



# County of Fresno

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

July 16, 2021

Gerrit Roeloffs  
9256 S. Valentine Avenue  
Fresno, CA 93706

Dear Applicant:

Subject: Resolution No. 12879 - Initial Study No. 7641 and Classified  
Conditional Use Permit Application No. 3651

On May 20, 2021, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov) or 559-600-4224.

Sincerely,

Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

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Enclosure



## Inter Office Memo

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DATE: May 20, 2021

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12879 - INITIAL STUDY NO. 7641 AND CLASSIFIED  
CONDITIONAL USE PERMIT APPLICATION NO. 3651

APPLICANT: Gerrit Roeloffs

OWNER: Michael H. and Nora Bottasso

REQUEST: Allow expansion of an existing pre-October 23, 2007 cattle feedlot to a total of 8,000 heads of cattle on an 88.77-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located at the southwest corner of West Annadale and South Chateau Fresno Avenues, easterly adjacent to the City of Fresno Wastewater Treatment Facility (2585 S. Chateau) (APN 327-200-10) (Sup. Dist.1).

### PLANNING COMMISSION ACTION:

At its hearing on April 22, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Carver and seconded by Commissioner Eubanks to continue the hearing to May 20, 2021 at the request of the Applicant.

The motion passed on the following vote:

VOTING: Yes: Commissioners Carver, Eubanks, Ewell, Hill, and Woolf

No: Commissioners Abrahamian and Ede

Absent: Commissioners Burgess and Chatha

Abstain: None

RESOLUTION # 12879


At its hearing of May 20, 2021, the Commission considered the Staff Report Addendum and testimony (summarized in Exhibit A).

A motion was made by Commissioner Eubanks and seconded by Commissioner Chatha to adopt the Mitigated Negative Declaration prepared for the project, adopt the recommended Findings of Fact required for approval of a Conditional Use Permit, amend the Conditions of Approval to include a condition that a sump and/or drainage improvements be constructed within six months of the approval to reduce stormwater runoff impacts on the surrounding neighbors, and approve Classified Conditional Use Permit No. 3651, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Eubanks, Chatha, Carver, Ewell, Hill, and Woolf
	No:	Commissioner Ede
	Absent:	Commissioner Burgess
	Abstain:	None
	Recused	Chairman Abrahamian

STEVEN E. WHITE, DIRECTOR  
Department of Public Works and Planning  
Secretary-Fresno County Planning Commission

By:   
 William M. Kettler, Manager  
 Development Services and Capital Projects Division

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NOTE: The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Conditional Use Permit.

Attachments

EXHIBIT A

Initial Study No. 7641  
Classified Conditional Use Permit Application No. 3651

Staff: The Fresno County Planning Commission considered the Staff Report Addendum dated May 20, 2021 and heard a summary presentation by staff.

Applicant: The Applicant’s representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- We thank the Planning Commission for continuing this item. We errantly believed that it was possible to participate through Webex and apologize for not being present at their originally scheduled hearing.
- The proposed operation will reduce traffic, dust, and air quality impacts.
- The Air District has reviewed this project and did not express concern with this application related to odors or pollutant concentrations. The Health Risk Assessment concluded that the project would not exceed Air District thresholds.
- The Regional Water Quality Control Board and Water and Natural Resources Division did not express concern regarding waste discharge or water quality impacts resulting from the project.
- This site is currently operated as a dairy that houses cattle between one-day old to five years old. We are currently permitted for 2,500 head of cattle. These are full milking Holstein, bred heifers, and dry cattle. The proposed facility will transition to calves.
- This facility will be a calf raising facility and not a beef feedlot. There will be less corrals, more hutches and no milking onsite.
- The proposed calf ranch will host animals less than six months old and require a different diet consisting of a smaller volume of food than a milking heard. The calves will be transported offsite when they reach six months of age.
- A vector control plan is in place to control flies that would cause harm to the calves.

Others: Two additional individuals presented information in support of the project.

- The only construction that has occurred on the site has been the removal of corrals.

## RESOLUTION # 12879

- The stormwater runoff resulting from our parcel can be remedied through the construction of drainage improvements.
- Our operational statement states up to six months for the calves, but typically we will ship the calves back home at four months.
- Our vector control plan includes placement of bait traps throughout the facility and spraying of hutches.
- There is a difference in terms of feed, care, and waste management between a 200-pound calf and a 1,400-pound cow.
- We pick up the calves from local dairies and raise them for approximately 140 days and then send them back to their original dairy site.

One individual presented information in opposition of the project.

- I have concerns with the odors and flies originating from the facility and it will be a larger issue with the proposed increase in cattle on the property.
- In the past, irrigation of the field next to my property has utilized pond water, with my well in close proximity. That can negatively affect my water supply.
- They regraded the site and now my property gets flooded. The drain water from the dairy goes to my house.
- The current occupants of the dairy site have been there for about a year and a half. The site sat empty for approximately one year before the current operators moved in.
- Around, 1,500 to 2,000 cows were on site prior to the current operators.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Mitigation Monitoring and Reporting Program**  
**Initial Study No. 7641**  
**Classified Conditional Use Permit Application No. 3651**  
**(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/ Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.
3.	Hydrology and Water Quality	The subject facility is currently enrolled under the Waste Discharge Requirements General Order for Existing Milk Cow Dairies (Dairy General Order) through the Regional Water Quality Control Board. Per the operational statement, there is currently no milking operation at the subject facility, therefore under such circumstances, rescission of coverage under the Dairy General Order should be requested and the discharger should obtain coverage under "Waste Discharge Requirements General Order for Confined Bovine Feeding Operations".	Applicant/Regional Water Quality Control Board	Applicant/PW&P	Ongoing
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plans, Floor Plans, Elevations, and Operational Statement as approved by the Planning Commission.				
2.	Within six months of the approval of CUP 3651, the Applicant shall apply for and receive final inspection on an Engineered Grading and Drainage Plan/Grading Permit.				

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference required 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 improvements and any structures with no permit records constructed after 1958 will require building permits.

2. FID's Lower Dry Creek Canal No. 150 runs westerly along the south side of North Avenue approximately 80 feet south of the subject property. Should this project include any street and or utility improvements along North Avenue, Chateau Fresno Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

3. An encroachment permit is required from the Road Maintenance and Operations Division for any work performed in County road right-of-way.

4. The San Joaquin Valley Air Pollution Control District (SJVAPCD) provide the following comments:

1. The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM 10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
2. Rule 4102 (Nuisance) – This rule applies to any source operation that emits or may emit air contaminants or other materials. In the event that the project or construction of the project creates a public nuisance, it could be in violation and be subject to District enforcement action.
3. Rule 4550 (Conservation Management Practices) – The purpose of this rule is to limit fugitive dust emissions from agricultural operation sites. These sites include areas of crop production, animal feeding operations and unpaved roads/equipment areas.
4. Rule 4570 (Confined Animal Facilities) – District Rule 4570 was adopted by the District's Governing Board on June 15, 2006. Dairies with greater than or equal to 500 milk cows are subject to the requirements of District Rule 4570. Therefore, a Rule 4570 application shall also be submitted to the District.