



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA November 8, 2018

8:45 a.m. - CALL TO ORDER

INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
2. **INITIAL STUDY APPLICATION NO. 7493** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3620** filed by **GAR TOOTELIAN INC.**, proposing to allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Avenue) (SUP. DIST. 4) (APNs 373-100-01, 58, 59, 60). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7493, and take action on Classified Conditional Use Permit Application No. 3620 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4051** filed by **LINDA DINEEN**, proposing to allow a 14-foot front-yard setback (35-foot minimum required) for the proposed construction of an approximately 324 square-foot addition to the existing garage on a 7,405 square-foot parcel in the R-1(m) (Single-Family Residential, 6,000 square-foot minimum parcel size, Mountain Overlay) Zone District. The project site is located on the north side of Cascade Avenue, at its intersection with Lakeview Avenue, within the unincorporated community of Shaver Lake (44354 Cascade Avenue) (SUP. DIST. 5) (APN 120-301-10).

-Contact person, Jeremy Shaw (559) 600-4207, email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocountyca.gov

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Suzie Novak, Planning Commission Clerk, by calling (559) 600-4497 or email knovak@fresnocountyca.gov, no later than the Monday preceding the meeting by 9:00 a.m.



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 November 8, 2018

SUBJECT: Initial Study Application No. 7493 and Classified Conditional Use Permit Application No. 3620

Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Avenue, Reedley, CA) (SUP. DIST. 4) (APNs 373-100-01, 58, 59, 60).

**OWNER/
APPLICANT:** Gar Tootelian, Inc.

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7493; and
- Approve Classified Conditional Use Permit (CUP) No. 3620 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/Floor Plans/Elevations
6. Applicant’s Submitted Operational Statement
7. Summary of Initial Study Application No. 7493
8. Conditions of Approval for CUP No. 1486/Variance (VA) No. 2329 and CUP No. 3226
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	80.21 acres	No change
Project Site	An agricultural chemical and fertilizer sales and storage facility	Allow the expansion of an existing agricultural chemical and fertilizer sales and storage facility on four parcels totaling 80.21 acres
Structural Improvements	<ul style="list-style-type: none"> • 55,200 square-foot warehouse • 8,900 square-foot dry ag storage building • 12,600 square-foot tank farm • 2,240 square-foot maintenance building • 7,400 square-foot office building • 2,000 square-foot office Building • 5,000 square-foot single-family residences • 30,000-gallon water storage tank • Water well, shade canopy, fuel station, truck wash station, truck scale, truck dock, ponding basin, parking, paved access off Crawford Avenue 	<ul style="list-style-type: none"> • 11,200 square-foot warehouse buildings (total 4) • 54,855 square-foot storage building/warehouse • 5,937 square-foot storage buildings (total 5) • 27,950 square-foot tank farm • 9,900 square-foot office • 1,440 square-foot restrooms (total 2) • 10,000 square-foot roof-only shade structures

Criteria	Existing	Proposed
		<ul style="list-style-type: none"> • 9,600 square-foot roof-only expansions • 8,680 square-foot roof-only expansion
Nearest Residence	106 feet west of the project site	No change
Surrounding Development	Cultivated farmlands with sparse single-family residences	No change
Operational Features	<p>The daily operation of the existing agricultural chemical and fertilizer sales and storage facility include:</p> <ul style="list-style-type: none"> • Mixing, packaging, and repackaging of bulk fertilizer and products into buckets, jugs, totes and tanks on the facility-owned vehicles • The transportation of product sold or stored by the facility to grower field locations • Marketing of crop protection advice to grower customers and servicing grower irrigation systems • Delivery of fertilizer application equipment loaners/rentals to grower customers 	No change
Employees	127	155
Traffic Trips	<ul style="list-style-type: none"> • Less than 225 round trips (daily average) and less than 450 round trips (daily maximum) by customers/vendors/ employees/visitors • 24 daily delivery vehicles making an average of less than 160 trips per day and maximum of less than 300 trips per day 	<ul style="list-style-type: none"> • 225 round trips (daily average) and 450 round trips (daily maximum) by customers/vendors/ employees/visitors • 50 daily delivery vehicles making an average of 160 trips per day and maximum of 300 trips per day
Lighting	Outdoor lighting	Hooded motion-activated outdoor security lighting
Hours of Operation	<p>Operational Hours</p> <ul style="list-style-type: none"> • 4:00 a.m. to Midnight 	No change

Criteria	Existing	Proposed
	Retail hours <ul style="list-style-type: none"> • 5:00 a.m. to 6:00 p.m. (Monday thru Friday) • 5:00 a.m. to 3:00 p.m. (Saturday) • 5:00 a.m. to 3:00 p.m. (Sunday - Seasonally) Outdoor Hours <ul style="list-style-type: none"> • 5:00 a.m. to 10:00 p.m. 	

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

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 7.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: October 5, 2018

PUBLIC NOTICE:

Notices were sent to 30 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

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

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

BACKGROUND INFORMATION:

The subject agricultural chemical and fertilizer sales and storage facility has wholesaled/retailed bulk, packaged and repackaged farm supplies and products used in farming to local growers since 1949.

In June 24, 1974, Director Review and Approval No. 1402 was approved to allow addition of a fertilizer storage building to the facility. On November 23, 1977, the Planning Commission approved Conditional Use Permit No.1486/Variance No. 2329 to allow the expansion of the facility and reduced building setback. Later, on November 6, 2008, the Planning Commission approved Conditional Use Permit No. 3226 to allow the expansion of the facility on approximately 10 acres of land from portions of three contiguous parcels totaling 61.59 acres. The subject application (CUP No. 3620) would allow the expansion of the facility from three to four contiguous parcels totaling 80.21 acres. This expansion includes a new tank farm, warehouse, office, storage buildings, open storage, restrooms, and related improvements.

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	Front (Crawford Avenue; west property line): 58.8 feet Street side (north property line): 520 feet; Side (south property line): 570 feet; Rear (east property line): 25 feet	Yes
Parking	One parking space for every two permanent employees, each salesperson, and each company vehicle	159 parking stalls provided for employees and the public versus 115 required	Yes
Lot Coverage	No requirement	No requirement	N/A
Separation Between Buildings	Six-foot minimum	10 feet	Yes
Wall Requirements	No requirement	Six-foot-tall chain-link on the south side of the Alta Irrigation District ditch	N/A
Septic Replacement Area	100 percent for existing system	On-site sewage disposal system [meeting the requirements of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code]	Yes
Water Well Separation	Building sewer/ septic tank: 50 feet; disposal field: 100 feet; seepage pit/ cesspool: 150 feet	The project will use the existing on-site well	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements meet the setback requirements of the AE-20 Zone District. Completion of a Site Plan Review is recommended as a Condition of Approval for the project.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Staff review of the Site Plan demonstrates that the proposed improvements satisfy the minimum building setback requirements of the AE-20 Zone District. The proposed improvements will set back approximately 58.8 feet from the west property line (minimum 35 feet required), 520 feet from the north property line (minimum 35 feet required), 570 feet from the south property line (minimum 20 feet required), and 25 feet from the east property line (minimum 20 feet required).

Concerning off-street parking for the proposal, the Zoning Ordinance requires parking standards of the AE Zone District, which is one parking space for every two permanent employees, one parking space for each company sales person and one parking space for each company vehicle. Based on the Operational Statement letter provided by the Applicant, the project requires 115 parking spaces. As shown on the Site Plan (Exhibit 5), the project provides for 159 parking spaces (including five spaces for the physically disabled), which meets the requirement.

Based on the above information and with adherence to Site Plan Review, included as a Condition of Approval to address design of parking and circulation areas, access, on-site grading and drainage, fire protection, signage and lighting, staff believes the site is adequate in size and shape to accommodate the proposal.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Crawford Avenue; excellent condition South Avenue; excellent condition	No change
Direct Access to Public Road	Yes	Crawford Avenue; excellent condition	No change
Road ADT (Average Daily Traffic)		1500 (Crawford Avenue) 1200 (South Avenue)	No change

		Existing Conditions	Proposed Operation
Road Classification		Local (Crawford Avenue) Local (South Avenue)	No change
Road Width		<ul style="list-style-type: none"> • 30-foot right-of-way east of section line (Crawford Avenue) • 30-foot right-of-way south of section line (South Avenue) 	No change
Road Surface		Asphalt concrete; pavement width 24.1 feet (Crawford Avenue) Asphalt concrete; pavement width 20.6 feet (South Avenue)	No change
Traffic Trips		<ul style="list-style-type: none"> • Less than 225 round trips (daily average) and less than 450 round trips (daily maximum) by customers/vendors/employees/visitors • 24 daily delivery vehicles making an average of less than 160 trips per day and maximum of less than 300 trips per day 	<ul style="list-style-type: none"> • 225 round trips (daily average) and 450 round trips (daily maximum) by customers/vendors/employees/visitors • 50 daily delivery vehicles making an average of 160 trips per day and maximum of 300 trips per day
Traffic Impact Study (TIS) Prepared	No	TIS for the previously-approved CUP No. 3226 required an all-way stop sign at the intersection of Manning and Crawford Avenue but no off-site improvements or impact fee.	No TIS required by Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		<ul style="list-style-type: none"> • Crawford Avenue; excellent condition • South Avenue; excellent condition 	No improvements required No improvements required

Reviewing Agency/Department Comments:

Road Maintenance and Operations Division and Development Engineering Section of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

The project site fronts Crawford and South Avenues which are Local roads in excellent condition, and are maintained by the County. No new site access is proposed by this application. The existing paved access off Crawford Avenue will continue to provide access to the property. Both Crawford and South Avenues meet ultimate right-of-way width for Local roads (60-foot required).

The project will generate 225 round trips (daily average) and 450 round trips (daily maximum) by customers/vendors/employees/visitors and approximately 50 daily delivery vehicles making an average of 160 trips per day and maximum of 300 trips per day.

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the proposal and did not identify any need for road improvements due to traffic generated by the proposal. The Design Division of the Fresno County Department of Public Works and Planning also reviewed the proposal and based on the total vehicular trips generated by the proposal expressed no concerns related to traffic nor required a Traffic Impact Study.

Based on the above information, staff believes that Crawford and South Avenues will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None

Conclusion:

Finding 2 can be made

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	166 acres	Orchard, vineyard	AE-20	None
South	20.66 acres	Orchard, Single-Family Residence	AE-20	290 feet
East	20.48 acres	Orchard, Single-Family Residence	AE-20	1,106 feet
West	19.29 acres	Orchard, Single-Family Residence	AE-20	106 feet

Reviewing Agency/Department Comments:

State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW): The Applicant shall obtain a drinking water permit from the State Water Resources Control Board, Division of Drinking Water, prior to receiving occupancy for the use. This requirement has been included as a Condition of Approval.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: Parking and circulation areas not concrete or asphalt concrete paved shall be treated with dust palliative. This requirement has been included as a Condition of Approval.

All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. This requirement has been included as a Project Note.

The Fresno County Department of Public Health, Environmental Health Division: Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map: 1) There is a 100 percent or more increase in the quantities of a previously-disclosed material; and 2) The facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts and there is a change in Site Map. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CR), Title 22, Division 4.5; 2). If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit from the Health Department shall be required. A spill prevention control and countermeasure plan (SPCC) is required for above-ground petroleum storage tanks with greater than or equal to 1320 gallons of storage capacity. Local Fire Authority shall be contacted regarding construction and installation requirements for above-ground storage tanks.

In an effort to protect groundwater, all water wells and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor. Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil. Should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction.

The subject parcel can accommodate the sewage disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. The on-site sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties. A grading permit shall be required for any grading proposed with this application. Any additional run-off generated by the proposed development shall be retained or disposed of per County Standards. Prior to any work done within the County right-of-way, an encroachment permit shall be obtained from the Road Maintenance & Operations Division.

Central Valley Regional Water Quality Control Board: The facility shall enroll in the Storm Water General Permit or, if applicable, submit a No Discharge Technical Report with a Notice of Non-Applicability with the Board.

Fresno County Fire Protection District: The project shall comply with the California Code of Regulations Title 24 – Fire Code and receive approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The property shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.

San Joaquin Valley Air Pollution Control District (Air District): The Applicant shall submit an Authority to Construct (ATC) application for the existing dry and liquid fertilizer blending operations.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all proposed improvements on the property.

The aforementioned requirements have been included as Project Notes.

Alta Irrigation District (AID): Execute an encroachment agreement, execute a pipeline development agreement, upgrade/pipe existing infrastructure to a reinforced concrete pipe suitable for a commercial environment, and pay encroachment fees and other project-related costs. Note: The project is not subject to these requirements. See discussion under **Analysis**.

Fresno County Ag Commissioner Office; California Department of Fish and Wildlife; U.S. Fish and Wildlife Service; Consolidated Mosquito Abatement District; Water and Natural Resources Division of the Fresno County Department of Public Works and Planning; Santa Rosa Rancheria Tachi Yokut Tribe; Picayune Rancheria of the Chukchansi Indians; Dumna Wo Wah Tribal Government; and Table Mountain Rancheria: No concerns with the proposal.

Analysis:

The project site is located in an agricultural area and currently developed with improvements related to an existing agricultural chemical, fertilizer storage and sales facility. The subject proposal would allow the expansion of the existing facility on portions of four contiguous parcels totaling 80.21 acres.

The proposed improvements on a 20.48-acre parcel identified by Assessor's Parcel Number 373-100-01 include shade structures, office building, storage building, parking and open storage area; on an 18.62-acre parcel identified by Assessor's Parcel Number 373-100-60 include storage buildings, restroom building, storage building/warehouse, tank farm, and open storage area; on a 4.17-acre parcel identified by Assessor's Parcel Number 373-100-59 include shade structures and storage buildings; and on a 36.94-acre parcel identified by Assessor's Parcel Number 373-100-58 include a ponding basin and open storage area. These improvements will be similar in design, height and construction to the existing improvements and would not result in adverse visual impact on the surrounding area.

An Initial Study prepared for the project has identified a potential impact to aesthetics, and cultural resources. To mitigate aesthetic impact, all outdoor lighting will be hooded and directed downward to avoid glare on adjoining properties. In regard to cultural resources, any cultural resources or human remains discovered during ground-disturbance activities will require all work to be stopped and findings be evaluated by an archeologist. These requirements are included as Mitigation Measures (Exhibit 1).

Potential impacts related to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, and public services are considered to be less than significant. The project will file an ATC (Authority to Construct) application with the San Joaquin Valley Air Pollution Control District; submit a Grading and Drainage Plan to ensure that the proposed development will not result in drainage patterns that could adversely affect surrounding properties; comply with the requirements of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code; update the Hazardous Materials Business Plan on file with the County Health Department, handle all hazardous waste in accordance with applicable state laws, and destroy abandoned wells through permits and inspections from the County Health Department; obtain a drinking water permit from the State Water Resources Control Board (SWRCB), Division of Drinking Water; comply with all requirements of the National Pollution Discharge Elimination System, including the preparation of a Storm Water Pollution Prevention Plan; and obtain Fresno County Fire Protection District's approval on the Site Plan for the proposed facility. A Site Plan Review (SPR) has been included as a Condition of Approval for the proposed development. Conditions of the SPR may include, but not be limited to, design of parking and circulation, access, grading and drainage, fire protection, and control of light.

Staff finds no nexus between the proposed improvements and the Alta Irrigation District requiring improvements to the District's California Vineyard Ditch and Dinuba Town Ditch. The proposed improvements will be set back approximately 76 feet south of the California Vineyard Ditch and 168 feet east of the Dinuba Town Ditch. These distances are significant in terms of the improvements having an impact on the District facilities (Ditches). This proposal includes a condition requiring the installation of a six-foot-tall chain-link fence on the south side of the Alta Irrigation District's California Vineyard Ditch right-of-way. The fencing will provide separation between the Ditch and the proposed improvements, including the future open storage area for storage of vehicles and equipment.

The project site is not within any area designated as moderately or highly sensitive to archeological finds. Pursuant to AB (Assembly Bill) 52, County staff routed the project to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria 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 tribe requested consultation, which resulted in no further action on the part of the County.

Based on the above information and with adherence to the Mitigation Measures, recommended Conditions of Approval, and Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See Mitigation Measures and recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>Policy LU-A.3 allows agriculturally-related uses by discretionary permit subject to meeting a number of specific criteria. Criteria LU-A.3.a states that the use shall provide a needed service to the surrounding area which requires location in a non-urban area because of unusual site requirements or operational characteristics. Criteria LU-A.3.b states that the use shall not be sited on productive agricultural land if less productive land is available in the vicinity. Criteria LU-A.3.c states that the use shall not have a detrimental impact on water resources. Criteria LU-A.3.d states that a probable workforce should be located nearby or readily available.</p>	<p>With regard to Criteria “a”, the project entails expansion of an existing agricultural chemical and fertilizer sales and storage facility authorized by discretionary land use approvals. With regard to Criteria “b”, the 80.21-acre project site is classified as “Urban and Built-Up Land” and Farmland of Statewide Importance on the 2014 Fresno County Important Farmland Map. The site is pre-disturbed with improvements related to the existing facility and farming operations. The Fresno County Agricultural Commissioner expressed no concerns with the project using farmland. With regard to Criteria “c”, the project is not located in a water-short area. Any increase in water usage from current 4,500 gallons-per-day to the maximum allowed 30,000 gallons-per-day would be insignificant. With regard to Criteria “d”, the project site is near the City of Orange Cove, which can provide workforce for the facility.</p>
<p>General Plan Policy LU-A.12: In adopting land use policies, the County shall seek to protect agricultural activities from encroachment of incompatible land uses.</p> <p>General Plan Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</p> <p>General Plan Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agriculture land and that mitigation be required where appropriate.</p>	<p>As discussed above in Policy LU-A.3, the subject proposal is a compatible use with agriculture. The proposed improvements will be confined within an 80.21-acre pre-disturbed, non-prime agricultural land and will maintain significant setback distance from surrounding farming operations. The project will also provide fencing along the south side of the Alta Irrigation District (AID) facility to separate the AID ditch from the proposed improvements and open storage areas. The proposal is consistent with Policy LU-A.12, 13 & 14.</p>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.</p>	<p>The project site is not located in a water-short area of Fresno County. Authorized for 30,000 gallons of water per day, the facility currently uses 4,500 gallons per day provided by an on-site well. The Water and Natural Resources Division expressed no concerns related to water supply for the project. The proposal is consistent with this policy.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The property is designated Agriculture in the County General Plan. Policy LU-A.3 allows agriculturally-related uses by discretionary permit provided that they meet certain criteria. Policy LU-A.12 requires that agricultural activities be protected from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; Policy LU-A.14 requires an assessment of the conversion of productive agricultural land and mitigation measures where appropriate; Policy PF-C.17 requires a sustainable water supply for the project.

Analysis:

The project meets the intent of Policy LU-A.3 as discussed above in General Plan Consistency/ Consideration. Concerning this policy, the agricultural chemical and fertilizer sales and storage facility established in 1949 has received several land use entitlements that were granted between 1974 and 2008 to allow for the expansion of the facility as described in the "Background Information." All previous Conditional Use Permits processed after 1976 (when Policy LU-A.3, Criteria a, b, c, and d were adopted) resulted in the determination that the use met the above-specified criteria. The current proposal, which seeks to expand the use by adding facilities in support of the existing use, will not change the basic nature of the operation or result in a significantly more intense use.

Concerning consistency with Policy LU-A.12, Policy LU-A.13, and Policy LU-A.14, the project is a compatible use pursuant to Policy LU-A.3, will maintain adequate distance from adjacent farming operations and provide necessary fencing along an irrigation ditch. Concerning consistency with Policy PF-C.17, the project will not use a significant amount of additional water than currently used by the existing facility.

Based on the above information, staff believes the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None

Conclusion:

Finding 4 can be made.

CONCLUSION:

Staff believes the required Findings for granting the Classified Conditional Use Permit can be made, based on the factors cited in the analysis and the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Classified Conditional Use Permit No. 3620, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7493; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3620, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3620; 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.

EA:ksn

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7493/Classified Conditional Use Permit Application No. 3620
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1*	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2*	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Commission.				
2.	All Conditions of Conditional Use Permit No. 1486/Variance No. 2329 and Conditional Use Permit No. 3226 shall remain in full force and effect except where superseded by this application.				
3.	Prior to occupancy, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.				
4.	The Applicant shall obtain a drinking water permit from the State Water Resources Control Board, Division of Drinking Water, prior to receiving occupancy for the use.				
5.	Parking and circulation areas not concrete or asphalt concrete paved shall be treated with dust palliative				

EXHIBIT 1

6.	Prior to occupancy granted for the improvements proposed by this application, six-foot-tall cyclone fencing shall be installed on the south side of the Alta Irrigation's District's California Vineyard Ditch right-of-way.
----	--

*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.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Construction plans, building permits and inspections will be required for all proposed structures/improvements on the property. A demolition permit is required for a swimming pool, which has been removed, and all septic locations shall meet Fresno County Local Area Management Plan (LAMP) standards. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.
4.	The facility shall enroll in the Storm Water General Permit or, if applicable, submit a No Discharge Technical Report with a Notice of Non-Applicability to the Central Valley Regional Water Quality Control Board.
5.	<p>To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following:</p> <ul style="list-style-type: none"> • Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map: 1) There is a 100 percent or more increase in the quantities of a previously-disclosed material; and 2) The facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts and there is a change in Site Map. The business shall certify that a review of the business plan has been conducted at least once a year, and that any necessary changes were made and that the changes were submitted to the local agency. • All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CR), Title 22, Division 4.5; 2). • If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit from the Health Department shall be required. • A spill prevention control and countermeasure plan (SPCC) is required for above-ground petroleum storage tanks with greater than or equal to 1320 gallons of storage capacity. • Local Fire Authority shall be contacted regarding construction and installation requirements for above-ground storage tanks. • In an effort to protect groundwater, all water wells and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor. • Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil. Should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. • The subject parcel can accommodate the sewage disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. The on-site sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

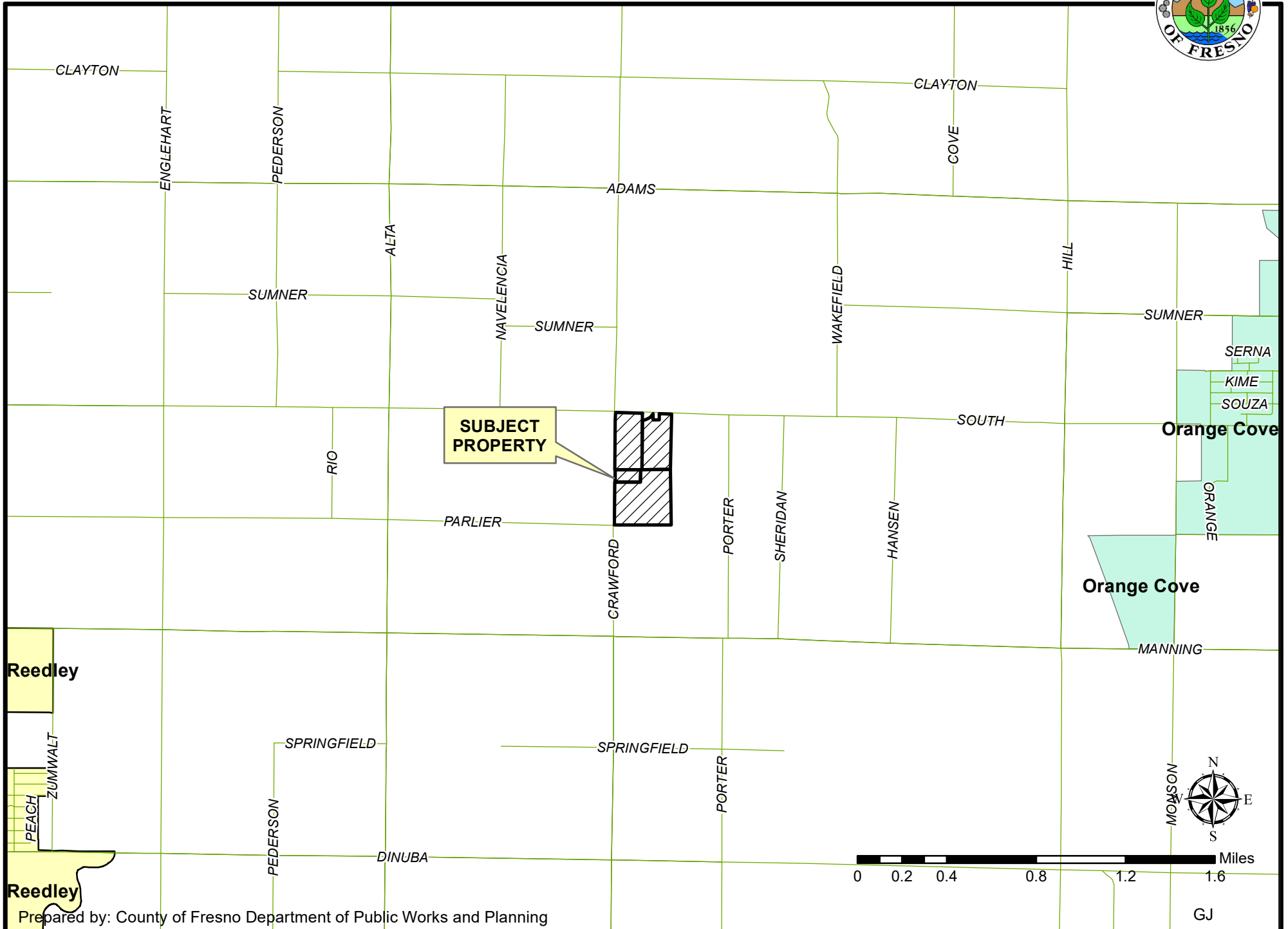
Project Notes

6.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none">• An Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties.• A grading permit shall be required for any grading proposed with this application..• Any additional run-off generated by the proposed development shall be retained or disposed of per County Standards.• An encroachment permit shall be required from the Road Maintenance and Operations Division prior to any work done within the County right-of-way.
7.	<p>The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans must be submitted to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. Further, the property shall annex to Community Facilities District (CFD) No. 2010-01 of FCFPD.</p>
8.	<p>The Applicant shall submit an Authority to Construct (ATC) application with San Joaquin Valley Air Pollution Control District (Air District) for the existing dry and liquid fertilizer blending operations.</p>

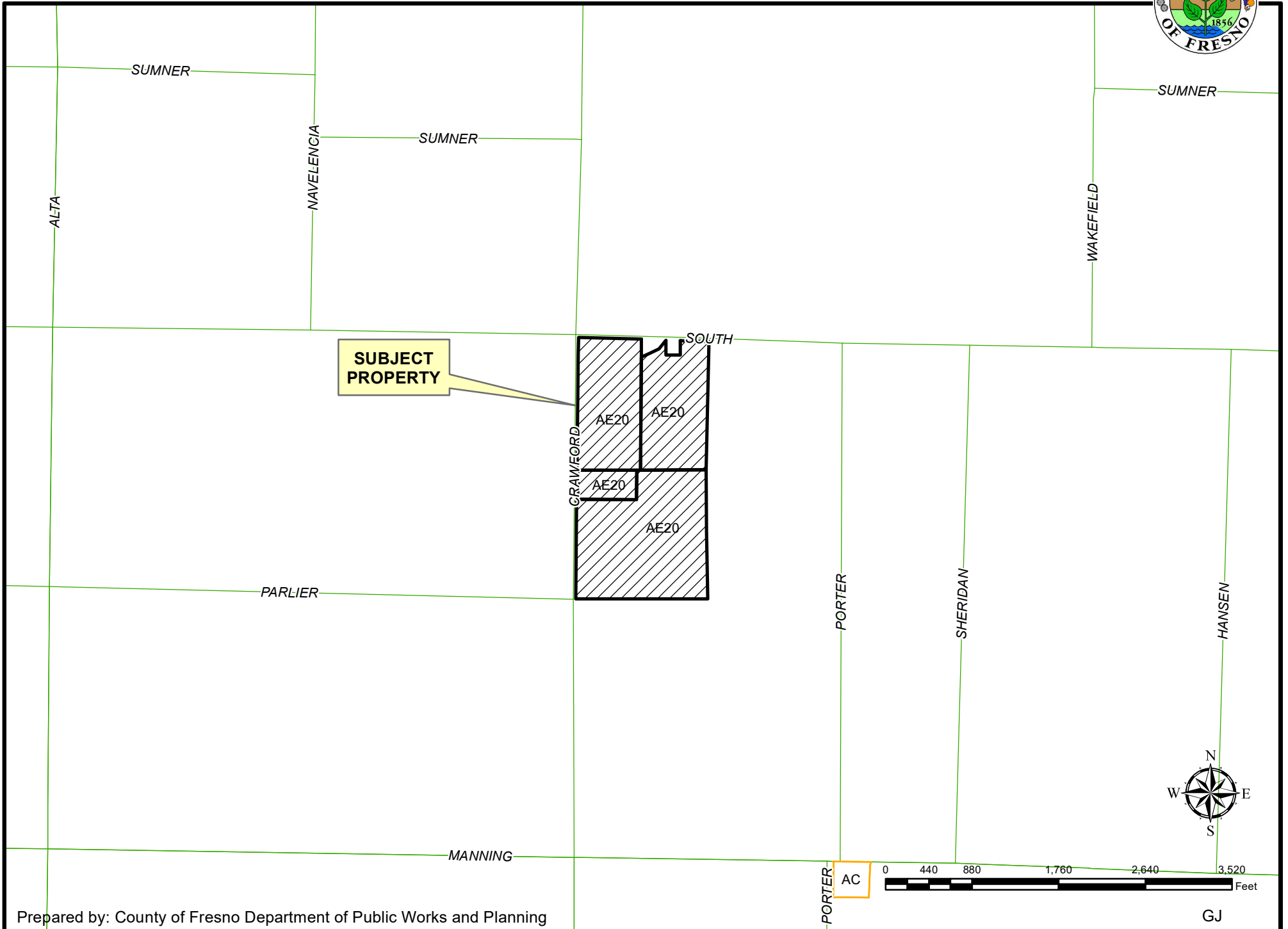
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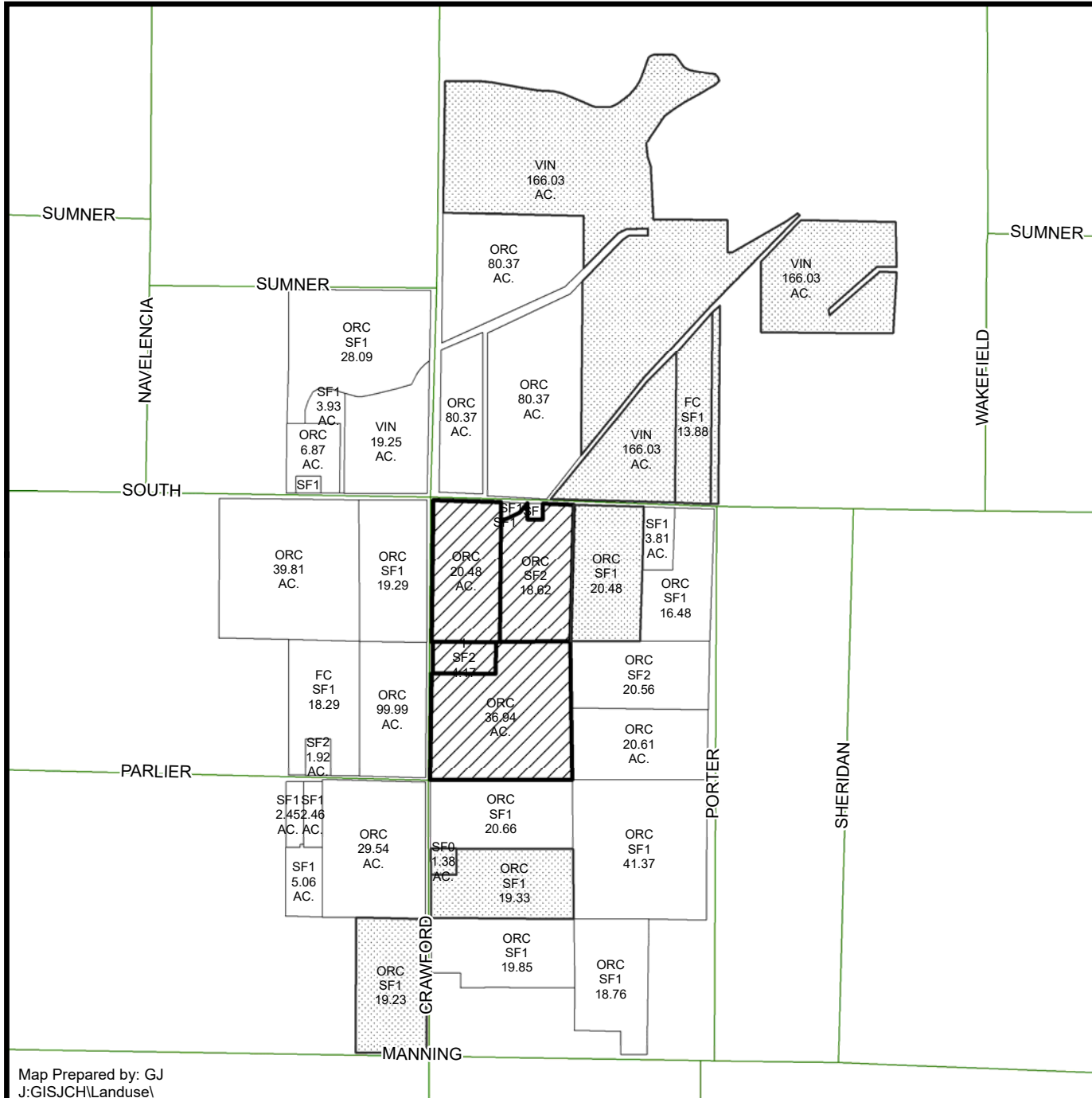
LOCATION MAP



EXISTING ZONING MAP



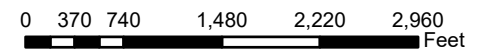
EXISTING LAND USE MAP



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

LEGEND:

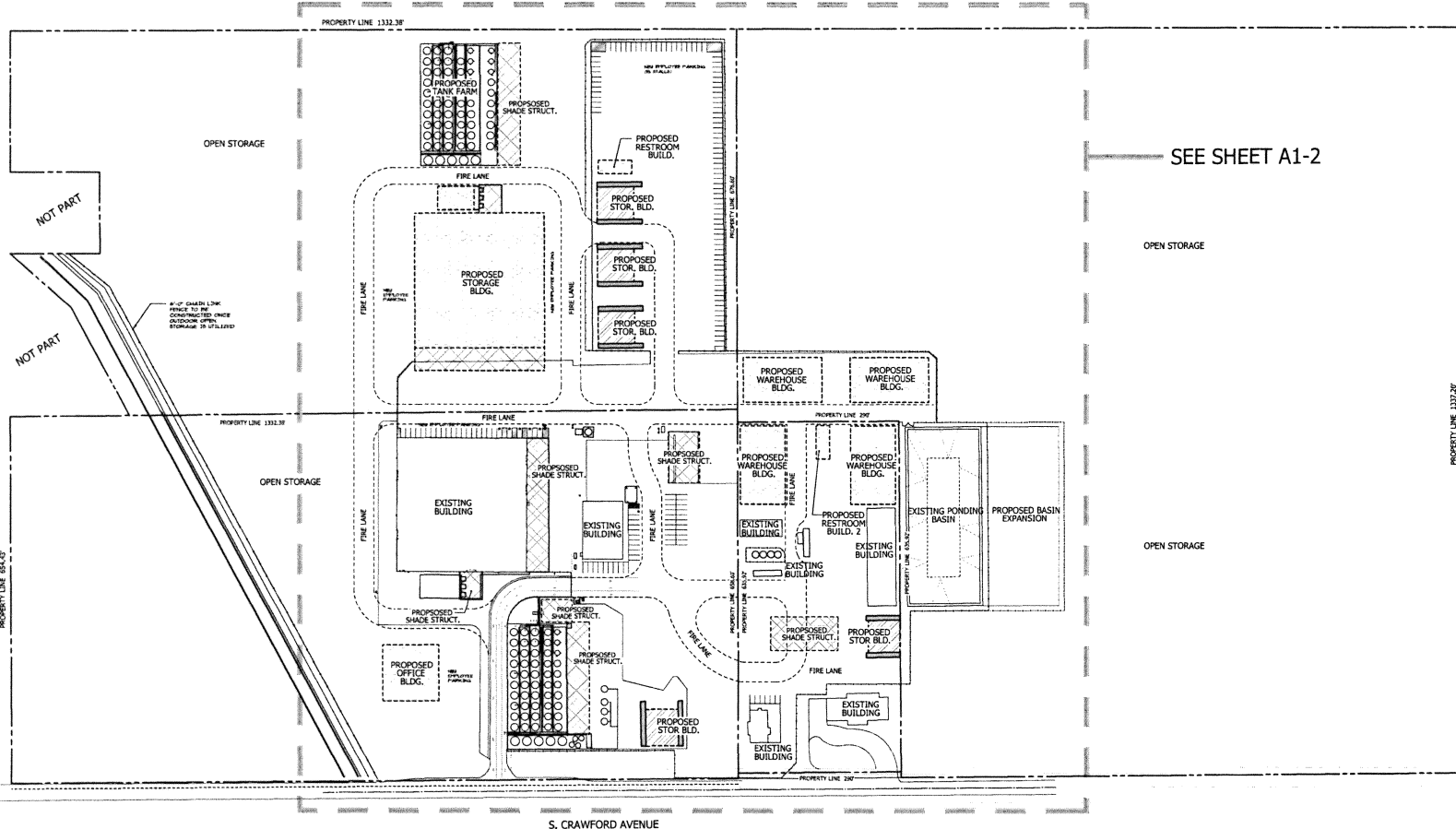
-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

Map Prepared by: GJ
J:GISJCH\Landuse\

EXHIBIT 5



SEE SHEET A1-2

SITE INFORMATION

PROJECT ADDRESS: 1131 S. CRAWFORD AVE.
 APNS: 113-00-01-00-00-00-00
 ZONING: P-1
 LOT BLDG. AREA: 1.00 ACRES
 BUILDING STATUS: 1.00 ACRES
 CUP NO.: 113-00-01-00-00-00-00
 SPS NO.: 113-00-01-00-00-00-00
 CONSTRUCTION TYPE: 20

MICHAEL D. JUNDT S.E. 533396
 TERRY MOORE P.E. 53562
 JAMES QUINN 53569
 ASSOCIATED DESIGN AND ENGINEERING INC.

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 ASSOCIATED DESIGN AND ENGINEERING INC.
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GENERAL SITE NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN THE REQUIRED COVER AND TO PREVENT DAMAGE TO THE UTILITIES.
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VICINITY MAP

S.P.R. NOTES

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OVER-ALL SITE PLAN
 SCALE: 1" = 60'-0"

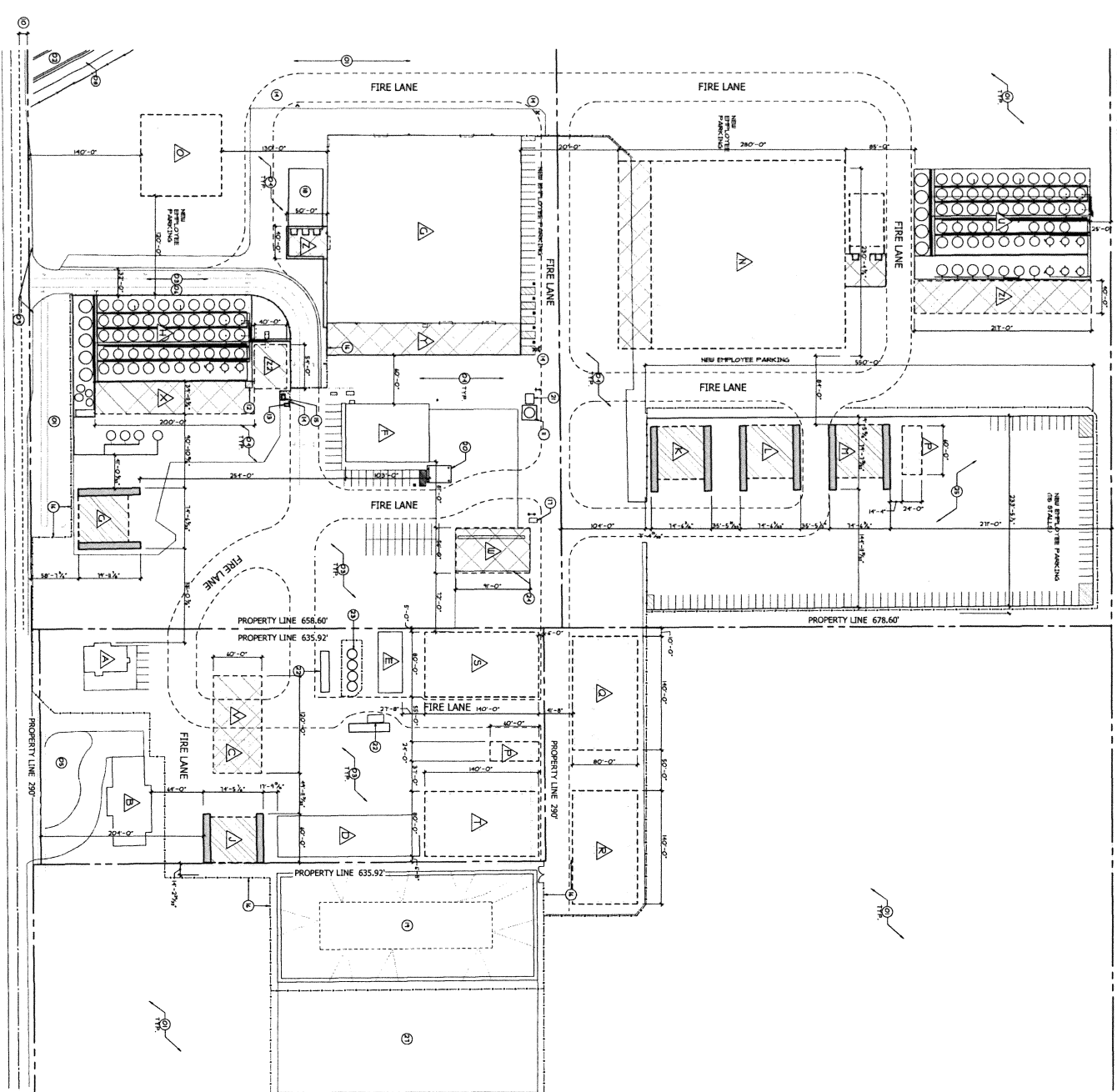


REVISIONS

NO.	DATE	DESCRIPTION

SHEET: **A1-1**
 JOB NO.: C17029 002
 DATE: 10/23/2016

EXHIBIT 5



**ENLARGED
SITE PLAN**
SCALE: 1/8" = 1'-0"

SITE PREPARATION NOTES

1. ALL EXISTING UTILITIES TO BE DELETED AND REINSTALLED AS SHOWN ON THE UTILITIES PLAN.
2. ALL EXISTING UTILITIES TO BE DELETED AND REINSTALLED AS SHOWN ON THE UTILITIES PLAN.
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10. ALL EXISTING UTILITIES TO BE DELETED AND REINSTALLED AS SHOWN ON THE UTILITIES PLAN.

SITE REMOVAL NOTES

1. REMOVE ALL EXISTING CONCRETE AND MASONRY.
2. REMOVE ALL EXISTING METAL STRUCTURES.
3. REMOVE ALL EXISTING ROOFING.
4. REMOVE ALL EXISTING INTERIORS.
5. REMOVE ALL EXISTING EXTERIORS.
6. REMOVE ALL EXISTING UTILITIES.
7. REMOVE ALL EXISTING LANDSCAPE.
8. REMOVE ALL EXISTING PAVING.
9. REMOVE ALL EXISTING FENCES.
10. REMOVE ALL EXISTING SIGNAGE.

BUILDING LEGEND

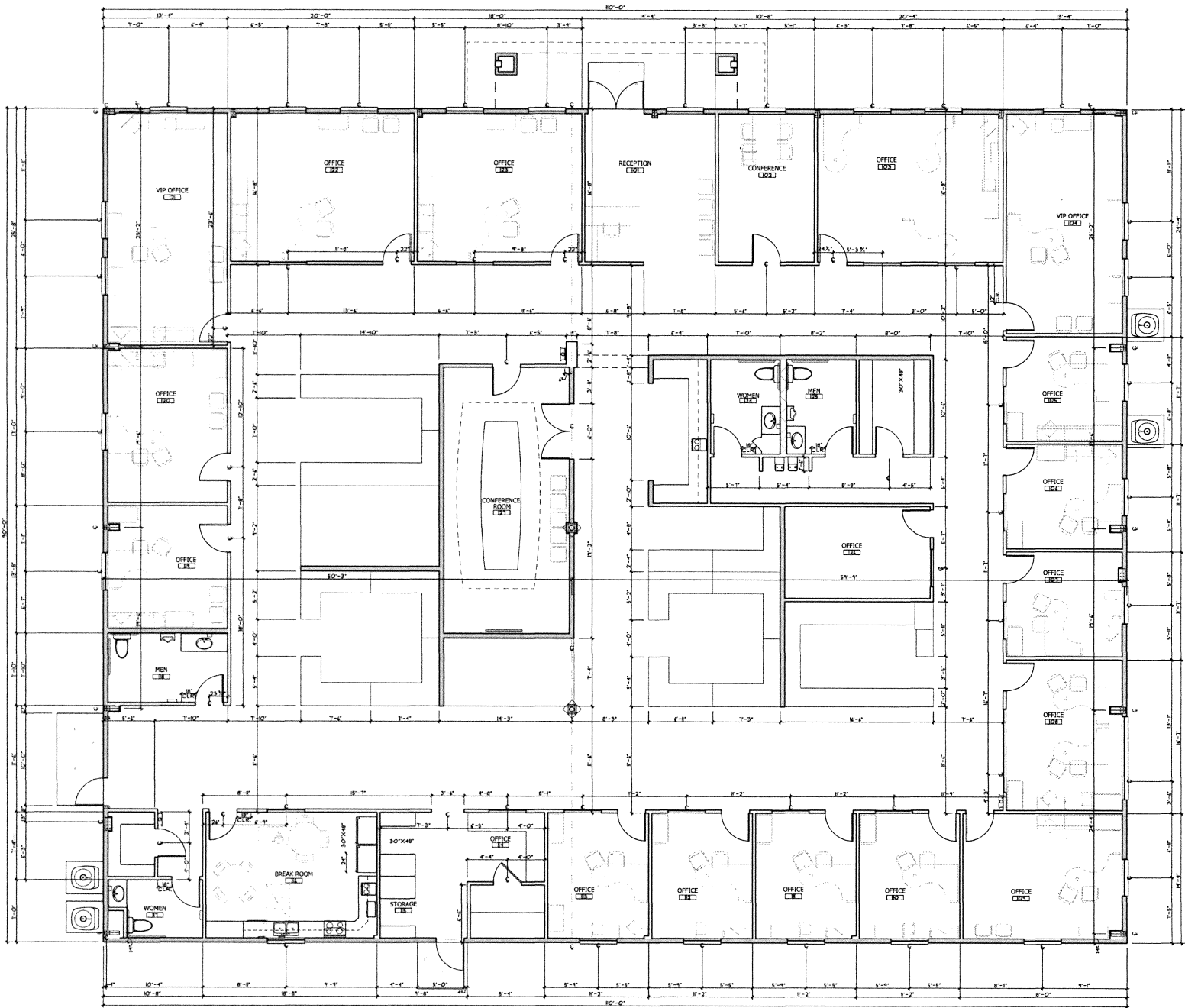
- 1. EXISTING OFFICE BUILDING (2000 SQ FT)
- 2. EXISTING OFFICE BUILDING (2000 SQ FT)
- 3. EXISTING OFFICE BUILDING (2000 SQ FT)
- 4. EXISTING OFFICE BUILDING (2000 SQ FT)
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- 10. EXISTING OFFICE BUILDING (2000 SQ FT)

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/2018	ISSUED FOR PERMIT
2	02/15/2018	REVISED PER COMMENTS
3	03/10/2018	REVISED PER COMMENTS
4	04/05/2018	REVISED PER COMMENTS
5	05/01/2018	REVISED PER COMMENTS
6	06/01/2018	REVISED PER COMMENTS
7	07/01/2018	REVISED PER COMMENTS
8	08/01/2018	REVISED PER COMMENTS
9	09/01/2018	REVISED PER COMMENTS
10	10/01/2018	REVISED PER COMMENTS

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 architecture
 engineering
 forensic sciences
ASSOCIATED DESIGN AND ENGINEERING, INC.
 351 WEST CROWWELL AVE. SUITE 108 ■ PRESNO, CA 93711 ■ OFFICE: 559.431.2869 ■ FAX: 559.431.2074 ■ office@adenc.biz ■ http://adenc.biz

MICHAEL J. DUNDY S.E. 553396
 TERRY MOORE P.E. 58562
 JAMES QUINN C9269
 REGISTERED PROFESSIONAL ENGINEERS



**OFFICE BUILDING
FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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architecture
engineering
for public sciences

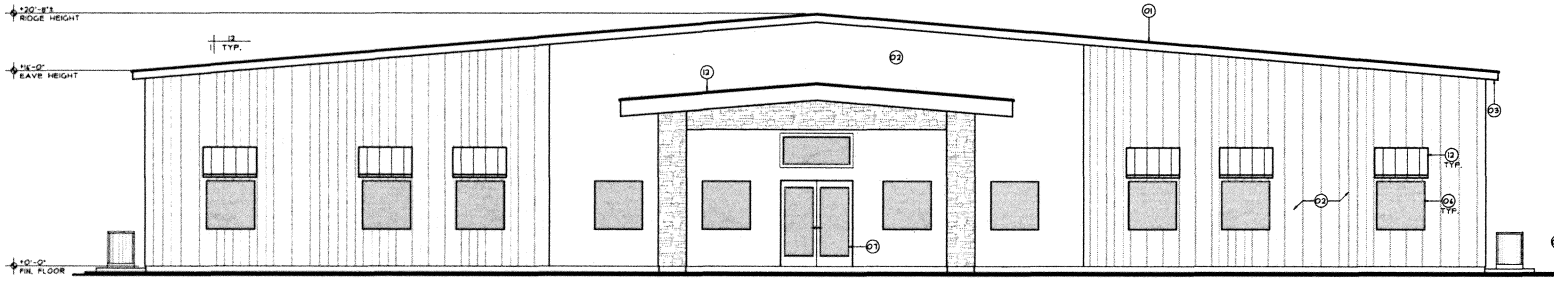
ASSOCIATED DESIGN AND ENGINEERING, INC.
385 WEST CROWNELL AVE. SUITE 108 # FRESNO, CA 93711 # OFFICE 559.431.0989 # FAX 559.431.0074 # office@adecb.com # <http://adecb.com>

MICHAEL D. JUNDT SE 53396
TERRY MOORE PE 55662
JAMES OLINN CP262
REGISTERED PROFESSIONAL ENGINEERS

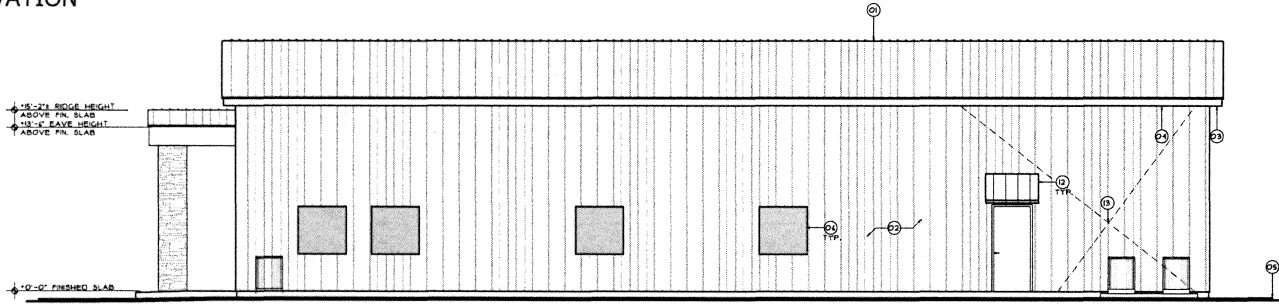
REVISIONS	

A2-6

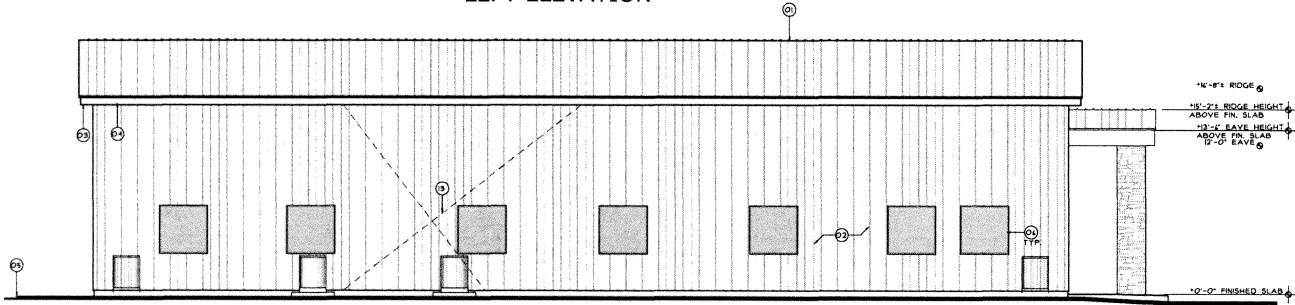
JOB NO. C17029 002
DATE 7/20/2018



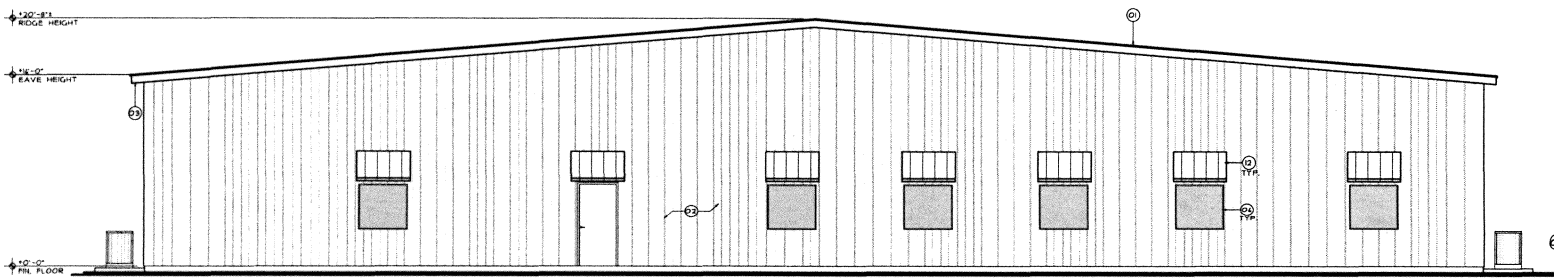
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION (EAST)



REAR ELEVATION (SOUTH)

- ELEVATION KEYNOTES**
- 01 ROOF MATERIAL TO COMPLY WITH SPEC. SECTION 05110-0000
 - 02 SEE ROOF FINISH PLAN
 - 03 STEEL PANEL, BRIMS INSTALLED PER MANUF. SPEC.
 - 04 OVERHANG UNO.
 - 05 INSULATION DETAIL TO COMPLY WITH SPEC. SECTION 05110-0000
 - 06 FINISH GRADE, SLOPE AWAY FROM BUILDING.
 - 07 DUAL PANE BRICK, SEE FLOOR PLAN.
 - 08 STORAGE DOOR, SEE FLOOR PLAN.
 - 09 12'-0" x 12'-0" METAL ROLL-UP DOOR.
 - 10 12'-0" x 12'-0" METAL ROLL-UP DOOR.
 - 11 12'-0" x 12'-0" METAL ROLL-UP DOOR.
 - 12 METAL BRACKING BEAMS, SEE STRUCTURAL DRAWING.
 - 13 METAL FRAMED CANOPY, PER STL. BLDG. DEPT.
 - 14 1" BRACKING, SEE METAL BRACKING PLAN

OFFICE BUILDING
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

GAR TOOTELIAN, INC.

architectural
engineering
for scientific
industries

ASSOCIATED DESIGN AND ENGINEERING INC.

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REVISIONS

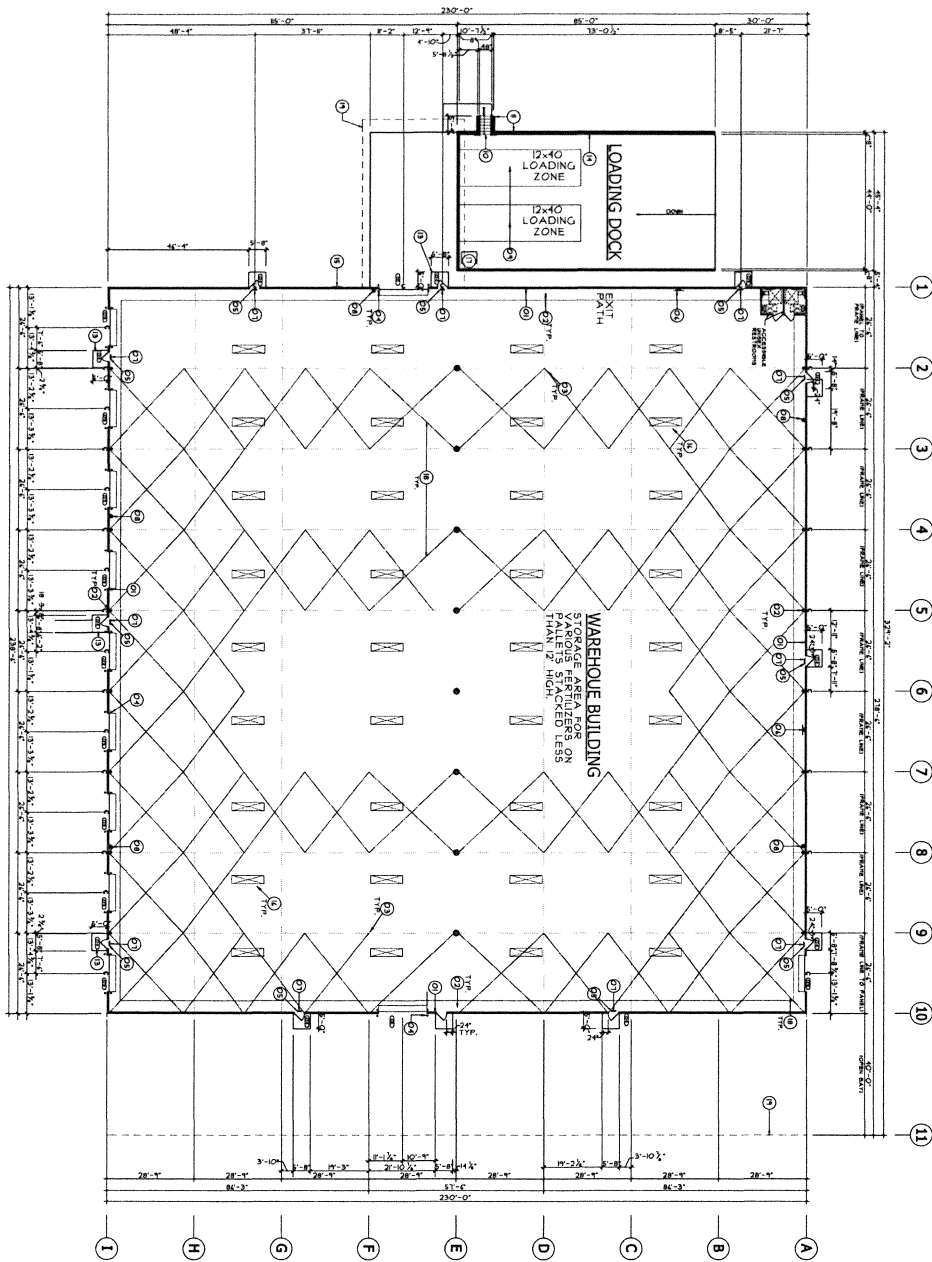
NO.	DATE	DESCRIPTION

A3-6

DATE: 7/20/2018

MICHAEL D. JUNDT SE 53396
TERRY MOORE PE 55802
JAMES CLINN CP 2629





PROPOSED WAREHOUSE FLOOR PLAN

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.

WALL TYPE LEGEND

1	CONCRETE BLOCK
2	CMU
3	CMU WITH INSULATION
4	CMU WITH INSULATION AND FINISH
5	CMU WITH INSULATION AND FINISH AND PAINT
6	CMU WITH INSULATION AND FINISH AND PAINT AND GLASS
7	CMU WITH INSULATION AND FINISH AND PAINT AND GLASS AND METAL
8	CMU WITH INSULATION AND FINISH AND PAINT AND GLASS AND METAL AND WOOD
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- FLOOR PLAN KEYNOTES**
1. FLOOR CONCRETE SHALL BE 4000 PSI COMPACT.
 2. FLOOR SHALL BE FINISHED WITH POLISHED CONCRETE.
 3. FLOOR SHALL BE FINISHED WITH POLISHED CONCRETE AND POLISHED CONCRETE SHALL BE FINISHED WITH POLISHED CONCRETE.
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NO.	DATE	DESCRIPTION
1	12/01/18	ISSUED FOR PERMIT

SHEET A2-3

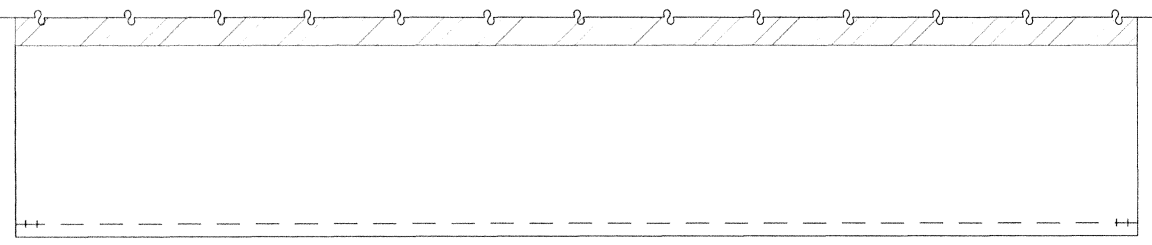
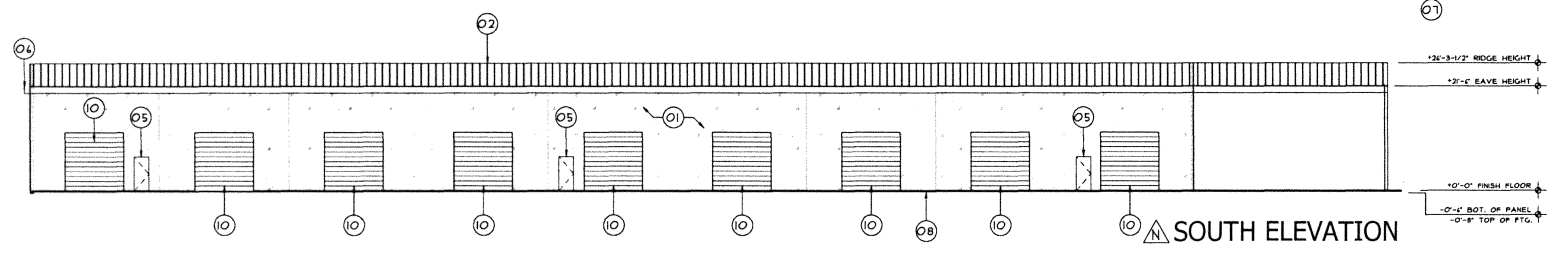
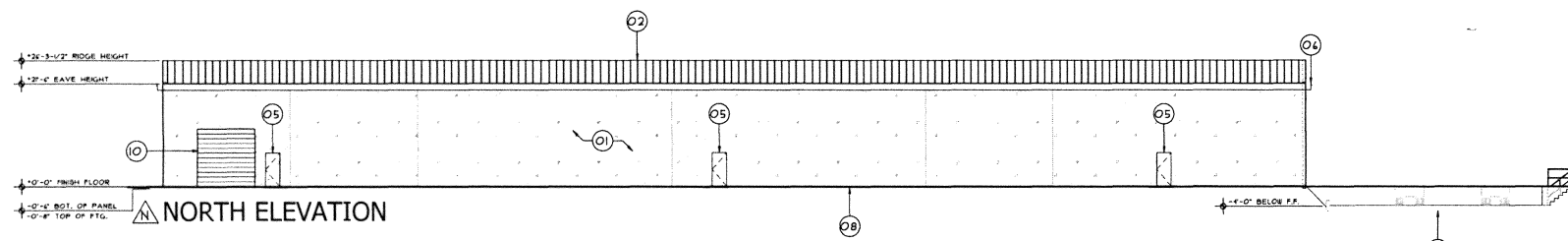
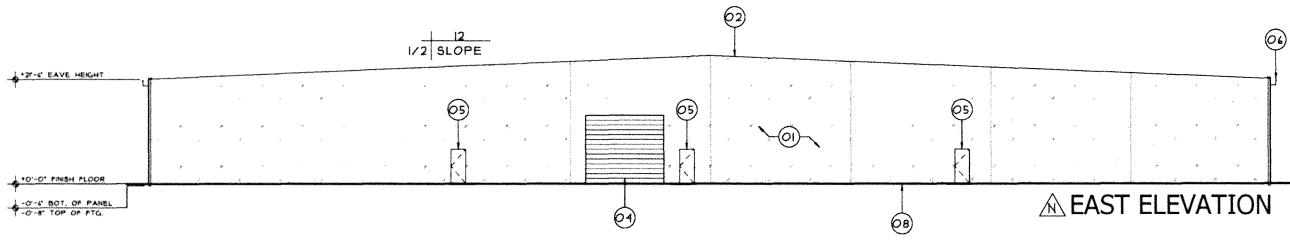
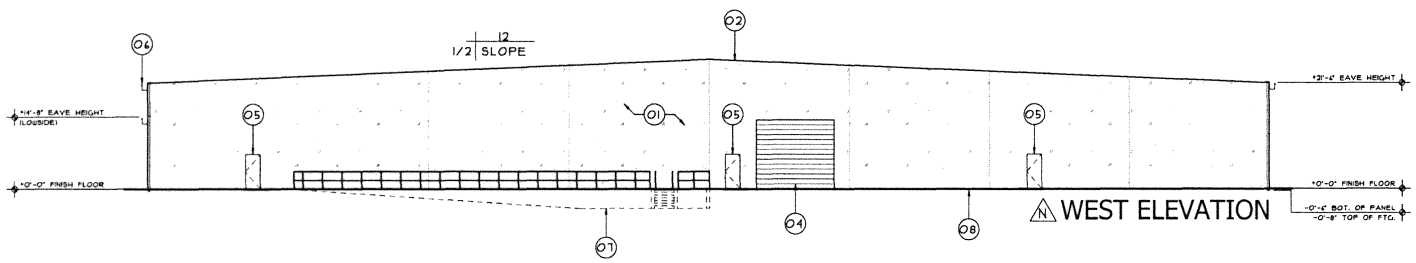
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 architecture
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 forensic sciences

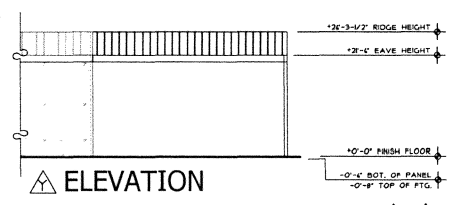
ASSOCIATED DESIGN AND ENGINEERING INC.

351 WEST CROWWELL AVE. SUITE 108 ■ FRESNO, CA 93711 ■ OFFICE: 559.431.2389 ■ FAX: 559.431.2074 ■ office@adeinc.biz ■ http://adeinc.biz

MICHAEL O. JUNDT S.E. 533396
 TERRY MOORE P.E. 58582
 JAMES QUINN C3269



FLOOR PLAN



ELEVATION

PROPOSED WAREHOUSE & EXPANSION ELEVATIONS
SCALE: 1" = 10'-0"

- ELEVATION KEYNOTES**
- 01 POLY-CAST CONCRETE TILT-UP PANELS. SEE FLOOR PLAN.
 - 02 ROOF PANEL STANDING SEAM 24" BY METAL BUILDING CORP. PANEL.
 - 03 4'-0" x 4'-0" ROLL UP DOOR.
 - 04 1'-0" x 1'-0" ROLL UP DOOR.
 - 05 3'-0" x 7'-0" HAL HAN DOOR.
 - 06 24" x 24" DOWN SPOUTS. SEE METAL BUILDING.
 - 07 DECREASED TRUSS DOOR.
 - 08 FINISHED GRADE. SLOPE AWAY FROM BUILDING.
 - 09 METAL BUILDING. SEE METAL BUILDING DRAWINGS.
 - 10 12'-0" x 12'-0" ROLL UP DOOR.
 - 11 1/2" BRACING. SEE SHEET # OF 3 IN METAL BUILDING DRAWINGS.

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interior design



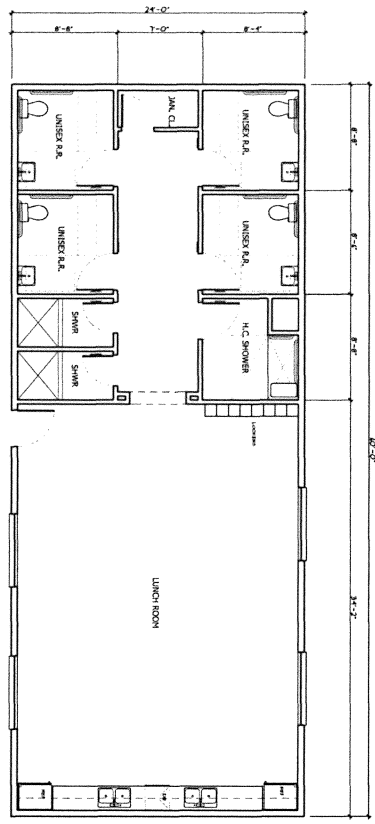
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300 WEST CROKNELL AVE. SUITE 100 • PLEASANTON, CA 94566 • OFFICE: 559.431.2869 • FAX: 559.431.2074 • office@adec.biz • <http://adec.biz>



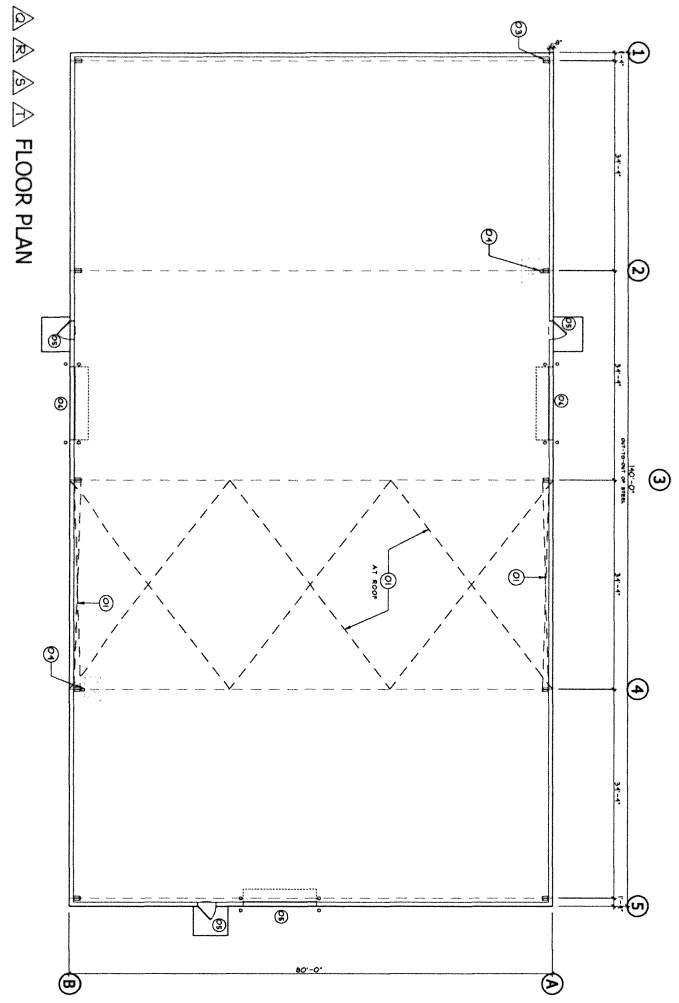
REVISIONS	

SHEET **A3-3**
JOB NO. C17020 002
DATE 7/8/2018

MICHAEL D. LUNDY'S E 53336
TERRY MOORE P.E. 55582
JAMES CLINN CDR 959
PAUL W. BROWN P.E. 53336



△ FLOOR PLAN



△ FLOOR PLAN

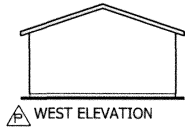
PROPOSED WAREHOUSE & RESTROOM BUILDING
FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES
 01 FLOOR PLAN NOTES
 02 ALL DIMENSIONS IN DIMENSIONS
 03 DIMENSIONS SHOWN IN THIS DRAWING CONTROL OVER ALL OTHERS
 04 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 05 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 06 SHOW THE MAIN ROOM
 07 SHOW THE MAIN ROOM

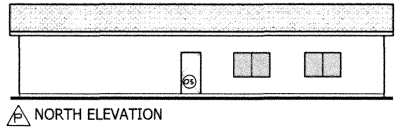
DATE	1/20/01
BY	TT/008/02
CHECKED	
APPROVED	
SHEET	A2-4

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 forensic sciences
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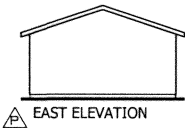
MICHAEL D. JUNDT S.E. 53396
 TERRY MOORE P.E. 58562
 JAMES QUINN CS269



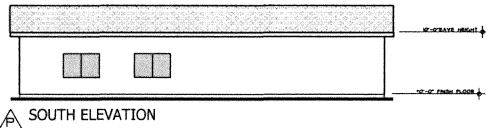
WEST ELEVATION



NORTH ELEVATION



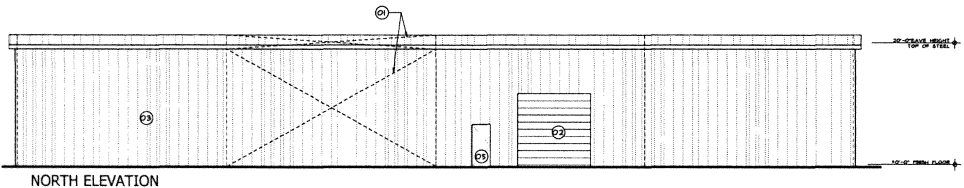
EAST ELEVATION



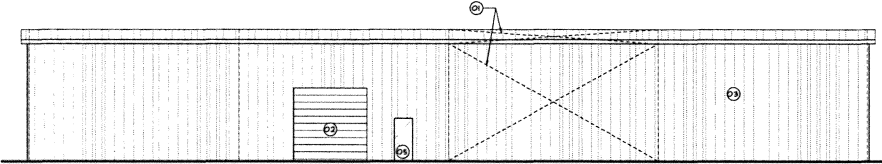
SOUTH ELEVATION

FLOOR PLAN KEYNOTES	
01	X-BRACING, SEE METAL BUILDING DRAWINGS
02	ROLL-UP DOOR
03	METAL SIDING
04	RAIN FRASE, BY METAL BUILDING COMPANY
05	RAIN DOOR

MICHAEL D. LINDT 5653396
 TERRY MOORE PE 59562
 JAMES QUINN CS268
 PROJECT NO. 17-0228



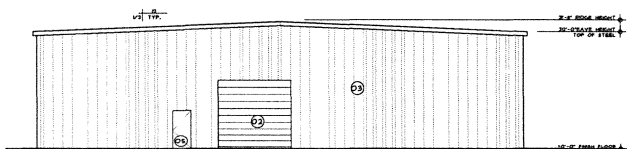
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PROPOSED WAREHOUSE & RESTROOM BUILDING
 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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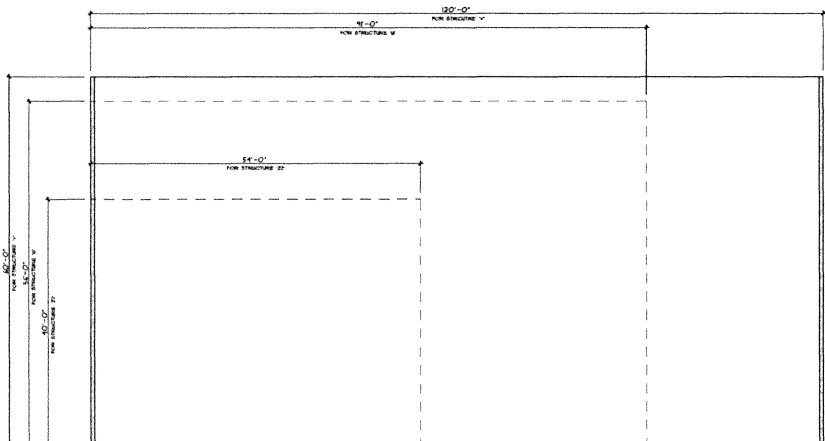
501 WEST CROYWELL AVE. SUITE 108 | PRENSO, CA 93711 | OFFICE: 569-431-2389 | FAX: 569-431-2074 | E-MAIL: info@adandei.com | http://adandei.com



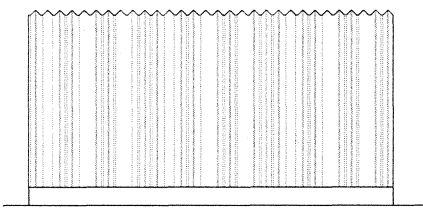
REVISIONS	

SHEET A2-4

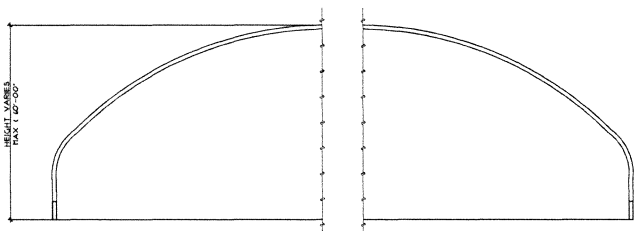
JOB NO. C17028 002
 DATE 7/8/2018



FLOOR PLAN



SIDE ELEVATION

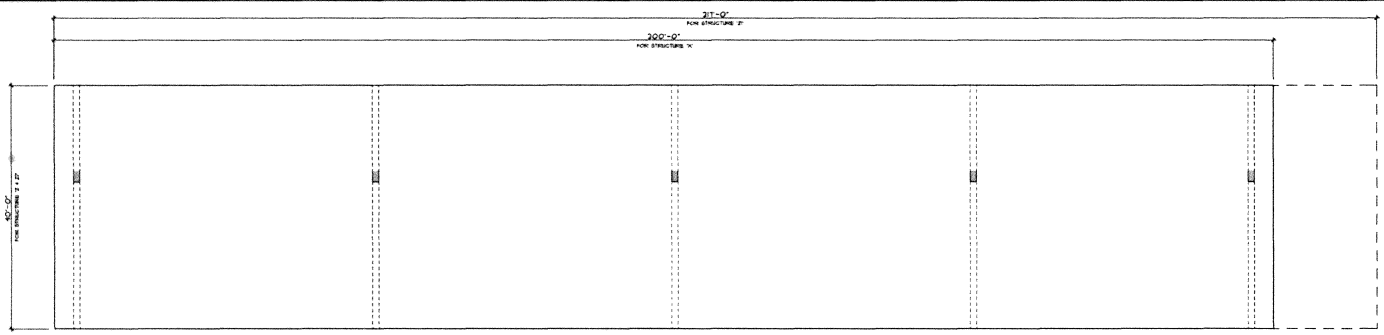


FRONT ELEVATION

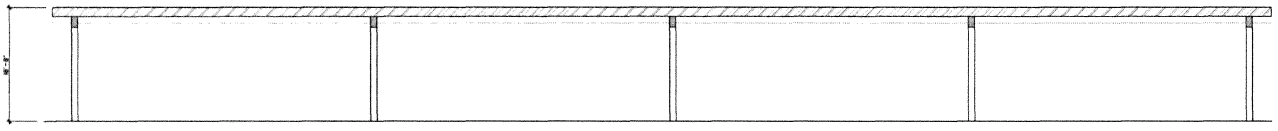
FLOOR PLAN KEYNOTES

- 01 STEEL MASTER BUILDING SYSTEM
- 02 CONCRETE WALL
- 03 CONCRETE SLAB
- 04 FRAME BY METAL BUILDING
- 05 METAL ROOFING BY METAL BUILDING COMPANY

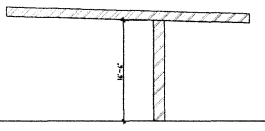
MICHAEL J. UNO, P.E. 565396
 TERRY MOORE, P.E. 565632
 JAMES QUINN, CDR 269
 JAMES QUINN, CDR 269



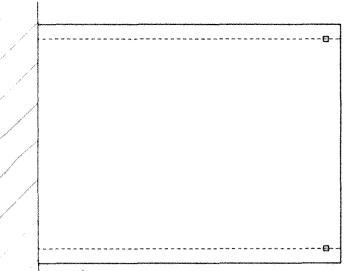
FLOOR PLAN



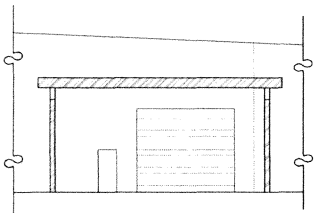
FRONT ELEVATION



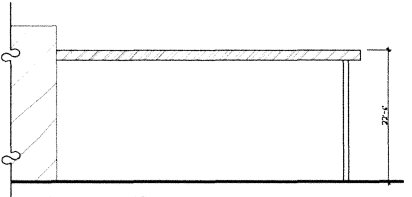
SIDE ELEVATION



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

PROPOSED STRUCTURES
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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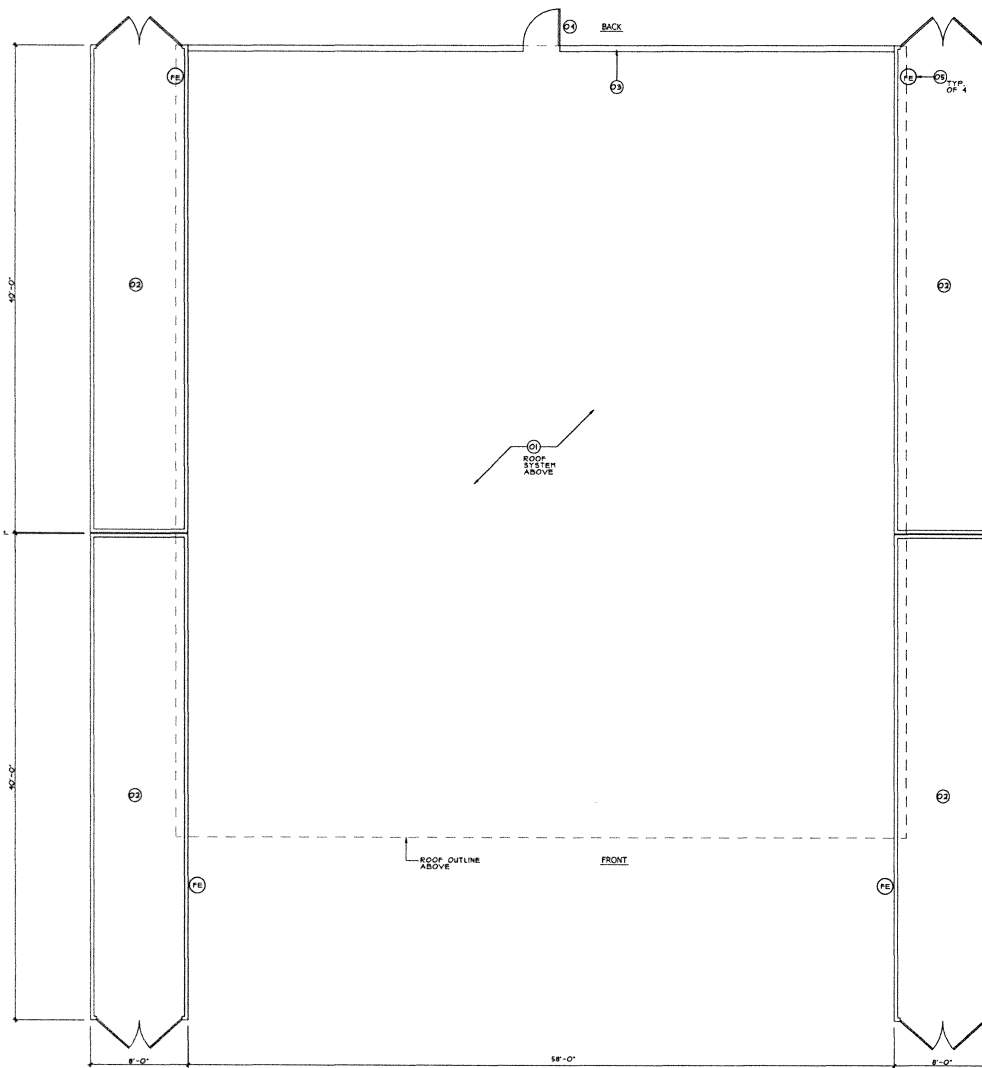


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SHEET **A2-5**
 JOB NO. C17028 002
 DATE 7/6/2016



FLOOR PLAN KEYNOTES

- 01 STEEL TRACK BRACING SYSTEM
- 02 SHIPPING CONTAINER USED AS STORAGE CONTAINER
- 03 6" METAL STUD WALL
- 04 18" TYP TRACK DOOR PLASTIC HARDWARE
- 05 2" X 4" TYP THRESHOLD AT EACH DOOR
- 06 2" X 4" TYP DOOR FRAME
- 07 2" X 4" TYP DOOR FRAME

MICHAEL JUNCI 616-839-9906
 TERRY MOORE 616-839-9902
 JAMES QUINN 630-929-1100
 PHILIP ...

PROPOSED STORAGE STRUCTURE
 80 FT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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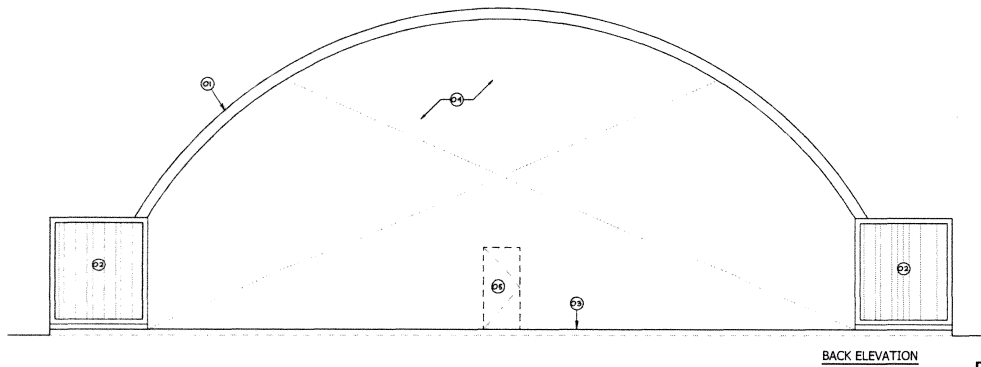
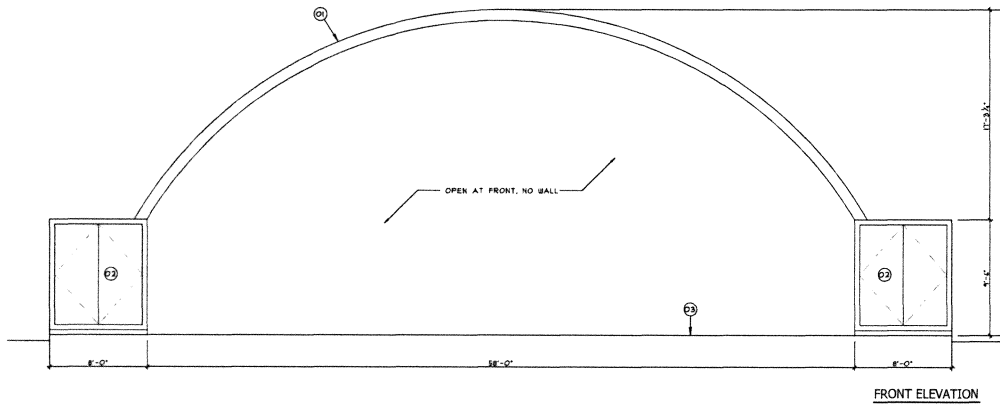
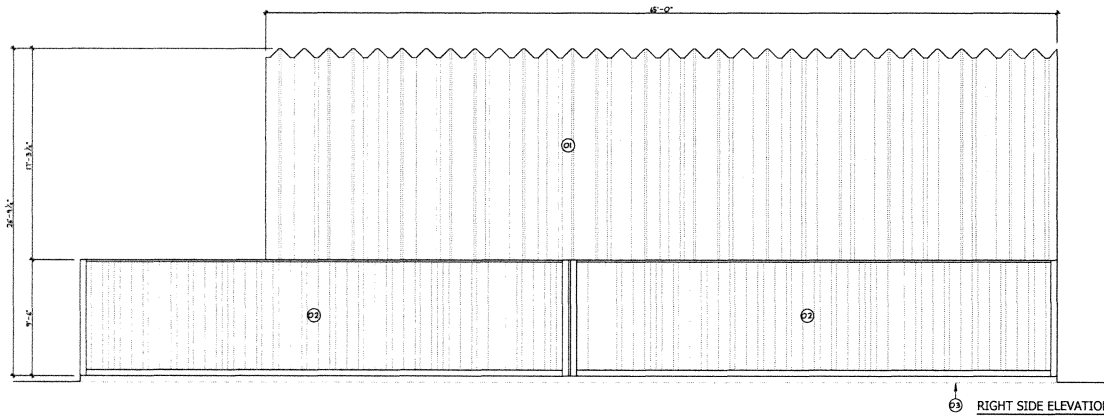


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REVISIONS	
NO.	DESCRIPTION

BHEET: **A2-1**
 JOB NO: C17029 002
 DATE: 7/8/2018



ELEVATION KEYNOTES

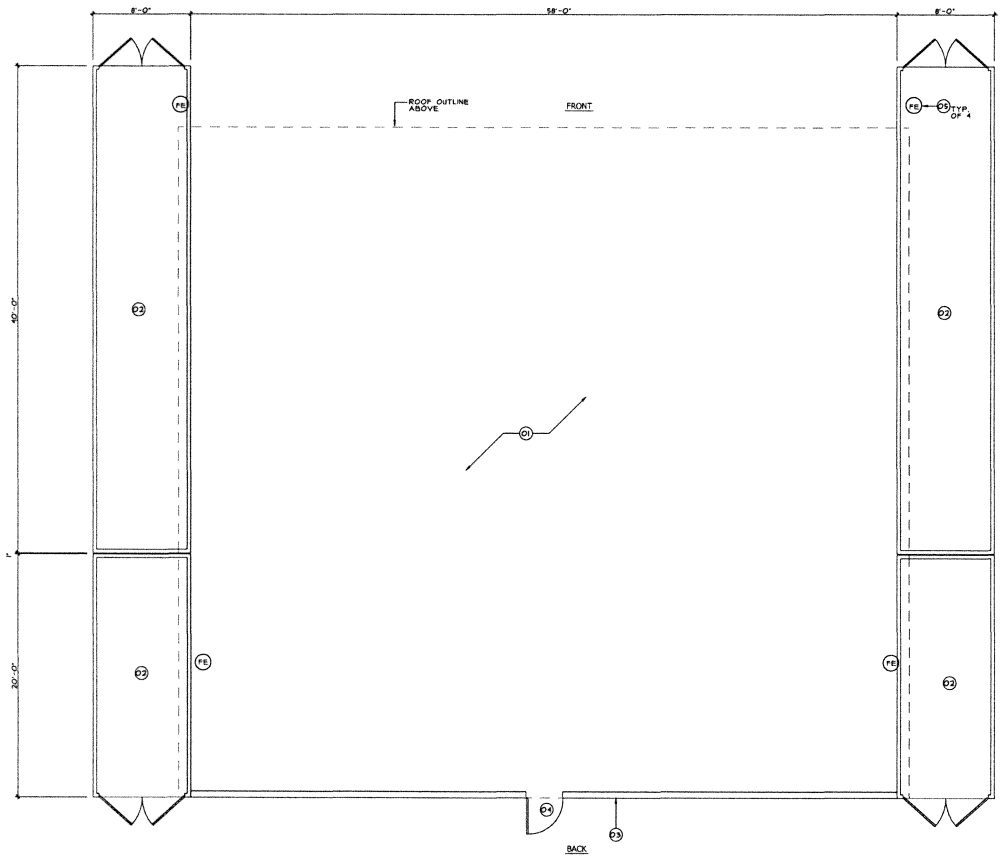
- 01 STEEL TYPEN BUILDING STEEL
- 02 SHIPPING CONTAINER USED AS STORAGE CONTAINER
- 03 CONCRETE SLAB
- 04 1/2" REIN. W/ GAL. STEP BALL W/ SLIP TRACE AT TOP OF CONCRETE SLAB AT BOTTOM DIMENSIONAL IN GA. 60# REIN.
- 05 5' X 7' PAN DOOR w/ PANIC HARDWARE

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SHEET: **A3-1**
 JOB NO.: C17029 002
 DATE: 7/9/2016

PROPOSED STORAGE STRUCTURE
 80 FOOT ELEVATION
 SCALE: 1/4" = 1'-0"



FLOOR PLAN KEYNOTES

- 01 STEEL TRAPEZOID BUILDING SHEET
- 02 SHIPPING CONTAINER USED AS STORAGE CONTAINER
- 03 1" INITIAL STUD WALL
- 04 1/2" X 1/2" TANK DOOR HINGE HARDWARE
- 05 1/2" X 1/2" TANK DOOR HINGE HARDWARE, TIP OF 1" AT EACH TIP, WING AND TANK DOOR

PROPOSED STORAGE STRUCTURE
 60 FT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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 FORENSIC SCIENCES

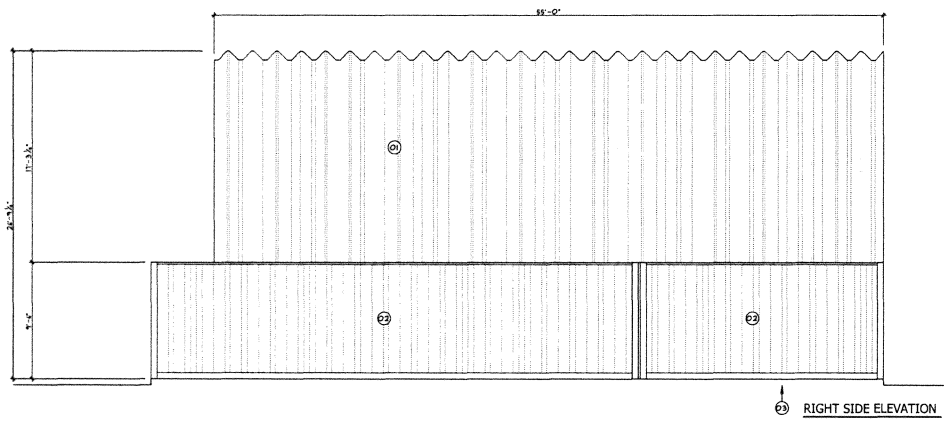
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MICHAEL D. JUNKER 559.431.2389
 TERRY MOORE 559.431.2389
 JAMES QUINN 559.431.2389

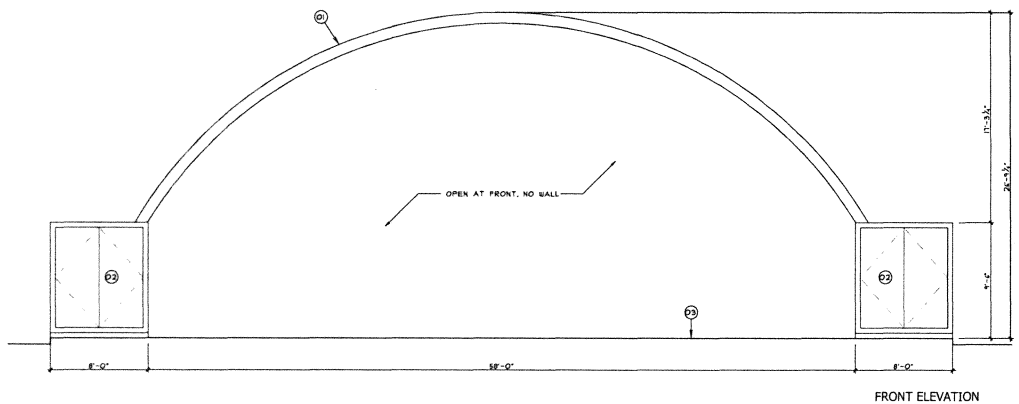


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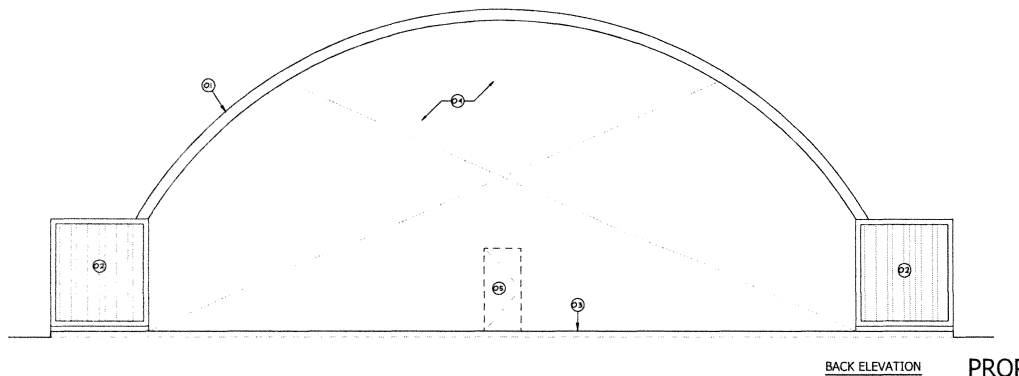
SHEET: **A2-2**
 JOB NO: C17529 002
 DATE: 7/8/2018



RIGHT SIDE ELEVATION



FRONT ELEVATION



BACK ELEVATION

**PROPOSED STORAGE STRUCTURE
60 FOOT ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- 01 STEEL WAGON BUILDING SYSTEM
- 02 SHIPPING CONTAINERS USED AS STORAGE CONTAINER
- 03 CONCRETE SLAB
- 04 1/2" METAL W/ GAL. STEEL WALL W/ SLIP TRACE AT TOP AND SLIP TRACE AT BOTTOM HORIZONTAL 3/4" DIA. 2" X 2" ANCHOR
- 05 3' X 7' PAN DOOR W/ PANIC HARDWARE

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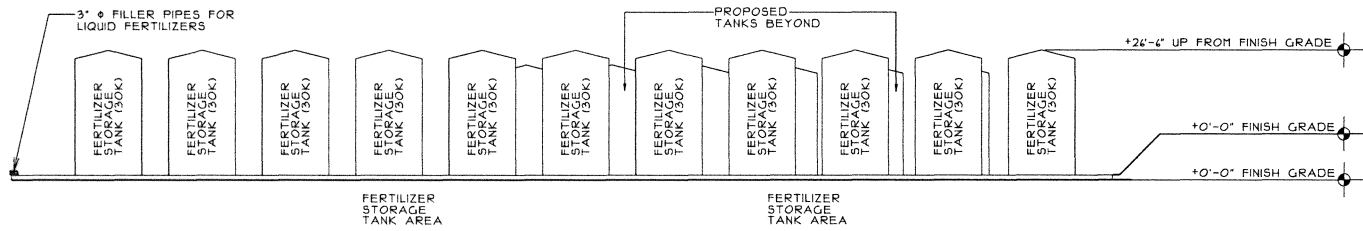
MICHAEL D. JUNGLE, P.E.
REGISTERED PROFESSIONAL ENGINEER
TERRY HOCKEY, P.E.
REGISTERED PROFESSIONAL ENGINEER
JAMES QUINN, CDR
REGISTERED PROFESSIONAL ENGINEER



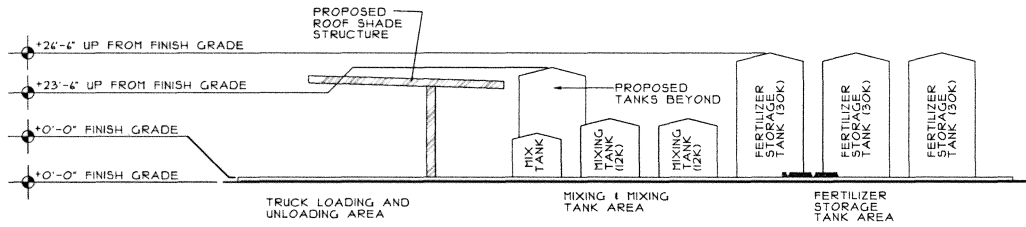
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A3-2

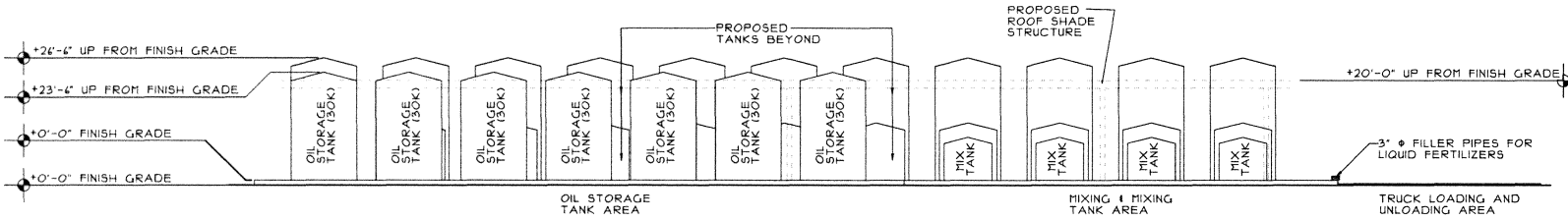
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JOB NO. C17029 002
DATE 7/2/2018



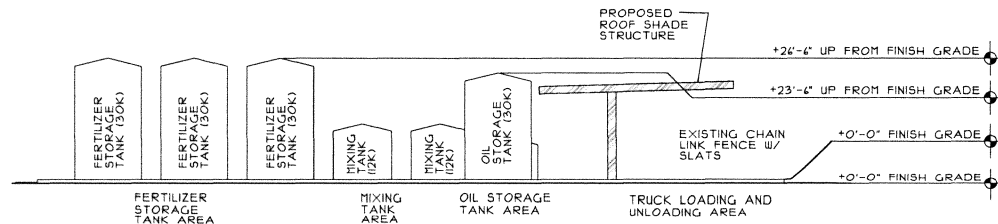
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MICHAEL D. HUNDT PE 53936
 TERRY MOORE PE 55593
 JAMES QUINN CS269

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TANK FARM ELEVATIONS
 SCALE: 1/4" = 1'-0"

A3-7
 JOB NO. C17028 002
 DATE 7/20/2018

Operational Statement
for
Gar Tootelian, Inc.
8246 S. Crawford Ave.
Reedley, California 93654
(559) 638-6311

CUP3620

RECEIVED
COUNTY OF FRESNO

OCT 29 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

(REVISED)

May 30, 2018

(Changes and Clarifications highlighted in yellow below)

Preface

Gar Tootelian Inc. (GAR) operates under CUP# 3226 Dated 4/8/2010. The current activities of GAR are the same today as in 2010 consisting of the management and operation of a:

- Farming operation;
- Farm Supply, Crop Protection and Fertilizer distributor/retailer.

However, this Operational Statement is meant to clarify land ownership, parcels included, development boundaries and capacity needs. It is also meant to add farming facilities and update crop protection/fertilizer operations development plans. It will:

- 1) Expand the existing conditional use permit to include Parcel# 373-100-01, 60;
- 2) Clarify Parcel#373-100-01,58,59,60 are all owned by Gar Tootelian, Inc.;
- 3) Expand the existing development site and boundary for GAR's conditional use permit to include approximately 48 acres (hereafter referred to as "location" and more fully shown in the attached Exhibit 1- Site Plan) of approximately 80.21 of contiguous parcels (Clarified in #2 above) located between Manning and South Avenue on Crawford Ave. in Reedley;
- 4) Allow for the construction of additional "diked" tank farm(s), tanks, warehouses, shops, offices, shade structures, equipment storage areas, internal drive ways and fences on the "location" (more fully shown in the attached Exhibit 1- Site Plan);
- 5) Allow for increased storage of bulk fertilizer and raw insecticidal oil in new and existing "tank farms" on the "location";
- 6) Allow for the improvement, addition and expansion of needed infrastructure (well(s), tanks, "storm water" collection ponds, water purification, shade, solar panels, propane, bathrooms, containers, septic, sewer, electricity, lighting, security fencing, telecommunications, fiber optics, fire sprinklers, fire water storage, fire monitoring, PA systems, Emergency backup generators, and all other types of infrastructure needed for GAR to conduct its operation).

Nature of The Operation (No Change 2/CUP# 3226 Dated 4/8/2010 but 2/add parcel 60)

Since 1949, Gar Tootelian, Inc. (GAR) has wholesaled/retailed bulk, packaged and repackaged farm supplies and products used in farming to Central Valley growers located within 220 miles of its location. It currently operates under a conditional use permit# 3226 approved by Fresno County on April 8, 2010.

The GAR operation was started by Gar Tootelian in 1949 and continues to be family owned and operated. GAR provides services related to the sale and promotion of agricultural products and services. GAR stores and sells farm supplies such as conventional/organic crop protection products (including Ag Chemicals), conventional/organic fertilizer (both dry & liquid), seed, safety equipment, hand tools, various application equipment, sensors, tanks, trailers, tractors, irrigation supplies, irrigation products, irrigation services and other such farm related products and services. GAR conducts its business with permits and licenses issued by various Federal, State and Local governmental agencies (see Exhibit 2).

GAR owns approximately 80.21 (“Location”) contiguous acres on four separate parcels (Parcel# 373-100-01, 58, 59, 60) between Manning and South Avenue on Crawford Ave.(mailing address 8246 S. Crawford Ave Reedley, CA. 93654). On this “location”, it stores:

- Farm supplies (previously mentioned);
- Rolling stock, stationary tanks, field storage tanks, containers, mixing equipment and delivery vehicles used in the operation of GAR;
- Permanently affixed structures and tanks (all of which are above ground);
- Solvents, petroleum products, paints, and other products used in its shop;
- Diesel, gasoline and propane used by its trucks and forklifts;

Its day-to-day operations include, but is not limited to:

- The repair of company owned facility, equipment and vehicles;
- The setup, calibration, testing and delivery of fertilizer application equipment GAR loans/Rents to grower customers;
- The repackaging of bulk fertilizer and Crop Protection Products into buckets, jugs, totes and tanks on wheels owned by GAR;
- The mixing and packaging of fertilizer products into buckets, jugs, totes and tanks on wheels owned by GAR;
- The washing of equipment;
- The loading and unloading of company owned vehicles, commercial trucks and customer vehicles with product purchased, or stored, by GAR;
- The transportation of product sold, or stored, by GAR to grower field locations;
- And the marketing of crop protection advice to grower customers;
- Activities Related to the servicing of grower irrigation systems.
-

Operational Time Limits:

- 12 months per year.
- 7 days per week.
- Operational Hours 04:00 to 24:00
- Retail hours:
 - a. Monday through Friday 05:00 to 18:00

- b. Saturday 06:00 to 3:00 p.m.
- c. Sunday - Seasonally 06:00 to 3:00 p.m.
- Outdoor hours: 05:00 to 21:00 p.m.
- Special Activities: None.

Number of Customer/Vendor/Employee Visitors excluding GAR Delivery vehicles:

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Average per day	<225	225	225
• Maximum per day	<450	450	450

Number of Employees:

<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
127*	155*	155*

- Hours currently worked: 8 hours per day, plus seasonal overtime up to 6 hours.
- Currently, one employee lives on-site and acts as a caretaker. In addition, there are two occupied rental homes. This is a change since 2010 when no employees lived on-site and there were two residences that could house employee caretakers in the future.

* Of these, approximately half are “off site” salesmen and trap checkers who visit the site only occasionally and whose visits are included in the maximum per day count shown above under “Number of Customer/Vendor/Employee Visitors (excluding GAR Delivery vehicles)”.

Service & Delivery Vehicles

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
<u>Delivery Vehicle Type:</u>			
• Pick-ups:	3	8	8
• 2 & 3 Axle Bobtails, 18 Wheelers and Tanker trucks	18	37	37
• Service Trucks	<u>3</u>	<u>5</u>	<u>5</u>
Total	24	50	50

Round Trip Frequency:

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Daily Average:	<160	160	160
• Daily Maximum:	<300	300	300

Access to The Site

- Public road: Crawford Ave. - paved.
- All interior driveways paved with asphalt or cement.

Number Of Parking Spaces

	<u>Actual</u>	<u>Approved</u>	<u>Proposed</u>
• Employee:	125	125	125
• Public:	20	20	20
• Delivery/Service Trucks:	24	50	50

Goods Sold on “Location”

The company does some repackaging of bulk crop protection products and some fertilizer mixing on site. All purchases are transported from other locations into GAR warehouses or are directly shipped to grower(s).

Goods sold include, but are not limited to, conventional/organic crop protection products, conventional/organic fertilizer, seed, safety equipment, hand tools, various application equipment, tanks, trailers, irrigation supplies, irrigation products and other such farm related products used in conventional and organic crop production. Conventional and organic crop protection products are delivered primarily in prepackaged containers (boxes, bags, pails and drums) with a few products delivered in bulk, stored in stationary bulk containers and then repackaged into totes, drums and pails. Most conventional/organic dry/liquid fertilizer is delivered in bulk. Dry Fertilizer is then stored in “bulk” covered warehouses while “liquid” fertilizer is stored in large tanks in “diked” tank farms. Then it is repackaged into tanks/bins on wheels, boxes, bags, totes, pails and drums and delivered to grower customers. Some fertilizer and minerals arrive in pre-packaged boxes, bags, pails, totes* and drums. Both dry/liquid fertilizer is blended by GAR at the “location”.

*Totes are generally reusable and stored & refilled on site. They are moved via forklift through the storage/refill process and then loaded onto trucks for delivery.

Equipment Used

Equipment used on site includes, but is not limited to:

APPROVED	PROPOSED
<ul style="list-style-type: none">● Total diked fertilizer storage to 1,000,000 Gal;● Total diked insecticidal oil storage to 250,000 Gal;● Total diked Herbicide storage to 72,000 Gal;● Total diked Diesel Storage to 20,000 Gal;● Total above ground gasoline storage of 2,500 Gal;● Total propane above ground storage 10,000 Gal;● Additional/replacement skip loaders, forklifts, trucks and scales.	<ul style="list-style-type: none">● Total diked fertilizer storage to 4,000,000 Gal;● Total diked insecticidal oil storage to 500,000 Gal;● Total diked Herbicide storage to 72,000 Gal;● Total diked Diesel Storage to 20,000 Gal;● Total above ground gasoline storage of 2,500 Gal;● Total propane storage of above 10,000 Gal;● Additional/replacement skip loaders, forklifts, trucks, scales.

Equipment used off site, but stored on site, includes (No Change):

- Liquid fertilizer application equipment and delivery tanks.
- Dry fertilizer application equipment and field tenders.
- Totes used to store liquid materials.

Supplies and Materials Used and Stored (No Change)

Other than mentioned above in Goods Sold, the GAR repair shop stores products it uses in the repair and maintenance of its equipment, facilities and vehicles. Included are glues, penetrating fluids, cleaners, paints, oils, coolant, hydraulic fluids and other such products. Also, GAR stores diesel, gasoline and propane used in its operation. Additionally, GAR stores up to 220 Gal. of used oil, and radiator coolant which it disposes of through a recycler.

Environmental Impact

The storage equipment, warehouses, offices and other buildings do not create an unsightly appearance. On the contrary, the facility has the look of a well maintained, prosperous operation.

There is no unusual noise generated by operation of the facilities. There is no glare produced by the facilities.

There is no unusual amount of dust generated by the facility or its daily operations. During the season, dry bulk fertilizer movement can generate some dust but this is mitigated by the unloading and loading of fertilizer within the confines of walled and roofed fertilizer warehouses. Additionally, GAR hires a commercial street sweeper to sweep the entire facility once weekly.

There are no unusual or obnoxious odors generated by the facilities operation. Some materials stored, mixed, repackaged, and sold have inherent odors associated with them (such as organic fertilizers). These are mitigated by keeping the materials in their original containers or storing bulk materials in sealed storage tanks.

Solid or Liquid Waste Production

GAR generates rinse water and solids from the washing and cleaning of equipment. The rinse water and solids are fertilizer material consisting of Nitrogen, Phosphates and Potash. Waste water is collected in 6500 Gallon stationary poly tanks, then transported to company ranches in a 1,000-gallon poly storage tank on wheels and applied as fertilizer. Solid fertilizer waste is stored in a tote and taken by truck to company owned ranches where it is applied as fertilizer; usually monthly. Upwards of 15,000 Ga. (peak) of rinse water can be accumulated monthly and is hauled off-site as needed.

Occasionally, a bag of packaged fertilizer or chemical is broken. When this happens, its sweepings and such are collected, and the product is used on company owned ranches.

Other solid waste production includes normal waste generated by the office and solid waste that consists of packaging materials; such as boxes. The cardboard, and paper is recycled in recycling containers. Other solids are disposed of in a solid waste trash container. Both are picked up weekly by an outside waste management service. Solid waste production volume is calculated to be 6 yards weekly.

GARs shop generates liquid waste in the form of used oil, solvents, coolants, hydraulic fluid and other such products. These are recycled through Evergreen Environmental,

(800) 972-5284. Presently, recycled liquid waste is estimated at 2,500 gallons annually. Previously, it was 1,000 Gallons annually.

Gar also generates tires for disposal. These are recycled through a local tire dealer, Lee's Tire Service in accordance with applicable laws.

Estimated Volume of Water Used on Average Per Day

<u>CURRENT USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
<4,500 Ga.	30,000 Ga.	30,000 Ga.

On Site Advertising

On the Crawford entrance, visible to the approaching public, there is a sign announcing the name of the company. The sign is 8 feet high (formerly 4 Ft) by 8 feet wide, mounted on posts 8 feet off the ground (formerly 6 Ft.).

Existing Buildings

Today, the company operates from a 7,600 Sq. Ft. office, a 55,000 Sq. Ft. Packaged Goods warehouse, a one-acre tank farm, and a 8,750 Sq. Ft. dry bulk fertilizer warehouse.

Ranch Operations

With this change, GAR intends to make available to its chemical/fertilizer operation all buildings, pumps and equipment (including the "quanset" type buildings) on Parcel# 373-100-01, 58, 59, & 60.

New Building and Construction

The Addition of:

- A new "diked" tank farm for up to 1,500,000 Gallons of Conventional/Organic Liquid Fertilizer storage and blending;
- Up to 1,000,000 Gallons of additional (for a total of 2,000,000 Gallons) Conventional/Organic fertilizer storage in an existing tank farm;
- Three 11,000 Sq. Ft. metal shop/warehouse buildings to replace those fire damaged;
- One 11,000 Sq. Ft. metal shop/warehouse building);
- One 55,000 Sq. Ft. metal or "tilt up" warehouse building;
- One 10,000 Sq. Ft. of office with restrooms;
- Emergency backup generators (size and number of units to be determined by GAR);

- Shade for wash, blending and other work areas (Size and number to be determined by GAR).
- Five 3,600 Sq. Ft. “quanset” type buildings erected to temporarily house company maintenance activities after a devastating fire in August 2017. In that fire, a then existing 19,000 Sq. Ft. building was burnt completely to the ground. Additionally, two other buildings, a 6,300 Sq. Ft. and 9,375 Sq. Ft., sustained considerable fire and smoke damage which necessitated demolition of all but 1,875 Sq. Ft. used primarily as an office. In total, these buildings represented nearly 33,000 Sq. Ft. of space used for equipment/vehicle maintenance, equipment fabrication and parts/product storage.

GAR plans on replacing these three buildings and their 33,000 Sq. Ft. of space with three 11,000 Sq. Ft. (approximately) shop/warehouse buildings of similar construction. Additionally, as GAR grows, it plans on adding a similar size and construction shop/warehouse building along with a 55,000 Sq. Ft. steel or “tilt up” warehouse for more chemical packaged goods storage. Additionally, as its business grows, GAR will add an additional tank farm and office building.

Gar will use the newly constructed “quanset” type buildings for its farming and Crop Protection operations.

Outdoor Lighting and Sound Amplification

Standard security lighting will be located on the property. Additional lights will illuminate warehouse and fertilizer loading areas.

The P.A. systems use is limited to business purposes only. Use is held to no more than 60, 5 second announcements daily; as approved in our CUP.

A standard outdoor Public Address (P.A.) sound amplification system now exists and will be expanded to any “addition” as long as it is pointed inward and to the south and at least approximately 700 Ft. from any neighbor;

Landscaping or Fencing

The facility is now, and will continue to be, surrounded by fencing. Except for the entrance, most of the facility is now, or will be, hidden from view by orchards. No additional landscaping is expected.

Exhibit 1

Gar Tootelian Inc. conducts its business with permits and licenses issued by various Federal, State and Local governmental agencies. These permits and licenses include a:

Issuing Agency/Type **Expiration**

- State of CA-Permit to Operate Liquefied Petroleum Gas Tank, Front Gate
5/12/2019
- State of CA-Permit to Operate Liquefied Petroleum Gas Tank, LPG Dispenser
1/4/2020
- State of CA-Permit to Operate Air Pressure Tank, West Tank Farm
1/3/2022
- State of CA-Permit to Operate Air Pressure Tank, Behind Shop
1/3/2022
- State of CA-Permit to Operate Air Pressure Tank, Inside Warehouse S/E Cor
1/3/2022
- State of CA-Permit to Operate Air Pressure Tank, Behind Shop
1/3/2022
- Fresno Co. Dept of Public Health, Unified Program Facility Permit
3/31/2018
- State of CA-Fertilizing Materials License
12/31/2017
- Weighmaster License
7/1/2018
- Dept of Transportation-Hazardous Materials Certificate of Registration, Exp
06/30/18
- Motor Carrier Permit
11/30/2018
- California Highway Patrol, Hazardous Materials Transportation License
10/31/2018
- County of Madera Annual Transportation Permit
12/12/2018
- County of Fresno Transportation Permit
8/26/2018
- Kings County Transportation Permit
3/2/2018
- Tulare County Transportation Permit
5/1/2018
- Kern County Transportation Permit
3/11/2018
- DPR-Pest Control Business Main License
12/31/2018
- DPR-Pest Control Dealer-Main License

12/31/2019

- Air Resources Board, Certificate of Reported Truck & Bus Regulation
12/31/2017

Additionally, as required by law, GAR employs Agricultural Pest Control Advisors (PCA's), also licensed by the State of California, under the auspices of the:

- California Environmental Protection Agency
- Department of Pesticide Regulations
- Pest Management and Licensing Branch
- Licensing and Certification Program

**ADDENDUM TO OPERATIONAL STATEMENT
October 24, 2018**

This addendum is being submitted to address Outdoor Storage areas and parking.

Outdoor storage areas are limited to vehicles and equipment including storage tank trailers used by customers at the job site. No products or chemicals are to be stored in the open areas. Storm water runoff will be directed to an on-site ponding basin as required by Fresno County ordinances and standards. There will be no drainage directed off site.

A total of 115 on-site parking spaces will be provided in accordance with the parking standards of the Industrial Zone District standards. Of the proposed 155 employees 75 of those are salespersons. That would require 75 spaces for sales staff and 40 spaces for the remaining 80 employees.

CUP3620

**RECEIVED
COUNTY OF FRESNO**

OCT 24 2018

**DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION**



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Gar Tootelian Inc.
- APPLICATION NOS.: Initial Study Application No. 7493; Classified Conditional Use Permit Application No. 3620
- DESCRIPTION: Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista?
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The project site is located in an agricultural area and currently developed with improvements related to an existing agricultural chemical, fertilizer storage and sales facility. Surrounding land uses include cultivated land with sparse single-family residences. The site is not located along a designated scenic highway as defined in the County General Plan and no scenic vistas or scenic resources are located on or near the site.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed improvements related to the project include storage and warehouse buildings, shade structures, restrooms, an office, a tank farm, and a ponding basin. These improvements will be located on a parcel currently developed with buildings and structures for an agricultural chemical, fertilizer sales, and storage yard. The improvements will also be located on neighboring parcels currently unfarmed and/or

planted in orchard. The proposed improvements will be similar in design, height and construction to the existing improvements on the property and would cause a less than significant impact on the visual character of the site or the surroundings.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

According to the Applicant's Operational Statement, the project will install outdoor security lighting. Additional lighting will illuminate warehouse and fertilizer loading areas. To minimize lighting impact in the area, a Mitigation Measure would require all lighting to be hooded and directed away from adjacent properties/public streets.

* **Mitigation Measure:**

1. *All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The project site (comprised of four parcels) is not under Williamson Act Land Conservation Contract. Some of the proposed improvements will be located on a 20.48-acre parcel (APN: 373-100-01) classified as Urban and Built-Up Land on the 2014 Fresno County Important Farmland Map. Others will be located on an 18.62-acre parcel (APN 373-100-60) and 4.17-acre and 36.94-acre parcels (APNs 373-100-59 & 58) classified as Farmland of Statewide Importance on the 2014 Fresno County Important Farmland Map.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not forest land or timberland. The proposed expansion to the existing agricultural chemical, fertilizer sales, and storage facility complies with current zoning on the property and would bring less than significant changes, visual or otherwise, to the area beyond that which currently exist.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposal and conducted a project site visit. Pursuant to the site visit, the District concluded that the proposed expansion to the existing agricultural chemical, fertilizer sales, and storage facility is only for the storage and sale of agricultural chemicals and fertilizers that are produced in the existing dry and liquid blending operation. Further, all finished products, both dry and liquid, are stored in closed containers and the applicant is not proposing any new mixing/blending equipment, which would otherwise require a stationary source permit by the District. The Air District also concluded that the subject proposal will require no permit, as the facility currently has a permit with the District (*i.e.*, Facility 10 C-9338 Gar Tootelian, Inc.). The applicant will however be required to submit an Authority to Construct (ATC) application for the existing dry and liquid fertilizer blending operations and is currently working with the District to fulfill this requirement.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the facility operations generate no unusual or obnoxious odors. Some materials stored, mixed, repackaged, and sold have inherent odors associated with them. The facility controls odor from these materials by keeping the materials in their original containers or storing bulk materials in sealed storage tanks.

The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor. The project may be subject to District Rule 4102 (Nuisance) which applies to any source operation (including odor) which may emit air contaminants or other materials.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means?

FINDING: NO IMPACT:

The project site is located in an agricultural area. The proposed improvements will be located on an existing pre-disturbed area of the site (identified by Assessor Parcel No. 373-100-01) currently improved with buildings/structures related to an agricultural chemical and fertilizer sales and storage facility. The improvements will also be located on three contiguous parcels, two uncultivated and one planted in orchard. These farming parcels are also pre-disturbed with the current and previous farming operations and do not provide habitat for state or federally listed species. Further, the site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

This project was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. Neither of the agencies expressed any concerns relating to project impact on biological resources.

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

FINDING: NO IMPACT:

As noted above, the four parcels that make the project site are either improved with the existing agricultural chemical and fertilizer sales and storage facility or pre-disturbed with current or previous farming activities. No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on the site. The project will have no impact on these resources.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- F. Would the project 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 will not conflict with any biological resources related to tree preservation policy or any adopted Conservation Plans.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not within or near an area of moderate or high archeological sensitivity. The site has undergone previous land disturbance during plantation of orchard, or construction of the existing agricultural chemical and fertilizer sales and storage facility.

An Archeological Records Search for the project requested from Southern San Joaquin Valley Information Center (SSJVIC) indicates that no cultural resources studies were conducted within the project area and it is unknown if any cultural resources are present on the project site. In addition, a Sacred Lands Search requested for the project from the Native American Heritage Commission (NAHC) reported negative results in its search for any sacred sites on the project site.

Although the project site is not within or near an area sensitive to historical, archeological or paleontological resources, finding of a cultural resource is always a possibility. As such, a Mitigation Measure would require that in the event that cultural materials, including human remains, are unearthed during construction, all work shall be halted in the area of the find, and an archeologist called in to evaluate the findings in order to make any necessary mitigation recommendations.

* **Mitigation Measure:**

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

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The project was routed to the Dumna Wo Wah Tribal Government, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, and Table Mountain Rancheria in accordance with Public Resources Code Section 21080.3.1(b). No tribe expressed any concerns related to Tribal Cultural Resources (TCRs). The project will have no impact on TCR.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: NO IMPACT:

The project is not located within a fault zone. According to the California Department of Conservation Earthquake Fault Map, the nearest earthquake fault is many miles away to the east of the project site. The project will not create a substantial risk or

expose people or structures to earthquake rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides.

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Compaction and over covering of soil will result due to the construction of buildings and structures for the project. Changes in topography and erosion could also result from site grading.

The Development Engineering Section of the Development Services and Capital Projects Division reviewed the proposal and requires: 1) any additional runoff generated by the proposal to be retained on the property; 2) an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties; and 3) a Grading Permit or Voucher for any grading proposed with this application. These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known expansive soils. The development of the project would implement all applicable requirements of the most recent California Building Standards Code and as such would not expose persons to hazards associated with seismic design of buildings and shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Department of Public Health, Environmental Health Division review of the proposal, the subject parcel can accommodate the sewage disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. The on-site sewage disposal system shall be installed under permit and inspection by the Department of Public Works and

Planning, Building and Safety Section. This requirement will be included as a Project Note.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Comments received from the Air District expressed no specific project-related concerns, supporting the determination that the project will not generate greenhouse gas emissions that may have a significant impact on the environment. The project emission will adhere to the Air District requirements as noted in Section III. A.B.C.D. Air Quality.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the facility currently generates an estimated 2,500 gallons of recycled liquid waste annually in the form of used oil, solvents, coolants, hydraulic fluid and other such products.

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the project and requires that within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map: 1) There is a 100 percent or more increase in the quantities of a previously-disclosed material; and 2) The facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts and there is a change in Site Map. Furthermore: 1) All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CR), Title 22, Division 4.5; 2) If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit from the Health Department shall be required; and 3) A spill prevention control and countermeasure plan (SPCC) is required for above-ground petroleum storage tanks

with greater than or equal to 1320 gallons of storage capacity. These requirements will be included as Project Notes.

The project is not located within one quarter-mile of a school. The nearest school, Alta Elementary School, is approximately 1.1 miles west of the project site.

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project site has not been identified as a hazardous materials site. The Fresno County Department of Public Health, Environmental Health Division expressed no concerns related to suitability of the site for the project.

- E. Would the project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would the project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan area, within two miles of a public use airport, or in the vicinity of a private airstrip. The nearest airport, Reedley Municipal Airport, is approximately 5.2 miles northwest of the site.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project is located in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site is located in between the City of Reedley and the City of Orange Cove outside of any wildland fire area. The project will not expose persons or structures to wildland fire hazards.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VI. E. Geology and Soils for waste discharge associated with this proposal.

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and requires the following: 1) in an effort to protect groundwater, all water wells and septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; and 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. These requirements will be included as Conditions of Approval.

Per the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) review of the proposal, the facility would meet the definition of a public water system. As such, the applicant shall obtain a drinking water permit from the State Water Resources Control Board, Division of Drinking Water, prior to the getting occupancy for the use. This requirement will be included as a Condition of Approval.

Per the Central Valley Regional Water Quality Control Board review of the proposal, the project would require coverage under the NPDES General Permit for Storm Water Discharges Associated with Industrial Activities, NPDES NO. CAS000001, (2014-0057-DWQ) (Storm Water General Permit). The facility may enroll in the Storm Water General Permit or, if applicable, submit a No Discharge Technical Report with a Notice of Non-Applicability. These requirements will be included as Project Notes.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

Per the Applicant's Operational Statement, the current water usage for the existing facility is 4,500 gallons per day. The project expects no additional water usage, although the current facility is approved to use up to 30,000 gallons per day. Water usage involves blending of fertilizer, landscape irrigation and restroom facilities. Water is provided by an on-site well.

The subject property is not in a water-short area. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water needs/sustainability for the project.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Alta Irrigation District (AID) canal traverses through the northerly most section of the project site identified by Assessor's Parcel No. 373-100-01. The canal, at its nearest point, runs approximately 84 feet and 424 feet from the proposed office and storage buildings. Although AID expressed no concerns with the proposal, a Project Note would require that Alta Irrigation District shall be consulted prior to any ground disturbance near the canal crossing.

- E. Would the project create or contribute run-off, which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, a grading permit or voucher will be required for any grading proposed with this application, and any additional runoff generated due to site development will be retained on the property.

- F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in IX. A. above.

- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

No housing is proposed with this application. The Federal Emergency Management Authority (FEMA) FIRM Panel 2685H and 2705H shows that the project site is not subject to flooding from the 100-year storm.

I. Would the project expose persons or structures to levee or dam failure?

FINDING: NO IMPACT:

The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding because of the failure of a levee or dam.

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

Except for a small irrigation canal that crosses the project site, there is no large body of water on or near the site that could create seiche, tsunami, or mudflow conditions. No impact would occur.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide an established community. The project site is approximately 2.3 miles west of the City of Orange Cove and three miles east of the City of Reedley.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Agriculture in the Fresno County General Plan, which allows certain non-agricultural uses such as the proposed use by discretionary land use approval provided the use meets applicable General Plan Policies.

Regarding Policy LU-A.3, Criteria a. b. c. d., the project involves expansion of an established facility for the storage, sale and off-site application of agriculture chemicals and fertilizers authorized by a discretionary land use approval; is located on non-prime farmland (Urban and Built-Up Land and Farmland of Statewide Importance); will not increase a 4,500-gallons-per-day current water usage with no significant impact to groundwater table; and can be provided with adequate workforce from the nearby City of Orange Cove.

Regarding Policy LU-A.12 and Policy LU-A.13, the project is an allowed use pursuant to Policy LU-A.3, and the proposed improvements will maintain adequate distance from the adjacent farming operations.

Regarding Policy PF-C.17 and Policy PF-D.6, any additional water usage by this proposal will not affect the groundwater table/surrounding land uses and the project will install a new sewage disposal system.

Regarding Policy HS-B.1 and Policy HS-F.1, the project will comply with the California Code of Regulations Title 24 – Fire Code, will require Fresno County Fire Protection District approval prior to the issuance of building permits, and will adhere to state laws for the handling of hazardous materials as discussed in Section IX. A. of this report.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area as identified in Policy OS-C.2 of the General Plan.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the current facility does not generate unusual noise to impact the surrounding area.

Noise impacts associated with construction of the proposed improvements are expected to be short-term and less than significant. Construction noise is considered exempt from compliance with the Fresno County Noise Ordinance provided noise-generating construction activity is limited to 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.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project will not be affected by airport noise. The nearest airport, Reedley Municipal Airport, is approximately 5.2 miles northwest of the site.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

This proposal will not result in an increase of housing, nor will it otherwise induce population growth.

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
 - 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the proposal and requires that the project comply with the California Code of Regulations Title 24 – Fire Code and receive approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The District also requires that the property shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

2. Police protection?

FINDING: NO IMPACT:

The project will not increase police protection services.

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will have no impact on schools, parks or other public facilities.

XV. RECREATION

A. Would the project increase the use of existing neighborhood and regional parks; or

B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The project will have no impact on any existing or future parks or recreational facilities in the area.

XVI. TRANSPORTATION/TRAFFIC

A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement, the project will generate approximately 450 one-way daily site trips (225 round trips) by customers/vendors/employees, and 24 daily delivery vehicles making 160 trips per day (daily average) and less than 300 trips per day (daily maximum)

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to traffic nor required a Traffic Impact Study for the project.

C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project site is approximately 5.2 miles southeast of the Reedley Municipal Airport. The project will not result in a change in air traffic patterns.

- D. Would the project substantially increase traffic hazards due to design features?

FINDING: NO IMPACT:

The project involves no changes to the existing roadway design within the project area nor proposes additional drive access to the site. The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns in regard to increase in traffic hazard due to the project.

- E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project would not result in inadequate emergency access. The project site will continue to utilize the two existing access drives off Crawford Avenue. Need for emergency access that may result from this proposal will be analyzed by the Fresno County Fire Protection District during Site Plan Review recommended as a Condition of Approval.

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project will not conflict with any adopted transportation plans. As such, no impacts associated with public transit or pedestrian and bicycle hazards are expected from this proposal.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils.

- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: NO IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. E. Hydrology and Water Quality.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: NO IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. Geology and Soils.

- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will not generate additional solid waste for local landfill. All solid waste currently is being handled and will continue to be handled through weekly trash collection service.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to 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, 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 prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not degrade the quality of the environment; 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; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on

biological resources were identified in the analysis. Impacts to cultural resources as identified in Section V. A. B. C. D. will be mitigated to a less than significant level.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been 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 were identified in the analysis other than Aesthetics and Cultural Resources, which will be addressed with the Mitigation Measures discussed in Section I. D. and Section V. A. B. C. D.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project would not cause direct or indirect substantial adverse effects on human beings. Air quality, hazardous materials, hydrology and water quality, and noise would have the only potential effects through which the project could have a substantial effect on human beings. However, all potential effects of the proposed project related to air quality, hazardous materials and hydrology and water quality are identified as less than significant or no impact. The impact analysis included in this report indicates that for all other resource areas, the proposed project would either have no impact, less than significant impact, or less than significant impact with mitigation incorporated.

CONCLUSION/SUMMARY

Based upon the Initial Study (No. 7493) prepared for Classified Conditional Use Permit Application No. 3620, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to biological resources, mineral resources, population and housing, or recreation.

Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics and cultural resources have been determined to be less than significant with the identified 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.

EA:ksn

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EXHIBIT 8
Conditions of Approval
Gar Tootelian, Inc.

Conditional Use Permit No. 1486

1. Development shall be in accordance with the plan approved by the Commission.

Conditional Use Permit No. 3226

1. Development of the property shall be in accordance with the site plan and Operational Statement approved by the Commission, subject to modifications required by the Site Plan Review.
2. All conditions of previous Conditional Use Permit No. 1486 and Variance No. 2329 shall remain in full force and effect (see Exhibit 9).
3. S. Crawford Ave. is classified as a local road with 20 feet of right-of-way existing east of section line (total of 40 feet). Ten (10) feet of additional right-of-way dedication is required.
4. Prior to commencing any construction activity on the property, the applicant shall submit an application for Site Plan Review in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include but are not limited to design of parking and circulation areas, access, on site grading and drainage, fire protection, landscaping, signage, lighting and right-of-way dedication, including but not limited to the requirements of Project Notes 6 through 15.
5. All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.
6. In the event that cultural resources are unearthed during grading or construction activity, all work shall be halted in the area of the find, and an archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are Native American, the Coroner must notify the Native American Commission within 24 hours.
7. Prior to issuance of any building permits, the applicant shall construct a new well to serve the proposed development. The applicant shall submit a well completion for review and acceptance by the Water-Geology-Natural Resources Section. The water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Public Health, Environmental Health Division. Only those persons with a valid C-57 contractor's license may construct wells..

8. Prior to issuance of any building permits, the applicant shall perform analytical water quality testing and obtain a water supply permit from the California Department of Public Health, Drinking Water Program for the new well constructed to serve the development.
9. The applicant shall construct the stormwater retention basin in accordance with the Consolidated Mosquito Abatement District's "Criteria for Permanent Ponds." The applicant shall practice mosquito vector management approved by the District anywhere that water is allowed to stand for more than four days.
10. An asphalt concrete or concrete driveway approach 24 to 35 feet in width shall be provided.

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: IS 7493	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
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): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Gar Tootelian Inc.	Project Title: Classified Conditional Use Permit Application No. 3620		
Project Description: Allow the expansion of an existing facility for storage, sale and off-site application of agriculture chemicals on an approximately 12.2-acre portion of four parcels totaling 80.21 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Crawford Avenue between E. South and E. Manning Avenues approximately 2.3 miles west of the nearest city limits of the City of Orange Cove (8246 S. Crawford Ave.) (SUP. DIST.: 4) (APN Nos: 373-100-01, 58, 59, 60).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7493) prepared for Classified Conditional Use Permit Application No. 3620, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, mineral resources, population and housing, or recreation. Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics and cultural resources have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – October 5, 2018		Review Date Deadline: November 5, 2018	
Date: October 1, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 November 8, 2018

SUBJECT: Variance Application No. 4051

Allow a 14-foot front-yard setback (20-foot minimum required) for the proposed construction of an approximately 324 square-foot addition to the existing garage on a 7,405 square-foot parcel in the R-1(m) (Single-Family Residential, 6,000 square-foot minimum parcel size, Mountain Overlay) Zone District.

LOCATION: The project site is located on the north side of Cascade Avenue, at its intersection with Lakeview Avenue, within the unincorporated community of Shaver Lake (44354 Cascade Avenue) (SUP. DIST. 5) (APN 120-301-10).

OWNER: Keith and Renece Duggan
APPLICANT: Linda Dineen

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Deny Variance No. 4051; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Variance Map
6. Site Plan
7. Floor Plan and Elevations
8. Applicant's Submitted Findings

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Mountain Residential: Shaver Lake Community Plan	No change
Zoning	R-1(m) (Single-Family Residential, 6,000 square-foot minimum parcel size, Mountain Overlay) Zone District	No change
Parcel Size	7,405 square feet (0.17 acre)	No change
Project Site	7,405 square-foot (approximately 0.17 acre) parcel improved with a single-family residence and attached garage	Addition of an attached garage as described below
Structural Improvements	Existing, approximately 1,897 square-foot single-family residence and a 351 square-foot attached garage with deck above	A 324 square-foot attached garage addition with deck above, encroaching approximately 6 feet into the required front-yard setback (20-foot minimum required), and a 286 square foot living room addition.
Nearest Residence	Approximately 10 feet west	No change
Surrounding Development	North: Residential East: Residential South: Residential West: Residential	No change

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA. Section 15305(a) is a Class 5 Categorical Exemption, and consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including, but not limited to: minor lot line adjustments; side-yard and setback variances not resulting in the creation of any new parcel.

PUBLIC NOTICE:

Notices for the hearing were sent to 161 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

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

BACKGROUND INFORMATION:

The subject parcel was originally created as Lot No. 52 of the Shaver Lake Point Tract recorded on May 17, 1946. According to County records, permits were issued for the existing approximately 1,897 square-foot single-family residence in March of 1972. Permit records indicate that the existing dwelling was originally constructed as a 1,582 square-foot single-family residence. Existing additions to the dwelling were permitted in 2005, including a new deck and staircase on the east side of the dwelling, and a new roof. The roof was again replaced in 2014.

This Variance request proposes to allow a 14-foot front-yard setback, where a 20-foot minimum is required, to construct a 324 square-foot attached addition to the existing garage with a deck above, which will encroach approximately 6 feet into the front-yard setback on the east side, bringing the proposed structure approximately 14 feet from the southern property line, adjacent to Cascade Avenue.

The proposed attached garage addition, with deck above, will entail an approximate 135 square-foot encroachment into the front-yard setback. The Applicant also proposes to expand the existing living space by 286 square feet, and the existing 351 square-foot deck will be replaced and expanded by 38 square feet, for a total of 389 square feet. The proposed 286 square-foot living room addition will be outside of the required front-yard setback area. The proposed garage addition will be approximately 5 feet, from the westerly (side) property line, based on the Applicant's site plan, which would be consistent with the required side-yard setback. The existing residence with the proposed additions will constitute approximately 30 percent lot coverage where a maximum of 40 percent is allowed in the R-1(m) Zone District.

In addition to the subject application, County records indicate that there have been 15 other variance requests proposing to allow a reduction of required yard setbacks within one quarter-mile of the subject property, all within the Shaver Lake Point Subdivision. Of those, 14 were approved and one denied; 2 were approved specifically allowing an attached or detached garage within the front yard. According to the Zoning Ordinance, off-street parking areas including garages within front yards are not allowed in the R-1 Zone District.

Although there have been previous variance requests in the vicinity of the subject property, the granting of those other variances does not constitute an exceptional or extraordinary circumstance on the subject property; each variance request is considered on its own merit, based on site conditions and circumstances particular to the subject property.

Application/Request	Date of Action	Staff Recommendation	Final Action
VA No. 2944: Allow a ten-foot front-yard setback in the R-1(m) Zone District	9/12/1985	Approval	Approved by Planning Commission
VA No. 3007: Allow a 13-foot front-yard setback and a 9-foot rear-yard setback in the R-1(m) Zone District	2/18/1986	Deferred to Planning Commission	Approved by Planning Commission
VA No. 3393: Allow a 12.14-foot front-yard setback in the R-1(m) Zone District	2/18/1993	Deferred to Planning Commission	Approved by Planning Commission
VA No. 3448: Allow a zero-foot side-yard setback in the R-1(m) Zone District	5/19/1994	Deferred to Planning Commission	Approved by Planning Commission
VA No. 3494: Allow a ten-foot front-yard setback for a single-family residential addition in the R-1(m) Zone District	7/13/1995	Deferred to Planning Commission	Approved by Planning Commission
VA No. 3804: Allow a three-foot front-yard setback and permit 42 percent lot coverage in the R-1(m) Zone District	2/17/2005	Approval	Approved by Planning Commission
VA No. 3838: Allow a seven-foot-tall fence within the front-yard setback in the R-1(m) Zone District	12/14/2006 2/7/2007	Denial	Denied by Planning Commission Denial upheld by Board of Supervisors

VA No. 3851: Allow a six-foot front-yard setback in the R-1-(m) Zone District	10/12/2006	Approval	Approved by Planning Commission
VA No. 3899: Allow an 11-foot front-yard setback in the R-1(m) Zone District	8/13/2009	Approval	Approved by Planning Commission
VA No. 3928: Allow a 1.3-foot side-yard setback in the R-1(m) Zone District	8/23/2012	Approval	Approved by Planning Commission
VA No.3937: Allow a zero-foot rear-yard setback and 55.2 percent lot coverage in the R-1(m) Zone District	12/13/2012	Denial	Approved by Planning Commission
VA No. 3953: Allow 47 percent lot coverage in the R-1(m) Zone District	2/20/2014	Approval	Approved by Planning Commission
VA No. 3963: Allow a six-foot rear-yard setback and 52 percent lot coverage in the R-1(m) Zone District	10/20/2016	Denial	Approved by Planning Commission
VA No. 3988: Allow a single-family residence with 53.7 percent lot coverage and a zero-foot rear-yard setback in the R-1(m) Zone District	5/26/2016	Denial	Approved by Planning Commission
VA No. 4022: Allow a zero-foot side-yard setback for a PLA in the R-1(m) Zone District	6/8/2017	Approval	Approved by Planning Commission

DISCUSSION:

Findings 1 and 2: *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

Such variance is necessary for the preservation of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front (south) 20 feet	Front (south) 14 feet	No
	Rear (north) 20 feet	No change	Yes
	Side (east/west) 5 feet	No change	Yes
Parking	One parking space for each residence	No change	Yes
Lot Coverage	Maximum of 40 percent in the R-1(m) Zone District. Subject property is currently at approximately 25 percent	The addition of a 324 square-foot attached garage with deck above; will increase lot coverage to approximately 30 percent	Yes
Space Between Buildings	Six feet minimum between main and accessory buildings	No change	Yes
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change	Yes

Reviewing Agency/Department Comments:

Fresno County Department of Public Health, Environmental Health Division: In the case of this application, it appears that the parcel can accommodate the sewage and disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Program (LAMP) for on-site wastewater treatment systems (OWTS) policy, and the California Plumbing Code.

According to the site plan provided by the Applicant, the proposed garage addition does not encroach on the required setbacks for the existing septic system. It is recommended that the Applicant consider having the existing septic tank pumped, and have the tank and drain field evaluated by an appropriately-licensed contractor, if they have not been serviced and/or maintained within the last five years. The evaluation may indicate the need for repairs, additions, or require the proper destruction of the system.

Zoning Section of the Fresno County Department of Public Works and Planning: If approved, the proposed garage addition will require permits and inspections.

Building and Safety Section of the Fresno County Department of Public Works and Planning: No comment.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Cascade Avenue is classified as a Local road with an existing 40-foot right-of-way along the subject parcel frontage, per the Tract Map. The minimum width for a Local road right-of-way is 60 feet. Cascade Avenue is a County-maintained road and records indicate that this section of Cascade Avenue, from Lakeview Avenue to Plaza Avenue, has an Average Daily Traffic count of 200, a paved width of 16.8 feet, a structural section of .08 feet AC, and is in very good condition. Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an encroachment permit from the Road Maintenance and Operations Division. If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at the existing driveway onto Cascade Avenue.

According to FEMA, FIRM Panel 0450H, the subject parcel is not subject to flooding from the one-percent-chance storm event. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or traversing the subject parcel.

Typically, if the subject parcel is located within the State Responsibility Area (SRA) boundary, any proposed or future development shall be in accordance with the applicable SRA Fire Safe Regulations, as they apply to driveway construction and access. A grading permit or voucher is required for any grading that has been done without a permit and any grading proposed with this application.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The subject property corners should be verified to establish the location of the proposed garage addition in relation to the west (side) property line.

Analysis:

In support of Findings 1 and 2, the Applicant states that due to the relatively narrow paved road width in the Shaver Lake Point Subdivision (approximately 17 feet), street parking is impractical, and off-street parking area is generally limited due to variable lot configuration, slope and presence of rock formations and large mature trees adjacent to the existing driveway. The existing garage access point faces the east (side) property line. As the existing garage is served by a paved driveway, the addition will require minimal grading of the site.

Staff analysis of parcel and land use maps, as well as site photos, confirms that the subject property conforms to the development standards of the R-1 and Mountain Overlay Zone Districts regarding lot area, width and depth. Staff notes that there is considerable variation in lot size, shape and configuration of residential and accessory structures within the Shaver Lake Point Subdivision due to the mountain topography of the area. The subject parcel slopes downward toward Cascade Avenue from north to south, however this condition does not restrict the required parking area, as there does appear to be adequate off-street parking on the site, provided by a paved circular driveway, in addition to the existing garage. The Mountain Overlay District does not require covered parking; only that there be one parking space for each dwelling, and that parking in the required front yard, which abuts a street, is prohibited except where the required yard has a slope from the street to the parking area greater than 25 percent. The existing driveway abutting Cascade Avenue does not meet this condition. However, although the subject parcel does not meet the definition of a hillside lot, which is having a grade of more than 25 percent front the curb line to a point halfway between the side lot lines at a distance of 50 feet from the front lot line, it is sloped and contains large trees and rock outcroppings that without removal and grading, effectively limit the buildable area of the lot, a condition which as noted previously is common to other properties in the vicinity.

In support of Finding 2, the Applicant states that the subject property has only a single-car garage, unlike many of the surrounding properties, which have two and three-car garages; and due to occasionally adverse winter weather in mountainous areas, covered or enclosed parking is preferred; as such, having covered parking could be considered a substantial property right, which is enjoyed by other property owners in the vicinity.

In regard to Finding 2, the approval of a variance request is intended to correct the deficit of a substantial property right of the owner that would be restricted by the applicable development standards, and which right is enjoyed by other property owners within the identical zone district, and under similar circumstances. The Applicant proposes to build an addition to the existing attached garage with a deck above, and extend the living space of the residence over the area above the existing garage.

According to the Applicant's Findings, the property right deficit at issue is the lack of a multi-car garage. As noted previously, off-street parking provisions of the Mountain Overlay Zone District do not require nor restrict covered parking; the only restrictions on buildings are related to limited lot size and minimum yard requirements. The property owner's desire to increase the enclosed parking area is understandable, however, staff does not concur that the lack thereof would constitute the deficit of a substantial property right. Additional enclosed vehicle storage during inclement weather would be desirable, however, other property owners in the vicinity would also be required to comply with the required setbacks.

A consideration in addressing Variance Findings is whether there are alternatives available that would avoid the need for the Variance. One alternative would be to construct the garage outside of the required setbacks; however, the only suitable area for the garage addition other than the existing drive approach to the existing garage would be in front of the existing garage where the extension is proposed; alternatively, to place the proposed garage at the rear of the property would not be feasible given that the location of the existing septic system would necessitate vehicles driving over the existing leach field. Additionally, the subject parcel narrows toward the rear lot line and may not provide adequate turnaround and backing area for ingress and egress of a garage addition.

The Applicant could also construct a carport within the existing parking area, outside of the setback area, which would not afford the equivalent level of protection from inclement weather, as would an enclosed garage, but could be accomplished without the need for a Variance. If approved, the proposed garage addition will create an approximately 135 square-foot encroachment into the front-yard setback; the structure would be located approximately 27.5 feet from the eastern property line and approximately 5 feet from western property line.

Based on the above analysis, staff does not believe that there are exceptional circumstances and conditions applicable to the subject property that do apply generally to other properties in the vicinity. Additionally, staff does not believe that a substantial property right is at issue (the lack of covered parking) which would require a Variance to be preserved. There is existing covered parking which exceeds the requirements within the Mountain Overlay Zone District. As noted in the table on pages four and five of this Staff Report, staff does acknowledge that other properties in the vicinity have been granted variances for reduced setbacks, and at least two were specifically related to the addition of a garage within the front-yard setback, either attached or detached.

In this case, staff is unable to make Findings 1 and 2.

Conclusion:

Findings 1 and 2 cannot be made.

Finding 3: The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	0.19 acre	Single-family residential	R-1(m)	Approximately 80 feet
	0.15 acre	Single-family residential	R-1(m)	Approximately 80 feet
South	0.13 acre	Single-family residential	R-1(m)	Approximately 85 feet
East	0.18 acre	Single-family residential	R-1(m)	Approximately 20 feet
West	0.17 acre	Single-family residential	R-1(m)	Approximately 15 feet

Reviewing Agency/Department Comments:

Fresno County Fire Protection District: The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

Analysis:

In support of Finding 3, the Applicant's submitted Findings state that the requested Variance will not have an adverse effect on surrounding properties, as the proposed use is consistent with the site conditions and character of this property and neighborhood, and that other properties in the vicinity have built in the front-yard setback area, some closer to the front property line than is being requested in this case.

In analyzing this proposal, staff considered the intent of restrictions to yard setbacks. A primary purpose of the setback standard is to protect the aesthetic character of an area by providing an offset of structures from the adjacent roadway and properties. In this case, the proposed garage would entail a 12-foot horizontal extension and an approximately 14-foot (including the deck railing) vertical extension of the of the existing garage structure, encroaching approximately 6 feet into the front-yard setback, and would be located approximately 14 feet from the front property line. The proposed structure at 14 feet in height will be clearly visible from neighboring properties, particularly on the east and west sides, and only partially screened from neighboring properties to the south and the adjacent roadway by existing trees and the varying topography. Therefore, the proposed garage and deck addition may potentially impact views from neighboring properties; however, staff is unable to make that determination based on the available information, including site photos and aerial images.

According to a note included on the Applicant's site plan there is approximately 15 feet between the front (south) property line and the edge of the paved roadway; based on this note, the proposed garage addition would be located approximately 29 feet from the edge of pavement at its closest point, and therefore would not impact sightlines of vehicle traffic on the adjacent

roadway.

Staff notes that the aesthetic character of the Shaver Lake Point Subdivision is such that there is considerable variation in size, shape, orientation, and architectural style of residential and accessory structures. This is due in part to the varying topography, curvature of the roads, and natural features of the area, characterized by relatively steep slopes, large trees and rock outcroppings, and an irregular lake shore which forms the southern and eastern boundaries of the subdivision. Based on the analysis, staff concurs with the Applicant's Finding No. 3, which states that the proposed structure will be consistent with the site conditions and character of the surrounding neighborhood.

Based on the above analysis, staff does not believe the proposal would have an adverse effect upon surrounding properties.

Conclusion:

Finding 3 can be made.

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

The subject parcel is designated Mountain Residential in the County-Adopted Shaver Lake Community Plan. The Shaver Lake Community Plan contains no policies related to required yard setbacks. As such, this proposal is consistent with the General Plan and the County-Adopted Shaver Lake Community Plan.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: There are no General Plan or Williamson Act issues with this application.

Analysis:

In support of Finding 4, the Applicant's submitted Findings state that the granting of this Variance will not be contrary to the objectives of the Fresno County General Plan, and that this proposal will be identical in design to the existing structure and therefore consistent with the design of other residences in the community.

The subject parcel is designated Mountain Residential in the County-Adopted Shaver Lake Community Plan. The Shaver Lake Community Plan Policy 609-03:5.00 addresses the need for aesthetic standards and preservation of scenic views; however, the Plan does contain specific policies or property development standards that would be applicable in this case. Staff notes that much of the housing is similar in architectural style, keeping with the mountain character of the area; however, the housing styles do vary in color, exterior treatments and construction materials. Appendix G of the General Plan contains policies that specifically address property development standards in each zone district. The subject property is currently in compliance with the standards of the R-1(m) District; accordingly, approval of this Variance request will not be in conflict with the goals of the Shaver Lake Community Plan or the County General Plan. Based on these factors, staff believes the proposal is consistent with the General Plan and is therefore able to make Finding 4.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff is unable to make Findings 1 and 2, and therefore recommends denial of Variance No. 4051.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance No. 4051; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to determine the required Findings can be made (state basis for making the Findings) and move to approve Variance No. 4051, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn

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**Variance Application No. 4051
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in substantial compliance with the site plan, floor plan and elevations, as approved by the Planning Commission.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Plans related to construction of the project shall be submitted to the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
2.	It is recommended that the Applicant consider having the existing septic tank pumped, and have the tank and drain field evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. The evaluation may indicate the need for repairs, additions, or require the proper destruction of the system. According to the site plan provided by the Applicant, the addition of the garage does not encroach onto the setbacks for the existing septic system and the designated 100 percent future expansion or replacement area for the septic system.
3.	Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained on site or disposed of per County Standards.
4.	A Grading Permit or Voucher shall be required for any grading activity associated with this proposal.
5.	Plans, permits and inspections will be required for all existing and proposed improvements on the subject property.
6.	This proposed development shall comply with California Code of Regulations Title 24-Fire Code; additionally, this project/development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

JS:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4000-4099\4051\SR\VA 4051 Conditions & PN (Ex 1).docx

EXHIBIT 1

LOCATION MAP

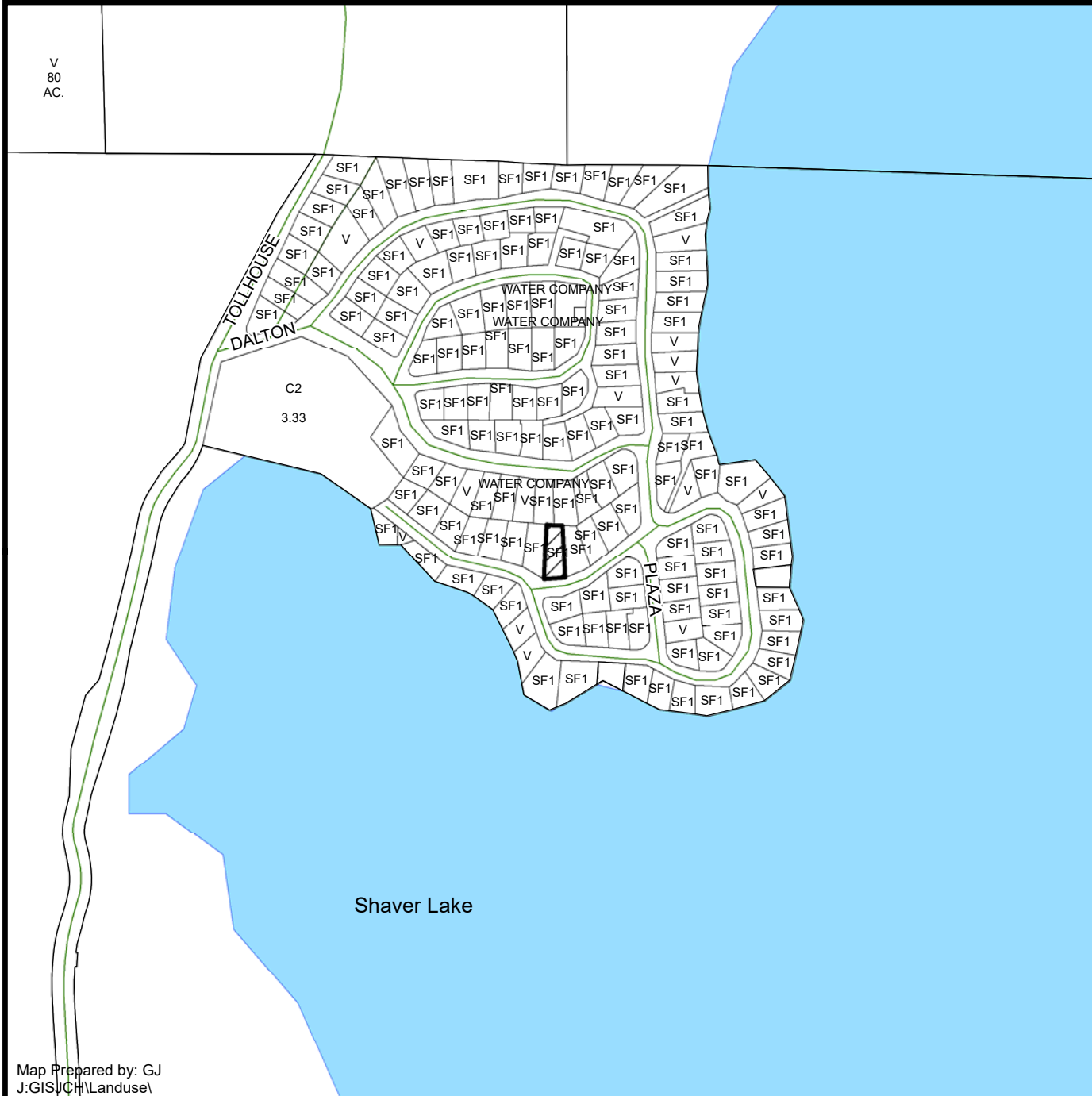


EXISTING ZONING MAP




VA 4051

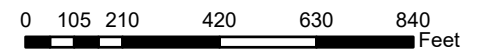
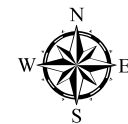
EXISTING LAND USE MAP



LEGEND	
C#	COMMERCIAL
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

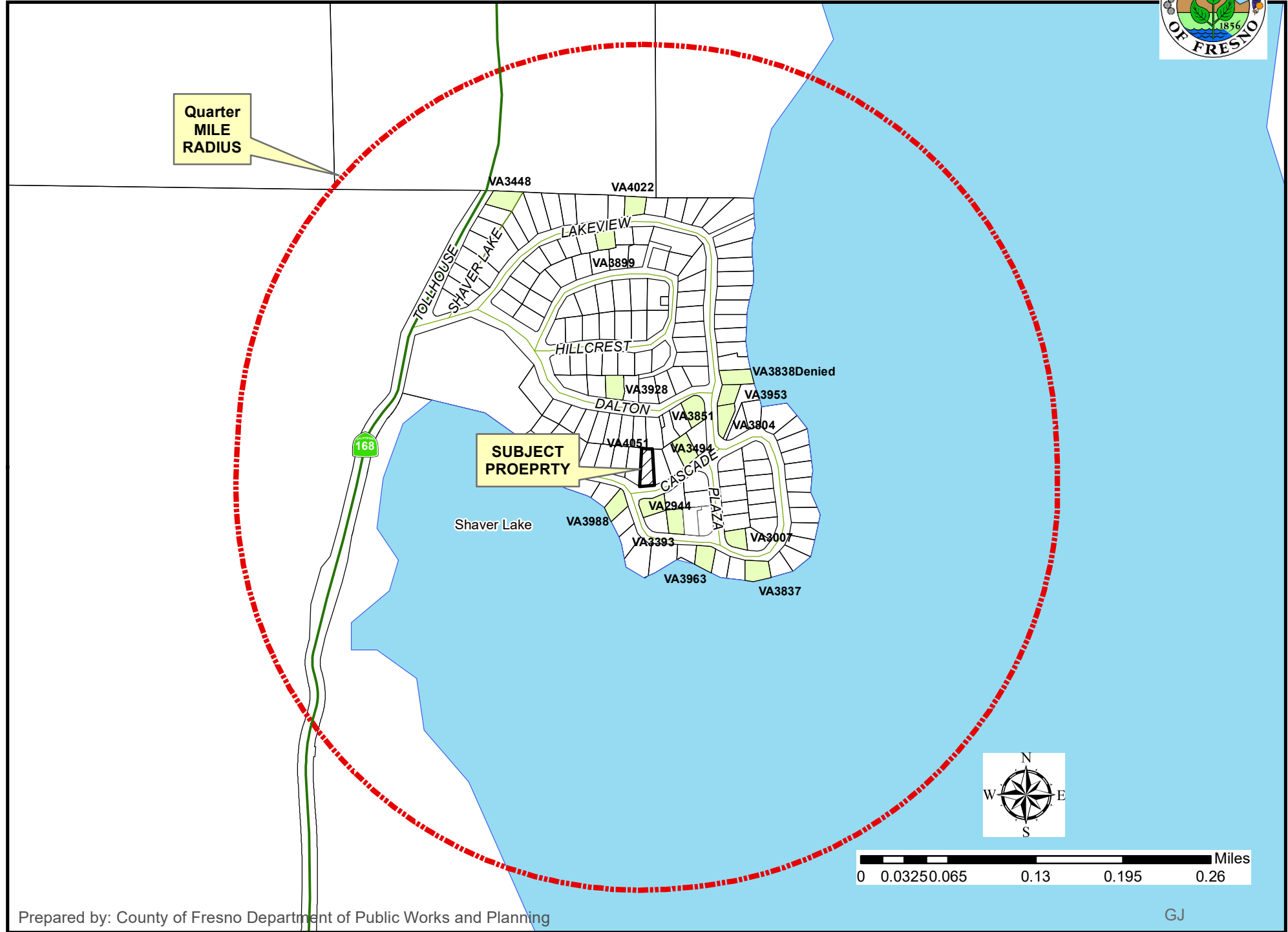
Map Prepared by: GJ
J:GIS\CH\Landuse1

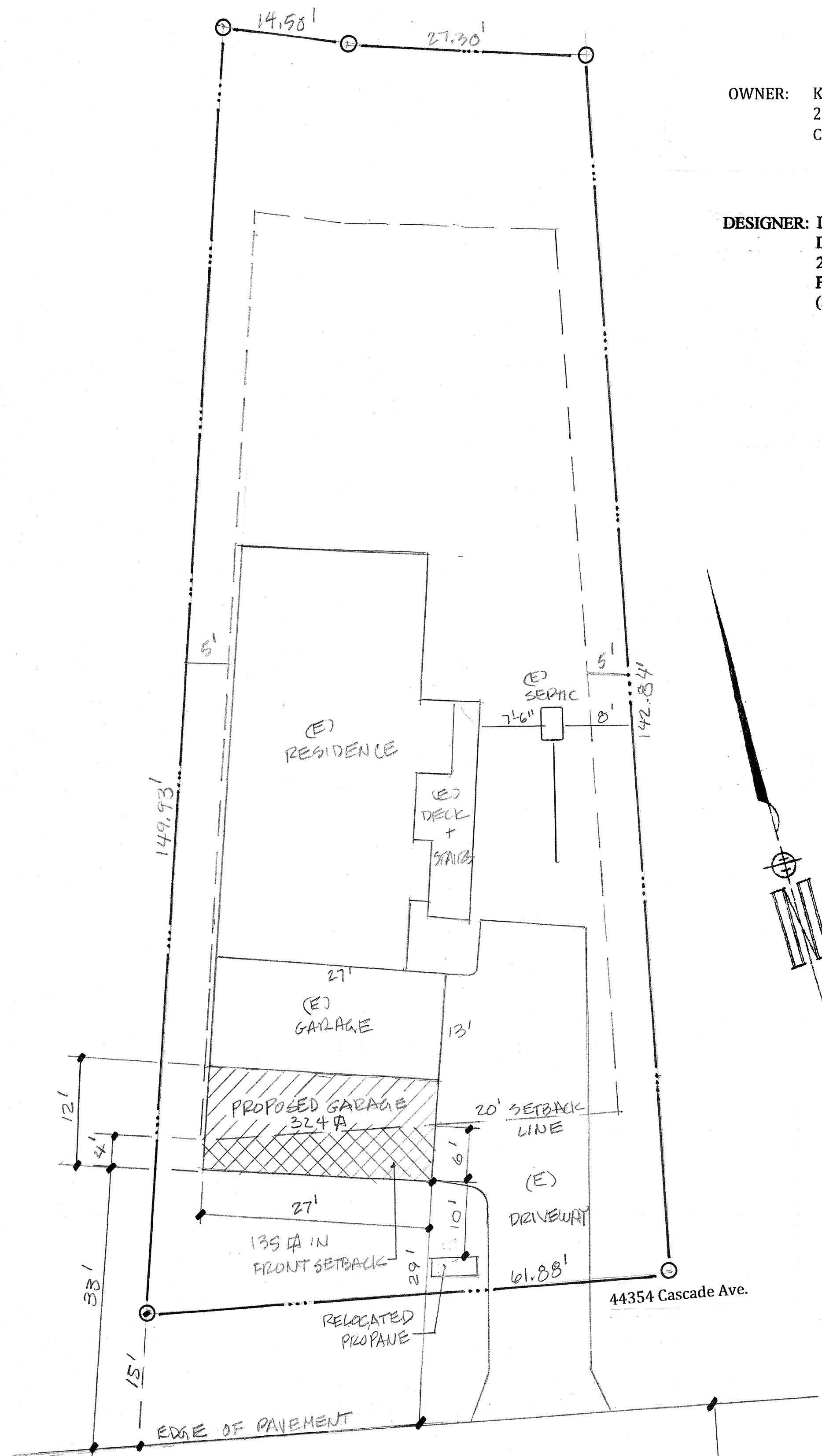
APPROVED VARIANCES WITHIN A QUARTER MILE RADIUS



Quarter
MILE
RADIUS

SUBJECT
PROEPRTY





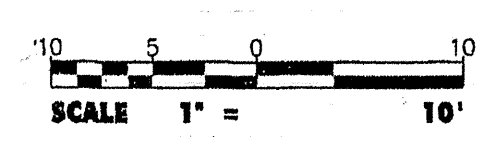
OWNER: Keith & Renece Dugggan
 23725 Via Roble
 Coto de Caza, CA 92679

DESIGNER: Linda Dineen
 Dineen Drafting & Design
 2985 E. Willis Ave.
 Fresno, CA 93726
 (559) 221-6053

PROJECT STATISTICS
 APN: 120-301-10
 Zoning: R-1
 Lot area: 7,496 sq.ft.
 Proposed lot coverage: 1,892 sq.ft.
 % Coverage = 25%
 Existing residence: 1897 sq.ft.
 Existing garage: 352 sq.ft.
 Living room addition: 286 sq.ft.
 Garage Addition: 324 sq.ft.
 New deck: 389 sq.ft.
 Total proposed residence: 2,183 sq.ft.

Please note that even with this encroachment requested, there will still be 29'-33" from the new garage to the edge of Lakeview Avenue.

SITE PLAN



California Green Building Standards

Indoor Water Use
 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
 Water closets - The effective flush volume of all water closets shall not exceed 1.28 gal/flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for tank-type toilets.
 The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two Reduced flushes and one full flush.
 Urinals - The effective flush volume of urinals shall not exceed 0.5 gal/flush.
 Showerheads - Single showerhead. Showerheads shall have a min. flow rate of not more than 2.0 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads. Multiple showerheads serving one shower - When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
 A hand-held shower shall be considered a showerhead.
 Faucets - Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.5 gpm at 60psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.
 Lavatory faucets in common public use areas. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60psi.
 Kitchen faucets. The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60psi. Kitchen faucets may temporarily increase the flow above the max. rate, but not to exceed 2.2 gpm at 60psi, and must default to a max. flow rate of 1.8 gpm at 60psi.
 Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet the applicable standards referenced in Table 1401.1 of the CPC.
Enhanced Durability and Reduced Maintenance
 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
Construction Waste Reduction, Disposal and Recycling
 Construction waste management plan. Submit a construction waste management plan in conformance with items 1-5. The construction waste management plan shall be updated as a necessary and shall be available during construction for examination by the enforcing agency.
 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse
 On the project or salvage for future use or sale
 2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk Mixed (single stream).
 3. Identify diversion facilities where the construction and demolition waste material will be taken.
 4. Identify construction methods employed to reduce the amount of construction and demolition waste Generated.
 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
 6. Waste Management Company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Pollutant Control
 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all ducts and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
 Finish material pollutant control - Finish materials shall comply with this section.
 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2 as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chlorid, perchloroethylene and trichloroethylene), except for aerosol products, as specified in subsection 2 below.
 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code Regulations, Title 17, commencing with Section 94507.
 3. Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat or Nonflat High Gloss coating, based on its gloss, as defined in subsections 4.2.1, 4.36 and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat High Gloss VOC limit in Table 4.504.3 shall apply.
 4. Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances Sections 94522(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the Percent VOC by weight of product limits of Regulation 8, rule 49.
 5. Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency.
 a. Manufacturer's product specification.
 b. Field verification of on-site product containers.

Interior Moisture Control
 General building shall meet or exceed the provisions of the California Building Standards Code, Chapter 19 or concrete Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 5, shall also comply with this section. Slab-on-grade floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.
 Capillary break - a capillary break shall be installed in compliance with at least one of the following:
 1. A 4-inch-thick (101.6 mm) base of 1 inch (12.7mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage and curling, shall be used. For additional information, see American Concrete Institute A.C.I. 302.2R-06.
 2. Other equivalent methods approved by the enforcing agency.
 3. A slab design specified by a licensed design professional. 4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:
 a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
 b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
 c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

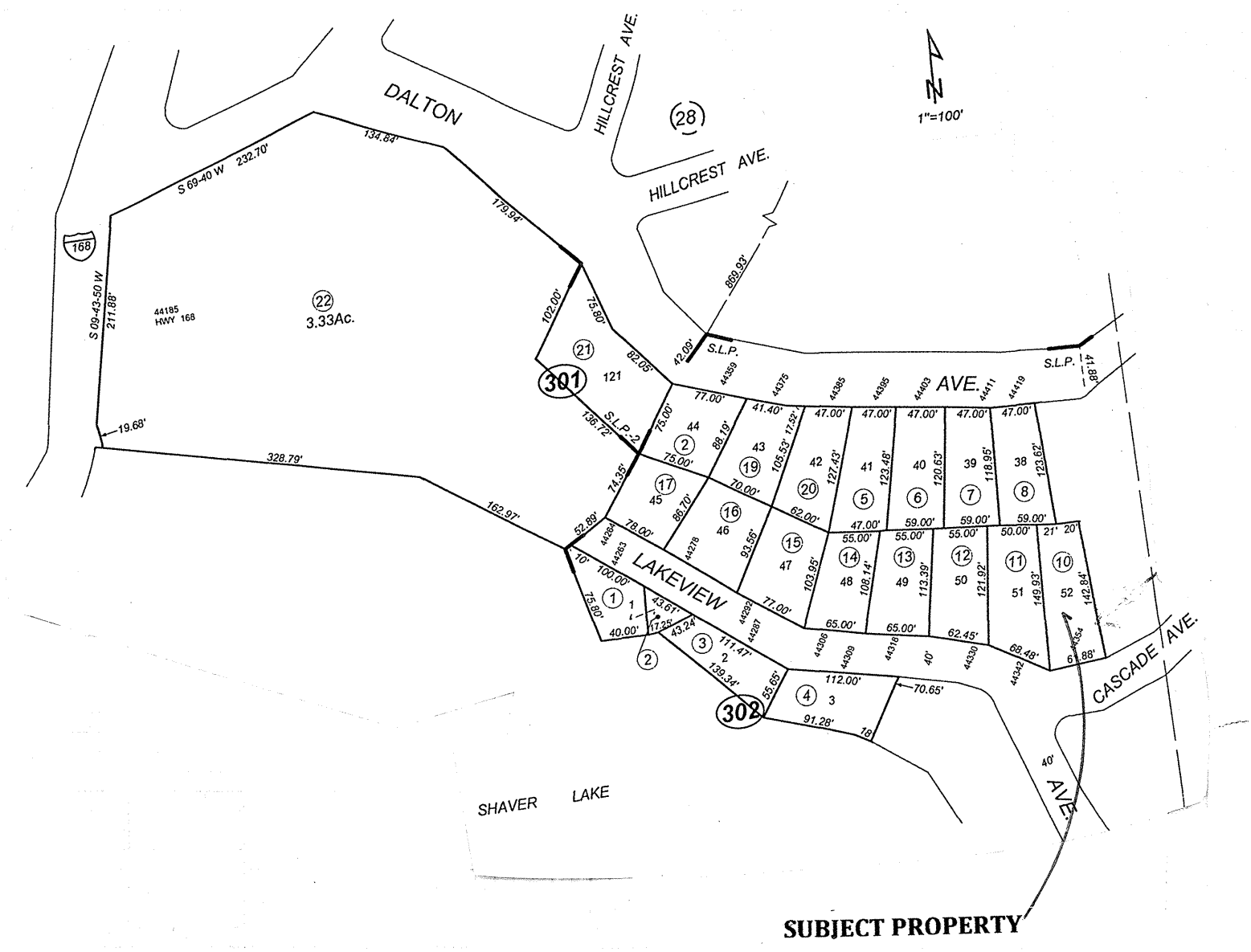
Indoor Air Quality and Exhaust
 Bathroom exhaust fans - Each bathroom shall be mechanically ventilated and shall comply with the following:
 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 a. Humidity controls shall be capable of adjustment between a relative humidity range of 50% to a max. 80%. A humidity control may utilize manual or automatic means of adjustment.
 b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e. built in).
 For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or Tub/shower.
 Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

CHECKED BY (NAME)	WIND DESIGN (Speed/Dir)	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			WATER DESIGN (Type)	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING RISKS	MEAN ANNUAL TEMP.
			Windblowing	First Live Depth	Thermal					
SD	65	NO 18	D	M.O.D	18°	YES	10°	Yes	NO	47°

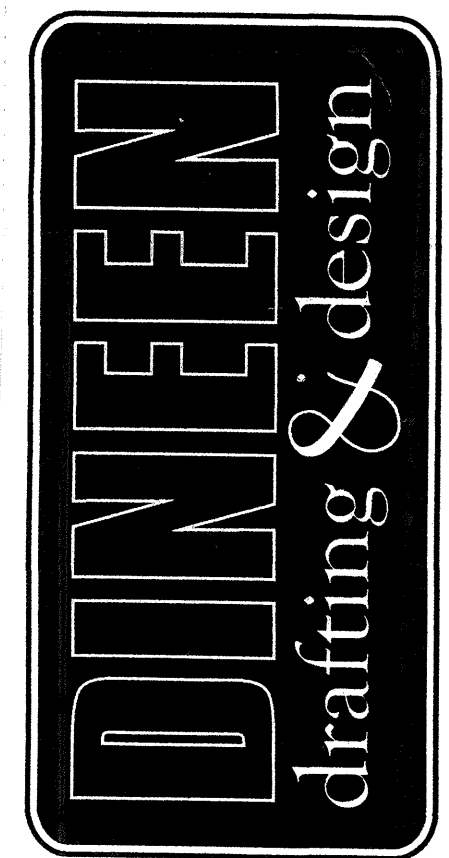
SITE NOTES:

- Chemical toilet to be provided on site during construction.
- Provide 2% min. slope away from structure for a min. of 5'.
- Driveways and private roads shall have a maximum slope of 12%.
- Install street address numeral at least 4" high with min. 1/2" stroke on contrasting background clearly visible from the street.
- No on-site water retention.
- No drainage to adjacent property.
- Changes from the approved plans during the course of construction shall cause construction to be suspended until such time as the plans can be amended by the designer and submitted to the County for Review and approval.
- The Construction Waste Management Plan must be finalized prior to occupancy.

APPLICABLE CODES:
 2016 CBC, 2016 CRC, 2016 CEC, 2016 CMC, 2016 CPC, 2016 CFC, 2016 CFC



VICINITY MAP



Linda Dineen
 (559) 221-6053

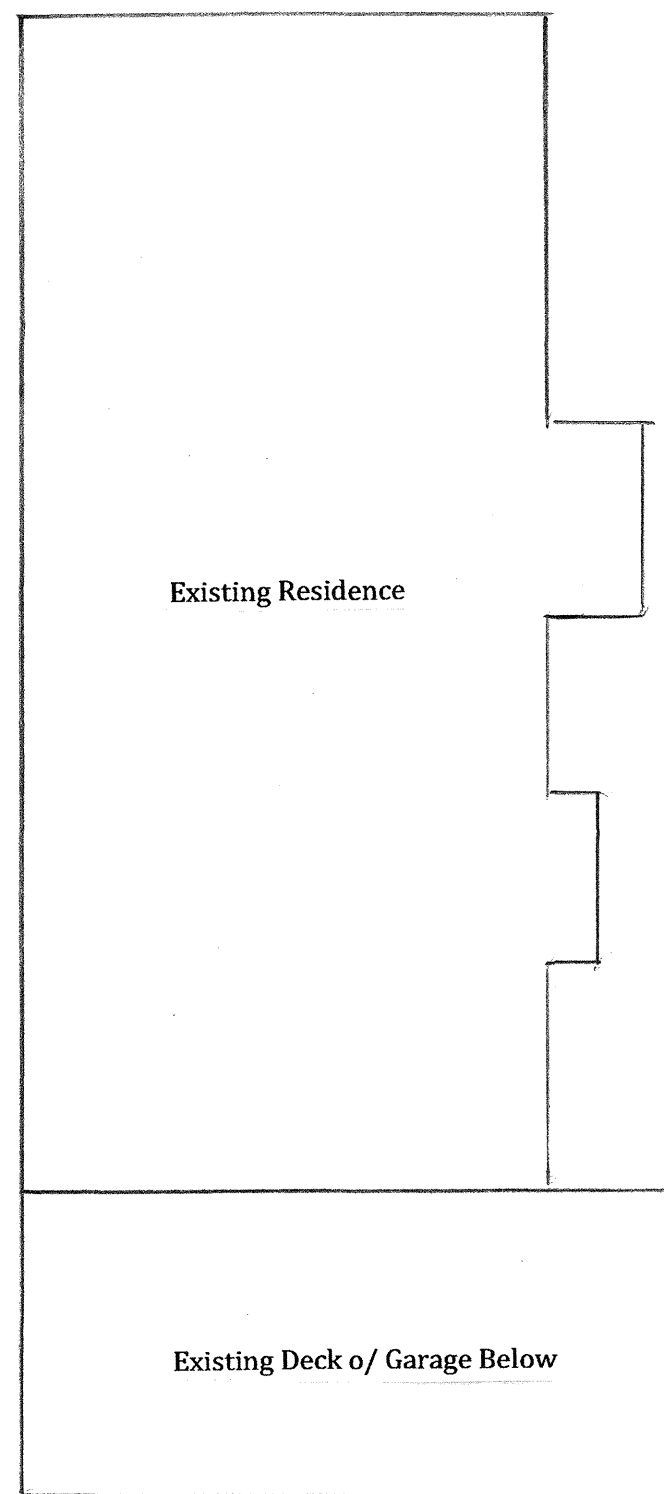
PROPOSED FRONT YARD SETBACK ENCROACHMENT FOR:
KEITH & RENECE DUGGAN
 44354 CASCADE AVENUE
 SHAVER LAKE, CA

CONTRACTOR:
 Marty Robinson
 35585 Lodge Rd.
 Tollhouse, CA 93667
 (559) 259-6626
 Lic. # 846491

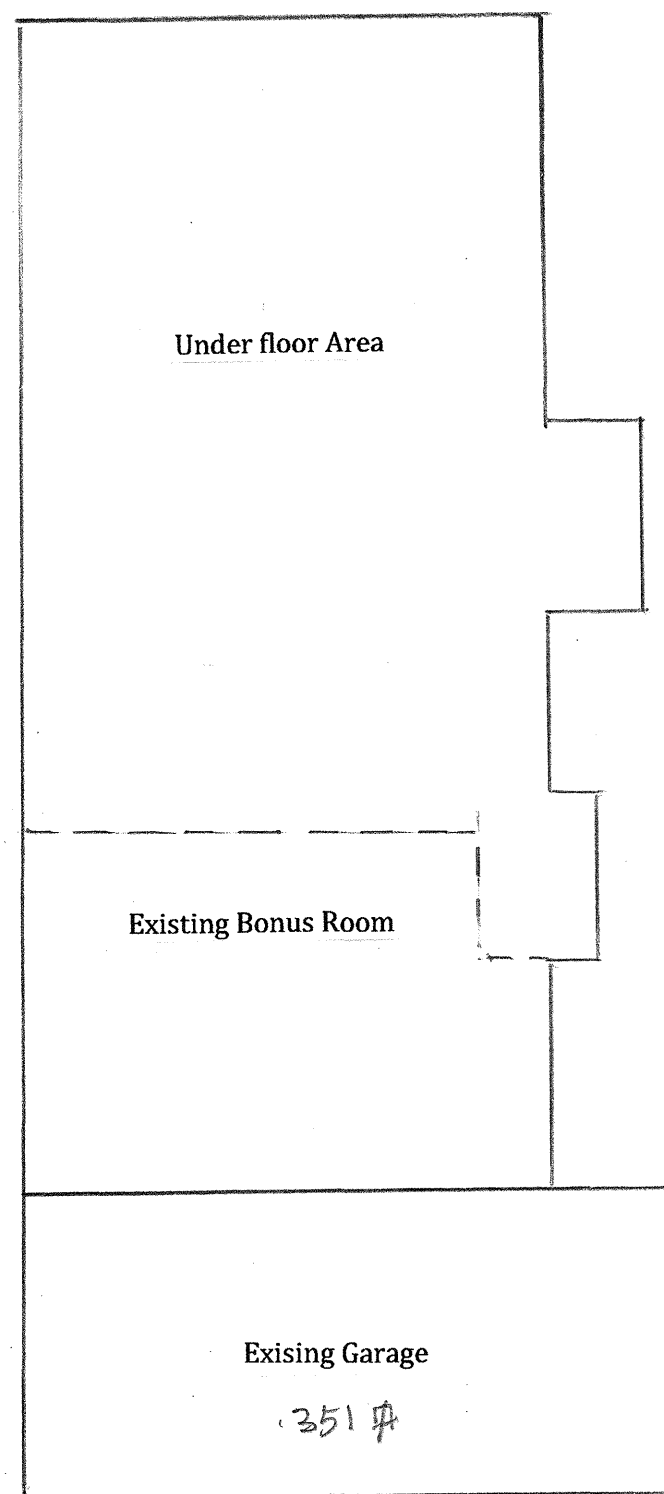
APRIL 2018

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L. Dineen



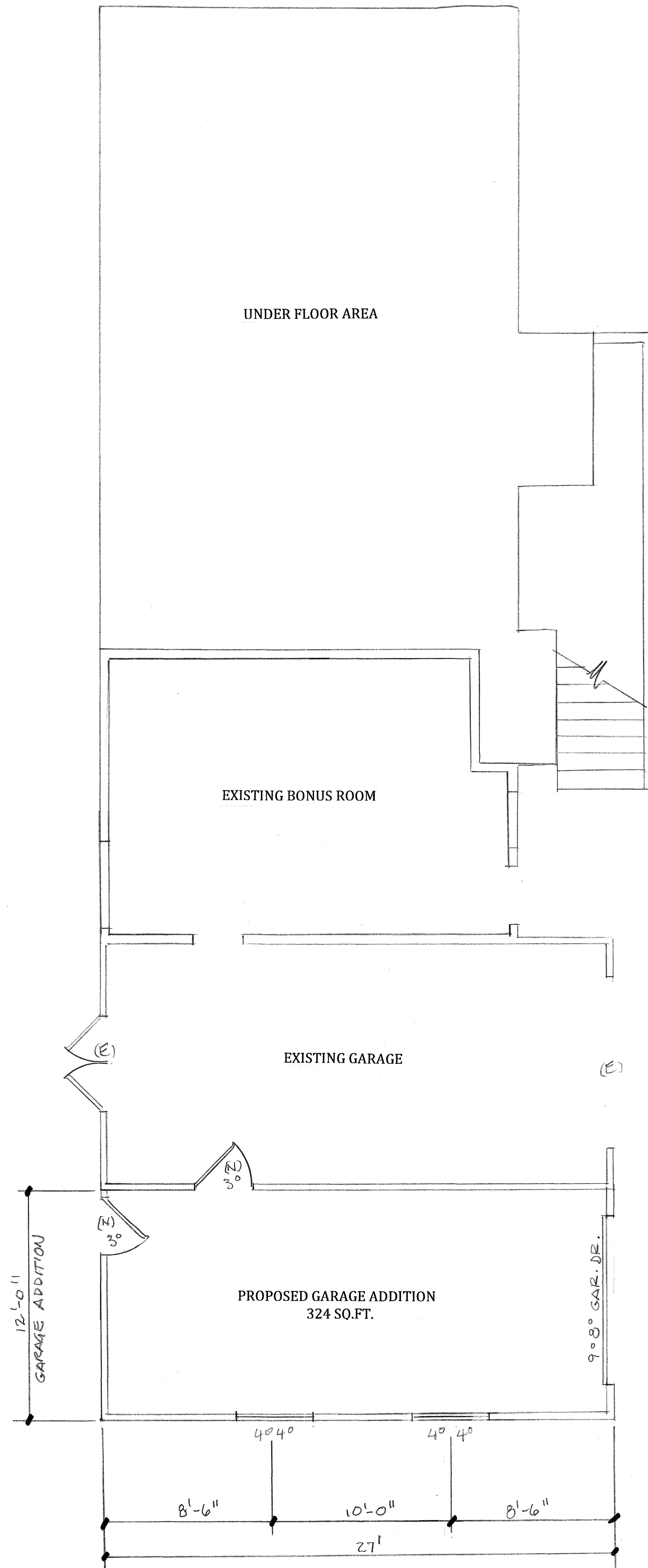
UPPER



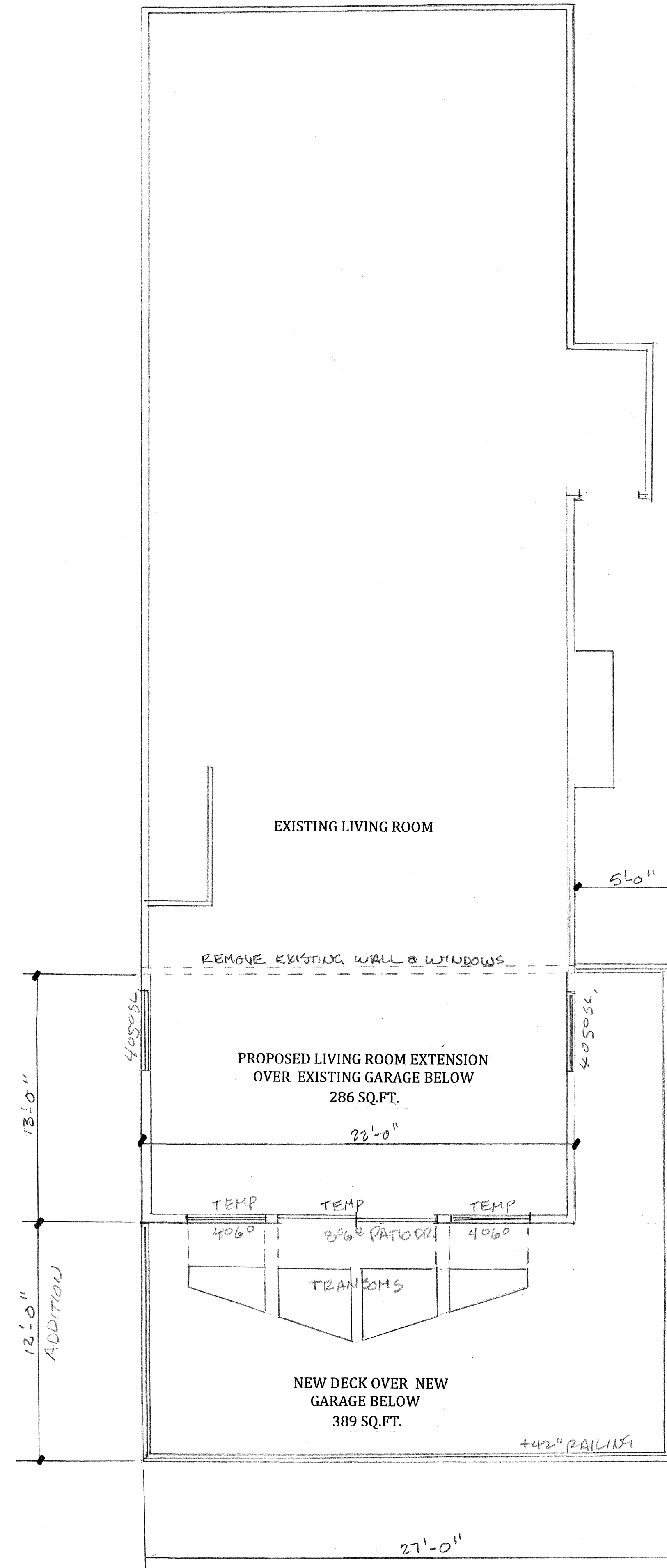
LOWER

EXISTING PLAN 1877 ϕ

SCALE: 1/8" = 1'-0"



LOWER



UPPER

FLOOR PLANS

SCALE: 1/4" = 1'-0"

Linda Dineen
(559) 221-6053

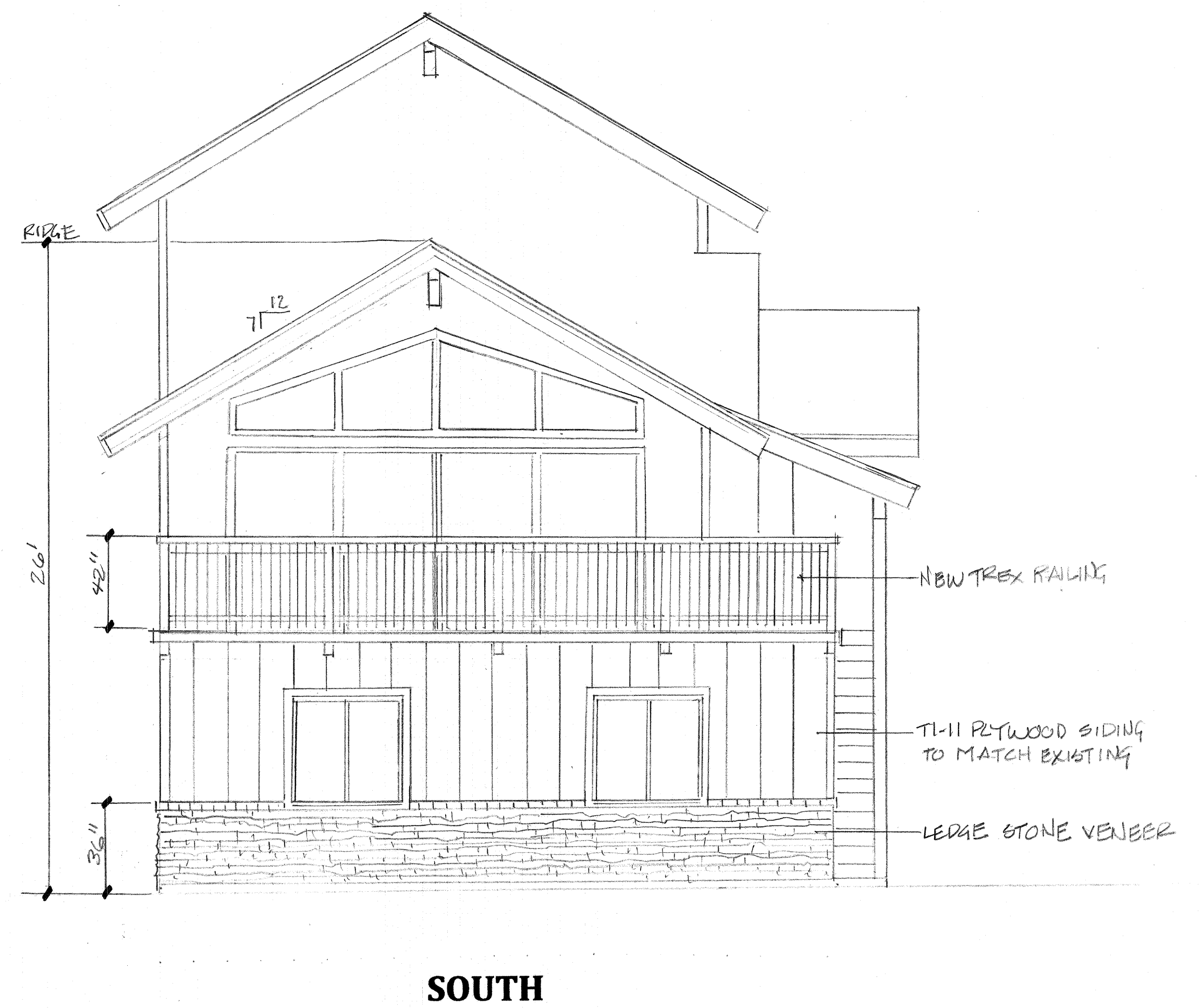
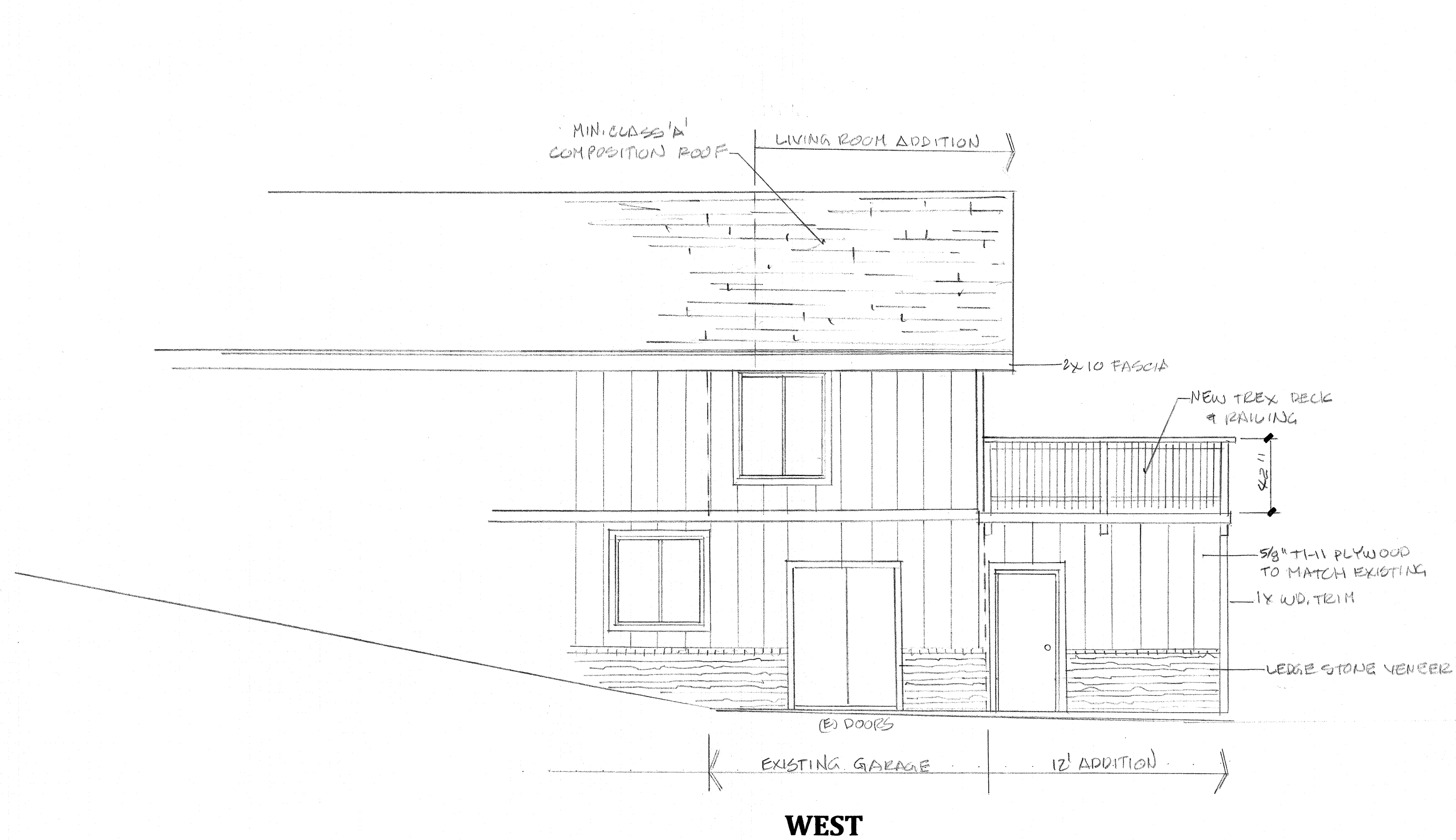
PROPOSED FRONT YARD SETBACK ENCROACHMENT FOR:

KEITH & RENECE DUGGAN

44354 CASCADE AVENUE SHAVER LAKE, CA

CONTRACTOR:
Marty Robinson
35585 Lodge Rd.
Tollhouse, CA 93667
(559) 259-6626
Lic. # 846491

APRIL 2019



ELEVATIONS

SCALE: 1/4" = 1'-0"

L. Dineen

DINEEN
drafting & design

Linda Dineen
(559) 221-6053

PROPOSED FRONT YARD SETBACK ENCROACHMENT FOR:
KEITH & RENECE DUGGAN
44354 CASCADE AVENUE
SHAVER LAKE, CA

CONTRACTOR:
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35585 Lodge Rd.
Tollhouse, CA 93667
(559) 259-6626
Lic. # 846491

APRIL 2018

2

DINEEN DRAFTING & DESIGN

2985 E. Willis Ave.

Fresno, CA 93726

(559) 221-6053

Fresno County Development Services

Variance Application #9445

REQUIRED FINDINGS

APN: 120-301-10

Keith & Renece Duggan

44354 Cascade Ave.

Shaver Lake, CA

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification.**

All properties in the Shaver Point development have parking challenges. On Fresno County documents, the width of Cascade Avenue shows to be 40 feet when, in reality, the asphalt of the street only measures 20 feet. This is true of most of the streets in this area. Therefore, street parking is not only inconvenient, but it is dangerous and restricting to traffic flow. The only other option is to somehow arrange for off-street parking on the individual lots. Because of the slope at the front of the subject property and existing trees, the only off-street parking option is up close to the house.

- 2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.**

This residence currently only has a single car garage. Most of the surrounding residences have two or three car garages. (please see the accompanying photographs). Because of winter weather conditions, covered and/or enclosed parking is preferable, hence our request for a garage extension. The location of our requested garage bay is the only position that makes sense on this lot. It is compatible with the existing structure and the least noticeable by surrounding neighbors.

- 3. The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.**

As mentioned above, our front setback encroachment request will have no adverse effect on the neighbors to the sides and rear of this property. Over the years, Fresno County has approved construction projects at the "Point" using the pavement edge as

the supposed property line. Dineen Drafting & Design has worked on nineteen projects in this community over the last twenty six years. None of the front property lines are at the edge of pavement, so therefore, many residences are already built into the front setback area and some are actually built over the front property line. For example, the property lines on Cascade are fifteen feet back from the pavement edge. The two residences across the street measure twenty seven and twenty eight feet from the pavement edge respectively. When one subtracts off the fifteen feet, they are already built into the front setback. Our project only requests a maximum of six feet into the *actual* front setback which will still maintain twenty nine to thirty three feet to the edge of pavement. Please refer to the site plan.

4. The granting of such variance will not be contrary to the objective of the Fresno County General Plan.

As mentioned in response item #3, our encroachment request is certainly within the guidelines previously established in this community. Our project is designed so that, from the front, the residence will look identical to the current appearance. There also are trees in the front of this property which will partially shield its view from the street.

Respectfully,

Linda Dineen

Linda Dineen
Dineen Drafting & Design