County of Fresno

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

DATE: December 17, 2025

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler, Deputy Director Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Attn: James Anders, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Tawanda Mtunga, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn: Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering, Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager; Roy Jimenez
Water and Natural Resources Division, Transportation Planning, Attn: Hector Luna, Senior Planner/Brody Hines, Planner
Road Maintenance and Operations Division, Attn: Mohamed Mohamoud
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda, Environmental Health Specialist
Fresno County Fire Protection District, Attn: Diane Rodriguez; fku.prevention-planning@fire.ca.gov
Fresno County Department of Agriculture, Attn: Melissa Cregan
City of Clovis Planning and Development Services Department, Attn: Renee Mathis, Planning and Development Services Director; reneem@cityofclovis.com, Attn: McKencie Perez, MPA Senior Planner; mckenciep@cityofclovis.com

FROM: Oscar Gake, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4811, Initial Study 8847

APPLICANT: Aaron McCauley

DUE DATE: **January 2, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow Horticultural Services on a 5.62-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the west side of N. Thompson Ave. approximately .14 miles north of the intersection with E. Manning Ave. The property is adjacent to City of Clovis, and within the City of Clovis's Sphere of Influence. (APN: 558-042-20S) (8889 N. Thompson Ave.) (Sup. Dist. 5).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **January 2, 2026.** Any comments received after this date may not be used.

If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Oscar Gake, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email ogake@fresnocountyca.gov.

Please CC Arianna Brown arbrown@fresnocountyca.gov in all emails providing comments.

OG
G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4800-4899\4811\Notices\DRA 4811 Notice of Application.docx
310Activity Code (Internal Review): 2395

Enclosures

Date Received:

(Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS:
Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- ☐ Pre-Application (Type) _____
- ☐ Amendment Application
- ☐ Amendment to Text
- ☐ Conditional Use Permit
- ☐ Variance (Class)/Minor Variance
- ☐ Site Plan Review/Occupancy Permit
- ☐ No Shoot/Dog Leash Law Boundary
- ☐ General Plan Amendment/Specific Plan/SP Amendment)
- ☐ Time Extension for _____
- ■ Director Review and Approval
- ☐ for 2nd Residence
- ☐ Determination of Merger
- ☐ Agreements
- ☐ ALCC/RLCC
- ☐ Other _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Approval of a Director Review and Approval (DRA) to allow for horticultural services on a 5.62 +/- acre site in the AE-20 zone district.

CEQA DOCUMENTATION: ☐ *Initial Study* ☐ *PER* ☐ *N/A*

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: south side side of SR 168
between E. Shepherd Ave. and N. Thompson Ave.
Street address: 8889 N. Thompson Ave., Clovis, CA 93619

APN: 558-042-20S Parcel size: 5.62 +/- acres Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): N/A

I, Dirk Poeschel (*signature*), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

CLSP LLC	1865 Herndon Ave, K-409	Clovis	93611	559-647-2408
Owner (Print or Type)	Address	City	Zip	Phone
Aaron McCauley	8889 N. Thompson Ave.	Clovis	93619	559-647-2408
Applicant (Print or Type)	Address	City	Zip	Phone
Dirk Poeschel Land Development Services	923 Van Ness, Suite 200	Fresno	93721	559-445-0374
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: melanie@dplds.com

OFFICE USE ONLY (*PRINT FORM ON GREEN PAPER*)

Application Type / No.: Fee: $
Application Type / No.: Fee: $
Application Type / No.: Fee: $
Application Type / No.: Fee: $
PER/Initial Study No.: Fee: $
Ag Department Review: Fee: $
Health Department Review: Fee: $
Received By: _____ Invoice No.: TOTAL: $

UTILITIES AVAILABLE:

WATER: Yes ☐/ No ■
Agency: _____

SEWER: Yes ☐/ No ■
Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____

Related Application(s): _____

Zone District: _____

Parcel Size: _____

Sect-Twp/Rg: _____ - T_____ S /R_____ E
APN # ___ - ___ - ___
APN # ___ - ___ - ___
APN # ___ - ___ - ___
APN # ___ - ___ - ___

E-MAIL TO: AARON@LANDSCAPECONNECTION.COM

THE COUNTY OF FRESNO 1856

Development Services and Capital Projects Division

MAIL TO:
8889 N
THOMPSON AVE
CLOVIS, CA 93619

Pre-Application Review

Department of Public Works and Planning

NUMBER: 25-010571
APPLICANT: AAron Mccauley
PHONE: 559-647-2408

PROPERTY LOCATION: 8889 N THOMPSON AVE CLOVIS, California, 93619, USA
APN(s): 558-042-20s **ALCC: No** ✓ **Yes #** ____ **VIOLATION NO.** 25-004920
CNEL: No ✓ **Yes** ____ **(level) LOW WATER: No** ____ **Yes** ✓ **WITHIN ½ MILE OF CITY: No** ____ **Yes:** CLOVIS
ZONE DISTRICT: **AE-20** ; **SRA: No** ✓ **Yes** ____ **HOMESITE DECLARATION REQ'D.:No** ✓ **Yes** ____
LOT STATUS:
Zoning: ( ) Conforms; (✓) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No ✓ Yes ____ ZM# ____ Initiated ____ In process ____
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; (✓) Other PERMITS ; ( ) Deeds Req'd (see Form #236)
SCHOOL FEES: No ____ **Yes** ✓ **DISTRICT:** CLOVIS UNIFIED **PERMIT JACKET: No** ____ **Yes** ✓
FMFCD FEE AREA: ____ ( ) Inside / (✓) Outside **District No.:** ____ **FLOOD PRONE: No** ✓ **Yes** ____
PROPOSAL PRE-APPLICATION REVIEW FOR A DRA TO ALLOW FOR HORTICULTURAL SERVICES [LANDSCAPING BUSINESS] ON AN (E) 5.62 AC PARCEL IN THE AE-20 ZONE DISTRCIT. TO PARTIALLY ABATE VI 25-004920.

COMMENTS: ____
ORD. SECTION(S): 808.2.030 Table 2-2 PG 2-11 **BY:** G SANDERS **DATE:** 08/05/25

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: ____
COMMUNITY PLAN: ____
REGIONAL PLAN: ____
SPECIFIC PLAN: ____
SPECIAL POLICIES: ____
SPHERE OF INFLUENCE: Clovis
ANNEX REFERRAL (LU-G17/MOU): ____
COMMENTS: ____

PROCEDURES AND FEES:

( )**GPA:** ____
( )**AA:** ____
( )**CUP:** ____
(✓)**DRA:** **$2,906.65**
( )**VA:** ____
( )**AT:** ____
( )**TT:** ____
( )**PLA:** ____
( )**TPM:** ____
( )**TPMW:** ____

( )**MINOR VA:** ____
(✓)**HD:** $770.00
(✓)**AG COMM:** **$50.00**
( )**ALCC:** ____
(✓)**IS/PER*:** $4,262.73
(✓)**Viol. (35%):** **$2,796.28**
( )**Other:** ____
Filing Fee: $ 10,785.66
Pre-Application Fee: **- $269.90**
Total County Filing Fee: $10,515.76

FILING REQUIREMENTS:

(✓) Land Use Applications and Fees
(✓) This Pre-Application Review form
(✓) Copy of Deed / Legal Description
(✓) Photographs
( ) Letter Verifying Deed Review
(✓) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
(✓) Site Plans - One (1) Copy (folded to 8.5"X11") *PDF COPY PREFERRED
( ) Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction
(✓) Project Description / Operational Statement (Typed)
( ) Statement of Variance Findings
( ) Statement of Intended Use (ALCC)
( ) Dependency Relationship Statement
( ) Resolution/Letter of Release from City of ____
( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

( ) Archaeological Inventory Fee: $75 at time of filing
(Separate check to CSU Bakersfield)
( ) CA Dept. of Fish & Wildlife (CDFW): ($50+$2,968.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

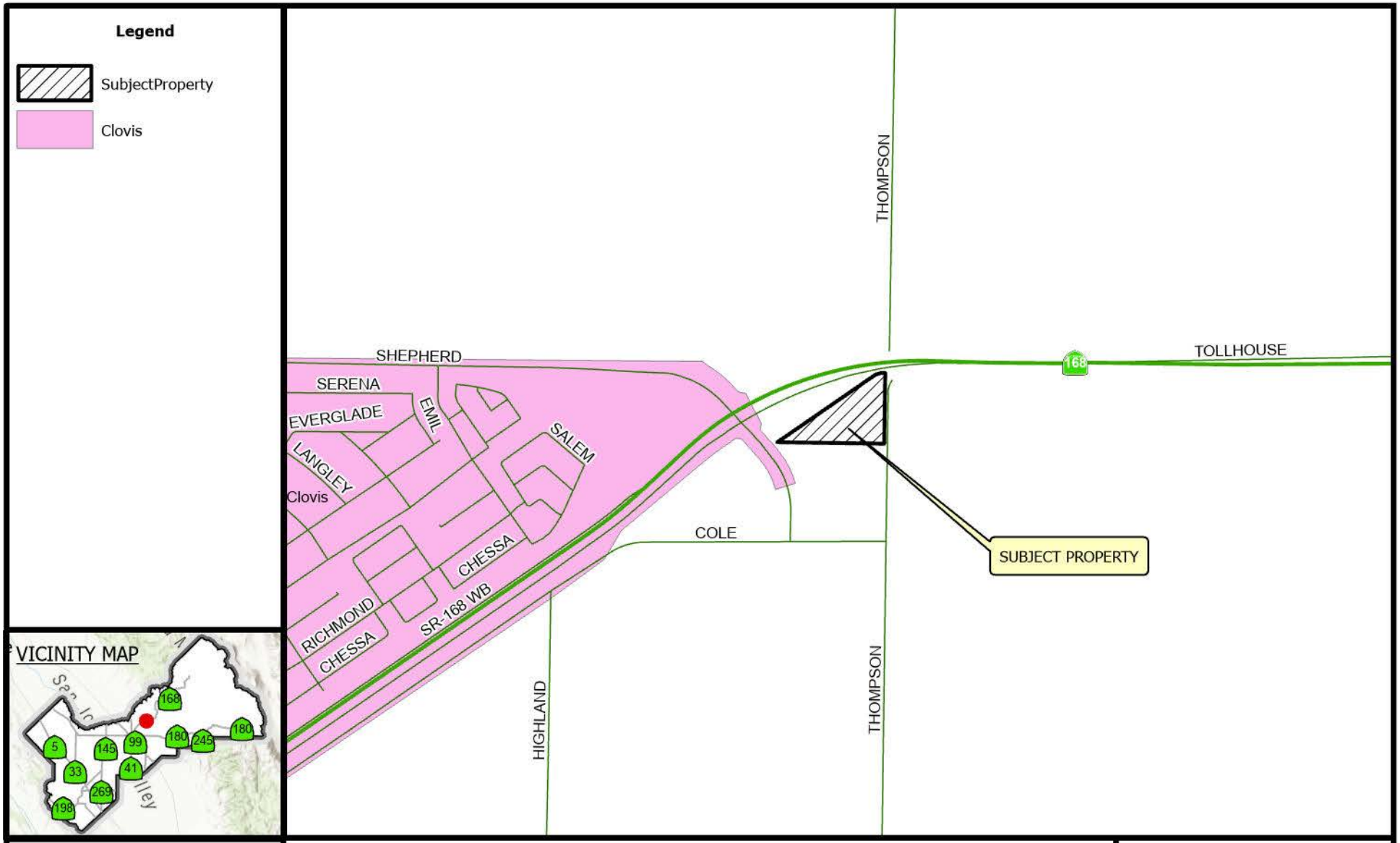
BY: Oscar Gake **DATE:** 10/6/25
PHONE NUMBER: (559) 600 - 4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

( ) COVENANT
( ) MAP CERTIFICATE
( ) PARCEL MAP
( ) FINAL MAP
( ) FMFCD FEES
( ) ALUC or ALCC
( ) SITE PLAN REVIEW
( ) BUILDING PLANS
( ) BUILDING PERMITS
( ) WASTE FACILITIES PERMIT
(✓) SCHOOL FEES
( ) OTHER (see reverse side)

PLU # 113 **Fee:** **$269.90**
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



LOCATION MAP

DRA4811 | 2025

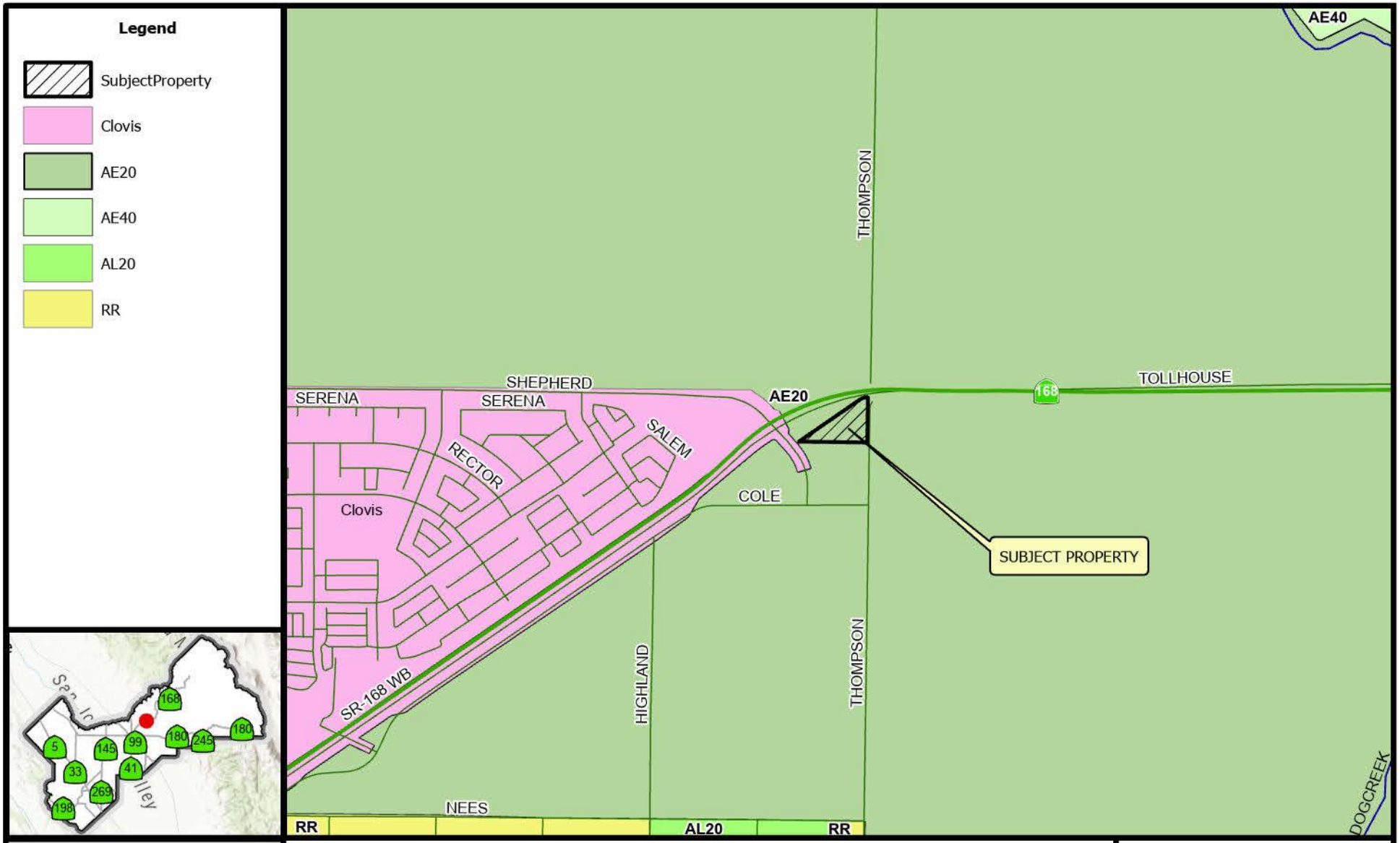
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 12/15/2025

N

0 0.13 0.25 Mi

Feet
0 500 1,000

Path: G:\4360Devs&Pln\GIS\Completed GIS Maps\Landuse\dra4811\dra4811.aprx



Existing Zoning Map

DRA4811
STR 27 - 12S / 21E

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 12/15/2025

N

0 0.2 0.4 Mi

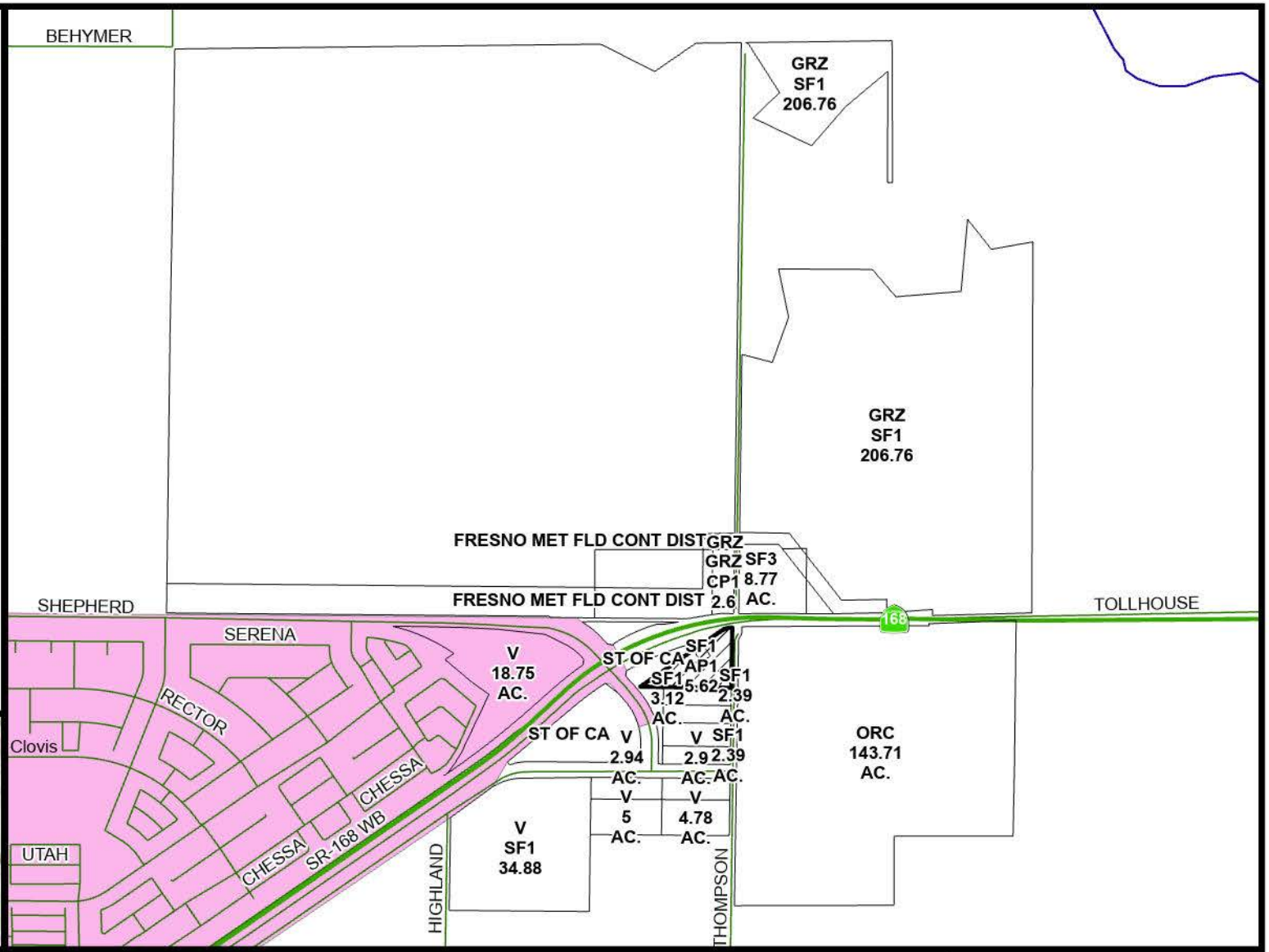
0 1,250 2,500 Feet

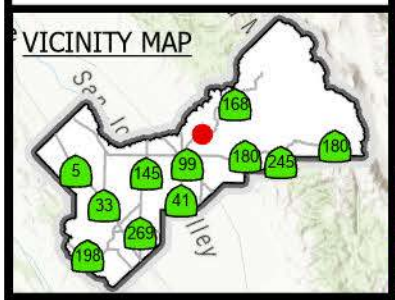
Path: G:\4360Devs&Pln\GIS\Completed GIS Maps\Landuse\dra4811\dra4811.aprx

LEGEND:

Subject Property

LEGEND
GRZ - GRAZING
AP1 - APARTMENT
SF#- SINGLE FAMILY RESIDENCE
ORC - ORCHARD
V - VACANT
TWR - CELL TOWER SITE
CP# - OFFICE COMM./PROF





Existing Land Use Map

DRA4811

2025

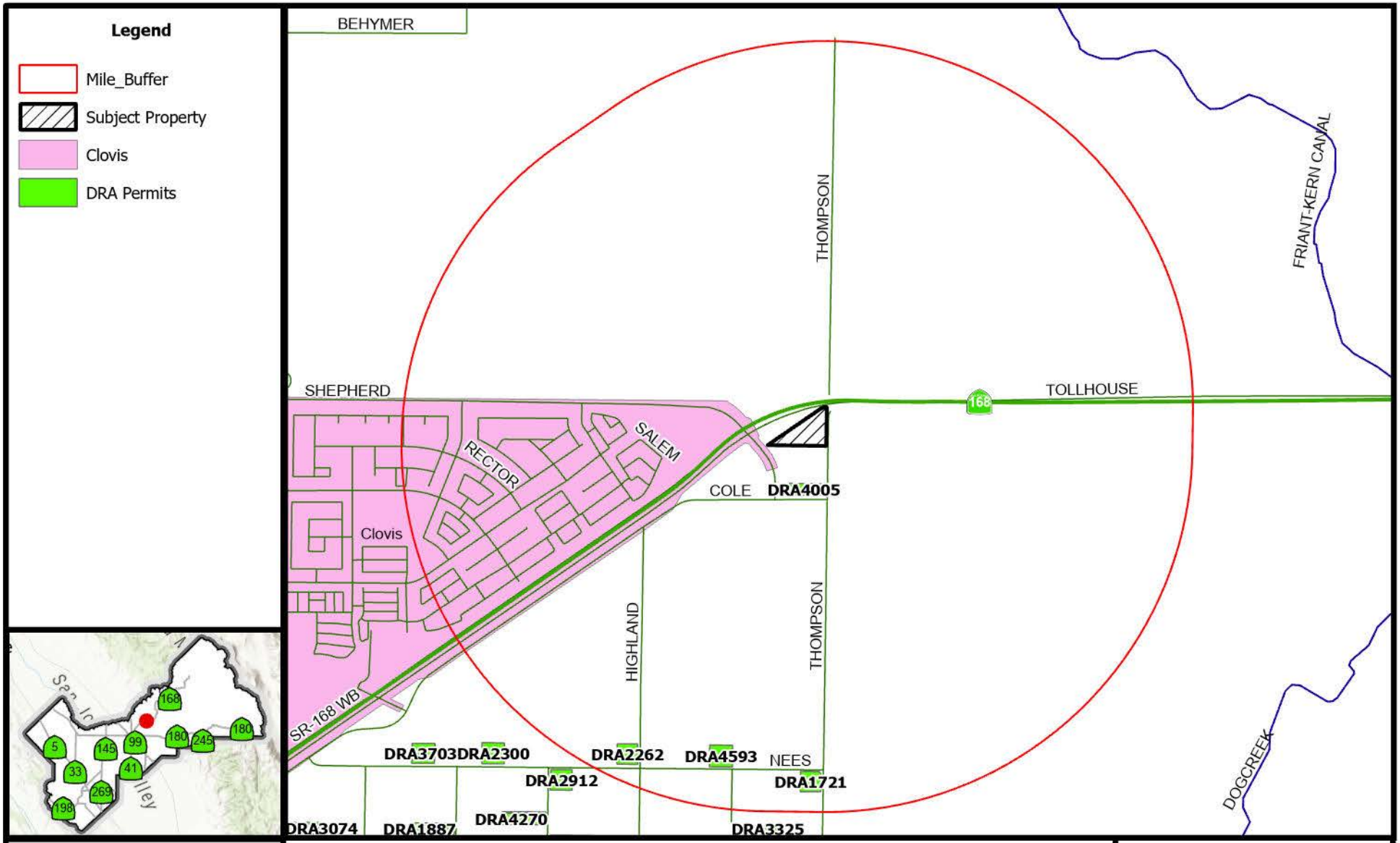
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 12/15/2025

N

0 0.17 0.35 Mi

0 1,000 2,000 Feet

Path: G:\4360Devs&Pln\GIS\Completed GIS Maps\Landuse\dra4811\dra4811.aprx



Proximity Map

DRA4811

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 12/15/2025

N

0 0.23 0.45 Mi

0 1,500 3,000 Feet

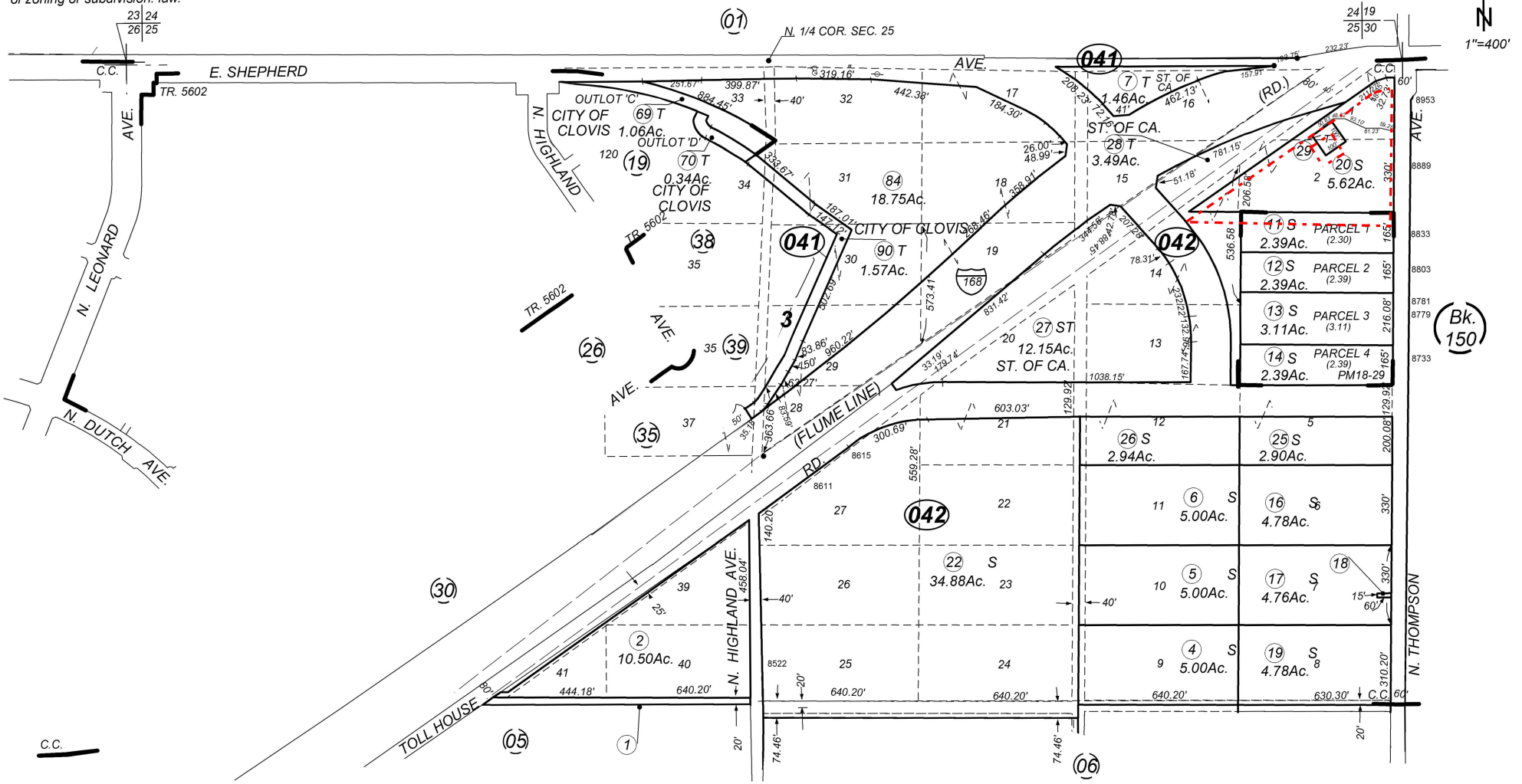
Path: G:\4360Devs&Pln\GIS\Completed GIS Maps\Landuse\dra4811\dra4811.aprx

-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision. law.

SUBDIVIDED LAND IN POR. SEC. 25, T.12 S., R.21 E., M.D.B. & M.

Tax Rate Area
1-134 76-045
1-135

558-04



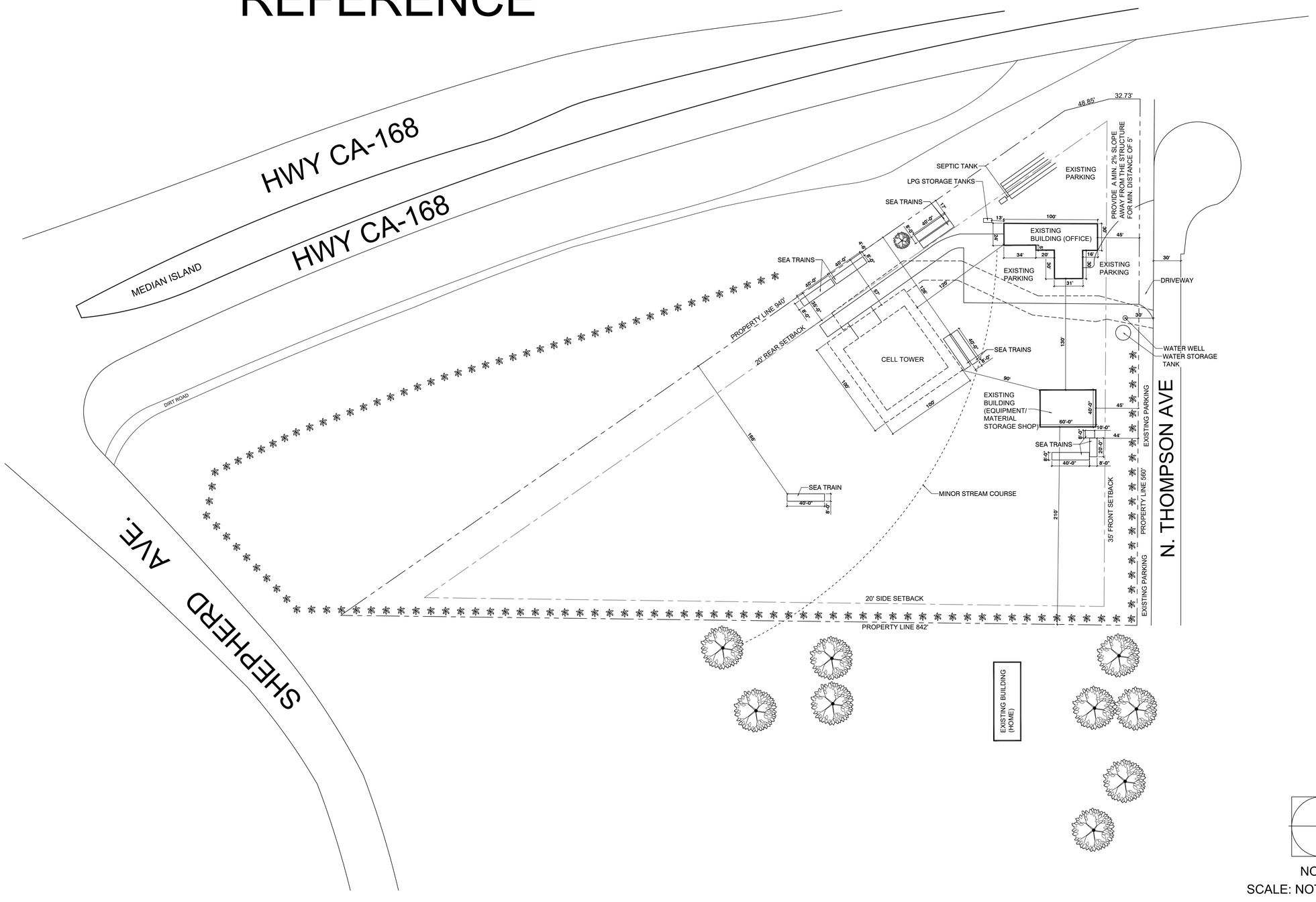
Agricultural Preserve
Carson - Calimyrna Fig Orchards - R. S. Bk. 7, Pg. 50
Parcel Map No. 2619 - Bk. 18, Pg. 29
Tract No. 5602 - Amended - Bk. 77, Pgs. 81-93

Assessor's Map Bk. 558 - Pg. 04
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

5/12/2016

VICINITY MAP FOP REFERENCE



NORTH
SCALE: NOT TO SCALE

LANDSCAPE CONNECTION, INC

LIC.# 935734
OFFICE: 8889 N. THOMPSON AVE.
CLOVIS, CA 93619
MAIL: 1865 HERNDON AVE., STE K 409
CLOVIS, CA 93611
P: (559) 323-8139 F: (559) 314-6066

LANDSCAPE CONNECTION, INC.
DESIGN BUILD

BRYON BRAMWELL
LANDSCAPE DESIGNER

PROJECT TITLE: SITE PLAN
8889 N. THOMPSON AVE.
CLOVIS, CA 93619

SHEET TITLE: VICINITY MAP

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPENCIES TO LANDSCAPE CONNECTION, INC.

SCALE: AS SHOWN
DATE: 12-04-25
DRAWN BY: BB

REVISED DATE:

PROJECT NUMBER: 25-XXX

SHEET IDENTIFICATION NUMBER

1

Directors Review and Approval
Landscape Connection, Inc.
Operational Statement

December 4, 2025

Property Owner

CLSP LLC
1865 Herndon Ave., K-409
Clovis, CA 93611

Applicant:

Mr. Aaron McCauley
8889 N. Thompson Ave.
Clovis, CA 93619

Representative:

Mr. Dirk Poeschel, AICP
Dirk Poeschel Land Development Services, Inc.
923 Van Ness, Suite 200
Fresno, CA 93721

Project Address: 8889 N. Thompson Ave.
East side of SR 168, between Shepherd and Thompson Avenues

APN/Acreage: 558-042-20S / 5.62 +/- acres

Existing General Plan: Agriculture

Existing Zoning: AE-20 (Exclusive Agriculture, 20-acre minimum)

Request:

Approval of a Director Review and Approval (DRA) for horticultural services on a 5.62 +/- acre site in the AE-20 zone district. The DRA is requested in association with resolving File 25-004920, Violation No. 3. The applicant has resolved Violation Nos. 1 and 2 and is working with the county to resolve Violation No. 4.

Background:

Landscape Connection, Inc. provides full-service landscape solutions, including design, installation, and ongoing maintenance from its facility at 8889 N. Thompson Ave. in Fresno County. All work is performed off-site at client properties. The subject property is used for administrative operations, equipment/material storage, and limited staging purposes in support

of off-site landscape services. No retail sales currently take place at the facility, nor are any proposed.

The subject property is in a rural, agricultural area with few neighbors. The subject property is also slightly over one-half mile from SR 168, which facilitates transport of materials and equipment to and from the site.

1. **Project Operations:**

Landscape Connection, Inc. has been in business since 2004, operating from the current location at 8889 N. Thompson Ave. since the spring of 2022. The company provides full-service landscape solutions, including design, installation, and ongoing landscape maintenance. All work is performed off site at client properties. No plants are grown or propagated on site. Wholesale plant material is delivered to the site and stored until sold for installation at job sites.

The subject property is used for administrative operations from an existing 2,930 sq. ft. house. A 2,400 +/- sq. ft. metal equipment/material storage building that is also used as a shop is also on the property, as well as limited staging of equipment and materials in support of off site landscape services. The facility operates 6 days a week as described below. These hours include both administrative office operations and employee mobilization to job sites. Please see attached photographs of the project site.

A Verizon cell tower is also located on the property, which is not associated with the project. The applicant has a 30-year lease with Verizon. Please see attached site plan prepared by Landscape Connection, Inc.

2. **Operational Time Limits**

Administrative staff hours are from Monday to Friday, 7:00 a.m. to 4:00 p.m. Landscape maintenance staff work Monday through Friday from 7:00 a.m. to 5:00 p.m. and from 7:00 a.m. to 2:00 p.m. on Saturdays. The facility does not operate on holidays.

3. **Number of Visitors**

The facility is not open to the public. All client interactions and services occur off site. No customer or public traffic is permitted or occurs at the subject property.

4. **Employees**

The applicant employs 90 full-time employees who report to the site at the start of the workday and depart to various job locations after loading supplies and equipment. An additional 20 employees, including 6 sales associates, work on site. All employees typically work 40 hours per week.

5. **Service and Delivery Vehicles**

Equipment and landscape materials are transported to and from job sites as needed. Delivery of parts and supplies is typically limited to approximately 4 trucks twice per week, primarily involving plant materials and irrigation supplies.

6. **Trip Generation**

The Institute of Transportation Engineers 12th Edition Trip Generation Land Use Code 180 estimates that employees of specialty trade contractor uses will generate 3.63 daily trips per employee (110 employees X 3.63 rate = 399.3 daily employee trips). The Institute of Transportation Engineers Land Use Code 180 also estimates that employees of specialty trade contractor uses will generate 0.73 AM Peak trips per employee (110 employees X 0.73 rate = 80.3 AM Peak employee trips) and .80 PM Peak trips per employee (110 employees X 0.80 rate = 88 PM Peak weekday employee trips). A traffic study including project trip generation and distribution will be prepared for the project.

Traffic from the subject site is dispersed throughout Fresno, Clovis, and other destinations with no significant concentration along a single route. Access to SR 168 is slightly over half a mile away by traveling south on N. Thompson Ave., west on Cole Ave. and northwest on E. Shepherd Ave. Proximity and access to SR 168 will divert traffic from county-maintained roads.

7. **Site Access**

Access to the subject property is provided off N. Thompson Ave. on the east, which dead-ends into a cul-de-sac just south of SR 168. Please see attached photos of N. Thompson Ave. This segment of Thompson Ave. is used to access the few rural residential homes and the subject property on the east side of N. Thompson Ave. and the agricultural fields and a citrus orchard on the west side of N. Thompson Ave. As shown in the attached photos, the asphalt road is in good condition.

The entrance to the property is gated, and the entire property is securely fenced. Drive surfaces include a combination of paved, gravel, and compacted dirt. Please see attached photographs of the project site.

8. **Parking**

Employee parking is provided inside the fenced yard on shaved asphalt surfaces and an asphalt parking lot around the office. Additional overflow parking as needed is available on dirt areas outside the fenced area along N. Thompson Ave. and on a shaved asphalt parking area to the north. Most employees carpool reducing the number of cars parked on the property.

9. **Goods Sold on Site**

No goods or materials are sold on site. All plant and landscape materials stored on site are for company use only and are deployed to client properties.

10. Equipment List

A Case tractor, skid-steer loaders and forklifts are used within the property for internal plant material handling. Skid-steer loaders are used at job sites and stored on trailers on the subject site when not in use.

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

Plant landscaping materials are used and stored in a designated, irrigated gravel area. Irrigation supplies are used and stored in secured Sea Train containers. Mulch/bark materials are used and stored in organized, on-site piles that are managed to avoid fugitive dust issues.

12. Does the use cause an unsightly appearance? Or cause noise, glare, dust or odor? If so, explain how this will be reduced or eliminated.

All materials are stored in a clean, organized manner. The property is maintained to professional standards with no unsightly appearance or debris piles. Canary Island date palms planted along the perimeter of the fence provide screening of the interior of the site.

13. Solid and Liquid Waste

No processing or production of solid or liquid waste occurs on site. Green waste generated from off-site jobs is placed in a 40-yard roll-off bin and recycled by a third-party vendor three times per month. Office waste (paper, food waste) is also deposited in a 20-yard dumpster and hauled by a third-party vendor once a week. Liquid waste from two toilets and sinks serving the on-site employees is accommodated by an on-site septic system.

14. Water Consumption

The property receives water from an on-site well with 4-inch PVC casing that produced 10 to 12 gallons per minute from a ½-horsepower pump set at a depth of 63 ft. down in the well. No change in water level occurred during the 15-minute pump test. A non-community, non-transient water treatment system is anticipated to be required.

Average daily water usage is approximately 2,500 gallons, used primarily for irrigation of plant material stored on-site. The water is used for watering plants, flushing toilets, washing hands, and for an ice machine that is filtered. Potable water is provided by Culligan, which provides deliveries on a weekly basis. The site currently has a 5,000-gallon water storage tank for operations that is also outfitted for the fire department to connect to for firefighting purposes. The applicant plans to add a second 5,000-gallon water storage tank to connect to the original tank to provide additional water storage for operations and fire water supply.

15. Signage

There is no on-site advertising or signage, and none is proposed.

16. Will existing buildings be used or will new buildings be constructed?

All existing buildings are currently in use. No new structures are proposed at this time.

17. Which existing buildings will be used for the operation?

The main office is used for administrative functions while the equipment/material storage building is also used as a shop and for storage of tools, equipment, and materials. Several Sea Train containers are also used to securely store tools and irrigation supplies.

18. Outdoor Lighting

Security lighting and cameras are installed around the property perimeter and operational areas. No outdoor sound systems are installed or proposed.

19. Landscaping & Fencing

The property is fully enclosed with perimeter security fencing. Canary Island date palms are installed as ornamental landscaping around the perimeter of the property.

20. Other information that will provide a clear understanding of the project.

As required by the code violation citation, the applicant filed a Pre-Application Review (No. 25-010571) to obtain approval of a DRA to resolve File 25-004920, Violation No. 3.

In 2023, the applicant constructed a metal equipment/storage building that is also used as a shop. As part of the site plan review, the Fresno Metropolitan Flood Control District directed that the building be located to avoid an existing minor stream course within the subject property. The stream course has been preserved, and the applicant has installed gravel and a 4-in. drain to connect to the detention basin on the west side of Shepherd Ave. south of SR 168.

21. Identify all ownership

CLSP LLC is owned and managed by the same individuals who own and operate Landscape Connection, Inc. The owners are as follows:

Mr. Aaron McCauley

Mr. Michael Zamarripa

Mr. Matthew McCauley

Mr. Phillip McCauley

Mr. Kevin Schwab

Directors Review and Approval
Landscape Connection, Inc.
Findings

Per section 846.5.060 - Findings and Decision, Item B, the project is found consistent with the following four findings.

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Chapter, to adjust the use with land and uses in the neighborhood;**

   Landscape Connection is a professional landscaping design and maintenance business operating on a 5.62 +/- acre parcel at 8889 N. Thompson Ave. since 2022. The site has an existing 2,930 sq. ft. house used as an office, a 2,400 +/- sq. ft. metal equipment/material storage building also used as a shop, an on-site septic system, and a well. The site has adequate room to accommodate plant materials, mulch, gravel, and equipment. Several Sea Trains are also used to store irrigation materials.

   The site provides adequate space for storage and movement of materials, equipment and vehicle turn-around. The entrance to the property is gated, and the property is securely fenced. Employee parking is provided on a paved asphalt area around the office and a shaved asphalt parking area inside the fenced area. Additional overflow parking as needed is available on gravel and dirt areas outside the fenced area along N. Thompson Ave. and in a shaved asphalt parking area to the north.

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

   Using N. Thompson Ave., access to SR 168 is slightly over one-half mile from the site. Access to the site is available from the east off N. Thompson Ave., which currently terminates in a cul-de-sac northeast of the site. SR 168 is immediately north of the site. Proximity to SR 168 allows for project vehicles to quickly gain access to SR 168, thereby avoiding use of county- maintained roads.

   Project traffic will occur during a.m. and p.m. peak commute hours. A traffic impact study will be prepared, and the results of the analysis will be included in the project environmental assessment.

3. **The proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare; and**

   A landscape business is consistent with the existing rural and agricultural context and AE-20 zoning district, which allows "Horticultural Services." The applicant proactively contacted surrounding neighbors prior to purchasing the property to describe the proposed use and has successfully operated at this location without issue from the neighbors since 2022.

   The property receives water from an on-site well with good production to serve on-site demand including watering plants, and flushing toilets. Potable water is provided by Culligan, which provides deliveries on a weekly basis. The site currently has a 5,000-gallon water storage tank for operations that is also outfitted for the fire department to connect to for

firefighting purposes. The applicant plans to add a second 5,000-gallon water storage tank to connect to the original tank to provide additional water storage for operations and fire water supply. Water and sewer will be operated in accordance with established standards. A non-community non-transient water system will be developed if required by Fresno County Environmental Health.

The noise environment is characterized by vehicle noise from SR 168 and agricultural operations. Landscape Connection operates during hours consistent with surrounding agricultural operations. No chipping or other noise intensive activities will occur on the site. The site is screened with Canary Island date palms surrounding the perimeter fence.

Operation of the business is consistent with the rural/agricultural context and is not detrimental to the public health, safety, or general welfare of the surrounding properties.

4. The proposed development is consistent with the General Plan.

The Landscape Connection site is designated for Agricultural uses in the Fresno County General Plan. The Agriculture designation *provides for the production of crops and livestock, and for location of necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities.* A professional landscaping design and maintenance business is classified as "Horticultural Services" in the Fresno County Zoning Ordinance and is a use consistent with the AE-20 Zone of the Fresno County Zoning Ordinance with approval of a Director Review and Approval.

County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. ***Property Owner :*** CLSP LLC ***Phone/Fax*** 559-647-2408

   Mailing Address: 1865 Herndon Ave., K-409 | Clovis | CA, 93611
   Street | ***City*** | ***State/Zip***

2. ***Applicant :*** Aaron McCauley, et. al. ***Phone/Fax:*** 559-647-2408

   Mailing Address: 8889 N. Thompson Ave. | Fresno | CA, 93619
   Street | ***City*** | ***State/Zip***

3. ***Representative:*** Dirk Poeschel Land Development Services ***Phone/Fax:*** 559-445-0374

   Mailing Address: 923 Van Ness, Suite 200 | Fresno | CA, 93721
   Street | ***City*** | ***State/Zip***

4. ***Proposed Project:*** Approval of a Director Review and Approval (DRA) to allow the operation of a professional landscaping design and maintenance business on 5.62 +/- acres in the AE-20 zone district.

5. ***Project Location:*** 8889 N. Thompson Ave.
   East side of SR 168, between Shepherd and Thompson Avenues.

6. ***Project Address:*** 8889 N. Thompson Ave.

7. ***Section/Township/Range:*** 25 / 12S / 21E

8. ***Parcel Size:*** 5.62 +/-

9. ***Assessor's Parcel No.*** 558-042-20S

OVER.....

10. ***Land Conservation Contract No. (If applicable):*** N/A

11. ***What other agencies will you need to get permits or authorization from:***

_____	***LAFCo (annexation or extension of services)***	_____	***SJVUAPCD (Air Pollution Control District)***
_____	***CALTRANS***	_____	***Reclamation Board***
_____	***Division of Aeronautics***	_____	***Department of Energy***
_____	***Water Quality Control Board***	_____	***Airport Land Use Commission***
_____	***Other*** _____		

12. ***Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?*** _____ ***Yes*** X ***No***

    If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. ***Existing Zone District[1]:*** AE-20 (Exclusive Agriculture, 20-acre minimum)

14. ***Existing General Plan Land Use Designation[1]:*** Agriculture

ENVIRONMENTAL INFORMATION

15. ***Present land use:*** Professional landscaping design and maintenance business.

    Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements: (See attached site plan)

    The subject property is used for administrative operations from an existing house, a 2,400 +/- sq. ft. metal equipment/material storage building also used as a shop, and limited staging in support of off-site landscape services. An exsiting well , 500 gallon fire water storage tank and and septic system is also on the property.

    Describe the major vegetative cover: Ornamental lanscaping, Canary Island Date palms.

    Any perennial or intermittent water courses? If so, show on map: N/A

    Is property in a flood-prone area? Describe:

    No. Area of Minimal Flood Hazard, Zone X per FEMA FIRM Panel 06019C1605H

    Fresno Metropolitan Flood Control District identified an existing minor stream course within the subject property which is a District Master Plan Channel.

16. ***Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):***

    North: SR 168

    South: Rural Residential

    East: Agriculture - Citrus Orchard

    West: East Shepherd Ave.

17. ***What land use(s) in the area may be impacted by your Project?:*** None.

18. ***What land use(s) in the area may impact your project?:*** None.

19. ***Transportation:***

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
_____ ***Yes*** X ***No***

B. Daily traffic generation:

I.	***Residential - Number of Units***	N/A
	Lot Size	
	Single Family	
	Apartments	
II.	***Commercial - Number of Employees***	90 full time transitory, 20 on-site employees
	Number of Salesmen	6 included in 20 on-site
	Number of Delivery Trucks	4 trucks twice a week = 8
	Total Square Footage of Building	2,400 sq. ft. metal equipment/storage building/shop 2,930 sq. ft. house used as office

III. Describe and quantify other traffic generation activities: Employee traffic and outbound truck trips. The site is not open to the public. See Operational Statement.

20. ***Describe any source(s) of noise from your project that may affect the surrounding area:*** N/A

21. ***Describe any source(s) of noise in the area that may affect your project:*** N/A

22. ***Describe the probable source(s) of air pollution from your project:*** Dust from material deliveries, and emisions from employee vehicle trips and landscape plant and bulk material delivery trips.

23. ***Proposed source of water:***
(X) private well
( ) community system[3]--name: _____ *OVER.....*

24. *Anticipated volume of water to be used (gallons per day)[2]:* Approximately 2,500 gallons used primarily for irrigation of plant material stored on-site.

25. *Proposed method of liquid waste disposal:*
(X) septic system/individual
( ) community system[3]-name _____

26. *Estimated volume of liquid waste (gallons per day)[2]:* 350 gallons for on-site employees 2 sinks/2 toilets

27. *Anticipated type(s) of liquid waste:* Septic waste.

28. *Anticipated type(s) of hazardous wastes[2]:* Used oil

29. *Anticipated volume of hazardous wastes[2]:* 50 gallon drum of used oil once a month

30. *Proposed method of hazardous waste disposal[2]:* Private hauler (Crane's Waste Oil) picks up 50-gal.drum once/month.

31. *Anticipated type(s) of solid waste:* Green waste/trash.

32. *Anticipated amount of solid waste (tons or cubic yards per day):* 3-40 yrd dumpsters per month/ 20 yrd dumpster of trash once per week.

33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* Green waste is recycled

34. *Proposed method of solid waste disposal:* Private hauler (Dumpster Connection)

35. *Fire protection district(s) serving this area:* Fresno County Fire Protection District

36. *Has a previous application been processed on this site? If so, list title and date:* P25-010571

37. *Do you have any underground storage tanks (except septic tanks)? Yes* X *No* _____

38. *If yes, are they currently in use? Yes* X *No* _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Dirk Poeschel — 12 - 3 - 25

SIGNATURE — *DATE*

[1]Refer to Development Services and Capital Projects Conference Checklist
[2]For assistance, contact Environmental Health System, (559) 600-3357
[3]For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/14/18)

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2021: $3,445.25 for an EIR; $2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A $50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. ***All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).***
2. ***All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.***

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

Applicant's Signature 12/2/25 ***Date***

G:\\4360DEVS&PLN\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX

View south towards southern portion of property showing plant material storage.

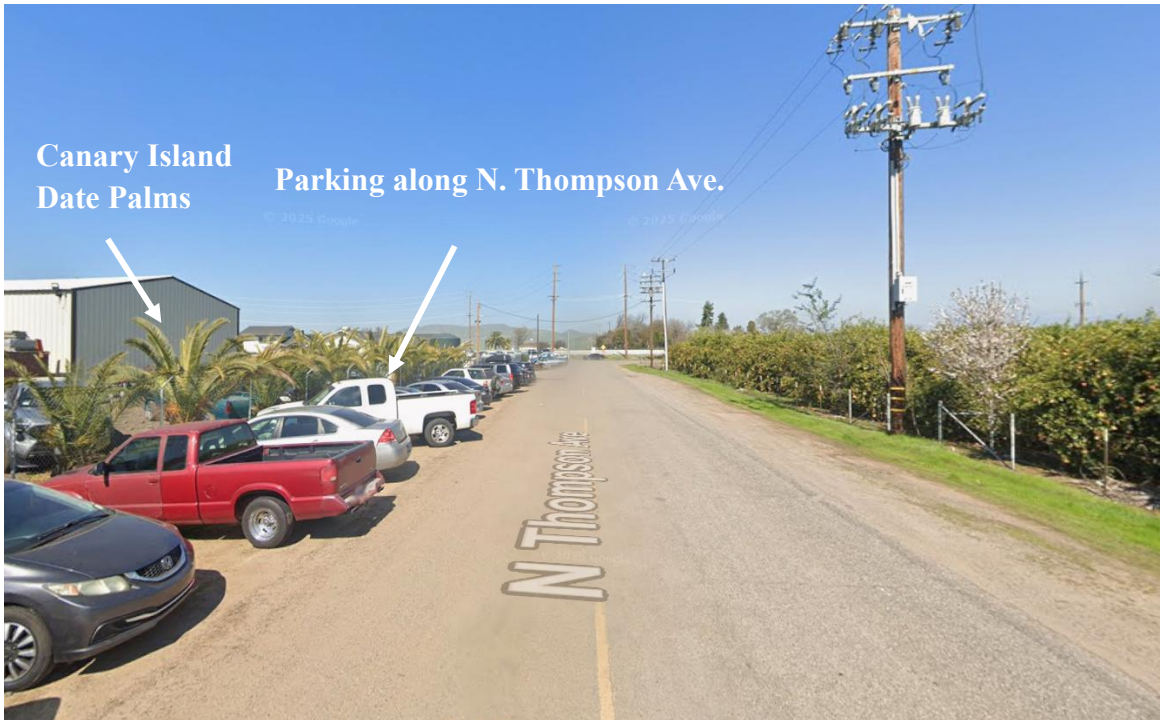
View east of metal equipment/material storage building also used as a shop and Sea Train container for equipment storage.

View north of Verizon cell tower and site fencing. Staged materials, vehicles and office in background

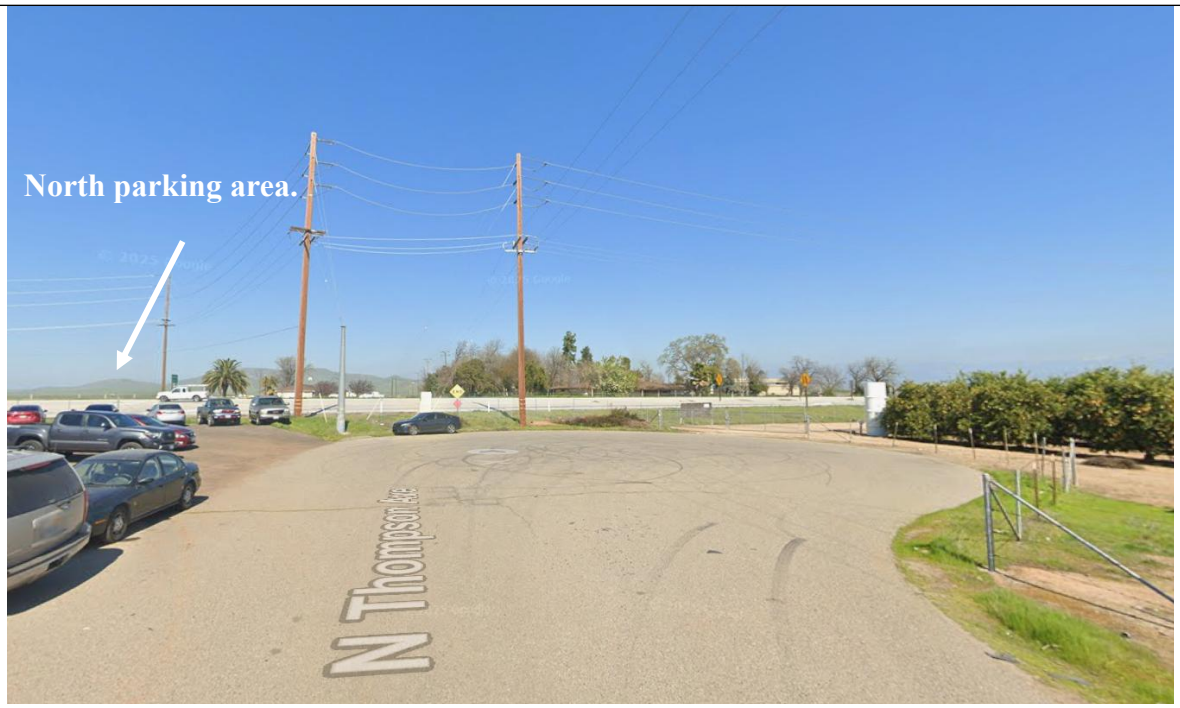
Photo facing west of parking, staged materials and Sea Train container. Gravel area is existing minor stream course which drains to basin at Shepherd and SR 168.

View north along N. Thompson Ave. from the intersection of Cole Ave.

View north along N. Thompson Ave. north of the intersection of Cole Ave.



View along N. Thompson Ave. showing road condition and parking. Perimeter landscape visible along fence.



View of cul-de-sac at the end of N. Thompson Ave. SR 168 is to the north, shaved asphalt parking area at left of photo.

View west towards Verizon cell tower and Sea Train containers. Metal material/equipment storage building also used as a shop is at left of photo, office is at right of photo.

View east of shaved asphalt entrance off N. Thompson Ave. Office and asphalt pavement parking area visible at right of photo. Metal material/equipment storage building at left of photo. On-site 500-gallon water storage tank also visible to right of entrance.

Photo facing north of office and asphalt pavement parking area.