



County of Fresno

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

December 27, 2018

Gar Tootelian Inc.
8246 S. Crawford Avenue
Reedley CA 93654

Subject: Resolution No. 12747 - Initial Study Application No. 7493 and Classified
Conditional Use Permit Application No. 3620

Dear Applicant:

On November 8, 2018, the Fresno County Planning Commission approved your Classified Conditional Use Permit 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 Classified Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at eahmad@fresnocountyca.gov or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

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Inter Office Memo

DATE: November 8, 2018
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12747 - INITIAL STUDY APPLICATION NO. 7493 and
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3620

APPLICANT/
OWNER: Gar Tootelian Inc.

REQUEST: Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Avenue, Reedley, CA) (SUP. DIST. 4) (APNs 373-100-01, 58, 59, 60).

PLANNING COMMISSION ACTION:

At its hearing of November 8, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Lawson and seconded by Commissioner Hill to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings of Fact for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit No. 3620, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Initial Study Application No. 7493
Classified Conditional Use Permit Application No. 3620

- Staff: The Fresno County Planning Commission considered the Staff Report dated November 8, 2018, 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:
- There are two single-family residences on the property; both are owned by the Applicant.
- Others: No other individuals presented information in support of or in opposition to the application.
- 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 Application No. 7493/Classified Conditional Use Permit Application No. 3620
(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 so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
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	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Commission.				
2.	All Conditions of Conditional Use Permit No. 1486/Variance No. 2329 and Conditional Use Permit No. 3226 shall remain in full force and effect except where superseded by this application.				
3.	Prior to occupancy, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.				
4.	The Applicant shall obtain a drinking water permit from the State Water Resources Control Board, Division of Drinking Water, prior to receiving occupancy for the use.				
5.	Parking and circulation areas not concrete or asphalt concrete paved shall be treated with dust palliative.				

6. Prior to occupancy granted for the improvements proposed by this application, six-foot-tall cyclone fencing shall be installed on the south side of the Alta Irrigation's District's California Vineyard Ditch right-of-way.

*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.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Construction plans, building permits and inspections will be required for all proposed structures/improvements on the property. A demolition permit is required for a swimming pool, which has been removed, and all septic locations shall meet Fresno County Local Area Management Plan (LAMP) standards. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.
4.	The facility shall enroll in the Storm Water General Permit or, if applicable, submit a No Discharge Technical Report with a Notice of Non-Applicability to the Central Valley Regional Water Quality Control Board.
5.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> • Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map: 1) There is a 100 percent or more increase in the quantities of a previously-disclosed material; and 2) The facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts and there is a change in Site Map. The business shall certify that a review of the business plan has been conducted at least once a year, and that any necessary changes were made and that the changes were submitted to the local agency. • All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CR), Title 22, Division 4.5. • If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit from the Health Department shall be required. • A spill prevention control and countermeasure plan (SPCC) is required for above-ground petroleum storage tanks with greater than or equal to 1320 gallons of storage capacity. • Local Fire Authority shall be contacted regarding construction and installation requirements for above-ground storage tanks. • In an effort to protect groundwater, all water wells and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor. • Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil. Should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. • The subject parcel can accommodate the sewage disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. The on-site sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

Project Notes

6.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none">• An Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties.• A grading permit shall be required for any grading proposed with this application.• Any additional run-off generated by the proposed development shall be retained or disposed of per County Standards.• An encroachment permit shall be required from the Road Maintenance and Operations Division prior to any work done within the County right-of-way.
7.	<p>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 subject application, plans must be submitted to the County of Fresno Public Works and Planning Department for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. Further, the property shall annex to Community Facilities District (CFD) No. 2010-01 of FCFPD.</p>
8.	<p>The Applicant shall submit an Authority to Construct (ATC) application with the San Joaquin Valley Air Pollution Control District (Air District) for the existing dry and liquid fertilizer blending operations.</p>