



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 August 14, 2025

SUBJECT: Unclassified Conditional Use Permit No. 3774 and associated Initial Study No. 8489 proposing to allow a Solid Waste Processing Facility along with a (by-right) Ready-Mix Concrete Plant on an existing 12.01-acre Parcel. The subject property is located within the M-3 (Heavy Industrial) Zone District.

LOCATION: The subject parcel is located on the west side of Golden State Boulevard 0.4 miles north of its intersection with Chestnut Avenue, approximately 0.33-miles east from the boundary of the City of Fresno (APN: 330-090-52) (3525 Golden State Boulevard) (Sup. Dist. 3).

**OWNER/
APPLICANT:** 25th Street Recycling Inc., Security Paving Company, Inc.

STAFF CONTACT: Alexander Pretzer, Planner
(559) 600-4205

Tawanda Mtunga, Principal Planner
(559) 600-4256

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared based on Initial Study (IS) No. 8489; and
- Approve Unclassified Conditional Use Permit Application No. 3774 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 Plan
6. Operational Statement
7. Initial Study No. 8489
8. Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Designated for Industrial in the County adopted Roosevelt Community Plan.	No Change
Zoning	Heavy Industrial	No Change
Parcel Size	12.01-acres	<ul style="list-style-type: none">• Access road• Processing facility
Project Site	Former auto wrecking and dismantling facility, currently vacant	Solid waste processing and transfer facility
Structural Improvements	Office Building	<ul style="list-style-type: none">• Mobile trailer• Storage bins• Water tanks
Nearest Residence	N/A	N/A
Surrounding Development	Manufacturing and FMFCD ponding basin (southerly adjacent)	No Change
Operational Features	N/A	See Operational Feature attached as Exhibit 6.
Employees	N/A	Two to five employees
Customers	N/A	None
Traffic Trips	N/A	20-150 deliveries per day
Lighting	N/A	Hooded lights

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8489 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: May 2, 2025.

PUBLIC NOTICE:

Notices were sent to 66 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.

PUBLIC COMMENT:

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

PROCEDURAL CONSIDERATIONS:

A Conditional Use Permit may only be approved if the four Findings specified in the Fresno County Zoning Ordinance, Chapter 842.5.050(B) are made by the Planning Commission.

The decision of the Planning Commission on any Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

According to available records, the subject parcel was originally zoned A-2 (General Agricultural) and subsequently rezoned via Ordinance No. R 007 Amendment No. 3198 on February 23, 1981 to M-3 (Heavy Industrial) Zone District and designated as Heavy Industrial in the Roosevelt Community Plan. The land has an existing office building and is not currently utilized for any operation. Surrounding land consists of limited industrial businesses with CA Highway 99 located southwest of the parcel.

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	Front: 35 feet Side: 20 feet Rear: 20 feet	No Change	Yes
Parking	N/A	Ten Stalls	Yes
Lot Coverage	N/A	N/A	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Water Well Separation	Community Water and Sewage	No Change	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

Fresno Irrigation District: FID requires the applicant and/or the applicant's engineer meet with FID's Engineering department at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, pipeline alignment, depth, size, fees, etc. An agreement with FID was entered into on July 1, 2025.

Finding 1 Analysis:

The project site was previously used for an auto wrecking and dismantling facility and previously contained non-operational cars and trucks. The site as proposed has sufficient access, parking, and meets all setback requirements required in the zone district.

Recommended Conditions of Approval:

Site Plan Review application, see Exhibit 1

Finding 1 Conclusion:

Staff can recommend making Finding 1, a review of the Site Plan determined that the lot area and dimensions are adequate to provide for the proposed development consistent with County development standards.

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
Road ADT		900 Vehicles per Day on Golden State Frontage Road	The project as proposed will conduct 30 to 50 deliveries per day on average, with a maximum of approximately 150 deliveries.
Road Classification		Local	No change
Road Width		Golden State Frontage Road is a county-maintained road classified as a local road and has a combined road right-of-way with Golden State of 180-feet. Roadway is in Fair Condition.	No change

		Existing Conditions	Proposed Operation
Road Surface		Pavement with 32-feet paved shoulders	No change
Traffic Trips		N/A	The project as proposed will conduct between 20 and 150 round trips per day on average, with a maximum of approximately 70 deliveries. All deliveries and operations would be conducted up to 24 hours per day.
Traffic Impact Study (TIS) Prepared	No	N/A	The proposed deliveries do not warrant a Traffic Impact Study to be prepared.

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

Road Maintenance and Operations Division of the Department of Public Works and Planning
Any entrance gates must be set back a minimum of 20' from the road right-of-way, or the length of the longest vehicle entering the site, to eliminate the vehicles from idling in the road when stopped to open the gate.

Engineered plans showing truck turning movements shall be provided to verify that the largest expected truck exiting and entering the facility can do so without impeding on opposing lanes of traffic. Drive approach improvements may be required depending on results of turning movement analysis. Truck turning templates should accommodate vehicles parked along the frontage of the subject parcel.

Transportation unit of the Department of Public Works and Planning: The number of trips generated by this proposal is anticipated to be below the threshold of 110 daily trips or ten peak hour trips.

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Finding 2 Analysis:

According to the Applicant's Operational Statement, an average of 50 deliveries per day are expected. Caltrans and Fresno County Roads Division has reviewed the proposal and indicated they had no concerns with the proposed facility due to the minimal amount of traffic generated by the proposed use.

Recommended Conditions of Approval:

Entrance gate setback, see Exhibit 1

Engineered truck turning movements, see Exhibit 1

Finding 2 Conclusion:

Staff can recommend making Finding 2 with the recommended Conditions of Approval as 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.

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

Surrounding Parcels

	Size (acres):	Use:	Zoning:	Nearest Residence:
North	1.47 2.63	Vacant Building Manufacturing	M-3(Heavy Industrial)	NA
South	7.81 3.52	Fresno Metropolitan Flood Control District ponding basin Manufacturing	AL-20 (Limited Agricultural, 20-acre minimum parcel size) M-3 (Heavy Industrial)	N/A
East	1.05	Manufacturing	M-1 (Light Industrial)	N/A
West	2.32 1.00	Manufacturing Manufacturing	M-3(Heavy Industrial) M-3 (Heavy Industrial)	N/A

Reviewing Agency/Department Comments:

No comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Finding 3 Analysis:

No concerns were received from reviewing agencies and departments to indicate that the project proposal would result in negative impacts to sensitive receptors. Therefore, with compliance of regulatory requirements as addressed by commenting agencies and departments no adverse effect on the surrounding area is expected.

Recommended Conditions of Approval:

None.

Finding 3 Conclusion:

Staff can recommend making Finding 3 based on the above information and with adherence to Conditions of Approval, and mandatory Project Notes, staff believes the proposal will not have an adverse effect upon surrounding properties.

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

Relevant Policies:	Consistency/Considerations:
<p>LU-F.30: <i>The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:</i></p>	<p>Consistent. As discussed in this staff report the project is consistent with all criteria adopted by the Board of Supervisor's including the General Plan, Zoning Ordinance, and County Development Standards</p>
<p>LU-F.31: <i>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</i></p>	<p>Consistent. This proposal was routed to the California Regional Water Quality Control Board (RWQCB), who did not express any concerns related to the project. Based on the information provided; the water that will be served at the site will likely not require new infrastructure that will trigger a Division of Drinking Water permit for an existing public water system or create a new water system that meets the definition of a public water system and so will not likely need a Division of Drinking Water permit. Additionally, if construction associated with the proposal disturbs more than one acre, compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity shall be required.</p>
<p>PF-A.3: <i>The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided</i></p>	<p>Consistent. The only community utility systems in the area is from the City of Fresno, but is not feasibly available at this time due to being half a mile north within the boundary of the City of Fresno.</p>
<p>PF-C.16: <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"> <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 be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to</i> 	<p>The Water and Natural Resources Division determined that the project site is not located in a water short area, and that it would have adequate water supplied to serve the projects and does not require a water supply evaluation.</p> <p>Fresno Metropolitan Flood Control District determined that the District's Master Plan can accommodate the proposed land use.</p>

Relevant Policies:	Consistency/Considerations:
<p><i>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>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>PF-F.3: <i>The County shall locate all new solid waste facilities including disposal sites, resource recovery facilities, transfer facilities, processing facilities, composting facilities, and other similar facilities in areas where potential environmental impacts can be mitigated, and the facilities are compatible with surrounding land uses.</i></p>	<p>Consistent. Initial Study No. 8489 prepared for the Project evaluated potential environmental impacts and proposed mitigation measures to reduce the impacts of the project to a level of “Less Than Significant”. The project site shall be subject to the listed mitigation measures with the adoption of the proposed Mitigated Negative Declaration measures which was based on the Initial Study No. 8489.</p>

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: The Roosevelt Community Plan policies relevant to the proposal are stated in the table above. The subject parcels are not enrolled in the Williamson Act Program.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Finding 4 Analysis:

The parcel is designated as Heavy Industrial in the Roosevelt Community Plan. The surrounding land consists of limited industrial uses Staff determined that the proposed use is consistent with all relevant General Plan Policies.

Recommended Conditions of Approval:

None.

Finding 4 Conclusion:

Staff can recommend making Finding 4, as described in the above, the project is consistent with the Fresno County General Plan.

SUMMARY CONCLUSION:

Based on the factors cited in the analysis the required Findings can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3774, 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 based on Initial Study No. 8489; and
- Move to determine the required Findings can be made as described in the Staff Report and move to approve Unclassified Conditional Use No. 3774 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 Unclassified Conditional Use Permit Application No. 3774; 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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Mitigation Monitoring and Reporting Program

Unclassified Conditional Use Permit No. 3774 & Initial Study No. 8489 (Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	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

*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.

Conditions of Approval	
1.	Development of the property shall be in substantial compliance with the Site Plans, Floor Plans, Elevations, and Operational Statement approved by the Planning Commission.
2.	Prior to the issuance of building permits, a Site Plan Review application shall be submitted to and approved by the Department of Public Works and Planning in accordance with Chapter 854.5 of the Fresno County Zoning Ordinance. Conditions of the Site Plan review may include but not limited to the design of parking and circulation areas, wall/fencing, access, on-site grading and drainage, right-of-way dedication, fire protection, landscaping, signage, and lighting.
3.	Prior to approval of the Site Plan Review application, any entrance gate must be set back a minimum of 20 feet from the road right-of-way, or the length of the longest vehicle entering the site, to eliminate the vehicles from idling in the road when stopped to open the gate.
4.	Prior to approval of the Site Plan Review application, engineered plans showing truck turning movements shall be provided to verify the largest expected truck exiting and entering the facility can do so without impeding on opposing

	lanes of traffic. Drive approach improvements may be required depending on results of turning movement analysis. Truck turning templates should accommodate vehicles parked along the frontage of the subject parcel.
5.	Prior to the issuance of building permits, the applicant shall grant an exclusive easement to the Fresno Irrigation District for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425. The applicant shall comply with the agreement entered into with the Fresno Irrigation District recorded July 11, 2025, as Document No. 2025-0065770.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	<p>SJVAPCD:</p> <ul style="list-style-type: none"> • The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment. • At a minimum, project related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency.
2.	<p>Road Maintenance and Operations Comments:</p> <ul style="list-style-type: none"> • Any entrance gates must be set back a minimum of 20 feet from the road right-of-way, or the length of the longest vehicle entering the site, to eliminate the vehicles from idling in the road when stopped to open the gate. • Engineered plans showing truck turning movements shall be provided to verify the largest expected truck exiting & entering the facility can do so without impeding on opposing lanes of traffic. Drive approach improvements may be required depending on results of turning movement analysis. Truck turning templates should accommodate vehicles parked along the frontage of the subject parcel. • Drive approaches shall be limited to a maximum width of 35' per Fresno County Improvement Standard D-3.
3.	<p>Fresno County Engineering Department:</p> <ul style="list-style-type: none"> • According to FEMA FIRM Panel 2140H, the western portion of the area of the subject property is within the Special Flood Hazard Area, subject to flooding from the 100-year storm. Any development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas. Any proposed structure and associated electrical equipment/electrical system components (e.g., service panels, meters, switches, outlets, electrical wiring, walk-in equipment cabinets, generators, bottom of the lowest edge of the solar array, pool associated motors and water heater, receptacles,

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	<p>junction boxes, inverter, transformers, etc.) including dirt pads for material storage, manure storage and drying location in the Special Flood Hazard Area must comply with the FEMA flood elevation requirements. All electrical wiring below the flood elevation shall be in a watertight conduit or approved direct burial cable. Grading import is not allowed within the flood zone. Any dirt material used for grading must be obtained within the designated flood area as to not cause an impact to the determined area of flooding. Manure pits and waste lagoons that are susceptible to flooding must be consulted with State department of environmental management or natural resources on how to prevent overflow of these waste treatment facilities into local stream, rivers, or even drinking water supply. FEMA Elevation Certificate is required for every structure proposed to be constructed within the Special Flood Hazard Area. If the proposed building/structure is near the Special Flood Hazard Area, a certified Map of Survey/Map of Flood Hazard Area (MOS), stamped and signed by a Professional Land Surveyor delineating the distances from proposed structure(s) to the flood zone boundary and at least two property lines and any existing structure/s will be required. The MOS must show spot elevations within the perimeter of the proposed structure and within the flood zones to ensure that the proposed structure will be above the BFE (Base Flood Elevation) and/or outside the Special Flood Hazard Area.</p> <ul style="list-style-type: none"> • The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Drainage Zone and Boundary. A copy of written clearance from FMFCD is required prior to County issuing a grading permit/voucher for the proposed work. • Any additional storm water runoff generated by the development of this site cannot be drained across property lines or into the road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise. • According to the U.S.G.S. Quad Map, Central Canal is near the westerly property line of the subject property. Any improvements constructed within or near a canal should be coordinated with the owners of the canal/appropriate agency. Furthermore, an intermittent stream may be present within the subject property. Any work within or near a stream will require clearance from California Department of Fish and Wildlife (CDFW). • According to the Wetlands Mapper of U.S. Fish and Wildlife Service, wetlands may be present within/nearby the subject property. For any future development on wetlands, U.S. Fish and Wildlife Service and other appropriate agencies should be consulted regarding any requirements they may have. • Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines or into the road right-of-way, and must be retained on-site, per County Standards. • An engineered grading and drainage plan should be required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. If the licensed Civil Engineer deems an engineered grading and drainage plan is not necessary because the proposed development does not substantially increase the net impervious surface on-site and the existing drainage patterns are not changed, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed

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	<p>to the Department of Public Works and Planning may be required. The Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed. While the Letter of Retention specifies the Engineer of Record retained by the Owner/Contractor to perform all on-site inspections and shall certify the construction of on-site improvements to the Department of Public Works & Planning in order for any work performed to be in accordance with the Fresno County Ordinance Code Title 15, Chapter 15.28 Grading and Excavation, County standards and current industry standards.</p> <ul style="list-style-type: none"> • A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work. • Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards and/or and current industry standards. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction. • The end of curbed/taper edge of any existing or proposed access driveway approach should be set back a minimum of 5' from the property line. • Any existing or proposed entrance gate should be set back a minimum of 20' from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative. • If not already present, a ten-foot by ten-foot corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Golden Stage Frontage Road. • Any encroachment or access over S.P.R.R. (Southern Pacific Railroad Right-of-Way) should require approval from the owner. • A grading permit or voucher is required for any grading proposed with this application.
4.	<p>Fresno County Surveyor:</p> <p>Prior to site development, all survey monumentation – Property Corners, Centerline Monumentation, Section Corners, County Benchmarks, Federal Benchmarks and Triangulation Stations, etc. - within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.</p>

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	Should any parcels, adjusted parcels, right of ways, or vacated right of ways ever be monumented, a Record of Survey shall be required pursuant to Section(s) 8762(b)(4) & (5) of the Professional Land Surveyors Act.
5.	<p>California Department of Conservation:</p> <p>If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.</p>
6.	<p>Fresno County Environmental Health:</p> <ul style="list-style-type: none"> Facilities that 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. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the Noise Elements of the County Ordinance Code and the City of Fresno Municipal Code. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor. 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. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. <p>§ 17381.1. Activities That Are Not Subject to the Construction and Demolition/Inert Debris Regulatory Requirements</p> <p>(a) A site that receives only construction and demolition debris and inert debris (CDI) and which meets the requirements of this section shall be classified as a CDI recycling center. A site that receives only inert debris and which meets the requirements of this section shall be classified as an inert debris recycling</p>

Notes

center. CDI recycling centers and inert debris recycling centers shall not be subject to any other requirements of this Article except as specified in this section.

(1) The CDI debris that a CDI recycling center receives shall have been separated at the point of generation.

(A) For the purposes of this section, "separated at the point of generation" means that the material has been separated from the solid waste stream by the generator of that material or by a processor prior to receipt at a CDI recycling center and has not been commingled with other solid waste or recyclable materials. For example, each material type must be transferred in separate containers to the recycling center. Notwithstanding, cardboard, lumber and metal may be commingled in a single container.

(2) An inert debris recycling center shall receive only Type A inert debris that is source separated or separated for reuse. The inert debris may be commingled in a single container.

(b) CDI recycling centers and inert debris recycling centers shall meet the following requirements:

(1) The residual shall be less than 10% by weight of the amount of debris received at the site, calculated on a monthly basis. Recycling center operators may report their residual percentage to the EA and the Department on Form CIWMB 607 (see Appendix A).

(2) The amount of putrescible wastes in the CDI debris received at the site shall be less than 1% by volume of the amount of debris received at the site, calculated on a monthly basis, and the putrescible wastes shall not constitute a nuisance, as determined by the EA.

(c) Chipping and grinding of any material, or the receipt of chipped and ground material, is prohibited at CDI recycling centers.

(d) The following storage time limits apply to CDI recycling centers:

(1) CDI debris stored for more than 30 days that has not been processed and sorted for resale or reuse shall be deemed to have been unlawfully disposed and therefore subject to enforcement action, including the use of a Notice and Order as provided in Section 18304.

(2) CDI debris that has been processed and sorted for resale or reuse, but remains stored on-site for more than 90 days, shall be deemed to have been unlawfully disposed and therefore subject to enforcement action, including the use of a Notice and Order as provided in Section 18304.

Notes

(3) Storage time limits do not apply to CDI recycling centers where a financial assurance mechanism pursuant to section 17384(c) has been approved by the Department.

(4) At the EA's discretion, storage time limits for sorted and processed materials may be extended to the time specified in a land use entitlement for the site that has an express time limit for the storage of materials.

(5) CDI recycling center storage time limits may be extended for a specified period, if the operator submits to the EA a storage plan as described in Section 17384(b) and if the EA finds, on the basis of substantial evidence, that the additional time does not increase the potential harm to public health, safety and the environment. The EA may consult with other public agencies in making this determination. The extended storage term, any applicable conditions the EA imposes, and the EA's findings shall be in writing.

(e) The following storage limits apply to inert debris recycling centers:

(1) Inert debris stored for more than 6 months that has not been processed and sorted for resale or reuse shall be deemed to have been unlawfully disposed and therefore subject to enforcement action, including the use of a Notice and Order as provided in Section 18304.

(2) Inert debris that has been processed and sorted for resale, or reuse, but remains stored on-site for more than 12 months, shall be deemed to have been unlawfully disposed and therefore subject to enforcement action, including the use of a Notice and Order as provided in Section 18304.

(3) Storage time limits do not apply to Type A inert debris recycling centers which are located at an inert debris engineered fill operation, an inert debris Type A disposal facility, or at a material production facility.

(4) Storage time limits do not apply to Type A inert debris recycling centers where a financial assurance mechanism pursuant to Section 17384(c) has been approved by the Department.

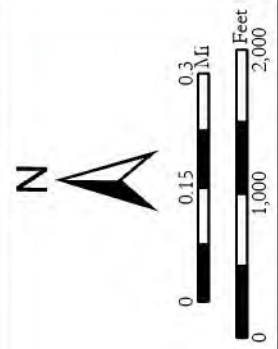
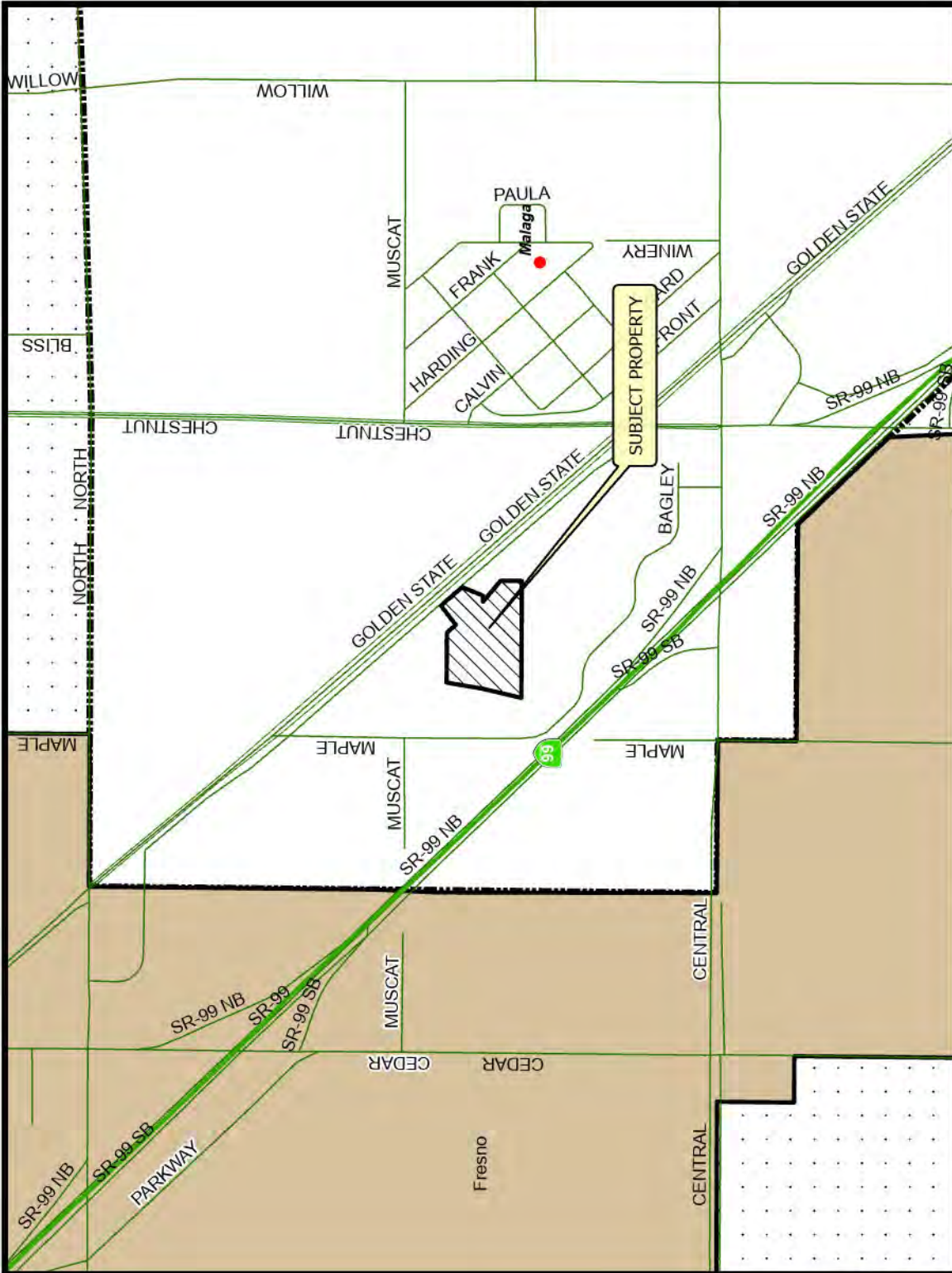
(5) At the EA's discretion, storage limits for sorted and processed materials may be extended to the time specified in a land use entitlement for the site that has an express time limit for the storage of materials.

(6) Inert debris recycling center storage limits may be extended for a specified period, if the operator submits to the EA a storage plan as described in Section 17384(b) and if the EA finds, on the basis of substantial evidence, that the additional time does not increase the potential harm to public health, safety and the environment. The EA may consult with other public agencies in making this determination. The extended storage term, any applicable conditions the EA imposes, and the EA's findings shall be in writing.

	Notes
	<p>(f) Nothing in this section precludes the EA or the Department from inspecting a site to verify that it is and has been operating in a manner that meets the requirements of this section, or from taking any appropriate enforcement action, including the use of a Notice and Order as provided in Section 18304.</p> <p>(g) In evaluating whether a particular site follows this section, the EA shall, among other things, do the following:</p> <p>(1) If the EA has reason to believe that each load of debris received at a recycling center is not separated at the point of generation, is not source separated or is not separated for reuse, as applicable, or that the residual exceeds 10% of the total debris received per month, or that the amount of putrescible wastes exceeds 1% by volume of the total debris received per month, or material is being stored in excess of the applicable storage limits, or that upon request no evidence is provided by the owner and operator that the stored debris is being accumulated for viable reuse, or that the site is not in compliance with any other requirement in this section, the EA may require the owner or operator to provide evidence that the recycling center is in compliance. The burden of proof shall be on the owner and operator of the recycling center to demonstrate it complies.</p> <p>(2) At the time that the EA requires a recycling center to provide evidence that it follows this section, the EA shall provide the owner and operator of the recycling center a written description of the information that has caused the EA to believe that the recycling center is not in compliance. Notwithstanding, the EA shall not be required to identify the name or other identifying information regarding any person(s) who has complained about the recycling center.</p> <p>(h) Sites which do not meet the applicable requirements of this section do not qualify as recycling centers and shall comply with this Article and all laws and regulations applicable to them. The burden of proof shall be on the owner and operator of a site to demonstrate that the activities at the site are not subject to the requirements of this Article.</p>
7.	<p>Fresno County Zoning Unit: Plans, permits and inspections shall be required for all structures based upon the current adopted edition of the California Codes at the time of plan check submittal.</p>
8.	<p>Fresno Metropolitan Flood Control District: The subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the Fresno Metropolitan Flood Control District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the County. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.</p>
9.	<p>Fresno Irrigation District:</p>

Notes	
	<ul style="list-style-type: none"> • Fresno Irrigation District (FID) requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID. • All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits. • No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easements and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities. • The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing concrete pipe. The developer and/or it contractor(s) will be responsible for all damages caused by construction activities.

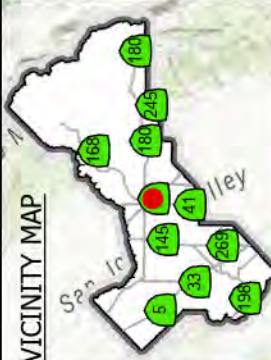
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LOCATION MAP

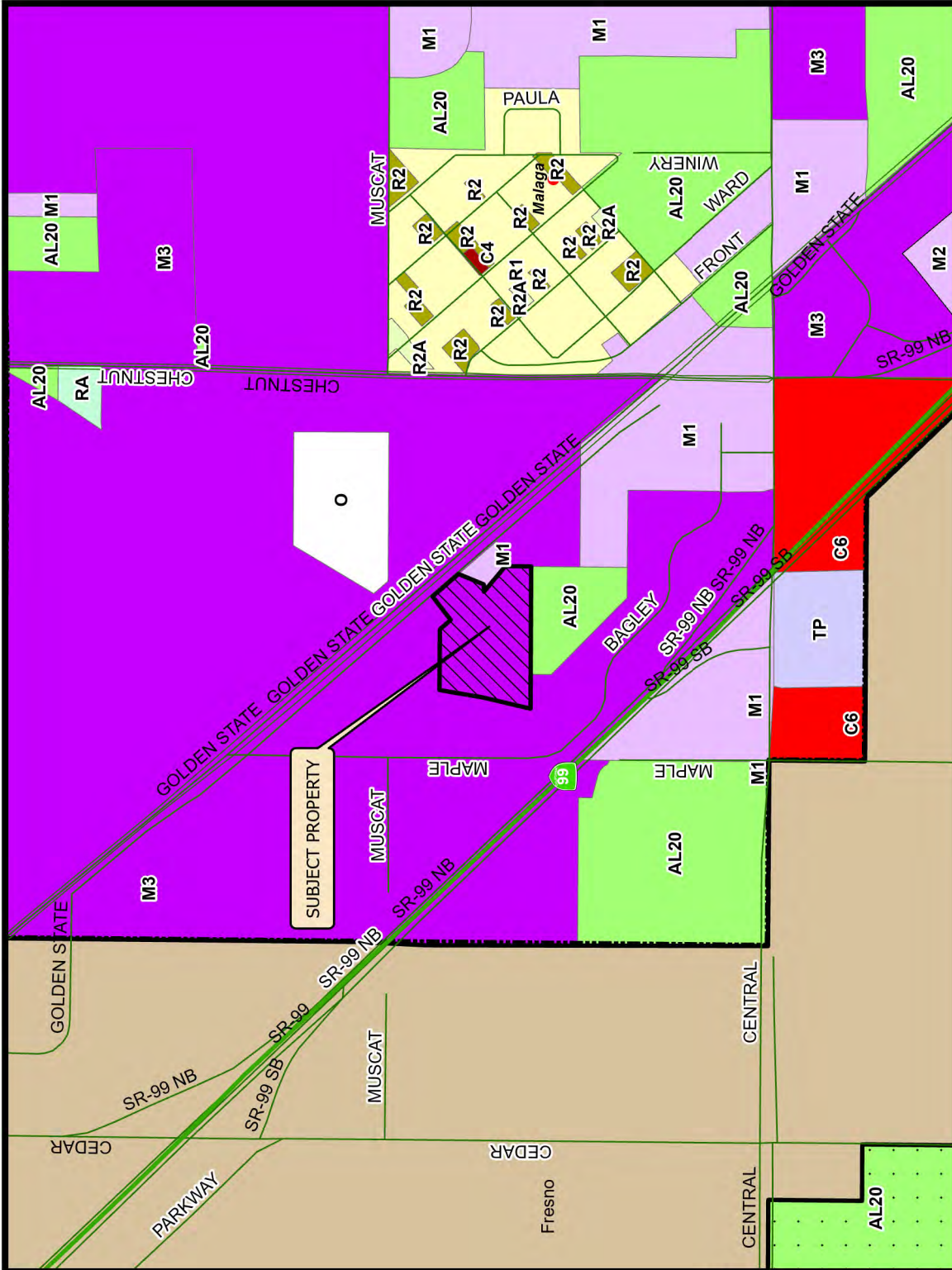
UCUP 3774 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 10/10/2023



Legend
 Subject Property





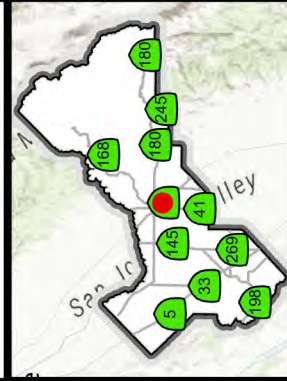
Existing Zoning Map

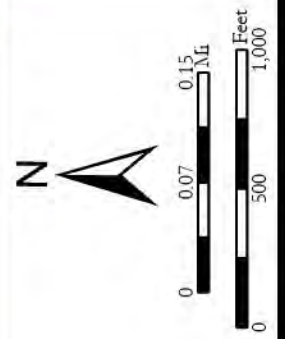
2025

UCUP 3774
STR 25 - 14S / 20E

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuung
On Date : 4/24/2025

- Legend**
- Subject Property
 - City of Fresno
 - City Sphere of Influence
 - C6
 - O
 - M3
 - AL20
 - C4
 - M1
 - M2
 - R1
 - R2
 - R2A
 - RA
 - TP



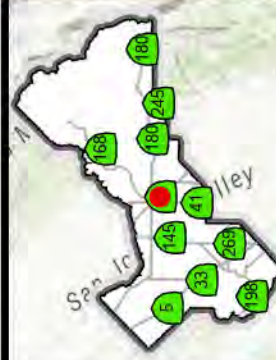


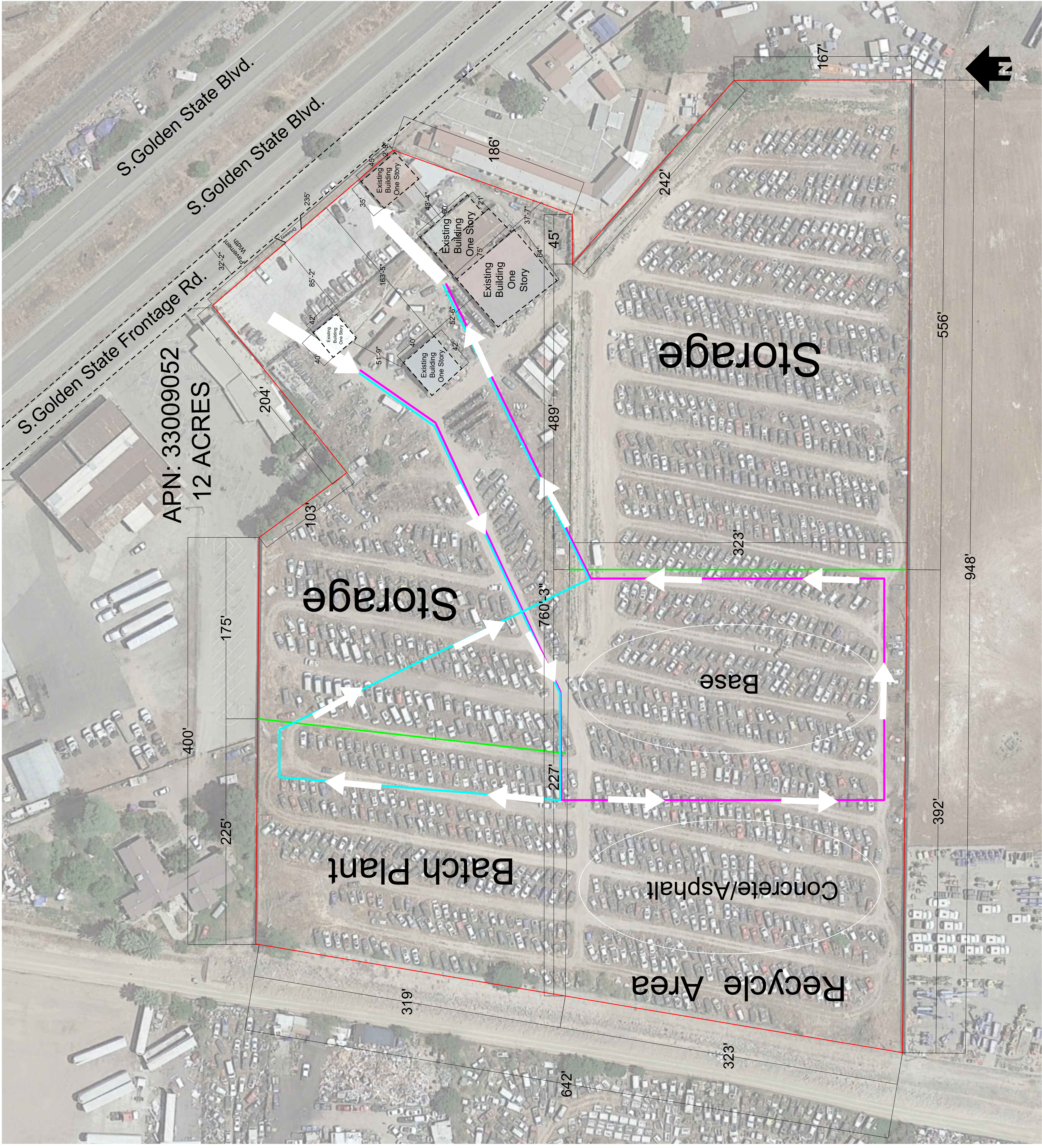
UCUP 3774	2023
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Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuvang
 On Date : 10/10/2023

Subject Property

LEGEND
C - COMMERCIAL
C# - COMMERCIAL
CP# - OFFICE COMM./PROF
I - INDUSTRIAL
SF#- SINGLE FAMILY RESIDENCE
V - VACANT





- LEGEND**
- Parcel Line
 - Proposed Layout
 - Internal Circulation Route A
 - Internal Circulation Route B

PROJECT NOTES

Site: Concrete and Asphalt Recycling

Mineral: Recycled Aggregates

Site Operator: Security Paving Company, Inc.
3075 Townsgate Rd. STE 200
Westlake Village, Ca 91361
818-362-9200

Land Owner: Security Paving Company, Inc.
3075 Townsgate Rd. STE 200
Westlake Village, Ca 91361
818-362-9200

Applicant: Same as Operator

Owner of Mineral Rights: Same as Owner

Representative: Lilburn Corporation
1905 Business Center Drive
San Bernardino, Ca 92408
(909)890-1818

Civil Engineer: Same as Operator

Map Preparer: Same as Representative

Soil Engineer/Geologist: Operator: Lilburn Corporation

Date of Map: April 11, 2023

- Utilities**
- Water: No Change
 - Sewage Disposal: No Change
 - Electric: No Change
 - Gas: No Change
 - Telephone: No Change
- Signs:** Replace existing on Building and Existing Fence

Land Use District
Project Site: 3525 S. Golden State Blvd, Fresno, Ca 93725
The surrounding land uses are as follows:
North RL; S.Golden State Blvd. and Industrial Uses.
South RL; S.Bagley Ave and Industrial Uses.
East RL; S.Golden State Blvd.
West RL; S.Maple Ave. and Industrial Uses.

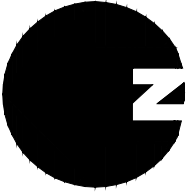
Legal Description
A.P.N.: 33009052 Acres: 12
Section 25, 14S, 20E, Mount Diablo Principal Meridian,
in the County of Fresno, State of California.

The site plan includes the following:

1. All property lines
2. Adjacent streets & closest cross-street
3. Parcel size
4. Easements: No change to existing conditions.
5. North arrow
6. Accurate property dimensions
7. Existing & proposed buildings
8. Well and septic system location: N/A
9. Driveway location
10. Proposed setbacks: No change to existing conditions.
11. Width of road right-of-way
12. Official Plan of Streets and Highways: No change to existing conditions.
13. Turn around areas
- 14 .LPG storage tank(s)/Water storage tank(s): N/A
15. Space between buildings

SHEET INDEX		
Sheet	Description	
1	Site Plan	

Revised By		
No.	Date	By
KAB	06/03/23	REVISION
KAB	06/03/23	REVISION
		Site Plan



Scale: 1/32" = 1'-0"

As Prepared by: Lilburn Corporation

Project: 3525 S. Golden State Blvd, Fresno, CA 93725





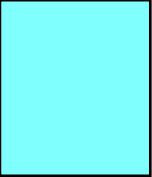










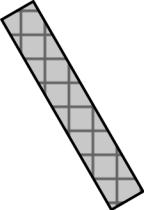







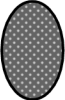
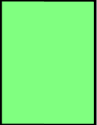






EXHIBIT 5

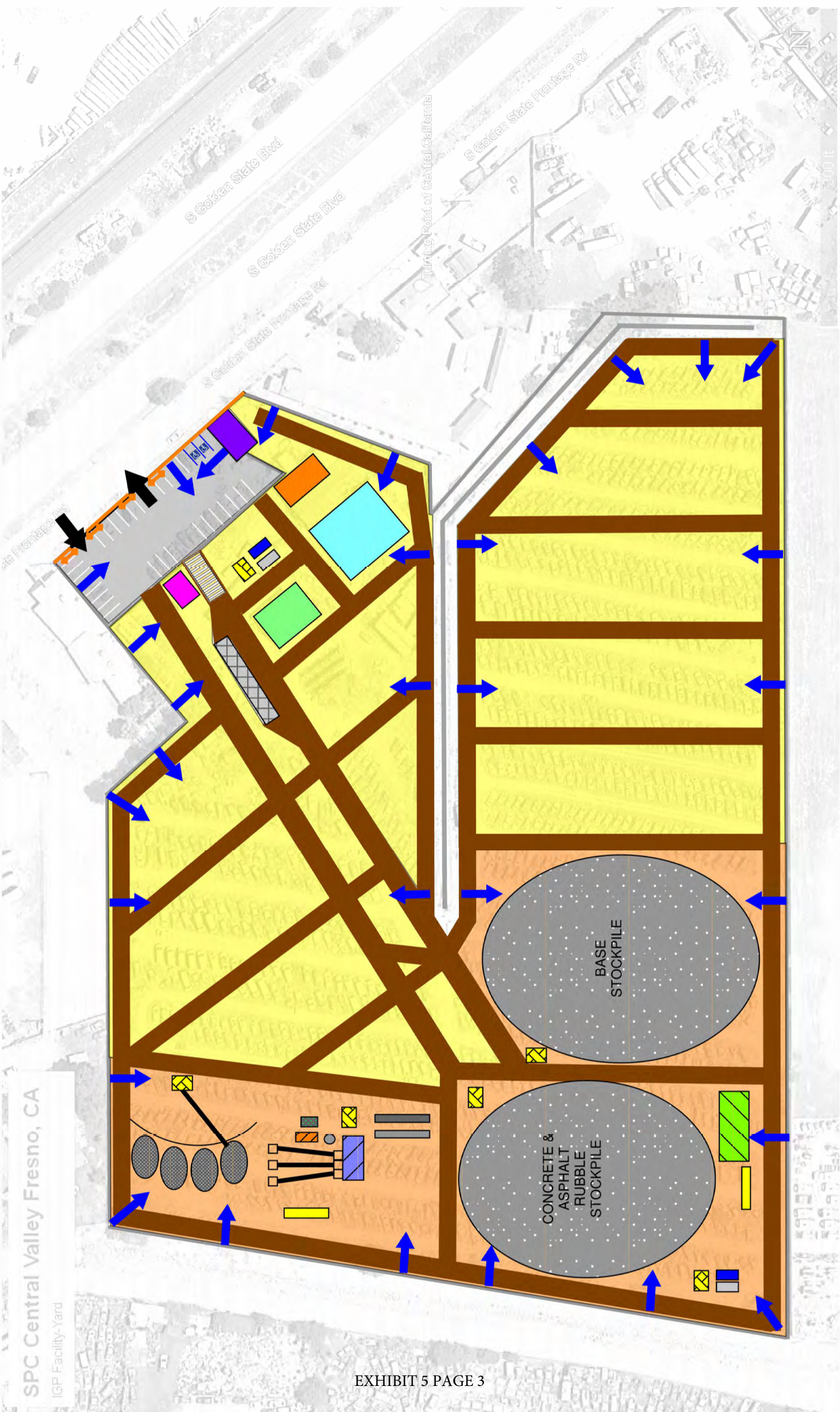
SITE PLAN

3525 S Golden State Blvd, Fresno, California
COUNTY OF FRESNO, CALIFORNIA

SHEET INDEX		
Sheet	Description	
1	Site Plan	

Revised By		
No.	Date	By
KAB	06/03/23	REVISION
KAB	06/03/23	REVISION
		Site Plan

	PORTABLE GENERATOR		ROLL OFF TRASH DUMPSTER		EXISTING COVERED UNPAVED STORAGE AREA
	ADD MIXTURE SCONDARY		ROLL OFF METAL RECYCLE BIN		EXISTING STORAGE BUILDING
	LOADING/UNLOADING AREA		CRUSHER PLANT		EXISTING OFFICE BUILDING
	BATCH PLANT ELECTRICAL		SCALE HOUSE		RUMBLE PLATES
	CEMENT GUPPY		SCALE		DISABLED PARKING
	FLYASH GUPPY		INTERIOR DIRT ACCESS ROADS		PARKING AREA
	CEMENT/FLASH STORAGE		CONCRETE BATCH PLANT		CENTRAL CANAL VIADUCT NO. 23
	CONCRETE PLANT AGGREGATE STOCKPILES		COVERED PAVED STORAGE AREA		4' HIGH WROUGHT IRON FENCE
	AREA OF INDUSTRIAL ACTIVITY		STORAGE AREAS		10' HIGH CORRUGATED METAL FENCE
	DIRECTION OF FLOW		ENTRANCE/EXIT		



SPC Central Valley Fresno, CA

IGP Facility-Yard

EXHIBIT 6

1. Nature of the operation--what do you propose to do? Describe in detail.

Refer to letter.

2. Months (if seasonal): Days per week: Hours (from _____ to _____) Total hours per day: Special activities: Frequency: Hours: Are these indoors or outdoors?

Refer to Letter.

3. Number of customers or visitors: Average number per day: Maximum number per day: Hours (when they will be there):

Refer to Letter.

4. Number of employees: Current: Future: Hours they work: Do any live on-site as a caretaker?

2-5 employees at any given time. Hours depend on active projects. No onsite caretaker.

5. Service and delivery vehicles: Number: Type: Frequency:

Refer to Letter

6. Access to the site: Public Road: Private Road: Surface: Unpaved (dirt/gravel) / Paved:

Paved S. Golden State Frontage Road.

7. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

10 (paved and already existing)

8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.

Refer to Letter.

9. What equipment is used? If appropriate, provide pictures or brochure.

Refer to Letter

10. What supplies or materials are used and how are they stored?

Refer to Letter.

11. Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor? If so, explain how this will be reduced or eliminated.

Site is currently being used as a Wrecking Yard. With that said, Air District permits require dust control for concrete batch plant and portable crushing plant.

12. List any solid or liquid wastes to be produced. Estimated volume of wastes: How and where is it stored? How is it hauled, and where is it disposed? How often?

The only waste that will be produced will be waste from employee use. 99% plus of the inbound material will be processed into a finished product or scrap steel that can be recycled. All office space will use existing facilities onsite. No new structures are proposed. However, structures may be removed.

13. Estimated volume of water to be used (gallons per day). Source of water?

10,000 gallons on average.

14. Describe any proposed advertising including size, appearance, and placement.

4' X 8' white reflective sign with green and black lettering located at front of property near entrance.

15. Will existing buildings be used or will new buildings be constructed? Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.

Existing buildings may be used. However, they may be removed. No new buildings are proposed. No changes to existing uses. Floor Plans to remain unchanged.

16. Explain which buildings or what portion of buildings will be used in the operation.

Some buildings will be removed. However, no new buildings are proposed. Existing buildings may be used as necessary. Refer to Letter for additional information.

17. Will any outdoor lighting or an outdoor sound amplification system be used? Describe and indicate when used.

Lighting will be required and will be established once plans and layout are finalized. The lighting will be required for safe working conditions and security.

18. Landscaping or fencing proposed? Describe type and location.

No change to existing conditions.

19. Any other information that will provide a clear understanding of the project or operation.

Ingress and Egress of trucks for construction equipment, raw materials, rubble and finished aggregate products.

20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

Site is owned and Operated by Security Paving LLC. 25th Street Recycling LLC is a subsidiary of Security Paving LLC. Refer to Letter for additional information.

March 25, 2025

Alexander Pretzer-Planner
Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St. 6th Floor
Fresno, CA 93721

SUBJECT: Land Use/Planning CUP-Application: Security Paving Company, 3525 S Golden State Blvd. (APN 330-090-52)

Dear Mr. Pretzer:

Security Paving Company, Inc. is requesting to operate a Ready-mix Concrete Plant and related operations at the property located at 3525 South Golden State Boulevard, Fresno CA 93725 (the "Property"). Security Paving is a family-owned street improvement company that specializes in heavy civil construction. Since its beginning in 1949, Security Paving has steadily grown into one of the largest regional contractors in the Western United States, including becoming one of the largest contractors by volume for the California Department of Transportation.

The Property currently has a Heavy Industrial (M-3) zoning designation. Prior to Security Paving's acquisition of the Property, it was used for an auto wrecking and dismantling facility and was covered in non-operational cars and trucks.

Security Paving proposes to operate a ready-mix concrete facility where cement is batched on the Property for delivery to other job sites. The Property is ideally located due to its accessibility to Interstate 5 and State Route 99, thereby allowing contractors to acquire ready-mix cement for projects in Fresno County and beyond. This would reduce hauling distances, costs, truck trips, and in turn overall carbon emissions.

The Property will also produce aggregate for use as road base on private projects, Caltrans projects, and other municipal public works projects. The material utilized in this process will come from the recycling of concrete (road base, concrete and other cement products) from nearby construction projects in unincorporated Fresno County. That material will be crushed into aggregate material and used in the ready-mix plant or sold for use on construction projects. The broken concrete and asphalt material would be received at the facility and stored on-site for production of road base. Crushing would occur using a portable crusher, screen, belt conveyors and a radial stacker, all of which are permitted by the California Air Resources Board. Crushing activities on-site would occur approximately six times per year, on an as-needed basis, with equipment staying on site until crushing is completed. Finished aggregate base materials would then be stored on site until sold or used. The stockpile of finished material would similarly average between 20,000 and 30,000 tons. Project operations would utilize wheel loaders to move and stack the broken concrete and asphalt material and load out the finished road base product. Equipment fueling and maintenance would also be done on site. A map of the proposed site is attached to this letter.

The Project requires the installation of a vehicle weight scale and a portable trailer (the existing buildings may be removed or demolished). Operational use of the Site will require portable generators until Southern California Edison (SCE) installs the necessary infrastructure to satisfy project needs. Typically, SCE workorders are 18-24 months out. With that understanding and until the necessary infrastructure is installed, the following project design features have been incorporated into the project design:

- *Operational Days*
The project will incorporate the use of Tier 4 engines in all on-site mobile equipment used for material handling. The project will be allowed to operate a single Plant a maximum of 250 days a year. The ready-mix plant ICE engine and the recycling plant can operate simultaneously for a maximum of 125 days per year. Operational use of the Plants cannot exceed a combination of 250 days a year.
- *Daily Production*
Daily production will be limited to 3,500 tons per day for the recycling plant and 3,000 cubic yards per day for the ready-mix when operating exclusively. The production of ready-mix plant will be limited to a maximum of 1,650 cubic yards per day and the recycling plant will be limited to a maximum of 1,925 tons per day when operating simultaneously.

The Property is zoned "M-3" - Heavy Industrial District. In the M-3 zoning district, the County Code permits by right "Concrete and cement products" and "Ready-mix concrete." The batching of cement, i.e., ready-mix concrete, is Security Paving's primary intended use of the Property.

As a corollary to the cement batch process, Security Paving proposes to operate an aggregate facility that will crush road base, concrete and other cement products recycled from nearby construction projects for use in its cement ready-mix plant and to produce building materials such as road base, cement and cement-based products. These uses fall squarely within the "permitted by right" uses set forth in the Code.

The proposed uses further the policy of the State, which declares that the recycling of concrete materials conserves natural and water resources, and reduces waste, truck trips and emissions, all while advancing sustainable practices in concrete manufacture. The uses also further the purpose of Fresno County's "Construction and Demolition Debris Disposal Ban," which is designed to promote the diversion of construction debris from landfills.

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

Mark Christie
Operations Manager



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Mark Christie

APPLICATION NOS.: Initial Study No. 8489 and Unclassified Conditional Use Permit No. 3774

DESCRIPTION: Allow a Solid Waste Processing Facility along with a (by right) Ready-Mix Concrete Plant on an existing 12.01-acre Parcel. The subject property is located within the M-3 (Heavy Industrial) Zone District. and is designated as Limited Industrial Reserve in the Edison Community Plan.

LOCATION: The subject parcel is located on the west side of Golden State Boulevard 0.4 miles north of Chestnut Avenue, approximately 0.33-miles east from the City of Fresno. (APN: 330-090-52) (3525 Golden State Boulevard) (Sup. Dist. 3).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject site is in a predominantly limited industrial area throughout the region. Underlying development standards are established by the Zone District and the site is designated as Limited Industrial Reserve in the Edison Community Plan. In considering the project will be following 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:

The subject parcels are located on the north side of Kings Canyon/State Route 180 and is not designated as a scenic road. Although the project site is located near some of the points of interest, these areas are not observed from the project site where an impact to a scenic vista could potentially occur. As there were no scenic resources identified on

the project site, the project is not expected to have a significant impact on a scenic vista or scenic resource.

- 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: NO IMPACT:

The subject parcel is M-3 (Heavy Industrial) Zone District. There are no identifiable public views within the area. Therefore, with the project's mandatory compliance of the development standards, any planned visual character of the site follows all development.

- 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:

Per the Applicant's Operational Statement, the project will utilize outdoor site lighting and pole mounted parking lot lights to provide security for the development. To ensure that new sources of lights and glare do not adversely affect day or nighttime views in the area and not substantially impact adjacent properties or public right-of-way, the project shall be subject to Section 834.4.025.B(1)(a). of the Zoning Ordinance, which requires outdoor lighting to be hooded, arranged and controlled so not to be directly visible from an abutting property or public street 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?

FINDING: NO IMPACT:

Per the 2018 Fresno County Important Farmland Map, the subject property is not designated Farmland of Local Importance. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or

FINDING: NO IMPACT:

The subject parcel is designated as limited Industrial, is located in the M-3 (Heavy Industrial) Zone District, and is not subject to a Williamson Act Contract.

- 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; or

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

- 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: NO IMPACT:

The subject parcel is designated as Limited Industrial in the Edison Community Plan and will not result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant provided an Air Quality and Greenhouse Gas Impact Analysis, completed by Lilburn Corporation dated May 6th, 2024, concluded the operational GHG emissions associated with the project were estimated to be 1,668.20 MTCO₂e per year. However, the prior use (Fresno Foreign Wrecking) generated more than 500 MTCO₂eq per year

which is greater than 29% State reduction requirements. The Analysis was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) along with the project information for review and comments. No concerns were expressed by Air District.

The Long-Term Operational Emissions are associated with mobile source emissions that would result from vehicle trips associated with the proposed project. Area sources, such as landscape equipment would also result in pollutant emissions. Based on the air quality impact analysis, emission estimates for operation of the project calculated using CalEEMod shows that the total project emission resulting from the project would not exceed San Joaquin Valley Air Pollution Control District thresholds for annual ROG, NOx, CO, SOx, PM10, or PM2.5 emissions; therefore, the proposed project would have a less than significant effect on regional air quality, and thus, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or State ambient air quality standards.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is located within the San Joaquin Valley Air Basin (SJVAB), which is included among the eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under the provisions of the U.S. Clean Air Act, the attainment status of the SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O₃, PM₁₀, PM_{2.5}, CO, NO₂, SO₂, lead and others.

Per the Air Quality and Greenhouse Gas Impact Analysis by Lilburn Corporation dated May 6th, 2024, the project does not pose a substantial increase to basin emissions. As the project would generate less than significant project-related operational impacts to criteria air pollutants, the project's contribution to cumulative air quality impacts would not be cumulatively considerable.

- C. Expose sensitive receptors to substantial pollutant concentrations; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease areas.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard.

The proposal will be subject to General Plan Policy OS-G.14, which requires that all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of the use.

- C. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

According the operational statement for the proposed project, the project would incorporate the use of Tier 4 engines in all on-site mobile equipment used for material handling. The proposed project would only operate a single Plan a maximum of 25-days a year. The ready-mix ICE engine and the recycling plan could operate simultaneously for a maximum of 125-days per year. The operational use of the plants would not exceed a combination of 250-days a year.

Daily production will be limited to 3,500 tons per day for the recycling plant and 3,000 cubic yards per day for the ready-mix when operating exclusively. The production of the ready-mix plant will be limited to a maximum of 1,650 cubic yards per day and the recycling plant will be limited to a maximum of 1,925 tons per day when operating simultaneously.

With adherence to the operational statement, the proposed project would limit the emissions to a level that would no longer exceed the SJVAPCD Acute Hazard Exposure Index. Therefore the proposed project would have a less than significant impact on the resulting emissions that could adversely affect a substantial number of people.

FINDING: LESS THAN SIGNIFICANT IMPACT:

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Has 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: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not located within an area identified as a habitat for California Tiger Salamander and Vernal Pool Fairy Shrimp. Therefore, any potential special-status species impacts resulting in disturbing these habitats are determined to be less than significant.

- 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the National Wetlands Inventory mapper web application, the project site is not expected to have substantial adverse effect on any riparian habitat or other sensitive natural community. Therefore, impacts resulting in disturbing these habitats can be mitigated to less than significant.

- 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; or

FINDING: NO IMPACT:

The proposed project is not located within a state or federally-protected wetland. No substantial adverse effect on state or federally-protected wetlands is affected.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not likely to affect nor interfere substantially with the movement of any native resident or migratory fish or wildlife species.

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

This project does not conflict with any local policies or ordinances protecting biological resources.

- 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:

The project site is unimproved with no vegetation. The project will not conflict with local policies or ordinances regarding a tree preservation policy or ordinance.

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:

Additional mitigation measures including proper procedure for identification of cultural resources should they be identified during project construction and the requirement of an archeological monitor being present during ground-disturbing activity will further ensure that the project would result in a less than significant impact. Further discussion can be found in Section XVIII. Tribal Cultural Resources.

* **Mitigation Measure(s)**

1. See Section XVIII. Tribal Cultural Resources

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County. Therefore, construction-related fuel consumption by the project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

The project will also be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen), effective January 1, 2020, to meet the goals of Assembly Bill (AB) 32 which established a comprehensive program of cost-effective reductions of greenhouse gases to 1990 levels by 2020.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Energy resource consumption is expected to occur during project construction and operation. The proposed development is subject to current building code standards which would consider state and local energy efficiency standards and renewable energy goals. The project would result in a less than significant impact.

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 California Department of Conservation's Earthquake Hazard Zone Web Application, the project is not located within or near an Earthquake Fault Zone or known earthquake fault.

- 2. Strong seismic ground shaking?

FINDING: NO IMPACT:

According to Figure 9-5 of the Fresno County General Plan Background Report, the project site is located on land that has a 0-20% chance of reaching peak horizontal ground acceleration assuming a probabilistic seismic hazard with 10% probability in 50 years. In consideration of Figure 9-5, the project site has a low chance of reaching peak horizontal ground acceleration and would have a low chance of being subject to strong seismic ground shaking.

- 3. Seismic-related ground failure, including liquefaction?

- 4. Landslides?

FINDING: NO IMPACT:

As depicted in Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located within an area with landslide hazard or subsidence hazard. In addition, as noted above, the project site is not expected to be subject to strong seismic shaking which if prolonged would result in liquefaction of the site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction will not result in the loss of topsoil due to the addition of impervious surface. The existing terrain of the project site consists of impervious surfaces and flat compacted topsoil. The proposed project is utilizing existing structures and surfaces. If future development is proposed the project would be subject to local and state standards. Development of the site would be further reviewed and permitted and would

ensure that the development would not result in substantial soil erosion where increased risk would occur.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable because 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 has been identified on the project site.

- 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:

According to Figure 7-1 of the Fresno County General Plan Background Report, the project site is not located on soils exhibiting moderately high to high expansion potential.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project will utilize existing septic tanks on the subject property. The Fresno County Environmental Health Department reviewed the proposed project and determined that existing septic systems are sufficient for the proposed use.

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

FINDING: NO IMPACT:

No unique 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Greenhouse gas emissions associated with the project would occur over the short-term

from construction activities, as stated in the Air Quality and Greenhouse Gas by Lilburn Corporation dated May 6th, 2024. Review of this application by the Air District indicated that this project, with adherence to the mitigation measure proposed by the Air District, would follow their policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases. These requirements provide oversight for the project to ensure that standards continue to be met. As they do not address any specific impacts, they will be included as conditions of approval to the Conditional Use Permit associated with this Initial Study. The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions. Adherence to the Air District's regulations will ensure less than significant impacts on the release of greenhouse gases.

- 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:

Per the *Air Quality and Greenhouse Gas Analysis Report*, conducted by Lilburn Corporation dated May 6th, 2024, a threshold of significance is defined by the SJVAPCD in its GAMAQI1 as an identifiable quantitative, qualitative, or performance level of a particular environmental effect. Non-compliance with a threshold of significance means the effect will normally be determined to be significant. Compliance with a threshold of significance means the effect normally will be determined to be less than significant. The study concludes the operational GHG emissions associated with the project were estimated to be 1,668.20 MTCO₂e per year. However, the prior use (Fresno Foreign Wrecking) generated more than 500 MTCO₂eq per year which is greater than 29% State reduction requirements.

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 reviewed the project and provided comments. There comments include compliance of the project with

State and local regulations for the use and/or storage of hazardous materials and wastes should they be utilized. Regulations include compliance with the California Health and Safety Code and preparation of submittal of a Hazardous Materials Business Plan. The project does not propose the storage of hazardous materials in amounts where a significant hazard to the public or environment could occur. With the project's compliance with applicable State and local handling and reporting requirements, the project is not likely to result in a significant hazard or result in a significant hazard due to accident conditions involving the release of hazardous materials into the environment.

- 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 existing schools within a one-quarter mile of the project site nor any indication of any designated sites for a school within the Specific Plan area. For reference, the closest school, Malaga Elementary School, is located 0.50-miles southeast of the 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:

According to the NEPAassist database, there are no listed hazardous materials sites located on the project site, nor in proximity of the subject 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; or

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility* Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno Chandler Executive Airport, located five miles northwest of the project site will not be detrimentally affected by the proposed project.

Given the distance between airport and the project site, the safety and noise impacts resulting from flying operations on people residing or working in the project area would be less than significant.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

FINDING: NO IMPACT:

The project will not impair the implementation of, or physically interfere with, the implementation of an adopted Emergency Response Plan or Emergency Evacuation Plan.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 8-10 of the Fresno County General Plan Background Report, the project site is not within the State Responsibility area for wildland fire. Potential exposure to wildland fires is deemed less than significant as the area is away from sensitive receptors who may be negatively affected from potential risk of wildfires.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal was routed to the California Regional Water Quality Control Board (RWQCB), who did not express any concerns related to the project. Based on the information provided, the water that will be served at the site will likely not require new infrastructure that will trigger a Division of Drinking Water permit for an existing public water system or create a new water system that meets the definition of a public water system and so will not likely need a Division of Drinking Water permit. Additionally, if construction associated with the proposal disturbs more than one acre, compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity shall be required. Before construction begins, the applicant shall submit to the State Water Resources Control Board a Notice of Intent to comply with said permit, a Storm Water Pollution Prevention Plan (SWPPP), a site plan, and appropriate fees. The SWPPP shall contain all items listed in Section A of the General Permit, including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and best management practices (BMP) implemented to prevent pollutants from discharging with storm water into waters of the United States. These requirements will be included as project notes.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The recycling facility would process and recycle its own water. All remaining water would be provided back to the client for mixing new drilling mud and filling hydro excavation tanks. Other than potable water used for onsite restrooms and breakrooms, the recycling facility does not plan to use large quantities of potable water. Based on typical employee potable water usage for bathrooms and breakrooms, it is estimated that the recycling facility will use between 15-20 gallons of potable water per day per worker. This totals to between 75 and 200 gallons per day. The water would be provided by a municipal water supply provider. Therefore, there were no negative impacts identified regarding the local groundwater table.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not expected to alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river.

1. Result in substantial erosion or siltation on- or off-site.

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any site grading and drainage associated with the construction of fire station will adhere to the Grading and Drainage Sections of the County Ordinance Code.

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; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project development may cause changes in absorption rates, drainage patterns, and an increase in the rate and amount of surface runoff. This potential impact would result from construction and paving activities, which would compact and over cover the soil, thereby reducing the area available for infiltration of storm water.

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, the project shall require: 1) an engineered grading and drainage plan to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties; 2) filing of a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) with State

Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area; and 3) providing copies of completed NOI and SWPPP to Development Engineering prior to any grading work. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA FIRM Panel 2140H, the parcel is not subject to flooding from the 100-year storm. Most of the project site is not located within a floodplain. However, the western portion of the area of the subject property is within the Special Flood Hazard Area, subject to flooding from the 100-year storm. Any development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas. With these provisions in place, the project is not anticipated to expose persons to flood or inundation hazards.

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

FINDING: NO IMPACT:

The subject proposal would not conflict with any Water Quality Control Plan or sustainable groundwater management plan. The recycling facility would process and recycle its own water. All remaining water would be provided back to the client for mixing new drilling mud and filling hydro excavation tanks. Other than potable water used for onsite restrooms and breakrooms, the recycling facility does not plan to use large quantities of potable water. Based on typical employee potable water usage for bathrooms and breakrooms, it is estimated that the recycling facility will use between 15-20 gallons of potable water per day per worker. This totals to between 75 and 200 gallons per day. The water would be provided by a municipal water supply provider.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is designated as Limited Industrial Reserve in the Edison Community Plan and compatible with the community designations within and therefore will 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 project is not in conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project and complies with the Edison Community Plan designating the subject parcels as Limited Industrial Reserve.

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 7-8 of the Fresno County General Plan Background Report, the project site is not located within a mineral-producing area of the County.

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 more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Noise from increased vehicular traffic on and around the project site during construction of the project site would be less than significant. Construction-related noises are expected to be short term and exempt from compliance with the Fresno County Noise Ordinance, provided construction activities occur between the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within an industrial area. Noise related to generating excess ground-borne vibration or ground-borne noise levels could potentially be problematic. A Project Note would require that the construction of the project shall comply with the

County Noise Ordinance regulations to reduce the likelihood of excess noise to less than significant impact.

- 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 be residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not near an airport to be subject to airport noise. the nearest public airport, Fresno Chandler Executive Airport, located five miles northwest of the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project facility will not result in any unplanned population growth.

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The site is currently vacant and will not displace any exiting people or houses necessitating housing replacement 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, to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection.
2. Police protection.
3. Schools.
4. Parks; or

5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.

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: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will not increase the use of existing neighborhood and regional parks or other recreational facilities nor include recreational facilities or require the 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal. As the anticipated daily traffic generated, is expected to be minimal, the project does not warrant the need for a Traffic Impact Study to be provided. A traffic management plan to determine the project's impacts to County roads and intersections. According to the traffic management and Vehicles Miles Traveled report, project construction is anticipated to occur over a six-month construction period with an average of five employees a day. In addition to employee trips, an estimated 30 delivery truck trips associated with equipment and materials will provide an increase in overall trip generation, however, would have a minimal impact on the average daily trip for construction related traffic and would not exceed the 110 trips per day threshold.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not conflict nor be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

- 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: LESS THAN SIGNIFICANT IMPACT:

This proposal will not impair the implementation of, or physically interfere with an adopted emergency response plan.

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:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No further inquiries were presented to County Staff.

However, in the unlikely event that cultural resources are identified on the property, the Mitigation Measure included will reduce impact to tribal cultural resources to less than significant.

* **Mitigation Measure(s)**

3. *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.*

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; or

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS and Section X. B. HYDROLOGY AND WATER QUALITY above. The project will not require new or expanded water facilities.

- 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 recycling facility would process and recycle its own water. All remaining water would be provided back to the client for mixing new drilling mud and filling hydro excavation tanks. Other than potable water used for onsite restrooms and breakrooms, the recycling facility does not plan to use large quantities of potable water. Based on typical employee potable water usage for bathrooms and breakrooms, it is estimated that the recycling facility will use between 15-20 gallons of potable water per day per worker. This totals to between 75 and 200 gallons per day. The water would be provided by a municipal water supply provider.

- 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: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- D. Generate solid waste more than State or local standards, or more than 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: NO IMPACT:

The project does not anticipate on generating solid waste exceeding State or local standards. As such, the impact would be a less than significant impact.

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, because of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not located within the State Responsibility Area (SRA). The project will not impair any emergency response/evacuation plan, exacerbate wildfire risks due to slope, prevailing winds, and other factors to require installation or maintenance of associated infrastructure, or create risks related to downstream flooding due to drainage changes or landslides.

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; or

FINDING: NO IMPACT:

The project site is not located within an area of wildlife and wetlands.

- 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); or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources, Air quality or Transportation were identified in the project analysis. Impacts identified for Aesthetics, Cultural Resources, and Transportation will be mitigated by compliance with the Mitigation Measures listed in Sections I., V., and XVII of this report.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was analyzed for potential impacts, and appropriate project-specific Mitigation Measures have been developed to reduce project impacts to less than significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. No cumulatively considerable impacts relating to Agricultural, and Forestry Resources, Air Quality, or Transportation were identified in the project analysis. Impacts identified for Aesthetics, Biological Resources, Cultural Resources, and Energy will be addressed with the Mitigation Measures discussed above in Section I, Section IV, Section V and Section VI.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8489 prepared for Unclassified Conditional Use Permit No. 3774, staff has concluded that the project will not have a significant effect on the environment.

No potential impacts were identified related to agricultural and forestry resources, population and housing, public services, land use and planning, and mineral resources.

Impacts related to aesthetics, air quality, geology and soils, greenhouse gas emissions, biological resources, hazards and hazardous materials, hydrology and water quality, noise, energy, transportation, recreation, utilities and service systems, and wildfire have been determined to be less than significant.

Impacts related to tribal cultural resources have been determined to be less than significant with adherence to the proposed 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" Streets, Fresno, California.

AP

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EXHIBIT 8

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) 8489	LOCAL AGENCY MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-202510000069
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): Alexander Pretzer, Planner	Area Code: 559	Telephone Number: 600-4205	Extension: N/A
Project Applicant/Sponsor (Name): Mark Christie	Project Title: Initial Study No. 8489 and Unclassified Conditional Use Permit No. 3774		
<p>Project Description:</p> <p>Allow a Solid Waste Processing Facility along with a (by right) Ready-Mix Concrete Plant on an existing 12.01-acre Parcel. The subject property is located within the M-3 (Heavy Industrial) Zone District.</p> <p>The subject parcel is located on the west side of Golden State Boulevard 0.4 miles north of Chestnut Avenue, approximately 0.33-miles east from the City of Fresno. (APN: 330-090-52) (3525 Golden State Boulevard) (Sup. Dist. 3).</p>			
<p>Justification for Negative Declaration:</p> <p>Based upon the Initial Study (IS 8489) prepared, staff has concluded that the project will not have a significant effect on the environment.</p> <p>No impacts were identified related to agricultural and forestry resources, and mineral resources.</p> <p>Potential impacts related to aesthetics, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, geology, population and housing, public services, recreation, air quality, hydrology and water quality and transportation utilities and service systems, and wildfire have been determined to be less than significant.</p> <p>Potential impact related to cultural resources and tribal cultural resources have been determined to be less than significant with the identified mitigation measure.</p> <p>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" Streets, Fresno, California.</p>			
<p>FINDING:</p> <p>The proposed project will not have a significant impact on the environment.</p>			
Newspaper and Date of Publication: Fresno Business Journal – March 28, 2025		Review Date Deadline: Planning Commission – May 15, 2025	
Date: March 28, 2025	Type or Print Signature: David Randall, Senior Planner	Submitted by (Signature): Alexander Pretzer	

State 15083, 15085

County Clerk File No.:E-202510000069

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**