



## Inter Office Memo

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DATE: January 12, 2017  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12621 - INITIAL STUDY APPLICATION NO. 7186 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3541

APPLICANT/  
OWNER:

Harris Farms Inc.

REQUEST:

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).

PLANNING COMMISSION ACTION:

At its hearing of January 12, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Borba and seconded by Commissioner Eubanks to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings for approval of a Conditional Use Permit, and approve Unclassified Conditional Use Permit No. 3541, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12621

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Borba, Eubanks, Abrahamian, Chatha, Lawson, Mendes and Pagel
	No:	None
	Absent:	None
	Abstain:	None
	Recused:	Commissioner Woolf

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

By:   
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 William M. Kettler, Manager  
 Development Services Division

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

Attachments

EXHIBIT A

Initial Study Application No. 7186  
Unclassified Conditional Use Permit Application No. 3541

- Staff: The Fresno County Planning Commission considered the Staff Report dated January 12, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information:
- The proposed office will be utilized by administrative staff currently employed by the Applicant.
  - The proposed medical clinic will only serve the Applicant's employees and members of the employees' families that are covered by the Applicant's health insurance program.
  - Elite Medical Services, which is based in Visalia, will provide staffing for the proposed medical clinic.
  - The proposed medical clinic will have a Physician Assistant on site; however, a physician will not be on site during all business hours.
- Others: One other individual presented information in support of the application, and no one presented information in opposition of the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Mitigation Monitoring and Reporting Program**  
**Initial Study (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 required Conditions for the project.

**Notes**

**The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.**

1.	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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# County of Fresno

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

January 31, 2017

Harris Farms Inc.  
Route 1, Box 400  
Coalinga CA 93210

Dear Applicant:

Subject: Resolution No. 12621 - Initial Study Application No. 7186 and Unclassified  
Conditional Use Permit Application No. 3541

On January 12, 2017, the Fresno County Planning Commission approved your Unclassified Conditional Use Permit with Conditions. A copy of the Planning Commission Resolution is enclosed.

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

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

If you have any questions regarding the information in this letter please contact me at [dchambers@co.fresno.ca.us](mailto:dchambers@co.fresno.ca.us) or 559-600-4205.

Sincerely,

Derek Chambers, Planner  
Development Services Division

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Enclosure