



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 7 January 12, 2017

SUBJECT: Initial Study Application No. 7186 and Unclassified Conditional Use Permit Application No. 3541

Allow modification of an existing Interstate Freeway Interchange Commercial Development to include a medical clinic with administrative offices on an 18.47-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The project site is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), approximately eight miles northeast of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 065-060-92S).

OWNER/APPLICANT: Harris Farms Inc.

STAFF CONTACT: Derek Chambers, Planner
(559) 600-4205

Chris Motta, Principal Planner
(559) 600-4227

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7186; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3541 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans
6. Floor Plan
7. Elevation Drawings
8. Applicant's Operational Statement
9. Summary of Initial Study Application No. 7186

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture/Major Commercial Interchange in the Westside Freeway Corridor Overlay	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)	No change
Parcel Size	18.47 acres	No change
Project Site	Vacant 18.47-acre parcel [part of an existing Interstate Freeway Interchange Commercial Development partially sited on five parcels totaling 136.38 acres at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, wastewater treatment facility with effluent evaporation ponds]	1,647 square-foot medical clinic; 1,175 square-foot office building; paved parking lot with 12 parking spaces accessed from State Route 198 (Dorris Avenue) via existing paved vehicular circulation areas located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue)

Criteria	Existing	Proposed
Structural Improvements	None (vacant 18.47-acre parcel)	1,647 square-foot medical clinic; 1,175 square-foot office building
Nearest Residence	Approximately one mile west of the subject 18.47-acre parcel	No change
Surrounding Development	<p>Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, wastewater treatment facility with effluent evaporation ponds;</p> <p>Interstate Freeway Interchange Commercial Development located at the northwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of restaurants, hotels, gas stations, mini-marts, truck stop;</p> <p>Interstate Freeway Interchange Commercial Development located at the southwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of restaurants and gas stations</p>	No change
Operational Features	N/A - Vacant 18.47-acre parcel [part of an existing Interstate Freeway Interchange Commercial Development]	<p>Medical clinic will be staffed by up to three employees, and will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round;</p> <p>Office building will be utilized by up to four of the Applicant's employees per</p>

Criteria	Existing	Proposed
		day from 8:00am until 5:00pm on Monday through Friday, year-round
Employees	N/A	<p>Medical clinic will be staffed by up to three employees per day from 9:00am until 5:00pm on Monday through Friday, year-round;</p> <p>Office building will be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round</p>
Customers	N/A	<p>Medical clinic will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round;</p> <p>Office building will be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round</p>
Traffic Trips	N/A	<p>Medical clinic will generate up to six one-way employee trips per day (three round trips per day), Monday through Friday, year-round, and up to 80 one-way patient trips per day (40 round trips per day), Monday through Friday, year-round;</p> <p>Office building will generate up to eight one-way employee trips per day (four round trips per day), Monday through Friday, year-round</p>
Lighting	N/A	Additional outdoor lighting at the proposed medical clinic and office building
Hours of Operation	N/A	<p>Medical clinic will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round;</p> <p>Office building will be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round</p>

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

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 9.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: December 5, 2016

PUBLIC NOTICE:

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

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit (CUP) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

BACKGROUND INFORMATION:

This proposal entails modification of an existing Interstate Freeway Interchange Commercial Development partially located on five parcels totaling 136.38 acres in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The existing Interstate Freeway Interchange Commercial Development is comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, and a wastewater treatment facility with effluent evaporation ponds.

The existing Interstate Freeway Interchange Commercial Development was originally authorized by Unclassified Conditional Use Permit (CUP) No. 1324, which was approved by the Fresno County Board of Supervisors (BOS) in 1975. Subsequently, the Interstate Freeway Interchange Commercial Development was expanded and modified under CUP No. 1503, which was approved by the BOS in 1978, CUP No. 1562, which was also approved by the BOS in 1978, CUP No. 1759, which was approved by the BOS in 1980, CUP No. 2025, which was approved by the Fresno County Planning Commission (Commission) in 1983, CUP No. 2359, which was approved by the Commission in 1989, and CUP No. 2894, which was approved by the Commission in 1999.

Modifications currently proposed for the existing Interstate Freeway Interchange Commercial Development include construction of a 1,647 square-foot medical clinic that will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round; and construction of a 1,175 square-foot office building to be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round.

The proposed medical clinic structure and the proposed office building structure will be contiguously constructed on an 18.47-acre parcel identified as Assessor's Parcel Number (APN) 065-060-92S. The subject parcel will also be improved with a paved parking lot with 12 parking spaces that will be accessed from State Route 198 (Dorris Avenue) via existing paved vehicular

circulation areas located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Regulations for Interstate Freeway Interchange Commercial Development (Ordinance Section 860-E.1.d): Yards shall be adequate in width and depth to provide for planned landscaping and to ensure safe sign distance for interchange traffic	Front (west property line): 6 feet Side (north property line): 6 feet Side (south property line): 602 feet Rear (east property line): 1,150 feet	Yes
Parking	One parking space for every two permanent employees; one parking space required for the physically handicapped for every 25 parking spaces	Paved parking lot with ten standard parking spaces and two parking spaces for the physically handicapped	Yes
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	Six feet minimum (75 feet minimum between human habitations and structures utilized to house animals)	N/A (medical clinic and office building will be contiguously constructed as a single structure)	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A [medical clinic and office building will utilize the Applicant's existing wastewater treatment facility which is utilized by the existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue)]	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A [medical clinic and office building will utilize the Applicant's existing surface water treatment facility (Nontransient Noncommunity Water System) which is utilized by the existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue)]	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: Proposed improvements satisfy the setback requirements prescribed by Zoning Ordinance Section 860-E.1.d, which regulates development of Interstate Freeway Interchange Commercial projects. Completion of a Site Plan Review (SPR) is recommended to ensure compliance with development standards.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Staff review of the Site Plans demonstrates that the proposed improvements satisfy the setback requirements prescribed by Zoning Ordinance Section 860-E.1.d, which regulates development of Interstate Freeway Interchange Commercial projects.

With regard to off-street parking for non-residential land uses in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District, the Zoning Ordinance requires at least one parking space to be provided for every two permanent employees. Further, California Building Code requires the provision of at least one parking space for the physically handicapped per every 25 parking spaces at a facility. In this case, the proposed medical clinic will be staffed by up to three employees per day, and the proposed office building will be utilized by up to four of the Applicant's employees per day. As such, the proposed medical clinic and office building need to have at least four total parking spaces, one of which needs to be provided for the physically handicapped. The Applicant proposes to provide ten standard parking spaces and two parking spaces for the physically handicapped.

Based on the above information and with adherence to a Site Plan Review (SPR) required as a Condition of Approval, staff finds that the subject parcel is adequate in size and shape to accommodate the proposed use. Conditions of the SPR may include: design of parking and

circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	No change
Public Road Frontage	No	N/A	No change
Direct Access to Public Road	No	N/A	Paved parking lot with 12 parking spaces accessed from State Route 198 (Dorris Avenue) via existing paved vehicular circulation areas located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue)
Road ADT		Interstate Highway 5: Unknown State Route 198 (Dorris Avenue): Unknown	Less than significant traffic increase
Road Classification		Interstate Highway 5: N/A State Route 198 (Dorris Avenue): N/A	No change
Road Width		Interstate Highway 5: Unknown State Route 198 (Dorris Avenue): Unknown	No change

		Existing Conditions	Proposed Operation
Road Surface		Interstate Highway 5: Paved (unknown pavement width) State Route 198 (Dorris Avenue): Paved (unknown pavement width)	No change
Traffic Trips		N/A	Medical clinic will generate up to six one-way employee trips per day (three round trips per day), Monday through Friday, year-round, and up to 80 one-way patient trips per day (40 round trips per day), Monday through Friday, year-round; Office building will generate up to eight one-way employee trips per day (four round trips per day), Monday through Friday, year-round
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the California Department of Transportation (Caltrans) or the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		N/A	None required

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

California Department of Transportation (Caltrans): No concerns with the proposal, as the hours of operation for the medical clinic and office building will be outside typical peak traffic hours.

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The subject Interstate Freeway Interchange Commercial Development takes access from State Route 198 (Dorris Avenue), which is under the jurisdiction of the California Department of Transportation (Caltrans).

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

The project site is an 18.47-acre parcel encompassed by an existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue). Further, the subject 18.47-acre parcel does not have frontage on any public road, and the proposed parking lot will be accessed from State Route 198 (Dorris Avenue) via existing paved vehicular circulation areas located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue).

With regard to traffic, the proposed medical clinic will generate up to six one-way employee trips per day (three round trips per day), Monday through Friday, year-round, and up to 80 one-way patient trips per day (40 round trips per day), Monday through Friday, year-round. Additionally, the proposed office building will generate up to eight one-way employee trips per day (four round trips per day), Monday through Friday, year-round.

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning and the California Department of Transportation (Caltrans), neither of which agency identified any concerns with the project, nor did said agencies require a Traffic Impact Study (TIS).

Based on the above information, staff finds that the streets in proximity to the project site will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
Northwest	84.02 acres	Interstate Freeway Interchange Commercial Development	AE-40	None
South	212.69 acres	Orchard	AE-40	None
East	12.37 acres	Field crops	AE-40	None

Reviewing Agency/Department Comments:

Building and Safety Section of the Fresno County Department of Public Works and Planning: If approved, plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections. This mandatory requirement has been included as a Project Note.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 3075H, the project site is not subject to flooding from the 1%-chance storm (100-year storm). Any additional run-off generated by development cannot be drained across property lines, and must be retained on site per County Standards. A Grading Permit or Voucher shall be required for any grading activity associated with this proposal. These mandatory requirements have been included as Project Notes.

Fresno County Department of Agriculture (Agricultural Commissioner's Office): No concerns with the proposal.

Fresno County Sheriff's Department: No objections to the proposal.

San Joaquin Valley Unified Air Pollution Control District (Air District): No concerns with the proposal.

Fresno County Fire Protection District (Fire District): The proposal shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fire District prior to issuance of Building Permits by the County. These mandatory requirements have been included as Project Notes to be addressed during the Site Plan Review (SPR), which has been required as a Condition of Approval. Further, the subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. This mandatory requirement has been included as a Project Note.

Westlands Water District (WWD): The Applicant shall provide evidence that the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System) will not increase with the proposed use, and concurrence shall be obtained from WWD. If the proposed use causes an increase in the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System), the Applicant shall obtain a supplemental Municipal and Industrial (M&I) Water Permit from WWD. These requirements have been included as Conditions of Approval to be addressed during Site Plan Review (SPR), which has been required as a Condition of Approval.

State Water Resources Control Board, Division of Drinking Water: The existing surface water treatment facility (Nontransient Noncommunity Water System) utilized by the existing Interstate Freeway Interchange Commercial Development has an ongoing violation of disinfection byproduct drinking water standards for Total Trihalomethanes and Haloacetic Acids; however, the Applicant is working toward compliance, and shall be required to achieve compliance prior to commencing operations at the proposed clinic and office building. Further, plans and specifications for the potable water and wastewater improvements proposed on the subject parcel to connect to the proposed clinic and office building shall be submitted to the State Water Resources Control Board, Division of Drinking Water, for review and approval prior to issuance of Building Permits for the proposal. These requirements have been included as Conditions of

Approval. Additionally, adherence to American Water Works Association (AWWA) Standard C651-05 for disinfection of water mains shall be required to ensure the domestic water system is not contaminated with bacteria during construction, and all potable water lines and sewer lines shall be installed in accordance with separation criteria specified in the California Code of Regulations, Section 64630. These mandatory requirements have been included as Project Notes.

Fresno County Department of Public Health, Environmental Health Division: The Applicant shall provide evidence that the existing wastewater treatment facility has capacity to serve the proposed use, and concurrence shall be obtained from the California Regional Water Quality Control Board (Water Board). The Applicant shall also provide evidence that the existing surface water treatment facility (Nontransient Noncommunity Water System) has capacity to serve the proposed use, and concurrence shall be obtained from the State Water Resources Control Board, Division of Drinking Water. These requirements have been included as Conditions of Approval to be addressed during the Site Plan Review (SPR), which has been required as a Condition of Approval. Additionally, the Applicant shall obtain a Medical Waste Management Permit from the California Department of Public Health prior to commencing medical clinic operations. This mandatory requirement has been included as a Project Note.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

The subject parcel is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), within an existing Interstate Freeway Interchange Commercial Development comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, and a wastewater treatment facility with effluent evaporation ponds. The San Luis Canal is located approximately seven and three quarter-miles east of the subject parcel, and State Route 33 (Fresno-Coalinga Road) is located approximately three and a quarter-mile to the northwest. There is an existing Interstate Freeway Interchange Commercial Development located at the northwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of restaurants, hotels, gas stations, mini-marts, and a truck stop. There is another existing Interstate Freeway Interchange Commercial Development located at the southwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of restaurants and gas stations.

Interstate Highway 5 is designated as a Scenic Highway in the Fresno County General Plan. According to General Plan Policy OS-L.3, intensive land development proposals shall provide for maintenance of a natural open space area 200 feet in depth parallel to the right-of-way of a Scenic Highway. In this case, the subject parcel is located approximately 980 feet east of the eastern edge of Interstate Highway 5.

Visibility of the proposed medical clinic and proposed office building from neighboring properties located to the north and west, including Interstate Highway 5, will be screened from view by existing structural improvements located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development which is the subject of this proposal.

The proposed medical clinic and proposed office building will be visible from neighboring properties located to the south and east; however, considering the lack of development on said properties, and the proximity of the subject parcel to existing commercial uses authorized for other Interstate Freeway Interchange Commercial Developments in the area, this proposal is

not anticipated to have a negative aesthetic impact on the surrounding area.

Based on the above information, and with adherence to the Mitigation Measures, recommended Conditions of Approval and mandatory Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff finds that the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-D.4: County shall generally limit Commercial Interchange development to one square-mile of land centered on the freeway interchange.	The subject parcel is located within one square-mile of the Interstate Highway 5 and State Route 198 (Dorris Avenue) interchange.
General Plan Policy LU-D.5: Commercial Interchange areas shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses subject to the provisions of Zoning Ordinance Section 860 (“Regulations for Interstate Freeway Interchange Commercial Development”).	The subject parcel is located within a previously-approved Interstate Freeway Interchange Commercial Development comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, and a wastewater treatment facility with effluent evaporation ponds. Further, design criteria for the proposed development will be reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.
General Plan Policy LU-D.6: County shall require Commercial Interchange development to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signage restraints.	The subject parcel is located within a previously-approved Interstate Freeway Interchange Commercial Development comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, and a wastewater treatment facility with effluent evaporation ponds. Further, design criteria for the proposed development will be reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may

Relevant Policies:	Consistency/Considerations:
	include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.
General Plan Policy PF-C.17: County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following: A) determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question; B) determination of the impact that use of the proposed water supply will have on other water users in Fresno County; and C) determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability.	The subject parcel is located within an existing Interstate Freeway Interchange Commercial Development that utilizes an on-site surface water treatment facility (Nontransient Noncommunity Water System) for potable water supply. The proposed medical clinic and proposed office building will connect to this existing surface water treatment facility (Nontransient Noncommunity Water System) for potable water supply. Further, the subject parcel is not located in a designated water-short area.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the Fresno County General Plan and is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), which is designated as a Major Commercial Interchange in the Westside Freeway Corridor Overlay of the General Plan. According to General Plan Policy LU-D.4, the County shall generally limit Commercial Interchange development to one square-mile centered on the freeway interchange. According to General Plan Policy LU-D.5, Commercial Interchange areas shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses subject to the provisions of Zoning Ordinance Section 860 (“Regulations for Interstate Freeway Interchange Commercial Development”). According to General Plan Policy LU-D.6, the County shall require Commercial Interchange development to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signage restraints.

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

Analysis:

The subject parcel is designated Agriculture in the Fresno County General Plan and is zoned AE-40 (Exclusive Agricultural, 40-acre minimum parcel size). Further, the subject parcel is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), which is designated as a Major Commercial Interchange in the Westside Freeway Corridor Overlay of the General Plan.

With regard to General Plan Policies LU-D.4, LU-D.5 and LU-D.6, the subject parcel is located within one square-mile of the Interstate Highway 5 and State Route 198 (Dorris Avenue) interchange, and the proposed development has been designed in accordance with the provisions of Zoning Ordinance Section 860 (“Regulations for Interstate Freeway Interchange

Commercial Development”). Further, design criteria for the proposed development will be further reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

Based on the above information, the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3541, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7186; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3541, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3541; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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Mitigation Monitoring and Reporting Program
Initial Study (IS) Application No. 7186 / Unclassified Conditional Use Permit (CUP) Application No. 3541
(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 as to not shine toward adjacent properties and roads.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant	Ongoing
Conditions of Approval					
1.	Development and operation shall be in substantial conformance with the approved Site Plans, Floor Plan, Elevation Drawings and Operational Statement, except as modified by the Conditions of Approval and Site Plan Review.				
2.	Prior to issuance of Building Permits, 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.				
3.	Prior to issuance of Building Permits, the Applicant shall provide evidence that the existing wastewater treatment facility has capacity to serve the proposed use, and concurrence shall be obtained from the California Regional Water Quality Control Board (Water Board).				
4.	Prior to issuance of Building Permits, the Applicant shall provide evidence that the existing surface water treatment facility (Nontransient Noncommunity Water System) has capacity to serve the proposed use, and concurrence shall be obtained from the State Water Resources Control Board, Division of Drinking Water.				
5.	The existing surface water treatment facility (Nontransient Noncommunity Water System) utilized by the existing Interstate Freeway Interchange Commercial Development has an ongoing violation of disinfection byproduct drinking water standards for Total Trihalomethanes and Haloacetic Acids. The Applicant shall rectify this violation prior to commencing operations at the proposed medical clinic and office building.				

6.	Plans and specifications for the potable water and wastewater improvements proposed on the subject parcel to connect to the proposed medical clinic and office building shall be submitted to the State Water Resources Control Board, Division of Drinking Water, for review and approval prior to issuance of Building Permits for the proposal.
7.	Prior to issuance of Building Permits, the Applicant shall provide evidence that the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System) will not increase with the proposed use, and concurrence shall be obtained from Westlands Water District (WWD). If the proposed use causes an increase in the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System), the Applicant shall obtain a supplemental Municipal and Industrial (M&I) Water Permit from WWD.

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

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
2.	The area where the subject parcel is located is designated as Seismic Design Category E in the California Geological Survey. As such, a Geotechnical Investigation shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal.
3.	An Engineered Grading and Drainage Plan demonstrating how additional storm water run-off generated by the project will be handled without adversely impacting adjacent properties shall be provided to the Development Engineering Section of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal.
4.	Development of this proposal may be subject to the following San Joaquin Valley Unified Air Pollution Control District (Air District) Rules and Regulations: Regulation VIII (Fugitive Dust Rules), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations).
5.	The Applicant shall obtain a Medical Waste Management Permit from the California Department of Public Health prior to commencing medical clinic operations.
6.	Adherence to American Water Works Association (AWWA) Standard C651-05 for disinfection of water mains shall be required to ensure the domestic water system is not contaminated with bacteria during construction, and all potable water lines and sewer lines shall be installed in accordance with separation criteria specified in the California Code of Regulations, Section 64630.
7.	Any additional run-off generated by development of the proposal cannot be drained across property lines and must be retained on site per County Standards.
8.	Development of the proposal shall comply with the Fresno County Noise Ordinance related to construction noise, limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

Notes

9.	The proposal shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project must be approved by the Fresno County Fire Protection District prior to issuance of Building Permits.
10.	The subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.
11.	A Grading Permit or Voucher shall be required for any grading activity associated with this proposal.

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LOCATION MAP

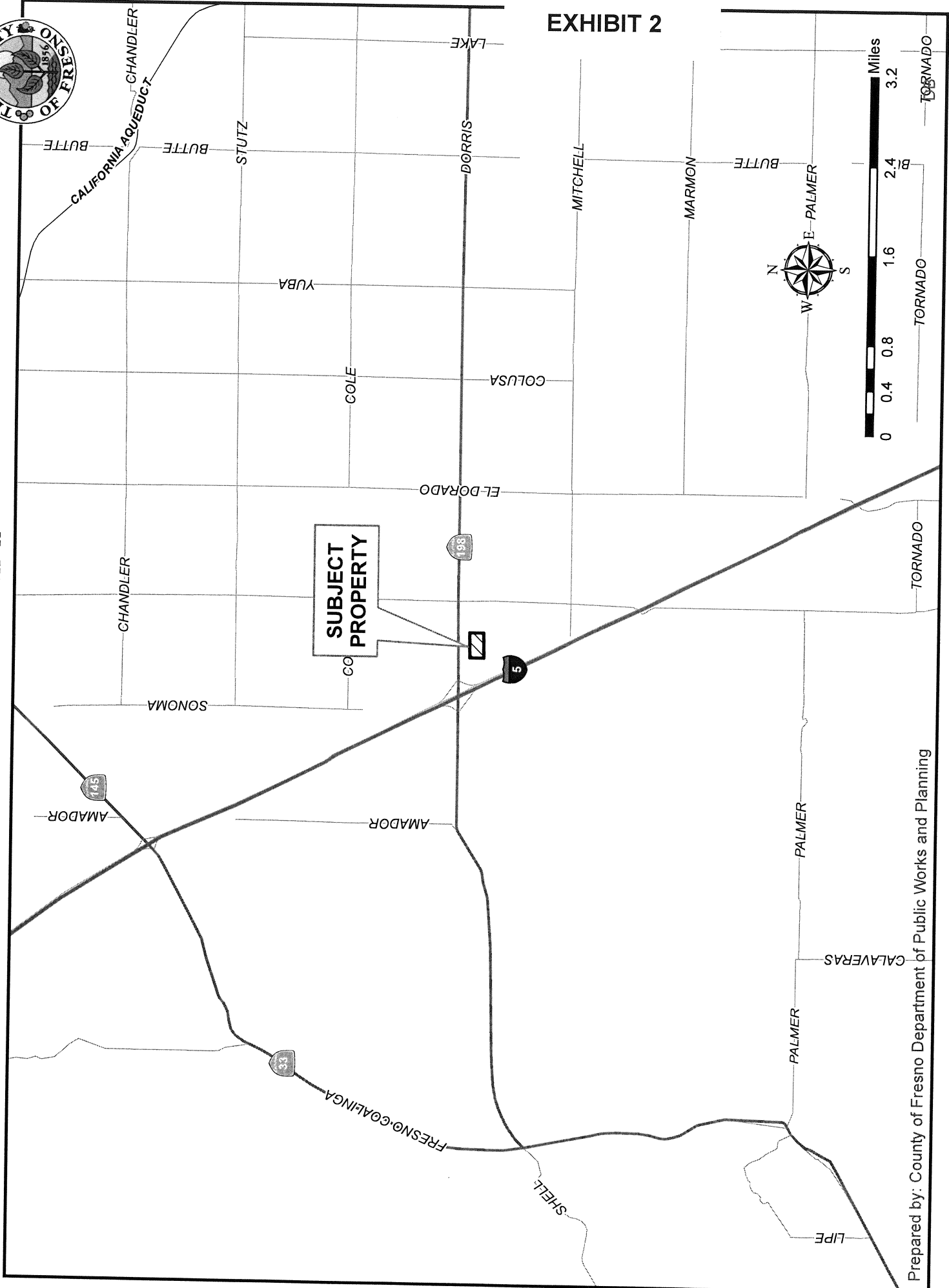


EXHIBIT 2

CUP 3541

STR 28 - 19/16

EXISTING ZONING MAP



EXHIBIT 3

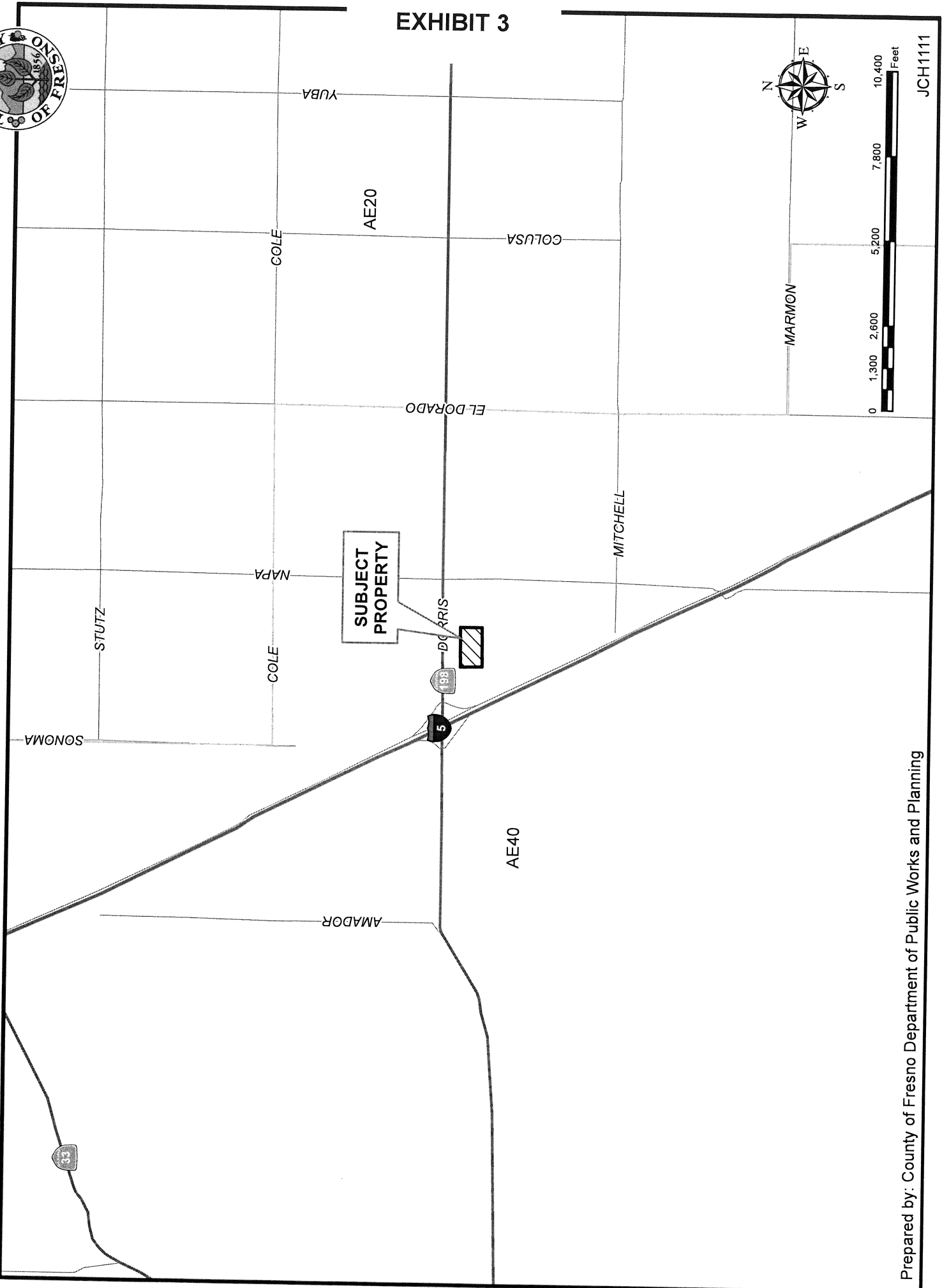
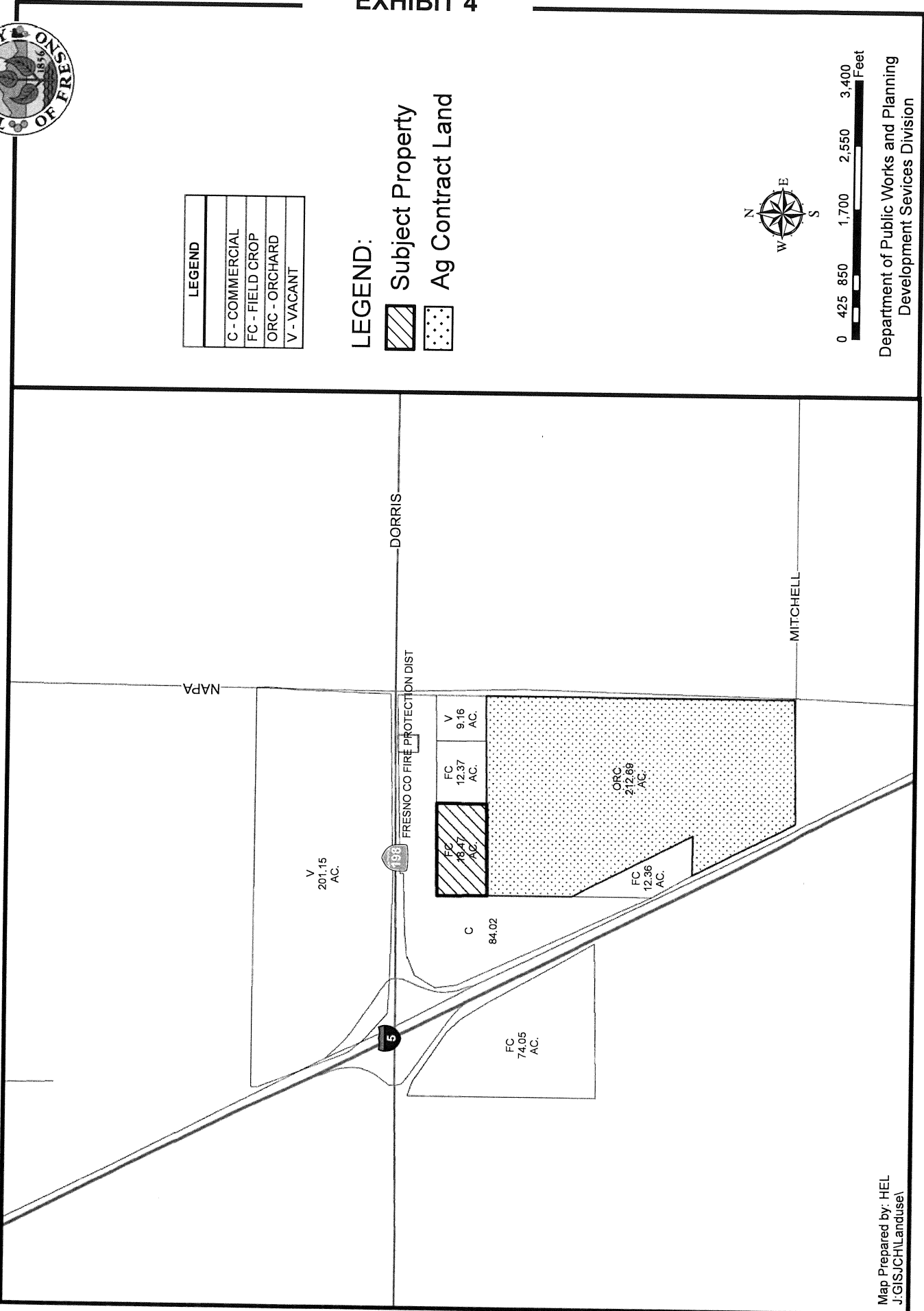




EXHIBIT 4


EXISTING LAND USE MAP


CUP 3541



LEGEND
C - COMMERCIAL
FC - FIELD CROP
ORC - ORCHARD
V - VACANT

LEGEND:

 Subject Property

 Ag Contract Land



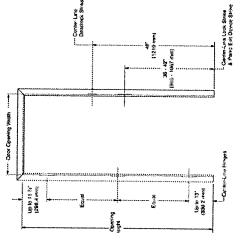
Department of Public Works and Planning
Development Services Division

Map Prepared by: HEL
J:GIS\JCH\Landuse\

EXHIBIT 6

FINISH SCHEDULE

- Floors: Wood Laminated self finish except for entrance tile at reception.
- Walls: Smooth texture w/ semi-gloss enamel finish.
- White: Ceramic tile @ restrooms (+48"), Chair Rail @ all other rooms.
- Countertops: Granite @ Reception and Work Station. Corian at all other rooms.



DOOR NOTES:

1. Unlatching of any door shall require no more than one operation.
2. All doors are solid core with plastic laminate exterior, 7' 0" H, TYP.
3. No doors to be installed at interior doors.
4. Check hardware, locks, bolts, hinges, etc. for operating condition by inspection at 30"± above finish floor H, and shall not require special priming, painting, or leveling of the walls to operate.
5. Maximum effort to operate doors shall require no more than 5 lbs.
6. Manually operated wedge or surface mounted flush or surface locks are not allowed.
7. No thumb latches or keyed cylinder dead bolts will be used on any door unless hardware is operated by a single lever action.
8. Egress doors shall be opened from the inside without the use of a key or any special knowledge or effort.
9. Bathroom doors to back from entrance with leg & from interior manually.
10. Post single seat accessibility sign on bathroom doors. See Accessibility sheet.

GENERAL NOTES:

1. COMPLY WITH 2013 CBC, CPC, CMC, CAC AND THE 2013 DEC ENERGY STANDARDS.
2. ALL NEWLY INSTALLED INSULATION MATERIALS SHALL COMPLY WITH THE ENERGY STANDARDS.
3. MAINTAIN A MAXIMUM CLEARANCE OF ALL THRESHOLDS AND CHANGE IN FLOORING MATERIAL OFFERS GREATER THAN 1/4" VERTICAL. 1/4" MAX BEVELED SLOPE. OFFERS IS LESS THAN 1/4" MAY BE APPROVED.
4. SUBMIT COMPLETE FIRE SPRINKLER PLANS TO CAL FIRE FOR APPROVAL PRIOR TO ANY INSTALLATION OF FIRE SPRINKLER SYSTEM.

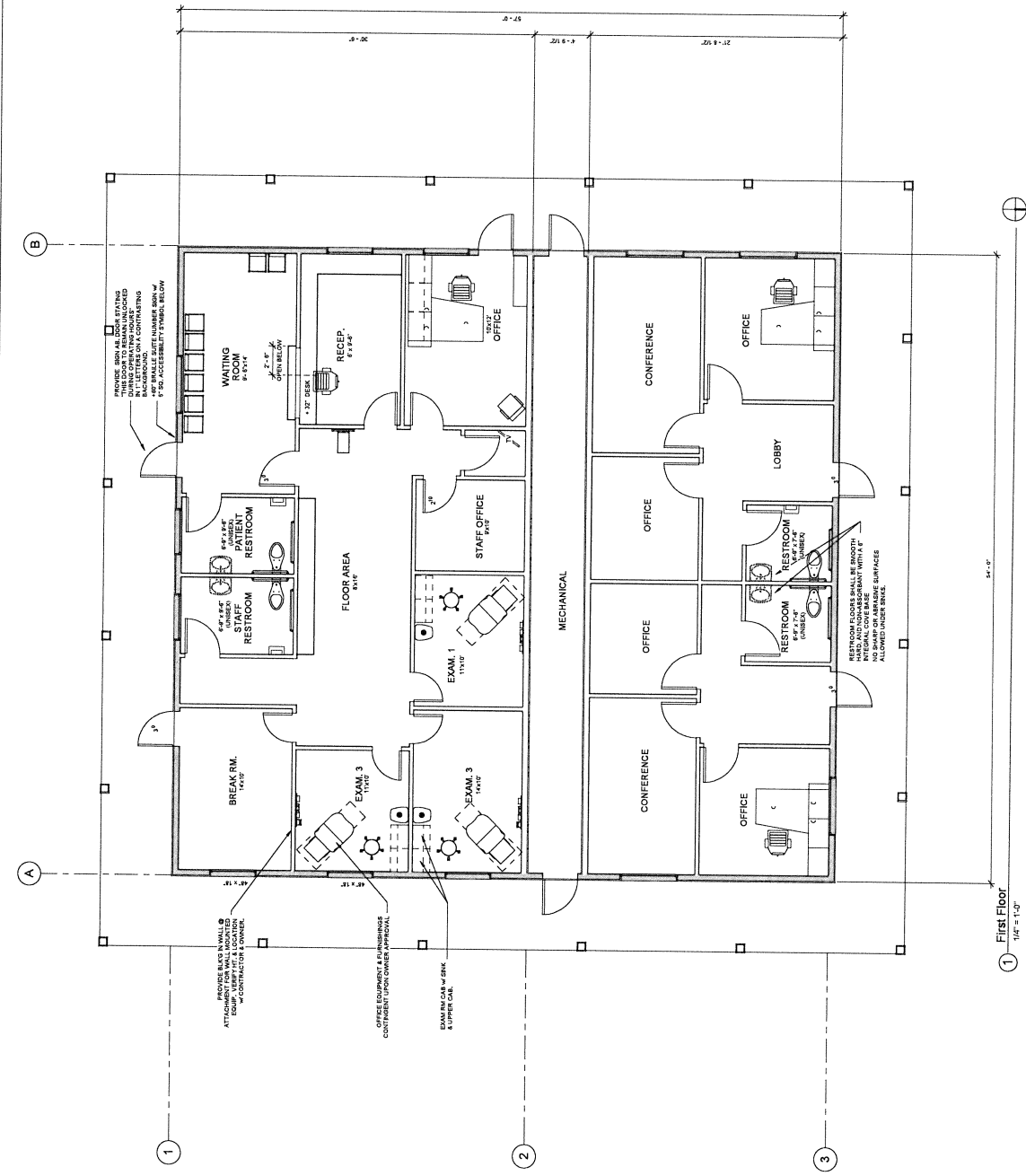
HARRIS FARM MED CLINIC

A1

PROJECT OWNER:
 Planning - Design - Cost Drafting - BIM
 HARCOLD GROUP
 3405 ESCALANTE DRIVE, CLOVIS, CA 95311
 PH: 535-294702 FAX: 535-114573

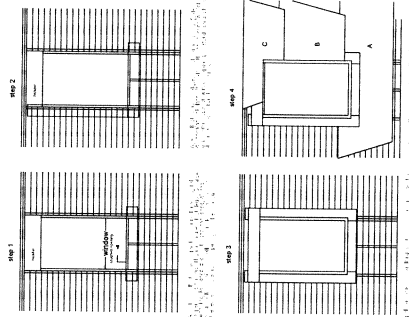
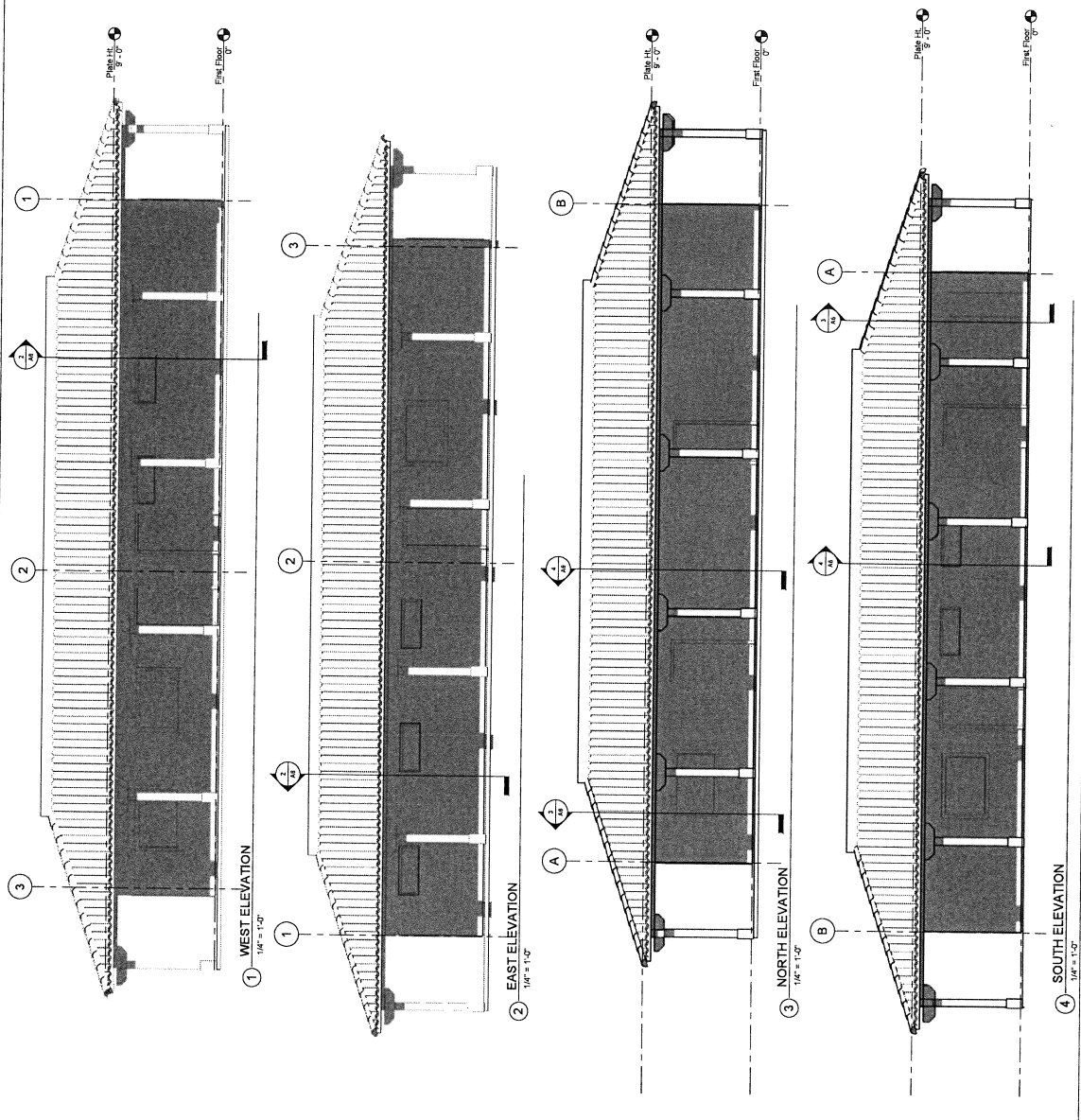
PROJECT DESIGNER:
 Integrated Design Engineering
 3047 N. Bascom Ave.
 #11 (535) 433-9745 FAX: (535) 302-0111

PRELIMINARY: 08/07/2014 **DATE:** 08/07/2014
DESIGN BY: [Name] **REVISIONS:**



1 First Floor
1/4" = 1'-0"

EXHIBIT 7



WINDOW FLASHING DETAILS

ALL WINDOW FLASHING SHALL BE INSTALLED AS SHOWN. ALL WINDOW FLASHING SHALL BE INSTALLED AS SHOWN. ALL WINDOW FLASHING SHALL BE INSTALLED AS SHOWN. ALL WINDOW FLASHING SHALL BE INSTALLED AS SHOWN.

ELEVATIONS		DATE: 06/01/2014	PROJECT: 06072014
DRAWN BY: [Name]		DATE: 06/01/2014	PROJECT: 06072014
Planning - Design - CAD Drafting - BIM HAROLD GRAHAM 2409 ESCALON AVE. CLOVIS, CA 93011 PH: 559-298-9702 FAX: 559-314-8012			
PROJECT ENGINEER: ALYSIUS GUNNEVEGH Integrated Design Engineering Professional Civil Engineer 5041 N. Baker Ave., Fresno, CA 93720 PH: (559) 433-9785 FAX: (559) 570-0111			
HARRIS FARM MED CLINIC		A3	

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EXHIBIT 8

Operational Statement

Employer Provided, Onsite Medical Clinic & Human Resource
Facility

Harris Farms Inc.

Coalinga CA.

Revision 09/09/2016

Prepared for: Fresno County Department of Public Works

Prepared by: Mike Casey, VP Risk Management & Human Resources,
Harris Farms Inc.

Operational Statement

Harris Farms In. Onsite Medical Clinic Cont.

Harris Farms Inc. is one of the county's largest agriculture employers with over 1700 total employees. Approximately 700 of them work at one of the five Harris Farms divisions west of highway 41, all these locations are within a 5 mile radius of each other. These divisions include, the largest cattle feed yard in California, employing approximately 250 employees, the Harris Ranch Inn & Restaurant and convenience store located at highway 198 and Interstate 5, employing with over 350 employees, our Farming division to include Harris Fresh Inc., with 60 full time employees and 300 seasonal employees and our Horse Division, employing 50 employees.

Harris Farms Inc. offers an extensive selection of affordable health care plans to all of our full time employees and covers approximately 70% of the premium costs of the employee's and family coverage. Harris Farms operates a self-funded health cafeteria plan involving 4 different plan selections. All plans operate under the guidelines of and in accordance with ERISA rules and regulations. We are proud to offer one of the best employer provided health care plans at a substantially lower cost than any private or group insurance plan and believe our plans have some of the highest benefits at lower costs than the majority of any other private employer in the county. Our plans currently serve a total of over 2200 lives within Fresno County.

In the spirit of providing our employees and their families' superior health care options and increased access to quality care, it is the intent and desire of John C. Harris and Harris Farms Inc. to provide an onsite medical Clinic for its employees and their families who reside and work on the valley's Westside. This Clinic will serve approximately 700 employees and their families. The majority of these employees live within a 30 mile radius of their work but nearly 200 of them live within a 5 mile radius of their work location.

Harris Ranch Inn & Restaurant also desired to include a new Human Resource facility for their site which would be a part of the proposed Onsite Medical Clinic and occupy approximately 1200 square feet of the proposed 3,000 square foot building. The Human Resource portion of this building is simply an opportunity to move the current Human Resource office to this location and would not impact or change the traffic or occupancy of their currently used facility.

- The proposed Onsite Medical Clinic would be located on property owned or leased by Harris Farms Inc. Proposed site is at the current location of Harris Ranch Inn & Restaurant, located at 24505 West Doris Ave. Coalinga CA. 93210.
- The Clinic will be operated by Elite Medical Services, a Professional Medical Corporation out of Visalia California.
- The Clinic will provide comparable services that are available at any general practitioners office.
- The proposed Clinic hours of operation will be Monday through Friday 9:00 am to 5:00 pm.

- It is anticipated that the Clinic will see a maximum of 40 patients a day, 25% of the anticipated patients will be from the Harris Ranch Inn & Restaurant facility, creating no additional traffic
- The Clinic will be staffed by 2 medical professionals and 1 nonprofessional. The Human Resource office will be staffed by 4 clerical and professional employees.
- The only anticipated service and delivery vehicle would be the normal USPS and occasional express delivery services such as UPS or FedEx.
- The number of parking spaces for employees and patients shall be determined by the Fresno County Planning Department.
- There will be no goods or services sold at the Clinic. All services will be provided free of charge to the employee and their family. No money transactions will take place.
- Equipment used will be of the general medical service type and office equipment. No medical equipment requiring licensing or permitting is anticipated.
- Supplies used and stored onsite will consist of general office supplies, general medical supplies and generic, non-narcotic prescription medications.
- The Clinic building will be a modular or framed unit of approximately 3,000 sq. ft. 1800 sq. ft. for the clinic and 1,200 for the Human Resource office.
- It is anticipated that the facility will generate low levels of bio medical waste that will be collected, stored and disposed of in accordance with current medical waste through a licensed third party vendor.
- The estimated volume of water needed for the facility is unknown but believed to be within normal use projections for similar type of facilities.
- The Clinic sign will be affixed to or within close proximity to the building itself and be within any current signage regulations.
- There will be outdoor lighting for the parking area and perimeter lighting for security.
- There will be landscaping provided to the extent needed to portray a professional and inviting operation

We believe the offering of the Onsite Medical Clinic to our employees is paramount in our continuing efforts to be an employer of choice and to lead by example in the business community. The Onsite Medical Clinic will serve a long standing need for access to superior medical care in the Westside rural area of our businesses. This access will also serve to reduce transportation and pollution issues created by these same families traveling 15 to 60 miles to access the same care in different locations.

The medical care model being employed emphasizes preventative care and the patients' ability to develop a relationship with the medical provider. The medical providers will be

bilingual and the care model calls for extended interactions between the providers and patients. We have a unique opportunity to better serve our employee population and intern reduce the impact on community care facilities while educating and empowering our employees in their health care decisions.

This facility and medical care option can be up and running in 45 days absent protracted regulatory red tape and hurdles. Harris Farms is committed to providing these services but need the help of our County agencies to make this a reality.

Respectfully Submitted,

A handwritten signature in black ink that reads "Mike Casey". The signature is written in a cursive, flowing style.

Mike Casey
VP Risk Management & Human Resources
Harris Farms Inc.

ADDENDUM TO OPERATIONAL STATEMENT

Project: Conditional Use Permit No. 3541

Project Location: Southeast Quadrant I-5 and Hwy 198

Project Description:

The following is being provided to clarify the nature of the use as it relates to traffic generation. There are 2 proposed uses intended for the proposed building. 1200 square feet of the building will be occupied by Harris Farms Human Resource Office. This office is currently located on-site in the Harris Ranch Hotel. Human Resource office employees will just be relocated to another portion of the lot. There are four professional and clerical employees. No additional employees are planned. Office hours are Monday through Friday 8:00 a.m. to 5:00 p.m.

The other portion of the office will be occupied by a medical office providing services exclusively for Harris Farms employees. There will be 2 medical professionals and 1 non-professional. It is anticipated that a maximum of 40 people per day can be accommodated Monday through Friday. The office will be closed Saturdays and Sundays. Approximately half of all anticipated patients work at the site. Nearly all other traffic will be utilizing Highway 198 from the east to access the site.



EXHIBIT 9

County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Harris Farms Inc.
- APPLICATION NOS.: Initial Study Application No. 7186 and Unclassified Conditional Use Permit Application No. 3541
- DESCRIPTION: Allow modification of an existing Interstate Freeway Interchange Commercial Development to include a medical clinic with administrative offices on an 18.47-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), approximately eight miles northeast of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 065-060-92S).

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal entails modification of an existing Interstate Freeway Interchange Commercial Development partially located on five parcels totaling 136.38 acres in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The existing Interstate Freeway Interchange Commercial Development is comprised of a public use airport, restaurants, hotels, gas stations, mini-marts, and a wastewater treatment facility with effluent evaporation ponds.

The existing Interstate Freeway Interchange Commercial Development was originally authorized by Unclassified Conditional Use Permit (CUP) No. 1324, which was approved by the Fresno County Board of Supervisors (BOS) in 1975. Subsequently, the Interstate Freeway Interchange Commercial Development was expanded and modified under CUP No. 1503, which was approved by the BOS in 1978, CUP No.

1562, which was also approved by the BOS in 1978, CUP No. 1759, which was approved by the BOS in 1980, CUP No. 2025, which was approved by the Fresno County Planning Commission (Commission) in 1983, CUP No. 2359, which was approved by the Commission in 1989, and CUP No. 2894, which was approved by the Commission in 1999.

Modifications currently proposed for the existing Interstate Freeway Interchange Commercial Development include construction of a 1,647 square-foot medical clinic that will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round; and construction of a 1,175 square-foot office building to be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round.

The proposed medical clinic structure and the proposed office building structure will be contiguously constructed on an 18.47-acre parcel identified as Assessor's Parcel Number (APN) 065-060-92S. The subject parcel will also be improved with a paved parking lot with 12 parking spaces that will be accessed from State Route 198 (Dorris Avenue) via existing paved vehicular circulation areas located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development.

The subject parcel is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), in a predominately agricultural area characterized by relatively large parcels with few residential land uses. The San Luis Canal is located approximately seven and three quarter-miles east of the subject parcel, and State Route 33 (Fresno-Coalinga Road) is located approximately three and a quarter-mile to the northwest. There is an existing Interstate Freeway Interchange Commercial Development located at the northwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of restaurants, hotels, gas stations, mini-marts, and a truck stop. There is another existing Interstate Freeway Interchange Commercial Development located at the southwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) comprised of restaurants and gas stations.

Interstate Highway 5 is designated as a Scenic Highway in the Fresno County General Plan. According to General Plan Policy OS-L.3, intensive land development proposals shall provide for maintenance of a natural open space area 200 feet in depth parallel to the right-of-way of a Scenic Highway. In this case, the subject parcel is located approximately 980 feet east of the eastern edge of the Interstate Highway 5 right-of-way.

Visibility of the proposed medical clinic and proposed office building from neighboring properties located to the north and west, including Interstate Highway 5, will be screened from view by existing structural improvements located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development which is the subject of this proposal.

The proposed medical clinic and proposed office building will be visible from neighboring properties located to the south and east; however, considering the lack of development on said properties, and the proximity of the subject parcel to existing

commercial uses authorized for other Interstate Freeway Interchange Commercial Developments in the area, this proposal is not anticipated to have a negative aesthetic impact on the surrounding area.

- 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

This proposal will utilize outdoor lighting which has the potential of generating new sources of light and glare in the area. As such, all outdoor lighting fixtures shall be required to be hooded and directed so as to not shine towards adjacent properties and roads. This requirement will be included as a Mitigation Measure.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed as to not shine towards adjacent properties and roads.*

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: NO IMPACT:

The subject parcel is not located on forest land, is not enrolled under an Agricultural Land Conservation Contract (Williamson Act Contract), and is classified as Urban and Built-Up Land on the Fresno County Important Farmland Map (2014).

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal was reviewed by the San Joaquin Valley Unified Air Pollution Control District (Air District) which did not identify any concerns related to the project. However, it is noted by Staff that development of the proposal may be subject to the following Air District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Compliance with Air District Rules and Regulations will reduce air quality impacts from the subject proposal to a less than significant level.

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; or
- 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: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located within an existing Interstate Freeway Interchange Commercial Development at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue). The surrounding area is predominately agricultural in nature and is characterized by relatively large parcels with few residential land uses. This proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns related to the project. This proposal was also referred to the California Department of Fish and Wildlife (CDFW), which also did not identify any concerns. 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 the 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 or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. This proposal 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is not located in an area designated to be highly or moderately sensitive for archeological resources. However, in the event that cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be contacted to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition of the remains. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours. A Mitigation Measure reflecting this

requirement has been incorporated into the project. The Mitigation Measure will reduce potential impacts to cultural resources to a less than significant level.

* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.*

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; or
 2. Strong seismic ground shaking; or
 3. Seismic-related ground failure, including liquefaction; or
 4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The area where the subject parcel is located is designated as Seismic Design Category E in the California Geological Survey. As such, a Geotechnical Investigation shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal. This mandatory requirement will be included as a Project Note.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Changes in topography and erosion could result from grading activities associated with this proposal. As such, an Engineered Grading and Drainage Plan demonstrating how additional storm water run-off generated by the project will be handled without adversely impacting adjacent properties shall be provided to the Development Engineering Section of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal. This requirement will be included as a Project Note and shall be reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval.

Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting. With adherence to these requirements, potential erosion impacts will be reduced to a less than significant level.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The subject parcel is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, collapse, or within an area of known expansive soils.

- 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: LESS THAN SIGNIFICANT IMPACT:

The existing Interstate Freeway Interchange Commercial Development which is the subject of this proposal utilizes an on-site wastewater treatment facility for wastewater disposal. The proposed medical clinic and proposed office building will connect to this existing wastewater treatment facility.

According to the Fresno County Department of Public Health, Environmental Health Division, the Applicant shall provide evidence that the existing wastewater treatment facility has capacity to serve the proposed use. Further, concurrence shall also be obtained from the California Regional Water Quality Control Board (Water Board) that the existing wastewater treatment facility has capacity to serve the proposed use. These requirements will be included as Conditions of Approval and shall be reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting. With adherence to these requirements, potential adverse impacts related to wastewater disposal will be reduced to a less than significant level.

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: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Unified Air Pollution Control District (Air District) has reviewed this proposal and expressed no concerns related to greenhouse gas emissions. Further, compliance with Air District Rules and Regulations discussed in Section III (Air Quality) of this analysis will reduce air quality impacts from the subject proposal to a less than significant level.

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:

According to the Operational Statement provided by the Applicant for the proposed use, the proposed medical clinic will generate biological medical waste that will be collected, stored, and disposed of in accordance with medical waste regulations through a licensed third-party vendor.

According to the Fresno County Department of Public Health, Environmental Health Division, the Applicant shall obtain a Medical Waste Management Permit from the California Department of Public Health prior to commencing medical clinic operations. This mandatory requirement will be included as a Project Note.

There are no schools located within one-quarter mile of the subject parcel.

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

FINDING: NO IMPACT:

No hazardous materials sites are located within the boundaries of the subject parcel.

- 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: LESS THAN SIGNIFICANT IMPACT:

The existing Interstate Freeway Interchange Commercial Development has been improved with a public use airport; however, said airport is located approximately 355 feet west of the subject parcel and is generally oriented in a north-south direction. Additionally, the proposed use is relatively limited in scope as the proposed office building will be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round, and the proposed medical clinic will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round. Further, the Operational Statement provided by the Applicant for the proposed use does not propose overnight admittance of patients. Additionally, the subject parcel is located within an existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), and other existing Interstate Freeway Interchange Commercial Developments are located at the northwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) and the southwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue). Further, this proposal was referred to the Council of Fresno County Governments, Airport Land Use Commission (ALUC), which did not identify any concerns related to the project.

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

FINDING: NO IMPACT:

This proposal will not impair the implementation of, or physically interfere with an adopted Emergency Response Plan. No such impacts were identified in the project analysis.

- 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 subject parcel is not located 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: LESS THAN SIGNIFICANT IMPACT:

The existing Interstate Freeway Interchange Commercial Development which is the subject of this proposal utilizes an on-site wastewater treatment facility for wastewater disposal, and an on-site surface water treatment facility (Nontransient Noncommunity Water System) for potable water supply. The proposed medical clinic and proposed

office building will connect to the existing wastewater treatment facility for wastewater disposal, and will connect to the existing surface water treatment facility (Nontransient Noncommunity Water System) for potable water supply.

According to the Fresno County Department of Public Health, Environmental Health Division, the Applicant shall provide evidence that the existing wastewater treatment facility has capacity to serve the proposed use. Further, concurrence shall be obtained from the California Regional Water Quality Control Board (Water Board) that the existing wastewater treatment facility has capacity to serve the proposed use. Additionally, the Applicant shall provide evidence that the existing surface water treatment facility (Nontransient Noncommunity Water System) has capacity to serve the proposed use. Further, concurrence shall be obtained from the State Water Resources Control Board, Division of Drinking Water that the existing surface water treatment facility (Nontransient Noncommunity Water System) has capacity to serve the proposed use. These requirements will be included as Conditions of Approval and shall be reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

According to the State Water Resources Control Board, Division of Drinking Water, the existing surface water treatment facility (Nontransient Noncommunity Water System) utilized by the existing Interstate Freeway Interchange Commercial Development has an ongoing violation of disinfection byproduct drinking water standards for Total Trihalomethanes and Haloacetic Acids; however, the Applicant is working toward compliance, and shall be required to achieve compliance prior to commencing operations at the proposed clinic and office building. Further, plans and specifications for the potable water and wastewater improvements proposed on the subject parcel to connect to the proposed clinic and office building shall be submitted to the State Water Resources Control Board, Division of Drinking Water, for review and approval prior to issuance of building permits for the proposal. These requirements will be included as Conditions of Approval. Additionally, adherence to AWWA Standard C651-05 for disinfection of water mains shall be required to ensure the domestic water system is not contaminated with bacteria during construction, and all potable water lines and sewer lines shall be installed in accordance with separation criteria specified in the California Code of Regulations, Section 64630. These mandatory requirements will be included as Project Notes.

According to the Westlands Water District (WWD), the Applicant shall provide evidence that the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System) will not increase with the proposed use. Further, concurrence shall be obtained from the WWD that the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System) will not increase with the proposed use. If the proposed use causes an increase in the amount of surface water utilized by the existing on-site surface water treatment facility (Nontransient Noncommunity Water System), the Applicant shall obtain a supplemental Municipal and Industrial (M&I) Water Permit from the WWD. These requirements will be included as Conditions of Approval and shall be

reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

- 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: LESS THAN SIGNIFICANT IMPACT:

The existing Interstate Freeway Interchange Commercial Development which is the subject of this proposal utilizes an on-site surface water treatment facility (Nontransient Noncommunity Water System) for potable water supply. The proposed medical clinic and proposed office building will connect to this existing surface water treatment facility (Nontransient Noncommunity Water System) for potable water supply. Further, the subject parcel is not located in a designated water-short area.

- 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: NO IMPACT:

No streams or rivers are located within the boundaries of the subject parcel.

- 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:

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, any additional runoff generated by development of the proposal cannot be drained across property lines and must be retained on site per County Standards. This mandatory requirement will be included as a Project Note.

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

FINDING: NO IMPACT:

No additional water quality impacts were identified in the project analysis.

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

FINDING: NO IMPACT:

No housing is proposed with this project.

- 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 3075H, the project site is not subject to flooding from the 1% chance storm (100-year 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 parcel is not prone to seiche, tsunami or mudflow, nor is the subject parcel exposed to potential levee or dam failure.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community. The subject parcel is located approximately eight miles northeast of the nearest city limits of the City of Coalinga.

- 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 IMPACT:

The subject parcel is designated Agriculture in the Fresno County General Plan and is located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), which is designated as a Major Commercial Interchange in the Westside Freeway Corridor Overlay of the General Plan.

According to General Plan Policy LU-D.4, the County shall generally limit Commercial Interchange development to one square-mile centered on the freeway interchange.

According to General Plan Policy LU-D.5, Commercial Interchange areas shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses subject to the provisions of Zoning Ordinance Section 860 ("Regulations for Interstate Freeway Interchange Commercial Development").

According to General Plan Policy LU-D.6, the County shall require Commercial Interchange development to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signage restraints.

With regard to the aforementioned General Plan Policies, the subject parcel is located within one square-mile of the Interstate Highway 5 and State Route 198 (Dorris Avenue) interchange, and the proposed development has been designed in accordance with the provisions of Zoning Ordinance Section 860 ("Regulations for Interstate Freeway Interchange Commercial Development"). Further, design criteria for the proposed development will be further reviewed for approval during the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

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

FINDING: NO IMPACT:

This proposal will not conflict with any Land Use Plan or Habitat or Natural Community Conservation Plan. No such Plans were identified in the project analysis.

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 subject parcel is not located in an identified mineral resource 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: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division, reviewed this proposal and did not identify any potential noise-related impacts. However, development of the proposal must comply with the Fresno County Noise Ordinance related to construction noise, limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday, thereby minimizing noise impacts to less than significant.

- 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: LESS THAN SIGNIFICANT IMPACT:

The existing Interstate Freeway Interchange Commercial Development has been improved with a public use airport; however, said airport is located approximately 355 feet west of the subject parcel and is generally oriented in a north-south direction. Additionally, the proposed use is relatively limited in scope as the proposed office building will be utilized by up to four of the Applicant's employees per day from 8:00am until 5:00pm on Monday through Friday, year-round, and the proposed medical clinic will service up to 40 patients per day from 9:00am until 5:00pm on Monday through Friday, year-round. Further, the Operational Statement provided by the Applicant for the proposed use does not propose overnight admittance of patients. Additionally, the subject parcel is located within an existing Interstate Freeway Interchange Commercial Development located at the southeast quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue), and other existing Interstate Freeway Interchange Commercial Developments are located at the northwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue) and the southwest quadrant of Interstate Highway 5 and State Route 198 (Dorris Avenue). Further, this proposal was referred to the Council of Fresno County Governments, Airport Land Use Commission (ALUC), which did not identify any concerns related to the project.

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 construct or displace housing and will not 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: LESS THAN SIGNIFICANT IMPACT:

This proposal was reviewed by the Fresno County Fire Protection District (Fire District) which did not identify any concerns with the project. The proposal must comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project must be approved by the Fire District prior to issuance of Building Permits by the County. These mandatory requirements will be included as Project Notes to be addressed during Site Plan Review (SPR), which will be required as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

According to the Fire District, the subject property must annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. This requirement will be included as a Project Note.

2. Police protection?

FINDING: NO IMPACT:

This proposal was reviewed by the Fresno County Sheriff's Department, which did not identify any concerns related to the proposal.

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

No impacts on the provision of other services were identified in the project analysis.

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: LESS THAN SIGNIFICANT IMPACT:

The proposed medical clinic will generate up to six one-way employee trips per day (three round trips per day), Monday through Friday, year-round, and up to 80 one-way patient trips per day (40 round trips per day), Monday through Friday, year-round. The proposed office building may generate up to eight one-way employee trips per day (four round trips per day), Monday through Friday, year-round.

The subject parcel will be improved with a paved parking lot with 12 parking spaces and a 24-foot wide paved driveway that will connect to the existing paved vehicular circulation areas located on the four other parcels that comprise the existing Interstate Freeway Interchange Commercial Development which has existing access to State Route 198 (Dorris Avenue).

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning, and the California Department of Transportation (Caltrans), neither of which agency identified any concerns with the project, nor did said agencies require a Traffic Impact Study (TIS).

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

FINDING: NO IMPACT:

The existing Interstate Freeway Interchange Commercial Development has a public use airport which is generally oriented in a north-south direction, located approximately 355 feet west of the subject parcel.

This proposal was referred to the Council of Fresno County Governments, Airport Land Use Commission (ALUC), which did not identify any concerns related to the project.

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:

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning, and the California Department of Transportation (Caltrans), neither of which agency identified any concerns with the project, nor did said agencies require a Traffic Impact Study (TIS).

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:

This proposal will not conflict with any adopted alternative transportation plans. No such impacts were identified in the project analysis.

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: LESS THAN SIGNIFICANT 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: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Pursuant to discussion in Section IV (Biological Resources), no such impacts on biological resources were identified in the project analysis. Pursuant to discussion in Section V (Cultural Resources), this proposal may have impacts on cultural resources; however, the Mitigation Measure included in Section V (Cultural Resources) will reduce such impacts to a less than significant level.

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

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the project 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 adverse impacts on human beings were identified in the project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3541, 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 agricultural and forestry resources, mineral resources, population and housing, or recreation.

Potential impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems have been determined to be less than significant. Potential impacts relating to aesthetics and cultural resources have been determined to be less than significant with the identified Mitigation Measures.

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

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