



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 February 16, 2017

SUBJECT: Initial Study Application No. 7151, General Plan Amendment Application No. 548 and Amendment Application (Rezoning) No. 3818

Amend the County General Plan by re-designating a 0.45-acre (19,698 square feet) portion of a 38.44-acre parcel from Agriculture to Limited Industrial and rezone the site from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District, to allow the expansion of an existing barrel cooperage operation.

LOCATION: The subject property is located approximately 1,750 feet south of E. Central Avenue between S. Sunnyside and S. Fowler Avenues and 2.1 miles north of the City of Fowler (4333 S. Fowler Avenue) (SUP. DIST. 4) (APN 331-050-58).

**OWNER/
APPLICANT:** Gabrielson Ranch

STAFF CONTACT: Ejaz Ahmad, Planner
Initial Study/Amendment Application (Rezoning) Information
(559) 600-4204

John Adams,
General Plan Amendment Application Information
(559) 600-4239

Chris Motta, Principal Planner
(559) 600-4227

RECOMMENDATION:

- Recommend that the Board of Supervisors adopt the Negative Declaration prepared for Initial Study (IS) Application No. 7151; and
- Recommend that the Board of Supervisors approve General Plan Amendment (GPA) No. 548 amending the County General Plan by re-designating a 0.45-acre (19,698 square foot) portion of a 38.44-acre parcel from Agriculture to Limited Industrial as the first General Plan Amendment cycle in 2017; and
- Recommend that the Board of Supervisors approve Amendment Application No. 3818 to rezone a 0.45-acre (19,698 square foot) portion of an existing 38.44-acre parcel from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District limited to barrel cooperage operations; and
- Direct the Secretary to prepare a Resolution forwarding GPA No. 548 and AA No. 3818 to the Board of Supervisors with a recommendation for approval stating that the proposed changes to the County General Plan and rezoning request are consistent with the Fresno County General Plan.

EXHIBITS:

1. Location Map
2. Existing Land Use Map
3. Existing Zoning Map
4. Site Plan
5. Uses Allowed Under the Current Zoning
6. Use Allowed Under the Proposed Zoning
7. Summary of Initial Study Application No. 7151
8. 2002 Board Action for General Plan Amendment No. 487 and Amendment Application No. 3710
9. Draft Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	Limited Industrial
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	M-1(c) (Light Manufacturing, Conditional)

Criteria	Existing	Proposed
Parcel Size	38.44 acres	No change
Project Site	Metal storage building	Amend the County General Plan by re-designating a 0.45-acre (19,698 square feet) portion of a 38.44-acre parcel from Agriculture to Limited Industrial and rezone the site from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow the expansion of an existing barrel coopeage operation.
Structural Improvements	Metal storage building	None
Nearest Residence	1,354 feet east of the proposal	No Change
Surrounding Development	Industrial uses, single-family residences	No change
Operational Features	Metal storage building	See "Project Site" above
Employees	N/A	N/A. No development proposed by this application
Customers/Supplier	N/A	N/A
Traffic Trips	None	N/A. No development proposed by this application
Lighting	None	N/A. No development proposed by this application
Hours of Operation	N/A	N/A

Setback, Separation and Parking

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-20 Zone District: Front: 35 feet Sides: 20 feet Rear: 20 feet	M-1 (c) Zone District: Front: None Sides: None Rear: None	N/A. No development proposed by this application
Parking	No requirement	None required for this application	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Lot Coverage	No requirement	No requirement	N/A
Separation between Buildings	Six-foot minimum	No requirement	N/A
Wall Requirements	No requirement	None (proposal is not adjacent to residentially-zoned property)	N/A
Septic Replacement Area	100 percent for the existing system	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Circulation and Traffic

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Fowler Avenue; Fair condition	No change
Direct Access to Public Road	No	N/A	N/A
Road ADT		1,100	No change
Road Classification		Local	No change
Road Width		60 feet	No change
Road Surface		Asphalt paved; pavement width 24.7 feet	No change
Traffic Trips		None	N/A. No development proposed by this application
TIS Prepared	No	Metal storage building	Not TIS required by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		Fair condition	No change

Surrounding Properties

	Size:	Use:	Zoning:	Nearest Residence:
North	2 acres 3.81 acres	Industrial development	M-1 & M-1 (c)	None
South	97.76 acres	Orchard	AE-40	None
East	57.45 acres	Single-family Residence, orchard, vineyard	AE-20	1,354 feet
West	36.77 acres	Single-family Residence, orchard	AE-20	2,036 feet

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

ENVIRONMENTAL ANALYSIS

Initial Study No. 7151 was prepared for the project 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 Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 7.

Notice of Intent of Negative Declaration publication date: January 13, 2017.

PUBLIC NOTICE:

Notices were sent to 16 property owners within 1,320 feet of the subject property, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

Should the Planning Commission recommend approval, a subsequent hearing date before the Board of Supervisors (BOS) will be scheduled as close to the Commission's action as practical to make the final decision on the General Plan Amendment and rezoning request. Information for that hearing will be provided under separate notice. Staff is currently targeting a Board of Supervisors hearing date in April 2017. Once scheduled, a separate notice of that hearing will be provided to the Applicant, surrounding property owners and other interested parties.

PROCEDURAL CONSIDERATIONS:

A General Plan Amendment and rezoning (Amendment) are legislative acts requiring final action by the Board of Supervisors. A decision by the Planning Commission in support of General Plan Amendment and rezoning request is an advisory action requiring an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission decision to deny a General Plan and rezoning, however, is final unless appealed to the Board of Supervisors.

BACKGROUND INFORMATION:

The subject property is currently zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel

size). The zoning was enacted on August 31, 1976 by the County Board of Supervisors (Amendment Application No. 2870).

There is a history of General Plan Amendments and rezoning activity on parcels in the immediate vicinity of the subject proposal. This includes two adjacent parcels to the north zoned Industrial to allow for a barrel cooperage operation and a 6.54-acre parcel farther to the north rezoned from an AE-20 Zone District to an M-1 Zone District on July 6, 2000 with the approval of AA No. 3696.

In February 26, 2002, General Plan Amendment (GPA) No. 487 and Amendment Application (AA) No. 3710 (rezoning) were approved to amend the land use designation of the General Plan for a 2.92-acre portion of the subject property (total 41.37 acres at the time) from Agriculture to Limited Industrial and change the zoning from AE-20 to an M-1(c) (Light Industrial, Conditional) to allow for a barrel cooperage operation (Exhibit 8).

Under the subject proposal, the Applicant is proposing to amend the County General Plan by re-designating a 0.45-acre (19,698 square feet) portion of the subject a 38.44-acre parcel from Agriculture to Limited Industrial and rezone from the AE-20 Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District, to allow the expansion of the barrel cooperage operation onto the adjacent parcels.

The subject proposal is similar to GPA No. 487 and AA No. 3710 in that the rezone will also be restricted to a barrel cooperage operation and upon approval, the parcel will be merged with the adjacent industrially-zoned parcel restricted to a barrel cooperage operation through a property line adjustment. No development is proposed by this application and any subsequent development on the property will be subject to mandatory Site Plan Review to ensure compliance with the development standards of the new zone district.

ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY:

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-F.29, criteria a, b, c, d: County may approve rezoning requests for new industrial development, provided that the project’s operational measures protect public health, safety, and welfare; project provides adequate off-street parking; project maintains non-objectionable use areas adjacent to abutting properties; and project limits the industry’s size, time of operation, or length of permit.</p>	<p>The subject proposal will not result in new industrial development. The subject site (0.45-acre portion of a 38.44-acre parcel) is developed with a metal storage building and paved surfaces. The conditional rezoning will allow a barrel cooperage operation on the site which will be merged with the adjacent industrially-zoned parcel also limited to barrel cooperage operation. The merger will occur through a subsequent property line adjustment. The proposal is consistent with Policy LU-F.29.</p>
<p>General Plan Policy LU-F.30: County shall generally require community sewer and water services for industrial development.</p>	<p>The proposed parcel will merge with the adjacent industrially-zoned parcel and utilize sewer and water services currently available to that parcel for an existing industrial use (barrel cooperage). No concerns relating to sewer and water services were expressed by the Fresno County Department of Public Health, Environmental Health Division.</p>

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A grading permit or voucher shall be required for grading proposed with this application. Any additional runoff generated by the site development cannot be drained across property lines and must be retained or disposed of per County Standards. A 10-foot by 10-foot corner cutoff shall be improved for sight distance purposes at the existing driveway onto Fowler Avenue, if not already present.

Fresno County Fire Protection District: Any future development on the property shall adhere to the current Fire Code and Building Code and the property shall be annexed to Community Facilities District No. 2010-01.

Fresno Irrigation District (FID): FID's active Briggs – Central Avenue Br. No. 10 Pipeline runs westerly and crosses the intersection of Central and Fowler Avenues approximately 1,700 feet north of the subject property, and FID's active Briggs No. 7 Canal runs southerly approximately 1,550 feet east of the subject property and crosses Fowler Avenue approximately 2,500 feet south of the subject property. All plans for any street or utility improvements along Central Avenue, Fowler Avenue, or in the vicinity of the pipeline or the canal shall require FID's review and approval.

Fresno County Department of Public Health, Environmental Health Division: 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: a) there is a 100 percent or more increase in the quantities of a previously-disclosed material; or b) the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. Furthermore, the business shall certify that a review of the business plan has been conducted annually 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 (CCR), Title 22, Division 4.5.

The aforementioned requirements have been included as Project Notes.

San Joaquin Valley Air Pollution Control District; Zoning, Water/Geology/Natural Resources, and Building and Safety Sections, and Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning; California Department of Fish and Wildlife; Fresno Metropolitan Flood Control District; Fresno County Department of Agriculture (Ag Commissioner's Office); Fresno County Fire Protection District; Table Mountain Rancheria: No concerns.

Analysis:

One fundamental issue regarding any rezone request is whether the proposed zone change is consistent with the General Plan. The subject 38.44-acre property is currently designated Agriculture in the County General Plan and zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) in the County Zoning Ordinance.

Agriculture designations are essentially to promote long-term conservation of productive agricultural lands and to accommodate agricultural-supported services and agriculturally-related activities that support the viability of agriculture. Likewise, an AE Zone District is intended to be an exclusive district for agriculture and for those uses which are necessary and an integral part of the agricultural operation.

The current request is to change the land use designation on the project site from Agriculture to Limited Industrial. The General Plan lists the M-1 Zone District as being compatible with the proposed Limited Industrial land use designation. The existing land use designation of Agriculture is compatible with the AE (Exclusive Agricultural) Zone District, but is not compatible with the M-1 (Light Manufacturing) Zone District.

The project area encompasses an approximate 0.45-acre portion of a 38.44-acre parcel and is currently developed with a metal storage building related to an industrial use. However, the remainder 38 acres of the property is in farming operation. The industrial use, as it exists today, is not compatible with the Agricultural land use designation and AE-20 zoning on the parcel. The subject proposal would amend the County General Plan by re-designating the 0.45-acre site from Agriculture to Limited Industrial and rezoning from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow the expansion of an existing barrel cooperage operation.

Staff notes that with the approval of this proposal, the resulting Limited Industrial designation and M-1(c) zoning on the 0.45-acre site will match with the existing land use designation and zoning on the adjacent northerly parcel. Further, the proposed conditional zoning will limit the use of the site to a barrel cooperage operation and the site will be merged with the adjacent parcel also limited to a barrel cooperage operation. The merger will occur through a subsequent property line adjustment.

Staff also notes that the entire 38.44-acre property is restricted by Williamson Act Land Conservation Contract No. 7089. A petition to remove the 0.45-acre area from the Contract was filed by the Applicant in order to create a separate 0.45-acre parcel for industrial uses, while the remaining approximately 38 acres will continue to be farmed. The Agricultural Land Conservation Committee (ALCC) heard the proposal on December 7, 2016 and recommended that the County Board of Supervisors approve the cancellation petition. The BOS will take final action on the cancellation petition following the consideration of the subject applications when scheduled before the BOS.

An Initial Study (IS) prepared for this proposal has identified potential impacts related to aesthetics, agriculture and forestry resources, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, transportation/traffic, and utilities and service systems as less than significant. As such, no mitigation measures are required for this proposal. Identified mandatory project requirements (Project Notes), as discussed in this staff report, would more appropriately apply to any future development on the property, subject to mandatory Site Plan Review as specified in Section 874 of the County Zoning Ordinance.

Given the above discussion, staff believes the proposal is consistent with the County General Plan.

The following mandatory requirements (Project Notes) have been provided to the Applicant and will apply to subsequent site development in the M-1(c) Zone District:

- An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
- A grading permit or voucher will be required for grading proposed with this application.
- Any additional runoff generated by the site development cannot be drained across property lines and must be retained or disposed of per County Standards.
- If not already present, a 10-foot by 10-foot corner cutoff shall be improved for sight distance purposes at the existing driveway onto Fowler Avenue.
- Any future development on the property will be subject to the requirements of the current Fire Code and Building Code and the property shall annex with Community Facilities District No. 2010-01.
- Fresno Irrigation District's Central Avenue Br. No. 10 Pipeline runs westerly and crosses the intersection of Central and Fowler Avenues approximately 1,700 feet north of the subject property, and FID's active Briggs No. 7 Canal runs southerly approximately 1,550 feet east of the subject property and crosses Fowler Avenue approximately 2,500 feet south of the subject property. All plans for any street or utility improvements along Central Avenue, Fowler Avenue, or in the vicinity of the pipeline or the canal will require FID's review and approval.
- Per the Fresno County Department of Public Health, Environmental Health Division, 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: a) there is a 100 percent or more increase in the quantities of a previously-disclosed material; or b) the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. Furthermore, the business shall certify that a review of the business plan has been conducted annually and that any necessary changes were made and that the changes were submitted to the local agency and all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.

RECOMMENDED CONDITIONS OF APPROVAL:

None – Staff notes the rezoning to Light Manufacturing will be limited to only barrel cooperage operations as is consistent with existing zoning in the vicinity.

PUBLIC COMMENT:

None

CONCLUSION:

Staff believes that amendment to the County General Plan from Agriculture to Limited Industrial and the proposed rezone from the AE-20 (Exclusive Agricultural) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District is consistent with the Fresno County General Plan and recommends approval of General Plan Amendment No. 548 and Amendment Application No. 3818, subject to the Project Notes in the Staff Report.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend that the Board of Supervisors adopt the Negative Declaration prepared for Initial Study (IS) Application No. 7151; and
- Recommend that the Board of Supervisors approve General Plan Amendment (GPA) No. 548 amending the County General Plan by re-designating a 0.45-acre (19,698 square foot) portion of a 38.44-acre parcel from Agriculture to Limited Industrial as the first General Plan Amendment cycle in 2017; and
- Recommend that the Board of Supervisors approve Amendment Application No. 3818 to rezone a 0.45-acre (19,698 square foot) portion of an existing 38.44-acre parcel from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District limited to barrel cooperage operations; and
- Direct the Secretary to prepare a Resolution forwarding GPA No. 548 and AA No. 3818 to the Board of Supervisors with a recommendation for approval stating that the proposed changes to the County General Plan and rezoning request are consistent with the Fresno County General Plan.

Alternative Motion (Denial Action)

- Determine that the proposed request to amend the Fresno County General Plan from Agriculture to Limited Industrial and rezone a 0.45-acre (19,698 square feet) portion of a 38.44-acre parcel from and rezone the subject portion from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District limited to permit a barrel cooperage operation is inconsistent with the General Plan and deny GPA No 548 and AA No. 3818 (state basis for denial); and
- Direct the Secretary to prepare a resolution documenting the Commission's action.

EA:ksn:cwm

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3818 - See GPA 548\SR\AA3818 GPA 548 SR.docx



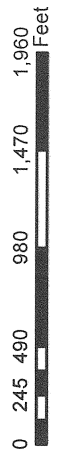
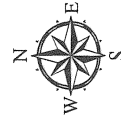
EXHIBIT 2

EXISTING LAND USE MAP

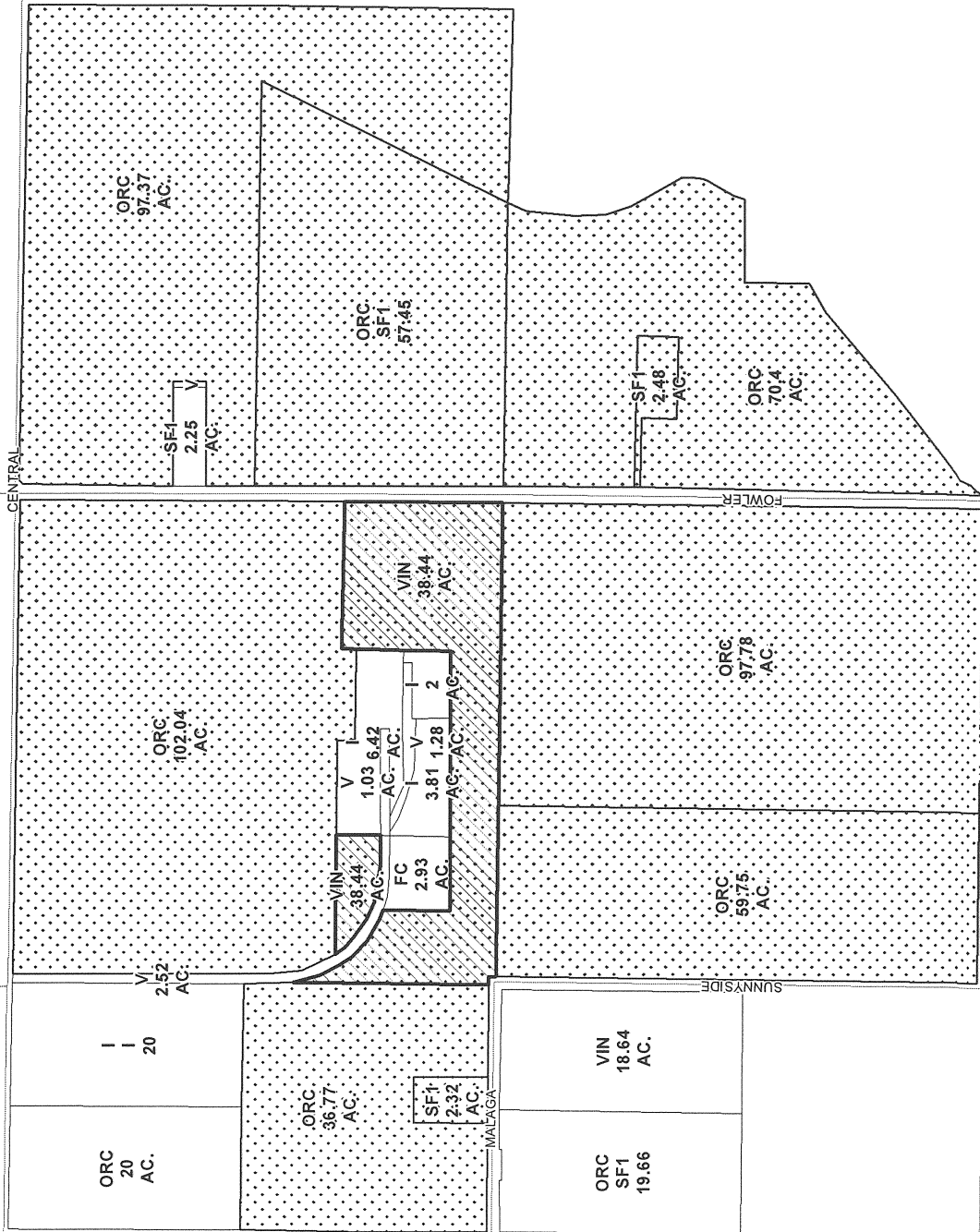
AA 3818

- LEGEND**
- FC - FIELD CROP
 - I - INDUSTRIAL
 - ORC - ORCHARD
 - SF# - SINGLE FAMILY RESIDENCE
 - V - VACANT
 - VIN - VINEYARD

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



Department of Public Works and Planning
Development Services Division

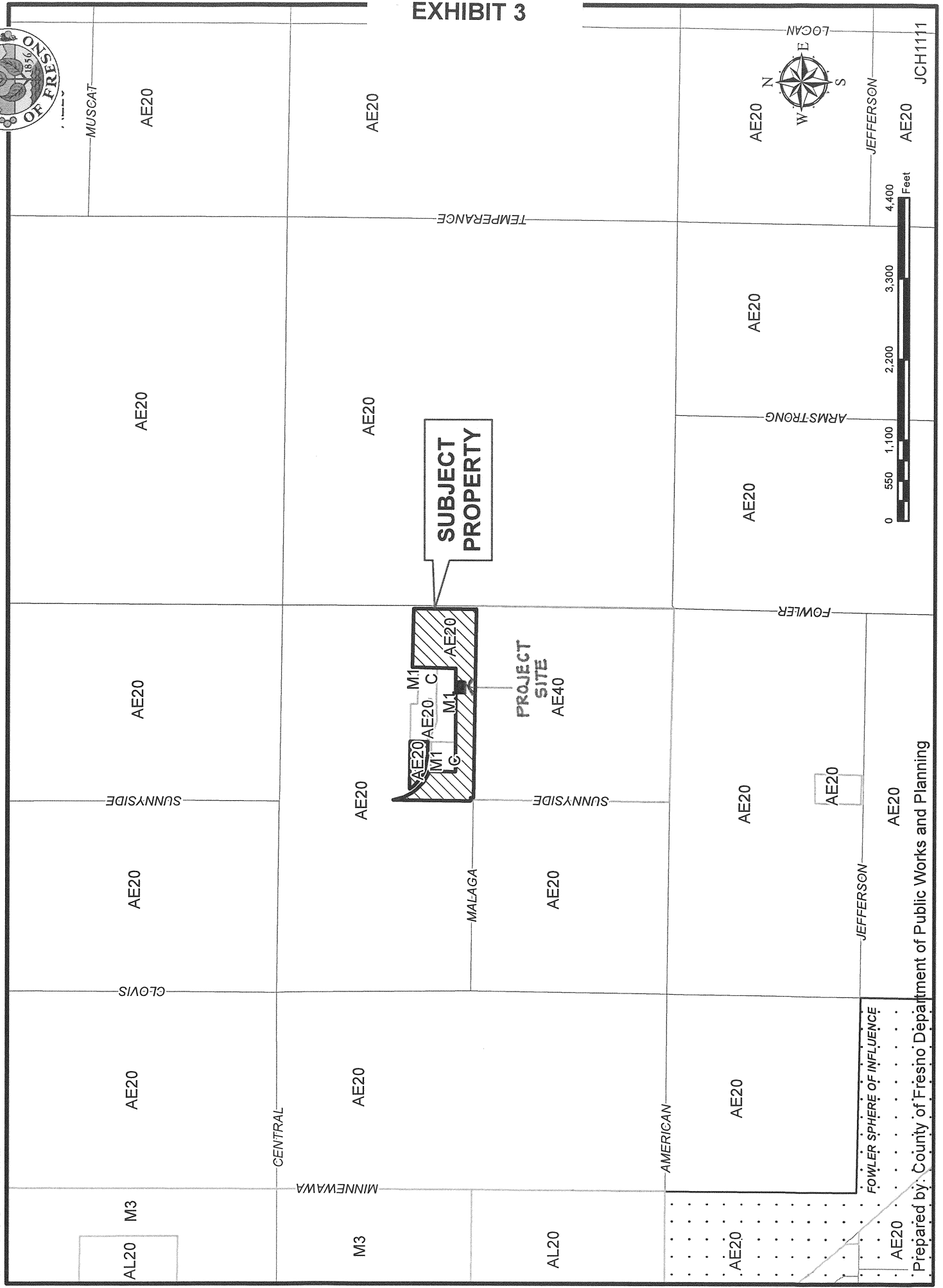


Map Prepared by: JHernandez
J:GISJCH\Landuse\

EXISTING ZONING MAP



EXHIBIT 3



FOWLER SPHERE OF INFLUENCE

AE20

RE-ZONE SITE PLAN

FROM AE-20 TO M-1

EXHIBIT 4

DALE G. MELL & ASSOCIATES



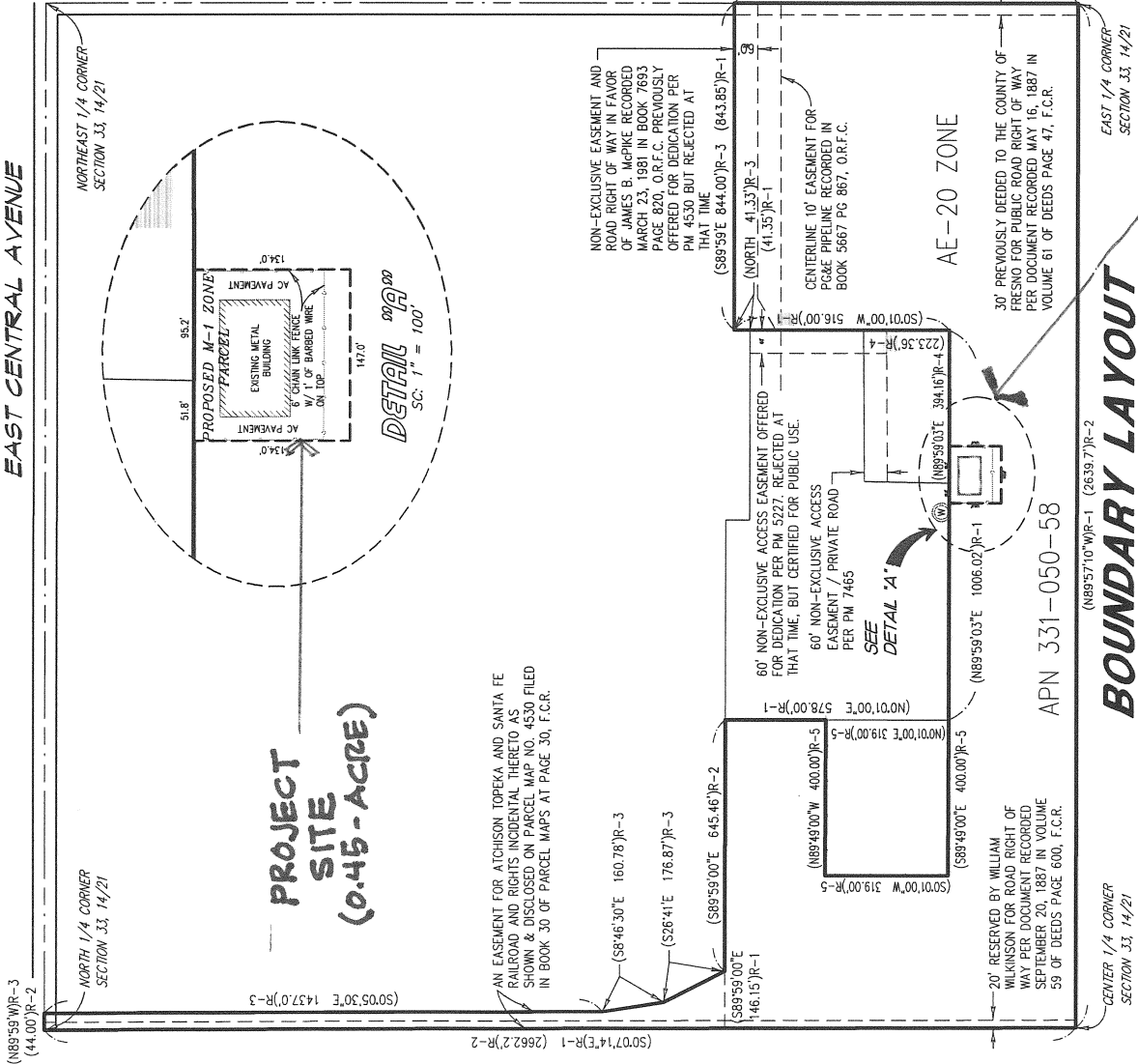
PREPARED BY:

ENGINEERING & SURVEY
2090 NORTH WINERY AVENUE, FRESNO
(559) 292-4046 • FAX 25

JOB # 12-055
DRAWN BY: dgm
CHECKED BY: DGM
DATE: 12/23/2016
FIELD BOOK: 12-055E002
DATE OF SURVEY:
REV. 05/18/16 • TJ

SHEET 1 OF 1

EAST CENTRAL AVENUE



PROJECT SITE (0.45-ACRE)

EXHIBIT 5

SECTION 816

"AE" EXCLUSIVE AGRICULTURAL DISTRICT

The "AE" District is intended to be an exclusive district for agriculture and for those uses which are necessary and an integral part of the agricultural operation. This district is intended to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses which by their nature would be injurious to the physical and economic well-being of the agricultural district.

The "AE" District shall be accompanied by an acreage designation which establishes the minimum size lot that may be created within the District. Acreage designations of 640, 320, 160, 80, 40, 20, 5 are provided for this purpose. Parcel size regulation is deemed necessary to carry out the intent of this District.

(Amended by Ord. 490.38 adopted 11-21-67)

SECTION 816.1 - USES PERMITTED

The following uses shall be permitted in the "AE" Districts, except as otherwise provided in Subsection K of Section 816.2 for Interstate Interchange Impact Areas. All uses shall be subject to the Property Development Standards in Section 816.5.

(Amended by Ord. 490.95 adopted 11-27-73; Ord. 490.174 re-adopted 5-8-79)

- A. The maintaining, breeding, and raising of livestock of all kinds, except as provided in Sections 816.2 and 816.3.
(Amended by Ord. 490.117 adopted 10-5-76; Ord. T-038-306 adopted 5-22-90)
- B. The maintaining, breeding, and raising of poultry of all kinds, subject to the provisions of Section 868.
(Added by Ord. T-038-306 adopted 5-22-90)
- C. The raising of tree, vine, field, forage, and other plant life crops of all kinds.
(Amended by Ord. T-077-352, adopted 3-2-04)
- D. One family dwellings and accessory buildings and farm buildings of all kinds, when located upon farms and occupied or used by the owner, farm tenant or other persons employed thereon or the non-paying guests thereof; provided, however, that a residence once constructed and used for one of the foregoing uses, and no longer required for such use shall acquire a nonconforming status and may be rented for residential purposes without restriction.
- E. Home Occupations, Class I, subject to the provisions of Section 855-N.
(Amended by Ord. T-288 adopted 2-25-86)
- F. The harvesting, curing, processing, packaging, packing, shipping, and selling of agricultural products produced upon the premises, subject to the provisions of 855-N.32.
(Amended by Ord. T-077-352, adopted 3-2-04)
- G. When carried on as a clearly secondary occupation in conjunction with a bona fide agricultural operation, where no more than ten (10) percent of the total land is used and where no more than three (3) persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises, any of the following uses:

1. The manufacturing, maintenance, repair, servicing, storage, sale or rental of agricultural machinery, implements and equipment of all kinds.
 2. The manufacture, storage or sale of farm supplies of all kinds, including but not limited to fertilizers, agricultural minerals and insecticides.
 3. The transportation of agricultural products, supplies or equipment together with the maintenance, storage, repair and servicing of the necessary trucks and equipment therefor.
 4. Horticultural and landscaping services, when operated in conjunction with horticultural nurseries.
(Added by Ord. 490.65 adopted 8-4-70)
- H. The maintenance of temporary and permanent farm labor camps when carried on as a secondary function in conjunction with a bona fide agricultural operation. The density standards of Section 816.5-C shall not apply.
(Amended by Ord. 490.31 adopted 10-11-66)
- I. The use, storage, repair and maintenance of tractors, scrapers, and land leveling and development equipment when operated in conjunction with, or as part of, a bona fide agricultural operation.
(Amended by Ord. 490.117 adopted 10-5-76)
- J. Apiaries and honey extraction plants subject to the provisions of Section 855-N.
- K. Signs, subject to the provisions of Section 816.5-K.
- L. Temporary or permanent telephone booths.
- M. Storage of petroleum products for use by the occupants of the premises but not for resale or distribution.
- N. Trailer house occupancy consisting of one or more trailers, subject to the provisions of Section 856 and 816.1-C.
(Amended by Ord. 490.18 adopted 12-29-64; Ord. 490.81 adopted 10-24-72)
- O. Breeding and personal kennels.
(Added by Ord. 490.36 adopted 7-25-67)
- P. Historic and monument sites.
(Added by Ord. 490.117 adopted 10-5-76)
- Q. Water-well drilling or pump installation service.
(Added by Ord. 490.117 adopted 10-5-76; amended by Ord. 490.157 adopted 9-19-78)
- R. Welding and blacksmith shops and farm equipment and machinery sales, rental storage, and maintenance facilities when in conjunction with welding and blacksmith shops.
(Added by Ord. 490.117 adopted 10-5-76)

- S. Value-added agricultural uses and facilities subject to the provisions of Section 855-N.32 and Section 874.
(Added by Ord. T-077-352, adopted 3-2-04)
- T. Agricultural tourism uses subject to the provisions of Section 855-N.
(Added by Ord. T-078-353, adopted 12-7-04)

EXHIBIT 6

Use Allowed Under the Proposed Zoning M-1 (c) (Limited Industrial, Conditional) Zoning

- The Use permitted “by right” shall be limited to a barrel cooperage operation



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Gabrielson Ranch
- APPLICATION NOS.:** Initial Study Application No. 7151, General Plan Amendment Application No. 548 and Amendment Application No. 3818
- DESCRIPTION:** Amend the County General Plan by re-designating a 0.45-acre (19,698 square feet) portion of a 38.44-acre parcel from Agriculture to Limited Industrial and rezone the site from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow the expansion of an existing barrel cooperage operation.
- LOCATION:** The subject property is located approximately 1,750 south of E. Central Avenue between S. Sunnyside and S. Fowler Avenues and 2.1 miles north of the City of Fowler (4333 S. Fowler Avenue, Fresno) (SUP. DIST. 4) (APN 331-050-58).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The subject property is located along Fowler Avenue, which is not a State Scenic Highway. No scenic vistas or scenic resources, including trees, rock outcroppings, and historic buildings were identified on or near the property. The project will have no impact on scenic resources.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal would change land use designation of a 0.45-acre portion of a 38.44-acre parcel from Agriculture to Limited Industrial and Zoning from the AE-20 Zone District to an M-1(c) Zone District.

The 0.45-acre portion of the property is developed with a metal storage building and paved surfaces, while the remainder of the property (approximately 38 acres) is planted as a vineyard. The adjacent lands are improved with industrial uses or are planted as vineyards and orchards with sparsely located single-family homes.

The subject parcel for rezone is small in size and will be restricted to a barrel cooperage operation. Further, upon approval, the parcel will be merged with the adjacent industrially-zoned parcel through a property line adjustment which is also restricted to a barrel cooperage operation. No development is proposed by this application. However, any additional development that may occur on the property will be subject to mandatory Site Plan Review.

Given these considerations, no impacts on the existing visual character of the site and its surroundings are expected from this proposal.

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

FINDING: NO IMPACT:

The subject application involves no development and therefore no lighting impact will result from this proposal.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not impact forest land or timberland. A 0.45-acre portion of the subject property is designated Urban and Built-Up Land in the 2010 Fresno County Important Farmland Map and Agriculture in the County General Plan. The remainder of the property (approximately 38 acres) is designated Prime Farmland in the 2010 Fresno County Important Farmland Map, and Agriculture in the County General Plan. The

entire 38.44-acre property is restricted by Williamson Act Land Conservation Contract No. 7089. A petition to remove the 0.45-acre area from the Williamson Act program was filed by the Applicant in order to create a separate parcel for industrial uses, while the remaining approximately 38 acres will continue to be farmed. The Agricultural Land Conservation Committee (ALCC) heard the proposal on December 7, 2016 and recommended that the County Board of Supervisors approve the cancellation petition. The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District reviewed the proposal and expressed no concerns related to Air Quality.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

No such impacts were identified by the San Joaquin Valley Air Pollution Control District.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or

- D. Would the project 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 0.45-acre portion of the property is currently improved with a metal storage building and paved surfaces, while the remainder 38 acres has been commercially planted for the past 25 years as a vineyard.

The proposal was routed to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for review and comments. No concerns were expressed by either agency. Therefore, no impacts were identified in regard to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4) the movement of any native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites.

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

FINDING: NO IMPACT:

The subject proposal involves no development. As such, it will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The project site is not located within any area designated to be highly or moderately sensitive for archeological resources. No impact on historical, archeological, or paleontological resources would result from this proposal.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

The project is not located within a fault zone or an area of known landslides.

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not result in substantial erosion or loss of topsoil. Any site grading and drainage resulting from this proposal will require adherence to the Grading and Drainage Sections of the County Ordinance Code.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: NO IMPACT:

No impacts related to off-site landslides, lateral spreading, subsidence, liquefaction, or collapses were identified in the project analysis.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

No soils-related impacts were identified in the project analysis.

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

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to wastewater disposal.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District reviewed the proposal and expressed no concerns related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires that: 1) 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: a) there is a 100 percent or more increase in the quantities of a previously disclosed material; or b) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts. Furthermore: 1) the business shall certify that a review of the business plan has been conducted annually and that any necessary changes were made and that the changes were submitted to the local agency; and 2) all hazardous waste shall be handled in

accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes.

Staff notes that there are no schools within one quarter-mile of the project site.

D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project site is not a hazardous materials site.

E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or in the vicinity of a private airstrip.

G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project will not impair implementation or physically interfere with an adopted emergency response plan.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site is not within a wildland area.

IX. HYDROLOGY AND WATER QUALITY

A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: NO IMPACT:

The subject proposal involves no development. No concerns related to waste discharge requirements or impact on groundwater quality were expressed by the Fresno County

Department of Public Health, Environmental Health Division or Regional Water Quality Control Board.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

The subject proposal is not located in a water-short area. The Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no water-related concerns with the project.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No stream or river runs through the project site. The Fresno Irrigation District's (FID) active Briggs – Central Avenue Br. No. 10 Pipeline runs westerly and crosses the intersection of Central and Fowler Avenues approximately 1,700 feet north of the subject property. Likewise, FID's active Briggs No. 7 Canal runs southerly approximately 1,550 feet east of the subject property and crosses Fowler Avenue approximately 2,500 feet south of the subject property. According to FID, all plans for any street or utility improvements along Central Avenue, Fowler Avenue, or in the vicinity of the pipeline or the canal shall require FID's review and approval. This has been included as a Project Note.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Development Engineering Section of the Fresno County Department of Public Works and Planning reviewed the proposal and requires that any additional runoff generated by the proposed development shall be retained on site per County Standards; an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposal will be handled without adversely impacting adjacent properties; and a Grading Permit or Voucher shall be required for any grading proposed with this application. These requirements will be included as Project Notes.

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

See discussion in IX. A. above.

G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this application.

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2145H, the project site is not subject to flooding from the one-percent-chance storm.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject site is not prone to a seiche, tsunami or mudflow, nor is the project exposed to potential levee or dam failure.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide a community. The subject project site is approximately 2.1 miles north of the City of Fowler.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT NO IMPACT:

The subject proposal will amend the County General Plan by re-designating a 0.45-acre portion of a 38.44-acre parcel from Agriculture to Limited Industrial and rezone the said site from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District. The proposal will not conflict with policy or regulation of an agency and conforms to the following General Plan Policies:

Policy LU-F.29, criteria a. b. c .d. of the General Plan requires that new industrial developments shall protect public health and safety, provide adequate on-site parking, be isolated from the adjacent properties, and meet the size and operational limitations.

The subject proposal will not result in new industrial development on the property. The proposal involves conditional rezoning of the subject 0.45-acre site to allow for a barrel cooperage operation on the property. The site is developed with a metal storage building and paved surfaces and will be merged with the adjacent industrially-zoned parcel also developed with a use involving barrel cooperage.

Policy LU-F.30 of the General Plan requires that the County shall generally require community sewer and water services for industrial development. The proposed parcel will be merged with an adjacent parcel and utilize sewer and water services currently available to that parcel for an existing industrial use (barrel cooperage). No concerns relating to sewer and water services were expressed by the Fresno County Department of Public Health, Environmental Health Division.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The project site is not located in a mineral resources area identified in Policy OS-C.2 of the General Plan.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

See discussion in Section VIII. E. F.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

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

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
 - 1. Fire protection?

FINDING: NO IMPACT:

The Fresno County Fire Protection District (Cal Fire) reviewed the proposal and expressed no concerns with the project.

- 2. Police protection; or
- 3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The proposal will not impact police protection, schools, parks or other public facilities.

XV. RECREATION

A. Would the project increase the use of existing neighborhood and regional parks; or

B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

No such impacts were identified in the project analysis.

XVI. TRANSPORTATION/TRAFFIC

A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: NO IMPACT:

The project site fronts Fowler Avenue which is a public road maintained by the County.

The proposal involves conditional rezoning of the subject 0.45-acre site from the AE-20 Zone District to an M-1(c) Zone District to allow the expansion of an existing barrel coopeage operation. The site is currently developed and will be subject to mandatory Site Plan Review if additional development occurs in the future. The Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to traffic.

C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project will not result in a change in air traffic patterns.

D. Would the project substantially increase traffic hazards due to design features; or

E. Would the project result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No concerns related to traffic hazards due to design features or inadequate emergency access were expressed by the Development Engineering Section or the Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning except that: 1) any work done within the right-of-way to construct a new driveway or improve an existing driveway shall require an Encroachment Permit from the RMO Division; and 2) if not already present, a 10' x 10' corner cut-off shall be improved for sight distance purposes at the existing driveway onto Fowler Avenue. These requirements have been included as Project Notes.

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project will not be in conflict with any adopted transportation plans.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: NO IMPACT:

See discussion in Section VI. E. Geology and Soils.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX.E Hydrology and Water Quality.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: NO IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: NO IMPACT:

See discussion in Section VI. E. Geology and Soils.

- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

No such impacts were identified in the project analysis.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to 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, 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 prehistory or history?

FINDING: NO IMPACT:

The project will have no impact on sensitive biological or cultural resources.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance. No cumulatively considerable impacts were identified in the analysis.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon Initial Study (IS) Application No. 7151 prepared for Amendment Application No. 3818, 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 air quality, cultural resources,

greenhouse gas emissions, mineral resources, noise, population and housing, public services, or recreation.

Potential impacts related to aesthetics, agriculture and forestry resources, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, transportation/traffic, and utilities and service systems have been determined to be less than significant.

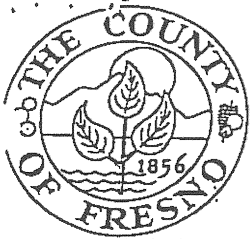
A Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Streets, Fresno, California.

EA:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3818 - See GPA 548\IS-CEQA\AA3818 IS wu.docx

Agenda Item

Step 53



DATE: February 26, 2002

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 11651 - INITIAL STUDY APPLICATION NO. 4734, GENERAL PLAN AMENDMENT NO. 487, AMENDMENT APPLICATION NO. 3710

APPLICANT: Barrels Unlimited

- REQUEST:
1. Request to amend the Agriculture and Land Use Element of the General Plan by re-designating a 2.92-acre parcel of land from Agriculture to Limited Industrial and;
 2. Rezone said parcel from the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) District to the M-1(c) (Light Manufacturing, 9,000 square foot minimum parcel size, Conditional) District limited to a barrel cooperage operation (SUP. DIST. 4) (APN: 331-050-56).

LOCATION: The subject property is located on the west side of S. Fowler Avenue, between E. Central and E. Malaga Avenues approximately one and one-half miles north of the City of Fowler (SUP. DIST.: 4) (APN: 331-050-56)

PLANNING COMMISSION ACTION:

At its hearing of January 10, 2002, the Commission considered the Staff Report and testimony (summarized on Exhibit "A").

ADMINISTRATIVE OFFICE REVIEW John W. Weisen Page 1 of 2
 BOARD ACTION: DATE February 26, 2002 APPROVED AS RECOMMENDED _____ OTHER X

APPROVED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT APPLICATION NO. 487 AND AMENDMENT APPLICATION NO. 3710 WITH CONDITION AS RECOMMENDED BY PLANNING COMMISSION; DIRECTED STAFF TO PREPARE RESOLUTION TO AMEND THE GENERAL PLAN ACCORDINGLY TO BE FORMALLY ADOPTED AS PART OF THE FRESNO COUNTY GENERAL PLAN DURING THE FIRST GENERAL PLAN AMENDMENT ON MARCH 19, 2002.



Official Action of Board of Supervisors

Deputy

IMMOS X

A motion was made by Commissioner Peters recommending that the Board of Supervisors (1) approve the Negative Declaration prepared for Initial Study Application No. 4734 (2) approve General Plan Amendment No. 487 upon a determination that the redesignation to Limited Industrial does not conflict with the vision statement, goals, and policies of the General Plan, with adoption to occur as the first General Plan Amendment of 2002, amending the Agriculture and Land Use Element, and (3) approve Amendment Application No. 3710 rezoning the property to the M-1(c) Light Manufacturing Conditional Zoning District subject to a condition limiting development to a barrel coeprage operation. The motion was seconded by Commissioner Johnson and passed on the following vote:

VOTING: Yes: Commissioners Peters, Johnson, Price, Ferguson, Eaton, Milligan,
Pierce, Hall, Moore

No: None

Absent: None

CAROLINA JIMENEZ-HOGG, Director
Planning & Resource Management Department
Secretary-Fresno County Planning Commission

By:


Leona Franke James, Manager
Development Services Division

EXHIBIT "A"

Staff: The Fresno County Planning Commission accepted the Staff Report dated January 10, 2002, with a presentation by staff summarizing the proposal.

Applicant: The applicant's representative presented information in support of the project as summarized below:

Barrels Unlimited is the number one seller of horticultural products in the United States.

- Our products are used to store brandy, wine, Tabasco sauce, and landscape trees and plants.
- Over 200 wineries in the United States and outside of the country use our barrels.
- Our barrels are also used by the movie industry and Disneyland parks.
- Our barrels come in from all over the country.
- We agreed to purchase the property to the north after it was rezoned to the M-1 Zoning District by the property owner. The owner, however, raised the price of the property to \$575,000 after the rezoning occurred. We were then forced to pursue the General Plan Amendment.
- We first considered other options with staff including a text amendment to the Zoning Ordinance.
- We currently employ 25 employees who earn approximately \$25.00 per hour.
- Although no new employees will be added, approval of our request will allow our existing employees to have continuous work.
- If this proposal is not approved, we may consider closing this site and moving back to Indiana.
- Some conversion of agricultural land is necessary at times in order to accommodate expansion of existing uses.
- We need the additional area to store all of our barrels.

- Our request would limit uses on the site to barrel storage use only.
- Approximately 40 percent of the barrels received at the site are new barrels.

- The County's General Plan includes a number of economic policies. These policies need to be considered in order to maintain balance.

- The County's General Plan promotes value added agricultural uses. Our proposal is consistent with the Goals and Policies of the General Plan.

No other person spoke in support of or opposition to the project.

Edna



Agenda Item

DATE: March 19, 2002

TO: Board of Supervisors

FROM: *Carolina Jimenez Hogg*
Carolina Jimenez-Hogg, Director
Planning & Resource Management Department

SUBJECT: Approve First Amendment to the General Plan for 2002 and related actions.

RECOMMENDED ACTION:

Adopt a resolution amending the Agriculture and Land Use Element of the General Plan (GPA No. 487) as the First General Plan Amendment of 2002, and adopt ordinance for Amendment Application (Rezoning) No. 3710, both filed by Barrels Unlimited.

The recommended action will adopt GPA No. 487 as the first of four permitted amendments to the General Plan for 2002, and constitute final action on the related Rezoning Application.

FISCAL IMPACT:

General Plan Amendment No. 487 proposes an industrial designation. The demand for County-wide services for such a designation is typically minimal. The cost for Municipal services, such as Sheriff's services, would typically depend on the number of employees, which in this case is expected to be minimal.

ADMINISTRATIVE OFFICE REVIEW *John W. Weiser*

BOARD ACTION: DATE March 19, 2002 APPROVED AS RECOMMENDED OTHER Page 1 of 2



ADOPTED ORDINANCE NO. R-417-3710.

Official Action of Board of Supervisors

UNANIMOUS ANDERSON _____ ARA _____ Vacant _____ WATERSTON _____

Board of Supervisors
March 19, 2002
Page 2

DISCUSSION:

On February 26, 2002, your Board tentatively approved General Plan Amendment Application No. 487 to amend the Agriculture and Land Use Element of the General Plan by re-designating a 2.92-acre parcel of land from Agriculture to Limited Industrial. Amendment Application No. 3710 was also approved to rezone said parcel from the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) District to the M-1(c) (Light Manufacturing, 9,000 square foot minimum parcel size, Conditional) District limited to a barrel cooperage operation.

The recommended action on this item will adopt this General Plan Amendment as the first of four permitted amendments to the Fresno County General Plan for 2002, and constitute final action on the related Initial Study and Amendment Application.

G:\DEVS&PLN\ADMIN\BOARD\Board Items\2002\0319_GPA 487 Barrels Unlimited_AI.doc

1 AFTER RECORDING
2 RETURN TO STOP #53

3 BEFORE THE BOARD OF SUPERVISORS
4 OF THE COUNTY OF FRESNO
5 STATE OF CALIFORNIA

6 RESOLUTION APPROVING THE)
7 NEGATIVE DECLARATION FOR)
8 INITIAL STUDY APPLICATION NO.)
9 4734; AMENDING THE GENERAL)
10 PLAN BY AMENDING THE)
11 AGRICULTURE AND LAND USE)
12 ELEMENT (GPA 487) AND)
13 APPROVING AMENDMENT)
14 APPLICATION NO. 3710)

15 IN THE MATTER OF THE FRESNO)
16 COUNTY GENERAL PLAN)

17 WHEREAS, the Fresno County Planning Commission, after public notice and
18 hearing, did by Resolution No. 11651 recommend approval of the proposed
19 Negative Declaration for Initial Study Application No. 4734, amendment to the
20 Agriculture and Land Use Element proposed by General Plan Amendment No. 487
21 and Amendment Application No. 3710 on a 2.92-acre portion of a 41.37-acre parcel
22 of land on the west side of S. Fowler Avenue between E. American and E. Central
23 Avenues (APN: 331-050-56, Section 33, Township 14 south, Range 21 east, Mt
24 Diablo Base and Meridian) filed by Barrels Unlimited; and

25 WHEREAS, the Board of Supervisors duly and regularly fixed February 26,
26 2002, for a Public Hearing on the above proposals, and a Public Hearing was held
27 thereon in the manner prescribed by law; and

28 WHEREAS, on the aforementioned date, the Board heard and considered
written and oral testimony from the following sources:

1. The Planning & Resource Management Department Staff Report dated
January 10, 2002;
2. Planning Commission Resolution No. 11651;
3. The applicant's representative; and

WHEREAS, testimony was received in support of the proposal; and

1 WHEREAS, on February 26, 2002, the Board tentatively approved GPA 487
2 amending the Agriculture and Land Use Element of the General Plan by re-
3 designating a 2.92-acre parcel of land from Agriculture to Limited Industrial, and AA
4 3710 rezoning said parcel from the AE-20 (Exclusive Agriculture, 20-acre minimum
5 parcel size) District to the M-1(c) (Light Manufacturing, 9,000 square foot minimum
6 parcel size, Conditional) District limited to a barrel cooperage operation, to be
7 formally adopted as part of the Fresno County General Plan during the first
8 amendment to the County of Fresno General Plan for 2002.

9 BE IT FURTHER RESOLVED that the Fresno County General Plan be and
10 hereby is amended, as described above, thus constituting the first amendment to the
11 Fresno County General Plan for 2002; and

12 BE IT FURTHER RESOLVED that all elements of the General Plan
13 previously adopted shall remain in full force and effect, except as amended by this
14 Resolution; and

15 BE IT FURTHER RESOLVED that AA 3710 is hereby approved as set forth in
16 this Board Resolution, and shall take full force and effect 30 days from the date of
17 this resolution.

18 THE FOREGOING was PASSED and ADOPTED by the following vote of the
19 Board of Supervisors of the County of Fresno this 19th day of March 2002, to-wit:

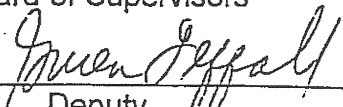
20 AYES: Supervisors Case, Anderson, Arambula, Waterston

21 NOES: None

22 VACANT: District 1

23 
24 CHAIRMAN, BOARD OF SUPERVISORS

25 ATTEST:
26 SHARI GREENWOOD, Clerk
27 Board of Supervisors

28 By 
Deputy

File #17040
Agenda #15
Resolution #02-125

ORDINANCE NO. R-417-3710

AN ORDINANCE TO CHANGE THE BOUNDARIES OF CERTAIN ZONES AND THE ZONING DISTRICT OF PROPERTY THEREBY AFFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING DIVISION OF THE ORDINANCE CODE OF THE COUNTY OF FRESNO, AND TO AMEND THE ZONE MAP ESTABLISHED BY SAID DIVISION ACCORDINGLY.

The Board of Supervisors of the County of Fresno do ordain as follows:

Section 1. All that portion of the unincorporated area of the County of Fresno Described in Amendment Application No. 3710 heretofore classified AE-20 (Exclusive Agriculture, 20 acre minimum parcel size) District pursuant to the zoning Division of the Ordinance Code of the County of Fresno, and more particularly described as:

AMENDMENT APPLICATION NO. 3710

See Exhibit "A" for Legal Description

is hereby changed to M-1(c) (Light Manufacturing, 9,000 square foot minimum parcel size, Conditional) District ~~limited to a barrel coeprage operation as set forth in said Zoning Division and the uses permitted, together with the regulations and restrictions imposed thereon in said District by said Zoning Map established pursuant to said Division of the Ordinance Code is hereby amended accordingly.~~

Section 2. This Ordinance, designated as Ordinance No. R-417-3710, shall take effect from and after thirty days after its passage.

Adopted by the Board of Supervisors of Fresno County, California, on March 19, 2002, by the following vote, to-wit:

AYES: Supervisors Case, Anderson, Arambula, Waterston
NOES: None
VACANT: District 1



CHAIRMAN, BOARD OF SUPERVISORS
Fresno County, California

ATTEST:
SHARI GREENWOOD, Clerk
Board of Supervisors

By: 
Deputy

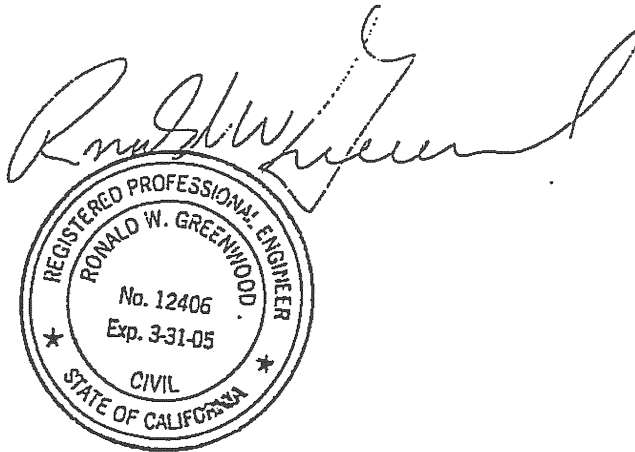
Exhibit "A"

That portion of Parcel No. 2 of Parcel Map No. 4530 according to the map recorded in Book 30 of Parcel Maps at Page 30, Fresno County Records, more particularly described as follows:

BEGINNING at the Southwest corner of Parcel No. 1 of said Parcel Map No. 4530; thence North 00° 01' 00 East, along the West line of said Parcel No. 1 and the East line of said Parcel No. 2 a distance of 319.00 feet; thence North 89° 59' 00" West , a distance of 400.00 feet; thence South 00° 01' 00" West, a distance of 319.00 feet; thence South 89° 59, 00" East, a distance of 400.00 feet to the point of BEGINNING of this description.

Said parcel contains 2.929 acres, more or less.

RWG/llk
M-01179.exA
July 23, 2001



RECEIVED
COUNTY OF FRESNO
JUL 31 2001
PLANNING & RESOURCE MANAGEMENT DEPARTMENT
DEVELOPMENT SERVICES DIVISION

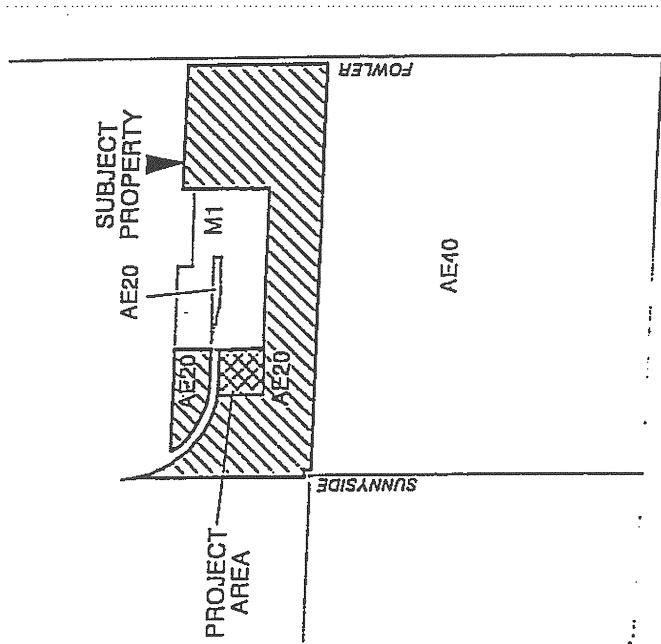


EXHIBIT 9

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 7151	LOCAL AGENCY PROPOSED NEGATIVE DECLARATION	County Clerk File No: E-		
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721	
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner		Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Gabrielson Ranch		Project Title: General Plan Amendment Application No. 548 and Amendment Application No. 3818		
Project Description: Amend the County General Plan by re-designating a 0.45-acre (19,698 square feet) portion of a 38.44-acre parcel from Agriculture to Limited Industrial and rezone the site from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District, to allow the expansion of an existing barrel cooperage operation. The subject property is located approximately 1,750 feet south of E. Central Avenue between S. Sunnyside and South Fowler Avenues and 2.1 miles north of the City of Fowler (4333 S. Fowler Avenue) (SUP. DIST. 4) (APN 331-050-58).				
Justification for Mitigated Negative Declaration: Initial Study Application No. 7151 indicates that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to air quality, cultural resources, greenhouse gas emissions, mineral resources, noise, population and housing, public services, or recreation. Potential impacts related to aesthetics, agriculture and forestry resources, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, transportation/traffic, and utilities and service systems have been determined to be less than significant. The Initial Study and Negative Declaration (ND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.				
FINDING: The proposed project will not have a significant impact on the environment.				
Newspaper and Date of Publication: Fresno Business Journal – January 13, 2017		Review Date Deadline: Planning Commission – February 16, 2017		
Date: January 11, 2017	Type or Print Name: Chris Motta, Principal Planner	Submitted by (Signature):		

State 15083, 15085

County Clerk File No.: _____

LOCAL AGENCY MITIGATED NEGATIVE DECLARATION