



Inter Office Memo

DATE: August 11, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12958 – CLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3743 AND INITIAL STUDY NO. 8231

APPLICANT: Greg Cox

OWNER: Michael Cox

REQUEST: Conditional Use Permit to 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.

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 Reedley (APN: 373-340-14) (8249 S. Alta Ave.) (Sup. Dist. 4).

PLANNING COMMISSION ACTION:


At its hearing of August 11, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Commissioner Woolf and seconded by Commissioner Zante to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8231, determine that the five required Findings could be made in agreement with the staff report, and approve Conditional Use Permit No. 3743, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12958

This motion was passed on the following vote:

VOTING:	Yes:	Commissioners Woolf, Zante, Abrahamian, Arabian, Carver, Chatha, Ewell, and Hill.
	No:	None
	Absent:	None
	Abstain:	None

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

By:  _____
William Kettler, Manager
Development Services and Capital Projects Division

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NOTES: 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 Conditional Use Permit.

Attachments

EXHIBIT A

Classified Conditional Use Permit No. 3743,
Initial Study No. 8231

- Staff: The Fresno County Planning Commission considered the Staff Report dated August 11, 2022 and heard a summary presentation by staff.
- Presenters: The applicant's representative agreed with the Staff's recommendation. They described their operation and stated that they are a smaller company and can coordinate their own delivery schedule to minimize disturbance to the area.
- Others: No individuals spoke in favor 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.

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EXHIBIT B

**Mitigation Monitoring and Reporting Program
Initial Study No. 8231
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.				
Notes					
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.					
1.	All proposed structures and buildings will require a building permit.				

*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.

EXHIBIT B

Notes

2.

The Site Plan Review Section provide the following comments:

- 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 form 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

- b. Setbacks for new construction shall be based on the ultimate road right-of-way for Alta Avenue.
- 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.
- d. The proposed driveway approach along Alta Ave shall not disrupt existing roadway drainage patterns.
- 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.
- f. The driveway approaches should be limited to a maximum of 35 feet, per Fresno County Improvement Standard D-3.
- 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.
- h. No signage shall be allowed within the County of Fresno's right-of-way, all signage must be placed within property limits.
- 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.

4.

The Department of Public Health, Environmental Health Division provide the following comments:

- 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: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
- 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.
- 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.

Notes

- d. If any underground storage tank(s) are found during construction, the Applicant shall apply for and secure 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.



County of Fresno

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

October 11, 2022

Greg Cox
P.O. Box 7814
Visalia, CA 93290

Dear Mr. Cox:

Subject: Resolution No. 12958 – Classified Conditional Use Permit Application No. 3743

On August 11, 2022, the Fresno County Planning Commission approved your Conditional Use Permit Application No. 3745 to 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.

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

If you have any questions regarding the information in this letter, please contact me at RicVang@fresnocountyca.gov or (559) 600-4224.

Sincerely,

Ricky Vang, Planner
Development Services Division

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Enclosure