



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 October 6, 2016

SUBJECT: Initial Study Application No. 7009 and Unclassified Conditional Use Permit Application No. 3508

Allow a rodeo complex and related improvements (including mobile food vehicles) on an approximately 4.5-acre portion of a 22.1-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject property is located on the south side of W. Whitesbridge Road approximately 1,325 feet west of its intersection with San Mateo Avenue and 2.5 miles east of the nearest city limits of the City of Mendota (29195 W. Whitesbridge Road, Mendota) (Sup. Dist. 1) (APN 019-220-38S).

OWNER: Salvador Agredano
APPLICANT: Linda Dineen

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

Chris Motta, Principal Planner
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RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7009; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3508 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Revised Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans (with trailer parking)/Floor Plans/Elevations
6. Access Driveway Drawing
7. Revised Operational Statement submitted by the Applicant
8. Traffic Management Plan/California Department of Transportation Letter
9. Summary of Initial Study (IS) Application No. 7009

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change. The proposal is allowed under Section 853.B.12 and 853.23 of the Zoning Ordinance
Parcel Size	22.12 acres	No change
Project Site	<ul style="list-style-type: none"> • 735 square-foot mobile home • 4,800 square-foot barn • 1,200 square-foot barn • 30-foot by 30-foot animal pens • Pole shed • Cattle run/rodeo arena • Judging tower • Parking 	A rodeo complex with related improvements (including mobile food vehicles) on an approximately 4.5-acre portion of a 22.1-acre parcel in the AE-20 Zone District
Structural Improvements	<ul style="list-style-type: none"> • 735 square-foot mobile home • 4,800 square-foot barn • 1,200 square-foot barn • Seven 30-foot by 30-foot animal pens • Pole shed • Judging tower 	<ul style="list-style-type: none"> • 30-foot by 30-foot animal pens (in addition to the existing pens) • 1,283 square-foot bleachers with disabled access • 605 square-foot restroom • 448 square-foot beverage/office building • 25-foot-tall metal shed structure

Criteria	Existing	Proposed
		over the event arena <ul style="list-style-type: none"> • 42 square-foot, 17-foot-tall judging tower (replaces the existing tower) • Food trucks (Maximum three) • Parking
Nearest Residence	85 feet to the east	No change
Surrounding Development	Single-Family Residences; agriculture-exempt structures; storage and wrecking yard	No change
Operational Features	See "Project Site"	A rodeo complex with related improvements on an approximately 4.5-acre portion of a 22.1-acre parcel. The project will: <ul style="list-style-type: none"> • Utilize the existing and proposed improvements on the property as listed above in the "Structural Improvements". • Allow seven to ten rodeo event competitions during three- to four-day weekends; six times per year. • Draw approximately 300 spectators and 15 to 20 competitors during events. • Permit two to three mobile food vehicles on site during events.
Employees	N/A	None (events will be managed by the Applicant's family living near the project site with the help from neighbors)
Customers	N/A	15 to 20 competitors 300 hundred during rodeo events
Traffic Trips	N/A	170 daily one-way trips (85 round trips) by vehicles entering the site during a one-hour period at the beginning of an event 180 daily one-way trips (90 round trips) by vehicles exiting the site during a one-hour period near the

Criteria	Existing	Proposed
		end of an event
Lighting	N/A	Inside arena and in the public areas
Hours of Operation	N/A	10 a.m. to 10 p.m.; Saturday and Sunday

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: No. Violation No. 10-103093 for an unauthorized rodeo was closed on November 15, 2010 after the owner ceased the operation.

ENVIRONMENTAL DETERMINATION:

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 included as Exhibit 9.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: February 22, 2016

PUBLIC NOTICE:

Notices were sent to seventeen (17) property owners within 1,320 feet of the subject property, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

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

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

BACKGROUND INFORMATION:

The subject proposal entails establishment of a rodeo complex with related improvements on an approximately 4.5-acre portion of the subject 22.1-acre property. The proposed facility, described by the Applicant as a "Mexican Rodeo," will host competitive sporting events that involve horses and livestock and are designed to test the skill and speed of the participants. Seven to ten rodeo event competitions during Saturday and Sunday, approximately six times per year, will be held on the property, including occasional three- to four-day weekend events. The weekend events will start on Friday and end on Sunday. Participants will leave the site on Monday. An estimated 15 to 20 competitors and up to 300 spectators will attend rodeo events.

The existing improvements on the property consist of a mobile home, barns, pole shed, cattle run/rodeo arena, judging tower, animal pens and unpaved parking. A second residence was authorized on the property by Director Review and Approval (DRA) No. 4210 on February 11, 2011. Proposed improvements on the property consist of three 30-foot by 30-foot animal pens (in addition to the seven existing pens), two 1,283 square-foot bleachers with disabled access, 605 square-foot restroom facility, 448 square-foot beverage/office building, 42 square-foot 17-

foot-tall judging tower (replaces the existing tower), 25-foot-tall metal shed structure over the event arena and parking. The proposal will utilize both the existing and new improvements on the property. Up to three mobile food vehicles will also be allowed on the property during events.

The subject proposal is allowed in the AE-20 Zone District by an Unclassified Conditional Use Permit under Section 853.B.12 (parks, including facilities appropriate and incidental to parks) and 853.23 (stadia) of the County Zoning Ordinance.

On March 24, 2016, the Planning Commission considered the subject application to allow a rodeo complex with related improvements. Based on Commissioner comments and testimony from the Applicant's representative, the Commission approved a motion (7 to zero; two Commissioners absent) to continue the item to the April 28, 2016 hearing in order to provide additional time to the Applicant to revise the Operational Statement to address limited overnight stay of facility participants and provide a traffic control plan at the access to the site off of Whitesbridge Road (State Route 180). The Applicant-submitted revised Operational Statement inclusive of the information relating to on-site overnight stay and an access driveway drawing are attached as Exhibits 6 and 7. Conditions of Approval resulting from the review of revised Operational Statement by agencies are noted in **bold** in Exhibit 1 of this report.

At the April 28, 2016 hearing for the project, the Planning Commission considered the March 26, 2016 staff report including a revised Operational Statement and an ingress/egress map approved by the California Department of Transportation (Caltrans). Based on the review of the information and testimony from the Applicant's representative, the Commission still expressed concerns with ingress and egress from Whitesbridge Road (State Route 180) and expressed concerns with the information provided. The Commission approved a motion (7 to 1; one Commissioner absent) to continue the item to a date undetermined in order to provide additional time to the Applicant to prepare a Traffic Management Plan (TMP) to be approved by the California Department of Transportation (Caltrans).

A TMP was prepared for the project by Peters Engineering Group and dated July 13, 2016. Caltrans concurred with the findings of the TMP which stated that: 1) the intersection of the site driveway and Whitesbridge Avenue (State Route 180) will operate at acceptable levels of service during peak event hours through the year 2036 (both before and after the events); 2) the on-site driveway is at least 600 feet long and should be maintained to allow vehicles entering the site to freely move away from the highway provided that no entry fees are collected near the highway; and 3) a contingency traffic management plan should be implemented if warranted based on observed congestion occurring on either the entrance or the exit, which would contribute to potentially unsafe conditions or unsafe driver decisions. The contingency plan would include: 1) placement of 'SPECIAL EVENT AHEAD' signs 500 feet in advance of the project driveway in both directions on Whitesbridge Avenue; and 2) providing a licensed traffic control officer or CHP officer, at the project's expense, to monitor the intersection and to take temporary control of the intersection as necessary to provide the safest possible operation. Caltrans also concurred with the TMP that traffic operations shall be observed at random event dates to determine full or partial permanent implementation of contingency plans for all subsequent events. A copy of the Traffic Management Plan (TMP) and a letter from Caltrans approving the Plan is attached as Exhibit 8. A Condition of Approval and a Project note resulting from the Caltrans' review of the TMP are noted in **bold** and are underlined in Exhibit 1 of this report.

ANALYSIS/DISCUSSION:

Finding 1: 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	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (northern property line): 400 feet Side (eastern property line): 20 feet Side (western property line): 630 feet Rear (southern property line): 60 feet	Yes
Parking	One (1) parking space for every forty (40) square feet of area within the main auditorium or meeting hall/assembly place	153 standard parking spaces (minimum 64 spaces required), including five ADA-compliant	Yes
Lot Coverage	No requirement	No requirement	N/A
Separation Between Buildings	Six feet minimum	20 feet	Yes
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	100 percent	Yes
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	Existing on site well will be utilized	Yes

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements satisfy the setback requirements of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

Analysis:

Staff review of the Site Plan demonstrates that the 22.1-acre project site can accommodate the proposed rodeo complex and related improvements. All existing and proposed improvements related to this proposal are located approximately 400 feet from the northerly property line (35 feet required), 60 feet from the southerly property line (20 feet required); 20 feet from the easterly property line (20 feet required); and 630 feet from the westerly property line (20 feet required), and meet the minimum building setback requirements of the AE-20 Zone District.

In regard to off-street parking, the Zoning Ordinance requires one (1) parking space for every forty (40) square feet of area within the main auditorium or meeting hall, and the California Building Code requires one parking space for the physically handicapped per every 25 parking spaces. According to the Site Plan Review Section of the Fresno County Department of Public Works and Planning, the proposed 153 on-site parking spaces are sufficient to meet the parking needs of the project. A Project Note requires that five of these parking spaces shall be ADA (Americans with Disabilities Act)-compliant and designated van accessible.

Based on the above information and with adherence to the mandatory Project Note, staff believes the project site is adequate to accommodate the proposed facility and all required features of that use.

Recommended Conditions of Approval:

None

Conclusion:

Finding 1 can be made.

Finding 2: 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	N/A
Public Road Frontage	Yes	Whitesbridge Road (State Route 180); Unknown	No change
Direct Access to Public Road	Yes	Whitesbridge Road (State Route 180); Unknown	A joint-use or consolidated driveway off of Whitesbridge Road (SR 180) is required between the existing driveway on the subject property and the driveway on adjacent property to the west.
Road ADT		Unknown	No change
Road Classification		State Route 180	No change
Road Width		30 feet south of section line	No change

		Existing Conditions	Proposed Operation
Road Surface		Paved	No change
Traffic Trips		N/A	170 daily one-way trips (85 round trips) by vehicles entering the site during a one-hour period at the beginning of an event 180 daily one-way trips (90 round trips) by vehicles exiting the site during a one-hour period near the end of an event
Traffic Impact Study (TIS) Prepared	Yes	N/A	A trip distribution study/ analysis was prepared for the project by Peters Engineering Group and reviewed and approved by the California Department of Transportation which agreed with the trip distributions as noted above.
Road Improvements Required		Good condition	No change

Reviewing Agency/Department Comments:

California Department of Transportation (Caltrans): The Applicant shall prepare an event Transportation Management Plan (TMP) including a Traffic Control Plan and provide it to the California Department of Transportation for review and approval before rodeo events take place on the property. This requirement has been included as a Mitigation Measure.

A joint-use or consolidated driveway off of Whitesbridge Road (SR 180) shall be required between the existing driveway on the subject property and the driveway on adjacent property to the west. An encroachment permit shall be required for all proposed activities within the State's right-of-way prior to start of the events.

Development Engineering Section of the Fresno County Department of Public Works and Planning: On-site turnarounds shall be required for vehicles leaving the site to enter Whitesbridge Road (State Route 180) in a forward motion.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: The gate that provides initial access to the site shall be set back a minimum of 20 feet (or the length of the longest vehicle to initially enter the site, whichever is greater) from the edge of the ultimate right-of-way.

The aforementioned requirements have been included as Project Notes.

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

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

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

Analysis:

The project site gains access from Whitesbridge Road, which is classified as State Route 180, with an existing right-of-way of 30 feet south of the section line along the parcel frontage.

According to the trip distribution study/analysis, the subject proposal will generate 170 daily one-way trips (85 round trips) by vehicles entering the site during a one-hour period at the beginning of an event and 180 daily one-way trips (90 round trips) by vehicles exiting the site during a one-hour period near the end of an event.

The California Department of Transportation (Caltrans) reviewed the trip distribution study/analysis, concurred with the project trip generation and distribution, and required review and approval of an event Transportation Management Plan (TMP), including a Traffic Control Plan to guide and temporarily divert traffic in a "controlled" manner prior to the start of and at the end of the rodeo events. Caltrans further requires a joint-use or consolidated driveway off of Whitesbridge Road (State Route 180) between the existing driveway on the subject property and the driveway on the adjacent property to the west. No additional right-of-way dedication or improvements to State Route 180 were required by Caltrans.

Based on the above information, and with adherence to the Mitigation Measure and Project Notes, staff believes that Whitesbridge Road (State Route 180) at the project site will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

See Mitigation Measures and mandatory Project Notes attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

Finding 3: 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:
North:	2.39 acres	Field crops	AE-20	335 feet from north property line
South:	483.62 acres	Vacant	RC	None
East:	16.37 acres	Single-Family Residence	AE-20	85 feet from east property line

Surrounding Parcels				
West:	13.95 acres	Storage and Wrecking Yard	AE-20	None

Reviewing Agency/Department Comments:

State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW): Prior to the start of rodeo events on the property, the Applicant shall have the on-site well water tested for bacteria and the results provided to SWRCB-DDW for review and approval. Should the bacterial analysis for well water fail, potable water for drinking shall be provided for the facility from outside sources.

Fresno County Department of Public Health, Environmental Health Division (Health Department): No more than 300 customers per day shall be permitted at the facility until such time as a revision to the on-site wastewater treatment system is completed, approved and installed in accordance with current regulations, codes and/or local ordinances. The on-site wastewater treatment system shall be designed and installed in accordance with the California Well Standards, California Plumbing Code and the Lyle Brewer Engineering report revised dated December 21, 2015, or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. As per the California Well Standards, the horizontal separation distance between any “water-tight septic tank or subsurface leaching field” and water wells is 100 feet. Any changes in the proposed project may require additional review to ensure adequacy of the on-site wastewater treatment systems’ adequacy to serve the proposed changes.

The aforementioned requirements have been included as Mitigation Measures.

Mobile food vehicles proposed to operate at the facility shall carry permits from the Fresno County Department of Public Health, Environmental Health Division. Mobile Food Truck operators shall obtain permit approval and may only operate within the scope of their permit in accordance with the California Health and Safety Code. Prior to issuance of building permits, the Applicant shall submit complete food facility plans and specifications to the Health Department. Prior to operations, the operator shall apply for and obtain a permit to operate a food facility from the Health Department. Prior to the sale of alcohol, the Applicant shall obtain a license to sell alcoholic beverages. The acoustical analysis submitted for the project indicates operations of the rodeo facility will comply with Fresno County Noise Ordinance. In concurrence with the Applicant’s operational statement, all amplified microphone use and/or sound amplification shall cease by 10:00 p.m. These requirements have been included as Project Notes.

Fresno County Sheriff: The Applicant shall provide licensed security during the rodeo events. This requirement has been included as a Condition of Approval.

Fresno County Fire Protection District (CalFire): The project shall comply with California Code of Regulations Title 24 – Fire Code and upon County approval of the project and prior to issuance of any building permits, approved site plans shall be submitted for the District’s review and approval.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: Five (5) parking stalls shall be ADA-compliant and designated van accessible. All parking spaces for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to

pass behind the parking space in which they parked. All proposed signs shall be submitted to the Department of Public Works and Planning, Permits Counter to verify compliance with the Zoning Ordinance. A Site Plan Review shall be required for all proposed signs.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposal will be handled without adversely impacting adjacent properties. A Grading Permit or Voucher shall be required for any grading proposed with this application. Any additional runoff generated by the proposed development shall be retained on site per County Standards. Federal Emergency Management Agency (FEMA) FIRM Panel 2025H indicates that the subject property is subject to flooding from the one-percent chance storm. All structures shall be raised above the Base Flood Elevation or be flood-proofed per the Fresno County Flood Hazard Ordinance Chapter 15.48.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections are required for existing and proposed structures, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed improvements shall require plans, permits and inspections.

The aforementioned requirements have been included as Project Notes.

Design Division, Road Maintenance and Operations Division, and Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning; U.S. Department of Fish and Wildlife; California Department of Fish and Wildlife; Fresno County Department of Agriculture (Agricultural Commissioner's Office); Southern San Joaquin Valley Information Center; Regional Water Quality Control Board, Central Valley Region: No concerns with the proposal.

Analysis:

The project entails establishment of a rodeo complex with related improvements on an approximately 4.5-acre portion of a 22.1-acre parcel. The project site is located 2.5 miles east of the City of Mendota in an area comprised of limited agricultural activities and mostly unimproved lands with single-family residences.

The project will utilize both the existing and the proposed improvements on the property. The existing improvements on the property include a mobile home, barns, pole shed, cattle run/rodeo arena, judging tower, animal pens and unpaved parking. The proposed improvements include animal pens (in addition to the existing pens), bleachers, restrooms, beverage/office building, judging tower (replaces the existing tower), and a metal shed structure over the event arena and parking. Additionally, mobile food vehicles will be stationed on site to cater food during event competitions.

As noted above, the project area consists of limited farmland and mostly unimproved parcels with sparsely located single-family residences. Besides cultivated land to the north, no farming activities or improvements exist on adjacent parcels to the east, south or west of the proposal. The proposed rodeo facility is to be located approximately 1,000 feet south of Whitesbridge Road (State Route 180) within the southerly most portion of the project site and therefore will not be highly visible from the highway. Furthermore, given the unimproved parcels with limited

residential improvement in the area, and the proposed tallest structure on the property not to exceed 24 feet in height, the project is not expected to have significant visual impact on the surrounding neighborhood.

An Acoustical Analysis was prepared for the project to assess the project's impact on the nearest noise receptors (a single-family residence) located approximately 730 feet north of the project site. The Acoustical Analysis concludes that by factoring in the project location, proposed activities, hours of operation and the noise level that could be produced at the project site, the project-related noise levels are not expected to exceed the standards of the County's noise ordinance at the closest noise-sensitive receivers during the daytime hours (7:00 a.m. - 10:00 p.m.). Furthermore, the project will require all outdoor night lighting used during event hours to be hooded, and all parking and circulation areas not paved will be required to use dust palliative to prevent the creation of dust by vehicles.

An Initial Study prepared for the project has identified potential impacts to aesthetics, cultural resources, geology and soils, hydrology and water quality and transportation/traffic. Regarding aesthetic impact, all outdoor lighting will be required to be hooded and directed downward to avoid glare on adjoining properties. In regard to cultural resources, any cultural resources or human remains discovered during ground-disturbance activities will require all work to be stopped and findings be evaluated by an archeologist. In regard to the geology and soils, the project will install an on-site engineered wastewater treatment system and will limit customers to 300 per day. In regard to hydrology and water quality, on-site well water will be tested for bacteria and the analysis approved by the State Resources Water Control Board, Division of Drinking Water prior to start of the rodeo events. In regard to transportation/traffic, a Transportation Management Plan (TMP) including a Traffic Control Plan will be required to be approved by the California Department of Transportation prior to start of the rodeo events. Adherence to these requirements, included as Mitigation Measures (Exhibit 1), will reduce the project impact on the abutting properties and surrounding neighborhood to less than significant.

Potential impacts related to air quality, geology and soils, noise, and public services are considered to be less than significant. The Applicant will be required to comply with the Air District's enforced Emission Reduction Measures and Rules for the project; submit a Grading and Drainage Plan to ensure that the proposed development will not result in drainage patterns that could adversely affect surrounding properties; obtain a Grading Permit/Voucher; comply with Fresno County Noise Ordinance; cease use of microphone and/or sound amplification by 10:00 p.m.; and obtain Fresno County Fire Protection District's approval prior to issuance of building permits and occupancy.

Based on the above information, and with adherence to the Mitigation Measures, Condition of Approval, and mandatory Project Notes, staff believes that the proposal will not have adverse effects upon surrounding properties.

Recommended Conditions of Approval:

See Mitigation Measures, recommended Conditions of Approval and mandatory Project Notes attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3 allows agriculturally-related uses by discretionary permit, provided that they meet the following criteria:</p> <ul style="list-style-type: none"> a. Criteria LU-A.3.a states that the use shall provide a needed service to the surrounding area which cannot be provided more effectively within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics. b. Criteria LU-A.3.b states that the use shall not be sited on productive agricultural land if less productive land is available in the vicinity. c. Criteria LU-A.3.c states that the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter-mile radius. d. Criteria LU-A.3.d states that a probable workforce should be located nearby or readily available. 	<p>With regard to Criteria “a”, the proposed facility entails a competitive sporting event that involves horses and other livestock, designed to test the skill and speed of the participants. Such sport generally needs a large isolated area and draws a large number of spectators. No such facility is located in the area to serve the local population. The project location in a remote area away from any urban development fits to the nature of proposed use. With regard to Criteria “b”, the project site is not farmland. The project will be located on a 4.5-acre portion of a 22.1-acre parcel classified as Vacant or Disturbed Land on the 2010 Fresno County Important Farmland Map. With regard to Criteria “c”, the project is not located in a water-short area of Fresno County, and due to limited water usage, will not significantly deplete groundwater or impact other water users within a one quarter-mile radius. With regard to Criteria “d”, the project facility will be managed by the Applicant’s family members and neighbors living in the vicinity of the proposal. The proposal is consistent with this policy.</p>
<p>Policy LU-A.12 of the General Plan requires that agricultural activities be protected from encroachment of incompatible uses.</p> <p>Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations.</p> <p>Policy LU-A.14 requires an assessment of the conversion of productive agricultural land and that mitigation shall be required where appropriate.</p>	<p>The project site is not farmland and has been disturbed with the existing residential and non-residential improvements. The nearest single-family residence is approximately 730 feet north of the project site. No farming operations exist adjacent to the project area that could be impacted by this proposal and the proposed facility will be fenced off to separate the use from abutting lands. The proposal is consistent with these policies.</p>
<p>General Plan Policy PF-D.6: County shall permit individual on-site sewage disposal systems on such parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.</p>	<p>An on-site wastewater treatment system will be installed for the proposed restroom facilities on the property in accordance with the Lyle Brewer Engineering Report, dated December 21, 2015, or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division.</p>

Relevant Policies:	Consistency/Considerations:
General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.	The subject proposal is not located in a water-short area. The Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns regarding adequacy of water for the project.
General Plan Policy HS-B.1 requires identification of fire hazards to reduce the risk to life and property.	The project will comply with the California Code of Regulations Title 24 – Fire Code, and County-approved site plans will require Fresno County Fire Protection District's approval prior to issuance of the building permits for the proposed improvements on the property.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The property is designated Agriculture in the County General Plan. Policy LU-A.3 allows agriculturally-related uses by discretionary permit provided that they meet certain criteria. Policy LU-A.12 requires protection of agricultural activities from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; and Policy LU-A.14 requires an assessment of the conversion of productive agricultural land. Policy PF-D.6 requires individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality. Policy PF-C.17 requires evaluation of adequacy and sustainability of the water supply for the project. Policy HS-B.1 requires identification of fire hazards to reduce the risk to life and property.

Analysis:

As discussed above in General Plan consistency/consideration, the subject Use Permit application meets the intent of Policy LU-A.3. In regard to consistency with Policy LU-A.12, LU-A.13 and LU-A.14, the project site is not farmland, has been disturbed with the existing residential and non-residential improvements, and will be fenced off to separate the proposed facility from the abutting lands.

In regard to consistency with Policy PF-D.6 and PF-C.17, the project will install an on-site wastewater treatment system in accordance with the Lyle Brewer Engineering Report, and will not deplete groundwater resources. The project is not located in a water-short area. In regard to Policy HS-B.1, the project will require Fresno County Fire Protection District review and approval prior to the issuance of building permits and occupancy.

The subject proposed project (Mexican Rodeo) involves competitive sporting events that involve the use of horses and other livestock by the participants and draw a large number of spectators. For such a facility, a large isolated area away from urban areas is desirable. The project site fits the nature of the proposed use, as it is located in a remote area away from any urban development, and dominated by open fields with sparsely located single-family residences. Although the project site and the surrounding area is designated Agriculture in the County

General Plan, no farming activities exist on the site or in its vicinity. The Fresno County Department of Agriculture (Ag Commissioner's Office) reviewed this proposal and expressed no concerns with the project.

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

Recommended Conditions of Approval:

See Mitigation Measures and mandatory Project Notes attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Staff believes the required Findings for granting Unclassified Conditional Use Permit (CUP) No. 3508 can be made based on the factors cited in the Analysis, the recommended Conditions of Approval, and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3508 subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit (CUP) No. 3508, subject to the Mitigation Measures, Conditions of Approval and Project Notes attached as 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 (CUP) No. 3508; 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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**Revised Mitigation Monitoring and Reporting Program
Initial Study Application No. 7009/Unclassified Conditional Use Permit Application No. 3508
(Including Conditions of Approval and Project Notes)**

EXHIBIT 1

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1*	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2*	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing 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/PW&P	As noted
3*	Geology and Soils	No more than 300 customers per day shall be permitted at the facility until such time as a revision to the on-site wastewater treatment system is completed, approved and installed in accordance with current regulations, codes and/or local ordinances.	Applicant	Applicant/Fresno County Department of Public Health, Environmental Health Division (Health Department)	As noted
4*	Geology and Soils	The on-site wastewater treatment system shall be designed and installed in accordance with the California Well Standards, California Plumbing Code and the Lyle Brewer Engineering report (revised date December 21, 2015), or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. As per the California Well Standards, the horizontal separation distance between any "water-tight septic tank or subsurface leaching field" and water wells is 100 feet. Any changes in the proposed project may require additional review to ensure adequacy of the on-site wastewater	Applicant	Applicant/Health Department	As noted

		treatment systems' adequacy to serve the proposed changes.			
5*	Hydrology and Water Quality	Prior to the start of rodeo events on the property, the Applicant shall have the on-site well water tested for bacteria and the results provided to the State Water Resources Control Board, Division of Drinking Water for review and approval.	Applicant	Applicant/State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW)	As noted
6*	Hydrology and Water Quality	Should the bacterial analysis for well water fail, potable water for drinking shall be provided for the facility from outside sources.	Applicant	Applicant/SWRCB-DDW	As noted
7*	Transportation/Traffic	The Applicant shall prepare an event Transportation Management Plan (TMP) including a Traffic Control Plan and provide it to the California Department of Transportation for review and approval before rodeo events take place on the property.	Applicant	Applicant/California Department of Transportation	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Commission.				
2.	Prior to occupancy, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.				
3.	A dust palliative shall be required for all parking and circulation areas not paved to prevent the creation of dust by vehicles.				
4.	The Applicant shall provide licensed security during the rodeo events.				
5.	A maximum of 300 customers per day and a maximum of three food trucks are allowed on the property during rodeo events.				
6.	The Applicant shall retain a qualified biologist to conduct pre-construction surveys prior to site develop to confirm the absence of on-site sensitive resources. Said surveys shall be provided to the United States Department of Fish and Wildlife (USDFW) with a copy to the Fresno County Department of Public Works and Planning. Should a resource be discovered, the Applicant and Applicant's biologist shall coordinate with USDFW staff to insure appropriate avoidance measures are implemented.				
7.	The on-site wastewater treatment system shall not be used as a Recreational Vehicle (RV) dumpsite. No RVs shall empty the contents of their septic holding tanks into the septic system designed for the rodeo facility.				
8.	At any given time, no more than ten (10) participants shall be allowed overnight stay on the property.				
9.	Traffic operations shall be observed at random rodeo event dates by an independent party (i.e., Caltrans staff, the California				

Highway Patrol, or other acceptable entity such as an approved independent contractor as agreed to by Caltrans and the County of Fresno) to determine whether the contingency plan included in the Traffic Management Plan (TMP) prepared by Peters Engineering Group and dated July 13, 2016, or a portion thereof, shall be permanently implemented for all events. Event dates selected for observation shall be determined by Caltrans staff in consultation with the County of Fresno. A summarized report of traffic observations shall be provided to the County of Fresno and Caltrans. If the Events cause congestion on Whitesbridge Road (State Route 180), recommendations from the TMP shall be implemented, including, but not limited to:

- Placement of SPECIAL EVENT AHEAD signs 500 feet in advance of the project driveway in both directions on Whitesbridge Road (State Route 180).
- Providing a licensed traffic control officer or California Highway Patrol (CHP) officer, at the project's expense, to monitor the intersection and to take temporary control of the intersection as necessary to provide the safest possible operations.

*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.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits and inspections are required for all existing and proposed structures, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	According to the Development Engineering Section of the Fresno County Department of Public Works and Planning: <ul style="list-style-type: none"> • An Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposal will be handled without adversely impacting adjacent properties. • A Grading Permit or Voucher is required for any grading proposed with this application. • Any additional runoff generated by the proposed development shall be retained on site per County Standards. • Federal Emergency Management Agency (FEMA) FIRM Panel 2025H indicates that the subject property is subject to flooding from the one-percent-chance storm. All structures shall be raised above the Base Flood Elevation or be flood-proofed per the Fresno County Flood Hazard Ordinance Chapter 15.48. • An on-site turnaround is required for vehicles leaving the site to enter Whitesbridge Road (State Route 180) in a forward motion.
4.	According to the California Department of Transportation (Caltrans): <ul style="list-style-type: none"> • A joint-use driveway (or consolidated driveway) off of Whitesbridge Road (SR 180) is required between the existing driveway on the subject property and the driveway on adjacent property to the west. • <u>An encroachment permit shall be obtained for all proposed activities within the State's right-of-way prior to start of the events.</u>

Project Notes

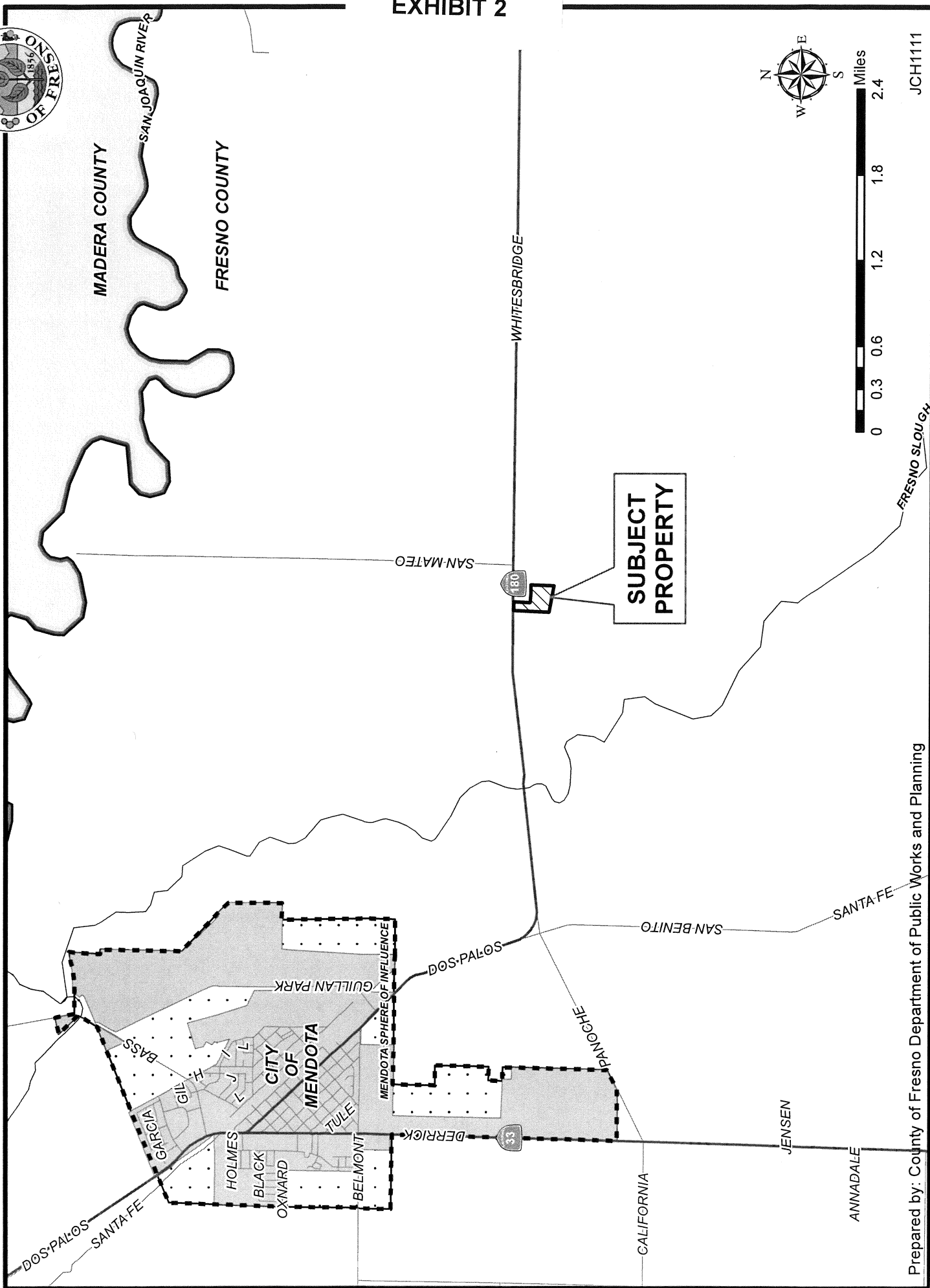
<p>5.</p>	<p>According to the Site Plan Review Section of the Fresno County Department of Public Works and Planning:</p> <ul style="list-style-type: none"> • Five parking stalls shall be ADA (Americans with Disabilities Act)-compliant and designated van accessible. • All parking spaces for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. • All proposed signs shall be submitted to the Department of Public Works and Planning, Permits Counter to verify compliance with the Zoning Ordinance. • The gate that provides initial access to the site shall be set back a minimum of 20 feet (or the length of the longest vehicle to initially enter the site, whichever is greater) from the edge of the ultimate right-of-way. • A Site Plan Review is required for all proposed signs.
<p>6.</p>	<p>Fresno County Department of Public Health, Environmental Health Division (Health Department):</p> <ul style="list-style-type: none"> • Mobile food vehicles proposed to operate at the facility shall carry permits from the Fresno County Department of Public Health, Environmental Health Division. Mobile Food Truck operators shall obtain permit approval, and may only operate within the scope of their permit in accordance with the California Health and Safety Code. • Prior to issuance of building permits, the Applicant shall submit complete food facility plans and specifications to the Health Department. Prior to operations, the operator shall apply for and obtain a permit to operate a food facility from the Health Department. • Prior to the sale of alcohol, the Applicant shall obtain a license to sell alcoholic beverages. • The acoustical analysis submitted for the project indicates operations of the rodeo facility will comply with the Fresno County Noise Ordinance. In concurrence with the Applicant's operational statement, all amplified microphone use and/or sound amplification shall cease by 10:00 p.m.
<p>7.</p>	<p>The proposal shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to issuance of any Building Permits. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Protection District for review and approval. The Applicant shall submit evidence that their Plans were approved by the Fresno County Fire Protection District, and all fire protection improvements shall be installed prior to occupancy being granted for the use.</p>
<p>8.</p>	<p>According to the San Joaquin Valley Air Pollution Control District (Air District) the project shall comply with the following:</p> <ul style="list-style-type: none"> • For each project phase, maintain records of (1) the construction start and end dates, and (2) the date of issuance of the first certificate of occupancy, if applicable. • For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request. • District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow, Cure, and Emulsified Asphalt Paving and Maintenance Operations, and Rule 4002 (National Emission Standards for Hazardous Air Pollutants), in the event an existing building will be renovated, partially demolished or removed.

LOCATION MAP

EXHIBIT 2



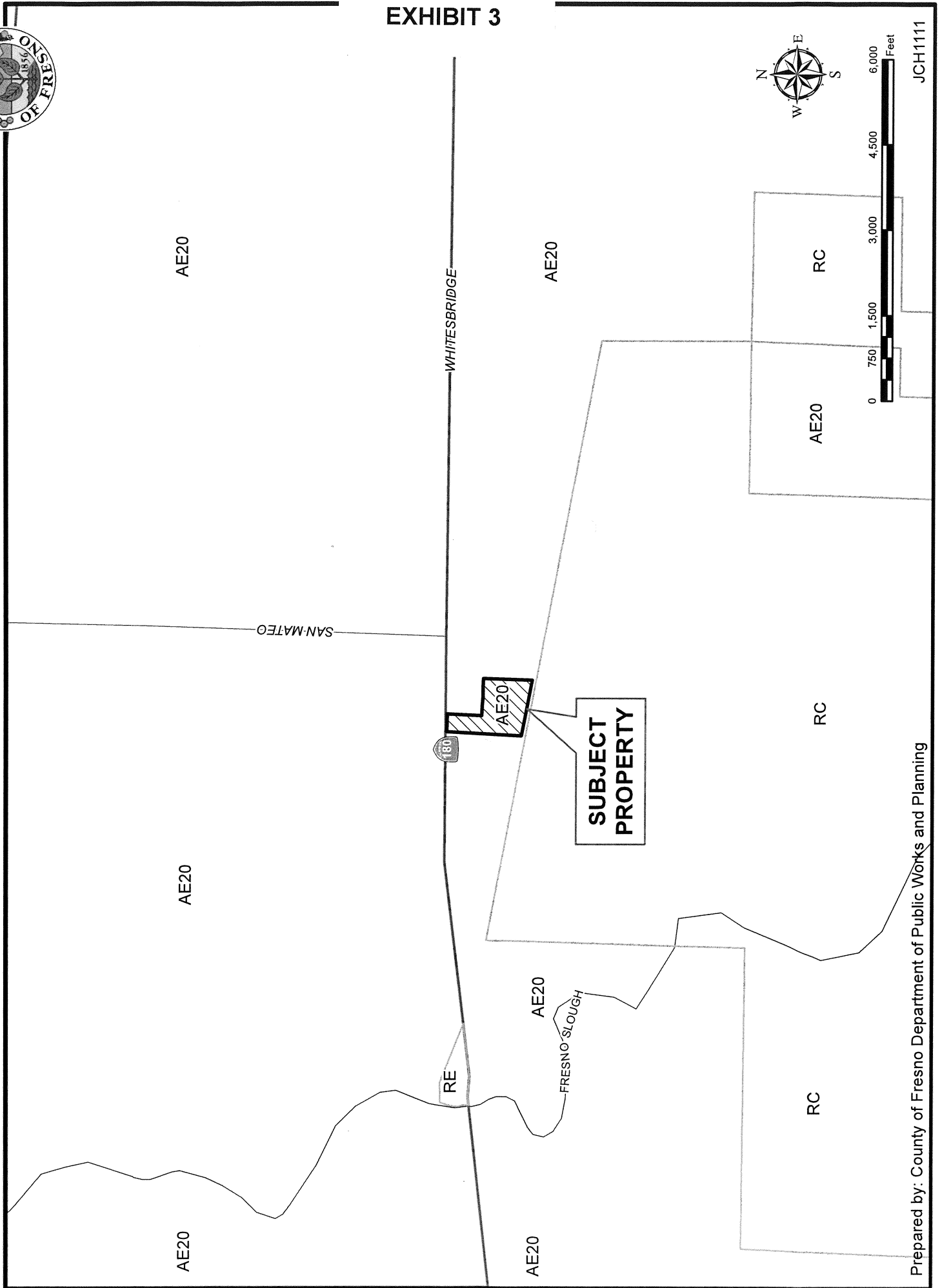
CUP 3508



EXISTING ZONING MAP



EXHIBIT 3



EXISTING LAND USE MAP

CUP 3508



EXHIBIT 4

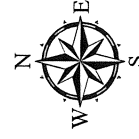
LEGEND

- C - COMMERCIAL
- FC - FIELD CROP
- GRZ - GRAZING
- I - INDUSTRIAL
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT

LEGEND:



Subject Property



Department of Public Works and Planning
Development Services Division

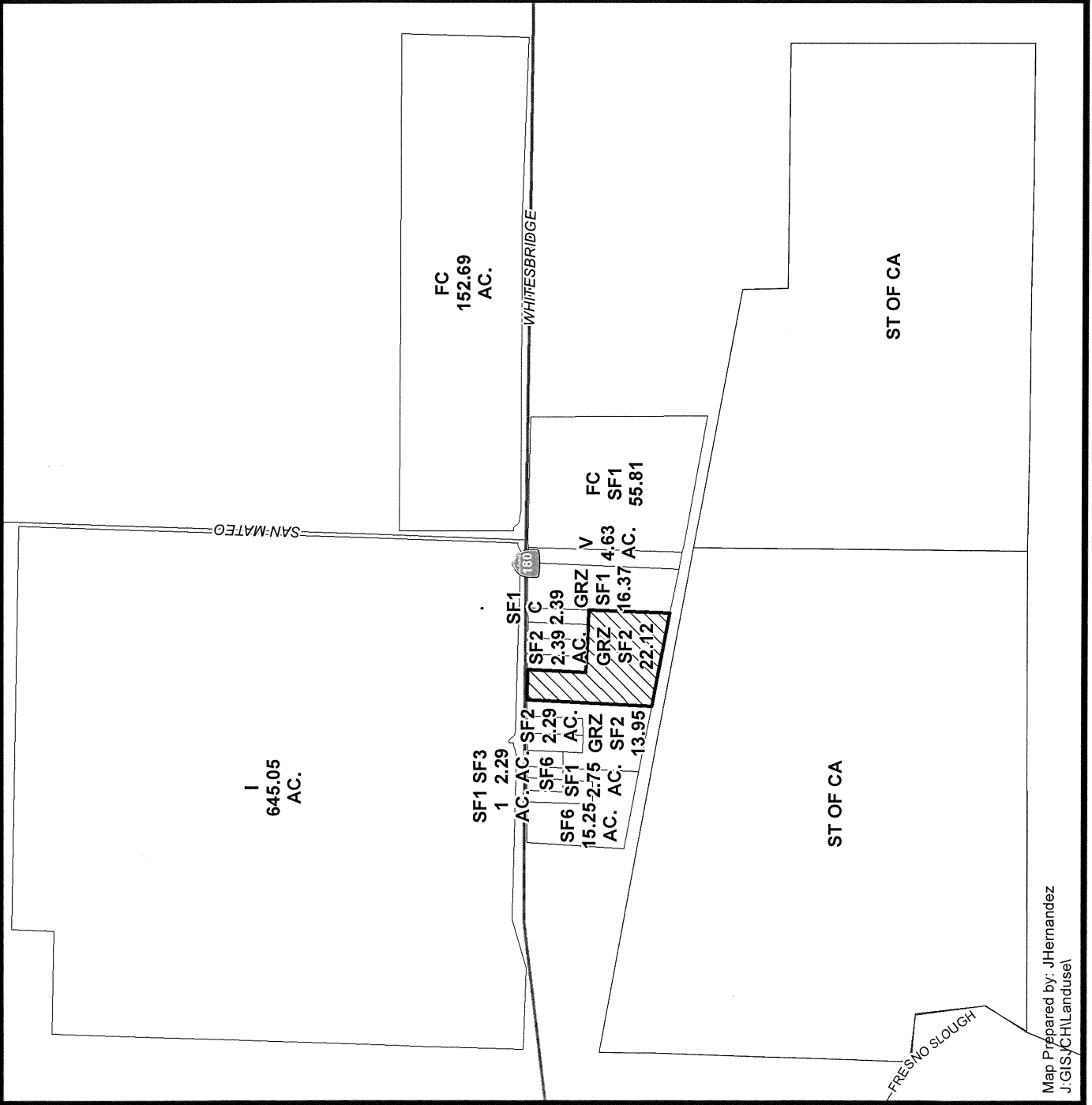
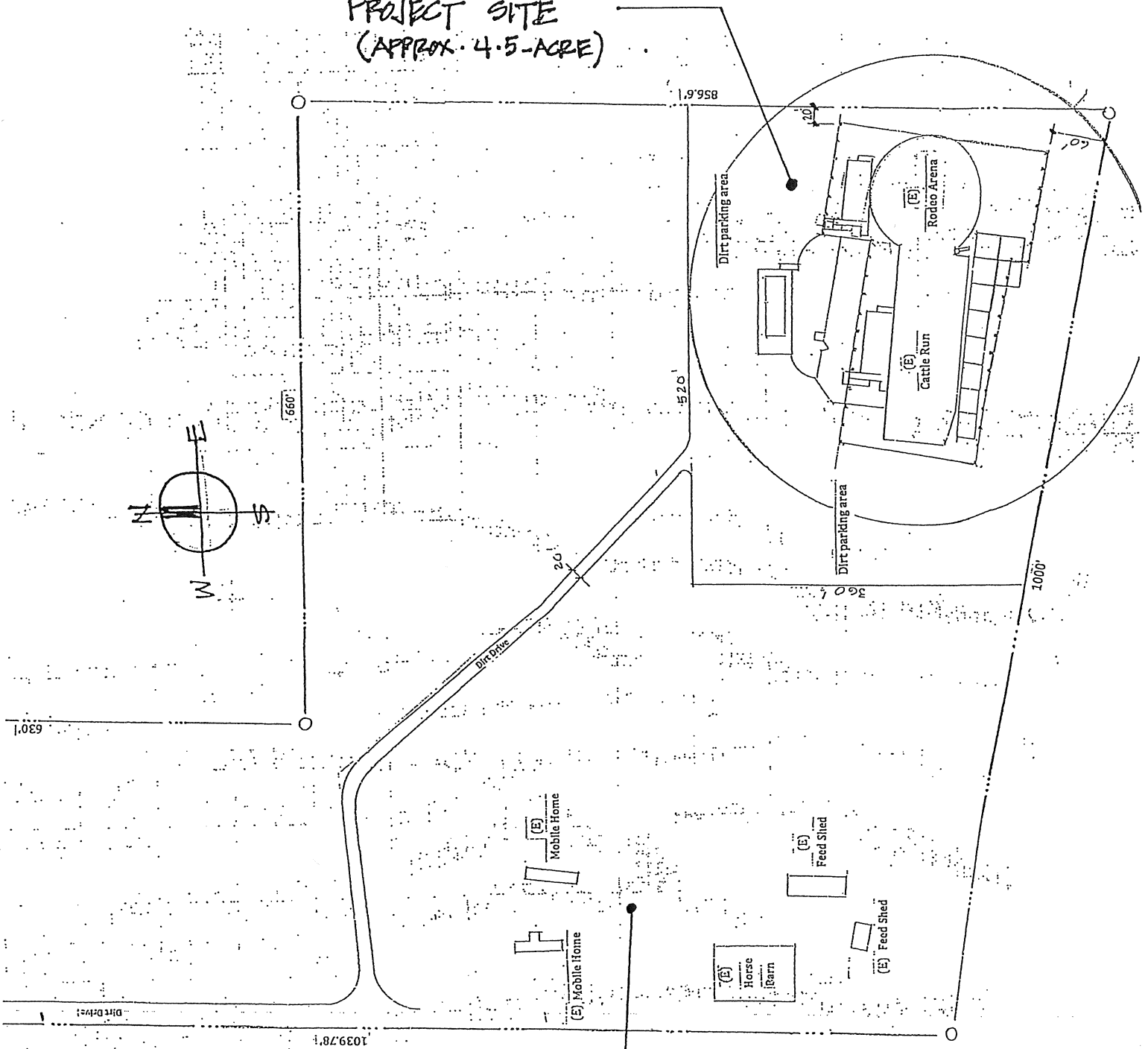


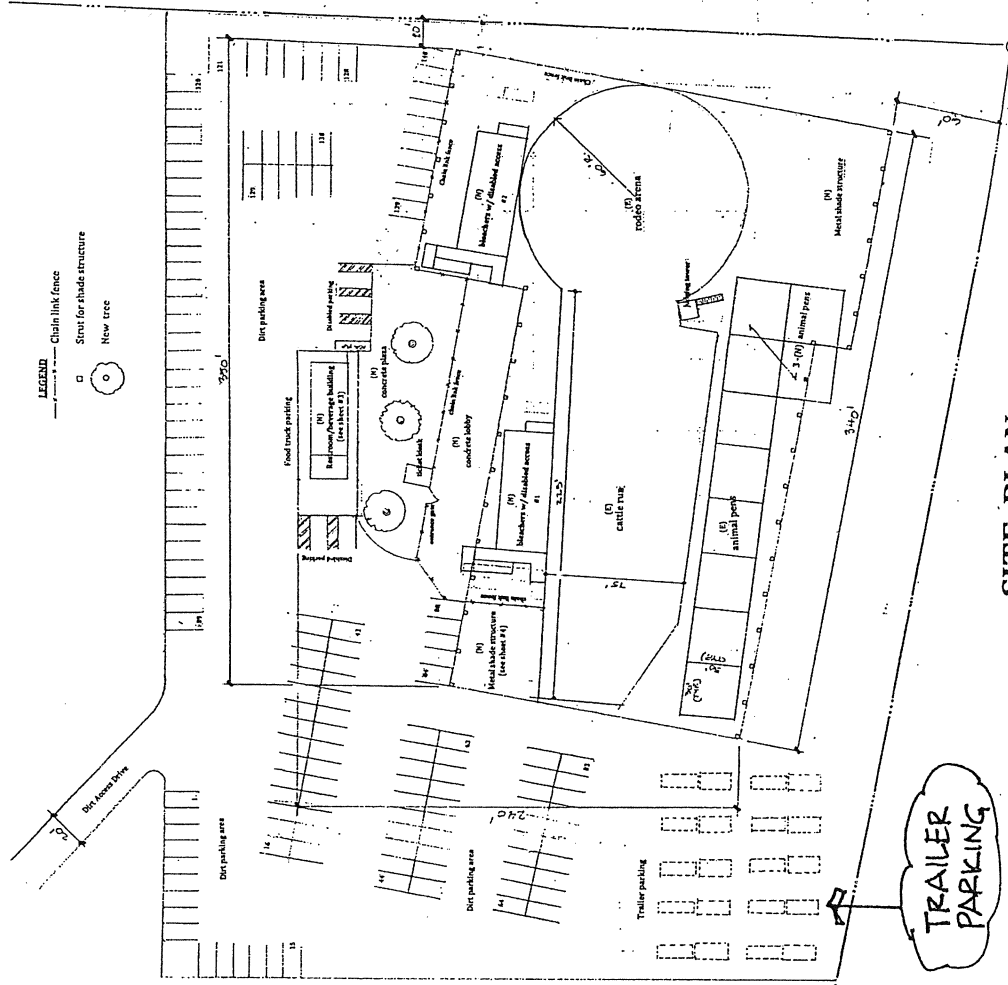
EXHIBIT 5

PROJECT SITE
(APPROX. 4.5-ACRE)



" SITE PLAN "

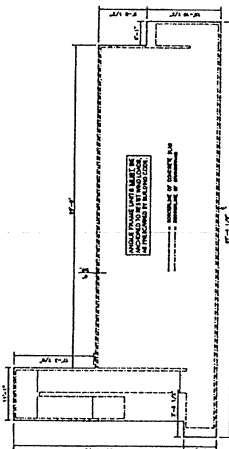
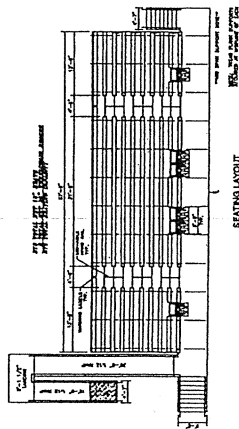
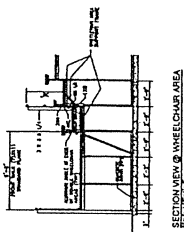
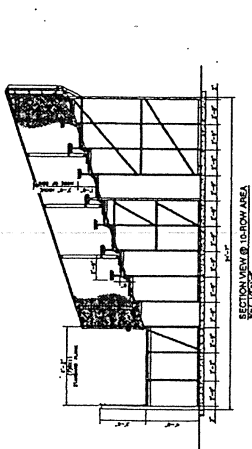
SUBJECT PROPERTY
(APPROX. 22.1-ACRE)



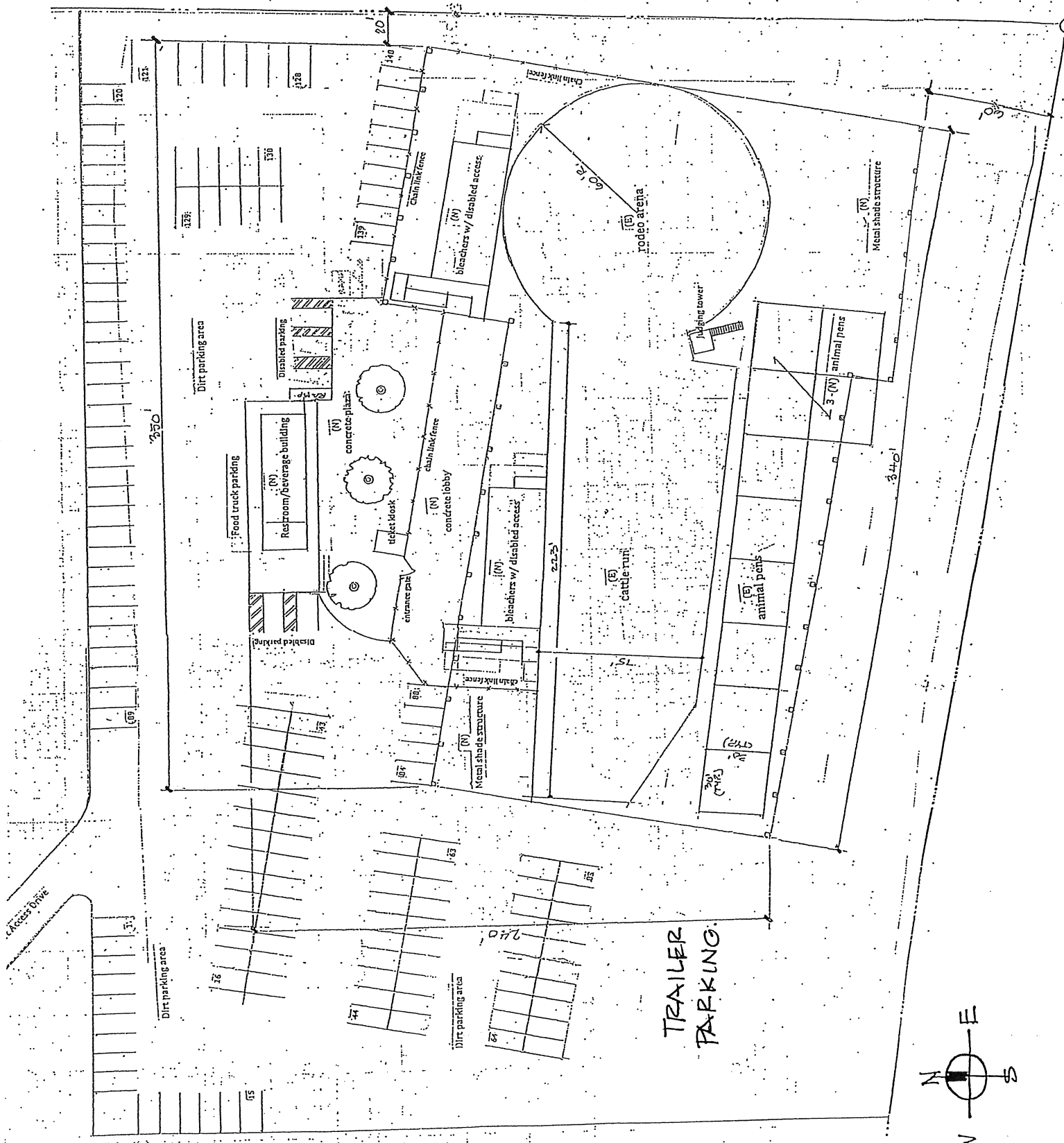
LEGEND
 --- Chain link fence
 □ Stair for shade structure
 ○ New tree

SITE PLAN
SCALE: 1" = 30'

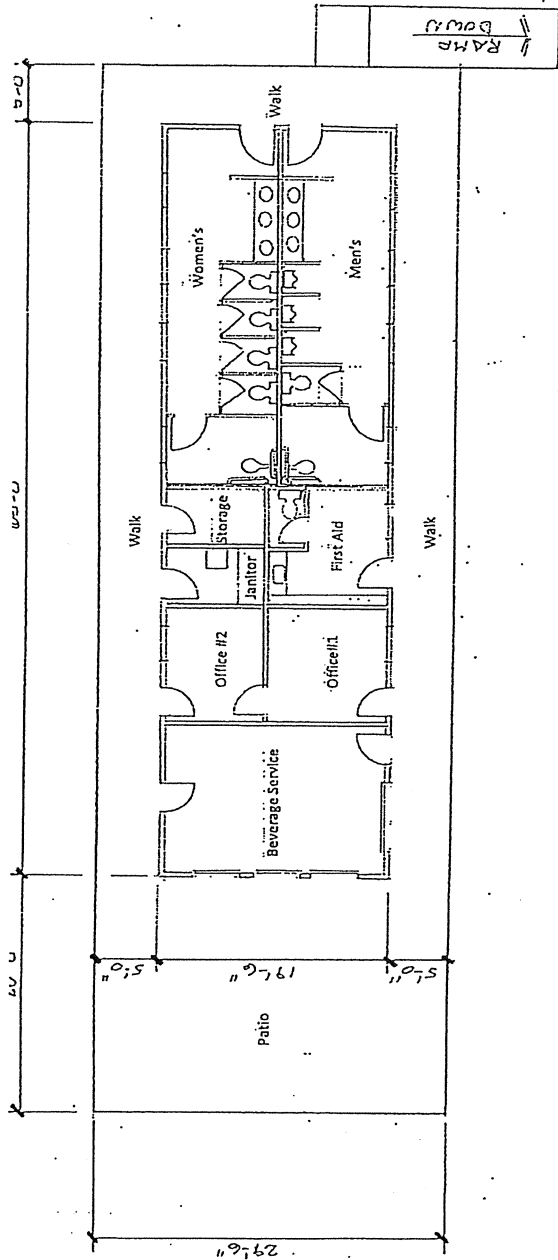
L. Dinenen



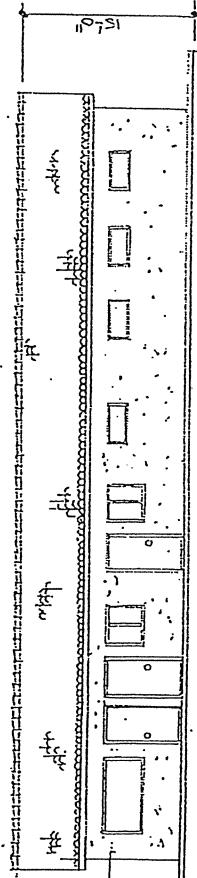
BLEACHER DETAILS



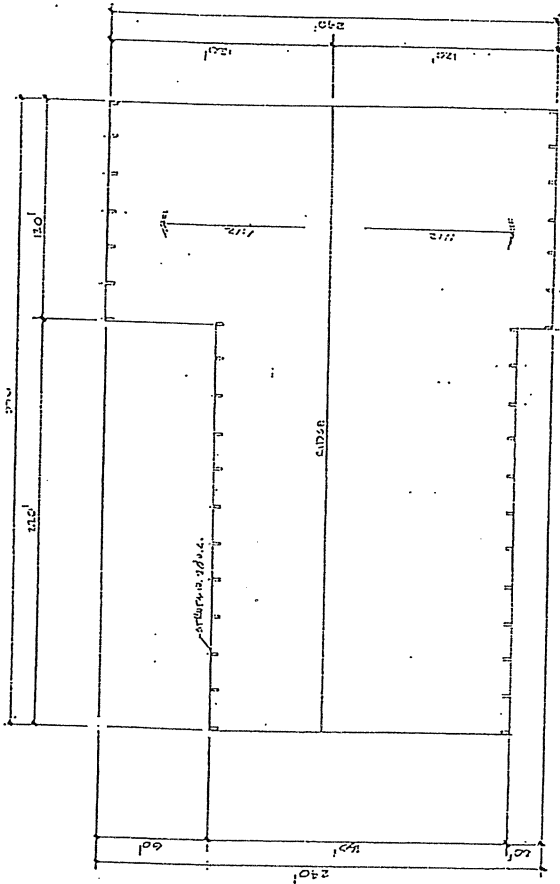
SITE PLAN (ENLARGED)



FLOOR PLAN

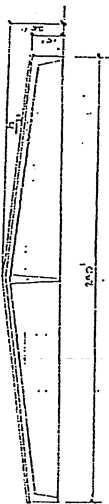


STUCCO: 7/8" J-coat com. plaster o/ woven wire sheathing & bldg. paper 1/4" #11 ga. nails 1 1/2" long, 7/16" head x #16 ga. screws, 7/8" legs @ 6" o.c. provide weep screeds.

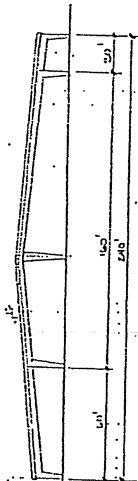


ROOF PLAN

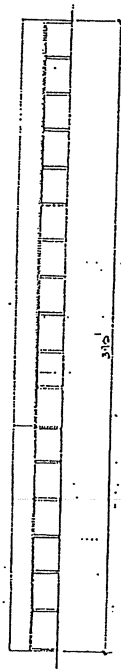
1" = 30'



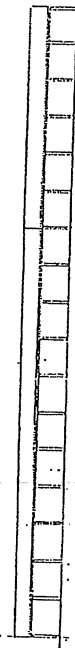
EAST



WEST



NORTH



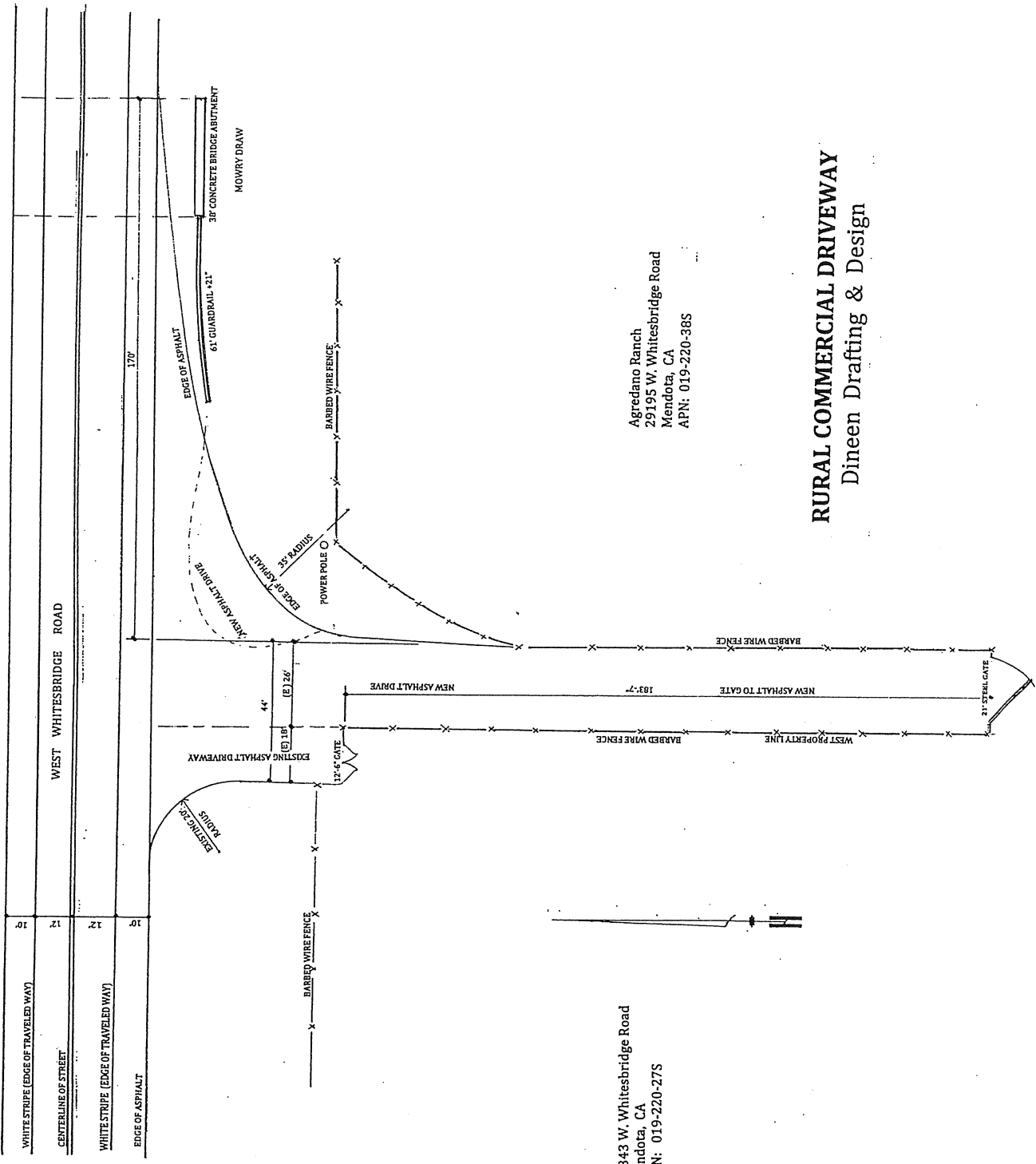
SOUTH
ELEVATIONS

1" = 30'

CHP350B
RESUMER
A/E 11/6/2011
11/15/2011

METAL SHADE STRUCTURE

EXHIBIT 6



Agredano Ranch
 29195 W. Whitesbridge Road
 Mendota, CA
 APN: 019-220-38S

RURAL COMMERCIAL DRIVEWAY Dineen Drafting & Design

29343 W. Whitesbridge Road
 Mendota, CA
 APN: 019-220-27S

EXHIBIT 7

DINEEN DRAFTING & DESIGN

2985 E. Willis Ave.
Fresno, CA 93726
(559) 221-6053

March 28, 2016

Operational Statement for Conditional Use Permit Application

For: Slavador Agredano & Orfil Agredano
29195 W. Whitesbridge Road
Mendota, California

1. This is a family owned and operated horse and cattle ranch on 22.12 acres zoned AE-20. They currently have an unpermitted facility in which they hold unofficial rodeos for family and friends. The owners desire to construct a permitted rodeo complex which will be used to hold official rodeo events.

The events which will be held are described as "Mexican Rodeo" which are slightly different from common western rodeo. The arena itself is of a different size and shape from western rodeo as well. The completed complex will cover 4 ½ acres. This facility will be the only one of its kind in Central California and there is great interest from competitors in Northern and Southern California, Nevada and Arizona. The central location of this property in California makes it ideal for this type of competition.

Currently, the facility is functional, but constructed in a haphazard and possibly unsafe manner. There are no restroom facilities and the judging tower needs to be replaced. The owners desire to reconstruct the existing structures as needed and construct accessible restrooms and access to the facility. Grandstands or bleachers will be installed along with a building which will house the restrooms and a room which can facilitate the selling of beer, soft drinks and the like. There are currently seven animal pens. A total of ten 30'x30' pens are desired. A large metal shade structure will be constructed over the entire event arena to protect attendees and competitors alike from the elements. No kitchen is planned at this time. The owners plan to allow food trucks to access the property during events. A sign will be installed at the north entrance to the property off of W. Whitesbridge identifying the ranch (See Attached drawing). The entire existing rodeo

structure and proposed improvements are to the rear (south) side of the property which abuts unimproved land, thereby causing minimal noise and light to any surrounding properties.

2 & 3. Mexican Rodeo consists of seven to ten event competitions during three to four day weekends held approximately six times per year. It is expected that there will be fifteen to twenty competitors and up to three hundred spectators. Not all spectators will be attending for the whole day or for all event days. During the weekend events, the hours of operation are from 10am to 10pm. The owners work closely with animal rights groups and all events are PETA approved. According to section 4830.8 of the Business and Professional Code, an attending veterinarian will be on site for all rodeo events.

4. No employees are hired as part of this operation. The events are managed by family and neighbors with very few paid individuals, such as the announcer. Any paid persons are done so as independent contractors.

5 &6. Participants, volunteers and spectators arrive via W. Whitesbridge Road which is a main east/west highway artery – Hwy. 180. Currently, horse trailers come and go from this site on a regular basis. This activity will only slightly increase during rodeo events. **A trip distribution study was performed at the request of the Department of Transportation and the results were that the traffic generated by the rodeo events would pose no to less than significant impact.** Two to three food trucks will be allowed on site during rodeo events. They will arrive also by W. Whitesbridge Road and park in the parking area near the restroom/beverage building. No spectators will be staying on site overnight. There are motel facilities in nearby Mendota for any spectators from out of the area who plan to attend multiple days. **Of the 15-20 competitors, some will only compete during one day and then leave the facility at the end of that day. It is possible that 8-10 competitors could choose to stay overnight at the facility in their self-contained horse/living trailers. There is a large parking area in the southwest corner of the event area close to the animal pens designated for trailer parking.**

7. One hundred forty eight + regular 9'x18' parking spaces will fit in the dirt parking area. Five disabled van accessible parking spaces are provided as well. Food truck parking is close to the restroom/beverage building. Horse

trailers will park toward the rear of the site near the animal pens. (See architectural drawings – Sheet #2).

8. The only goods sold will be containered beverages from the new beverage building and food from 2-3 medium – heavy food trucks which will be allowed on site. The food trucks will access the site from the entrance off of Whitesbridge Ave. and will park in the designated parking spaces by the restroom building (see the expanded site plan). The food trucks will be state licensed and Health Department approved. All food and supplies associated with these trucks will be brought with the vendors.

Each food truck will bring no more than 2-3 workers to the events, so no appreciable increase to the attendees will occur. The trucks will be available only during the operational hours of the rodeo events.

9. Equipment on site is all mobile:

1 horse trailer, 1 cattle trailer, 1 dump truck 1 dump trailer, 1 backhoe
1 John Deere tractor, 1 disc trailer for the tractor.

10. The only supplies or materials necessary will be janitorial supplies which will be stored in the janitor's room in the proposed building.

11. The proposed rodeo complex is far from the main road of W. Whitesbridge Road and is not over 25 feet in height, so will not be very visible. The design of the complex is appealing and will welcome spectators as they arrive. The owners have a water truck which they use to wet the dirt parking area daily during rodeo events. The hours of events will be limited to 10am to 10pm each day during the three to four day events. A microphone will be used by the announcer/judge but there are few residences around this site and these neighbors are involved in the rodeo events. Since this is a working horse ranch currently, the odor from the animals will not be different than normal. Since the entire arena will be covered by a metal shade structure, light pollution will be vastly reduced. Some exterior lighting will be installed in the public areas and by the restroom/beverage building.

12. Solid waste will come from drink and meal cardboard and paper trash and recycleables. Approximately 5 cu.yd. of this type of trash will be generated. Trash and recycling receptacles will be placed in several key locations around the event arena. Mid Valley Disposal weekly services this property. The only liquid waste will come from the restroom facility. Approximately 2,450

gallons of liquid waste will be generated daily. A 2,500 gallon septic tank will be installed per the 2013 Plumbing Code.

Manure is regularly produced on this ranch. The owners spread some on surrounding property, dispose of some with surrounding farmers and let some dry to be used as base in the horse stalls. During events, manure will be removed from the event area daily and stockpiled. Manure to be removed will be done so within 3-5 days from each event. Dried manure will be spread in less than 7days from each event. No other toxic waste or hazardous substances will be produced as a result of the rodeo operations. Air quality is maintained by using a water truck daily to spray down the dirt parking and rodeo area.

13. Approximately 2,450 gallons of water will be used daily. A well on site will source this water need.

14. A new sign advertising the ranch will be installed near the north entrance to the ranch off of W. Whitesbridge Road on the ranch property (see attached drawing).

15. The only existing structures to be used on this site are the rodeo arena and cattle run. Also, seven of the animal pens are existing. Three more 30' x 30' pens will be constructed. All other structures including the restroom/beverage building (see architectural drawings - Sheet #3), chain link fence and concrete plaza and lobby are new construction. The existing 6' x 7' judging tower is to be replaced by an engineered steel tower of the same 42 sq.ft. size and max. 17' tall. The metal shade structure will be a metal building supplied by Star Building Systems and not over twenty five feet in height (see architectural drawings -Sheet #4).

16. See the response for number 15.

17. See the response for number 11.

18. The only landscaping proposed are three trees planned in the concrete plaza area to provide esthetics and shade to congregants in that area. Chain link fencing is proposed around the event area to prevent non-paying person from entering the event area. Please see the enlarged site plan on sheet #2 for the locations.

19. The owners are in close contact with the few neighbors surrounding this property. They, as well as those in the entire Mendota area, are in favor of this construction due to the fact that it will financially benefit the whole community. Many of the neighbors are involved in the rodeo events.

Respectfully submitted,

Linda Dineen
Dineen Drafting & Design

EXHIBIT 8



PETERS ENGINEERING GROUP
A CALIFORNIA CORPORATION

Mr. Salvador Agredano
1402 P Street
Firebaugh, California 93622

July 13, 2016

Subject: Traffic Management Plan
Proposed Rodeo Complex
29195 West Whitesbridge Avenue
Fresno County, California

Dear Mr. Agredano:

1.0 INTRODUCTION

This report presents the results of analysis and recommendations for traffic management for a proposed rodeo complex. This report focuses on the operations of the site driveway during special events and possible management techniques in the event that traffic congestion occurs.

2.0 PROJECT DESCRIPTION

The proposed rodeo complex will be constructed on approximately 4½ acres of a 22.12-acre property located south of Whitesbridge Avenue (State Route 180) approximately one mile east of San Mateo Avenue. The complex will host Mexican rodeos, which consist of seven to 10 competitive events during three- to four-day weekends held approximately six times per year. It is expected that there will be 15 to 20 competitors and up to 300 spectators. Not all spectators will be attending for the whole day or for all event days. During the weekend events, the hours of operation are from 10:00 a.m. to 10:00 p.m. No employees are hired as part of this operation. The events are managed by family and neighbors with very few paid individuals, such as the announcer. Site access will be taken from a driveway connecting to Whitesbridge Avenue. A vicinity map is presented in the attached Figure 1 and a site plan is presented in the attached Figure 2.

3.0 PROJECT TRIP GENERATION AND DISTRIBUTION

Data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, are typically used to estimate the number of trips anticipated to be generated by proposed projects. However, ITE does not contain data related to rodeos. Therefore, the number of trips must be estimated based on the anticipated operational characteristics of the Project, including estimated vehicle occupancy, arrival patterns, and departure patterns with time.

The relatively remote location of the Project and its characteristics as a special event are expected to contribute to average vehicle occupancies on the order of 3.0 or more as ridesharing is expected to be common as friends and families attend the events together.

Table 1 presents an estimate of the anticipated trip generation characteristics of the Project. It should be noted that the Table 1 presents an estimate of the worst-case arrival and departure conditions with respect to the starting and ending time of the event. Since the hours of operation run from 10:00 a.m. to 10:00 p.m., a specific time is not identified in Table 1 because the arrival and departure times may fluctuate from one event to the next. The values in Table 1 assume that a total of 340 spectators, competitors, and workers will attend.

Table 1
Project Trip Generation

Time	Vehicle Occupancy	Persons Arriving	Percentage of Total	Vehicles Arriving	Persons Exiting	Percentage of Total	Vehicles Exiting
More than 1 hour before start time	3.0	40	12	12	-	-	-
Within 1 hour before start time	3.0	249	73	85	-	-	-
Within 1 hour after start time	3.0	51	15	17	-	-	-
Within 1 hour before end time	3.0	-	-	-	34	10	12
Within 1 hour after end time	3.0	-	-	-	272	80	90
More than 1 hour after end time	3.0	-	-	-	34	10	12
TOTALS:	-	340	100	114	340	100	114

The estimates suggest that as many as 85 vehicles could enter the site during a one hour period at the beginning of an event. The estimates also suggest that as many as 90 vehicles could exit the site during a one-hour period near the end of the event. It should be noted that this condition is expected to occur only on weekends up to six times per year.

The estimated peak-hour Project traffic volumes at the site driveway are presented in the attached Figure 3.

4.0 LANE CONFIGURATIONS AND INTERSECTION CONTROL

Whitesbridge Avenue in the vicinity of the Project site is a two-lane highway. The site driveway will be a two-lane driveway. The intersection will be a one-way stop-controlled intersection with no dedicated turn lanes. Traffic on Whitesbridge Avenue is not required to stop, although traffic turning into the site from the westbound lane would be required to yield to oncoming eastbound traffic.

5.0 EXISTING TRAFFIC VOLUMES

Peak-hour traffic volume data available on the Caltrans web site and attached to this report suggest that the maximum peak-hour traffic volumes on State Route 180 (Whitesbridge Avenue) in the vicinity of the Project occurred on a Thursday during the p.m. peak hour. The observed volumes were 475 westbound vehicles and 337 eastbound vehicles, for a total of

812 peak hour vehicles. Although the events will be held primarily on weekends, the Thursday peak-hour traffic volumes are utilized herein to analyze the worst-case scenario.

6.0 EXISTING-PLUS-PROJECT TRAFFIC VOLUMES

The existing-plus-Project peak-hour turning movement volumes are presented in the attached Figure 4, Existing-Plus-Project Peak-Hour Traffic Volumes.

7.0 CUMULATIVE YEAR 2036 TRAFFIC VOLUMES

The Fresno Council of Governments (COG) maintains a travel model that is typically used to forecast future traffic volumes. Cumulative (year 2036) traffic volumes were projected using the Increment Method, which is described in a document available from the COG entitled “*Model Steering Committee Recommended Procedures for Using Traffic Projections from the Fresno COG Travel Model dated December 2002.*” In general, the Increment Method forecasts future traffic volumes by estimating the additional trips that will result from regional growth as calculated by the model between the base year and the horizon year. The additional trips are added to the existing traffic volumes, resulting in a forecast of the future traffic volumes. Since the year 2035 travel model was used, the projected growth was extrapolated to the year 2036. The Fresno County travel model data output is attached.

The cumulative year 2036 traffic volumes at the Project driveway are presented in the attached Figure 5, Year 2036 Cumulative With-Project Peak-Hour Traffic Volumes.

8.0 LEVEL OF SERVICE

The Transportation Research Board *Highway Capacity Manual*, 2010, (HCM2010) defines level of service (LOS) as, “A quantitative stratification of a performance measure or measures that represent quality of service, measured on an A-F scale, with LOS A representing the best operating conditions from the traveler’s perspective and LOS F the worst.” Automobile mode LOS characteristics for unsignalized intersections are presented in Table 2.

Table 2
Level of Service Characteristics for Unsignalized Intersections

Level of Service	Average Vehicle Delay (seconds)
A	0-10
B	>10-15
C	>15-25
D	>25-35
E	>35-50
F	>50

Reference: *Highway Capacity Manual*, Transportation Research Board, 2010

The Caltrans *Guide for the Preparation of Traffic Impact Studies* dated December 2002 indicates that Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D.

9.0 INTERSECTION ANALYSES

The worst-case levels of service at the Project driveway were determined using the computer program Synchro 9, which is based on HCM2010 procedures for calculating levels of service. These analyses utilize the maximum weekly peak-hour data available from Caltrans, which occurred on a Thursday during the p.m. peak hour. The intersection analysis sheets are attached. Table 3 presents the results of the intersection analyses.

Table 3
Intersection LOS Summary

Scenario	Control	Approach	Existing Plus Project		2036 With Project	
			Delay (sec)	LOS	Delay (sec)	LOS
Before Event	One-way stop	Westbound	8.3	A	8.8	A
		Northbound	14.7	B	19.8	C
After Event	One-way stop	Westbound	8.0	A	8.5	A
		Northbound	16.3	C	24.8	C

10.0 DISCUSSION

The intersection analyses indicate that site driveway intersection is expected to operate at acceptable levels of service considering the worst-case peak hour traffic volumes available from the Caltrans web site and trip generation characteristics that are also considered to be conservative (i.e., overestimated). In particular, delays on Whitesbridge Avenue are not expected to be substantial based on the calculated LOS A. Therefore, special traffic management measures are not expected to be warranted, as long as no on-site impediments cause queuing into the highway. Such impediments could include, but are not limited to, collection of parking fees near the roadway that would result in queuing. We understand that parking fees are not to be collected. The on-site driveway is at least 600 feet long and should be maintained to allow vehicles to freely move away from the highway. Entry fees should not be collected near the highway.

As a precaution, consideration should be given to the possibility that congestion may occur if attendance is greater than anticipated or if concentrated platoons of vehicles arrive at the site. If congestion occurs, in the form of vehicles experiencing LOS D (average delays in excess of 25 seconds per vehicle on any approach that do not dissipate within 15 minutes), a contingency traffic management plan should be implemented. The contingency plan would include placement of SPECIAL EVENT AHEAD signs 500 feet in advance of the project driveway in both directions on Whitesbridge Avenue. The contingency traffic management plan should also include providing a licensed traffic control officer or CHP officer, at the project’s expense, to monitor the intersection and to take temporary control of the intersection as necessary to provide the safest possible operations.

For the first two events, traffic operations should be observed by an independent party (County staff, Caltrans staff, California Highway Patrol, or other acceptable to Caltrans) to

determine whether the contingency plan, or a portion thereof, should be permanently implemented for all subsequent events.

11.0 CONCLUSIONS AND RECOMMENDATIONS

Generally-accepted traffic engineering principles and methods were employed to estimate the number of trips expected to be generated by the Project, to analyze the expected intersection operations, and to recommend traffic management measures.

The traffic analyses performed for this study suggest that the intersection of the site driveway and Whitesbridge Avenue (State Route 180) will operate at acceptable levels of service during peak event hours through the year 2036 (both before and after the events).

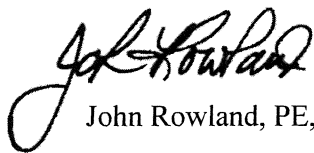
The on-site driveway is at least 600 feet long and should be maintained to allow vehicles entering the site to freely move away from the highway. Entry fees should not be collected near the highway.

A contingency traffic management plan is recommended and should be implemented if warranted based on observed congestion. Congestion would be defined as a level of service D or worse (average delays in excess of 25 seconds per vehicle on any approach that do not dissipate within 15 minutes), occurring on either the entrance or the exit, which would contribute to potentially unsafe conditions or unsafe driver decisions.

It is recommended that an independent party (County staff, Caltrans staff, California Highway Patrol, or other acceptable to Caltrans) observe the first two events to determine whether the contingency plan, or a portion thereof, should be permanently implemented for all subsequent events.

Thank you for the opportunity to perform this traffic impact study. Please feel free to contact our office if you have any questions.

PETERS ENGINEERING GROUP



John Rowland, PE, TE



Attachments: Figures 1 through 5
Traffic Data Sheets
Fresno County Travel Model
Intersection Analysis Sheets



Proposed Rodeo Complex
Fresno County, California

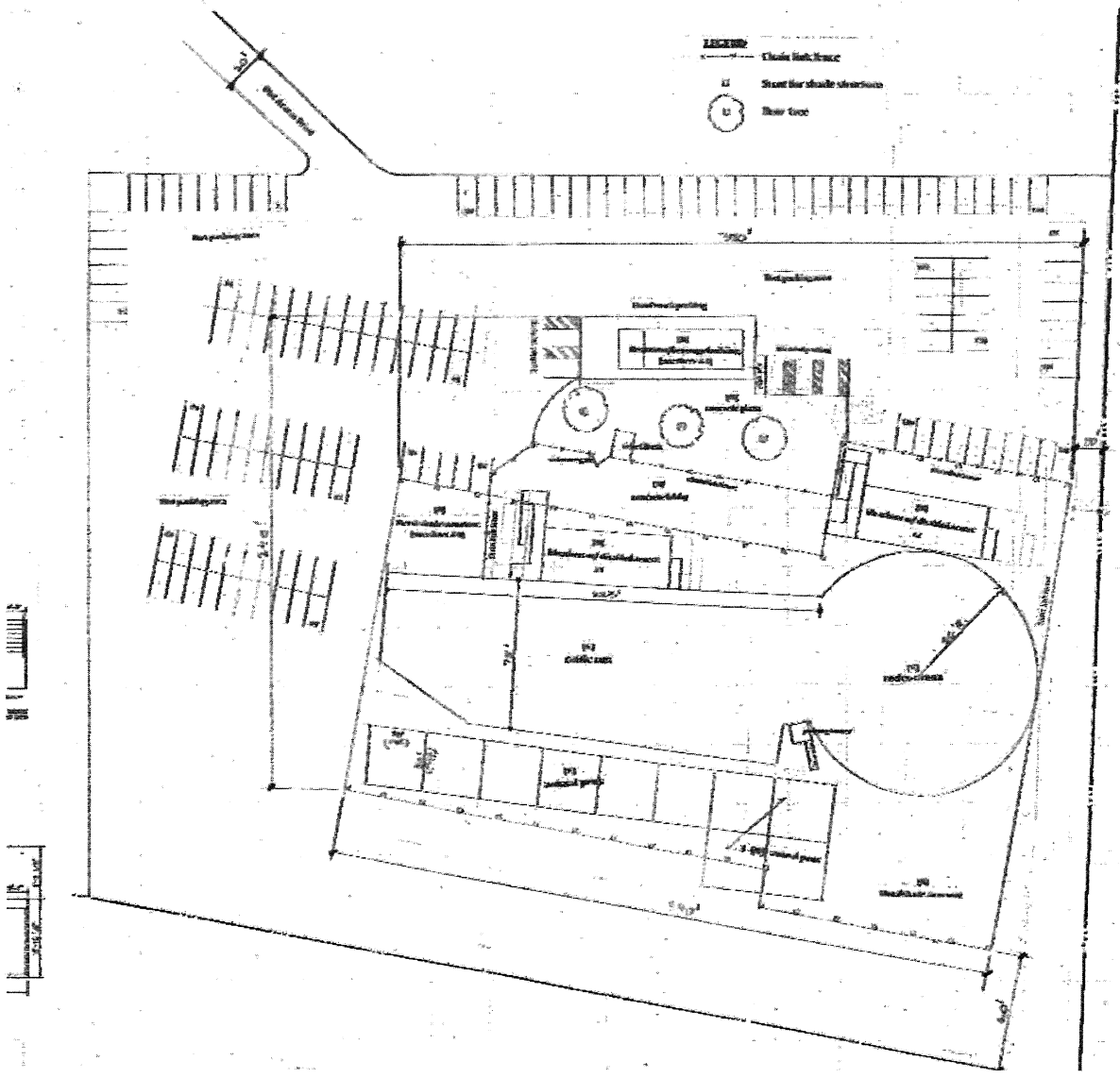
SITE VICINITY MAP



PETERS ENGINEERING

Not to Scale

Figure 1



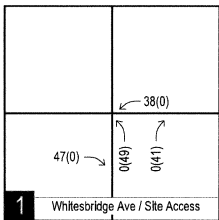
Proposed Rodeo Complex
 Fresno County, California

SITE PLAN



Not to Scale

Figure 2



Proposed Rodeo Complex
Fresno County, California

LEGEND

- STUDY AREA INTERSECTION
- XX (YY) BEFORE EVENT (AFTER EVENT) VOLUMES

PROJECT PEAK HOUR TRAFFIC VOLUMES





		← 475(475)	
		↙ 38(1)	
337(337)	→	↘ 1(49)	↗ 1(41)
47(1)	↘		
1	Whitesbridge Ave / Site Access		

Proposed Rodeo Complex
Fresno County, California

LEGEND

- ⊗ STUDY AREA INTERSECTION
- XX (YY) BEFORE EVENT (AFTER EVENT) VOLUMES

EXISTING PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES





		← 638(638)	
		↘ 38(1)	
489(489)	→	↘ 1(49)	↘ 1(41)
47(1)	↘		
1	Whitesbridge Ave / Site Access		

Proposed Rodeo Complex
Fresno County, California

LEGEND

- ⊗ STUDY AREA INTERSECTION
- XX (YY) BEFORE EVENT (AFTER EVENT) VOLUMES

CUMULATIVE 2036 WITH PROJECT PEAK HOUR TRAFFIC VOLUMES



PETERS ENGINEER

Not to Scale

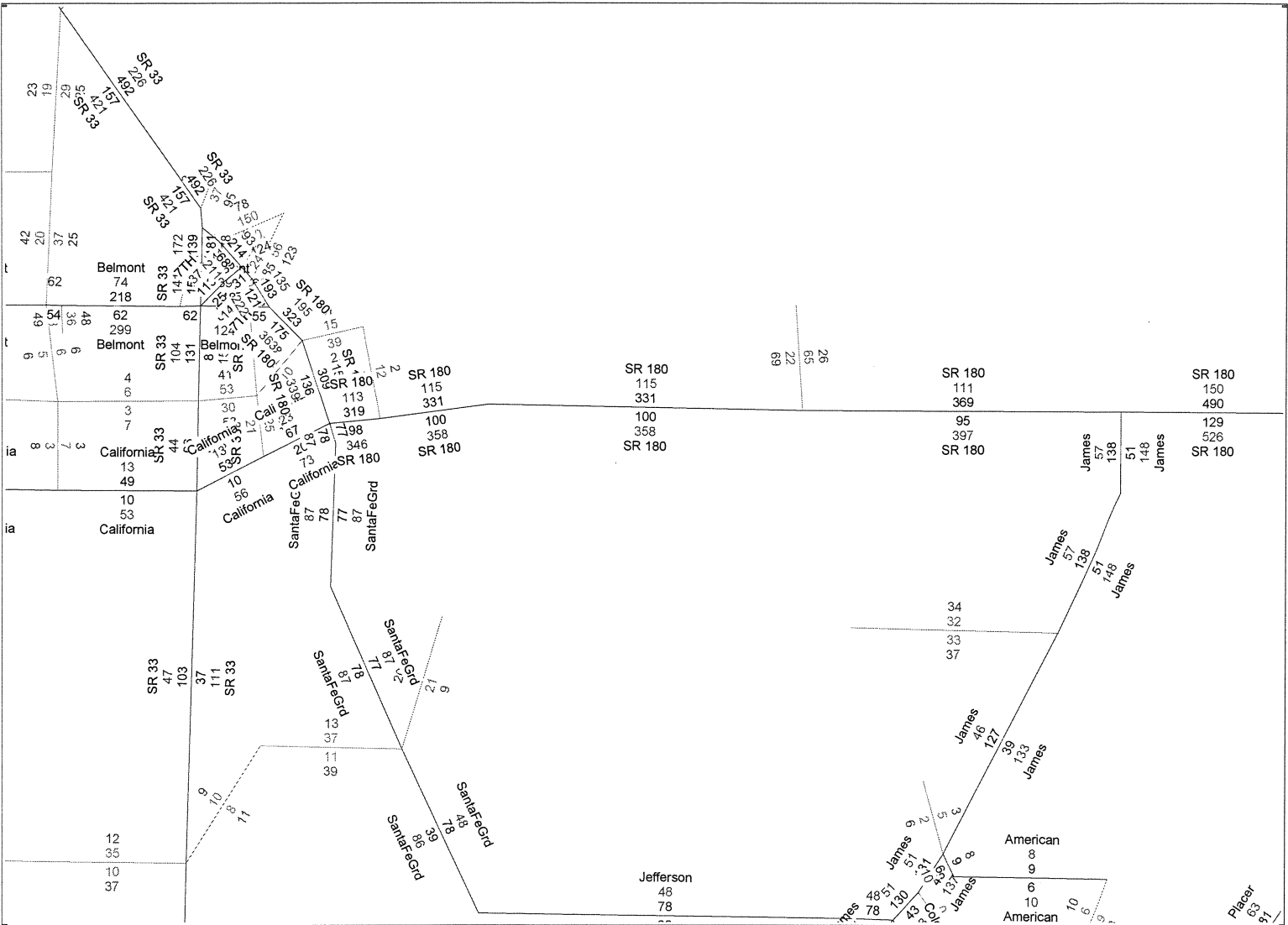
Figure 5

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CALTRANS TRAFFIC VOLUMES
 LATEST TRAFFIC YEAR SELECTED
 PEAK HOUR VOLUME DATA

PAGE # 37

DI	RTE	CO	PRE	PM	CS	LEG	YR	Dir	AM PEAK			1 WAY	PM PEAK										
									PHV	%	%		PHV	%	%								
									K	D	KD	HR	DAY	MNTH	Dir	PHV	K	D	KD	HR	DAY	MNTH	
06	178	KER		104.6	511	O	12	E	867	46.23	78.96	36.51	9	SUN	DEC	W	497	22.15	94.49	20.93	13	SUN	DEC
08	178	SBD		0	511	O	12	E	867	46.23	78.96	36.51	9	SUN	DEC	W	497	22.15	94.49	20.93	13	SUN	DEC
08	178	SBD		14.78	512	B	12	E	243	12.34	85.87	10.59	5	WED	MAR	E	203	11.2	78.99	8.85	16	THU	DEC
09	178	INY		62.19	637	B	14	W	67	10.66	79.76	8.5	9	TUE	SEP	E	83	16.37	64.34	10.53	15	MON	DEC
06	180	FRE		23.5	54	A	13	E	377	5.4	73.78	3.98	6	THU	JUN	W	475	8.57	58.5	5.02	16	THU	DEC
06	180	FRE		34.59	118	B	13	W	283	8.62	58.96	5.08	7	WED	SEP	E	339	9.8	62.09	6.08	15	MON	SEP
06	180	FRE		40.11	667	A	14	W	346	8.52	55.1	4.7	7	MON	AUG	E	417	8.88	63.76	5.66	16	THU	FEB
06	180	FRE		42.64	48	B	13	W	956	8.95	73.15	6.55	7	TUE	SEP	W	979	8.3	80.78	6.71	15	TUE	SEP
06	180	FRE		42.64	195	A	13	E	644	7.71	59.08	4.55	7	MON	SEP	E	728	9.07	56.79	5.15	16	THU	SEP
06	180	FRE		46.39	649	A	13	E	497	8.81	56.87	5.01	7	WED	SEP	W	494	9.46	52.67	4.98	17	THU	SEP
06	180	FRE		52.59	49	B	14	E	686	9.11	54.97	5.01	7	TUE	FEB	W	712	8.89	58.51	5.2	17	MON	MAR
06	180	FRE	R	56.52	678	B	14	E	1734	10.32	61.12	6.31	7	MON	SEP	W	1708	10.02	62.02	6.21	17	FRI	OCT
06	180	FRE	R	57.84	705	B	14	E	4673	8.41	52.78	4.44	7	THU	FEB	E	4710	8.61	51.96	4.48	15	FRI	FEB
06	180	FRE	R	62.89	706	B	13	W	4978	10.89	74.89	8.15	7	WED	NOV	W	3421	9.46	59.25	5.6	17	FRI	NOV
06	180	FRE	R	66.02	707	A	14	W	1735	9.86	64.09	6.32	7	WED	SEP	E	1656	9.74	61.93	6.03	17	TUE	APR
06	180	FRE		71.61	976	B	13	W	863	8.99	62.99	5.66	7	WED	SEP	E	795	9.09	57.36	5.22	17	TUE	DEC
06	180	FRE		74.95	612	A	13	W	620	9.6	55.21	5.3	6	TUE	MAR	E	683	9.74	59.97	5.84	17	MON	DEC
06	180	FRE		77.49	978	A	13	W	419	9.54	75.91	7.24	7	TUE	DEC	E	343	9.89	59.97	5.93	17	TUE	DEC
06	180	FRE		94.78	979	A	13	W	141	18.12	63.23	11.45	12	SUN	SEP	W	158	19.33	66.39	12.84	16	SAT	SEP
06	180	FRE		108.1	122	A	13	W	134	19.35	62.33	12.06	12	SUN	SEP	W	166	22.86	65.35	14.94	16	SAT	SEP
09	182	MNO		0	950	A	14	S	79	13.93	56.84	7.92	9	SAT	JUL	N	86	14.83	58.11	8.62	17	SAT	JUL
09	182	MNO		5.22	514	A	14	S	29	18.98	55.77	10.58	11	SUN	JUL	S	30	20.8	52.63	10.95	16	THU	JUL
05	183	MON		0	255	A	12	S	1916	7	71.65	5.01	7	MON	DEC	S	2241	10.04	58.38	5.86	17	TUE	SEP
05	183	MON		9.006	257	B	12	S	1556	10.44	59.3	6.19	7	TUE	DEC	S	1838	11.4	64.13	7.31	17	FRI	DEC
05	183	MON		9.98	284	B	12	N	890	11.03	67.12	7.4	6	FRI	SEP	S	759	9.11	69.25	6.31	17	WED	SEP
06	184	KER	L	0	123	A	12	S	483	20.09	61.69	12.39	5	FRI	JUL	N	372	12.08	78.98	9.54	15	SAT	JUL
06	184	KER		2.035	124	B	12	N	697	7.69	55.94	4.3	10	SUN	JUL	N	790	9.34	52.15	4.87	14	WED	APR
06	184	KER		7.83	627	B	12	N	472	8.11	55.27	4.48	7	WED	OCT	S	521	8.73	56.69	4.95	16	WED	OCT
06	184	KER		9.6	125	B	12	S	745	11.51	58.07	6.68	7	THU	OCT	S	664	10.38	57.39	5.96	17	TUE	OCT
11	186	IMP		2.07	943	B	14	S	659	11.16	71.79	8.01	8	THU	MAR	S	526	9.45	67.7	6.39	17	SAT	JAN
11	188	SD		1.85	950	B	14	N	439	8.14	93.01	7.57	5	TUE	AUG	S	463	10	79.83	7.98	17	FRI	AUG
08	189	SBD		0	854	A	12	W	193	7.7	72.29	5.56	10	SUN	APR	E	210	10.09	60	6.05	17	FRI	AUG
08	189	SBD		5.565	969	B	12	E	272	10.47	53.44	5.59	11	SAT	JUL	E	308	11	57.57	6.33	14	SAT	JUL



2015 Fresno County Travel Model
AM and PM Peak Hour Traffic Volumes



Licensed to Peters Engineering

Intersection

Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	337	47	38	475	1	1
Future Vol, veh/h	337	47	38	475	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free		Free		Stop	Stop
RT Channelized	- None		- None		-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	366	51	41	516	1	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	417	0	991	392
Stage 1	-	-	-	-	392	-
Stage 2	-	-	-	-	599	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1142	-	273	657
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	549	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1142	-	259	657
Mov Cap-2 Maneuver	-	-	-	-	259	-
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	522	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	14.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	372	-	-	1142	-
HCM Lane V/C Ratio	0.006	-	-	0.036	-
HCM Control Delay (s)	14.7	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	-

Intersection

Int Delay, s/veh 1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↘	
Traffic Vol, veh/h	337	1	1	475	49	41
Future Vol, veh/h	337	1	1	475	49	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	366	1	1	516	53	45

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	0	0	367	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	4.12	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	2.218	-
Pot Cap-1 Maneuver	-	-	1192	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	1192	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	16.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	417	-	-	1192	-
HCM Lane V/C Ratio	0.235	-	-	0.001	-
HCM Control Delay (s)	16.3	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0	-

Intersection

Int Delay, s/veh	0.3
------------------	-----

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	489	47	38	638	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	532	51	41	693	1	1

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	0	0	583	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	4.12	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	2.218	-
Pot Cap-1 Maneuver	-	-	991	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	991	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	19.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	245	-	-	991	-
HCM Lane V/C Ratio	0.009	-	-	0.042	-
HCM Control Delay (s)	19.8	-	-	8.8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	-

Intersection

Int Delay, s/veh 1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	489	1	1	638	49	41
Future Vol, veh/h	489	1	1	638	49	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	532	1	1	693	53	45

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	0	0	533	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	4.12	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	2.218	-
Pot Cap-1 Maneuver	-	-	1035	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	1035	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	24.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	278	-	-	1035	-
HCM Lane V/C Ratio	0.352	-	-	0.001	-
HCM Control Delay (s)	24.8	-	-	8.5	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.5	-	-	0	-

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-5868
FAX (559) 445-5875
TTY 711
www.dot.ca.gov



*Serious drought.
Help save water!*

July 21, 2016

6-FRE-180-28.217
IS 7009
RODEO COMPLEX
TRAFFIC MANAGEMENT PLAN
SCH #2016021081

Mr. Ejaz Ahmad
County of Fresno
Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA. 93721

Dear Mr. Ahmad:

We have completed our review of the Traffic Management Plan for the proposed Mexican Rodeo Complex. The proposed Mexican Rodeo Complex is to be constructed on 4 ½ acres of an existing 22.12 acres. The site is located along the south side of State Route (SR) 180/Whitesbridge Road just west of the SR 180 and San Mateo intersection. The existing rodeo facility is currently a family owned and operated unpermitted facility. The owner's desire is to construct a permitted rodeo complex, which will be used to hold official rodeo events. In the future, the owner has goals to expand the rodeo by providing on-site parties and musical events in addition to the rodeo events, which should be reviewed in a future application. An advertising sign is being proposed at the north entrance of the property off of SR 180/Whitesbridge Road. Caltrans has the following comments:

Based on the review, Caltrans concurs with the prepared Traffic Management Plan for the Adredano Mexican Rodeo Project. However, it is recommended that traffic operations should be observed at random Event dates, and not limited to only the first two events. If the Event triggers congestion on SR 180, recommendations from the Traffic Management Plan should be implemented and an encroachment permit must be obtained for all the proposed activities within the States' right-of-way.

If you have any further questions, please contact Jennifer Bryan-Sanchez of my staff at (559) 488-7307.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Navarro".

MICHAEL NAVARRO, Chief
Planning North Branch



EXHIBIT 9

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Linda Dineen
- APPLICATION NOS.:** Initial Study Application No. 7009 and Unclassified Conditional Use Permit Application No. 3508
- DESCRIPTION:** Allow a rodeo complex and related improvements (including mobile food vehicles) on an approximately 4.5-acre portion of a 22.1-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION:** The subject property is located on the south side of W. Whitesbridge Road approximately 1,325 feet west of its intersection with San Mateo Avenue and 2.5 miles east of the nearest city limits of the City of Mendota (29195 W. Whitesbridge Road, Mendota) (Sup. Dist. 1) (APN 019-220-38S).

I. AESTHETICS

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

FINDING: NO IMPACT:

The project area has limited agricultural activities and mostly unimproved lands with single family residences. There is no known designated scenic vista or scenic resources, including rock outcroppings and historic buildings, on or near the project site to be impacted by the subject proposal. The primary access to the property is from Whitesbridge Road (State Route 180) which at the project location is not designated as a Scenic Highway in the County General Plan. The project will have no impact on scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Related to the subject proposal, the existing improvements on the property include a cattle run/rodeo arena, judging tower, animal pens and dirt parking. The proposal will utilize the existing improvements as well as construct new improvements on the property. The new improvements include three 30-foot by 30-foot animal pens (in addition to the existing seven pens), two 1,283 square-foot bleachers, 605 square-foot restroom facility, 448 square-foot beverage/office building, 42 square-foot, 17-foot-tall judging tower (replaces the existing tower), 25-foot-tall metal shed structure over the event arena and onsite parking. The proposal also includes mobile food vehicles that will be stationed onsite during events.

The proposed rodeo facility is to be located approximately 1,000 feet south of Whitesbridge Road (State Route 180) within a 4.5-acre southerly most portion of the project site. The area of the project contains limited farmlands and plentiful unimproved lands with single-family residences. The nearest residence on adjacent property is approximately 85 feet from the east property line. Besides cultivated land to the north, no farming activities or improvements exist on adjacent lands to the east, south or west of the proposal. A railroad track runs along the southern property line of the subject property.

The project will not be highly visible from State Route 180 due to the location of the proposed facility on the property away from the road. Furthermore, given the unimproved lands with limited residential improvement in the area, and the tallest structure on the property not to exceed 24 feet in height, the project will not degrade the existing visual quality of the site and its surroundings, and therefore have a less than significant impact.

- 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:

According to the Applicant's Operational Statement, lighting will be installed inside arena and in the public areas. To minimize lighting impacts in the area, a mitigation measure would require that all lighting shall be hooded and directed downward so as to not shine toward adjacent property and public streets.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not forest land, or timberland. The project is not in conflict with Agriculture zoning on the property and is allowed on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The subject property is classified as Nonagricultural and Natural Vegetation and Vacant or Disturbed Land on the 2010 Fresno County Important Farmland Map, and is not subject to Williamson Act Land Conservation Contract. The 4.5-acre portion of the subject 22.1-acre parcel to be utilized by the subject proposal is classified as Vacant or Disturbed Land and is already developed or land significantly disturbed with limited improvements related to current rodeo activities. There are no farming activities on the property or adjacent to the project area.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project.

III. AIR QUALITY

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the San Joaquin Valley Air Pollution Control District, the project-specific criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG and 15 tons/year PM10, and therefore, would have a less than significant impact on air quality.

The project is subject to District Rule 9510 (Indirect Source Review) and requires submittal of an Air Impact Assessment (AIA) Application prior to applying for the final discretionary approval and payment of applicable off-site Mitigation Fees prior to issuance of the first Grading/Building Permit. An Air Impact Assessment (AIA) Application (ISR Project Number C-20150255) was prepared and submitted by the applicant to the Air District on October 3, 2015. The AIA was approved by the Air District on December 23, 2015. In its approval of the AIA, the Air District has required that this project shall comply with the Air District's enforced Emission Reduction Measures and are listed as follows:

1. For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.
2. For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.

Other Air District rules that may apply to this proposal include: District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural coatings), Rule 4641 (Cutback, Slow, Cure, and emulsified Asphalt, Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for hazardous Air Pollutants), in the event an existing building will be renovated, partially demolished or removed.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, the project may be subject to District Rule 4102 (Nuisance). This Rule applies to any source operation (including odor) which may emit air contaminants or other materials.

IV. BIOLOGICAL RESOURCES

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

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project site is not farmland and has been disturbed with existing residential and non-residential improvements, including parking and circulation. The site contains no wetlands.

The project was routed to the U.S. Department of Fish and Wildlife (USFW) Service and California Department of Fish and Wildlife (CDFW) for review and comments. No concerns with the proposal were expressed by either agency. Therefore, no impacts were identified in regards 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 California Department of Fish and Wildlife Service or U.S. Fish and Wildlife; 3) federally protected wetlands as defined by Section 404 of the Clean Water Act; and 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.

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

FINDING: NO IMPACT:

The project will not conflict with any biological resources related to tree preservation policy or any adopted Conservation Plans.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project is located in an area of medium archeological sensitivity and construction activities resulting from this proposal may impact historical or archeological resources. Therefore, a mitigation measure would require that if cultural materials, including human remains, are unearthed during construction, all work is to be halted in the area of the find, and an archeologist to be called in to evaluate the findings in order to make any necessary mitigation recommendations. Inclusion of this requirement as a mitigation measure will reduce 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.*

- 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 the implementation of the aforementioned mitigation measure, the project will have a less than significant impact on tribal cultural resource as defined in Public Resources Code Section 21074.

VI. GEOLOGY AND SOILS

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential permanent erosion impacts will be minor in that permanent improvements will not cause significant changes in absorption rates, drainage patterns and the rate and amount of surface run-off, with adherence to the Grading and Drainage Sections of the County Ordinance Code.

According to Development Engineering Section of the Fresno County Department of Public Works and Planning: 1) an Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposal will be handled without adversely impacting adjacent properties; 2) a Grading Permit or Voucher shall be required for any grading proposed with this application; and 3) any additional runoff generated by the proposed development shall be retained onsite per County Standards.

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 project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or 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 WITH MITIGATIONS INCORPORATED:

An onsite wastewater treatment system will be installed for the proposed 605 square-foot restroom facility on the property.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following to be included as mitigation measures:

* **Mitigation Measures**

1. *No more than 300 customers per day shall be permitted at the facility until such time as a revision to the onsite waste water treatment system is completed, approved and installed in accordance with current regulations, codes and/or local ordinances.*

2. *The onsite wastewater treatment system shall be designed and installed in accordance with California Well Standards, California Plumbing Code and the Lyle Brewer Engineering report revised dated December 21, 2015 or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. As per California Well Standards, the horizontal separation distance between any “watertight septic tank or subsurface leaching field” and water wells is 100-feet. Any changes in the proposed project may require additional review to ensure adequacy of the onsite wastewater treatment systems’ adequacy to serve the proposed changes.*

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:

Comments received from the San Joaquin Valley Air Pollution Control District (Air District) expressed no specific project-related concerns supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will adhere to the Air District Rules described in Section III. A. B. C.D. Air Quality.

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: NO IMPACT:

The project does not involve transport, use, or disposal of hazardous materials, and is not located within one quarter-mile of a school. The nearest school, Mendota High School, is approximately 3.2 miles northwest of the subject proposal.

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and expressed no concerns regarding hazardous materials.

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

FINDING: NO IMPACT:

The project is not located on a hazardous materials site. No concerns were expressed by the Fresno County Department of Public Health, Environmental Health Division.

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

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan area, two miles of a public use airport, or in the vicinity of a private airstrip. The nearest airport, Duo Bois Ranch Airport, is approximately 10 miles east of the site.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project will not impair implementation of or physically interfere with an adopted Emergency Response Plan and is not within or adjacent to a wildlands fire 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 WITH MITIGATION
INCORPORATED:

The subject proposal will utilize an existing onsite domestic well and install an onsite wastewater treatment system for wastewater discharge as described in Section VI.E. Geology and Soils.

According to the State Water Resources Control Board (SWRCB), Division of Drinking Water, the subject proposal does not meet the definition of a public water system (defined as at least 25 people for more than 60 days annually) and therefore need not be permitted by that agency. However, given the area's groundwater quality, the SWRCB, Division of Drinking Water strongly suggests that the project proponent either not make the well water available for drinking, or test it for bacteria prior to start of

events on the property. Included as mitigation measures, implementation of this requirement will reduce water quality impact on public health to a less than significant level.

* **Mitigation Measures**

1. *Prior to the start of rodeo events on the property, the applicant shall have the onsite well water tested for bacteria and the results provided to the State Water Resources Control Board, Division of Drinking Water for review and approval.*
2. *Shall the bacteria analysis for well water fail, potable water for drinking shall be provided for the facility from outside sources.*

The project was routed to the Regional Water Quality Control Board, Central Valley Region which expressed no concerns in regards to impact on groundwater.

- 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:

According to the applicant, an estimated 2,450 gallons of water will be used daily during rodeo events. Seven to ten event competitions during three to four weekends, six times per year, will occur on the property. Water will be provided from an existing onsite well

The subject property is not located in a water-short area as designated by the Fresno County Zoning Ordinance. The Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning reviewed the proposal, and given the limited water usage, expressed no water quantity related concerns. The project will have a less than significant impact on groundwater.

- 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; or
- 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 U.S.G.S. Quad map, there are no existing natural drainage channels adjacent to or running through the subject property.

As noted above in Section VI. B. Geology and Soils, any additional runoff generated by the proposed development will be retained onsite per County Standards, an Engineered Grading and Drainage Plan will be required to show how additional storm water runoff generated by the proposal will be handled without adversely impacting adjacent properties, and a Grading Permit or Voucher will be required for any grading proposed with this application.

F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in IX. A.

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: LESS THAN SIGNIFICANT IMPACT:

Federal Emergency Management Agency (FEMA) FIRM Panel 2025H indicates that the subject property is subject to flooding from the one-percent chance storm. Therefore, all structures shall be raised above the Base Flood Elevation or be flood-proofed per the Fresno County Flood Hazard Ordinance Chapter 15.48.

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 project site is not prone to hazards such as seiche, tsunami or mudflow, nor is the project exposed to potential levee or dam failure.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The nearest city, City of Mendota, is approximately 2.5 miles west of the project site.

- 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 property is designated for Agriculture in the Fresno County General Plan which allows certain non-agricultural uses such as the proposed use by discretionary land use approval provided the use meets General Plan Policy LU-A.3., criteria a. b. c. & d. and others policies as discussed below.

Criteria LU-A.3.a. requires that the use shall provide a needed service to the surrounding area which cannot be provided more effectively within urban areas. Criteria LU-A.3.b states that the use shall not be sited on productive agricultural land if less productive land is available in the vicinity. Criteria LU-A.3.c states that the use shall not have a detrimental impact on water resources. Criteria LU-A.3.d states that a probable workforce should be located nearby or readily available.

With regard to Criteria “a”, the proposed facility entails a competitive sporting event that involves horses and other livestock, designed to test the skill and speed of the participants. Such sport generally needs large isolated area and draws a large number of spectators. No such facility is located in the area to serve the local population. The project location in a remote area away from any urban development fits to the nature of proposed use. With regard to Criteria “b”, the project site is not farmland. The subject proposal will be located on a 4.5-acre portion of a 22.1-acre parcel classified as Vacant or Disturbed Land on the 2010 Fresno County Important Farmland Map. With regard to Criteria “c”, the project is not located in a water-short area of Fresno County, and due to limited water usage, will not significantly deplete groundwater resources. With regard to Criteria “d”, the project facility will be managed by the Applicant’s family members and neighbors living in the vicinity of the proposal.

General Plan Policy LU-A.12 requires that agricultural activities be protected from encroachment of incompatible uses, Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations, and Policy LU-A.14 requires an assessment of the conversion of productive agricultural land and that mitigation shall be required where appropriate. The project site is not farmland and has been disturbed with the existing residential and non-residential improvements. There are no farming operations adjacent to the project area to be impacted by this proposal and the proposed facility will be secured by fencing in order to separate the use from abutting lands.

General Plan Policy FP-D.6 requires that the County shall permit on-site sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening groundwater quality or posing health hazards. An onsite wastewater treatment system will be installed for the proposed restroom facilities on the property in accordance with the Lyle Brewer Engineering Report, dated December 21, 2015 or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division.

General Plan Policy PF-C.17 requires a water supply evaluation to determine the adequacy of a water supply to meet the highest demand that could be permitted on the land in question. The subject proposal is not located in a water-short area. The Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns regarding adequacy of water for the proposed facility.

General Plan Policy HS-B.1 requires identification of fire hazards to reduce the risk to life and property. The project will comply with the California Code of Regulations Title 24 – Fire Code and the County-approved site plans will require Fresno County Fire Protection District’s approval prior to issuance of building permits for the proposed improvements on the property.

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

FINDING: NO IMPACT:

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

XI. MINERAL RESOURCES

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

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area as 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 (Health Department) reviewed the proposal and required an acoustical analysis for the project.

Upon reviewing the acoustical analysis prepared for the project by WJV Acoustics, dated December 18, 2015, the Health Department concurred with the analysis by stating that operations of the rodeo facility will comply with Fresno County Noise Ordinance and in concurrence with the applicant's operational statement, all amplified microphone use and/or sound amplification shall cease by 10:00pm.

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

FINDING: NO IMPACT:

The project site is not located near an airport. The nearest airport, Duo Bois Ranch Airport, is approximately 10 miles east of the site.

XIII. POPULATION AND HOUSING

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

FINDING: NO IMPACT:

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

XIV. PUBLIC SERVICES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The preliminary review of this proposal by the Fresno County Fire Protection District (Cal Fire) did not identify any concerns with the approval. The project will comply with the 2007 California Code of Regulations Title 24 and upon County approval of the project and prior to issuance of any building permits, approved site plans shall be submitted for the District's review and approval.

2. Police protection?
3. Schools?
4. Parks?
5. Other public facilities?

FINDING: NO IMPACT:

The project will not have impacts on police services, schools, parks or other public facilities.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The project will not impact any existing parks or recreational facilities in the area.

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 WITH MITIGATION
INCORPORATED:

According to the Applicant's Operational Statement, seven to ten rodeo event competitions during three to four day weekends, approximately six times per year, will be held on the property. An estimated 15 to 20 competitors and up to three hundred spectators will be onsite during rodeo events. Additionally, two to three mobile food vehicles will be onsite during events.

The California Department of Transportation (Caltrans) reviewed the proposal and required a trip distribution study/analysis to determine number of trips generated by the project. A limited traffic analysis for trip generation and distribution was prepared for the project by the Peters Engineering Group and dated October 20, 2015. The traffic analysis indicated that as many as 85 vehicles are expected to enter the site during a one-hour period at the beginning of an event and as many as 90 vehicles are expected to exit the site during a one-hour period near the end of the event. Caltrans concurred

with the project trip generation and distribution and offered no further comments except that an event Transportation Management Plan (TMP) including a Traffic Control Plan shall be prepared for the project and provided for the agency's review before the rodeo events take place on the property. Included as a mitigation measure, this requirement will reduce potential traffic-related impact to a less than significant level.

* **Mitigation Measure**

1. *The Applicant shall prepare an event Transportation Management Plan (TMP) including a Traffic Control Plan and provide to the California Department of Transportation review and for approval before rodeo events take place on the property.*

Design Division of the Fresno County Department of Public Works and Planning also reviewed the proposal and expressed no traffic-related impact on county roadways.

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site currently gains access from Whitesbridge Road (SR 180) via an existing dirt driveway. The driveway will be extended to the project area within southerly portion of the property.

The California Department of Transportation (Caltrans) reviewed the project and requires: 1) a joint-use driveway (or consolidated driveway) off of Whitesbridge Road (SR 180) between the existing driveway on the subject property and the driveway on adjacent property to the west; and 2) an encroachment permit for all proposed activities within State's right of way prior to start of the events.

No concerns regarding traffic hazards were expressed by the Design or Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The Fresno County Fire Protection District's review of the project did not identify any concerns regarding inadequate emergency access. Emergency access requirements for the project will be further analyzed by the Fire District prior to issuance of building permits by the County.

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

FINDING: NO IMPACT:

The project will not conflict with any adopted transportation plans

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- 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 IX. A. Hydrology and Water Quality.

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

FINDING: LESS THAN SIGNIFICATION 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. B. 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: LESS THAN SIGNIFICANT IMPACT:

The project will produce approximately five cubic yards of solid waste consisting of drinks, meal cardboard, paper trash and recyclables. All solid waste will be collected through regular trash collection service and given the limited amount trash generated by the proposal, impacts on the holding capacity of local landfill will be less than significant.

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:

No impacts on biological resources were identified in the project analysis. Impacts on cultural resources have been reduced to a less than significant level with the Mitigation Measure discussed above in Section V. A. B. C. D.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will adhere to permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Valley Air Pollution Control District, and the California Code of Regulations Fire Code. The only cumulatively considerable impacts identified in the analysis were Aesthetics, Cultural Resources, Geology and Soils, Hydrology and Water Quality and Transportation/Traffic. Those impacts have been reduced to a less than significant level with the Mitigation Measures discussed above in Section I. D., Section V. A. B. C. D., Section VI. E. Section IX. A. and Section XVI. D.

- 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 analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study (IS) No. 7009 prepared for Unclassified Conditional Use Permit Application No. 3508 staff has concluded that the project will not have a significant effect on

the environment. It has been determined that there will be no impacts to biological resources, hazard and hazardous materials, mineral resources, population and housing, or recreation.

Potential impacts related to agricultural and forestry resources, air quality, greenhouse gas emissions, land use and planning, noise, public services, and utilities and service systems have been determined to be less than significant.

Potential impacts to Aesthetics, Cultural Resources, Geology and Soils, Hydrology and Water Quality and Transportation/Traffic, 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.

EA:

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