



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 5 August 11, 2022

**SUBJECT:** Conditional Use Permit Application No. 3743 and Initial Study No. 8231

Allow a farm supply sales office and farm supply storage on a 3-acre portion of a 19.1-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the west side of S. Alta Ave., 671 feet north of E. Parlier Ave. approximately 1.6 miles east of the City of Fresno (APN: 373-340-14) (8249 S. Alta Ave.) (Sup. Dist. 4).

**OWNER/  
APPLICANT:** Greg Cox

**STAFF CONTACT:** Ricky Vang, Planner  
(559) 600-4224

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared based on Initial Study (IS) No. 8321; and
- Approve Conditional Use Permit Application No. 3743 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map

5. Site Plans and Detail Drawings
6. Applicant's Operational Statement
7. Summary of Initial Study No. 8231
8. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	19.1 acres	No change
Project Site	N/A	Approximately 3-acre portion of the existing 19.1-acre parcel
Structural Improvements	N/A	56,195 square-foot warehouse, 3,150 square-foot office, ponding basin
Nearest Residence	Approximately 70 feet south from property line	Approximately 139 feet south of the proposed development
Surrounding Development	Agricultural and Residential	No change
Operational Features	N/A	Storage facility for agricultural plastic commodities and Office facility
Employees	N/A	Up to 10 employees
Customers	N/A	The facility is not expecting customers. There is no store front, and they will be delivering to customers.
Traffic Trips	N/A	Approximately 10 one-way trips for employees

Criteria	Existing	Proposed
		Delivery trucks scheduled for Fridays, typically 3-5 truckloads utilizing a local trucking company
Lighting	N/A	Outdoor lighting proposed
Hours of Operation	N/A	Monday through Friday 9:00 AM to 3:00 PM

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 8231 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration (Exhibit 8) is appropriate.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: July 4, 2022

**PUBLIC NOTICE:**

Notices were sent to 19 property owners within 1,320 Feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Classified Conditional Use Permit Application may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

**BACKGROUND INFORMATION:**

Aerial images of the project site indicate that the subject site is utilized for agricultural production. Available records indicate that the site is currently not improved with any structures.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-20  Front Yard: 35 feet	Front Yard: Approximately 65 feet	Y

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
	Side Yard: 20 feet Rear Yard: 20 feet	Side Yard: Approximately 59 feet  Rear Yard: Approximately 1,260 feet	
Parking	One parking spot for every two employees	20 parking spaces	Y
Lot Coverage	No requirement	No change	Y
Space Between Buildings	No animal or fowl pen, coop, stable, barn, or corral shall be located within 40 feet of any dwelling or other building used for habitation	No change	Y
Wall Requirements	No requirement unless pool is present	No change	Y
Septic Replacement Area	100% replacement	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	Y

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Comments were received from the Zoning and Development Engineering Sections which included regulatory process issues. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Finding 1 Analysis:**

Review of the site plan indicates that the project would conform with applicable development standards of the AE-20 Zone District. Additional ministerial requirements as noted by the Development Engineering Section and the Site Plan Review Section will be addressed during the building permit/plan check process for compliance with applicable standards. With the proposed structures compliance with applicable development standards and permit requirements.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Finding 1 Conclusion:**

The subject parcel is adequate in size and shape to accommodate the proposed use, therefore Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	No	Subject parcel has frontage along S. Alta Avenue	No change
Direct Access to Public Road	Yes	N/A	The submitted site plan indicates that there will be two access points onto S. Alta Avenue
Road ADT		3100 ADT	20 one-way trips associated with employees.  3-5 delivery trips scheduled every Friday
Road Classification		Arterial Road	No change
Road Width		106 feet of road right-of-way	No change
Road Surface		Asphalt paved	No change
Traffic Trips		N/A	20 one-way trips associated with employees  3-5 delivery trips scheduled every Friday
Traffic Impact Study (TIS) Prepared	No	N/A	None required
Road Improvements Required		N/A	None required

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

Comments were received from the Road Maintenance and Operations Division which included regulatory process issues. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Finding 2 Analysis:**

The project proposes to take access of S. Alta Avenue. Per the Operational Statement, the project would employ up to ten employees and receive deliveries every Friday. The amount of traffic generated by the project did not warrant preparation of a Traffic Impact Study, due to the Vehicle Miles Travelled below the threshold of 110 trips

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Finding 2 Conclusion:**

With the projects required compliance via encroachment permit for driveway improvements and no expressed concerns related to trip generation on County-maintained right-of-way, the streets and highways that service that project site have been determined to be adequate in width and pavement type to accommodate the project. Finding 2 can be made.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	19.1 acres	Homesite & Agricultural	AE-20	Approximately 721 feet
South	18.53 acres	Homesite & Agricultural	AE-20	Approximately 529 feet
East	18.84 acres	Homesite & Agricultural	AE-20	Approximately 751 feet
West	20 acres	Agricultural	AE-20	N/A

**Reviewing Agency/Department Comments:**

Comments were received from the Department of Public Health, Environmental Health Division which included regulatory process issues. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Finding 3 Analysis:**

Comments provided by reviewing Agencies and Departments indicate that there are additional regulatory requirements that would be addressed by the Applicant and the respective agency/department. These requirements include state and local reporting requirements for hazardous materials/waste handling and Fire Code compliance for proposed structures.

Analysis under the drafted Initial Study indicated that the project would not result in adverse impacts to the surrounding properties with implementation of mitigation measures.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Finding 3 Conclusion:**

Therefore, with the project’s compliance with regulatory requirements and mitigation measures as recommended in the Initial Study, the project would not result in adverse impacts on surrounding properties. Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p><b>General Plan Policy LU-A.13:</b>  <i>The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</i></p>	<p>Development of the subject parcels will be subject to development standards of the underlying zone district. In this instance, the development standards of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District will apply. Applicable setbacks of the AE-20 Zone District will apply to development of the site. The setbacks will require minimum setbacks are established for development from the parcel line and ensures that a buffer is in place between the project and adjacent agricultural operations.</p>
<p><b>General Plan Policy LU-A.14:</b>  <i>The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.</i></p>	<p>Review of the project’s impact on agricultural land was conducted in the prepared Initial Study and through analysis by the Policy Planning Section. The Initial Study determined that a less than significant impact would occur on agricultural land as the proposed facility will be sited on portion of land and would not impact the feasibility or operations of the existing agricultural operation.</p>
<p><b>General Plan Policy PF-C.17:</b>  <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i></p> <ul style="list-style-type: none"> <li><i>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must</i></li> </ul>	<p>The Water and Natural Resources Division reviewed the project proposal and determined that the project site is not located in a water short area and does not require a further water supply evaluation.</p>

Relevant Policies:	Consistency/Considerations:
<p><i>be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i></p> <p><i>b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i></p> <p><i>c. A determination of the impact that use of the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i></p>	
<p><b>General Plan Policy HS-B.1:</b>  <i>The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventative measures to reduce the risk to life and property.</i></p>	<p>The project proposal was reviewed by the Fresno County Fire Protection District with additional review occurring during the building permit process for the subject facility.</p>



**Reviewing Agency Comments:**

Comments were received from the Policy Planning Section of the Department of Public Works and Planning which included regulatory process issues. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Finding 4 Analysis:**

Based on the above analysis of relevant Fresno County General Plan Policies, the project does not conflict with the Fresno County General Plan. Therefore, the project is consistent with the General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Finding 4 Conclusion:**

Finding 4 can be made based off the staff's analysis.

***Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.***

**Analysis Finding 5:**

Proposed conditions of approval are developed based on consultation with specifically qualified staff, consultants, and outside agencies. They are developed to address specific impacts of the proposed project and are designed to address the public health, safety, and welfare. Additional comments and project notes are included to assist in identifying existing non-discretionary regulations that also apply to the project.

**Finding 5 Conclusion:**

Finding 5 can be made based on staff's analysis. The conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**PUBLIC COMMENT:**

No public comment was received as of the date of preparation of this report.

**SUMMARY CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit Application can be made. Staff therefore recommends approval of Classified Conditional Use Permit Application No. 3743, subject to the recommended Mitigation Measures, Conditions of Approval, and Project Notes.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8231; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit Application No. 3743, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit Application No. 3743; 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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EXHIBIT 1

**Mitigation Monitoring and Reporting Program  
Initial Study No. 8321  
Classified Conditional Use Permit Application No. 3743  
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.
Conditions of Approval					
1.	Development shall be in substantial compliance with the Site Plan, Floor Plan, Elevations, and Operational Statement as approved by the Planning Commission.				

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

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	All proposed structures and buildings will require a building permit.
2.	The Site Plan Review Section provide the following comments:

**Notes**

- a. Parking spaces shall be constructed in compliance with County and State standards.
- b. Parking stall dimensions shall be a minimum of 18 feet by 9 feet.
- c. All parking spaces for the physically disabled shall be paved, striped, and 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.
- d. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELo) and require submittal of Landscape and Irrigation Plans per Governors Drought Executive Order of 2015. The Landscape and Irrigation Plans shall be submitted to the Department of Public Works and Planning Site Plan Review Section for review and approval prior to issuance of building permits.
- e. Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete and asphalt.
- f. Any encroachment permit shall be required from the Road Maintenance and Operations Division for any work on the County right-of-way.
- g. Internal access roads shall comply with required widths by the Fire District for emergency apparatus.
- h. No building or structure erected in this Zone District shall exceed 35 feet in height.
- i. A dust palliative should be required on all unpaved parking and circulation areas.
- j. Outdoor lighting should be hooded and directed away from adjoining streets and properties.
- k. All proposed signs require submittal to the Department of Public Works and Planning permit counter to verify compliance with the Zoning Ordinance. Off-site signs are expressly prohibited for commercial uses in the AE (Exclusive Agricultural) Zone District.

3. The Road Maintenance and Operations Division provide the following comments:
- a. The applicant will need to dedicate 13 feet of additional road right-of-way across the parcel frontage on S. Alta Avenue to comply with the General Plan.

Notes	
	<ul style="list-style-type: none"> <li>b. Setbacks for new construction shall be based on the ultimate road right-of-way for Alta Avenue.</li> <li>c. The applicant will need to dedicate 10 feet of additional road right-of-way across the parcel frontage on Rio Avenue to comply with the General Plan.</li> <li>d. The proposed driveway approach along Alta Ave shall not disrupt existing roadway drainage patterns.</li> <li>e. The site plan shows two new proposed driveways off of Alta Avenue. Due to the arterial classification of S. Alta Ave, the applicant should be limited to one common driveway access point.</li> <li>f. The driveway approaches should be limited to a maximum of 35 feet, per Fresno County Improvement Standard D-3.</li> <li>g. Any proposed gates at driveways shall be set back a minimum of 20 feet from the right-of-way or such other extra depth, in order to eliminate the largest vehicle from idling in the road right-of-way when stopped to open the gate.</li> <li>h. No signage shall be allowed within the County of Fresno's right-of-way, all signage must be placed within property limits.</li> <li>i. An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.</li> </ul>
4.	<p>The Department of Public Health, Environmental Health Division provide the following comments:</p> <ul style="list-style-type: none"> <li>a. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are: &gt;55 gallons (liquids), &gt;500 pounds (solids), &gt;200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.</li> <li>b. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes.</li> <li>c. Any proposals for a new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.</li> <li>d. If any underground storage tank(s) are found during construction, the Applicant shall apply for and secure</li> </ul>

**Notes**

an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

- e. As a measure to protect ground water, any water wells or septic systems that exist of that have been abandoned within the project area, not intended for future use and/or use by the project shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed contractor.
- f. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance.

5.

The Fresno County Fire Protection District provide the following comments:

- a. The project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Department of Public Works and Planning and FCFPD for review. It is the Applicant’s responsibility to deliver a minimum of two sets of plans to the FCFPD.
- b. The Project/Development may be required to annex into the Community Facilities District No. 2010-01 of the FCFPD. Project/Development included: Single-Family Residential (SFR), SFR properties subdivided into three or more housing units, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property.
- c. Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

# LOCATION MAP

CUP 3743

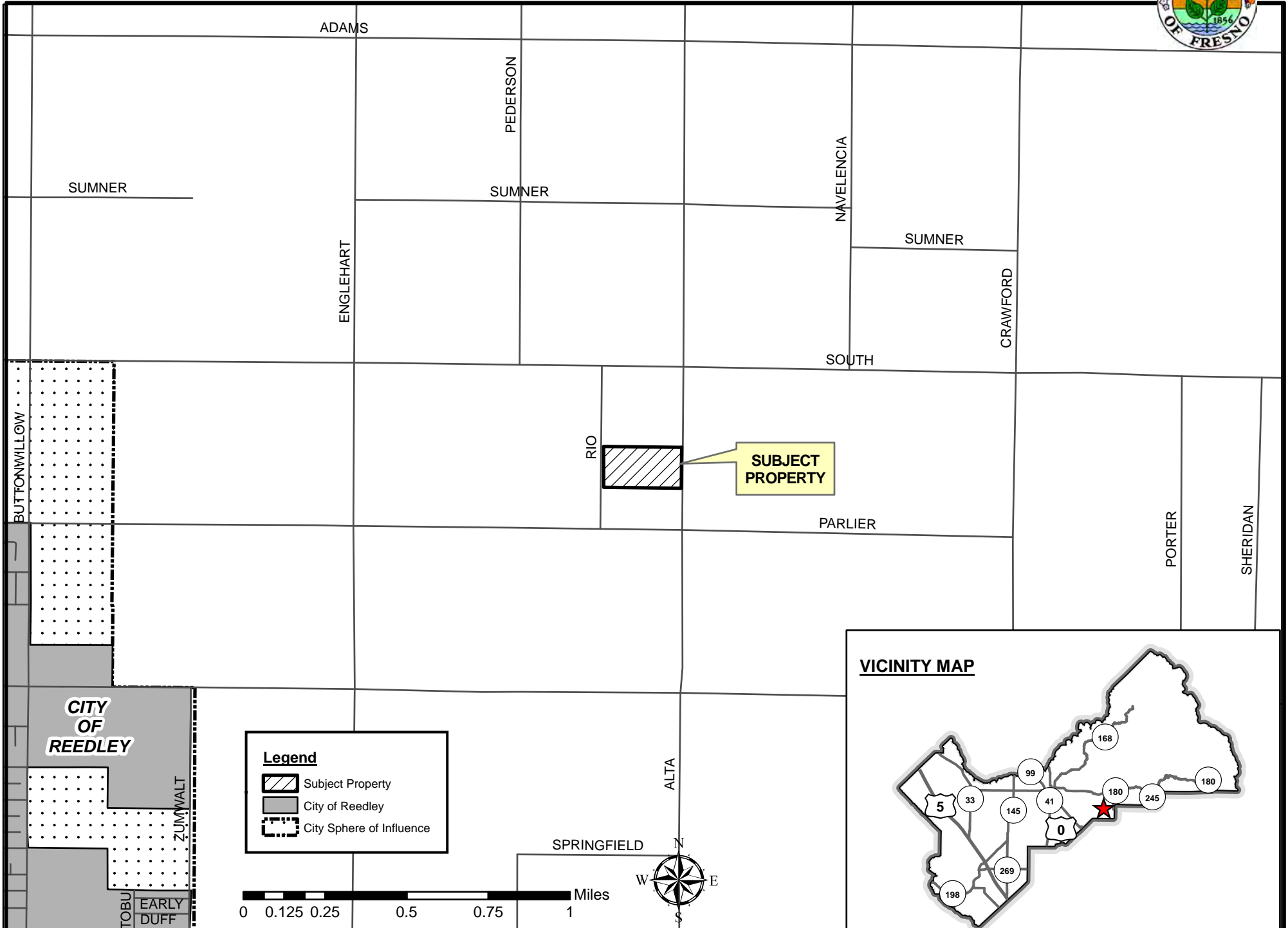


EXHIBIT 2





# EXISTING ZONING MAP

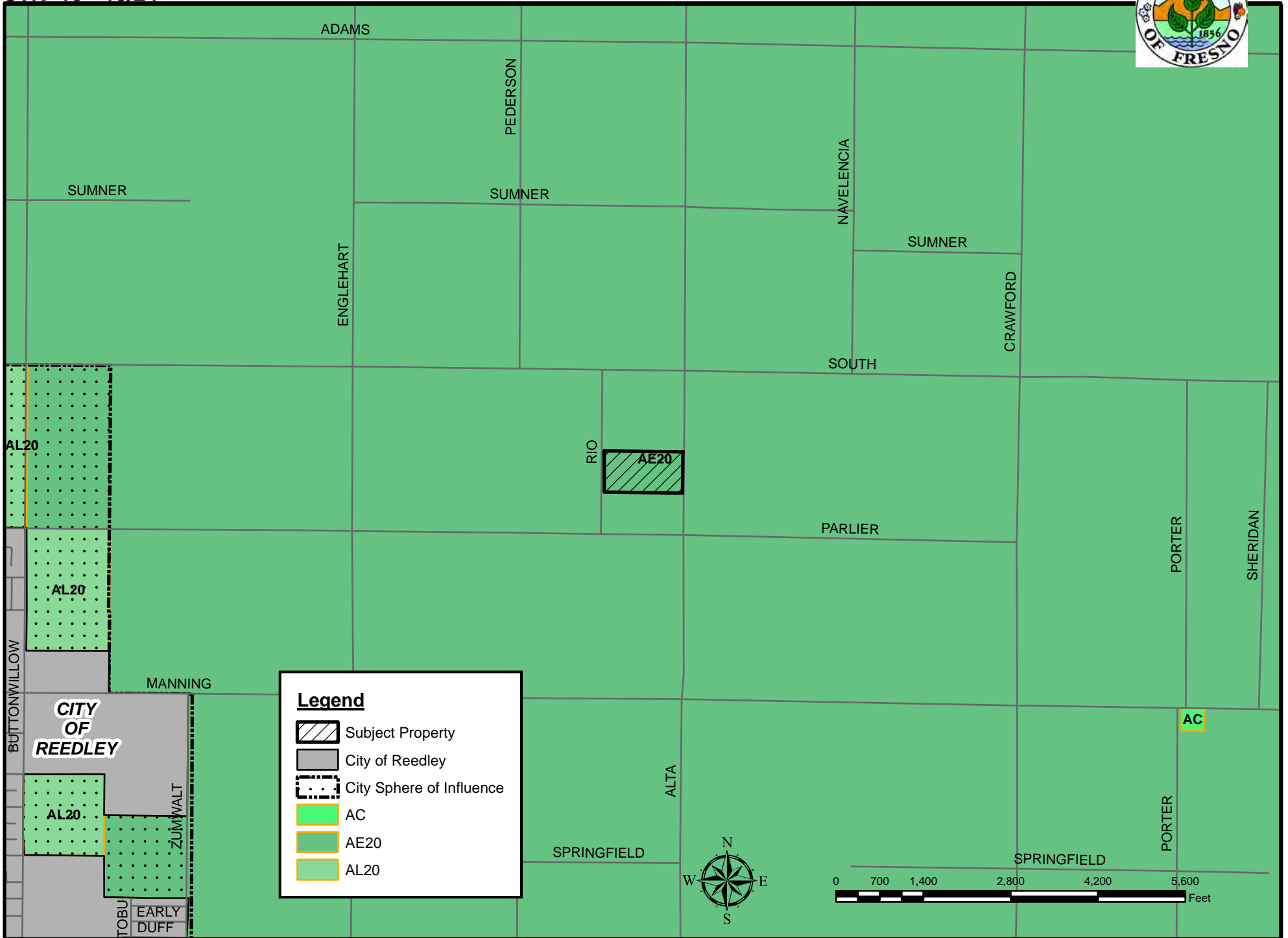
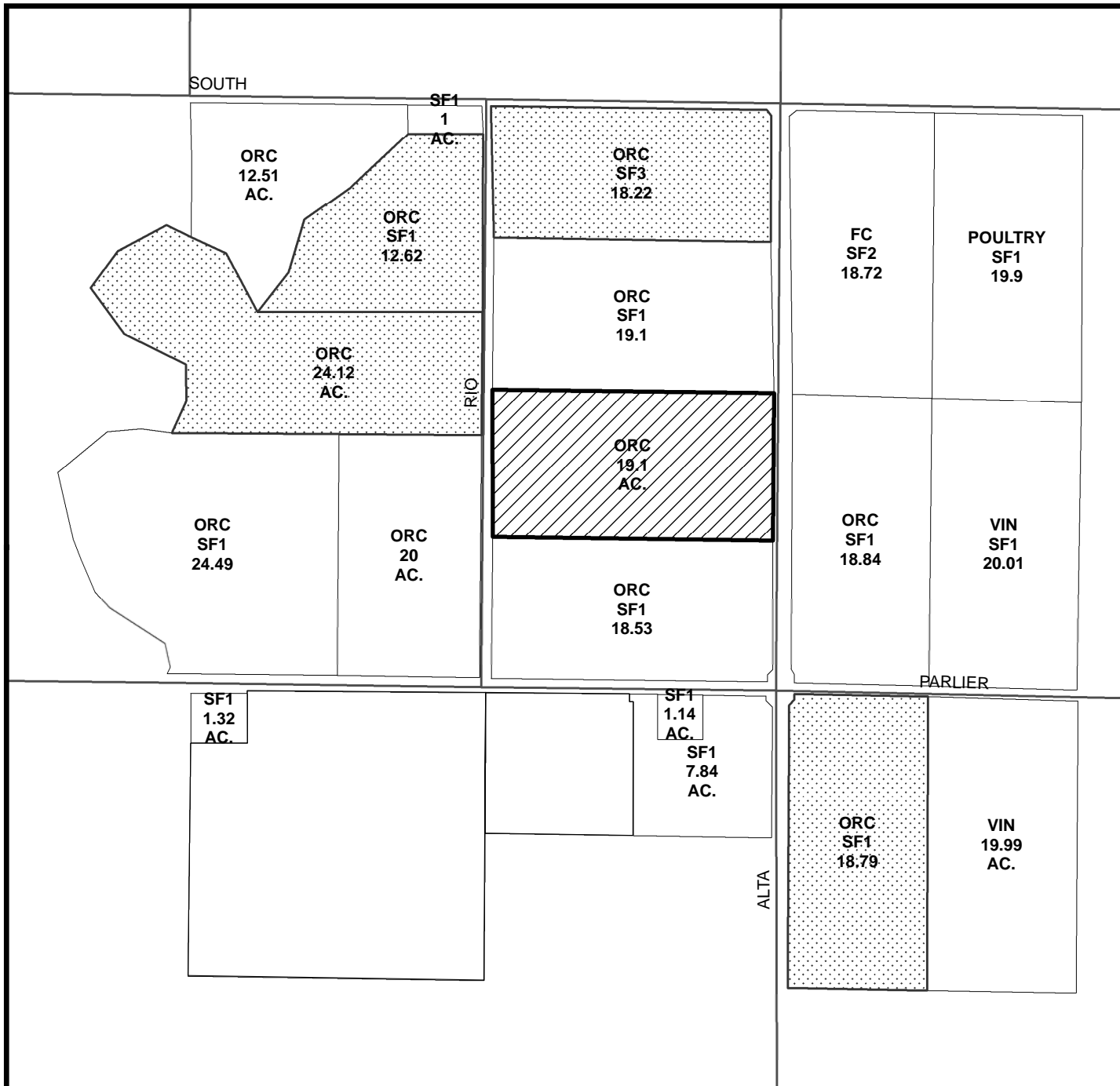


EXHIBIT 3





# EXISTING LAND USE MAP

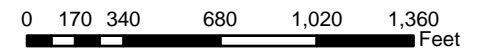
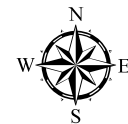
CUP 3743



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

**LEGEND:**

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

EXHIBIT 4



# EXHIBIT 5

2B

2D

2F

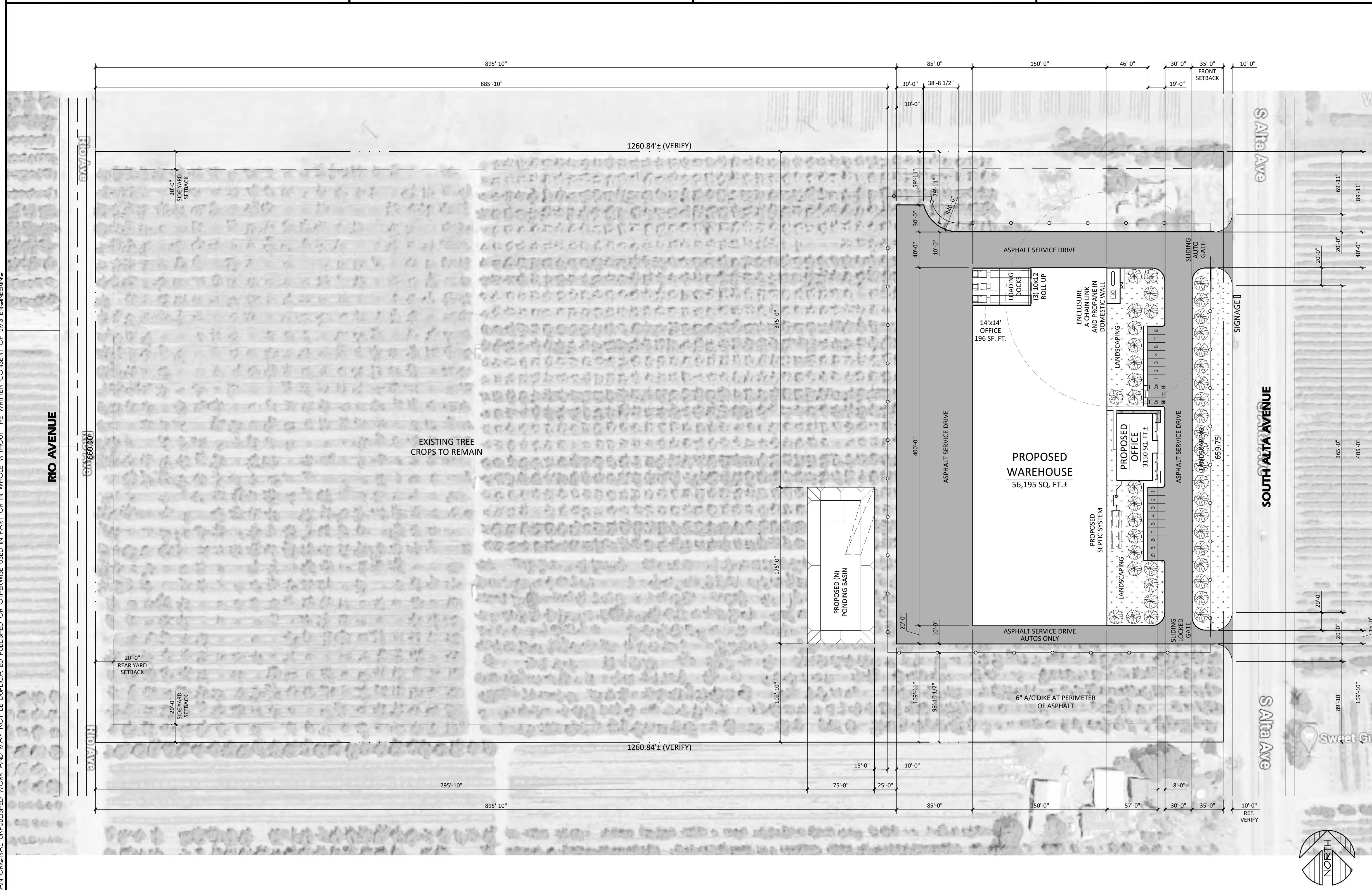
2H

**PRELIMINARY**  
DRAWINGS SUBMITTED FOR  
DESIGN REVIEW ONLY  
4/4/22  
JMS REVIEW

<b>ELECTRICAL</b>	SOUTHERN CALIFORNIA ELECTRIC 800-990-7788
<b>NATURAL GAS</b>	ON SITE PROPANE 800-427-2200
<b>WATER</b>	ON SITE WELL 559-734-6734
<b>SANITARY SEWER</b>	ON SITE SEPTIC 559-713-4427
<b>SOLID WASTE DISPOSAL</b>	OWNER SUPPLIED 559-713-4500
<b>TELEPHONE</b>	TO BE DETERMINED
<b>UNDERGROUND SURVEY</b>	DIG ALERT 800-227-2600

PROJECT INFORMATION	
SITE ADDRESS:	8249 SOUTH ALTA AVENUE REEDLEY, CA 93654
A.P.N.:	373-034-014
LEGAL DESCRIPTION:	19.1 AC LOT 3 REO COLONY EX E 10 FT
PARCEL SIZE:	19.1 ACRES
ZONING:	AE-20 (EXCLUSIVE AGRICULTURE, 20 ACRE MINIMUM PARCEL SIZE)
GENERAL PLAN:	N/A
FLOOD ZONING (FEMA):	X
FIRE SPRINKLERS:	YES
PROPOSED USE:	NEW WAREHOUSE AND OFFICE BUILDING FOR AGRICULTURE PURPOSES
PARKING INFORMATION	
SPACES REQUIRED:	OFFICE - SPACES REQUIRED 1 PARKING SPACE 15 3346 / 225 TABLE 3-7 PARKING REQUIREMENTS BY LAND USE FOR EA. 225 SQ. FT. OF BUILDING AREA:
SPACES REQUIRED (TOTAL):	15
COMPACT SPACES ALLOWED:	4 30% TOTAL SPACES
ACCESSIBLE SPACES REQUIRED, PER 2019 CBC TABLE 11B-208.2 PARKING SPACES:	2 50 to 75
SPACES PROVIDED:	2 ACCESSIBLE (a) 13 STANDARD 0 COMPACT 15 TOTAL
FRESNO COUNTY	
PUBLIC WORKS	FIRE DEPARTMENT
2220 TULARE STREET 6TH FLOOR	210 SOUTH ACADEMY
FRESNO, CA 93721	SANGER, CA 93657
(559) 600-4078	(559) 493-4300
COMMUNITY DEVELOPMENT (PLANNING)	BUILDING SAFETY
2220 TULARE STREET 6TH FLOOR	2240 TULARE STREET
FRESNO, CA 93721	FRESNO, CA 93721
(559) 600-4078	(559) 600-4570
INSPECTIONS	
PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:	
2019 CALIFORNIA BUILDING CODE (CBC)	
2019 CALIFORNIA ELECTRICAL CODE (CEC)	
2019 CALIFORNIA MECHANICAL CODE (CMC)	
2019 CALIFORNIA PLUMBING CODE (CPC)	
2019 CALIFORNIA ENERGY CODE (CEC)	
2019 CALIFORNIA FIRE CODE (CFC)	
2019 CALIF. GREEN BUILDING STANDARDS CODE (CGBS)	
PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY CODES	
FRESNO COUNTY LOCAL ORDINANCES	

REVISIONS	



COMMUNITY DEVELOPMENT (PLANNING)	
2220 TULARE STREET 6TH FLOOR	2240 TULARE STREET
FRESNO, CA 93721	FRESNO, CA 93721
(559) 600-4078	(559) 600-4570
INSPECTIONS	
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2019 CALIFORNIA ELECTRICAL CODE (CEC)	
2019 CALIFORNIA MECHANICAL CODE (CMC)	
2019 CALIFORNIA PLUMBING CODE (CPC)	
2019 CALIFORNIA ENERGY CODE (CEC)	
2019 CALIFORNIA FIRE CODE (CFC)	
2019 CALIF. GREEN BUILDING STANDARDS CODE (CGBS)	
PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY CODES	
FRESNO COUNTY LOCAL ORDINANCES	

## GOVERNING INFORMATION

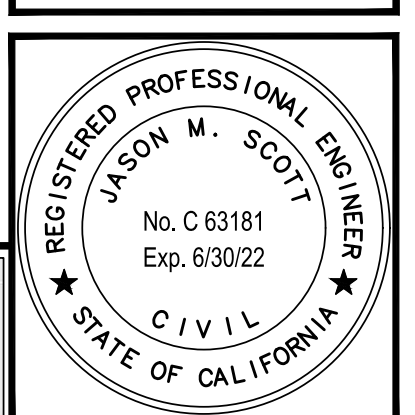
<b>OWNERS INFORMATION:</b>	<b>MECHANICAL DESIGN</b>
IN SEASON AG	JMS ENGINEERING
GREG COX	JASON SCOTT
POST OFFICE BOX 7814	1001 WEST DEMAREE, SUITE 7
VISALIA, CA 93290	VISALIA, CA 93291
PHONE: 559-280-6785	PHONE: 559-738-0968
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<b>CONTRACTORS INFORMATION:</b>	<b>TITLE 24'S</b>
TO BE DETERMINED	MEEKER ENERGY SOLUTIONS
	ROBERT MEEKER
	P.O. BOX 533
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	PHONE: 559-799-4817
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JMS ENGINEERING	JMS ENGINEERING
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PROPOSED SITE PLAN AND NOTES  
A NEW OFFICE/WAREHOUSE FOR:  
**INSEASON AG**  
PROPERTY ADDRESS:  
ADAMS AVENUE  
REEDLEY, CA 93654

residential & commercial  
jms · engineering

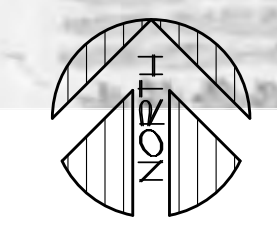


DATE	3/12/21
DRAWN	R.A.M.
JOB NO.	

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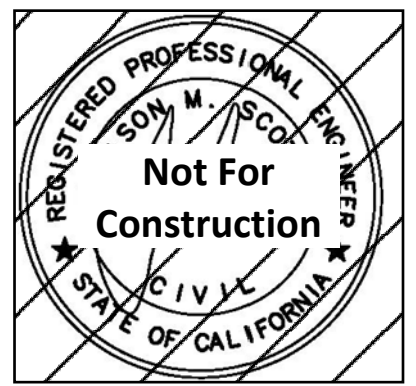
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PROPOSED SITE PLAN



SCALE: 1" = 60'-0"

EXHIBIT 5



Adams Avenue  
 Reedley, CA 93654  
 APN: 360-180-24s

# A New Warehouse

In Season Ag

Document Date:  
 April, 11 2022

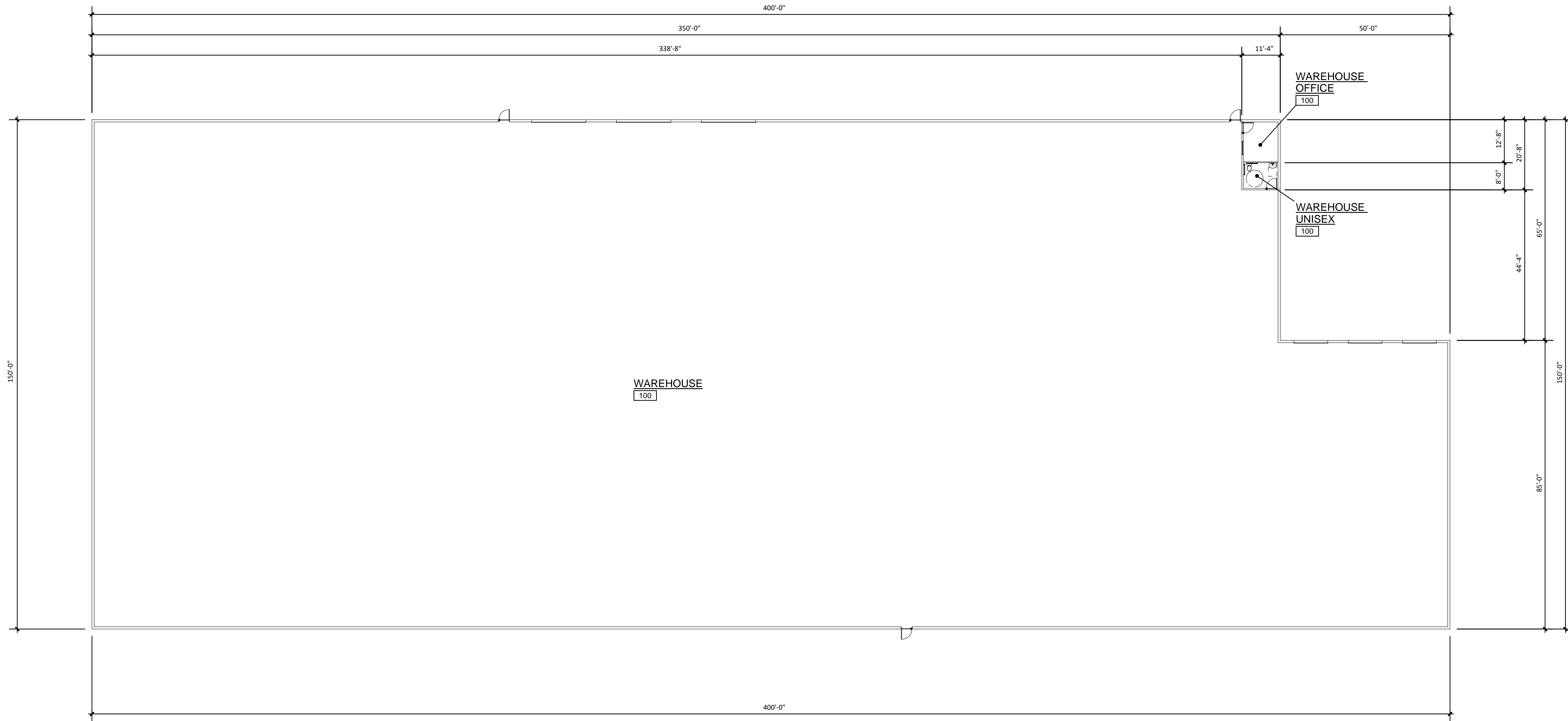
Document Phase:  
 Owners Review

rev. date remark  
 b 4/11/22 Owners Review

Proposed  
 Floor Plan

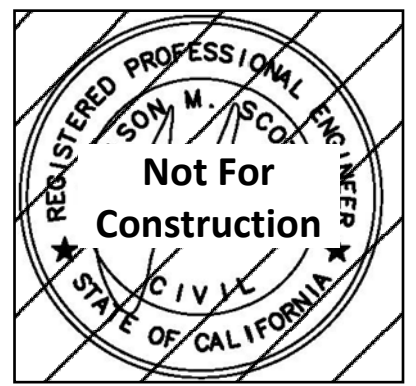
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**PRELIMINARY**  
 DRAWINGS SUBMITTED FOR  
 DESIGN REVIEW ONLY  
 4/14/22  
 CUP Submittal

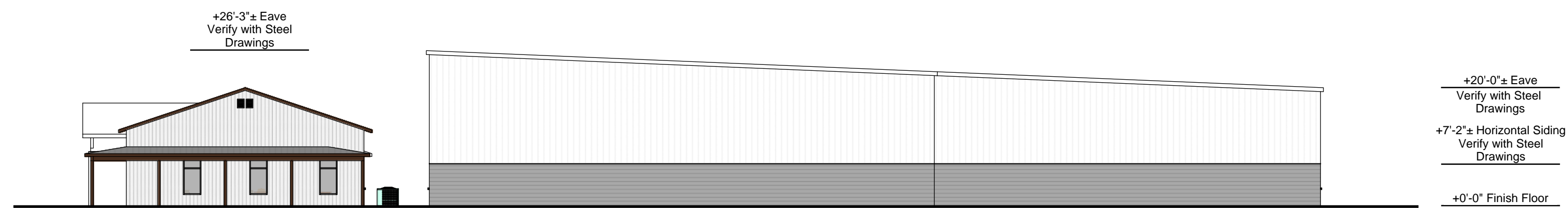


1 Proposed Floor Plan  
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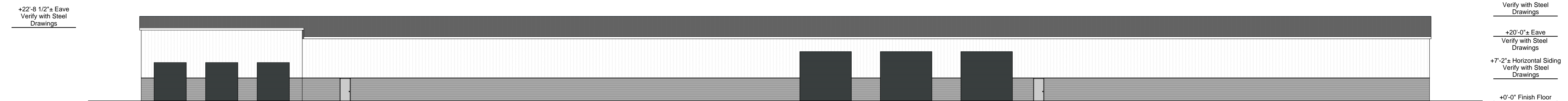
Occupancies - Warehouse						
Room No.	Area Description	Square Footage	Occupant Designation			Occupant Load
	Office -Unisex	235	Business	100	Gross	2.35
	Warehouse	56515	Warehouse	500	Gross	113.03
	<b>Total Building Area</b>	<b>56750</b>				<b>115.38</b>



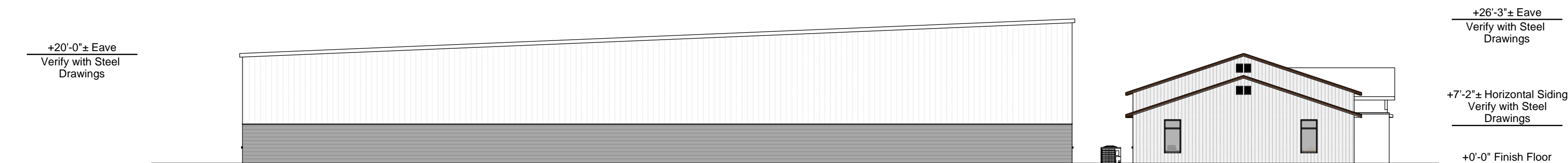
1 Proposed Front Elevation  
A2.1 1/16"=1'-0"



2 Proposed Right Elevation  
A2.1 1/16"=1'-0"



3 Proposed Rear Elevation  
A2.1 1/16"=1'-0"



4 Proposed Left Elevation  
A2.1 1/16"=1'-0"

Adams Avenue  
Reedley, CA 93654  
APN: 360-180-24s

# A New Warehouse

In Season Ag

Document Date:  
April, 11 2022

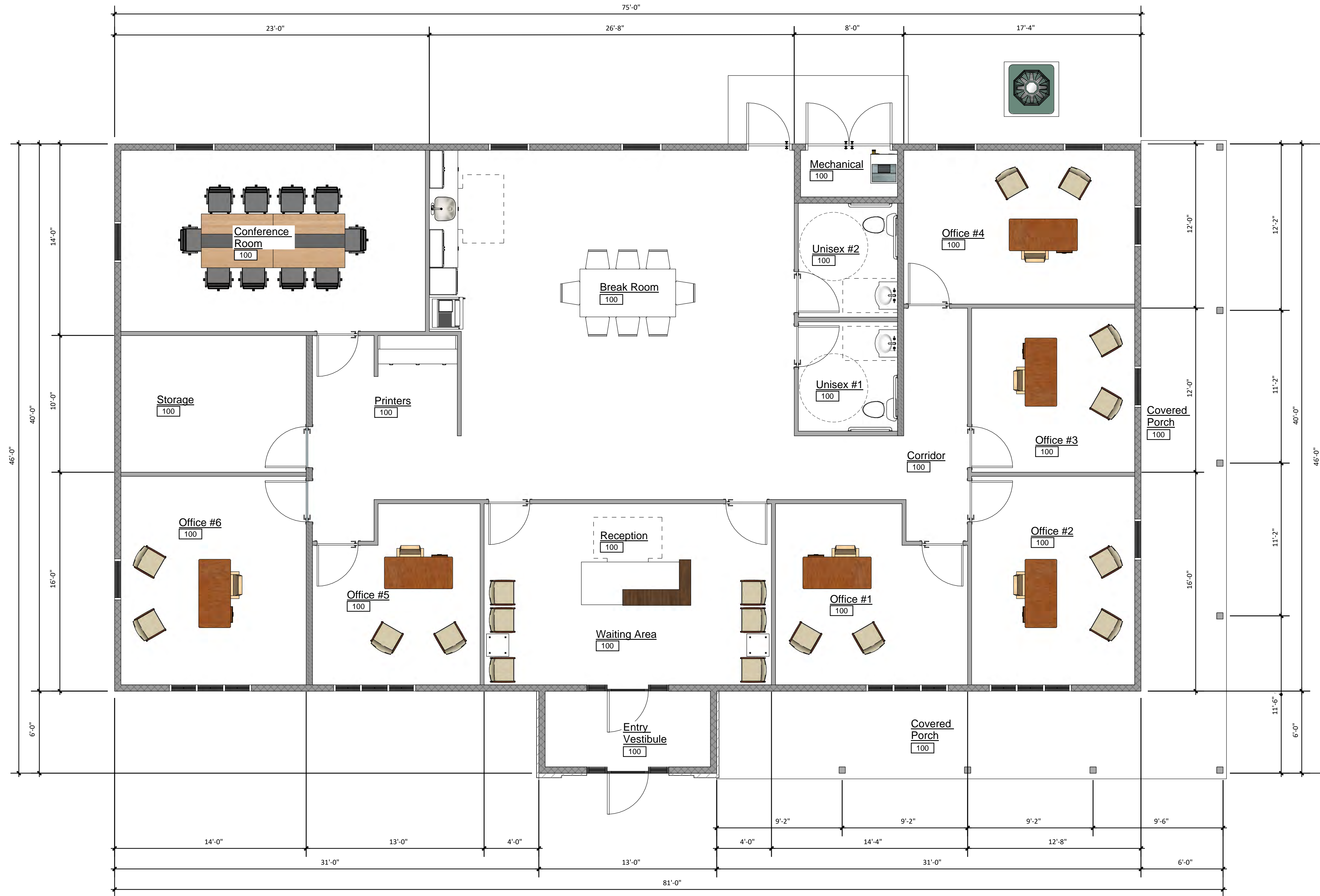
Document Phase:  
Owners Review

rev. date	remark
b 4/11/22	Owners Review

Proposed  
Exterior  
Elevations

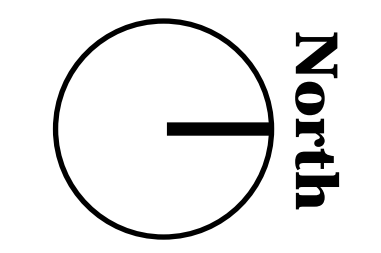
**PRELIMINARY**  
DRAWINGS SUBMITTED FOR  
DESIGN REVIEW ONLY  
4/14/22  
CUP Submittal

A2.1

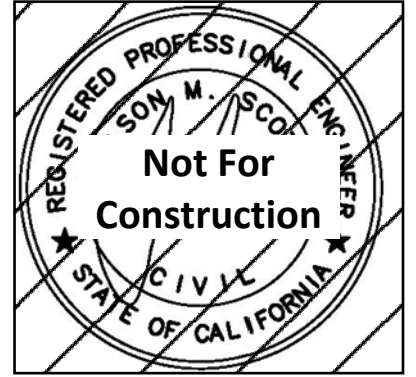


1 Proposed Floor Plan  
A1.1 1/4"=1'-0"

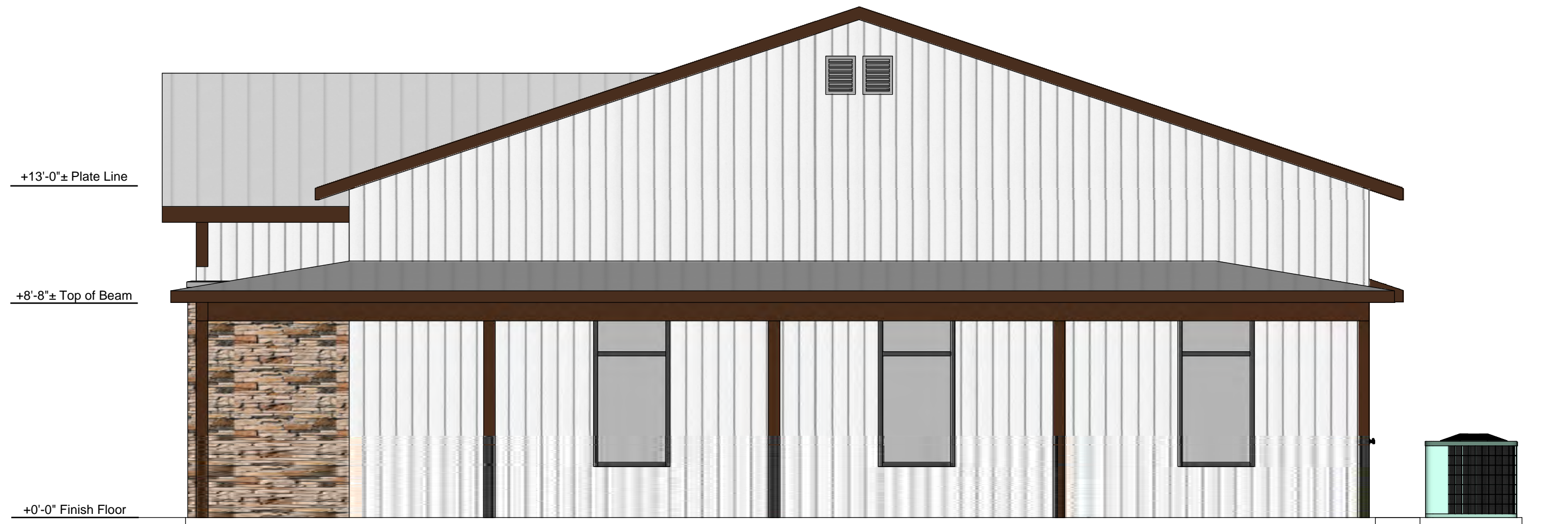
Occupancies - Office					
Room No.	Area Description	Room Name	Square Footage	Occupant Designation	Occupant Load
	Office		3050	Business 100 Gross	30.50
	Mechanical		30	Business 100 Gross	0.30
	Sub-Total		3080	N/A 0 Gross	0.00
	Covered Porches		462	N/A 0 Gross	0.00
	Total Building Area		6622		30.80
	Table 1017.2 Without Sprinklered System			Occupancy B	Feet
				Occupancy S-1	Feet



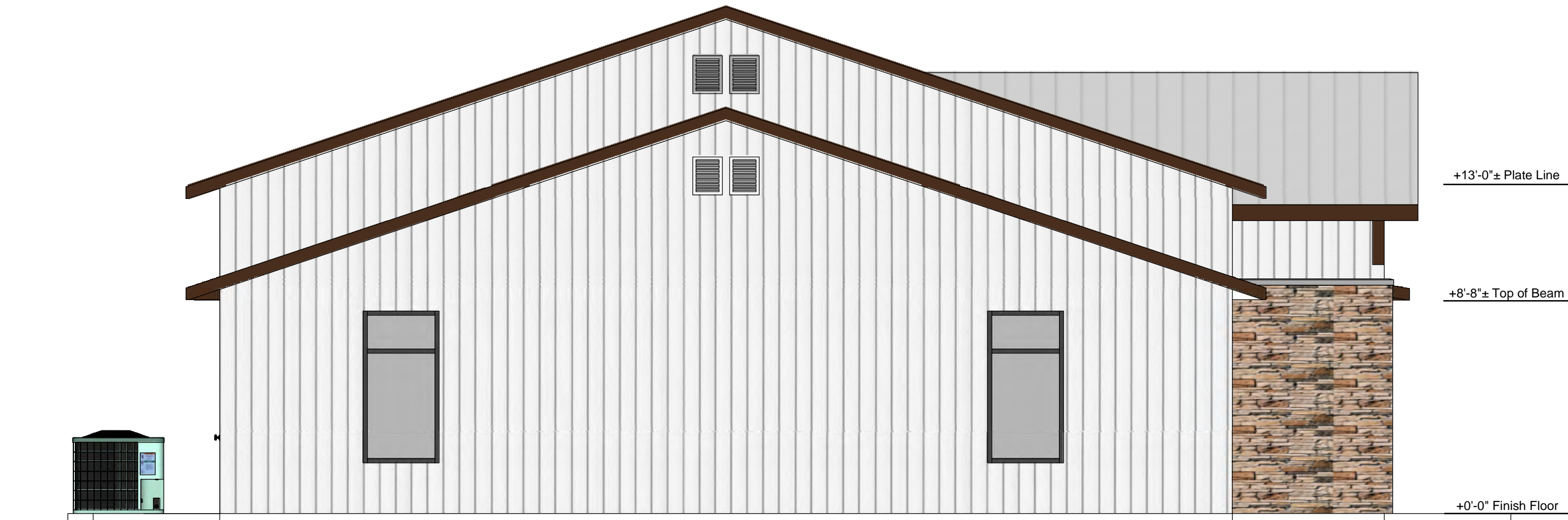




1 Proposed Front Elevation  
A2.1 1/4"=1'-0"



2 Proposed Right Elevation  
A2.1 1/4"=1'-0"



4 Proposed Left Elevation  
A2.1 1/4"=1'-0"



3 Proposed Rear Elevation  
A2.1 1/4"=1'-0"

**PRELIMINARY**  
DRAWINGS SUBMITTED FOR  
DESIGN REVIEW ONLY  
4/13/22  
Owners/Engineer Design Review

A New Warehouse Office

Adams Avenue  
Reedley, CA 93654  
APN: 360-180-24s

In Season Ag

Document Date:  
April, 11 2022

Document Phase:  
Owners Review

rev. date remark  
b 4/11/22 Owners Review

Proposed  
Exterior  
Elevations

A2.1

EXHIBIT 5 PAGE 5

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## EXHIBIT 6

### Operational Statement

InSeason Ag Innovations, LLC and InSeason Packaging Company will be operating as a storage facility for a variety of agricultural plastic commodities used locally in the Central Valley and Central Coast. Their purpose is both for agricultural cultural practices, and packaging products for fruits, vegetables, and nuts. Our hours of operation will vary seasonally. Standard operational hours for office staff will be Monday-Friday, 9:00 am to 3:00 pm, through all months of the year. The products include shade netting, mulch films, reflective films, ground covers, etc. Packaging products include roll stock, clam shells, and stand-up pouch bags. We store the product throughout the year and ship to customers as needed.

The use of the building will be strictly for storage of the above listed products. Typical delivery schedules will be middle of the day Monday-Friday between the hours of 10:00 am-2:00 pm.

2. Operational Time Limits:

Monday – Friday, 9:00 am – 3:00 pm

3. Average Number of Customers:

Very few—not a store front operation as we deliver to fields and packing houses.

4. Number of employees:

Currently 5, but will increase to no more than 10 with increased needs

5. Service and Delivery Vehicles:

Employee vehicles. We use a local trucking company to do all necessary deliveries. Most deliveries are made Friday of each week. Approximately 3-5 truckloads per week. Very low traffic.

6. Access to Site:

Site access will be on the West side of the property along Rio Avenue, Paved Road.

7. Number of parking spaces:

Approximately 40 (whatever county deems necessary per requirement).

8. Goods Sold on Site:

No goods sold on site, nor grown on site

9: Equipment Used:

Forklifts to load delivery trucks.

10: What supplies of materials:

Plastic packaging used for produce. Stored on standardized pallets

11. Appearance:

Simple metal building for warehouse with ~3,500 sqf office. No noise, glare, odor, or dust will be made. A simple storage building.

12. Solid or Liquid Waste:

No waste products will be produced, stored, or hauled away.

13. Volume of water:

No significant volume of water used aside from office needs (toilets, sinks, etc)

14. Building Advertisements:

One sign near Rio Road and sign on the Building

15. Building:

New metal building is proposed to be erected. Color will be grey, height is 30 feet maximum, square feet is 60,000 (150' x 400'). The proposed building will be NE Reedley on Alta Avenue just north of Parlier Avenue on the Western side of Alta. (See layout proposal).

16. Building portion used for operation:

All 60,000 sqf will be used to for storage. Office will be used strictly as office space.

17. Lighting: Outdoor lighting will be used to light the building for security purposes. No sound amplification will be used.

18. Landscaping.

Landscaping will be used in the front of the building and surrounding sides.

19. N/A

20. Owner/Operators:

Family run business by 3 brothers, Ryan, Greg and Roger Cox.



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Greg Cox

APPLICATION NOS.: Initial Study No. 8321 and Classified Conditional Use Permit Application No. 3743

DESCRIPTION: Conditional Use Permit to allow for a farm supply sales office with a farm supply storage on a 19.1-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of S. Alta Ave., 671 feet north of E. Parlier Ave. Approximately 1.5 miles east of the City of Reedley. (APN: 373-340-14) (8249 S. Alta Ave.) (Sup. Dist. 4).

### I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject site is located in a predominantly agricultural area with rural single-family residential uses pocketed throughout the region. Images of the subject site depict views of the nearby foothill range located east and northeast of the subject site. Underlying development standards established by the Zone District will regulate construction of the structure to a maximum height of 35 feet. In considering the project will compliance with development standards of the underlying zone district and that no scenic vista would be negatively impacted by the project, a less than significant impact can be seen.

- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

According to Figure OS-2 of the Fresno County General Plan, the project site does not front any identified scenic roadway. There were not identified scenic tree, rock, outcropping, or historic building within a state scenic highway that would be affected by the project proposal.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct an office/warehouse building. The warehouse building is planned to be approximately 56,195 square feet and the office proposed to be approximately 3,150 square feet. The subject site is located in a predominantly agricultural area with rural single-family residential uses placed throughout the region. Landscaping is proposed along the parcel fronting S. Alta Avenue. The remaining land of the subject parcel would still be utilized for agricultural production. In considering the proposed construction, public views of the site and the existing visual character would not be significantly impacted.

- D. 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:

Review of the Applicant's Operational Statement indicates that outdoor lighting is planned to be utilized on the property for security purposes. Due to the utilization of outdoor lighting, this new source of light and glare would adversely affect nighttime views of the area. Mitigation in the form of design and placement of outdoor lighting will be implemented to ensure less than significant impact on adjacent properties and right-of-way due to the new sources of light and glare.

\* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downwards so as not to shine on adjacent properties or public right-of-way.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the 2016 Important Farmland Map indicates that the project site is designated Farmland of Statewide Importance. The underlying AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District allows the proposed use subject to approval of a Conditional Use Permit. In addition to the proposed use being allowed subject to approval of a CUP, the use can be considered supportive of agricultural operations. The subject parcel is not under Williamson Act Contract. In considering the proposed agricultural supportive use and size of the conversion, a less than significant impact is expected.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not situated in forest land or timberland and would not result in the loss of forest land or conversion of forest land to non-forest use.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would result in the conversion of a portion of the subject parcel to accommodate the proposed operation. The proposed operation is supportive of agriculture but would convert a portion of the site from productive farmland. Outside of any expansion of the proposed use on the proposed parcel, which is still subject review under the CUP, conversion of farmland outside of the subject parcel is not likely to occur as the underlying zone district of the area will be unchanged.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) were notified of the subject application. No concerns were expressed by the SJVAPCD to indicate that the project would result in conflict with an applicable Air Quality Plan or result in cumulatively considerable net increases of a criteria pollutant. All applicable SJVAPCD rules and regulations for the permitting and operation of the proposed facility are expected as regulatory requirements. Therefore, with required compliance of all applicable rules and regulations enforced by the SJVAPCD, the project will have a less than significant impact.

- C. Expose sensitive receptors to substantial pollutant concentrations?
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No expressed concerns were produced by the SJVAPCD. The nearest sensitive receptor is a single-family residence located approximately 170 feet west of the proposed structure. The proposed operation does not include manufacturing of their equipment and plans to only store the equipment until shipment to customers occurs. Construction of the proposed structure and improvements could increase pollutant concentrations or emissions, but this increase would be temporary. Based on the provided Operation Statement, detailing the proposed operation, pollutant concentrations and other emissions resulting from the operation are not expected to be generated in large enough quantities to have a significant impact on sensitive receptors in the area.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The subject site is located in a mainly agricultural region with rural single-family residences sited throughout the area. The subject parcel is currently utilized for agricultural production indicating human disturbance. Review of the California Natural Diversity Database (CNDDB) indicates that there are no reported occurrences of a



special-status species in the vicinity of the project site. The California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service did not express concern with the project proposal. In considering the human disturbance existing on site due to the agricultural operation and no evidence of a special-status species on the site, the project will not have a substantial adverse effect on special-status species.

- B. 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 or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The subject parcel is located in a mainly agricultural area. There is no riparian habitat or other sensitive natural community identified on the subject parcel. Per the National Wetlands Inventory, the subject property is not located on or near an identified wetland.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct a warehouse and office building for the proposed use. In considering the existing agricultural operation, the proposed improvements would change the conditions of the site where movement of any native residence or wildlife species would be affected. However, movement of a resident or wildlife species would not be completely interrupted where a significant impact through total obstruction would occur. There are no wildlife corridors or native wildlife nursery sites identified on the subject parcel.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. 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:

Departmental and Agency review of the project did not provide evidence of a conflict with the project and any local policy, ordinance, adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

## V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property is currently utilized for agricultural production indicating past and ongoing ground disturbance. As no historical or archaeological resource was identified on the subject property from past ground disturbing activities, minimal chances of a cultural resource occurring on the site is seen. In considering the high unlikelihood of a cultural resource being present on the subject site, a mitigation measure will be implemented to address cultural resources in the event they are unearthed during ground disturbing activities related to project construction.

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct a warehouse and office facility for their proposed operation. The proposed structure will be constructed to State and local building code

standards including energy efficiency standards. With the project being subject to local and state standards for building and energy efficiency, the project is expected to have a less than significant impact on energy resources.

## VII. GEOLOGY AND SOILS

Would the project:

A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

Per the Earthquake Hazard Zone Application maintained by the California Department of Conservation, the project site is not located on or near a known earthquake fault.

2. Strong seismic ground shaking?

3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the project is located in an area identified as having a 0-20% peak horizontal ground acceleration assuming a 10% probability of a seismic hazard in 50 years. The project will comply with all applicable building code standards and regulation. In considering the low probability of the subject site being susceptible to a seismic hazard and compliance with building standards, the project would not result in substantial adverse effects due to strong seismic ground shaking. As the subject site is not likely to be subject to strong seismic ground-shaking, seismic-related ground failure is also not likely to occur and adversely affect the project.

4. Landslides?

FINDING: NO IMPACT:

According the Figure 9-6 of the FCGPBR, the project site is not located in land designated as being in a landslide hazard area. To provide additional evidence, the project site is located in relatively flat agricultural utilized land.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would result in the addition of impervious surface which would change existing runoff patterns of the subject parcel. Due to this change, the loss of topsoil would occur and soil erosion patterns due to runoff would be altered. The subject site is located in flat agricultural land with no large changes in slope being present that could adversely affect the parcel as a result soil erosion after project construction. Therefore, a less than significant impact is seen due to the loss of topsoil and no adverse effect on soil erosion.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

No geologic unit or unstable soil was identified on the project site. As noted, project construction is subject to the most current building code which will take into account site conditions.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the FCGPBR, the project site is not located on areas identified as having soils exhibiting moderately high to high expansion potential.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct a private septic system to service the proposed office and warehouse. The proposed septic system will be subject to the development standards established by the Fresno County Local Area Management Program (LAMP). Further review during building permit phases will be required. Review of the project did not reveal any incompatibilities of the site with the proposed septic system.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

No paleontological resource or unique geologic feature was identified on the project site.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the Operational Statement indicates that the facility will employ up to 10 employees and utilize a local trucking company to deliver products to the subject site every Friday. Review of the trip generation did not require preparation of a traffic study. The operation proposes to utilize forklifts to load delivery trucks. There is no manufacturing of products proposed on the site. Therefore, in considering the small-scale operation, the project is not expected to generate greenhouse gas emissions in excess of State and local emission reduction goals and would not generate greenhouse gas emissions that could result in a significant impact on the environment.

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has commented that the project is subject to State and local regulations and standards for using and store hazardous materials and/or hazardous waste. These regulations and standards including preparation of submittal of a Hazardous Materials Business Plan and compliance with California Code of Regulations (CCR), Title 22, Division 4.5. With the projects required compliance of State and local regulations for reporting and handling of hazardous materials and/or waste, the project would have a less than significant impact on the surrounding area.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

There are no schools within a one-quarter mile of the proposed project site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

Per the NEPAassist database, there are no listed hazardous materials sites located on or near the project site.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. For reference, the Reedley Municipal Airport is located approximately 2.6 miles north of the project site and would not affect the project site or its employees.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Agency and Department review of the subject application did not result in a finding that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Water and Natural Resources Division and the State Water Resources Control Board have reviewed the project proposal and did not express concern with the application to indicate that the project would result in the violation of water quality or waste discharge requirements nor result in decreased groundwater supplies or interfere substantially with groundwater recharge. The Water and Natural Resources Division indicated in their review that the subject parcel is not located within a water short area and will have a less than significant impact on water resources.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
1. Result in substantial erosion or siltation on- or off-site;
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
  3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the project indicates that addition of impervious surface will occur as a result of construction of the warehouse/office building and associated asphalt for vehicular circulation. The project proposes to develop a ponding basin to offset surface runoff changes that would occur from project construction. The ponding basin would be constructed to state and local standards. In considering the potential alteration of drainage patterns of the site, the development of the site with a ponding basin will not result in substantial erosion, onsite or offsite flooding, or runoff that would exceed capacity and result in polluted runoff. Therefore, the project is expected to have a less than significant impact.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2200H, the project site is not located within a flood hazard area and would not affect flood flows.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2200H, the project site is not located within a flood hazard area and would not be affected by flood flows. In addition to not be affected by flood

hazards, the project site is not located near a body of water where an increased risk from tsunami or seiche would occur.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The State Water Resources Control Board and the Water and Natural Resources Division has reviewed the subject application and did not express concern with the project to indicate that a conflict or obstruction for implementation of a water quality control plan or sustainable groundwater management plan exists or would occur as a result of the project.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site is located on the north side of E. Adams Avenue approximately 626 feet east of its intersection with S. Buttonwillow Avenue. The subject site does not block access of the public right-of-way and does not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is designated Agriculture in the Fresno County General Plan with development required to be consistent with the General Plan. Goal LU-A reads “To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County’ economic development goals.” This goal relates to the environmental impacts of the loss of productive farmland.

As noted in previous discussion, the subject parcel is currently utilized for agriculture production. General Plan Policies LU-A.3, LU-A.13, and LU-A.14 were identified by the Policy Planning Unit and are deemed relevant for consideration when addressing the subject application.

Review of these relevant General Plan Policies indicate that certain uses subject to discretionary permit shall be considered with additional criteria being included. Criteria



includes efficiency of the subject location when compared to more urban locations, operational and physical characteristics of the use in relation to available water resources, and consideration of buffers between non-agricultural uses and agricultural uses.

Through review of applicable General Plan Policies, the conversion of a portion of agricultural productive land to the proposed use is considered less than significant as the proposed use is supportive of agricultural operations and would convert only a portion of the subject parcel with the remainder still being actively farmed.

## XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

Per Figure 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR) the subject site is not located on an identified mineral resource location or principal mineral producing location.

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has reviewed the project and commented that the project proposal will be subject to the provisions of the County of Fresno Noise Ordinance. Review of the proposed operation indicate the elevated noise levels would most likely occur from the listed equipment usage and regular delivery. The noise generation is not expected to result in excessive noise levels

or deviate from noise normal for the surrounding agricultural area. The project site is not located within two miles of a public airport or public use airport. Therefore, although an increase in noise generation would occur as a result of the project, the noise generation is not expected to exceed thresholds established by the Fresno County Noise Ordinance and would not negatively affect surrounding property owners.

#### XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not induce substantial unplanned population growth in the area and does not displace people or housing, necessitating construction of replacement housing elsewhere.

#### XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection;

FINDING: NO IMPACT:

The Fresno County Fire Protection District has reviewed the project proposal and did not express concern with the project to indicate impacts to service ratios, response times, or other performance objectives would occur as a result of the project.

2. Police protection;

3. Schools;

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that impacts to service ratios, response times, or other performance objectives would occur as a result of the project.

#### XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project would not result in the increased use of existing neighborhood and regional parks or other recreational facilities and does not include or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Design Division reviewed the project and expressed that based on the operational statement, daily traffic generated is expected to be minimal and does not warrant the need for a Traffic Impact Study or Vehicles Miles Traveled Analysis to be provided. The project proposes to have a maximum of 10 employees for the operation. In addition to their employee count, deliver trucks are expected to make deliveries to the site every Friday. In considering the traffic generation resulting from the project and no concerns expressed by reviewing agencies and departments, it has been determined that a less than significant impact would occur.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Review of the project design by the Road Maintenance and Operations Division specified design standards for driveway design and access standards to be implemented when improvement permits are applied for and reviewed. Encroachment permit from the Road Maintenance and Operations Division will ensure that the project will not result in hazardous design features in relation to site access. No design hazards or inadequate emergency access points were identified in the review of this project.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  - 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American Tribes under the provisions of Assembly Bill 52 (AB 52) were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential cultural resources occurring on or near the project site. No request for consultation was received and no concerns were expressed by reviewing California Native American Tribes.

As noted in Section V. *Cultural Resources*, the subject property has historically been utilized for agricultural production and would have experienced ground-disturbance. Although highly unlikely, a mitigation measure shall be implemented to ensure proper procedure is placed in the unlikely event that a cultural resource is unearthed during ground-disturbing activities related to construction of the project.

\* **Mitigation Measure(s)**

1. See Section V. Cultural Resources A., B., and C. Mitigation Measure #1

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The project does not require or result in the relocation or construction of new or expanded public services. The project will be expected to connect to existing services if available and construct private facilities that comply with State and local standards.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Water and Natural Resources Division and the State Water Resources Control Board did not express concern with the project's potential impact on water supplies. The Water and Natural Resources Division determined that the project would have a less than significant impact on water resources in the area. Therefore, water supplies have been determined to be sufficient and the project would have a less than significant impact.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project proposes to construct a private septic system to service the proposed operation. The septic system will be subject to local standards and regulations for development of a private septic system established under the Fresno County Local Area Management Program (LAMP). This would include review and permitting of the septic system. Therefore, in considering the additional review and permitting of a private septic system, the project would have no impact in terms of wastewater treatment availability.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Reviewing agencies and departments did not provide concern with the project in terms of solid waste production. As no concerns were expressed and based on the estimated solid waste generation from the proposed operation, the project is expected to generate a less than significant amount of solid waste and would comply with federal, state and local management and reduction statutes for solid waste.

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

Based on the 2007 Fresno County Fire Hazard Severity Zones in the LRA Map, the project site is not located in a State Responsibility Area or lands classified as very high fire hazard severity zones.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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 history or prehistory?

FINDING: NO IMPACT:

The subject property is located in a mainly agricultural and rural residential area. Due to the amount of disturbance associated with the project site and absence of any reported occurrences of a species on the site per the California Natural Diversity Database, the project will not have an impact that could substantially degrade the quality of the environment or reduce the number of an animal/plant community.

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Aesthetics, Cultural Resources and Tribal Cultural Resources were determined to have a less than significant impact with Mitigation Measures implemented. Discussion of the projects impacts on their respective resources could be considered cumulative, but as noted, with the implementation of mitigation measures, would reduce the project’s impact to a less than significant level.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

Analysis of the project has determined that environmental effects resulting from the project would not cause substantial adverse effects on human beings.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3743, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with recommended 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 southwest corner of Tulare and “M” Street, Fresno, California.

MP

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EXHIBIT 8

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 8321</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Marissa Parker, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Project Applicant/Sponsor (Name): Greg Cox	Project Title: Classified Conditional Use Permit Application No. 3743		
Project Description: Allow a farm supply sales office and farm supply storage on a 19.1-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3743, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with recommended mitigation measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – July 1, 2022		Review Date Deadline: Planning Commission – August 11, 2022	
Date:	Type or Print Signature: David Randall, Senior Planner	Submitted by (Signature): Marissa Parker, Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**