



Inter Office Memo

DATE: January 14, 2016

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12552 - INITIAL STUDY APPLICATION NO. 7025 and
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3511

APPLICANT: Stanislaus Farm Supply Company

OWNER: Shubin Family Property Management, LP

REQUEST: Allow a commercial establishment for the processing, storage, and sale of agricultural chemicals on a 9.3-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject property is located on the north side of W. Shields Avenue approximately 654 feet east of its intersection with N. Howard Avenue and 1.3 miles south of the unincorporated community of Biola (12800 W. Shields Avenue, Kerman) (Sup. Dist. 1) (APN 016-370-14S).

PLANNING COMMISSION ACTION:

At its hearing of January 14, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Rocca and seconded by Commissioner Borba to adopt the Mitigated Negative Declaration prepared for the project, adopt the recommended Findings in the staff report, and approve Classified Conditional Use Permit Application No. 3511, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Initial Study Application No. 7025
Classified Conditional Use Permit Application No. 3511

Staff: The Fresno County Planning Commission considered the Staff Report dated January 14, 2016, and heard a summary presentation by staff.

Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The Stanislaus Farm Supply Company was established in 1949 as a cooperative farm supply company.
- We have over 4,000 members who report to a nine-member Board of Supervisors.
- We currently serve customers in Merced County, Stanislaus County and the Nevada region; we intend to serve customers in Fresno, Madera and Tulare Counties from the subject location.
- We sell fertilizers, herbicides, insecticides, seeds and other general farm supply items; we sell more products than generally sold by supermarkets.
- Our products are delivered to a farm or a ranch 95 percent of the time; a limited number of people also visit the site to pick up products; we do not have an on-site shop for retail sales.
- The project site was previously used as a raisin-processing facility and is fully improved; all existing buildings are equipped with fire sprinkler systems.
- We blend agricultural chemicals, but do not manufacture them on site; liquid fertilizers are to be stored in the proposed tanks.
- We will consult with the Fresno County Fire Protection District upon approval of the subject application; the site contains large water storage tanks for fire suppression.
- We do not foresee expansion of our operation onto the adjacent property to the south.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7025/Classified Conditional Use Permit Application No. 3511
(Including Conditions of Approval and Project Notes)

Mitigation Measure					
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
Conditions of Approval					
1.		Development of the property shall be in accordance with the Site Plan, Floor Plan, and Operational Statement approved by the Commission.			
2.		All existing fire access, fire protection water supply, sprinkler and alarm systems shall be maintained fully operational and certified as required.			
3.		Compliance with fire and life safety requirements for the building interior and its intended use shall be reviewed by the North Central Fire Protection District and the Fresno County Department of Public Works and Planning when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.			
4.		All new improvements shall be set back from the ultimate right-of-way for Shields Avenue according to the setback requirements of the zone district.			
5.		Item 3 of the Conditions of Approval and Items 3, 4, 5 & 6 of the Project Notes shall be completed prior to issuance of building permits or prior to occupancy.			
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference required Conditions for the project.					
Notes					
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.					
1.		This Use Permit will become void unless there has been substantial development within two years of the effective date of this approval.			
2.		Plans, permits and inspections are required for all proposed improvements and new structures including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal. A change of occupancy for the existing structures may also be required. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 for permits and inspections.			

Notes

3.	<p>According to the Development Engineering Section of the Fresno County Department of Public Works and Planning:</p> <ul style="list-style-type: none"> • Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained, or disposed of per County Standards. • An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed improvements will be handled without adversely impacting adjacent properties. • A Grading Permit or Voucher is required for any grading proposed with this application. • On-site turn arounds are required for vehicles leaving the site to enter Shields Avenue in a forward motion. • Any work done within the road right-of-way to construct a new driveway or improve an existing driveway shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.
4.	<p>According to the Fresno County Department of Public Health, Environmental Health Division:</p> <ul style="list-style-type: none"> • 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. • All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. • Records indicate existing septic systems were installed in 1974, 1976 and 1980. It is recommended that the Applicant consider having the existing septic tanks pumped, and having the tanks and drain fields evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. Such inspection may indicate possible repairs, additions, or require the proper destruction of the system
5.	<p>According to the San Joaquin Valley Air Pollution Control District (Air District):</p> <ul style="list-style-type: none"> • The project is subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review). • An Authority to Construct (ATC) is required prior to the start of construction. • The Applicant shall contact the Air District's Small Business Assistance (SBA) office to identify other District rules and regulations that may apply to this project.
6.	<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"> • The gate(s) that provides initial access to the site shall be set back a minimum of 20 feet (or the length of the longest vehicle to enter the site, whichever is greater) from the edge of the ultimate road right-of-way. • Forty-five degree corner cut-offs shall be maintained to allow clear visual view of vehicular traffic within the County right-of-way. • 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.

Notes

7.

According to the Fresno Irrigation District (FID):

- FID's Sycamore Canal No. 59 runs southerly along the west side of Howard Avenue and crosses Shields Avenue approximately 700 feet west of the subject property.
- All plans for any street and/or utility improvements along Shields Avenue or in the vicinity of the canal crossing will require FID's review and approval.

EA:ksn

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
BERNARD JIMENEZ, INTERIM DIRECTOR

March 2, 2016

Stanislaus Farm Supply Company
624 E. Service
Modesto CA 95358

Dear Applicant:

Subject: Resolution No. 12552 - Initial Study Application No. 7025 and Classified
Conditional Use Permit Application No. 3511

On January 14, 2016, the Fresno County Planning Commission approved your application with
Conditions. A copy of the Planning Commission Resolution is enclosed.

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

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

If you have any questions regarding the information in this letter please contact me at
eahmad@co.fresno.ca.us or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services Division

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Enclosure