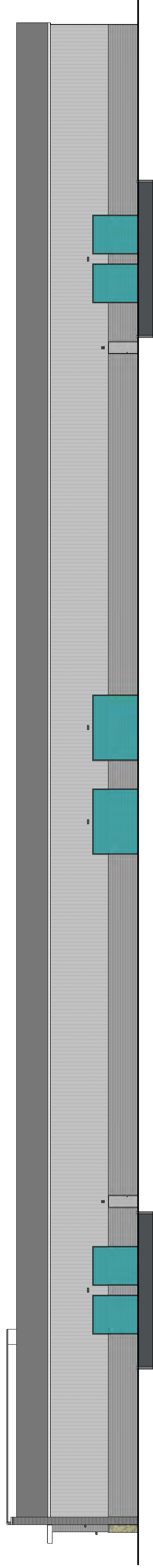
PRELIMINARY
 DRAWINGS SUBMITTED FOR
 DESIGN REVIEW ONLY
 9/2/21
 Owners/Engineer Design Review



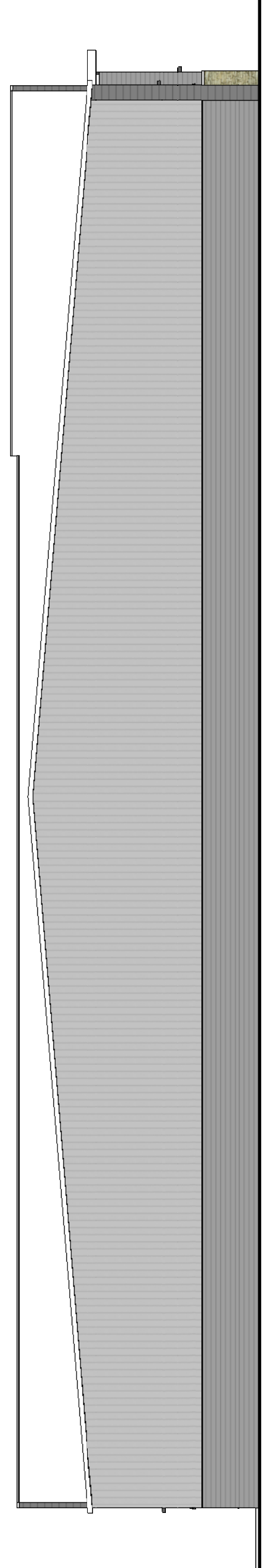
1 Front Elevation (South)
A2.1.1 1/16"=1'-0"



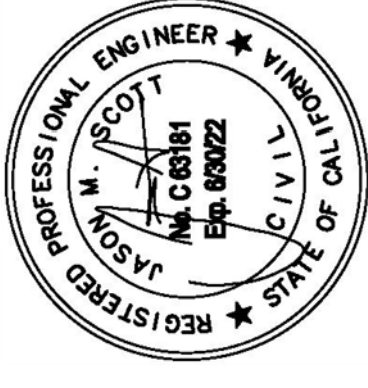
2 Right Elevation (East)
A2.1.1 1/16"=1'-0"



3 Rear Elevation (North)
A2.1.1 1/16"=1'-0"



4 Left Elevation (West)
A2.1.1 1/16"=1'-0"



A New Warehouse/Office

InSeason Ag

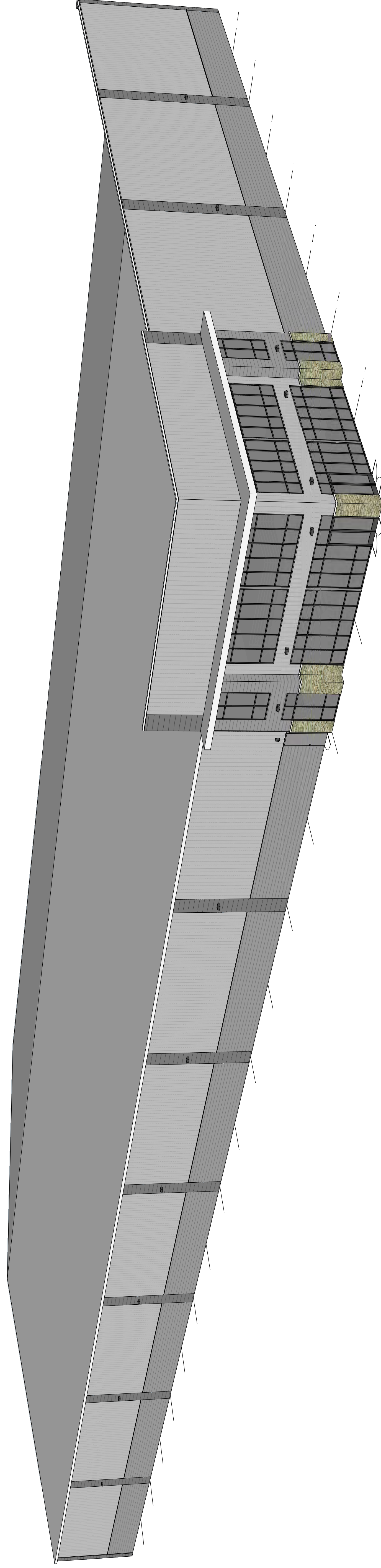
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Document Phase:
 Owners Review

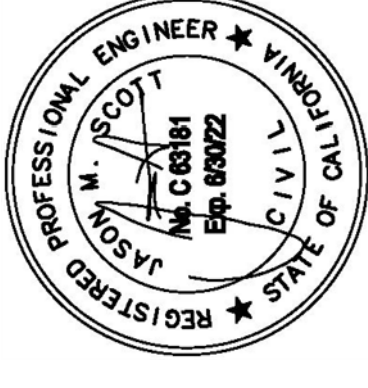
rev. date remark
 a 2/11/21 Owners Review

Isometric
 Elevation

A2.1.2



PRELIMINARY
 DRAWINGS SUBMITTED FOR
 DESIGN REVIEW ONLY
 8/4/21
 Owners/Engineer Design Review



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

Adams Avenue
 Reedley, CA 93654
 APN: 360-180-245

McCowan Mini-Storage Office/Residence

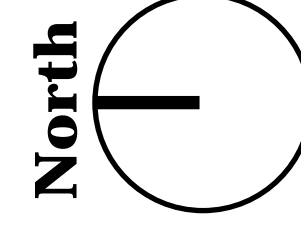
Denny and Angie McCowan

Document Date:
 January 22, 2021

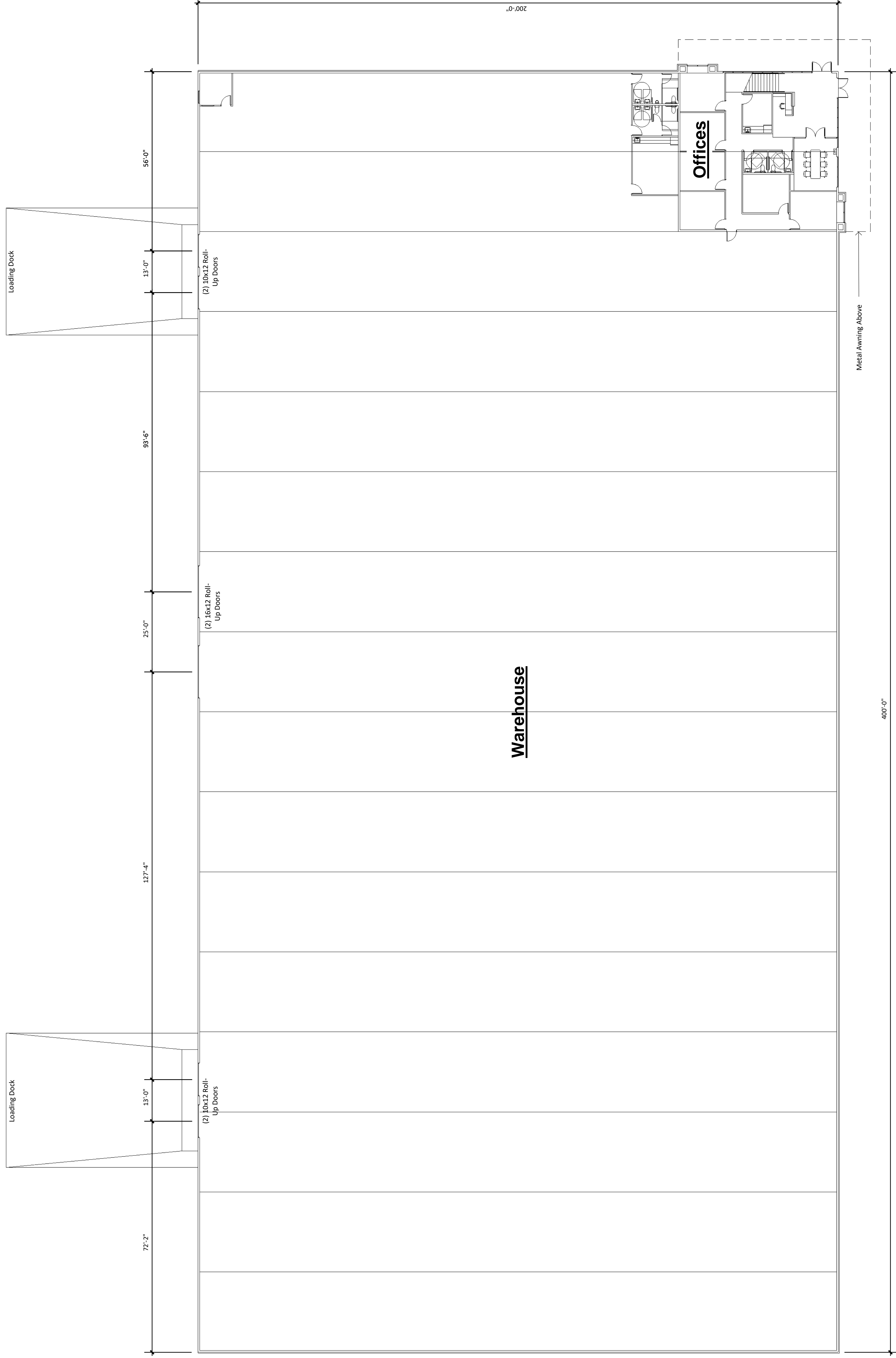
Document Phase:
 Truss Design

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

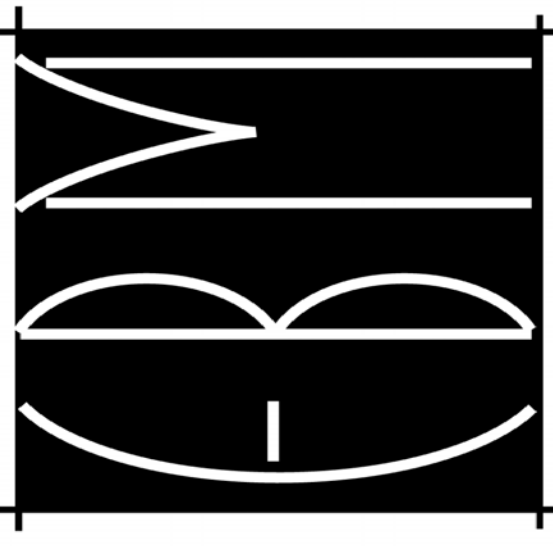
Floor Plan and
 Notes



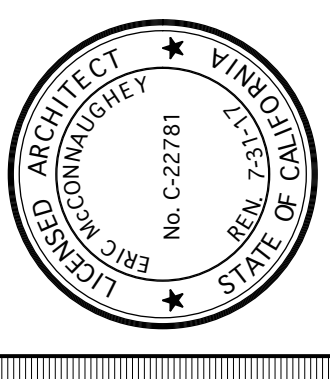
A1.1



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



DESIGN GROUP
INCORPORATED
ARCHITECTS



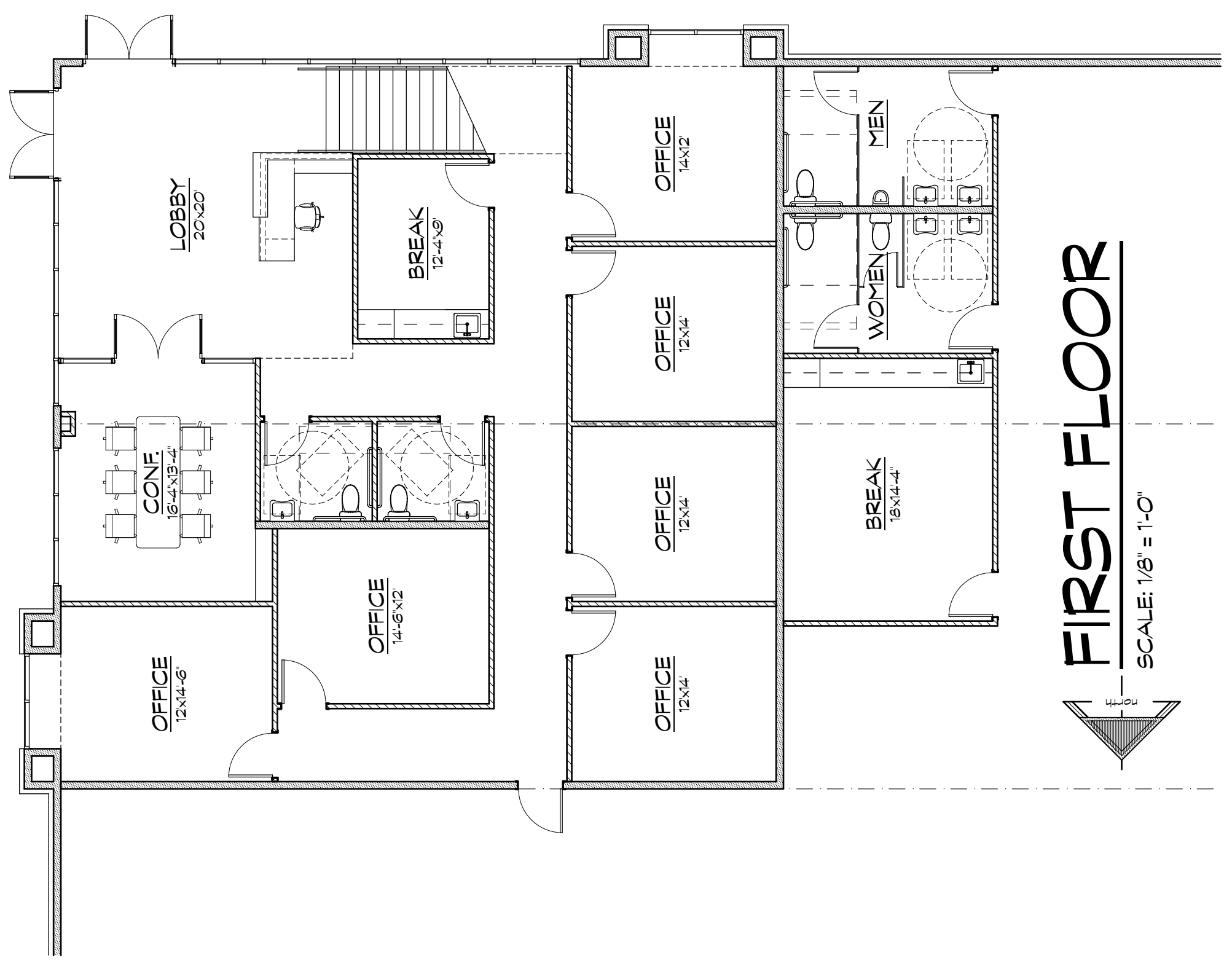
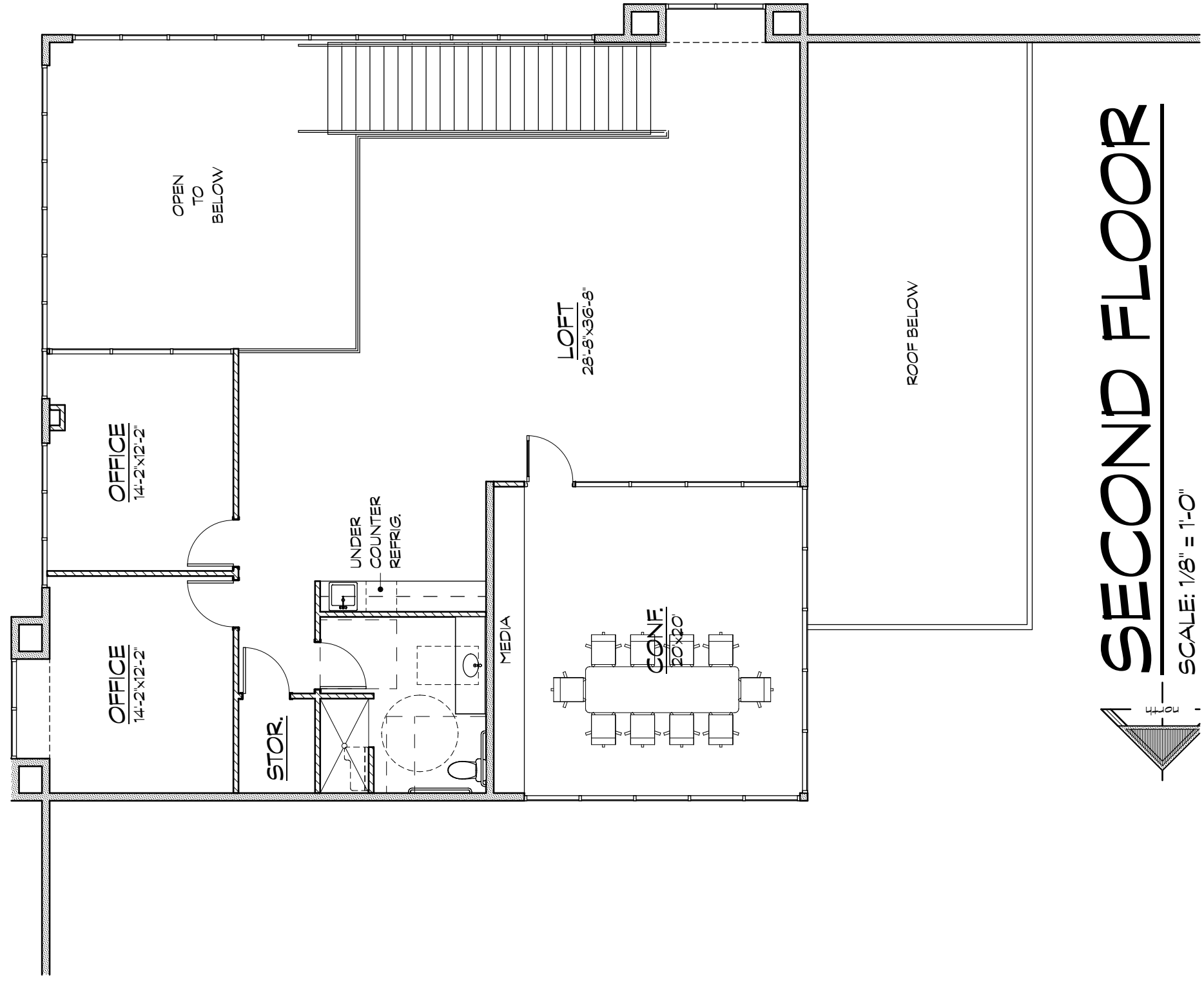
4412 W. FERGLUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 20-015

A NEW WAREHOUSE & MANUFACTURING
FACILITY FOR:
INSEASON AG
N.W. CORNER OF ROAD 80 AND AVENUE 878
TLARRE COUNTY, CA

DATE: 8-10-20
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

Sheet:
A-2



APR 02 2021

Operational Statement

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

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

2. Operational Time Limits:

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

3. Average Number of Customers:

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

4. Number of Employees:

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

5. Service and Delivery Vehicles:

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

6. Access to the Site:

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

7. Number of parking places:

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

8. Goods Sold on Site:

No goods sold on site, nor grown on site.

9. What Equipment is Used:

Forklifts to load the delivery trucks.

10. What supplies or materials:

Plastic packaging used for produce. Stored on standard pallets.

11. Appearance:

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

12. Solid or Liquid wastes:

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

13. Volume of Water:

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

14. Building Advertising:

One sign near the road and sign on the building.

15. Building:

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

16. Building portion used in operation:

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

17. Lighting:

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

18. Landscaping:

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

19: N/A

20: Owner/Operators:

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



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

* **Mitigation Measure(s)**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

- 4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

There are no schools within a one-quarter mile of the proposed project site.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

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

XV. PUBLIC SERVICES

Would the project:

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

1. Fire protection;

FINDING: NO IMPACT:

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

2. Police protection;

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

FINDING: NO IMPACT:

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

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

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

* **Mitigation Measure(s)**

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

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

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

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

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

TK

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EXHIBIT 8

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

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**