



# PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk  
Phone: (559) 600-4497  
Email: [knovak@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

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## AGENDA January 9, 2020

### **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**

#### **ELECTION OF OFFICERS** (Chairman and Vice Chairman for 2020)

#### **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. 7185** and **AMENDMENT APPLICATION NO. 3821** filed by **DAN PAGE**, proposing to rezone an 8.46-acre parcel from the R-R (Rural Residential, two-acre minimum parcel size) Zone District to the C-6(c) (General Commercial, Conditional) Zone District. The project site is located on the north side of Auberry Road approximately 350 feet northeast of its intersection with Morgan Canyon Road, within the unincorporated community of Prather (SUP. DIST. 5) (APN 118-422-50).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7593** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3639** filed by **PASCUAL GARCIA (SOUTHERN CALIFORNIA EDISON)**, proposing to allow the expansion of an existing Southern California Edison Service Center with the construction of a laydown yard, which will provide storage area for equipment and material for the construction and maintenance of Southern California Edison's Transmission and Distribution system on a 2.62-acre portion of a 357.80-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District. The subject parcel is located on the north side of Dinkey Creek Road, approximately one quarter-mile east of State Route 168/Tollhouse Road, within the unincorporated community of Shaver Lake (41694 Dinkey Creek Road) (SUP. DIST. 5) (APN 120-260-10U).

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY APPLICATION NO. 7645** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3652** filed by **ZUMWALT CONSTRUCTION** on behalf of **O'NEILL VINTNERS AND DISTILLERS**, proposing to allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot, and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Avenue, Parlier) (SUP. DIST. 4) (APN 363-051-20).

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

-Staff Report Included

-Individual Noticing

5. **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](mailto:mmollring@fresnocountyca.gov)

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# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 January 9, 2020

**SUBJECT:** Initial Study Application No. 7185 and Amendment Application No. 3821

Rezone an 8.46-acre parcel from the R-R (Rural Residential, two-acre minimum parcel size) Zone District to a C-6(c) (General Commercial, Conditional) Zone District.

**LOCATION:** The project site is located on the north side of Auberry Road approximately 350 feet northeast of its intersection with Morgan Canyon Road, within the unincorporated community of Prather (SUP. DIST. 5) (APN 118-422-50).

**OWNER:** Elaine C. Page, Trustee  
**APPLICANT:** Dan Page

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

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7185; and
- Recommend that the Board of Supervisors determine that the proposed rezone is consistent with the General Plan, including the Housing Element and County-Adopted Sierra North Regional Plan [Note: Although the proposed rezone will reduce the inventory of land identified in the Housing Element for development of housing for the Above-Moderate Income population by eight (8) units, the proposal meets findings A and B of Government Code Section 65863(b)(1), and the remaining surplus of identified units can accommodate the County's fair share of its Fifth-Cycle Regional Housing Needs Allocation in the Above-Moderate Income category.], and approve Amendment Application No. 3821 with recommended Mitigation Measures, Conditions of Approval and Project Notes; and
- Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3821 to the Board of Supervisors with a recommendation of approval, subject to the Mitigation Measures and Conditions of Approval as listed in the Staff Report.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Uses allowed under the current Rural Residential zoning
6. Allowed uses proposed under the proposed C-6(c) (General Commercial, Conditional) Zone District, with the approval of Amendment Application No. 3835
7. Summary of Initial Study Application No. 7185
8. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Mountain Urban in the County-Adopted Sierra North Regional Plan	N/A
Zoning	R-R (Rural Residential, two-acre minimum parcel size) Zone District	C-6(c) (General Commercial, Conditional)
Parcel Size	8.46 acres	No change
Project Site	8.46 acres/Undeveloped	Future development of the site will be limited to the proposed uses listed in Exhibit 6, allowed uses in the C-6(c) (General Commercial, Conditional) Zone District
Structural Improvements	None	Future development of the site will be limited to the proposed uses listed in Exhibit 6, allowed uses in the C-6(c) (General Commercial, Conditional) Zone District
Nearest Residence		No change
Surrounding Development	Commercial development easterly and westerly adjacent along	No change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
	Auberry Road and residential development to the north, northeast, northwest and south	
Operational Features	See Project Site above	Dependent on future use
Employees	N/A	Determined at the time that development occurs, and use(s) established on the property
Customers	N/A	Dependent on future use
Traffic Trips	N/A	1,646 maximum estimated weekday traffic trips, per the Traffic Impact Study prepared for this proposal by Peters Engineering
Lighting	N/A	Determined at the time use(s) established on the property
Hours of Operation	N/A	Determined at the time use(s) established on the property

**Setbacks, Separation and Parking Standards**

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	R-R Zone District:  Front: 25 feet Side: 20 feet Rear: 20 feet	C-6(c) Zone District.  No requirements for this Zone District	N/A
Parking	For residential uses: one (1) parking space for every dwelling unit  For non-residential uses the provision of Section 855-I shall apply; based on specific use	For commercial uses: Two square feet for each one square foot of gross floor space; or if use falls into special use category of General Conditions, Section 855-I, such conditions shall apply. Parking shall be provided as in the C-4 District, Section 836.5-I.1c.	Determined at the time uses are established on the property

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
		For residential uses: there shall be at least one (1) parking space for each dwelling unit; the provision of the General Conditions, Section 855-1 shall apply.	
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	Minimum of six feet	No requirement	N/A
Wall Requirements	Maximum of three feet tall in any required front yard; up to six feet in height on all rear and side property lines	The provision of the C-4 Zone District, Section 836.5-H.1, 2, 3 and 4, shall apply. 1. None required	Determined at the time uses are established on the property
Septic Replacement Area	100 Percent	Any proposed development will be required to connect to a community sewer system	Determined at the time uses are established on the property
Water Well Separation	Building sewer/septic tank: 50 feet  Disposal field: 100 feet; seepage pit/cesspool: 150 feet	Any proposed development will be required to connect to the existing community water system and community sewer facility	Determined at the time uses are established on the property

**Circulation and Traffic**

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	No change
Public Road Frontage	Yes	Auberry Road/State Route 168	No change
Direct Access to Public Road	Yes	Auberry Road/State Route 168; Good condition	No change
Road ADT		N/A	N/A

		Existing Conditions	Proposed Operation
Road Classification		State Highway 168	No change
Road Width		Unknown	N/A
Road Surface		Asphalt Concrete	No change
Traffic Trips		N/A	The Traffic Impact Study prepared for this application indicates that the proposed rezone and subsequent development, based on assumptions and models derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10 <sup>th</sup> edition, would not result in significant traffic impacts. The project will pay its fair share of road improvements and enter into a traffic mitigation agreement with Caltrans prior to the issuance of a certificate of occupancy for any proposed development
Traffic Impact Study (TIS) Prepared	Yes	N/A	The Traffic Impact Study prepared by Peters Engineering Group dated August 10, 2018 was reviewed and approved by the California Department of Transportation and the Fresno County Design and Road Maintenance and Operations Divisions, which recommended the provision of a minimum 75-foot left-turn lane along eastbound State Route 168 in concurrence with the recommendations of the TIS.
Road Improvements Required		N/A	Proposed channelized left-turn lane on eastbound SR 168 at the subject parcel driveway will be subject to further review prior to issuance of an encroachment permit by Caltrans, and at such time as uses are established for the property. The Site Plan Review required for this project shall be provided to Caltrans for review. Caltrans determined that based on the Traffic Impact Analysis, the Applicant will be required to pay a fair share of the cost of future improvements (see Conditions of Approval).

**Surrounding Property**

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	5.20 acres	Single-Family Residential	AE-40	Approximately 20 feet
South	4.45 acres 4.67 acres	Vacant Vacant	C-4(c)/C-6(c)	None
East	8.72 acres  2.53 acres	Church/Commercial	R-R/C-6(c)	None
West	3.73 acres  2.25 acres	Commercial  Commercial	C-6(c)  C-6(c)	None

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 7185 was prepared for this project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Base on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of Initial Study No. 7185 is included as Exhibit 7.

Notice of Intent to Adopt a Mitigated Negative Declaration November 29, 2019.

**PUBLIC NOTICE:**

Notices were sent to 40 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.

Should the Planning Commission recommend approval, a subsequent hearing date before the Board of Supervisors will be scheduled as soon after the Commission’s action as practical, to make the final decision on this Amendment Application. A separate public notice will be provided for the Board of Supervisors hearing.

**PROCEDURAL CONSIDERATIONS:**

A rezoning is a legislative act requiring action by the Board of Supervisors. A decision by the Planning Commission in support of a rezoning is an advisory action requiring an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission decision to deny a rezoning is final unless appealed to the Board of Supervisors.

**BACKGROUND INFORMATION:**

According to available County records, the subject property in its current configuration was created as Parcel 3 of Parcel Map No. 2338, recorded on January 15, 1975. The subject parcel



was previously zoned A-1 (General Agricultural) and was rezoned to its present R-R (Rural Residential) designation as part of County initiated Amendment Application No. 3284, adopted on November 30, 1982, which sought to bring designated areas into conformance with the Sierra North Regional Plan, which was previously adopted by the Board of Supervisors on May 4, 1982.

With the current application, the Applicant is proposing to rezone the subject parcel from the R-R (Rural Residential, two-acre minimum parcel size) Zone District, to a C-6(c) (General Commercial, Conditional) Zone District. The subject parcel is designated as Mountain Urban in the County-Adopted Sierra North Regional Plan, where Mountain Urban shall mean areas considered appropriate for concentrations of residential development, various intensities of commercial development, industrial uses where appropriate, and continued foothill rural residential uses.

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>Sierra North Regional Plan Policy 12.03.a – Commercial Policies (Mountain Urban): Zoning to a commercial district may be appropriate, subject to the following locational criteria:</p> <ul style="list-style-type: none"> <li>I. Parcels shall be located on and have access to a major road. Access to the development should be by way of an approved driveway approach as defined by the County or by the California Department of Transportation (Caltrans).</li> <li>II. Commercial Uses are encouraged to cluster rather than strip along roadways. Areas devoted to commercial use in the Mountain Urban Areas shall be as follows: <ul style="list-style-type: none"> <li>o In Prather, commercial uses should be located along Auberry Road within one quarter-mile of the Morgan Canyon Road intersection.</li> </ul> </li> <li>III. Developers are encouraged to assemble small, shallow lots and narrow, deep lots to provide as large a development site as possible. <ul style="list-style-type: none"> <li>b. Commercial development shall be served by community water and sewer system or provide suitable alternatives.</li> <li>c. The impacts that service and heavy commercial uses have on residential areas should be mitigated by on-site buffering measures.</li> <li>d. Legally-existing commercial uses at the time of Plan adoption shall be allowed to</li> </ul> </li> </ul>	<p>The subject parcel is located along State Route 168/Auberry Road. The California Department of Transportation will review and approve the design of the site access turn lane from State Route 168.</p> <p>The subject parcel is located adjacent to existing commercial development along State Route 168/Auberry Road and its intersection with Morgan Canyon Road. Proposed commercial uses for the site would be consistent with these policies of the Sierra North Regional Plan.</p> <p>Any proposed uses will be required to connect to the existing community water system, regulated by the State Water Resources Control Board, Division of Drinking Water.</p> <p>County parking standards of the C-6(c) (General Commercial, Conditional) Zone District shall apply.</p> <p>Any development of the site will be required to include a minimum 50-foot landscaped buffer from the adjacent highway.</p>

Relevant Policies:	Consistency/Considerations:
<p>continue and should be zoned appropriate to the existing use.</p> <p>e. The development of new commercial uses shall be guided by the following criteria:</p> <ol style="list-style-type: none"> <li>1. Off-street parking shall be sufficient for the proposed use.</li> <li>2. A minimum setback of 50 feet shall be provided from the roadway, where possible.</li> </ol>	
<p>Sierra North Regional Plan Section 402-3: 2.00 (Water Resources):</p> <p>Management Policy 2.02:</p> <ol style="list-style-type: none"> <li>a. Drainage improvements shall be designed to prevent degradation of water resources and facilities.</li> <li>b. Rivers, lakes and other water bodies should be protected from runoff contamination caused by development and underground seepage of waste water by using appropriately-designed wastewater systems and by adequately separating development from water bodies.</li> <li>c. If slope, soil type, or erosion hazards exist, special protection measures may be required.</li> </ol> <p>Section 402-3:3.00 (Soil and Geology):</p> <p>Sections 306-03 (Geologic Resources), 308-04 (Geologic Hazards), and 308-06 (Seismic Safety) of the Fresno County General Plan are applicable to all geologic formations within the Region, as are specific geologic policies contained in the Land Use Element of this Plan.</p> <p>Section 402-3:4.00 (Mineral Resources):</p> <p>Section 306-06 (Mineral Resources) of the Fresno County General Plan is applicable to the development of the mineral resources within the Region.</p> <p>Section 402-3:5.00 (Natural Vegetation and Wildlife Resources):</p>	<p>A tributary of Big Sandy Creek runs through a portion of the subject property approximately from northeast to southwest.</p> <p>Any additional runoff generated by development of the site, will be required to be stored on site per County standards, and shall not be allowed to drain across property boundaries.</p> <p>Any development near a stream will require clearance from the California Department of Fish and Wildlife.</p> <p>Any development will require a grading permit or grading voucher and may require an engineered grading and drainage plan to demonstrate how additional storm runoff generated by development will be managed without adversely impacting adjacent property.</p> <p>Any future development will be subject to applicable building code requirements, which include seismic design standards.</p> <p>No known mineral resources were identified on the subject property, and the property is not located within an identified</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>Section 306-02 (Natural Vegetation/ Wildlife) of the Fresno County General Plan is applicable to all vegetation and wildlife habitats within the Region.</p> <p>Section 402-3:6.00 (Scenic Resources):</p> <p>6.02 Management Policies:</p> <ul style="list-style-type: none"> <li>a. The policies of Section 306-04, Appendix B; Section OS-K (Scenic Resources) of the General Plan shall apply.</li> <li>b. Open space areas should be used to protect and enhance local community character and to guide growth to preserve the rural character.</li> <li>c. Open space areas should be used as buffers between incompatible uses.</li> </ul> <p>Section 402-03:7.00 (Scenic Highways):</p> <p>Section 304 (Scenic Highways) of the Fresno County General Plan shall apply to designated scenic roadways within the Plan area.</p> <p>Although not having the scenic drive or scenic highway designation, Lodge Road between Tollhouse Road and Morgan Canyon Road, Millerton Road, Auberry Road, and Watts Valley Road (south of Pittman Hill Road) also have scenic value. Consideration should be given to protection of these scenic areas when nearby development occurs.</p> <p>General Plan Policy OS-L.3: The County shall manage the use of land adjacent to scenic drives and scenic highways based on the following principals:</p> <ul style="list-style-type: none"> <li>a. Timber harvesting within or adjacent to the right-of-way shall be limited to that which is necessary to maintain and enhance the quality of the forest;</li> <li>b. Proposed high-voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way;</li> </ul>	<p>mineral resource zone as identified in the Fresno County General Plan Background Report.</p> <p>Mitigation Measures have been included requiring that site surveys for specified wildlife species be conducted prior to ground disturbance; additional Mitigation has been included requiring that any existing oak trees meeting specified size criteria that are removed during development be replaced with new trees, and that replacement trees be maintained until established. A cultural resource inventory was required based upon the potential archaeological sensitivity of the area, and General Plan Policy. The cultural resource inventory was completed for the subject property and dated November 2018. The inventory, conducted on October 25, 2018 included a search of the California Historic Resources Inventory System, correspondence with the Native American Heritage Commission (NAHC) and representatives of affected tribes, and a pedestrian field survey of the subject property. The result of the records search found that nine prior cultural resources studies had been conducted near the subject property. The results of the pedestrian survey yielded a mid-century dump site, which was attributed to a former resident of the site. No other historical or cultural materials were located.</p> <p>If during the removal of any refuse, or if during</p>

Relevant Policies:	Consistency/Considerations:
<p>c. Installation of signs visible from the right-of-way shall be limited to business identification signs, on-site real estate signs, and traffic control signs necessary to maintain safe traffic conditions. All billboards and other advertising structures shall be prohibited from location within view of the right-of-way;</p> <p>d. Intensive land development proposals, including, but not limited to, subdivisions of more than four lots, commercial developments, and mobile home parks shall be designed to blend into the natural landscape and minimize visual scarring of vegetation and terrain. The design of said development proposals shall also provide for maintenance of a natural open space area two hundred (200) feet in depth parallel to the right-of-way. Modification of the setback requirement may be appropriate when any one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. Topographic or vegetative characteristics preclude such a setback;</li> <li>2. Topographic or vegetative characteristics provide screening of buildings and parking areas from the right-of-way;</li> <li>3. Property dimensions preclude such a setback; or</li> <li>4. Development proposal involves expansion of an existing facility or an existing concentration of uses.</li> </ol> <p>e. Subdivision proposals shall be designed to minimize the number of right-of-way access drives;</p> <p>f. Developments involving concentration of commercial uses shall be designed to function as an integral unit with common parking areas and right-of-way access drives; and</p>	<p>construction, buried cultural materials are encountered, work in the area shall be stopped until a qualified archaeologist can evaluate the nature and significance of the find.</p> <p>The subject parcel is located along State Route 168 (Auberry Road) between its intersection with Morgan Canyon Road and Lodge Road. SR 168 is designated as a Scenic Highway in the County General Plan, shown in Figure 2 of the Open Space and Conservation Element.</p> <p>Proposed development will be required to provide a 50-foot-wide landscaped buffer between development and the adjacent highway.</p> <p>The topography of the site is such that a 200-foot-wide open space buffer would further limit the already limited developable area of the parcel.</p> <p>The parcel contains stands of mature oak trees which, if removed through development, will be required to be replaced if they meet minimum size criteria.</p> <p>The preservation and or replacement of oak trees will provide some visual screening of the site from the adjacent roadway.</p> <p>A cultural resources inventory was required of this project in accordance with General Plan Policy and the high sensitivity of the property to the potential for the occurrence of archaeological resources.</p>

Relevant Policies:	Consistency/Considerations:
<p data-bbox="370 233 977 428">g. Outside storage areas associated with commercial activities shall be completely screened from view of the right-of-way with landscape plantings or artificial screens which harmonize with the natural landscape.</p> <p data-bbox="220 464 873 527">Section 402-03:8.00 (Archaeological and Historical Resources)</p> <p data-bbox="321 562 959 663">The policies of Section 306-05 (Appendix B), and Policy OS-J.1 of the County's Open Space/ Conservation Element shall apply.</p> <p data-bbox="220 699 935 730">Section 402-03:9.00 (Energy Resources Management):</p> <p data-bbox="220 766 570 798">9.02 Management Policies:</p> <p data-bbox="269 833 959 961">a. Development within Mountain Urban areas should be encouraged such that travel is minimized and support is provided for alternate transportation modes.</p> <p data-bbox="269 997 959 1098">b. New development should be encouraged to utilize standards that minimize energy consumption such as:</p> <ol data-bbox="318 1134 977 1499" style="list-style-type: none"> <li>1. Structures oriented with their major axis within 22.5 degrees of due south to take advantage of active and passive solar heating and cooling opportunities.</li> <li>2. An analysis of solar access potential to each proposed residential unit.</li> <li>3. Consideration of other group-related factors such as tree shading, slope exposure to winter storms, and the nature of the snow pack.</li> </ol>	<p data-bbox="1013 262 1414 390">No Tribal Cultural or Historical Resources were identified as a result of the cultural resources inventory.</p>

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

California Department of Transportation (Caltrans): The subject parcel is located adjacent to an existing commercial area along State Route 168 (Auberry Road). The proposed zone change would be consistent with the adjacent development and accompanying land use designation. As the site is currently undeveloped, a site plan showing proposed driveway access shall be submitted at the time that development is proposed. Caltrans recommends a shared driveway with the adjacent property.

This segment of State Route (SR) 168 is part of the regional bikeway corridor route; the subject parcel has frontage along SR 168 and development shall conform to Caltrans standards with regard to right-of-way-of-way and access.

Caltrans concurs with the conclusions and recommendations as presented in the traffic impact study (TIS) prepared for this project by Peters Engineering Group, dated August 10, 2018. The proposed channelized left-turn lane on eastbound SR 168 at the subject property driveway shall be subject to additional review prior to issuance of an encroachment permit by Caltrans.

Based on the traffic trip estimates contained in the TIS, Caltrans calculates the project's fair share of road improvements to be \$14,500 based on 15 peak-hour trips x \$950 per trip (the greater of the two AM and PM peak traffic trip estimates).

Based upon the payment of the project's fair share of future road improvements being made a Condition of Approval, the Applicant will be required to enter into a Traffic Mitigation Agreement with Caltrans, and such agreement should be executed, and the equitable fair share amount paid, prior to the issuance of an occupancy certificate.

The design of the required 75-foot left-turn lane along the eastbound lane of State Route 168 will be contingent upon the proposed placement of the access driveway for the site.

An encroachment permit must be obtained for all proposed work within the right-of-way of State Route 168 (Auberry Road). Activity and work planned within the State right-of-way shall be performed to State standards and specifications at no cost to the State. Engineering plans, calculations, specifications, and reports shall be stamped and signed by a licensed engineer or architect.

The Streets and Highways Code, Section 670 provides Caltrans with discretionary approval authority for projects that encroach into the State Highway System. Encroachment permits will be issued in accordance with Streets and Highways Code, Section 671.5 Time Limitations.

State Water Resources Control Board, Division of Drinking Water: The Division does not oppose the rezoning of the subject 8.46-acre parcel from Rural Residential to General Commercial; however, Prather Water District, which supplies the subject parcel, is currently out of compliance for Uranium. Prather Water District was issued a compliance order in May 2016 directing the District to address the issue. Prather Water District has submitted a correction action plan stating that it (Prather Water District) will implement Water Remediation Technology (WRT) to treat the water. District Records show that Well No. 02 has an estimated yield of 30 gallons per minute (GPM) based on a 34-day pump test. The average daily water usage in gallons per minute for 2016 was approximately 10.7 GPM total for the system. The necessary capacity will depend upon the type of development.

San Joaquin Valley Air Pollution Control District: The District's initial review of the project proposal concluded that emissions resulting from construction and/or operation of the Project may exceed the thresholds of significance for certain criteria pollutants. The project is also subject to District Rule 9510 (Indirect Source Review). As such, the Applicant is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. The District also recommends that project emissions be identified and quantified, considering both construction and operational emissions, utilizing the CalEEMod (California Emission Estimator Model); that potential nuisance odors be evaluated; that a health risk screening/assessment be conducted to identify potential Toxic Air Contaminant (TAC) impacts to surrounding sensitive receptors; and that an Ambient Air Quality Analysis be conducted if project emissions exceed 100 pounds per day of any pollutant.

Fresno County Department of Public Health, Environmental Health Division: All future development of the property shall require connection to the community water system.

Building permit records indicate there was a septic system installed in 1972. If the septic system is not proposed for future use, it shall be properly destroyed under permit and inspection by the Department of Public Works & Planning, Building and Safety Division. Future use of the existing septic system will require an evaluation of the system for adequacy to serve the proposed uses.

If the septic system is in use, it is recommended that the Applicant consider having the existing septic tank pumped and have the tank and leach lines evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. Such inspection may indicate possible repairs, additions, or require the proper destruction of the system.

Any development of the subject property shall require connection to a community water system. Only low-water uses and uses that generate small amounts of liquid waste shall be permitted until such time that the property is served by community sewer facilities or adequate information is submitted to the Fresno County Department of Public Works and Planning to demonstrate that the subject property can accommodate higher volumes of liquid waste.

Any development of the site or division of the parcel will require a sewage feasibility study and engineered sewage disposal system design. The feasibility report shall consider the location of existing water wells and the potential for contamination to the water wells; and the location of existing and proposed septic systems.

In an effort to protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required). Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

Future tenants proposing to operate food facilities will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval prior to the issuance of building permits; prior to operation, tenants will be required to apply for and obtain permits to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. Permits, once issued, are nontransferable.

Future tenants proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>).

Future tenants should be advised of the State of California Public Resources Code, Division 30, Waste Management; Chapter 16, Waste Tire Facilities; and Chapter 19, Waste Tire Haulers,

which may require the Owner/Operator to obtain a permit from the California Department of Resources Recycling and Recovery (Cal Recycle).

Future tenants may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 0675H, the parcel is not subject to flooding from the one-percent-chance storm event.

According to U.S.G.S. Quad Maps, there are existing natural drainage channels traversing the subject property. Any development within or near a stream will require clearance from the California Department of Fish and Wildlife.

The subject parcel is located within a State Responsibility Area (SRA); accordingly, any development shall be required to comply with applicable SRA Fire Safe Regulations.

An engineered grading and drainage plan may be required to demonstrate how additional storm water runoff generated by development will be managed without adversely impacting adjacent properties. A grading permit or voucher will be required for any grading.

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: The proposed rezone to the C-6(c) (General Commercial, Conditional) Zone District shall be consistent and compatible with adjacent development and zoning.

Fresno County Fire Protection District/CalFire: 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. Project development, including: Single-Family Residential (SFR), property of three or more lots, multi-family residential (MFR), commercial property, industrial property, or office property shall annex into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

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

**Analysis/General Plan Consistency:**

The subject parcel and adjacent parcels to the west, south and east are designated as Mountain Urban in the County-Adopted Sierra North Regional Plan. Areas designated Mountain Urban are considered appropriate locations for future urban-type development and commercial activities, as well as continued rural residential uses. The Mountain Urban areas within the Sierra North Regional Plan recognized commercial centers like Prather. The Mountain Urban areas are intended to provide most of the goods and services to the surrounding Foothill Rural Residential, Eastside Rangeland, and Public Lands and Open Space Areas. Development should be at relatively high densities, preferably provided with community water and sewer facilities. Commercial development standards are intended to cluster commercial uses in specific sections of major roadways where the combination of uses function as a small business center.

The subject parcel is currently zoned R-R (Rural Residential, two-acre minimum parcel size) with a land use designation of Mountain Urban as stated above. The Mountain Urban designation is considered to be conditionally compatible with the C-6 General Commercial Zone



District, which indicates that this Zone District may be compatible with the policies of the General Plan depending on certain circumstances. The proposed conditional rezoning would limit the allowed uses to those designated by the Applicant and approved by the Board with this application. As such, the proposed conditional rezoning would be consistent with the policies of the County-Adopted Sierra North Regional Plan and the Fresno County General Plan.

Adjacent parcels to the west are zoned C-6(c) and C-6 and developed with a variety of commercial uses; adjacent parcels to the south and southeast are also commercially zoned but are currently undeveloped. Adjacent parcels to the east and north are zoned AE-40 and Rural Residential, respectively, and contain some sparse residential development or other allowed uses.

C-6 (General Commercial) Zone Districts are intended to serve as sites for the many uses in the commercial classifications which do not belong in either the Neighborhood, Community or Central Trading District.

**Consistency with the Housing Element**

The subject parcel is identified in the County’s Fifth-Cycle Housing Element Inventory as land available to accommodate development of housing for Above-Moderate Income households, to meet Fresno County’s share of the Regional Housing Needs Allocation (RHNA) in said income category. The subject parcel has the development potential for up to eight (8) residential units. If approved, the current application to rezone the subject parcel from R-R (Rural Residential) to C-6(c)(General Commercial) will result in the loss of eight (8) residential units, identified in the Housing Element inventory.

Per Government Code Section 65863 (b)(1), if a city or county allows development of a parcel with fewer residential units by income category than identified in the jurisdiction’s housing element for said parcel, the jurisdiction shall make the following written findings supported by evidence:

- I. The reduction is consistent with the adopted General Plan, including the Housing Element; and
- II. The remaining site identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the jurisdiction’s share of the RHNA pursuant to Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the jurisdiction’s share of the RHNA at each income level and the remaining capacity of inventory identified in the Housing Element to accommodate that need by income level.

	Units by Income Level				Total Units
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
County’s Fifth-Cycle RHNA allocations	460	527	589	1,146	2,722
Units reported built or under construction during the Fifth-Cycle RHNA (as of the end of December 2018)	14	52	346	689	1,101

Remaining RHNA allocations	921	243	457	1,621
Capacity on vacant sites identified for the Fifth-Cycle period	2,110	3,373	7,955	13,438
<b>Current surplus capacity on vacant sites</b>	<b>1,189</b>	<b>3,130</b>	<b>7,498</b>	<b>11,817</b>

As previously stated, the proposed rezone will result in the loss of eight (8) residential units identified in the County's Fifth-Cycle inventory to accommodate housing for the Above-Moderate Income Population. However, as shown in the above table, the County's RHNA Allocation for the Above-Moderate Income category was 1,146 units; after accounting for the number of units that have been permitted in this category, the County of Fresno has a remaining allocation of 457 units in the Above-Moderate Income category. The preceding table shows that the Fifth-Cycle Housing Element inventory identified the County's capacity for the Above-Moderate Income category as 7,955 units; after deducting the remaining 457 RHNA allocation from the Fifth-Cycle capacity, the County has 7,498 units of surplus capacity in Above-Moderate Income category. The approval of this proposed rezone application would result in a reduction of eight (8) residential units; however, a surplus of 7,490 units would remain to accommodate the County's fair share of the Fifth-Cycle Regional Housing Needs Allocation in the Above-Moderate Income category.

**Tribal Consultation**

Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the four Tribal Governments who had previously requested to be notified of projects subject to CEQA within their respective areas of interest. Of the Tribes who were notified of this proposal, one, the Dumna Wo Wah Tribal Government, made a written request to consult on this and other project proposals. County Staff responded with an invitation to consult. No further information was received which identified any Tribal Cultural Resources, nor was any further request made by the Dumna Wo Wah Tribal Government to consult on this project. A letter concluding consultation, dated February 28, 2019, was sent to Tribal representatives. To date, no further response has been received from Dumna Wo Wah Tribal Government with regard to this project proposal.

Based on the foregoing analysis, and with adherence to the aforementioned Mitigation Measures, Conditions of Approval and mandatory Project Notes, staff believes that the subject proposal to rezone an 8.46-acre parcel from the R-R (Rural Residential, two-acre minimum parcel size) Zone District to a C-6(c) (General Commercial, Conditional) Zone District will be consistent with the applicable policies of the Fresno County General Plan and the County-Adopted Sierra North Regional Plan.

**Recommended Conditions of Approval:**

*See recommended Mitigation Measures, Conditions of Approval and Project Notes attached as Exhibit 1.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes that the proposed rezone is consistent with the Fresno County General Plan and recommends approval of Amendment Application No. 3821, subject to the included Mitigation Measures, Conditions of Approval and Project Notes attached as Exhibit 1.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7185; and
- Recommend that the Board of Supervisors find that the proposed rezone is consistent with the General Plan, including the Housing Element and County-Adopted Sierra North Regional Plan [Note: Although the proposed rezone will reduce the inventory of land identified in the Housing Element for development of housing for the Above-Moderate Income population by eight (8) units, the proposal meets findings A and B of Government Code Section 65863(b)(1), and the remaining surplus of identified units can accommodate the County's fair share of its Fifth-Cycle Regional Housing Needs Allocation in the Above-Moderate Income category.], and approve Amendment Application No. 3821; and
- Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3821 to the Board of Supervisors with a recommendation for approval, subject to the Mitigation Measures, Conditions of Approval, and Project Nots listed in the Staff Report.

### **Alternative Motion** (Denial Action)

- Determine that the proposed rezone is not consistent with the Fresno County General Plan and County-Adopted Sierra North Regional Plan, and deny Amendment Application No. 3821 (state the basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program  
Initial Study (IS) Application No. 7185/Amendment Application No. 3821  
(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	Prior to the issuance of permits for any development of the subject property, a landscaping plan shall be submitted as part of the Site Plan Review (SPR) process. Landscaping shall be provided along the parcel frontage to provide a visual buffer between commercial development and Auberry Road. Installation of landscaping shall be completed prior to final occupancy.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Prior to issuance of permits and prior to final occupancy
2	Aesthetics	All outdoor lighting shall be hooded and directed as to not shine toward adjacent properties and roads.	Applicant	Applicant/PW&P	Ongoing
3	Air Quality	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. For each project phase, records of the construction start and end date and the date of the issuance of the first certificate of occupancy shall be maintained.	Applicant	Applicant/PW&P	Ongoing
4	Air Quality	If any development of the site proposes the use of an emergency backup generator, the generator(s) shall meet all applicable Environmental Protection Agency (EPA) finalized Tier 4 emission standards for non-road diesel engines.	Applicant	Applicant/PW&P	Ongoing
5	Biological	Prior to ground disturbance, a qualified biologist shall conduct site surveys, including all trees, to determine the presence of nesting birds. Any nests located in trees shall be completely avoided and a fifty-foot no-disturbance buffer shall be established. If any nests are located on the ground, a 100-foot no-disturbance buffer	Applicant	Applicant/PW&P	Prior to ground disturbance

**EXHIBIT 1**

		shall be established.			
6	Biological	A qualified biologist shall be on site during ground-disturbing and/or construction activities. If any nesting birds exhibit signs of distress in response to ground-disturbing or construction activities, the no-disturbance buffer shall be increased by a minimum of 25 feet. The qualified biologist shall document the location and progress of each nest and determine when young fledglings are no longer dependent upon their parents or the nest. Only after the young have fledged and are no longer dependent upon their parents or the nests can ground-disturbing or construction activities proceed within the established 50-foot and/or 100-foot buffer zones.	Applicant	Applicant/PW&P	Prior to ground disturbance
7	Biological	A qualified biologist shall prepare a pre-construction survey of disturbance areas of the subject property to determine if any existing oak trees will be impacted by the project.	Applicant	Applicant/PW&P	Prior to ground disturbance
8	Biological	Identified oak trees on the subject property which measure a minimum of five (5) inches in diameter at breast height (dbh), defined as four and one half-feet on the uphill side of the tree, shall be protected by a no-disturbance buffer of six feet. If removal of any oak trees meeting the minimum dbh during development of the property cannot be avoided, any oak trees that are removed shall be replaced at a ratio of one to one (one new tree for each one removed) with five-gallon oak trees of the same species. All replacement trees shall be maintained until established.	Applicant	Applicant/PW&P	Ongoing
9	Cultural	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	Applicant	Applicant/PW&P	Ongoing

		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.			
10.	Transportation	Development of the subject property shall require that a minimum 75-foot-long channelized left-turn lane be installed along Auberry Road (State Route 168) on the eastbound lane to provide access to the site. The design of the turn lane shall be contingent on the placement of the proposed site access drive.	Applicant	Applicant/California Department of Transportation/PW&P	Prior to issuance of permits
11	Transportation	Prior to the issuance of grading or building permits, the Applicant shall enter into a Traffic Mitigation Agreement with the California Department of Transportation (Caltrans), and pay their equitable fair share of \$14,500 for future road improvements.	Applicant	Applicant/California Department of Transportation/(PW&P)	

**Conditions of Approval**

1.	<p>The uses allowed on the property shall be limited to the following by-right uses listed in Section 838.1 (C-6: General Commercial District) of the Zoning Ordinance:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <ol style="list-style-type: none"> <li>1. Advertising structures</li> <li>2. Ambulances</li> <li>3. Animal hospitals (no kennels except for animals under treatment)</li> <li>4. Antique shops</li> <li>5. Appliance sales</li> <li>6. Artists studios</li> <li>7. Automobile parts sales (new)</li> <li>8. Automobile re-upholstery</li> <li>9. Automobile service stations</li> <li>10. Bakeries, retail</li> <li>11. Bars and cocktail lounges</li> <li>12. Barber shops</li> <li>13. Beauty shops</li> </ol> </td> <td style="width: 50%; vertical-align: top;"> <ol style="list-style-type: none"> <li>14. Bicycle shops</li> <li>15. Body and fender shops (when located within a completely enclosed building)</li> <li>16. Building and loan offices</li> <li>17. Communications equipment buildings</li> <li>18. Confectionaries (with incidental manufacturing)</li> <li>19. Delicatessens</li> <li>20. Drug stores</li> <li>21. Electrical distribution substations</li> <li>22. Electrical supplies</li> <li>23. Equipment rental, except heavy construction equipment</li> <li>24. Farm equipment dealers</li> <li>25. Feed and fuel</li> <li>26. Florist</li> </ol> </td> </tr> </table>	<ol style="list-style-type: none"> <li>1. Advertising structures</li> <li>2. Ambulances</li> <li>3. Animal hospitals (no kennels except for animals under treatment)</li> <li>4. Antique shops</li> <li>5. Appliance sales</li> <li>6. Artists studios</li> <li>7. Automobile parts sales (new)</li> <li>8. Automobile re-upholstery</li> <li>9. Automobile service stations</li> <li>10. Bakeries, retail</li> <li>11. Bars and cocktail lounges</li> <li>12. Barber shops</li> <li>13. Beauty shops</li> </ol>	<ol style="list-style-type: none"> <li>14. Bicycle shops</li> <li>15. Body and fender shops (when located within a completely enclosed building)</li> <li>16. Building and loan offices</li> <li>17. Communications equipment buildings</li> <li>18. Confectionaries (with incidental manufacturing)</li> <li>19. Delicatessens</li> <li>20. Drug stores</li> <li>21. Electrical distribution substations</li> <li>22. Electrical supplies</li> <li>23. Equipment rental, except heavy construction equipment</li> <li>24. Farm equipment dealers</li> <li>25. Feed and fuel</li> <li>26. Florist</li> </ol>
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|---|---|
| <ul style="list-style-type: none"> <li>27. Furniture upholstery shop (retail custom work)</li> <li>28. Garden supplies</li> <li>29. Greenhouses</li> <li>30. Groceries</li> <li>31. Gymnasiums</li> <li>32. Hardware stores</li> <li>33. Hobby shops</li> <li>34. Laboratories: <ul style="list-style-type: none"> <li>a. Biological</li> <li>b. Dental</li> <li>c. Medical</li> <li>d. Optometrical</li> <li>e. Testing</li> </ul> </li> <li>35. Laundry and dry-cleaning pickup agencies for work to be done elsewhere</li> <li>36. Leather goods (including the sale of saddles) and retail custom work</li> <li>37. Libraries</li> <li>38. Liquor products (packaged)</li> <li>39. Meeting halls</li> <li>40. Model home display</li> <li>41. Newspaper stands</li> <li>42. Offices: <ul style="list-style-type: none"> <li>a. Administrative</li> <li>b. Business</li> <li>c. General</li> <li>d. Medical</li> <li>e. Professional</li> </ul> </li> <li>43. Pet shops</li> <li>44. Photographic studios</li> <li>45. Photographic supplies</li> <li>46. Plant nurseries</li> <li>47. Plumbing supplies (when located within an enclosed building or solid masonry walls)</li> <li>48. Pool and billiards</li> <li>49. Post offices</li> <li>50. Pottery sales</li> </ul> | <ul style="list-style-type: none"> <li>51. Print shop, lithographing, publishing, blueprinting</li> <li>52. Radio and television broadcasting studios</li> <li>53. Radio and television sales and service</li> <li>54. Reading rooms</li> <li>55. Reducing salons</li> <li>56. Repair garages</li> <li>57. Restaurants</li> <li>58. Secondhand stores (completely enclosed building)</li> <li>59. Shoe repair shops</li> <li>60. Sign Painting</li> <li>61. Signs, subject to the provisions of Section 838.5</li> <li>62. Sporting goods</li> <li>63. Storage garages</li> <li>64. Taxidermists</li> <li>65. Tinsmiths</li> <li>66. Tire sales (retail only)</li> <li>67. Temporary or permanent telephone booths</li> <li>68. Tobacco products</li> <li>69. Variety stores</li> <li>70. Veterinarians</li> <li>71. Water Pump Stations</li> <li>72. Recreation vehicle and boat storage yards</li> <li>73. Dance studios or dancing academies</li> <li>74. Temporary stands (not more than four hundred [400] square feet per District) for the sale of farm produce, subject to Section 855-N (Added by ord. 490.166 adopted 12-19-78)</li> <li>75. Retail lumber sales, provided that no lumber is cut on the premises and that all storage areas be within completely enclosed buildings</li> <li>76. Day nursery, commercial</li> <li>77. Video stores</li> <li>78. Automobile driver's training schools</li> </ul> |
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\*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.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Operations proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.
2.	<p>Future tenants proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.</p> <p>Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan to the Fresno County Department of Public Health pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<a href="https://www.fresnocupa.com/">https://www.fresnocupa.com/</a> or <a href="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a>). State reporting thresholds that apply are: greater than 55 gallons (liquids), greater than 500 pounds (solids), greater than 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.</p>
3.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, which discusses proper labeling, storage and handling of hazardous wastes.
4.	Future tenants should be advised of the State of California Public Resources Code: Division 30, Waste Management; Chapter 16, Waste Tire Facilities; and Chapter 19, Waste Tire Haulers, which may require the Owner/Operator to obtain a permit from the California Department of Resources Recycling and Recovery (Cal Recycle).
5.	Future tenants may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program.
6.	<p>Future development must comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project must be approved by the Fresno County Fire Protection District prior to issuance of Building Permits by the County.</p> <ul style="list-style-type: none"> <li>• Future development will require the subject property to annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.</li> </ul>
7.	Future development may be subject to the following San Joaquin Valley Unified Air Pollution Control District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations).
8.	Future development shall be subject to the Seismic Design Category C Standards.



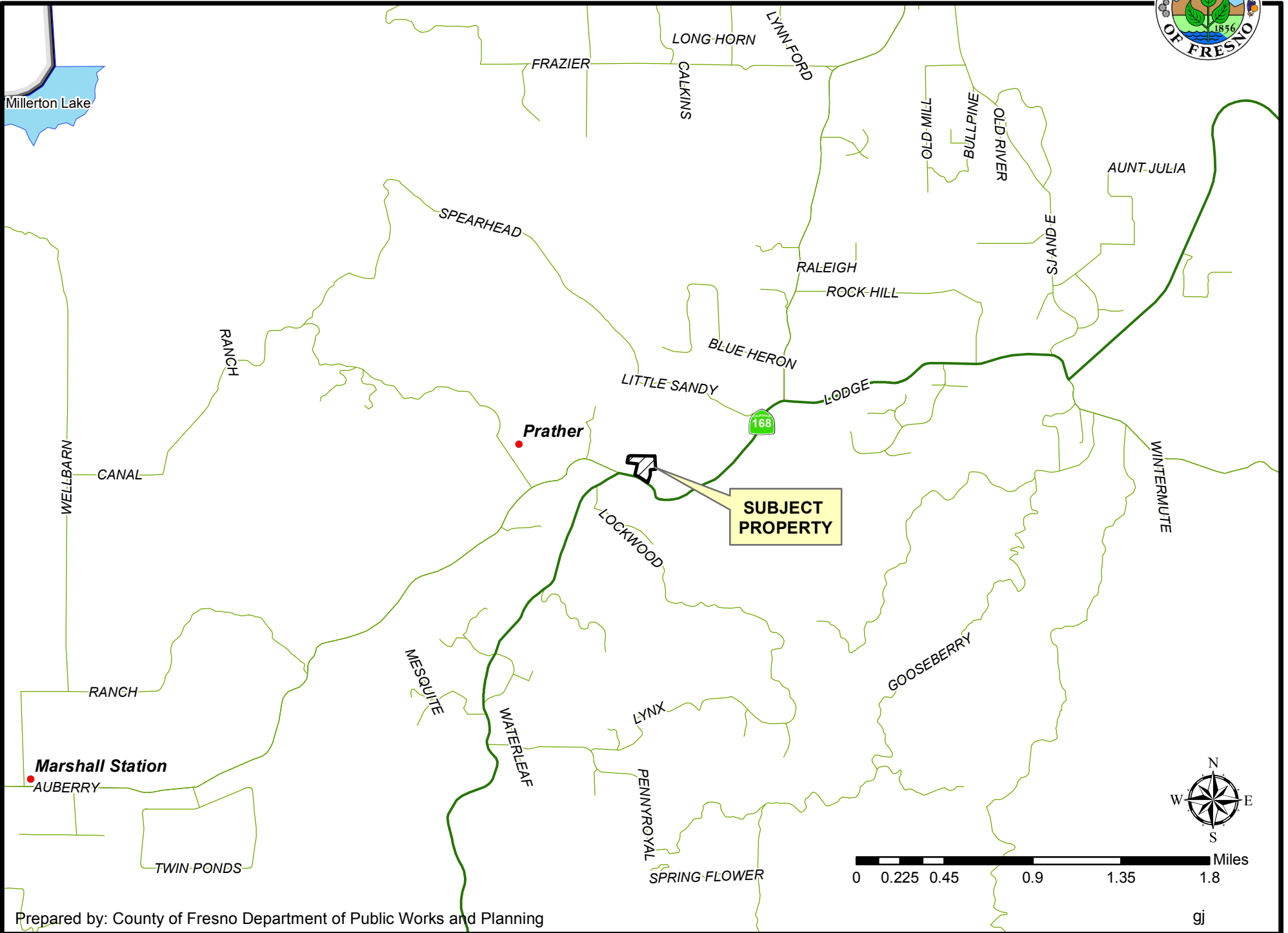
**Notes**

9.	Future development shall require a Grading Permit or Grading Voucher for any grading activities.
10.	Only low-water uses and uses that generate small amounts of liquid waste shall be permitted until such time that the property is served by community sewer and water facilities or adequate information is submitted to the Fresno County Department of Public Health, Environmental Health Division, and the County Water and Natural Resources Division to demonstrate that the property can accommodate higher volumes of liquid wastes. The type and number of uses allowed shall be determined by the Environmental Health Division and the County Water and Natural Resources Division.
11.	Future tenants proposing to operate food facilities will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division for review and approval prior to issuance of building permits. Prior to operations, tenants will be required to apply for and obtain permits to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. Permits, once issued, are nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

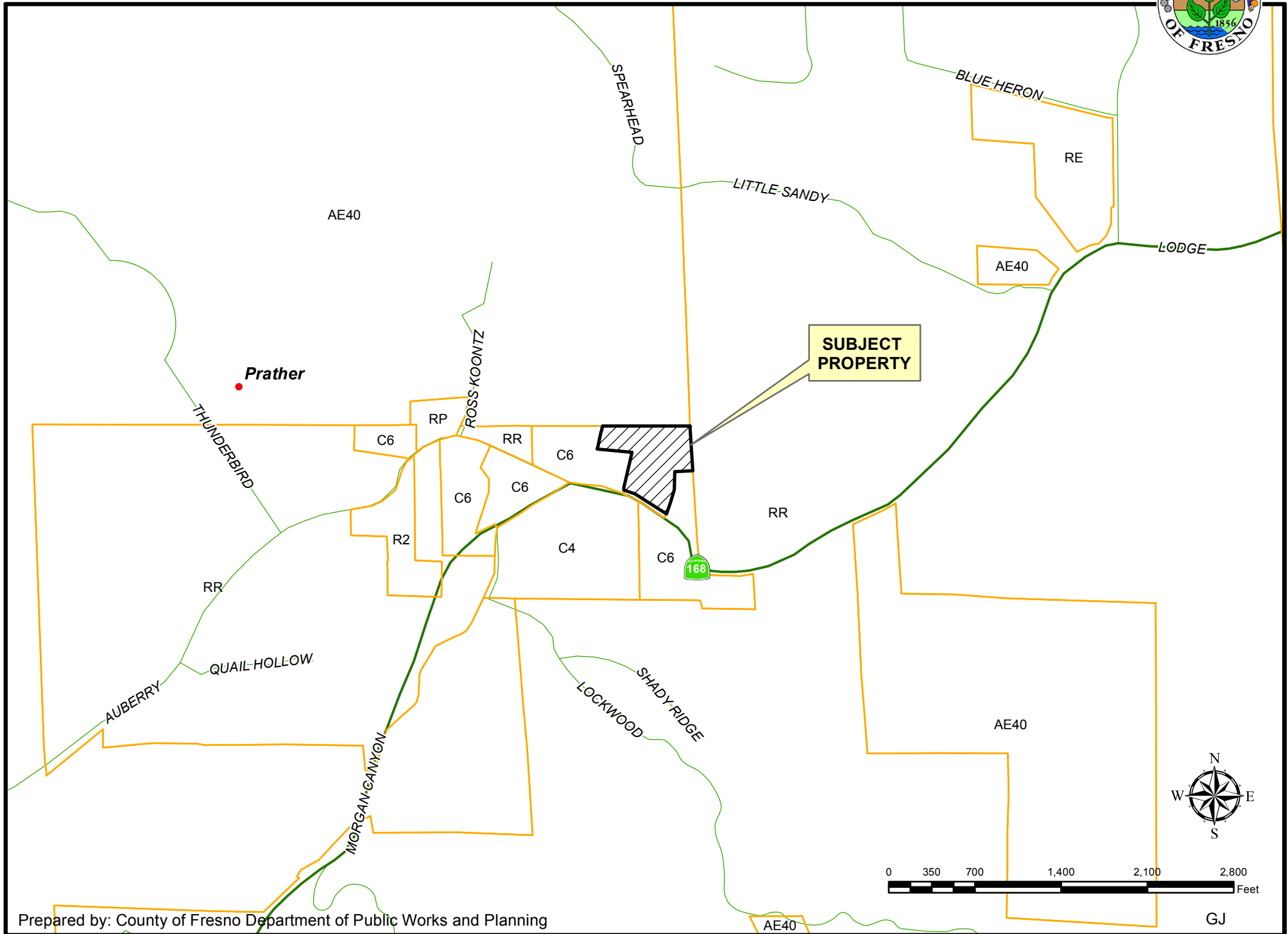
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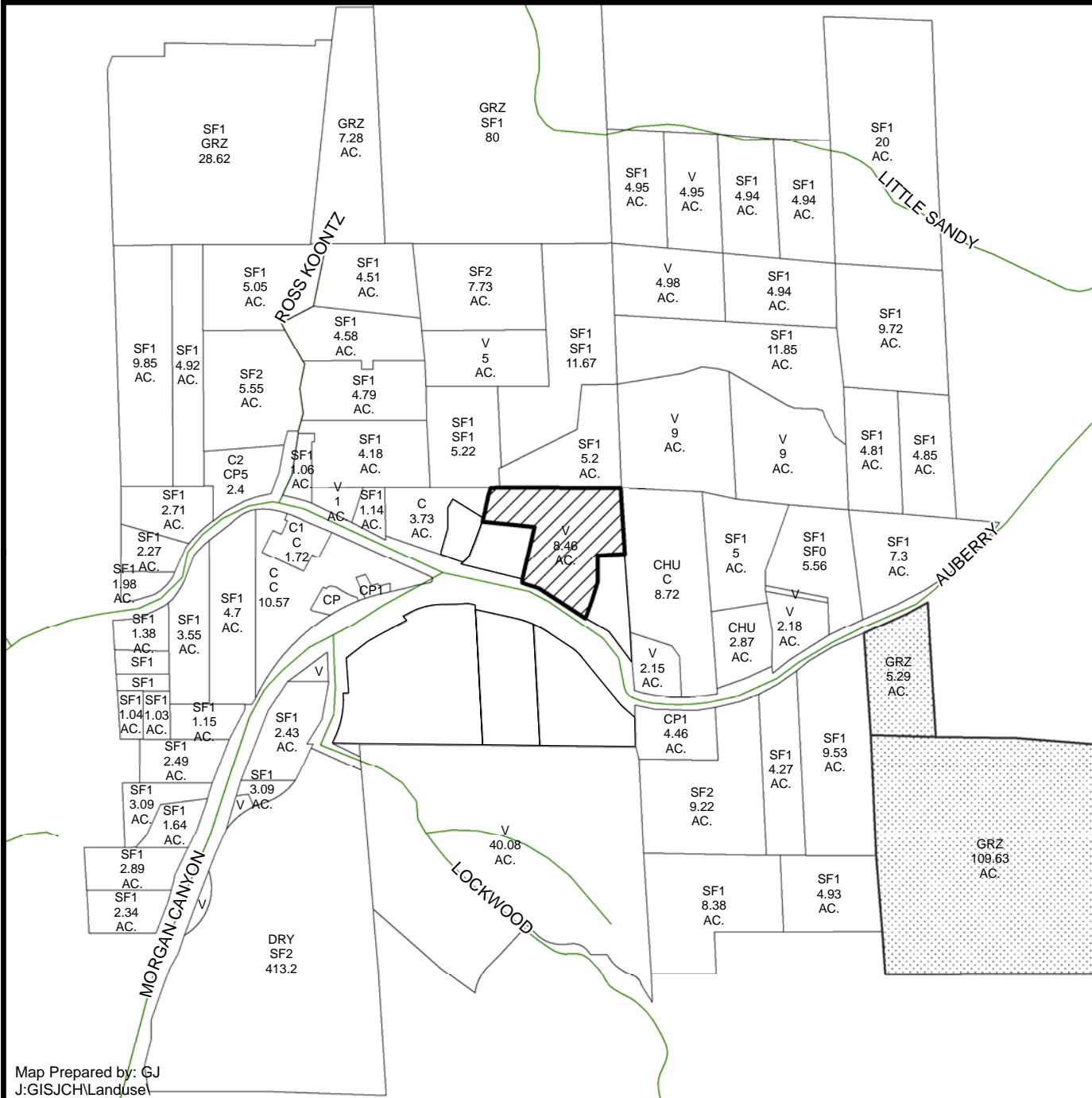
# LOCATION MAP



# EXISTING ZONING MAP



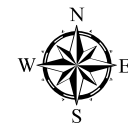
# EXISTING LAND USE MAP



LEGEND	
V	- VACANT
SF#	- SINGLE FAMILY RESIDENCE
GRZ	- GRAZING
DRY	- DRY FARMING
CP#	- OFFICE COMM./PROF
CP	- OFFICE COMM./PROF.
CHU	- CHURCH
C#	- COMMERCIAL
C	- COMMERCIAL

### LEGEND:

-  Subject Property
-  Ag Contract Land



0 212.5 425 850 1,275 1,700 Feet

Department of Public Works and Planning  
Development Services Division

## SECTION 820

### "R-R" - RURAL RESIDENTIAL DISTRICT

The "R-R" District is intended to create or preserve rural or very large lot residential homesites where a limited range of agricultural activities may be conducted. The "R-R" District is intended to be applied to areas designated as Rural Residential by the General Plan. The minimum lot size that may be created within the "R-R" District without a special acreage designation shall be two (2) acres. The "R-R" District accompanied by the acreage designation of five (5) establishes that the minimum lot size that may be created within the District shall be five (5) acres.

(Added by Ord. 490.128 adopted 1-11-77; amended by Ord. 490.133 adopted 6-7-77)

#### SECTION 820.1 - USES PERMITTED

The following uses shall be permitted in the "R-R" District. All uses shall be subject to the property development standards in Section 820.5.

- A. One family dwelling units, not more than one (1) dwelling per lot.
- B. Accessory buildings including servant's quarters, accessory living quarters, garages and farm buildings.
- C. Agricultural crops, greenhouses, fruit trees, nut trees and vines.
- D. Bovine animals, horses, sheep, and goats where the lot area is thirty-six thousand (36,000) square feet or more and provided that the number thereof shall not exceed a number per each thirty-six thousand (36,000) square feet equal to four (4) adult animals in any combination of the foregoing animals and their immature offspring with not more than three (3) adult animals of a bovine or equine kind or combination thereof and their immature offspring or not more than six (6) immature bovine or equine animals or combination thereof where no adult animals are kept per each thirty-six thousand (36,000) square feet. Where the lot is less than thirty-six (36,000) square feet in area, but twenty thousand (20,000) square feet or greater in area, horses may be maintained for personal use in a number not to exceed two (2) animals with their offspring less than one (1) year of age.  
(Amended by Ord. 490.191 adopted 12-3-79)
- E. Dogs and cats as domestic pets only (limited to three (3) or fewer animals four (4) months of age or older).  
(Amended by Ord. 490.133 adopted 6-7-77)
- F. Home Occupations, Class I, in conjunction with a detached single family residential unit, subject to the provisions of Section 855-N.  
(Amended by Ord. T-027-288 adopted 2-25-86)
- G. Mobilehome occupancy, not more than one (1) mobilehome per lot, subject to the provisions of Section 856.
- H. Signs subject to the provisions of Section 820.5-K.
- I. Storage of petroleum products for use by the occupants of the premises, but not for resale or distribution.
- J. Storage or parking of boats, trailers, recreational vehicles, or commercial vehicles, limited to

the private non-commercial use by the occupants of the premises.

- K. The keeping of rabbits and other similar small furbearing animals for domestic use on a lot containing not less than thirty-six thousand (36,000) square feet.  
(Amended by Ord. T-038-306 adopted 5-22-90)
- L. The maintaining, breeding, and raising of poultry for domestic use not to exceed five hundred (500) birds and the maintaining, breeding, and raising of poultry for FFA, 4-H and similar organizations. In no case shall the poultry facility be kept or maintained on a lot containing less than thirty-six thousand (36,000) square feet.  
(Added by Ord. T-038-306 adopted 5-22-90)
- M. The sale of agricultural products produced upon the subject property.
- N. Day nursery - small.
- O. Plant nurseries limited to the sale of agricultural products produced on the property.

**Uses Proposed to be Allowed Under the C-6 (c) Conditional Zone District With Approval of Amendment Application No. 3821**

**All uses shall be subject to the Property Development Standards in Section 838.5. (Amended by Ord. 490.174 adopted 4-2-79)**

**Uses permitted “by-right” shall be limited to:**

1. Advertising structures.
2. Ambulances.
3. Animal hospitals (no kennels except for animals under treatment).
4. Antique shops.
5. Appliance sales.
6. Artists studios.
7. Automobile parts sales, (new).
8. Automobile re-upholstery.
9. Automobile service stations.
10. Bakeries, retail.
11. Bars and cocktail lounges.
12. Barber shops.
13. Beauty shops.
14. Bicycle shops.
15. Body and fender shops (when located within a completely enclosed building).
16. Building and loan offices.
17. Communications equipment buildings.
18. Confectionaries (with incidental manufacturing).
19. Delicatessens.
20. Drug stores.
21. Electrical distribution substations.
22. Electrical supplies.

23. Equipment rental; except heavy construction equipment.
24. Farm equipment dealers.
25. Feed and fuel.
26. Florist.
27. Furniture upholstery shop (retail custom work).
28. Garden supplies.
29. Greenhouses.
30. Groceries.
31. Gymnasiums.
32. Hardware stores.
33. Hobby shops.
34. Laboratories:
  - a. Biological.
  - b. Dental.
  - c. Medical.
  - d. Optometrical.
  - e. Testing.
35. Laundry and dry cleaning pickup agencies for work to be done elsewhere.  
(Added by Ord. 490.14 adopted 6-9-64)
36. Leather goods (including the sale of saddles) and retail custom work.
37. Libraries.
38. Liquor products (packaged).
39. Meeting halls.
40. Model home display.
41. Newspaper stands.
42. Offices:
  - a. Administrative.
  - b. Business.
  - c. General.
  - d. Medical.



- e. Professional.
- 43. Pet shops.
- 44. Photographic studios.
- 45. Photographic supplies.
- 46. Plant nurseries.
- 47. Plumbing supplies (when located within an enclosed building or solid masonry walls).
- 48. Pool and billiards.  
(Added by Ord. 490.14 adopted 6-9-64)
- 49. Post offices.
- 50. Pottery sales.
- 51. Print shop, lithographing, publishing, blueprinting.
- 52. Radio and television broadcasting studios.
- 53. Radio and television sales and service.
- 54. Reading rooms.
- 55. Reducing salons.
- 56. Repair garages.
- 57. Restaurant.
- 58. Secondhand stores (completely enclosed building).
- 59. Shoe repair shops.
- 60. Sign painting.
- 61. Signs, subject to the provisions of Section 838.5.
- 62. Sporting goods.
- 63. Storage garages.
- 64. Taxidermist.
- 65. Tinsmiths.
- 66. Tire sales (retail only).

67. Temporary or permanent telephone booths.
68. Tobacco products.
69. Variety stores.
70. Veterinarians.
71. Water Pump Stations
72. Recreation vehicle and boat storage yards.  
(Added by Ord. 490.70 adopted 11-16-71)
73. Dance studios or dancing academies.  
(Added by Ord. 490.111 adopted 1-6-76)
74. Temporary stands (not more than four hundred (400) square feet per District) for the sale of farm produce, subject to Section 855-N. (Added by Ord. 490.166 adopted 12-19-78).
75. Retail lumber sales, provided that no lumber is cut on the premises and that all storage areas be within completely enclosed buildings (Added by Ord. 490.173 re-adopted 4-24-79).
76. Day nursery-commercial (Added by Ord. 490.188 adopted 10-29-79).
77. Video stores (Added by Ord. T-046-315 adopted 1-5-93).
78. Automobile driver's training schools (Amended by Ord. T-070-341 adopted 4-23-02).



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Dan Page

APPLICATION NOS.: Initial Study Application No. 7185 and Amendment Application No. 3821

DESCRIPTION: Allow the rezone of an 8.46-acre parcel from the R-R (Rural Residential, two-acre minimum parcel size) Zone District, to the C-6(c) (General Commercial, Conditional) Zone District.

LOCATION: The subject parcel is located on the north side of Auberry Road, approximately 350 feet northeast of its intersection with Morgan Canyon Road (State Route 168) within the unincorporated community of Prather (APN 118-422-50) (29645 Auberry Road) (SUP. DIST. 5).

### I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

This application is proposing to rezone an 8.46-acre parcel from the RR (Rural Residential) to a C-6(c) General Commercial (Conditional) Zone District. If this application is approved, future use of the site would be limited to the uses listed by the applicant as desired by-right uses and those other uses subject to discretionary approval. The applicant has indicated that future development of site will likely consist of office space or a retail shopping center. Auberry Road is designated as a scenic drive and State Route 168 is designated as a scenic highway per Figure OS-2 of the Fresno County General Plan.

The subject parcel is currently vacant of any structures and consists of rolling foothill terrain with grassland as the predominate ground cover, interspersed with stands of oak woodlands, other tree varieties, rock out cropping's, and an unnamed tributary of Big Sandy Creek which runs through a portion the subject parcel.

Existing land uses westerly adjacent to the subject parcel consist of various types of commercial development including a gas station, a retail shopping center and restaurants, mixed with scattered residential development, north and west.

Policies in the County-Adopted Sierra North Regional Plan, specific to the Prather area, require that commercial uses be concentrated along Auberry Road within one quarter-mile of its intersection with Morgan Canyon Road, and that a setback of 50 feet from the road right-of-way be provided where possible. Accordingly, a condition of approval will be included requiring that any future development of the site include a 50-foot setback of all buildings and structures from the right-of-way of State Route 168.

The following Mitigation Measure shall be included to address the aesthetic impacts of additional commercial development along Auberry Road. Additionally, to address potential impacts from new sources of lighting and/or glare, a Mitigation Measure will be included requiring that any lighting proposed with future development of the property be hooded and directed so as not to shine on neighboring property or the abutting roadway.

\* **Mitigation Measure**

1. *Prior to the issuance of permits for any development of the subject property, a landscaping plan shall be submitted as part of the Site Plan Review Process (SPR). Landscaping shall be provided along the parcel frontage to provide a visual buffer between commercial development and Auberry Road. Installation of landscaping shall be completed prior to final occupancy.*

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There is no specific development associated with the approval of this application to rezone the subject parcel. However, to address potential impacts from new sources of lighting and/or glare associated with future development of the property, the following Mitigation Measure requires that any lighting proposed, be hooded and directed so as not to shine on neighboring property or the adjacent roadway.

\* **Mitigation Measure**

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

## II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The subject parcel is not designated as Prime, Unique or Farmland of Statewide Importance; it is designated Nonagricultural or Natural Vegetation (NV) on the 2014 Fresno County Important Farmland Map. According to the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), Rural Land Mapping Project, the NV category is described as heavily wooded, rocky or barren areas, riparian and wetland areas, and grassland areas that do not qualify as Grazing Land due to their size or land management restrictions. The subject parcel is not restricted under Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forestland or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

This proposal entails the rezoning of an 8.46-acre parcel from Rural Residential to General Commercial. No specific type of development has been proposed; however, future development of the site could include any uses allowed by right within the new designated zone district, and those allowed with discretionary approval.

In this case, the subject parcel is not designated as forest land or timberland, and is not zoned for timberland production; therefore, the proposal will not result in the loss of forest land or conversion of forest land to non-forest uses. However, the subject parcel does contain stands of Oak Woodlands, which are subject to the County General Plan Oak Woodland Management Guidelines, which promotes and encourages the preservation of

Oak Woodlands; and General Plan Policy OS-F.10, which requires preservation of natural woodlands (see discussion and mitigation under Section IV.E (Biological Resources)).

- E. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The proposed rezone will not result in the conversion of Farmland to non-agricultural uses; however, future use of the site could potentially involve the development of a portion of the currently-vacant property to commercial uses, which would entail the conversion (removal) of existing oak woodland (see discussion and mitigation under Section IV.E (Biological Resources)).

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The San Joaquin Valley Air Basin, which includes Fresno County, is designated as being in non-attainment status for Ozone (one hour and eight hour) and Particulate Matter (PM10) and (PM2.5). The San Joaquin Valley Air Pollution Control District (Air District) reviewed this proposal and determined that development of the site would contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions; and also may specifically exceed the thresholds of significance for emissions of carbon monoxide, oxides of nitrogen, reactive organic gases, oxides of sulfur, and particulate matter (PM10 and PM2.5). Accordingly, any proposed development should be evaluated to determine if it could possibly result in a cumulatively considerable net increase of one or more criteria pollutants for which the San Joaquin Valley Air Basin is in non-attainment.

The Air District has established the following significance thresholds for criteria pollutants: 10 tons per year of Oxides of Nitrogen (NOx), 10 tons per year of Reactive Organic Gases (ROG), 15 tons per year of Particulate Matter (PM) 10 and PM 2.5, 27 tons per year of Oxides of Sulfur (SOx), and 100 tons per year of Carbon Monoxide (CO).

Based on the Air District's recommendations that project emissions be identified and quantified to determine if development of the site may exceed significance thresholds for

criteria pollutants, the applicant was required by the County to provide an air quality and greenhouse gas analysis for the project. A copy of SJVAPCD comments was provided to the applicant in order to provide the content of the analysis.

An air quality and greenhouse gas technical memorandum was provided by the applicant's consultant, Stantec Consulting Services, Inc., dated September 11, 2019, the purpose of which was to evaluate potential air quality impacts from the emission of criteria pollutants, toxic air contaminants, and greenhouse gases resulting from future development of the subject property, based on Air District recommendations. Projected emissions were categorized as either construction related or operational. Projected operational emissions were based on certain land use assumptions derived from the Institute of Transportation Engineers (ITE) Handbook which were also utilized in the Traffic Impact Study prepared for this proposal (see discussion under Section XVII Transportation) below. The analysis utilized the California Emissions Estimator Model (CalEEMod) Version 2016.3.0 for quantifying air quality impacts.

As there is no specific development associated with the approval of this application to rezone an 8.46-acre parcel from a Rural Residential zoning designation to a General Commercial zoning designation, potential impacts to air quality were evaluated based on the projected future use of the site, categorized as commercial, with the potential for future construction of up to 43,560 square feet (one acre), of mixed-use commercial buildings.

It was determined by the Air District that the project would equal or exceed 2,000 square feet of commercial space, and would therefore meet the applicability criteria defined in District Rule 9510, Indirect Source Review (ISR). According to Air District comments, District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. In this case, the applicant was required to submit an Air Impact Assessment Application (AIA) to the District for review.

The Air Impact Assessment Application was approved by the District, and included a summary of project emissions projections, a summary of applicable off-site fees, and a District-approved Monitoring and Reporting Schedule. The District also determined that short-term construction-related emissions have the potential to exceed the Air District annual criteria thresholds of significance for such emissions. Accordingly, prior to the issuance of permits, the applicant shall be required to contact the Air District's Small Business Assistance Office to determine if an Authority to Construct (ATC) permit is required.

The following District-Enforced Emission Reduction Measure was included with the approval of the AIA and shall be included as mitigation Measure for this project proposal.

To address potential environmental impacts related to short-term construction emissions, the following Mitigation Measure will be included.

\* **Mitigation Measure(s)**

1. *For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. For each project phase, records of the construction start and end date and the date of the issuance of the first certificate of occupancy shall be maintained.*

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The San Joaquin Valley Air Pollution Control District (Air District) recommended that the project be evaluated for the potential of future development to result in exposure of sensitive receptors to substantial pollutant concentrations, or create objectionable odors that would adversely affect a substantial number of people. Accordingly, the District recommended a Health Risk Screening Analysis to determine if a refined Health Risk Assessment (HRA) would be necessary.

The District-recommended method for determining whether an HRA is needed is to utilize a prioritization score calculator based on the California Air Pollution Control Officers Association (CAPCOA) Facility Prioritization Guidelines (August 2016). A prioritization score of 10 or greater indicates the need for a refined HRA, due to the potential for a significant health risk to sensitive receptors. Scores of less than 10 indicate the Toxic Air Contaminates do not pose a significant risk.

An Air Quality and Greenhouse Gas Technical Memorandum, prepared by Stantec Consulting Services, Inc., dated September 11, 2019, concluded that the proposed development, based on the possibility of a restaurant with an emergency generator, was not anticipated to generate stationary sources of emissions resulting in a prioritization score of 10 or greater; therefore, a refined Health Risk Assessment was not warranted at this time. The Memorandum did not provide any analysis based on other commercial use assumptions. If this application is approved, any development of the site will be subject to all applicable Air District Rules.

To address potential impacts to sensitive receptors related to short-term construction emissions and operational emissions, the following Mitigation Measure will be included.

\* **Mitigation Measure**

1. *If any development of the site proposes the use of an emergency backup generator, the generator(s) shall meet all applicable Environmental Protection Agency (EPA) finalized Tier 4 emission standards for non-road diesel engines.*

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



FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development of the site may include commercial development that could contribute emissions from idling vehicles and trucks, or underfired char-broilers from a restaurant operation. However, any development would be confined to the limited practicable developable area of the parcel, which is due in part to the uneven terrain, which contains rock outcroppings, mature oak trees and a seasonally dry creek tributary. Any such commercial development would be consistent with the existing commercial development to the west of the subject property, which is clustered around the intersection of Morgan Canyon Road and Auberry Road, as prescribed by the County-Adopted Sierra North Regional Plan. Residential development in the vicinity is relatively sparse, and development of the subject property is not anticipated to result in emissions or odors which would adversely impact a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

According to comments from the United States Fish and Wildlife Service (USFWS), the subject parcel is within the range of several federally-protected species of both plant and animal. USFWS recommended that a habitat assessment be conducted by a qualified biologist to evaluate the site for suitable habitat for special-status species.

Based on recommendations from USFWS, the applicant's consultant, Soar Environmental Consulting, submitted a biological assessment, dated December 18, 2018. As part of the assessment, the consultant obtained a copy of the Information for Planning and Consultation (IPaC) resource list, provided by the United States Fish and Wildlife Service, as well as the (CNDDDB), which contained ten federally-protected species and eight migratory birds of conservation concern, including Fresno Kangaroo Rat, Blunt-Nosed Leopard Lizard, California Tiger Salamander, California Red-Legged Frog, delta smelt, vernal pool fairy shrimp, vernal pool tadpole shrimp, conservancy fairy shrimp, fleshy owl's-clover, San Joaquin Orcutt Grass, Lewis's Woodpecker, Nuttall's Woodpecker, Costa's Hummingbird, Rufous Hummingbird, Oak Titmouse, Wrentit, Spotted Towhee, and Lawrence's Goldfinch.

The results of the assessment were that no special-status species or suitable habitat was observed within the subject parcel; however, the numerous existing oak trees are potential habitat for some of the migratory birds of conservation concern as well as other non-special-status nesting birds, which are protected by the Migratory Bird Treaty Act (MBTA).

To address potential impacts to birds protected under the MBTA, a Mitigation Measure has been included under Section IV.D.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to comments from the United States Fish and Wildlife Service (USFWS), the subject parcel is within the range of several federally-protected species of both plant and animal. The subject parcel is entirely comprised of the oak woodland plant community with a dry creek system which connects to Big Sandy Creek north of the subject parcel. The Service recommend that a habitat assessment be conducted by a qualified biologist to evaluate the site for suitable habitat. The applicant submitted a biological assessment performed by Soar Environmental Consulting, dated December 18, 2018. The conclusions of the assessment found that no federal or state special-status species or suitable habitat was observed within the project site; however, the presence of numerous mature oak trees on the property may provide potential habitat for Lewis's Woodpecker, Nuttall's Woodpecker, Rufous Hummingbird, Oak Titmouse, Wrentit, Spotted Towhee, and Lawrence's Goldfinch, as discussed under Section IV.D below.

- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No federally-protected wetlands were identified in the analysis, and review of the Wetlands Mapper confirms this finding.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The results of the biological habitat assessment were that mature oak woodlands on the subject property provided suitable habitat for several migratory birds of conservation concern according to the United States Fish and Wildlife Service, IPAC list, and the Oak Titmouse which was observed on the site. Additionally, suitable habitat for Lewis's Woodpecker, Nuttall's Woodpecker, Rufous Hummingbird, Wrentit, Spotted Towhee and Lawrence's Goldfinch was detected, although no occurrences of these species were observed at the time of the Habitat Assessment.

In order to minimize or avoid impacts from development of the site to special-status and non-special-status nesting birds protected under the Migratory Bird Treaty Act, the

following Mitigation Measures will be included, in accordance with the recommendations of the Biological Habitat Assessment.

\* **Mitigation Measure(s)**

1. *Prior to ground disturbance, a qualified biologist shall conduct site surveys, including all trees, to determine the presence of nesting birds. Any nests located in trees shall be completely avoided and a fifty-foot no-disturbance buffer shall be established. If any nests are located on the ground, a 100-foot no-disturbance buffer shall be established.*
2. *A qualified biologist shall be on site during ground-disturbing and/or construction activities. If any nesting birds exhibit signs of distress in response to ground-disturbing or construction activities, the no-disturbance buffer shall be increased by a minimum of 25 feet. The qualified biologist shall document the location and progress of each nest and determine when young fledglings are no longer dependent upon their parents or the nest. Only after the young have fledged and are no longer dependent upon their parents or the nests can ground-disturbing or construction activities proceed within the established 50-foot and/or 100-foot buffers zones.*

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Fresno County General Plan contains several policies that have the goal of protecting biological resources, including wetlands and riparian areas, fish and wildlife habitat, and vegetation. Regarding vegetation, Policy OS-F.10 requires that new development preserve natural woodlands to the maximum extent possible and Policy OS-F.11 requires that the County promote the preservation and management of oak woodlands by encouraging landowners to follow the Fresno County Oak Management Guidelines and prepare an oak management plan for their property.

According to the Habitat Assessment by Soar Environmental Consulting, dated December 18, 2018, the subject parcel does contain numerous mature oak trees; as such, the following Mitigation Measure will be included to address impacts to the existing oak woodlands from development of the site, per General Plan Policy.

\* **Mitigation Measure(s)**

1. *A qualified biologist shall prepare a pre-construction survey of disturbance areas of the subject property to determine if any existing oak trees will be impacted by the project.*
2. *Identified oak trees on the subject property, which measure a minimum of five (5) inches in diameter at breast height (dbh), defined as four and one half-feet on the uphill side of the tree, shall be protected by a no-disturbance buffer of six feet. If*

*removal of any oak trees meeting the minimum (dbh) during development of the property cannot be avoided, any oak trees that are removed shall be replaced at a ratio of one to one (one new tree for each one removed) with five-gallon oak trees of the same species. All replacement trees shall be maintained until established.*

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

No reviewing agencies expressed concern that the proposed rezoning of the site or future development would conflict with any adopted Habitat Conservation, Natural Community Conservation, or other approved local, regional or State habitat conservation plan.

## V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Staff requested a Sacred Lands File Search from the Native American Heritage Commission, which had negative results. Additionally, a Cultural Resources Inventory was completed on the subject property by the applicant's consultant, Culturescape, dated November 2018. The Cultural Resources Inventory did not locate any historical or tribal cultural resources.

However, the possibility exists that land disturbance could impact Cultural Resources located sub-surface. Therefore, staff has determined that impacts to Cultural Resources from future development of the site would be less than significant with adherence to the following Mitigation Measure.

\* **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.*

## VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or;
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application proposes to rezone an approximately 8.46-acre parcel from Rural Residential to General Commercial Zoning, which, if approved, would allow for a variety of specified commercial uses of the site. Any estimate of consumption of energy resources during project construction or operation would be speculative at this time. Future development of the site will be subject to current California Green Building Standards Code and applicable San Joaquin Valley Air Pollution Control District (Air District) Rules regarding emissions of Carbon Monoxide (CO), PM 2.5, PM 10, Oxides of Nitrogen (NO<sub>x</sub>), Oxides of Sulfur (SO<sub>x</sub>) and Reactive Organic Gases (ROG). See Mitigation Measures under Section III Air Quality.

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. An Air Quality (AQ) and Greenhouse Gas Analysis (GHG) completed for this proposal analyzed construction emissions based on the following phases: Site Preparation, Site Grading, Building Construction, Paving, Architectural Coating, and a construction schedule of 300 workdays within a 12-month period for all phases. The analysis also concluded that if construction was broken into components and phased over several years, total emission would be less than significant.

Additionally, it was concluded that the proposal would not exceed District thresholds of significance on a project level, nor result in cumulative air quality impacts for regional pollutants, and that construction occurring after March 2020 would likely result in decreased emissions due to updated California Air Resources Board (CARB) regulations affecting In-Use-Off-Road Diesel-Fueled Fleets, requiring the use of cleaner construction equipment fleets.

The subject property is located within the Sierra North Regional Plan, which contains development management policies that encourage new development to utilize standards that minimize energy consumption, such as building orientation, solar access, and tree shading.

The AQ/GHG also analyzed operational emissions, including mobile sources. The Trip Generation data from the Traffic Impact Study prepared for this project was utilized for the operational emissions analysis, which concluded that long-term annual operational

emissions would not exceed Air District thresholds of significance on a project level, and thus not be cumulatively considerable. Therefore, impacts resulting from energy resource consumption would be less than significant. The project is not anticipated to result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, nor conflict with or obstruct state or local plans for renewable energy or energy efficiency.

## VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; or
  2. Strong seismic ground shaking; or
  3. Seismic-related ground failure, including liquefaction; or
  4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located in an area of known seismic activity, seismic-related ground failure, liquefaction or landslides, according to Figures 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR).

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is in an area of Erosion Hazards in Eastern Fresno County per Figure 7-3 of the FCGPBR. Future development of the site will require that a grading permit or grading voucher be obtained prior to any ground disturbance, and a grading and drainage plan may be required to demonstrate how additional storm water runoff generated by development will be managed without adversely impacting adjacent property.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

The subject property is not located in an area of the County prone to landslide or subsidence as identified by Figure 9-6 of the Fresno County General Plan Background

Report (FCGPBR), nor is it in an area prone to seismic activity per figure 9-5 of the FCGPBR. According to the FCGPBR, no Countywide assessments have been performed to identify areas prone to liquefaction hazards.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

The subject property is not located in an area of expansive soils as identified by Figure 7-1 and described in Chapter 7 of the Fresno County General Plan Background Report. Expansive Soils are those that exhibit a moderate to high shrink swell potential. The soil types identified on the subject parcel, Ahwahnee Very Rocky Coarse Sandy Loam and Auberry Very Rocky Coarse Sandy Loam, are not considered to have a moderate or high shrink swell potential according to Map Unit Description data from the United States Department of Agriculture Web Soil Survey mapping application.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any future development of the site will be subject to the California plumbing code and Fresno County Local Area Management Program (LAMP) requirements as they apply to Onsite Wastewater Treatment Systems. Any future use of an existing septic system will require an evaluation of the system for adequacy to serve the proposed uses.

Future development and/or division of the subject parcel will require a sewage feasibility report, and an engineered sewage disposal system designed by a licensed engineer. The feasibility report shall consider the location of existing water wells and the potential for contamination to the water wells, septic system(s) and future proposed septic systems. Policies of the Sierra North Regional Plan require that commercial development be served by a community water and sewer system or suitable alternative.

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

FINDING: NO IMPACT:

No unique paleontological resources or unique geologic features were identified by any reviewing agencies or in the analysis. Additionally, the Cultural Resources Inventory submitted by the applicant did not identify any unique paleontological resources on or near the subject property.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Senate Bill (SB) 32 requires California to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, and Executive Order B-16-12 sets a GHG reduction goal of 80 percent below 1990 emissions levels by 2050.

The San Joaquin Valley Air Pollution Control District adopted the Climate Change Action Plan (CCAP) in August 2005, which directed the District to develop guidance to assist Lead Agencies, among others, in assessing and reducing the impacts of project-specific greenhouse gas (GHG) emissions on global level climate change. The District has also established thresholds of significance to assist in determining impacts of a proposed project.

Comments from the Air District did not specifically address greenhouse gas emissions; however, the District's guidance on addressing GHG emission impacts from projects under CEQA, published December 17, 2009, was utilized in the evaluation of this proposal, and said guidance indicates project-specific GHG emissions are considered to be cumulative in terms of their contribution to global climatic change, and that the cumulative impact is best addressed by requiring that all projects subject to CEQA reduce their GHG emissions through project design elements and performance-based standards or Best Performance Standards (BPS). For development projects, BPS would focus on measures that improve energy efficiency and reduce Vehicle Miles Travelled (VMT).

This proposal entails the rezoning of an 8.46-acre parcel, located within the unincorporated community of Prather, from Rural Residential to a General Commercial (C-6) Zone District (Conditional) which would limit allowed uses to those uses previously specified and agreed upon by the applicant, and potentially any additional uses that may be allowed by discretionary approval.

The subject parcel is located directly adjacent to an existing commercial area along State Route 168 (Morgan Canyon Road). As a rezone, any potential impacts related to greenhouse gas emissions would be the result of future activities associated with said development. There are currently no plans for the development of the property associated with this application; however, to address future impacts from development, a Greenhouse Gas Analysis was required by the Fresno County Department of Public Works and Planning for this project proposal. The applicant's consultant submitted modeling data which used the California Emissions Estimator Model (CalEEMod) Version 2016.3.2, the most current version of the model approved for use by the San Joaquin Valley Air Pollution Control District. A summary of that data was provided to the County on September 11, 2019. Because there is no specific type of development designated for the site, a land use type of Retail, and subtype of Strip Mall, were used as a basis for the greenhouse gas modeling projections.



The results and conclusions of the GHG Analysis indicated that Short-Term Construction-Generated Emissions of Criteria Pollutants (Reactive Organic Gases, Nitrous Oxide, Carbon Dioxide, Particulate Matter (PM)<sub>10</sub>, PM 2.5, were not expected to exceed annual emissions threshold of 25,000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) [according to the U.S. Environmental Protection Agency (EPA) Greenhouse Gas Reporting Program], thus, impacts from the development of the subject parcel would be considered less than significant.

The proposed project will be subject to all applicable regulations under California Assembly Bill (AB) 32 as administered by the California Air Resources Board (CARB). According to the Air Quality/Greenhouse Gas Analysis, the project is not anticipated to meet or exceed the threshold for mandatory reporting under AB 32, which is annual emissions from stationary sources greater than 25,000 metric tons, thus, mitigation is not required.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This application proposes a change in the zoning of the subject parcel from a residential designation to a general commercial designation; therefore, subsequent use of the site may entail some type of commercial development, including individual projects, which propose to use and/or store hazardous materials and/or hazardous wastes as part of their normal operation. Any such proposals would be subject to the requirements of the California Health and Safety Code and California Code of Regulations, and any business proposing to do so may be required to submit a Hazardous Materials Business plan and/or a special permit from the California Department of Resources Recycling and Recovery for certain operations involving waste tire hauling. Adherence to applicable regulations would reduce impacts to a less than significant level.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The subject property is not located within one quarter-mile of an existing or proposed school. Additionally, development of this site will be subject to the provisions of the California Health and Safety Code (HSC), which requires that any business that handles a

hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan online through the Cal EPA, California Environmental Reporting System (CERS). All hazardous waste shall be handled in accordance with the California HSC, Title 22, Division 4.5. The nearest school, Foothill Middle School, is located approximately three quarter-miles northwest of the subject property.

- G. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

The subject property is not located on or near a known hazardous materials site, as identified by the United States Environmental Protection Agency (EPA) NEPAAssist tool, which also references the California Department of Toxic Substances Control (DTSC), Hazardous Waste and Substances Site List-Site Cleanup (Cortese list).

- H. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The subject property is not located within the boundaries of an airport land use plan or within two miles of a public airport or private airstrip.

- I. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The proposed project is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No emergency response or emergency evacuation plans were identified in the analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is located within a designated State Responsibility Area (SRA), under the jurisdiction of the California Department of Forestry and Fire Protection (CAL FIRE), and due to the mountainous character of the surrounding terrain and seasonally dry natural vegetation, it is susceptible to wildfire risk. Any development of the site will be subject to the Fresno County Ordinance Code, Title 15, Chapter 15.60 - Fire Safe Regulations, which apply to setbacks for structures, road improvements, management of flammable vegetation and fuels, water supply and emergency access standards. As such, development plans are subject to review and approval by the Fresno County Fire

Protection District/CALFIRE. Impacts would be less than significant with adherence to all applicable SRA standards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

FINDING: NO IMPACT:

Development of the site is not anticipated to violate any water quality standards, waste discharge requirements, or degrade water quality. Any future development of the site will require connection to a community water system and be subject to all applicable water quality standards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Policies of the Sierra North Regional Plan require that commercial development be served by a community water and sewer system or by a suitable alternative; accordingly, a condition of approval will be included requiring that all future development connect to a community water system in compliance with all applicable requirements established by the State Water Resources Control Board, Division of Drinking Water. Additionally, no permits will be issued for new water well construction on the subject property.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on or off site?

1. Result in substantial erosion or siltation on- or off-site; or
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to United States Geological Survey (U.S.G.S) Quad Maps, there are no existing natural drainage channels adjacent to or traversing the subject parcel; however, according to a Habitat Assessment by Soar Environmental Consulting, dated December 18, 2018, intermittent streams may be present within the subject parcel. As such, any development within or near a stream bed shall require the appropriate clearance from the California Department of Fish and Wildlife (CDFW) and may require a Lake and Streambed Alteration (LSA) Agreement from CDFW.

A condition of approval will be included requiring that the applicant provide verification to the County of notification of such development to the California Department of Fish and Wildlife. Additionally, any grading proposed with development of the site may require a grading permit or grading voucher, and an Engineered Grading and Drainage Plan may be required to demonstrate how any additional storm water runoff, generated by development of the site, will be managed without adversely impacting adjacent properties or the roadway. No reviewing agencies or departments expressed concern that development of the site would exceed the capacity of any existing or planned storm water drainage systems or contribute substantial sources of polluted runoff.

FEMA, FIRM Panel 0675H, indicates that the subject parcel is not subject to flooding from the one-percent-chance storm event. Although there is no housing proposed with this application, future development, whether commercial or residential, will be subject to the applicable building code and grading requirements.

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

FINDING: NO IMPACT:

The subject property is not located in an area subject to dam failure flood inundation as identified by the Fresno County General Plan Background Report (FCGPBR) Figure 9-8, nor is it in an area prone to inundation from seiche, tsunami or mudflow.

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

FINDING: NO IMPACT:

Development of the site will require connection to a community water system which is regulated by the State Water Resources Control Board, Division of Drinking Water. The rezoning and future development of the site is not anticipated to obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The proposal to rezone an 8.46-acre parcel from Rural Residential to General Commercial will be consistent and compatible with adjacent development and zoning, and with the property's land use designation of Mountain Urban in the County-Adopted Sierra North Regional Plan. No existing residential development will be adversely impacted by this proposal. The project will not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

This proposal to rezone the 8.46-acre parcel will not divide an established community, nor cause a significant environmental impact due to a conflict with a land use plan, or regulation adopted for the purpose of avoiding or mitigating such impacts. Development of the site has the potential to impact the existing oak woodland habitat; however, impacts would be less than significant with the mitigation included under Section IV. E. above.

## XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

The subject parcel is not located in a Mineral Resource Location, Principal Mineral producing, or Generalized Mineral Resource Zone, as identified by Figures 7-7, 7-8, and 7-9 of the Fresno County General Plan Background Report (FCGPBR). A review of the California Department of Conservation, Mines Online (MOL), does not indicate the presence of any abandoned or active mines near the subject property, and no reviewing agencies or department expressed concerns regarding the loss of availability of any known mineral resources because of this proposal.

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No specific development is proposed with this application; however, it is anticipated that the property will be developed for commercial uses if the proposed rezone is approved. Therefore, construction would likely cause temporary increases in ambient noise levels in the vicinity of the project. Any such impacts would be short term and are not anticipated to not result in exposure of people to severe noise levels or excessive ground-borne vibration or ground-borne noise levels, nor cause a substantial permanent or periodic increase in ambient noise levels. Any construction and/or development would be subject to the Fresno County Noise Ordinance Code.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The subject property is not located within two miles of airport or private airstrip. However, any future development of the site would be required to comply with the provisions of Chapter 8.40 of the Fresno County Ordinance Code regarding Noise Control.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This application proposes to rezone an 8.46-acre undeveloped parcel from Rural Residential to General Commercial, which, if approved, would permit certain commercial uses thereafter, and may result in job creation and demand for housing, subsequent to such development of the site. However, given the limited developable area of the parcel due to terrain features, future development of the parcel is not anticipated to induce substantial population growth. Rezoning of the parcel will not displace any existing housing nor displace any people, as there is no residential development on the site.

Rural Residential density requirements of the Mountain Urban designation would limit residential development of the site to four dwelling units, one unit per lot based on a minimum lot size of two acres, were the parcel to be subdivided. Further discretionary

approval of second residences could allow a total of eight dwelling units, two dwelling units per two-acre lot; or with rezoning to a higher density residential zone district. Although the subject parcel is residentially zoned, it is designated as Mountain Urban in the Sierra North Regional Plan; the Mountain Urban designation allows for various intensities of commercial development, industrial uses where appropriate, and foothill rural residential uses. Residential policies of the Mountain Urban designation are consistent with those of the Foothill Rural Residential Areas. Residential uses at densities higher than one dwelling unit per two acres, not to exceed ten dwelling units per acre, may be allowed subject to appropriate zoning or by Conditional Use Permit, and subject to applicable development standards, compatibility with surrounding land uses, and where lot sizes shall be a minimum of 6,000 square feet, except within Planned Developments (PD).

The subject parcel is located along State Route 168 and the recognized commercial center of Prather. Mountain Urban-designated areas are intended to provide most of the goods and services to the surrounding areas, and where such commercial development should be at higher densities and be served by community water and sewer facilities. Commercial development standards are intended to cluster commercial uses in specific sections of major roadways where the combination of uses function as a small business center.

Commercial policies of the Sierra North Regional Plan provide that in the unincorporated community of Prather, commercial uses should be located along Auberry Road within one quarter-mile of its intersection with Morgan Canyon Road. The subject parcel is within 350 feet of the intersection.

As part of the most recent (5<sup>th</sup> cycle) update of the Housing Element of the Fresno County General Plan, the County, along with a number of incorporated cities, and the Fresno Council of Governments (FCOG), has prepared a Multi-Jurisdictional Housing Element to address housing needs at a regional level, consistent with the Regional Housing Needs Assessment (RHNA) as determined by the State of California, Department of Housing and Community Development (HCD).

Analysis of this proposal for consistency with the RHNA found that the rezoning of the subject parcel would result in the loss of eight (8) residential units identified in the County's Fifth Cycle Inventory to accommodate housing for the Above Moderate Income category. The County's Fifth-Cycle housing element inventory for the Above Moderate Income category indicates that there is a surplus of capacity; therefore, approval of this proposed rezoning will have a less than significant impact on the provision of housing in the given category.

## XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection; or
2. Police protection; or
3. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

This proposal entails the rezoning of an 8.46-acre property from a residential zone district to general commercial zoning, which would facilitate future development of the site to certain allowed commercial uses. No impacts to the provision of public facilities or services is anticipated.

#### XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

Future development of the site is not anticipated to increase the use of existing parks or require the construction or expansion of recreational facilities.

#### XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: NO IMPACT:

The subject property is located within the boundaries of the Sierra North Regional Plan. One of the stated goals of the Regional Plan is to “establish a circulation and transportation system which will provide for the efficient and safe movement of people



and goods, while minimizing the interference on adjacent land uses and the natural environment”.

The Transportation Element of the Sierra North Regional Plan is consistent with the policies and goals of the Fresno County General Plan, Transportation Element, which designates State Route 168 as part of a regional bikeway corridor route. Any new development will be required to adhere to General Plan Policies pertaining to the implementation of Regional Bikeway Routes, such as the provision of adequate rights-of-way, easements and/or any roadway improvements associated with development of the subject property.

The subject property is located near the intersection of Morgan Canyon Road and Auberry Road/State Route 168, which is an established commercial development, consistent with the policies of the Sierra North Regional Plan pertaining to that intersection. The subject property has frontage along State Route 168 and is subject to California Department of Transportation (Caltrans) standards regarding road right-of-way and access. This application was reviewed by Caltrans, the Fresno County Department of Public Works and Planning Road Maintenance and Operations and Design Divisions, which concurred that the project proposal would require a Traffic Impact Study to evaluate potential impacts to traffic from future development of the site.

A Traffic Impact Study (TIS) was prepared for this proposal in order to address impacts to the circulation system from increased traffic trips associated with future development of the site. The results and conclusions of the TIS and included Mitigation Measures are discussed further under Section XVI.C below; however, no conflicts with applicable plans, ordinances or policies pertaining to measures of effectiveness for the performance of the circulation system or with applicable congestion management programs were identified in the analysis.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The traffic study prepared for this proposal did not evaluate traffic impacts utilizing the Vehicle Miles Traveled (VMT) metric, but rather the Level of Service (LOS)

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

A Traffic Impact Study was submitted by Peters Engineering Group, dated August 10, 2018. The conclusions of the traffic study included the recommendation that a minimum 75-foot-long left-turn lane be installed along Auberry Road (State Route 168) on the eastbound lane to provide access to the site. The Design Division and Road Maintenance and Operations Division concurred with that recommendation. In addition, Caltrans is requiring that the applicant enter into a Traffic Mitigation Agreement with Caltrans and pay

their equitable fair share of \$14,500 prior to the issuance of an occupancy certificate for any proposed development of the site.

\* **Mitigation Measure(s)**

1. *Development of the subject property shall require that a minimum 75-foot-long left-turn lane be installed along Auberry Road (State Route 168) on the eastbound lane to provide access to the site.*
2. *Prior to the issuance of grading or building permits, the applicant shall enter into a Traffic Mitigation Agreement with the California Department of Transportation (Caltrans), and pay their equitable fair share of \$14,500 for future road improvements.*

D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Because the subject parcel is in a State Responsibility Area (SRA), development of the site will be subject to applicable fire safe regulations as they pertain to site access and setbacks from the adjacent roadway.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Under the provisions of Assembly Bill 52 (AB 52), notice that the application for this project was complete was forwarded to the following tribal governments who had made a request to be notified in writing: Table Mountain Rancheria, Picayune Rancheria of the Chukchansi Indians, Santa Rosa Rancheria, and Dumna Wo Wah. None of these

responded within the 30-day window and requested consultation. Staff requested a Sacred Lands File Search from the Native American Heritage Commission, which had negative results. Additionally, a Cultural Resources Inventory was completed by the applicant's consultant, Culturescape, dated November 2018, which did not locate any historical or tribal cultural resources on the subject property. A letter concluding consultation was sent to the Dumna Wo Wah Tribal Government representative on December 14, 2018.

Therefore, based on the fact that no cultural resources were identified, and that local tribes were unable to identify any known resources on the site, staff has determined that impacts to Tribal Cultural Resources from future development of the site would be less than significant with adherence to the following mitigation.

\* **Mitigation Measure**

1. *See Mitigation Measure listed in Section V.C.*

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Policies of the Sierra North Regional Plan in which the subject parcel is located require that commercial development be served by a community water and sewer system or suitable alternative. In this case, there is an existing community water system to which any proposed development will be required to connect. There is currently no existing community sewer system servicing the subject parcel. Should this application be approved, development of the site will be subject to the California plumbing code and Fresno County Local Area Management Program (LAMP) requirements. Any use of an existing septic system will require an evaluation of the system for adequacy to serve the proposed use, or a sewage feasibility report done by a licensed engineer.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

With regard to solid waste generation and disposal, all future development of the site will be required to comply with federal, state and local management and reduction statutes and regulations related to solid waste, including California Assembly Bill (AB) 341- Mandatory Commercial Recycling (MCR) Program, AB 1826 - Mandatory Commercial Organics Recycling (MORe) Program, and Title 15 - Building and Construction of the Fresno County Ordinance Code (15.04.120 Public nuisance in construction and demolition). Adherence to all applicable Federal, State and Local regulations will reduce impacts of development of the subject parcel related to solid waste to a less than significant level.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is in a State Responsibility Area (SRA), which is under the jurisdiction of the California Department of Forestry and Fire Protection (CALFIRE); as such, any development of the property is subject to all applicable SRA Fire Safe Regulations as included in Title 15, Chapter 15.60 of the Fresno County Ordinance Code and California Fire Code. Compliance with SRA Fire Safe Regulations will be addressed prior to issuance of building permits and prior to issuance of a certificate of occupancy for any development. See additional discussion regarding SRA requirements under Section VIII.G above.

- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The subject parcel contains a seasonally dry creek system, which connects to Big Dry Creek approximately 375 feet north of the subject property. According to FEMA, FIRM Panel 0675H the subject parcel is in an area of minimal flood hazard (Zone X) and is not subject to flooding from the 100-year (one-percent-chance) storm event. Additionally, the topography of the parcel is such that only a portion is developable, with the balance consisting of moderate slopes, dense vegetation and rocky outcroppings. However, development of the site will require a grading permit or grading voucher from the Fresno County Department of Public Works and Planning.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See Mitigation Measures under Section IV Biological Resources and Section V Cultural Resources.

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions of criteria pollutants including greenhouse gases will be consistent with implementation of statewide emissions reduction goals. The project proposal would not result in cumulatively considerable impacts to air pollution or greenhouse gases through construction or operation.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not anticipated to cause substantial adverse effects on human beings, directly or indirectly.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Amendment Application No. 3821, 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 Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Energy, Geology and Soils, Greenhouse Gases, Hydrology, Noise, Water Quality, Utilities and Service Systems, and Wildfire, have been determined to be less than significant.

Potential impacts relating to Air Quality, Biological Resources, Cultural Resources, Land Use and Planning, Transportation, and Tribal Cultural Resources have determined to be less than significant with compliance 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" Street, Fresno, California.

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7185</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
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): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Project Applicant/Sponsor (Name): Dan Page	Project Title: Initial Study Application No. 7185/Amendment Application No. 3821		
Project Description:  Allow the rezone of an 8.46-acre parcel from the R-R (Rural Residential, two-acre minimum parcel size) Zone District, to the C-6(c) (General Commercial, Conditional) Zone District. The subject parcel is located on the north side of Auberry Road, approximately 350 feet northeast of its intersection with Morgan Canyon Road (State Route 168) within the unincorporated community of Prather (SUP. DIST. 5) (APN 118-422-50) (29645 Auberry Road).			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Amendment Application No. 3821, 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 Mineral Resources, Population and Housing, Public Services, and Recreation.  Potential impacts related to Agricultural and Forestry Resources, Energy, Geology and Soils, Greenhouse Gases, Hydrology, Noise, Water Quality, Utilities and Service Systems, and Wildfire, have been determined to be less than significant.  Potential impacts relating to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Land Use and Planning, Transportation, and Tribal Cultural Resources have determined to be less than significant with compliance 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" Street, Fresno, California.			
FINDING:  The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – November 29, 2019		Review Date Deadline: Planning Commission – January 9, 2019	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Jeremy Shaw, Planner	

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 January 9, 2020

**SUBJECT:** Initial Study Application No. 7593 and Unclassified Conditional Use Permit Application No. 3639

Allow the expansion of an existing Southern California Edison Service Center with the construction of a laydown yard, which will provide storage area for equipment and material for the construction and maintenance of Southern California Edison's Transmission and Distribution system on a 2.62-acre portion of a 357.80-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the north side of Dinkey Creek Road, approximately one quarter-mile east of State Route 168/Tollhouse Road, within the unincorporated community of Shaver Lake (41694 Dinkey Creek Road) (SUP. DIST. 5) (APN 120-260-10U).

**OWNER:** Southern California Edison  
**APPLICANT:** Pascual Garcia

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

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7593; and
- Approve Unclassified Conditional Use Permit No. 3639 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 Plans and Detail Drawings
6. Elevations and Floor Plans
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 7593
9. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Open Space	No change
Zoning	RC-40	No change
Parcel Size	357.8 acres	No change
Project Site	3.0 acres	Increase to 5.62 acres
Structural Improvements	Southern California Edison, Shaver Lake Service Center consisting of an approximately 11, 842 square-foot main administration building, 2-3 accessory buildings (storage sheds), fuel pumps within an approximately 1.5-acre fenced area	Addition of a 2.62-acre storage yard with two 1,440 square-foot mobile office trailers, and an eight-foot-tall chain link fence topped with barbed wire surrounding the proposed laydown yard
Nearest Residence	Approximately 140 feet west of the service center	No change
Surrounding Development	North: Open Space/Forest Land East: Cal Fire Shaver Lake Station South: Open Space/Forest Land West: Residential	No change
Operational Features	Existing service with a fenced vehicle and equipment storage	The addition of two mobile office trailers, 1-2 all-terrain forklifts, one crane truck,

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
	area, and fuel pumps with canopies	four bucket trucks, four F550 trucks, and nine ¾-ton or ½-ton trucks; storage of power poles, wire and cable reels, insulators, new transformers, material crates, hardware, material on pallets, 2-3 roll-off bins and approximately two Conex storage boxes
Employees	Approximately 10-15 current Service Center employees	Increase of approximately 25 employees to operate the laydown storage yard
Customers	Service Center: approximately 10-15 customers per day during regular business hours; Monday through Friday, 7:00 AM to 4:00 PM	No changes proposed to Service Center operation; no customers will have access to the proposed laydown storage yard
Traffic Trips	Approximately 10-15 customer traffic trips per day, Monday through Friday; approximately 15 one-way employee trips per day. Total of 25-30 traffic trips per day	Additional 1-2 material deliveries per day, 2-4 times per week. Total of up to approximately 8 deliveries of materials per week; 20-25 one-way employee trips per day, six days per week
Lighting	Approximately 7 exterior light poles and 5 building-mounted lights around existing service center	Approximately 1-2 25-foot-tall pole-mounted lights
Hours of Operation	Existing service center operates M-F, 7:00 AM to 4:00 PM	The proposed laydown storage yard will operate between 6:00 AM and 6:00 PM Monday through Saturday, and after hours when necessary

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

**ENVIRONMENTAL ANALYSIS:**

An Initial Study was prepared for this project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent of Mitigated Negative Declaration publication date: November 20, 2019

**PUBLIC NOTICE:**

Notices were sent to 79 property owners within 300 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit may be approved only if the Five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

**BACKGROUND INFORMATION:**

The construction of the existing service center was authorized by Conditional Use Permit (CUP) No. 2099, approved by the Planning Commission in 1984. A structural addition to the service center was authorize by Site Plan Review No. 5609-R. The current application was submitted on February 13, 2019 and a revised application received on August 26, 2019, to allow for the expansion of the service center with the construction of an adjacent 2.62-acre storage yard.

*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*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Rear: 20 feet Side: 20 feet	Front (south): 82+/- feet Rear(north): 1,000+ feet Side (East): 1,000+ feet Side (West): 241+/- feet	Yes
Parking	One space for every two employees and three square feet of parking area for every one square foot of gross floor area	Two paved ADA-compliant parking spaces for each mobile office trailer and approximately 23 additional open parking spaces for employees, with asphalt-concrete gravel surfacing	Yes
Lot Coverage	Zoning Ordinance Section 813.5.G: Permitted buildings and structures shall not exceed one percent (1%) of the total lot	Addition of approximately 2,880 square feet of building area, with an existing approximately 15,000	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
	area for lots 10 acres or larger.	square feet of building area. Total of approximately .40 acre of coverage on a 357.80-acre parcel/ approximately .11 percent lot coverage	
Space Between Buildings	No requirement	N/A	N/A
Wall Requirements	No requirements	N/A	N/A
Septic Replacement Area	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	N/A	N/A
Water Well Separation	Septic Tank : 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	N/A	N/A

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: Permits will be required for all existing and proposed improvements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 0725H, the project site is not subject to flooding from the 100-year (one-percent-chance) storm event.

Fresno County Department of Public Health, Environmental Health Division: No comment

Development Engineering (Site Plan Review) Section of the Fresno County Department of Public Works and Planning: Parking spaces shall be constructed in compliance with applicable County Ordinance and State standards.

The proposed driveway shall be a minimum of 24 feet and a maximum of 35 feet in width, as approved by the Road Maintenance and Operations Division.

Internal access roads shall comply with required Fire District standards for emergency apparatus.

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

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

**Analysis:**

The project site comprises approximately 2.62 acres of the 357.8-acre subject parcel. The proposal will expand the existing Shaver Lake Service Center with the addition of a storage yard with two mobile office trailers, to be utilized for storage of equipment and materials for the maintenance of the Southern California Edison transmission and distribution system. No other buildings or structures are proposed with this project. The project will be served by an on-site septic system located easterly adjacent to the proposed laydown yard. Water will be supplied by the Shaver Lake Heights Mutual Water Company.

Staff finds that the subject parcel is adequate in size and shape to accommodate the proposed use.

**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*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	Yes	Paved access road, unknown condition	Addition of an access driveway off the private road
Public Road Frontage	No	Dinkey Creek Road	No change
Direct Access to Public Road	Yes	Paved private access road connecting to Dinkey Creek Road	New paved access driveway connecting project site to existing paved access road
Road ADT		500	N/A
Road Classification		Arterial	No change
Road Width		25.4 feet along the parcel frontage	No change
Road Surface		Asphaltic Concrete	No change
Traffic Trips		Approximately 10-15 customer traffic trips per day, and approximately 15 one-way employee traffic trips and	Additional 25 one-way employee traffic trips, and up to 8 one-way delivery truck trips per six-day week

		Existing Conditions	Proposed Operation
		6 one-way delivery truck trips per day	
Traffic Impact Study (TIS) Prepared	No	N/A	Not required
Road Improvements Required		N/A	Not required

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: Dinkey Creek Road is classified as an Arterial road in the County General Plan, with 66 feet of right-of-way along the parcel frontage, per the Plat Book. The minimum width for an Arterial road right-of-way is 106 feet.

Dinkey Creek Road is County maintained and records indicate that this section of Dinkey Creek Road, from Sparrow to 1.6 miles east of Sparrow, has an ADT of 500, a paved width of 25.4 feet, a structural section of 0.37 feet AC over .33 feet AB, and is in very good condition.

The proposed site will take access from the existing private road via Dinkey Creek Road.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The existing access road off Dinkey Creek Road is not a County-maintained road. The proposal will not have any significant impacts on Road Maintenance Operations.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: Internal access roads shall comply with required widths of the Fire District for emergency apparatus.

An encroachment permit shall be required from the Road Maintenance and Operations Division for any work done within the County right-of-way.

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

**Analysis:**

The proposed laydown storage yard will take access via a proposed new access driveway off the private road which provides access to the Service Center from Dinkey Creek Road. No new access points from Dinkey Creek Road will be authorized with this project. The project is not anticipated to increase customer traffic to and from the service center, and due to the limited scope of the expansion, a Traffic Impact Study was not warranted.

Based on the above information, and with adherence to the Conditions of Approval, staff believes that Dinkey Creek Road is adequate in width and pavement to accommodate the proposed use.

**Recommended Conditions of Approval:**

See recommended Conditions of Approval attached as Exhibit 1.

**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	40.00 acres 280.0 acres 320.0 acres	Recreational Recreational Recreational/ Open Space	RE RE RC-40	N/A N/A N/A
South	260 acres	Recreational/ Open Space	RC-40	N/A
East	320 acres	Recreational/ Open Space	RE(m)/RC-40	N/A
West	0.18-0.33 acre	Residential	R-1-C(m) (Single-Family Residential, 9,000 square-foot minimum parcel size, Mountain Overlay) Zone District	Approximately 50 feet

**Reviewing Agency/Department Comments:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: The subject parcel is located within the State Responsibility Area (SRA) boundary, and as such, any development is subject to applicable SRA Fire Safe Regulations as they apply to driveway construction.

An engineered grading and drainage plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A grading permit will be required for any grading proposed with this project.

Development Engineering (Site Plan Review) Section of the Fresno County Department of Public Works and Planning: Any proposed landscape improvement with an area of 500 square feet or greater shall comply with the California Code of Regulations (CCR) Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance (MWELO), and require submittal of landscape and irrigation plans per Governor’s Drought Executive Order of 2015. The landscape and irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) unit for review and approval prior to the issuance of building permits.

No building or structure erected in this District shall exceed 35 feet in height unless authorized under Section 813.2, per Section 813.5 D of the Fresno County Zoning Ordinance.

A dust palliative shall be required on all parking and circulation areas.

Outdoor lighting shall be hooded and directed away from adjoining streets and properties.

All proposed signs require submittal of plans to the Department of Public Works and Planning to verify compliance with the Zoning Ordinance.

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

**Analysis:**

There is a residential subdivision located westerly adjacent to the private access road utilized by the existing Service Center. The nearest residential structure is located approximately 50 feet from the proposed new access driveway and approximately 150 feet from the proposed storage yard. Once construction is complete, the increase in traffic and noise generated by operation of the proposed laydown storage yard will be minimal and not represent a substantial increase in intensity of use from the existing Service Center.

Based on the above information, staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See 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*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
General Plan Policy OS-E.3: The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the value of the habitat for wildlife is maintained.	The Initial Study prepared for this project determined that impacts to biological resources resulting from the proposed development would be less than significant supported by the findings of the Habitat Assessment Report provided by the Applicant.
General Plan Policy OS-E.6: The County shall ensure the conservation of large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife populations, as long as this preservation does not threaten the economic well-being of the County.	The project proposes to develop a relatively small portion (approximately 2.62 acres) of the subject 357.80-acre parcel and will not impact any large continuous expanses of native vegetation nor by extension remove suitable habitat that would otherwise support an abundant and diverse wildlife population.



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy OS-E.9: Prior to the approval of discretionary development permits, the County shall require, as part of any required environmental review process, a biological resources evaluation of the project site by a qualified biologist. The evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of significant resources and/or special-status plants or animals. Such evaluation will consider the potential for significant impact on these resources and will either identify feasible mitigation measures or indicate why mitigation is not feasible.</p>	<p>The U.S. Fish and Wildlife Service (USFWS) reviewed the proposal and did not express any concerns. The project proponent was required to submit a biological habitat assessment in accordance with General Plan Policy OS-E.9. The habitat assessment included a review of the California Department of Fish and Wildlife (CDFW), California Natural Diversity Database (CNDDDB) records. Conclusions and findings of the habitat assessment, which are summarized in the Initial Study prepared for this project, were that no current populations of the State-threatened Sierra Red Fox are known to occur in the vicinity of the project. Additionally, habitat and elevation range preclude the State-threatened Tree Anemone from occurring in the project area. The State and Federal Candidate species, Pacific Fisher, is known to occur in the project area; however, the Applicant's submitted biological habitat assessment indicates that no Pacific Fisher dens are known to occur on or adjacent to the project site, and the high level of anthropogenic activity in the project vicinity creates less than ideal habitat conditions for the Pacific Fisher. The State-listed/threatened and Federally-endangered Sierra Nevada Yellow-Legged Frog is known to occur approximately one and one half-mile east of the project site. The Bald Eagle is listed as California Endangered, and is known to occur in nesting pairs in the vicinity of Shaver Lake, approximately two miles northeast of the project site. The project site itself is not considered suitable nesting, roosting or foraging habitat for the Bald Eagle, and the project is not anticipated to result in adverse impacts to this species.</p> <p>The California Endangered Great Grey Owl is known to occur within one to one and one half-mile of the project site; however, no suitable nesting habitat was observed within the project area by the qualified biologist.</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy OS-E.13: The County should protect to the maximum extent practicable, wetlands, riparian habitat, and meadows since they are recognized as essential habitats for birds and wildlife.</p>	<p>No wetlands or riparian habitat were identified by the biological habitat assessment completed for this project</p>
<p>General Plan Policy OS-E.17: The County should preserve to the maximum possible extent, areas defined as habitats for rare or endangered animal or plant species in a natural state consistent with State and Federal endangered species laws.</p>	<p>No suitable habitat for any rare or endangered plant or animal species was found within the project area. The project area consists of approximately 2.62 acres of the 357.80-acre subject parcel, and is consistent with this policy.</p>
<p>General Plan Policy OS-L.3: The County shall manage the use of land adjacent to scenic drives and scenic highways based on the following principals:</p> <ul style="list-style-type: none"> <li>a. Timber harvesting within or adjacent to the right-of-way shall be limited to that which is necessary to maintain and enhance the quality of the forest;</li> <li>b. Proposed high-voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way;</li> <li>c. Installation of signs visible from the right-of-way shall be limited to business identification signs, on-site real estate signs, and traffic control signs necessary to maintain safe traffic conditions. All billboards and other advertising structures shall be prohibited from location within view of the right-of-way;</li> <li>d. Intensive land developments, including, but not limited to, subdivisions of more than four lots, commercial developments and mobile home parks shall be designed to blend into the natural landscape and minimize visual scarring of vegetation and terrain. The design of said development proposals shall also provide for maintenance of natural open space area two hundred (200) feet in depth parallel to the right-of-way. Modification of the setback requirement</li> </ul>	<p>Dinkey Creek Road, adjacent to and traversing a portion of the subject parcel near the project site, is designated as a Scenic Drive in the County's General Plan; as such, Conditions of Approval have been included that landscaping and slatted chain-link fencing is to be provided in order to screen the proposed laydown storage yard from the adjacent roadway as much as is practicable.</p> <p>The proposed development does not include any timber harvesting, and no work is proposed within or adjacent to the County right-of-way. Nor are any new high-voltage transmission lines, transmission line towers, or cell towers proposed with this application.</p> <p>Any installation of signs will be subject to County development standards consistent with the Site Plan Review process.</p> <p>This project does not entail any intensive land development or subdivisions. The project will be limited to approximately 2.62 acres of additional storage area to supplement the existing facility.</p> <p>As previously stated, the proposed laydown storage yard will be required by Conditions of Approval to be screened from view of the Scenic Drive through the use of landscaping and slatted chain-link fencing provided in an earth tone color.</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>may be appropriate when any one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1) Topographic or vegetative characteristics preclude such a setback;</li> <li>2) Topographic or vegetative characteristics provide screening of buildings and parking areas from the right-of-way;</li> <li>3) Property dimensions preclude such a setback; or</li> <li>4) Development proposal involves expansion of an existing facility or an existing concentration of uses.</li> </ol> <p>e. Subdivision proposal shall be designed to minimize the number of right-of-way access drives;</p> <p>f. Developments involving concentration of commercial uses shall be designed to function as an integral unit with common parking areas and right-of-way access drives; and</p> <p>g. Outside storage areas associated with commercial activities shall be completely screened from view of the right-of-way with landscape plantings or artificial screens which harmonize with the natural landscape.</p>	

**Reviewing Agency/Department Comments:**

Policy Planning Unit of the Fresno County Department of Public Works and Planning: The proposed project is not in conflict with General Plan Policies or Shaver Lake Community Plan Policies, nor are there any conflicts with the Williamson Act. See relevant General Plan Policies in the preceding table.

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

**Analysis:**

No conflicts with General Plan Policies or County-adopted community plans were identified by any reviewing agencies or departments. The project will be required to comply with all applicable General Plan and Community Plan Policies through adherence to the included Mitigation Measures and Conditions of Approval.

Based on these factors, the proposed laydown storage yard is consistent with the General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

*Finding 5:* *That the conditions stated in the Resolution are deemed necessary to protect the public health, safety and general welfare.*

Per Section 873-F of the Zoning Ordinance, Finding 5 addresses the question of whether the included Conditions can be deemed necessary to protect the public health, safety and general welfare of the public and other such conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division. The required Conditions of Approval will be addressed through the Site Plan Review process required for this project.

**Reviewing Agency/Department Comments:**

The Conditions of Approval for this project, included as Exhibit 1, are based upon comments and recommendations received from reviewing agencies and departments. Potential impacts to adjacent roadways were analyzed under Finding 2, and impacts to surrounding properties were analyzed under Finding 3. Finding 1 addresses the adequacy of the subject parcel/project site and determines whether or not the site/parcel is of sufficient size to accommodate the proposed use while maintaining required setbacks or buffers from adjacent properties. Finding 4 addresses the project's consistency with the General Plan, which guides development of the County through conformance with the applicable goals and policies contained in the individual Elements. The recommended Mitigation Measures under CEQA, Conditions of Approval and Project Notes are all considered mandatory conditions of approval upon adoption of the Mitigated Negative Declaration and approval of the Unclassified Conditional Use Permit for this project. Based upon staff's analysis, the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.

**Conclusion:**

Finding 5 can be made.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3639, subject to the recommended Mitigation Measures, Conditions of Approval, and Project Notes.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7593; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3639, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3639; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 7593/Unclassified Conditional Use Permit Application No. 3639**  
**(Including Conditions of Approval and Project Notes)**

Mitigation Measure					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1	Aesthetics	All outdoor lighting shall be hooded and directed downward away from adjacent property or the public roadway.	Applicant	Applicant/Public Works and Planning (PW&P)	Ongoing
2	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity, 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	Ongoing
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, and Operational Statement approved by the Commission.				
2.	A Site Plan Review Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Items to be addressed under the Site Plan Review may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection, and lighting.				
3.	The Sierra Unified School District in which the subject property is located is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when application is made for a building permit.				

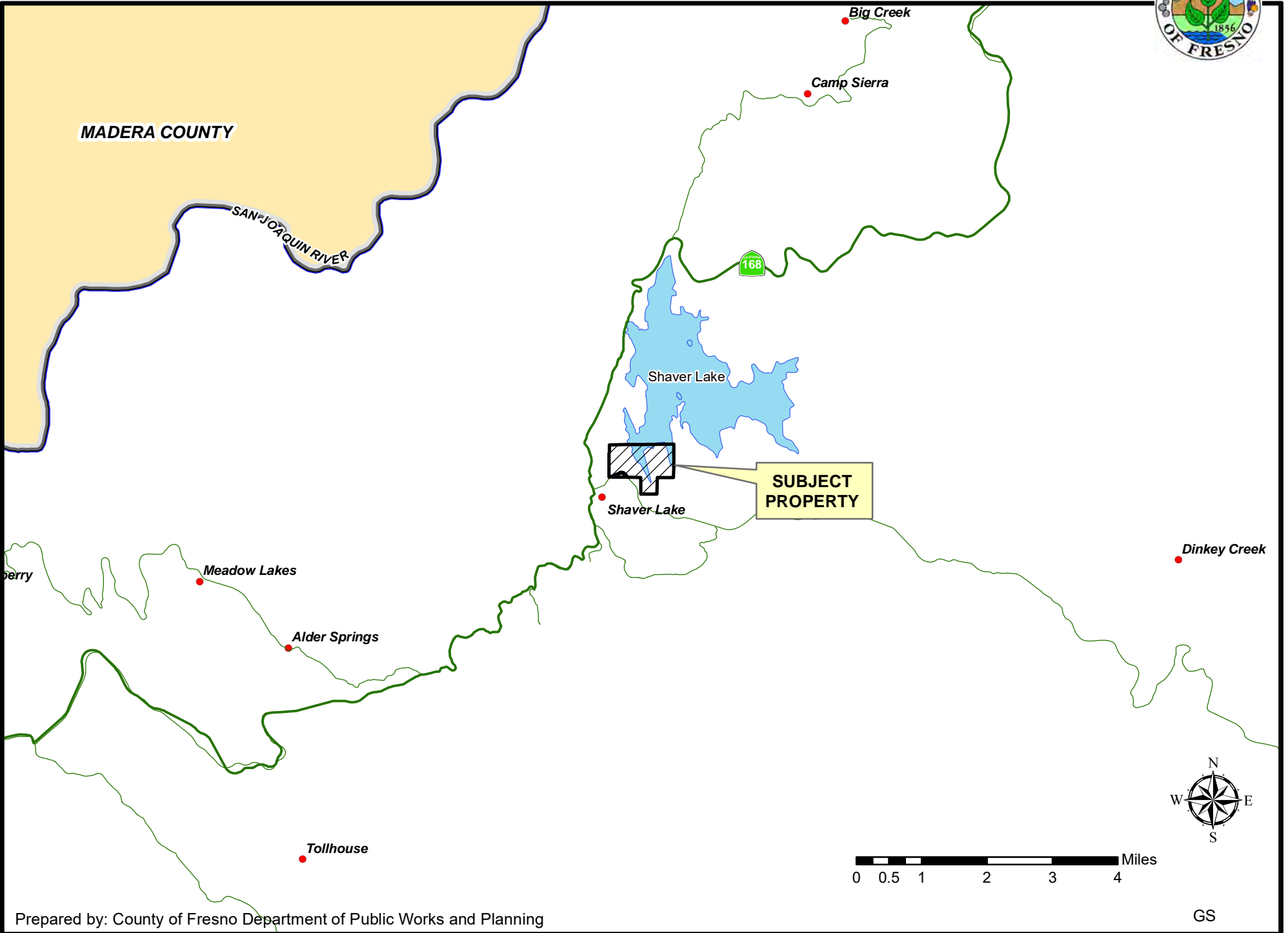
\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
Conditions of Approval reference recommended Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the Applicant.</b>	
1.	The proposal shall comply with the 2007 California Code of Regulations Title 24 Fire Code. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Department for their review and approval. The Applicant shall submit evidence that their plan was approved by the fire department, and all fire protection

**EXHIBIT 1**

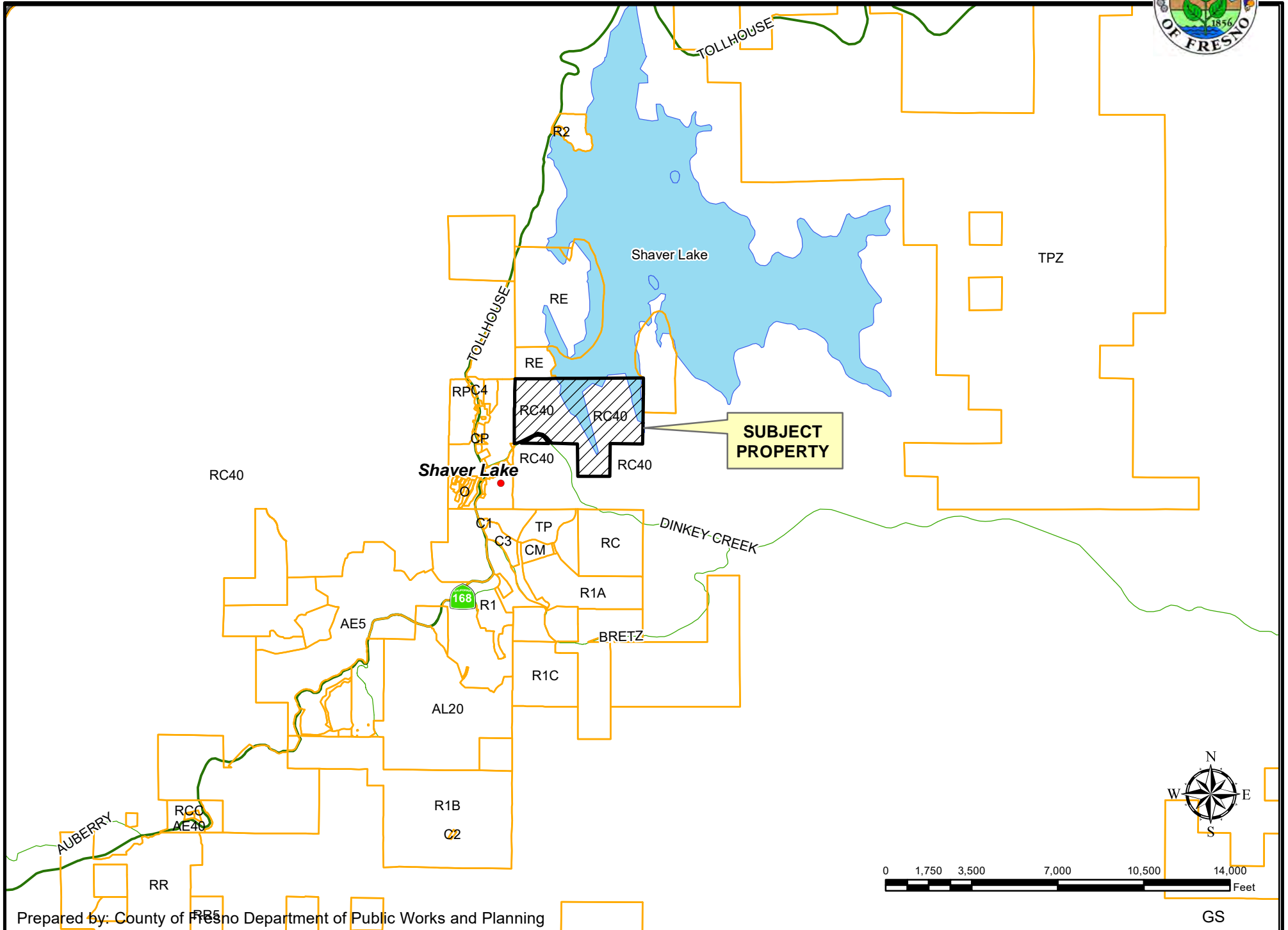
	improvements shall be installed prior to occupancy granted to the use.
2..	The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District (FCFPD), a Fire Permit Application may be filled out and submitted to FCFPD to determine eligibility.
3.	The 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.
4.	Development shall be in accordance with all applicable State Responsibility Area (SRA) Fire Safe Regulations.
5.	No building or structure erected in this District shall exceed 35 feet in height, per Section 813.5.D of the Fresno County Zoning Ordinance.
6.	If approved, plans, permits and inspections are required for all structures, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
7.	Any proposed signs will require submittal of plans to the Fresno County Department of Public Works and Planning to verify compliance with the County Zoning Ordinance.
8.	<p>Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HNBP) and site map (<a href="https://www.fresnocupa.com">https://www.fresnocupa.com</a> or <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>):</p> <ol style="list-style-type: none"> <li>1. There is a 100% or more increase in the quantities of a previously-disclosed material;</li> <li>2. The facility begins handling a previously-undisclosed material at or above the HNBP threshold amounts.</li> </ol>
9.	The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
10.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations, Title 22, Division 4.5.
11.	Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.
12.	A dust palliative shall be required on all parking and circulation areas.
13.	Any additional storm water runoff generated by the project cannot be drained across property lines, and must be retained on site per the County Standards.
14.	An Engineered Grading and Drainage Plan is required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A Grading Permit or Voucher is required for any grading that has been done without a permit and any grading proposed with this application.

# LOCATION MAP

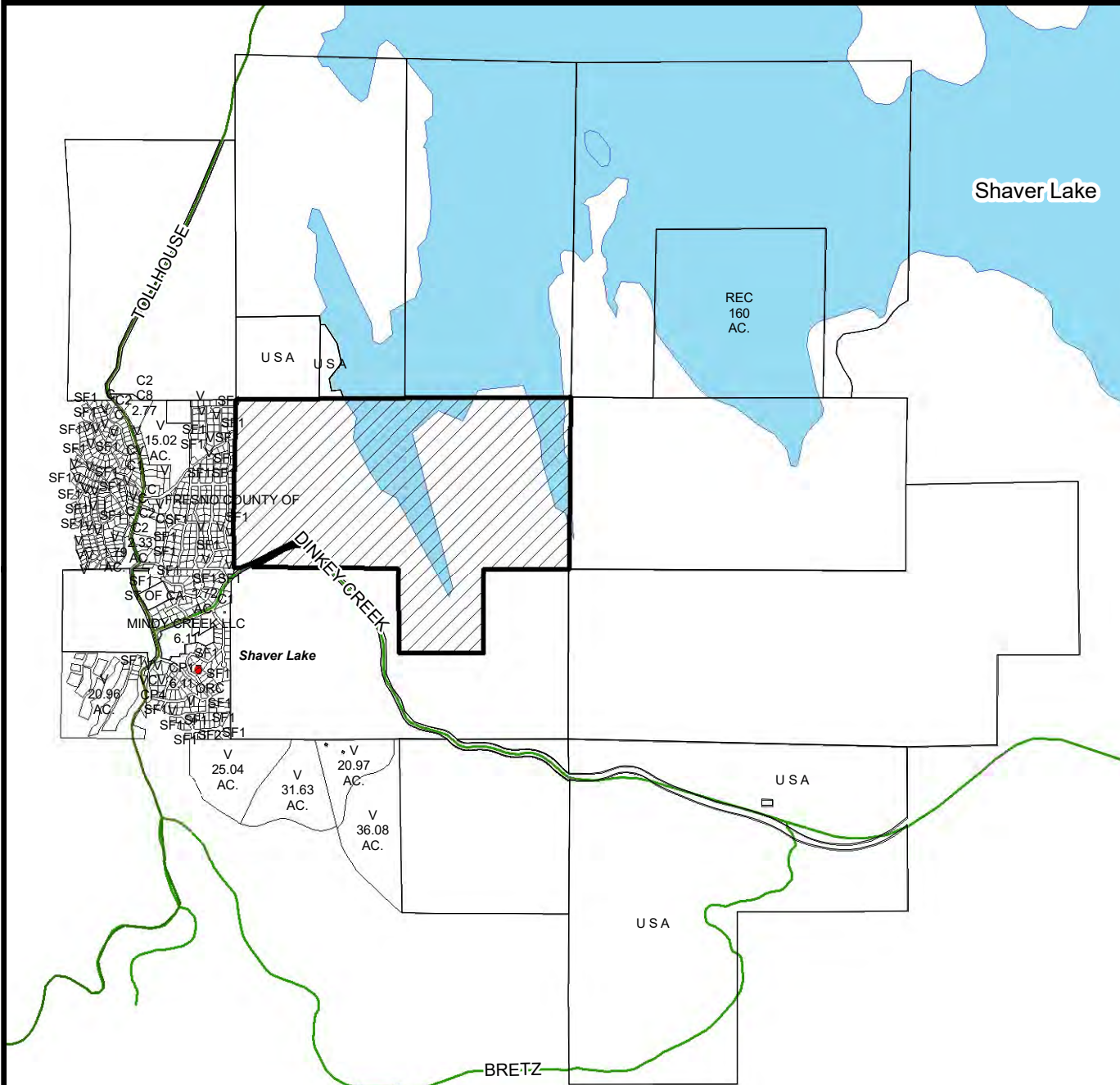




# EXISTING ZONING MAP



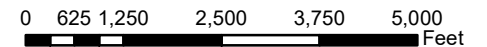
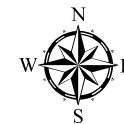
# EXISTING LAND USE MAP



LEGEND
AP1 - APARTMENT
C - COMMERCIAL
C# - COMMERCIAL
CP# - OFFICE COMM./PROF
MHP - MOBILE HOME PARK
ORC - ORCHARD
REC - RECREATION
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
I - INDUSTRIAL

LEGEND:

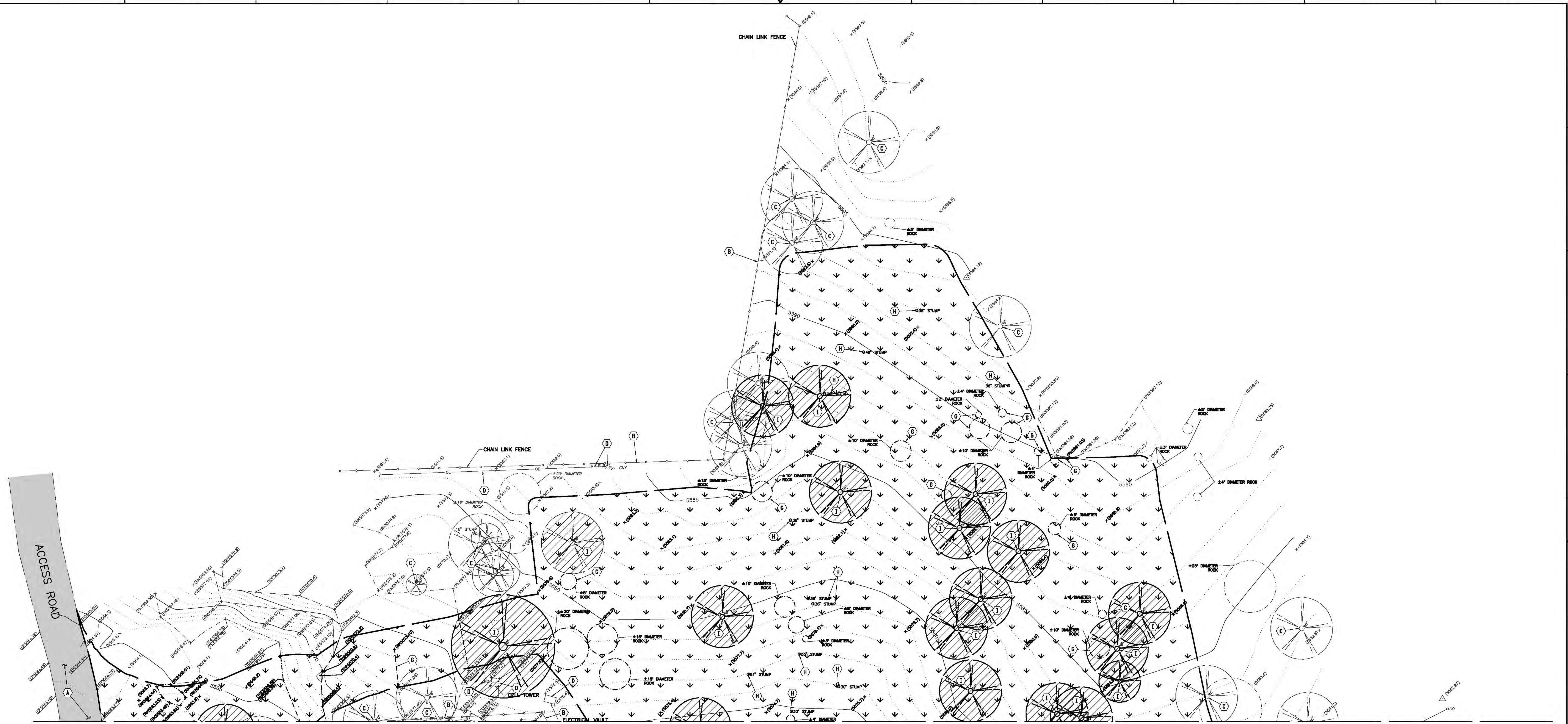
 Subject Property



Map Prepared by: GS  
J:GISJCH\Landuse1

Department of Public Works and Planning  
Development Services Division





MATCH LINE - SEE SHEET CO.1

TOPOGRAPHIC LEGEND

DEMOLITION LEGEND

DEMOLITION NOTES

SURVEY NOTES

(335.21)	EXISTING ELEVATION		TREE; SPREAD SHOWN GRAPHICALLY AND TRUNK DIAMETER AS SHOWN
AC	ASPHALTIC CONCRETE		AC PAVING IMPROVEMENTS
CE	CONCRETE EDGE		EXISTING BUILDING
EP	EDGE OF PAVEMENT		CONCRETE IMPROVEMENTS
GB	GRADE BREAK		CHAIN LINK FENCE
RK	ROCK		WOOD FENCE
TD	TOE OF SLOPE		EDGE OF ASPHALT CONCRETE PAVEMENT
TOP	TOP OF SLOPE		GRADE BREAK
VGR	VALLEY GUTTER		ROCK
CP	SURVEY CONTROL POINT		MAJOR CONTOUR
GW	GUY WIRE		MINOR CONTOUR
LP	LIGHT POLE		OVERHEAD ELECTRIC
MH	MANHOLE		SEWER LINE; SIZE AS NOTED
PP	POWER POLE		
SC	SEWER CLEANOUT		
S	SLOPE		
ST	STUMP; DIAMETER AS SHOWN		
TR	TELEPHONE RISER / PEDESTAL		

(A)	PROTECT EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN
(B)	PROTECT EXISTING CHAIN LINK FENCE TO REMAIN
(C)	PROTECT EXISTING TREE AND ROOTS TO REMAIN
(D)	PROTECT EXISTING UTILITY TO REMAIN
(E)	REMOVE AND LAWFULLY DISPOSE OF ROCK
(F)	REMOVE AND LAWFULLY DISPOSE OF STUMP
(G)	REMOVE AND LAWFULLY DISPOSE OF TREE, ROOTBALL, AND ISOLATED ROOTS GREATER THAN 1/2 INCH IN DIAMETER
(H)	REMOVE EXISTING IMPROVEMENTS AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED ON THE PLAN. THE REMOVAL OF IMPROVEMENTS MUST BE COORDINATED WITH ALL PLAN SHEETS. CONTRACTOR MUST ALSO COORDINATE REMOVAL OF IMPROVEMENTS WITH UTILITY AGENCIES. PROTECT ALL IMPROVEMENTS NOT DESIGNATED FOR REMOVAL. SEE NOTE 1
(I)	TREE AND ROOTS TO BE REMOVED

1. THE "LIMIT OF DEMOLITION" SHOWN IS APPROXIMATE AND IS GENERALLY CONSIDERED TO BE THE MINIMUM REMOVAL REQUIREMENTS. CONTRACTOR MUST COORDINATE AS NOTED IN THE LEGEND. REFER TO THE GEOTECHNICAL REPORT FOR SITE PREPARATION REQUIREMENTS.
2. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE.
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY IMPROVEMENTS NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
4. THE ON-SITE UNDERGROUND UTILITIES SHOWN ON THIS SHEET ARE AT AN APPROXIMATE LOCATION. THE EXTENT, LOCATIONS AND SIZES ARE UNKNOWN. THE CONTRACTOR SHALL POT-HOLE TO LOCATE AND VERIFY THE UNDERGROUND UTILITY LINES PRIOR TO REMOVAL.
5. CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ANY FOUND SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED SURVEYOR AND THE APPROPRIATE PAPERWORK FILED WITH THE CITY OR COUNTY.
6. ALL HAZARDOUS MATERIALS ENCOUNTERED DURING SITE DEMOLITION SHALL BE REMEDIATED AND DISPOSED OF PER STATE AND EPA REQUIREMENTS.
7. CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL UTILITY AGENCIES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION.
8. ANY EXISTING UTILITIES AND/OR IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AND AGENCY HAVING AUTHORITY, AT THE CONTRACTOR'S SOLE EXPENSE.

THIS TOPOGRAPHIC SURVEY LOCATES SPECIFIC PHYSICAL FEATURES OF THE SITE AND THEIR ELEVATION AS DETERMINED NECESSARY BY THE PROJECT ENGINEER. IT IS NOT A COMPLETE TOPOGRAPHIC SURVEY OF THE SITE. THE INFORMATION SHOWN REFLECTS THE DATA OBTAINED BY FIELD SURVEY CONDUCTED ON MAY 17, 2018.

**BENCHMARK**

OCCUPIED EXISTING CONTROL.  
 TEM - CONTROL POINT NO.1  
 ELEVATION = 5550.00' ASSUMED DATUM

PLANS PREPARED BY:

**Blair, Church & Flynn**  
 CONSULTING ENGINEERS

465 Clovis Avenue, Suite 200  
 Clovis, California 93222  
 Tel: (509) 528-4400  
 Fax: (509) 528-4100

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 No. 78,395  
 David Flynn

6/20/2019  
 0619 Signed

SCALE IN FEET  
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Drawing: P:\218-0000\18000\18000.dwg, 010 Topographic Survey and Demolition Plan - BCF.ctb  
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 Date: 6/17/2019 11:11:00am

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LOCATION: SHAVER LAKE, CALIFORNIA

SHAVER LAKE SERVICE CENTER  
 LAYDOWN YARD  
 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

**EDISON**  
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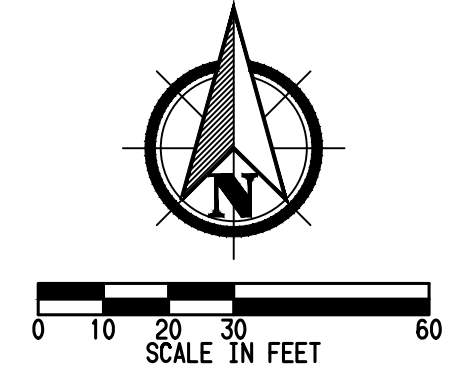
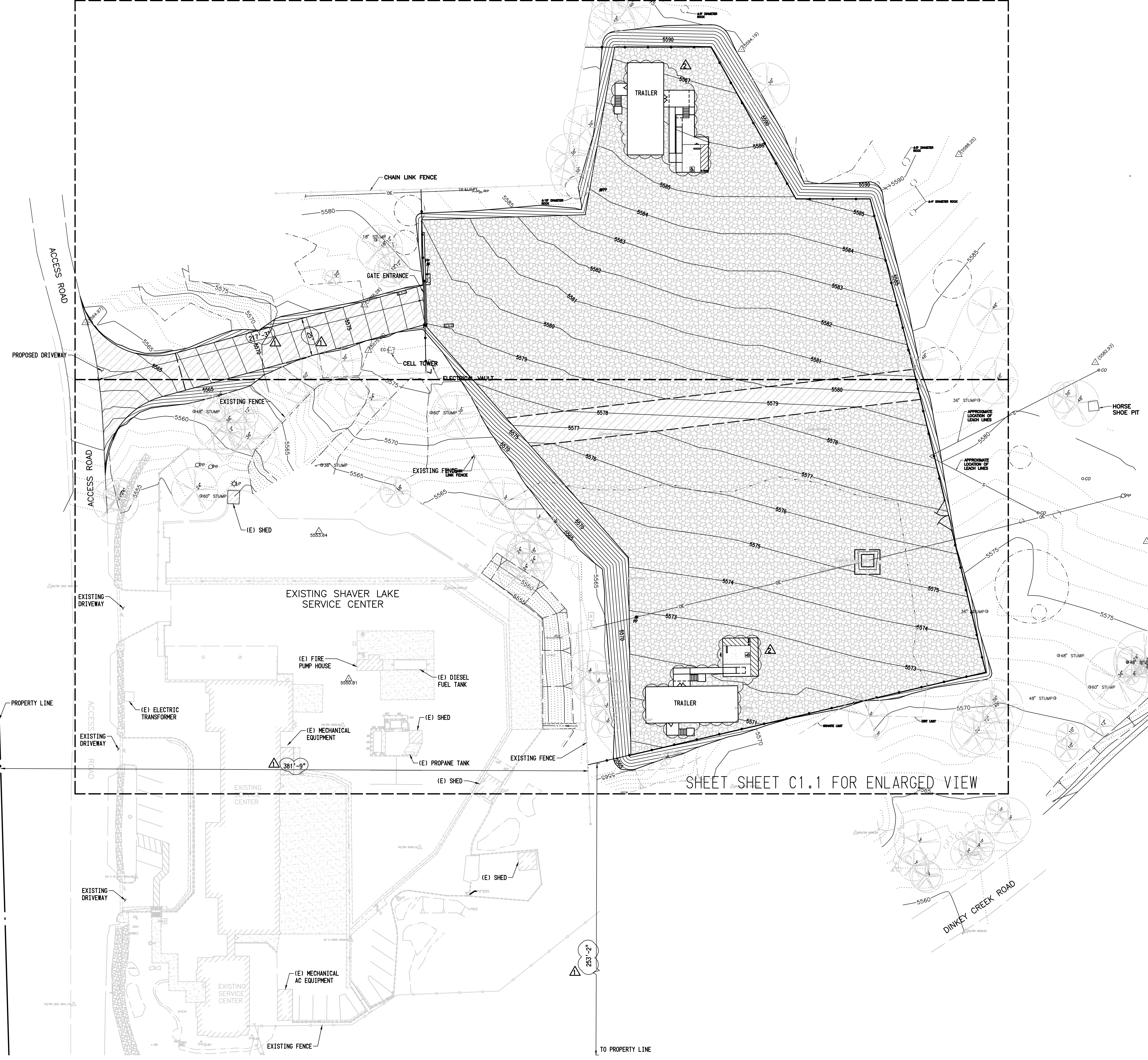
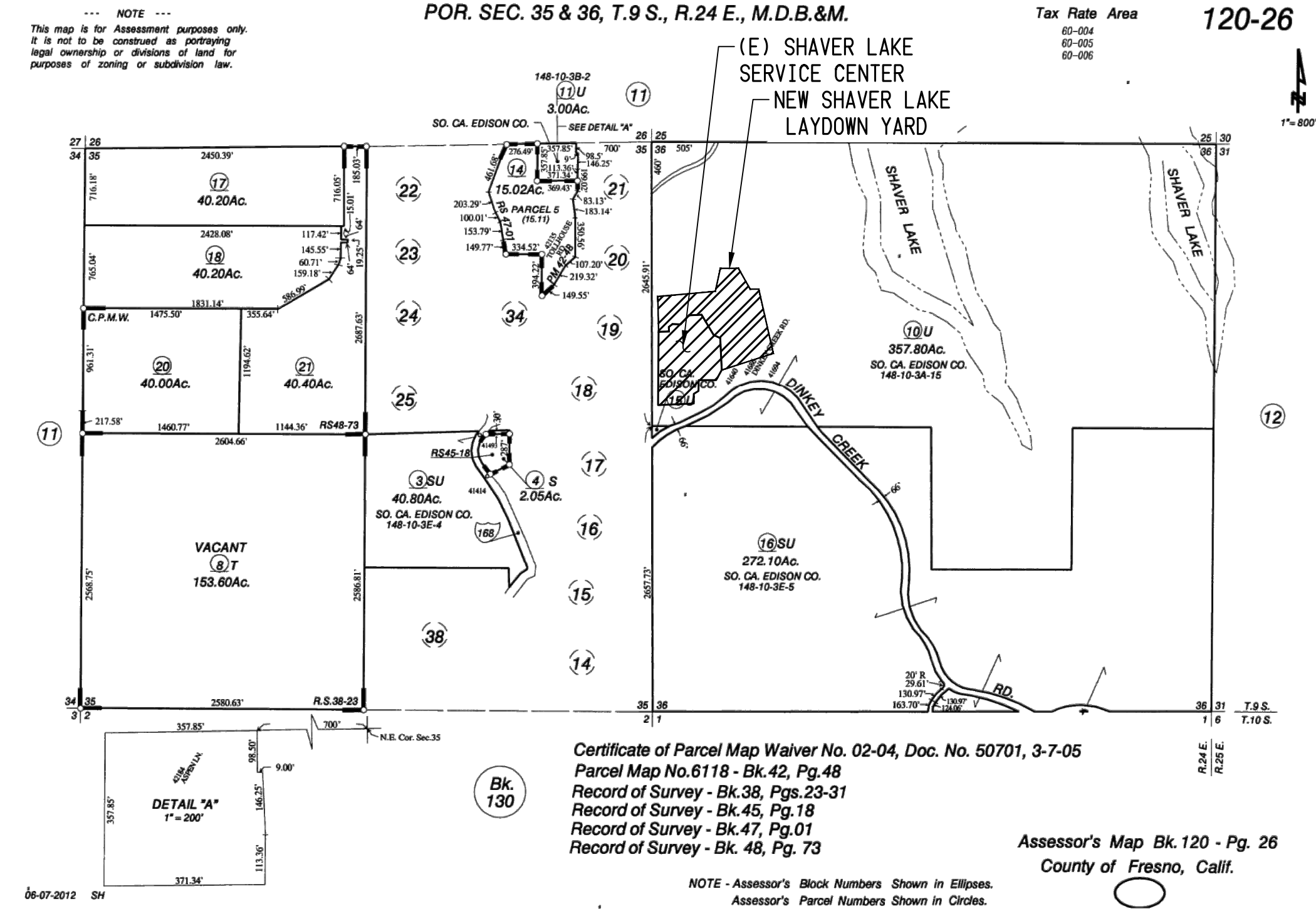
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SCALE: 1" = 20'  
 2 OF 11 SHTS.

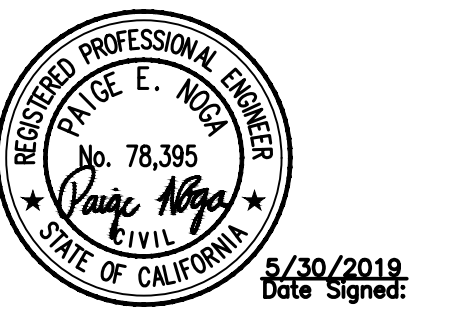


SHEET SHEET C1.0 FOR ENLARGED VIEW

SHEET SHEET C1.1 FOR ENLARGED VIEW



PLANS PREPARED BY:  
**Blair, Church & Flynn**  
 CONSULTING ENGINEERS  
 455 Civic Avenue, Suite 200  
 Clovis, California 93232  
 Tel (509) 238-5100  
 Fax (509) 238-5100



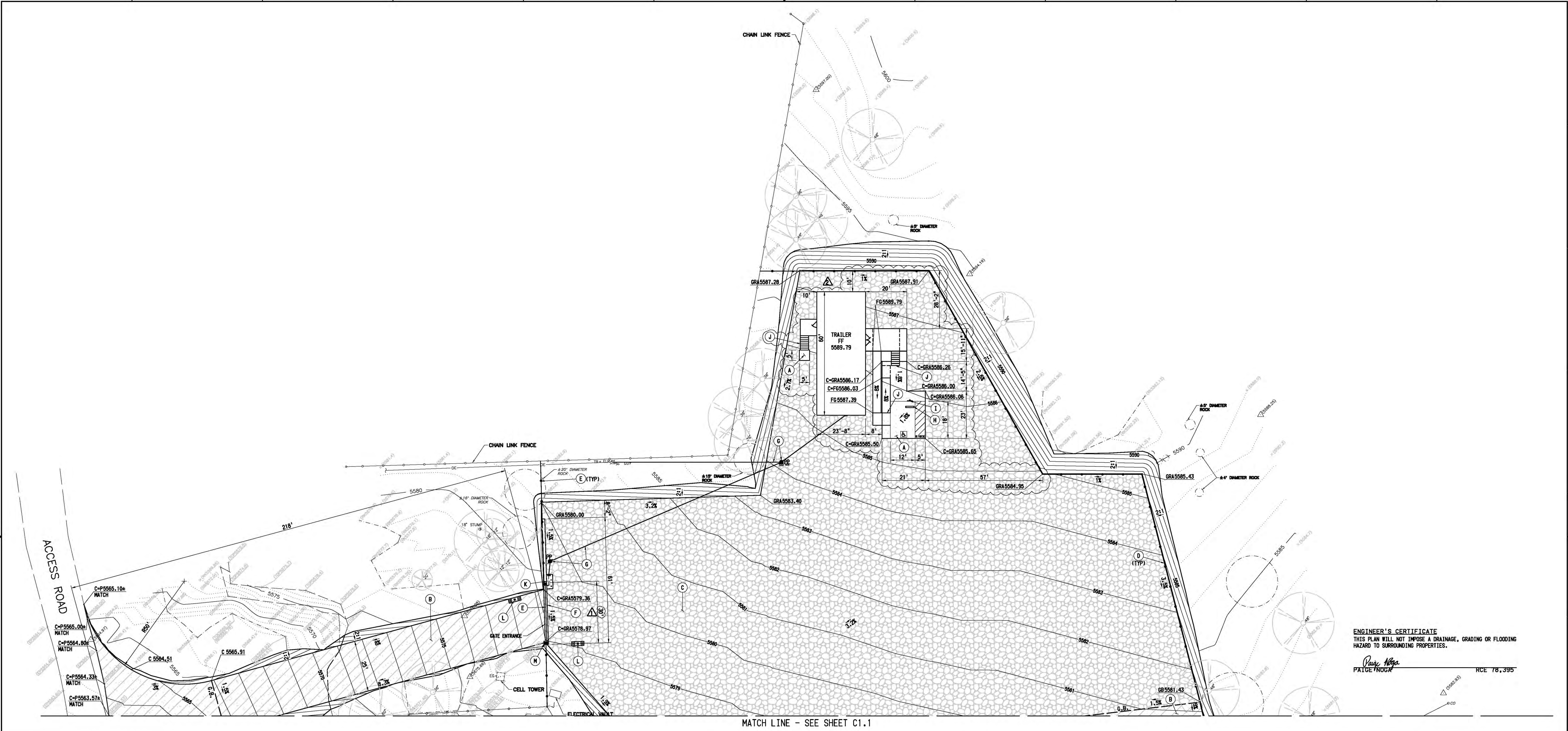
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 Plot by: operator May 31, 2019 - 11:17am

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	BACKCHECK SUBMITTAL	01-30-19					PN	DM														
	BACKCHECK SUBMITTAL	05-30-19					PN	DM														

LOCATION: SHAVER LAKE, CALIFORNIA  
 SHAVER LAKE SERVICE CENTER  
 LAYDOWN YARD  
 OVERALL SITE PLAN

**EDISON** AN EDISON INTERNATIONAL Company

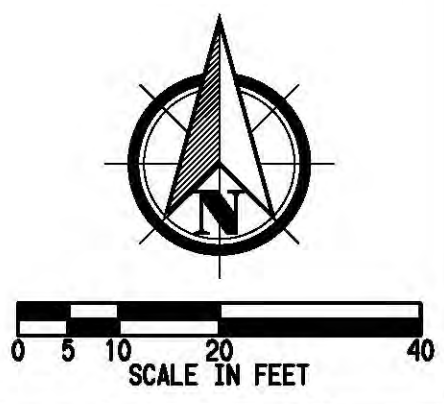
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 4 OF 11 SHTS.



**ENGINEER'S CERTIFICATE**  
 THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO SURROUNDING PROPERTIES.  
 Paul A. Flynn  
 PAUL A. FLYNN  
 HCE 78,395

MATCH LINE - SEE SHEET C1.1

CONSTRUCTION LEGEND		GRADING LEGEND		GENERAL GRADING AND DRAINAGE NOTES		PROJECT DATA	
(A) CONSTRUCT CONCRETE PAVEMENT IMPROVEMENTS PER DETAIL 1 C2.0	(K) GATE CONTROLLER AND CHAMBERLAIN ELITE SL3000 MOTOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS	C CONCRETE	01-30-19	PN DM PN	1. THE REQUIREMENTS AND INFORMATION SET OUT BELOW ARE PROVIDED FOR THE CONTRACTOR'S CONFORMANCE AND DO NOT ENCOMPASS ALL PROJECT REQUIREMENTS DESCRIBED BY THE PROJECT PLANS AND SPECIFICATIONS AND/OR APPLICABLE LAWS, REGULATIONS AND/OR BUILDING CODES.	TOTAL SITE AREA: .262 ACRE	
(B) CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT IMPROVEMENTS PER DETAIL 4 C2.0	(L) KEY PAD TO BE INSTALLED PER DETAIL 4 C2.2	FG FINISHED GRADE	05-30-19	PN DM PN	2. CONSTRUCTION OF ALL PROJECT SITE IMPROVEMENTS SUBJECT TO ADA ACCESS COMPLIANCE, INCLUDING ACCESSIBLE PATH OF TRAVEL, CURB RETURNS, PARKING STALL(S) AND UNLOADING AREAS, BARRIER FREE AMENITIES AND/OR OTHER APPLICABLE SITE IMPROVEMENTS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT, CALIFORNIA TITLE 24, AND THE CALIFORNIA BUILDING CODE, CURRENT EDITION(S).	NORTH STORAGE SPACE AREA: .101 ACRE	
(C) CONSTRUCT GRAVEL IMPROVEMENTS PER DETAIL 3 C2.0	(M) SIGN PER DETAIL 2 C2.0 5 C2.0	GB GRADE BREAK			3. CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND SLOPES PRIOR TO THE PLACEMENT OF CONCRETE AND/OR PAVEMENT FOR CONFORMANCE WITH ADA ACCESS COMPLIANCE REQUIREMENTS. EXAMPLES OF MINIMUM AND MAXIMUM LIMITS RELATED TO ADA ACCESS COMPLIANCE INCLUDE, BUT ARE NOT LIMITED TO: A) ACCESSIBLE PATH OF TRAVEL CROSS-SLOPE SHALL NOT EXCEED 2.00% B) ACCESSIBLE PATH OF TRAVEL LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00% C) RAMP LONGITUDINAL SLOPES SHALL NOT EXCEED 8.33% WALKS SHALL NOT HAVE LESS THAN 48 INCHES IN UNOBSTRUCTED WIDTH	SOUTH STORAGE SPACE AREA: .119 ACRE	
(D) FURNISH AND INSTALL 8" HIGH CHAIN LINK FENCE PER DETAIL 1 C2.1	CONCRETE IMPROVEMENTS	GRA GRAVEL			4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IDENTIFIED BY THE PROFESSIONAL ENGINEERING SEAL AND SIGNATURE ON THESE PLANS, OF ANY SITE CONDITION(S) AND/OR DESIGN INFORMATION THAT PREVENTS THE CONTRACTOR FROM COMPLYING WITH THE LAWS, REGULATIONS AND/OR BUILDING CODES GOVERNING ADA ACCESS COMPLIANCE.	CUT: 4076.30 CU. YD.	
(E) FURNISH AND INSTALL SLIDE GATE PER DETAIL 7 C2.2	HEAVY DUTY CONCRETE IMPROVEMENTS	P PAVEMENT			5. GROUND SLOPES AWAY FROM BUILDING PADS IN LANDSCAPED OR DIRT AREAS SHALL BE NO LESS THAN 5.0% FOR AT LEAST TEN (10) FEET, OR AS OTHERWISE NOTED ON THE PLANS.	FILL: 7177.22 CU. YD.	
(F) FURNISH GATE TRACK FOUNDATION PER DETAIL 5 C2.2	GRAVEL IMPROVEMENTS	GRA5583.00 NEW FINISHED SURFACE GRADE			6. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE PLACED UNDER THE DIRECTION OF A LICENSED GEOTECHNICAL ENGINEER, AND IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS. A SOILS COMPACTION REPORT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AS REQUIRED BY THE PROJECT SPECIFICATIONS.	IMPORT: 3096.93 CU. YD.	
(G) NEW POWER POLE AND OVER HEAD ELECTRICAL LINE TO BE INSTALLED BY OTHERS	NEW CHAIN LINK FENCE	1.5% DIRECTION OF DRAINAGE			7. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS REQUIRED BY GOVERNING PUBLIC AGENCIES.		
(H) FURNISH AND INSTALL CONCRETE WHEELSTOP PER DETAIL 9 C2.0		5585 MAJOR CONTOURS			8. THE CONTRACTOR SHALL IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY GOVERNING PUBLIC AGENCIES.		
(I) FURNISH AND INSTALL ACCESSIBLE SIGN PER DETAIL 8 C2.0		MINOR CONTOURS			9. CONTRACTOR TO MATCH EXISTING PAVEMENT GRADE AT ALL NEW PAVEMENT LOCATIONS UNLESS OTHERWISE NOTED ON THE PLANS.		
(J) STEEL RAMP AND STAIRS PER TRAILER PLANS							
REFERENCE DRAWINGS		NO. REVISIONS		DATE		SAP WO SUPV APPROVED ENGR CK'D MADE P.E. NO.	
REFERENCE DRAWINGS		NO. REVISIONS		DATE		SAP WO SUPV APPROVED ENGR CK'D MADE P.E. NO.	



PLANS PREPARED BY:  
**Blair Church & Flynn**  
 CONSULTING ENGINEERS  
 4855 Clivia Avenue, Suite 200  
 Chino, California 91710  
 Tel: (909) 236-6400  
 Fax: (909) 326-5800

REGISTERED PROFESSIONAL ENGINEER  
 No. 78,395  
 Paul A. Flynn  
 CIVIL  
 STATE OF CALIFORNIA  
 5/20/2019  
 DCE Signed

LOCATION: SHAVER LAKE, CALIFORNIA

SHAVER LAKE SERVICE CENTER  
 LAYDOWN YARD  
 SITE AND GRADING PLAN

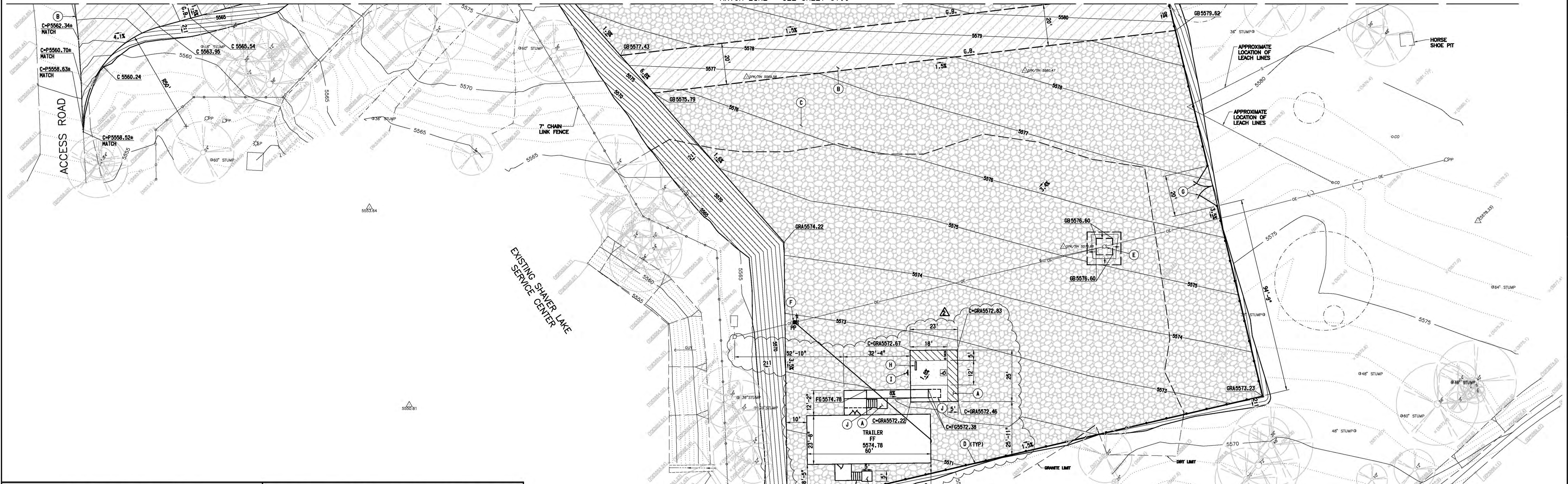
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**C1.0**

SCALE: 1" = 20'  
 5 OF 11 SHTS.

**EDISON** An EDISON INTERNATIONAL Company

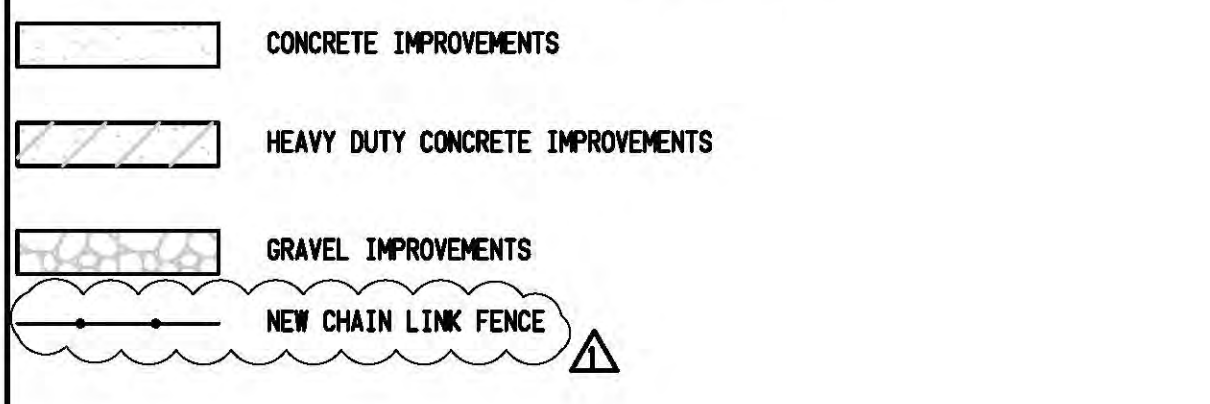
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 Plot for: Operator: May 31, 2019 - 11:11 AM  
 SOUTHERN CALIFORNIA EDISON  
 2012 - 5 SIZE

MATCH LINE - SEE SHEET C1.0



CONSTRUCTION LEGEND

- (A) CONSTRUCT CONCRETE PAVEMENT IMPROVEMENTS PER DETAIL  $\frac{1}{C2.0}$
- (B) CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT IMPROVEMENTS PER DETAIL  $\frac{4}{C2.0}$
- (C) CONSTRUCT GRAVEL IMPROVEMENTS PER DETAIL  $\frac{3}{C2.0}$
- (D) FURNISH AND INSTALL 6" HIGH CHAIN LINK FENCE PER DETAIL  $\frac{1}{C2.1}$
- (E) PROVIDE 3:1 TRANSITION SLOPES AROUND POLES STARTING AT 3' OFFSET FROM OUTSIDE OF POLE
- (F) NEW POWER POLE AND OVER HEAD ELECTRICAL LINE TO BE INSTALLED BY OTHERS
- (G) FURNISH AND INSTALL 6" HIGH DOUBLE SWING GATE PER DETAIL  $\frac{8}{C2.2}$
- (H) FURNISH AND INSTALL CONCRETE WHEELSTOP PER DETAIL  $\frac{9}{C2.0}$
- (I) FURNISH AND INSTALL ACCESSIBLE SIGN PER DETAIL  $\frac{8}{C2.0}$
- (J) STEEL RAMP AND STAIRS PER TRAILER PLANS



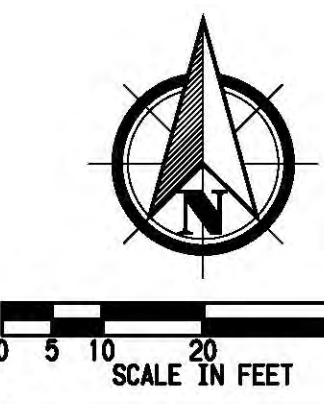
GRADING LEGEND

- C CONCRETE
- FG FINISHED GRADE
- GB GRADE BREAK
- GRA GRAVEL
- P PAVEMENT
- GRA5883.00 NEW FINISHED SURFACE GRADE
- 1.5% DIRECTION OF DRAINAGE
- 5585 MAJOR CONTOURS
- MINOR CONTOURS

GENERAL GRADING AND DRAINAGE NOTES

1. CONSTRUCTION OF ALL PROJECT SITE IMPROVEMENTS SUBJECT TO ADA ACCESS COMPLIANCE, INCLUDING ACCESSIBLE PATH OF TRAVEL, CURB RETURNS, PARKING STALL(S) AND UNLOADING AREAS, BARRIER FREE AMENITIES AND/OR OTHER APPLICABLE SITE IMPROVEMENTS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT, CALIFORNIA TITLE 24, AND THE CALIFORNIA BUILDING CODE, CURRENT EDITION(S).
2. CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND SLOPES PRIOR TO THE PLACEMENT OF CONCRETE AND/OR PAVEMENT FOR CONFORMANCE WITH ADA ACCESS COMPLIANCE REQUIREMENTS. EXAMPLES OF MINIMUM AND MAXIMUM LIMITS RELATED TO ADA ACCESS COMPLIANCE INCLUDE, BUT ARE NOT LIMITED TO:
  - A) ACCESSIBLE PATH OF TRAVEL CROSS-SLOPE SHALL NOT EXCEED 2.00%
  - B) ACCESSIBLE PATH OF TRAVEL LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00%
  - C) RAMP LONGITUDINAL SLOPES SHALL NOT EXCEED 8.33%
 WALKS SHALL NOT HAVE LESS THAN 48 INCHES IN UNOBSTRUCTED WIDTH
3. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IDENTIFIED BY THE PROFESSIONAL ENGINEERING SEAL AND SIGNATURE ON THESE PLANS, OF ANY SITE CONDITION(S) AND/OR DESIGN INFORMATION THAT PREVENTS THE CONTRACTOR FROM COMPLYING WITH THE LAWS, REGULATIONS AND/OR BUILDING CODES GOVERNING ADA ACCESS COMPLIANCE.
4. GROUND SLOPES AWAY FROM BUILDING PADS IN LANDSCAPED OR DIRT AREAS SHALL BE NO LESS THAN 5.0% FOR AT LEAST TEN (10) FEET, OR AS OTHERWISE NOTED ON THE PLANS.
5. DRAINAGE SHALL NOT BE ALLOWED ONTO ADJACENT PROPERTY.
6. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE PLACED UNDER THE DIRECTION OF A LICENSED GEOTECHNICAL ENGINEER, AND IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS. A SOILS COMPACTION REPORT SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS REQUIRED BY GOVERNING PUBLIC AGENCIES.
8. THE CONTRACTOR SHALL IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY GOVERNING PUBLIC AGENCIES.
9. CONTRACTOR TO MATCH EXISTING PAVEMENT GRADE AT ALL NEW PAVEMENT LOCATIONS UNLESS OTHERWISE NOTED ON THE PLANS.

ENGINEER'S CERTIFICATE  
 THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO SURROUNDING PROPERTIES.  
 Paul A. Flynn  
 PAUL A. FLYNN  
 HCE 78,395



PLANS PREPARED BY:  
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 CONSULTING ENGINEERS  
 4855 Clarks Avenue, Suite 200  
 Clark, California 95622  
 Tel: (916) 238-6400  
 Fax: (916) 238-6400



NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	
	BACKCHECK SUBMITTAL	01-30-19					PN	DM		PN												
	BACKCHECK SUBMITTAL	05-30-19					PN	DM		PN												

LOCATION: SHAVER LAKE, CALIFORNIA

SHAVER LAKE SERVICE CENTER  
 LAYDOWN YARD  
 SITE AND GRADING PLAN

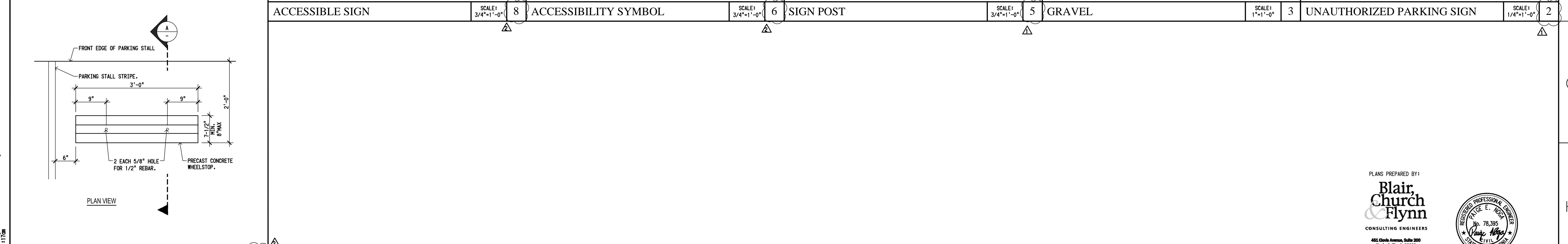
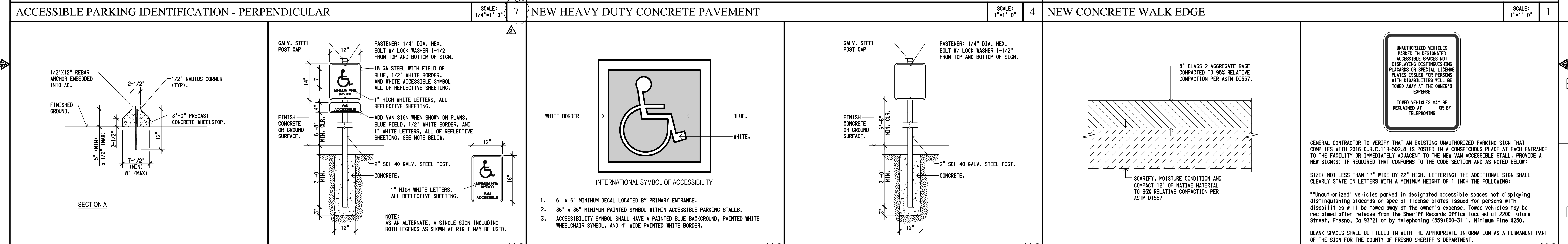
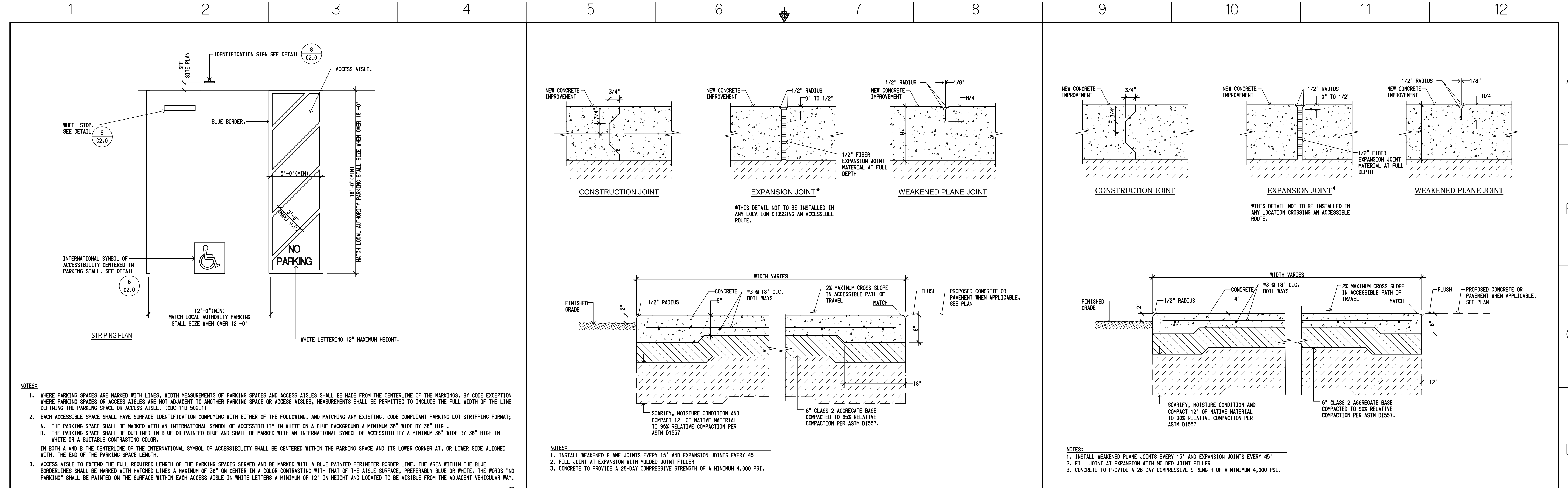
SHEET NO.  
**C1.1**

SCALE: 1" = 20'  
 6 OF 11 SHTS.

**EDISON** An EDISON INTERNATIONAL Company

Drawing: P:\2019-2020\Projects\ShaverLake\0200.ctb\01.dwg, C1.1 Site and Grading Plan - BFC.ctb  
 Plot for: Operations May 31, 2019 11:11 AM





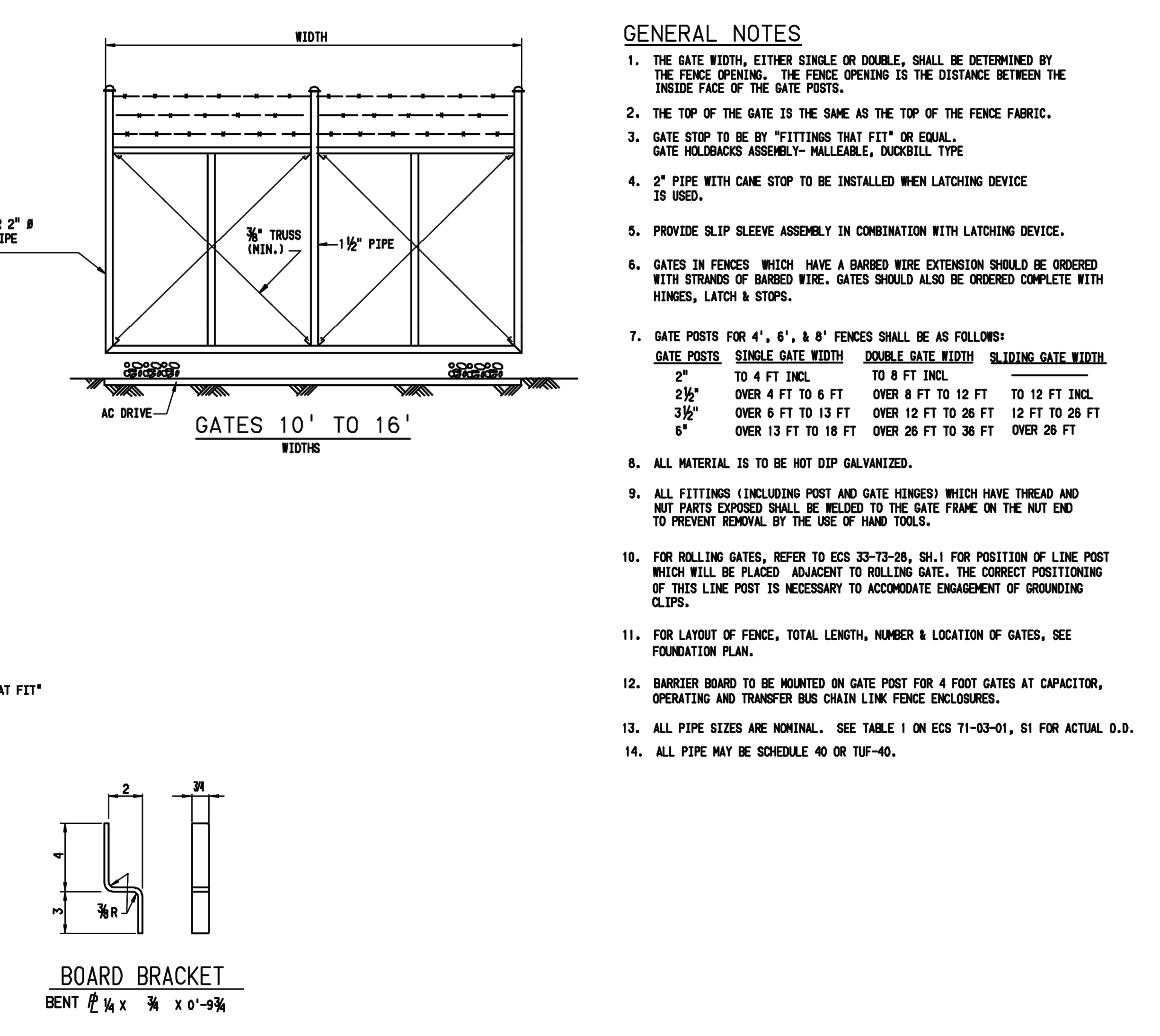
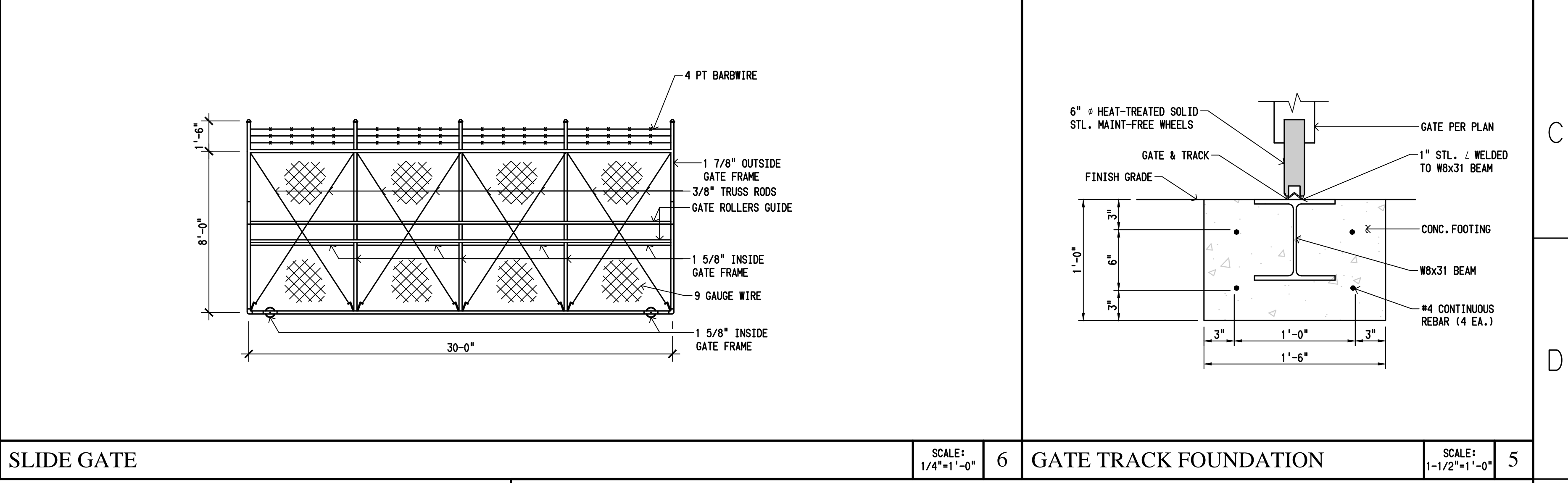
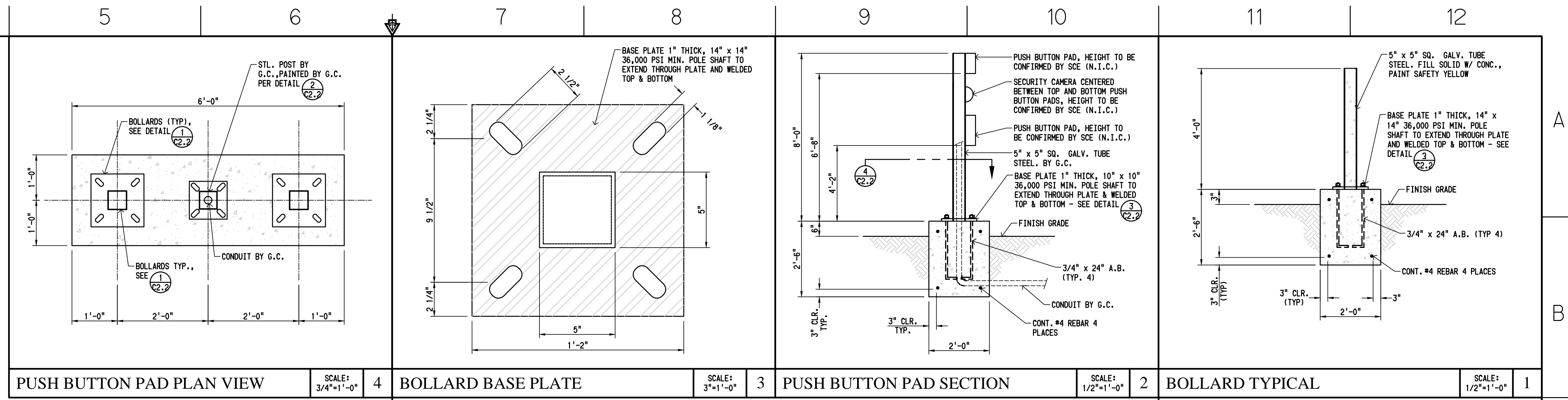
NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	
	BACKCHECK SUBMITTAL	01-30-19					PN	DM		PN												
	BACKCHECK SUBMITTAL	05-30-19					PN	DM		PN												

LOCATION: SHAVER LAKE, CALIFORNIA  
SHAVER LAKE SERVICE CENTER  
LAYDOWN YARD  
SITE DETAILS

EDISON An EDISON INTERNATIONAL Company

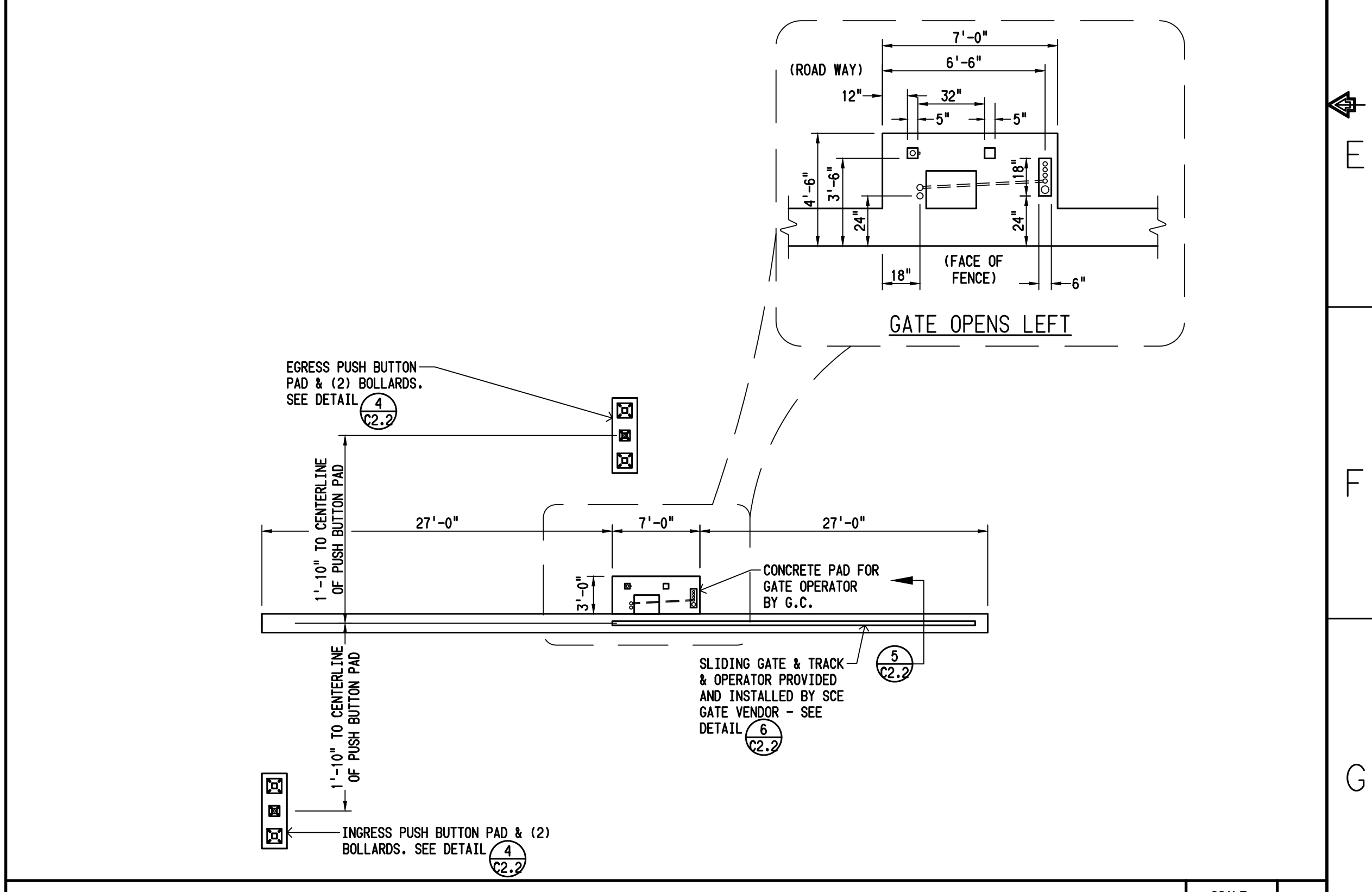
SHEET NO. C2.0  
SCALE: AS NOTED  
7 OF 11 SHTS.





- GENERAL NOTES**
1. THE GATE WIDTH, EITHER SINGLE OR DOUBLE, SHALL BE DETERMINED BY THE FENCE OPENING. THE FENCE OPENING IS THE DISTANCE BETWEEN THE INSIDE FACE OF THE GATE POSTS.
  2. THE TOP OF THE GATE IS THE SAME AS THE TOP OF THE FENCE FABRIC.
  3. GATE STOP TO BE BY "FITTINGS THAT FIT" OR EQUAL. GATE HOLDBACKS ASSEMBLY- MALLEABLE, DUCKBILL TYPE.
  4. 2" PIPE WITH CANE STOP TO BE INSTALLED WHEN LATCHING DEVICE IS USED.
  5. PROVIDE SLIP SLEEVE ASSEMBLY IN COMBINATION WITH LATCHING DEVICE.
  6. GATES IN FENCES WHICH HAVE BARBED WIRE EXTENSION SHOULD BE ORDERED WITH STRANDS OF BARBED WIRE. GATES SHOULD ALSO BE ORDERED COMPLETE WITH HINGES, LATCH & STOPS.
  7. GATE POSTS FOR 4', 6', & 8' FENCES SHALL BE AS FOLLOWS:  

GATE POSTS	SINGLE GATE WIDTH	DOUBLE GATE WIDTH	SLIDING GATE WIDTH
2"	TO 4 FT INCL	TO 8 FT INCL	
2 1/2"	OVER 4 FT TO 6 FT	OVER 8 FT TO 12 FT	TO 12 FT INCL
3 1/2"	OVER 6 FT TO 13 FT	OVER 12 FT TO 26 FT	12 FT TO 26 FT
6"	OVER 13 FT TO 18 FT	OVER 26 FT TO 36 FT	OVER 26 FT
  8. ALL MATERIAL IS TO BE HOT DIP GALVANIZED.
  9. ALL FITTINGS (INCLUDING POST AND GATE HINGES) WHICH HAVE THREAD AND NUT PARTS EXPOSED SHALL BE WELDED TO THE GATE FRAME ON THE NUT END TO PREVENT REMOVAL BY THE USE OF HAND TOOLS.
  10. FOR ROLLING GATES, REFER TO ECS 33-73-28, SH.1 FOR POSITION OF LINE POST WHICH WILL BE PLACED ADJACENT TO ROLLING GATE. THE CORRECT POSITIONING OF THIS LINE POST IS NECESSARY TO ACCOMMODATE ENGAGEMENT OF GROUNDING CLIPS.
  11. FOR LAYOUT OF FENCE, TOTAL LENGTH, NUMBER & LOCATION OF GATES, SEE FOUNDATION PLAN.
  12. BARRIER BOARD TO BE MOUNTED ON GATE POST FOR 4 FOOT GATES AT CAPACITOR, OPERATING AND TRANSFER BUS CHAIN LINK FENCE ENCLOSURES.
  13. ALL PIPE SIZES ARE NOMINAL. SEE TABLE 1 ON ECS 71-03-01, S1 FOR ACTUAL O.D.
  14. ALL PIPE MAY BE SCHEDULE 40 OR TUF-40.



Drawing: P:\218-0000\Drawings\Automatic Gate Details.dwg: C2.2 Automatic and Swing Gate Details - BCF.ctb  
 User: bcf Date: 6/20/2019 11:11:00 AM

NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	NO.	REVISIONS	DATE	SAP	WO	SUPV	APPROVED	ENGR	CK'D	MADE	P.E.	
	BACKCHECK SUBMITTAL	01-30-19					PN	DM	PN													
	BACKCHECK SUBMITTAL	05-30-19					PN	DM	PN													

PLANS PREPARED BY:

**Blair Church & Flynn**  
CONSULTING ENGINEERS

465 Clovis Avenue, Suite 200  
Clovis, California 93222  
Tel: (559) 528-4400  
Fax: (559) 528-4300

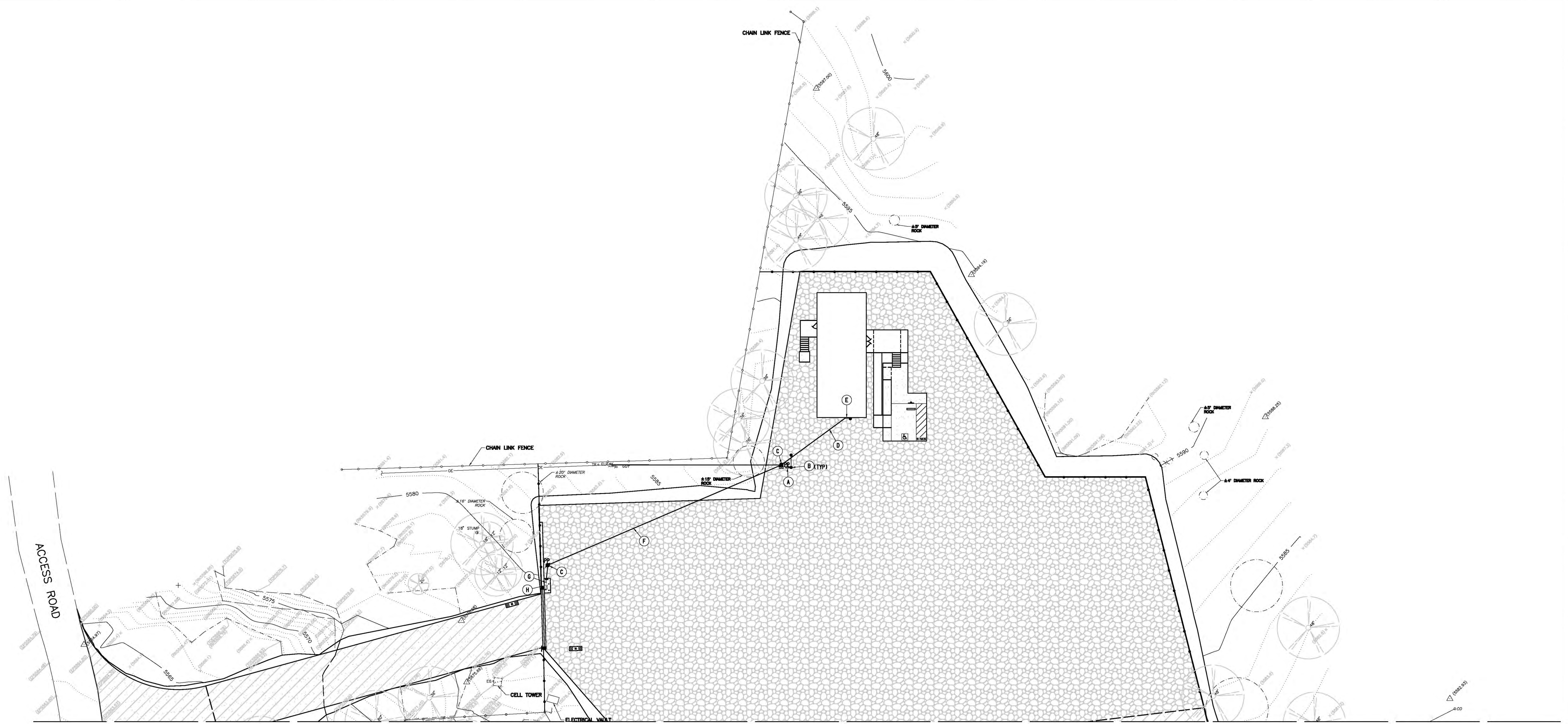
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. 78,395  
Date: 6/20/2019  
User: bcf

LOCATION: SHAVER LAKE, CALIFORNIA

SHAVER LAKE SERVICE CENTER  
LAYDOWN YARD  
AUTOMATIC AND SWING GATE DETAILS

SHEET NO. C2.2

SCALE: 9 OF 11 SHTS.



MATCH LINE - SEE SHEET E1.1

**ELECTRICAL LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>(A) FURNISH AND INSTALL 120/240V, 400 AMP SERVICE CT METER AND DISTRIBUTION PANEL "A" PER SCE ESR 2-32 &amp; 2-33 STANDARDS. SEE SINGLE LINE FOR BREAKERS</li> <li>(B) GROUND ROD 12" (MIN) BELOW SURFACE</li> <li>(C) SCE TO FURNISH AND INSTALL POWER POLE AND POLE HARDWARE (200 AMP PANEL)</li> <li>(D) FURNISH AND INSTALL OVERHEAD 1/0 TRIPLEX ACSR FROM SERVICE METER TO FUTURE TRAILERS PER SCE STANDARDS</li> <li>(E) 100A, 120/240V, SINGLE PHASE TRAILER PANEL "A". SCE TO FURNISH AND INSTALL EQUIPMENT FOR OVERHEAD SERVICE ENTRANCE</li> <li>(F) FURNISH AND INSTALL OVERHEAD #6 TRIPLEX ACSR FROM SERVICE METER TO PROPOSED GATE MOTOR POWER POLE</li> <li>(G) TRANSITION FROM #6 TRIPLEX ACSR OVERHEAD TO (1) 1" U.S. SCH. 40 PVC RITH (2) #8 CU THW-2 AND (1) #10 GND. CONDUIT AND CONDUCTOR INSTALLATION PER SCE STANDARDS</li> <li>(H) GATE CONTROLLER AND CHAMBERLAIN ELITE SL3000 1/2 HP MOTOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS</li> <li>(I) 200A, 120/240V, SINGLE PHASE TRAILER PANEL "D". SCE TO FURNISH AND INSTALL EQUIPMENT FOR OVERHEAD SERVICE ENTRANCE</li> </ul> | <ul style="list-style-type: none"> <li>(J) FURNISH AND INSTALL 120/240V, 400 AMP SERVICE CT METER AND DISTRIBUTION PANEL "B" PER SCE ESR 2-32 &amp; 2-33 STANDARDS. SEE SINGLE LINE FOR BREAKERS</li> <li> PROPOSED SERVICE CT METER AND DISTRIBUTION PANEL</li> <li> FUTURE TRAILER DISTRIBUTION PANEL</li> <li> 1/2" x 6" COOPER CLAD GROUND ROD, ERICO OR APPROVED EQUAL</li> <li> BURIED BARE COPPER GROUND WIRE</li> <li> SERVICE CONDUCTOR, SEE SINGLE LINE</li> </ul> |
|--|--|

**GENERAL NOTES**

- THE REQUIREMENTS AND INFORMATION SET OUT BELOW ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE AND DO NOT ENCOMPASS ALL PROJECT REQUIREMENTS DESCRIBED BY THE PROJECT PLANS AND SPECIFICATIONS AND/OR APPLICABLE LAWS, REGULATIONS AND/OR BUILDING CODES.
- ELECTRICAL UTILITY LINE TO BE PROTECTED IN PLACE WHEN POSSIBLE. IF ANY CONSTRUCTION CONSTRAINTS ARE ENCOUNTERED DURING THE INSTALLATION OF THE ELECTRICAL EQUIPMENT REMOVE AND RELOCATE THE ELECTRICAL LINE AS NEEDED. IF THE ELECTRICAL LINE CANNOT BE SALVAGED THE CONTRACTOR MUST LAWFULLY DISPOSE OF THE ELECTRICAL LINE AND REPLACE WITH LINE AND KIND.
  - ALL ELECTRICAL POWER IN CLOSE PROXIMITY TO THE INSTALLATION OF THE ELECTRICAL EQUIPMENT MUST BE POWERED OFF PRIOR TO THE START OF CONSTRUCTION, TO PREVENT ANY ELECTRICAL INJURIES.
  - HAND DIG ALL UTILITIES IN CLOSE PROXIMITY TO THE INSTALLATION OF THE ELECTRICAL EQUIPMENT TO AVOID DAMAGING ANY UTILITY LINE.
  - SEE SINGLE LINE DIAGRAM ON SHEET E1.1.
  - THE METHODS CONTAINED IN CEC/NEC ARTICLE 250 SHALL BE FOLLOWED TO COMPLY WITH GROUNDING AND BONDING OF ELECTRICAL SYSTEMS AND NON-CURRENT CARRYING CONDUCTIVE MATERIALS, ENCLOSURES, OR ITEMS FORMING PART OF ANY SUCH EQUIPMENT THAT ENCLOSES OR CARRIES ELECTRICAL CONDUCTOR OR EQUIPMENT THAT IS LIKELY TO BECOME ENERGIZED. SEE CEC/NEC 250.4(A)(1) THROUGH (5) FOR FURTHER DESCRIPTION.
  - WHERE TWO OR MORE GROUND RODS ARE TO BE INSTALLED, THE MINIMUM SEPARATION SHALL BE 6' PER CEC/NEC 250.53 (A)(2), AND (3) RESISTANCE OF ELECTRODES.
  - ALL CONDUITS SHALL COMPLY WITH CEC/NEC TABLE 300.5 MINIMUM BURIAL DEPTH.
  - PER CEC/NEC 110.26 "ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRICAL EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT."

PLANS PREPARED BY:

**Blair, Church & Flynn**  
CONSULTING ENGINEERS

465 Clovis Avenue, Suite 200  
Clovis, California 93612  
Tel: (509) 526-6400  
Fax: (509) 526-6100

2/4/2019  
0518 Signed

LOCATION: SHAVER LAKE, CALIFORNIA

SHAVER LAKE SERVICE CENTER  
LAYDOWN YARD  
PARTIAL ELECTRICAL SITE PLAN

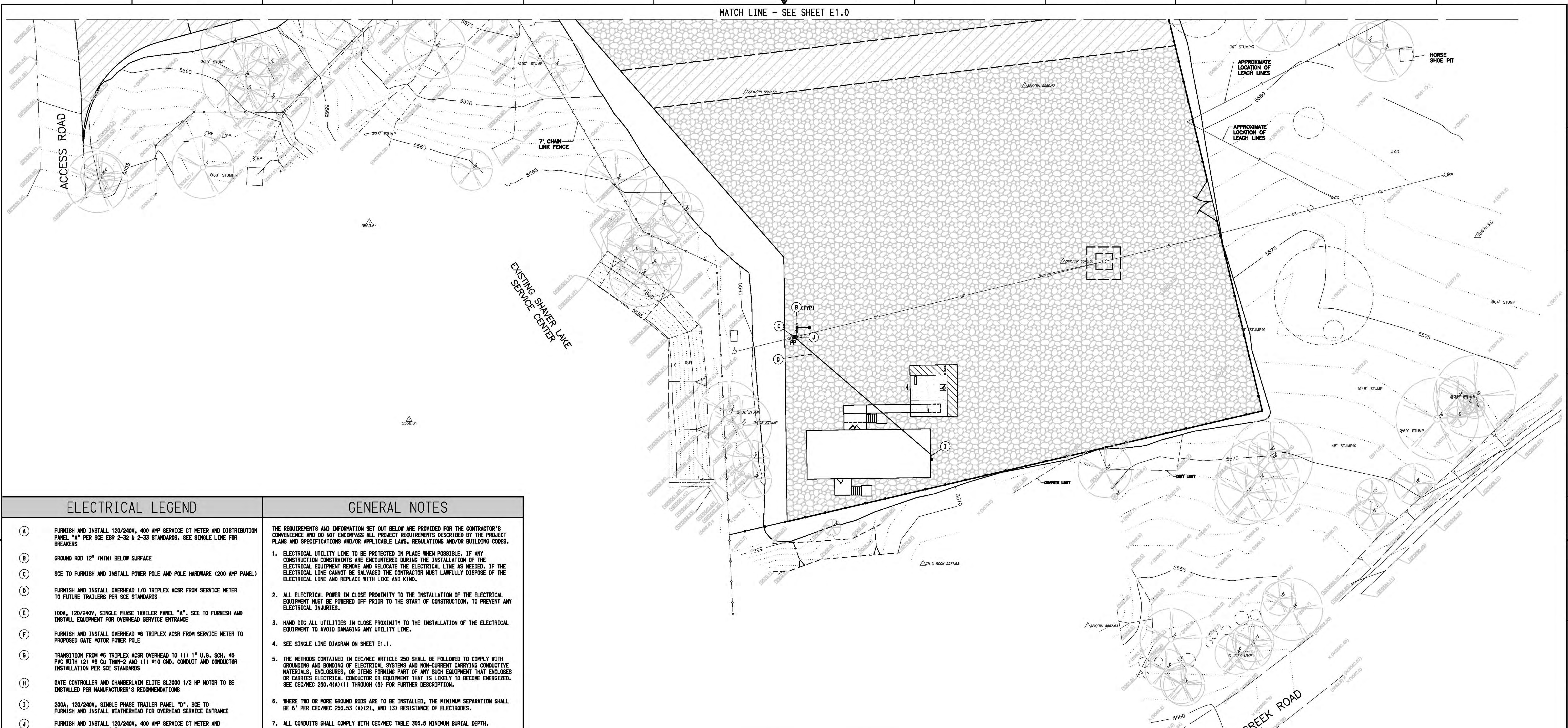
SHEET NO. **E1.0**

SCALE: 1" = 20'

10 OF 11 SHTS.

Drawing: P:\218-0000\1800\1800-010.dwg; E1.0 Partial Electrical Site Plan - BCF.ctb  
Plot by: gperkins; Plot Date: 2/13/19 11:11:00 AM

MATCH LINE - SEE SHEET E1.0



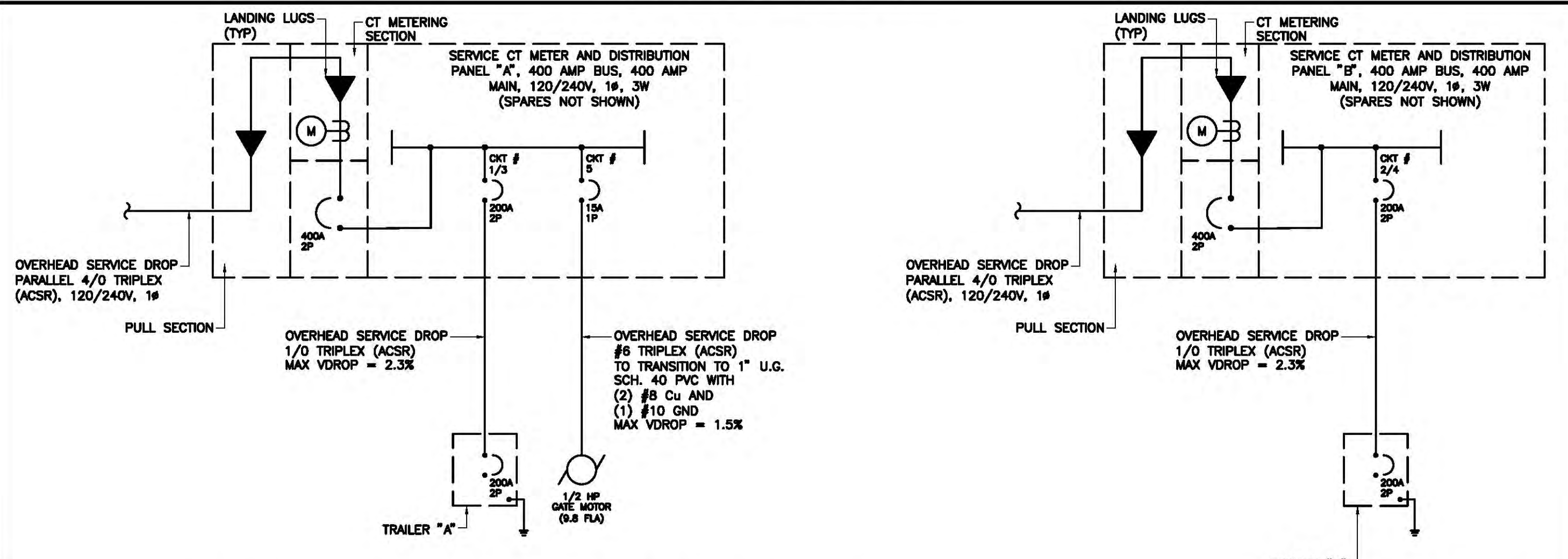
**ELECTRICAL LEGEND**

- (A) FURNISH AND INSTALL 120/240V, 400 AMP SERVICE CT METER AND DISTRIBUTION PANEL "A" PER SCE ESR 2-32 & 2-33 STANDARDS. SEE SINGLE LINE FOR BREAKERS
- (B) GROUND ROD 12" (MIN) BELOW SURFACE
- (C) SCE TO FURNISH AND INSTALL POWER POLE AND POLE HARDWARE (200 AMP PANEL)
- (D) FURNISH AND INSTALL OVERHEAD 1/0 TRIPLEX ACSR FROM SERVICE METER TO FUTURE TRAILERS PER SCE STANDARDS
- (E) 100A, 120/240V, SINGLE PHASE TRAILER PANEL "A". SCE TO FURNISH AND INSTALL EQUIPMENT FOR OVERHEAD SERVICE ENTRANCE
- (F) FURNISH AND INSTALL OVERHEAD #6 TRIPLEX ACSR FROM SERVICE METER TO PROPOSED GATE MOTOR POWER POLE
- (G) TRANSITION FROM #6 TRIPLEX ACSR OVERHEAD TO (1) 1" U.G. SCH. 40 PVC WITH (2) #8 CU THIN-2 AND (1) #10 GND. CONDUIT AND CONDUCTOR INSTALLATION PER SCE STANDARDS
- (H) GATE CONTROLLER AND CHAMBERLAIN ELITE SL3000 1/2 HP MOTOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- (I) 200A, 120/240V, SINGLE PHASE TRAILER PANEL "D". SCE TO FURNISH AND INSTALL WEATHERHEAD FOR OVERHEAD SERVICE ENTRANCE
- (J) FURNISH AND INSTALL 120/240V, 400 AMP SERVICE CT METER AND DISTRIBUTION PANEL "B" PER SCE ESR 2-32 & 2-33 STANDARDS. SEE SINGLE LINE FOR BREAKERS
- PROPOSED SERVICE CT METER AND DISTRIBUTION PANEL
- FUTURE TRAILER DISTRIBUTION PANEL
- 1/2" X 8' COPPER CLAD GROUND ROD, ERICOD OR APPROVED EQUAL
- BURIED BARE COPPER GROUND WIRE
- SERVICE CONDUCTOR, SEE SINGLE LINE

**GENERAL NOTES**

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**SINGLE LINE DIAGRAM**



PLANS PREPARED BY:  
**Blair, Church & Flynn**  
 CONSULTING ENGINEERS  
 465 Clovis Avenue, Suite 200  
 Clovis, California 93242  
 Tel: (559) 928-6400  
 Fax: (559) 928-6100



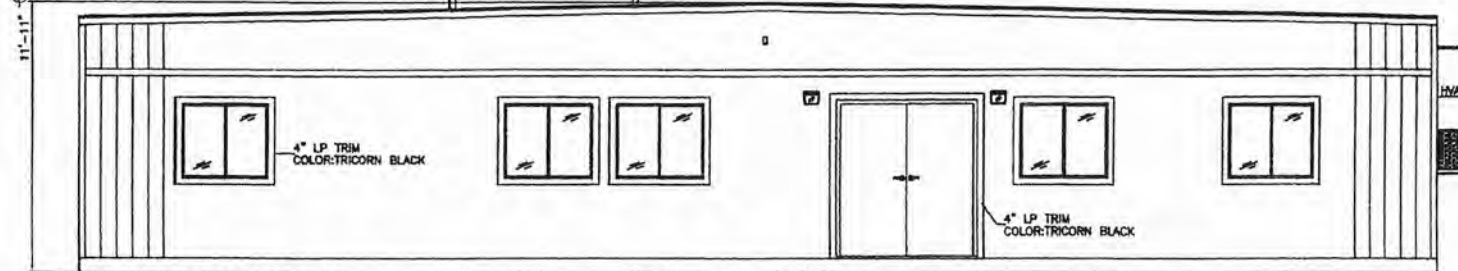
Date Signed:

LOCATION: SHAVER LAKE, CALIFORNIA	SHEET NO. E1.1
SHAVER LAKE SERVICE CENTER LAYDOWN YARD	SCALE: 1" = 20'
PARTIAL ELECTRICAL SITE PLAN	11 OF 11 SHTS.
<b>EDISON</b> An EDISON INTERNATIONAL Company	

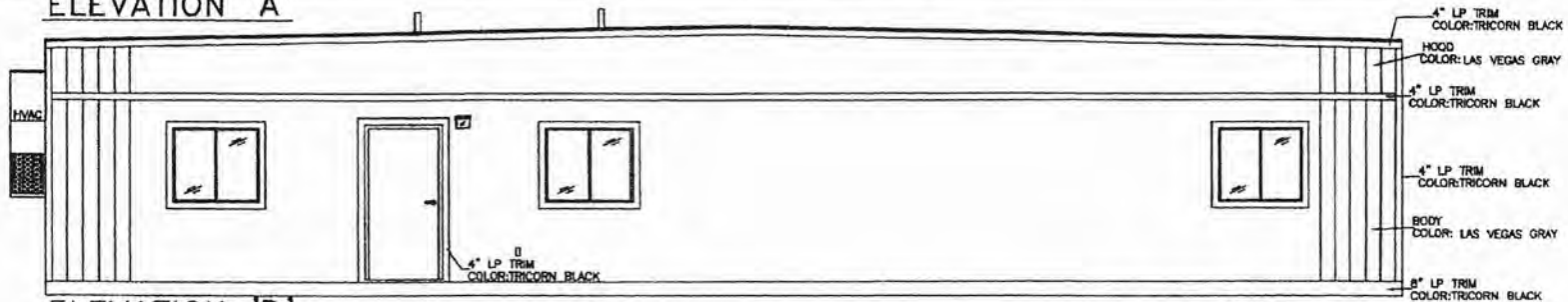
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 Plot by: gperkins Aug 31, 2013 - 11:11:00am

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	BACKCHECK SUBMITTAL	05-30-19					PN	DM	PN		

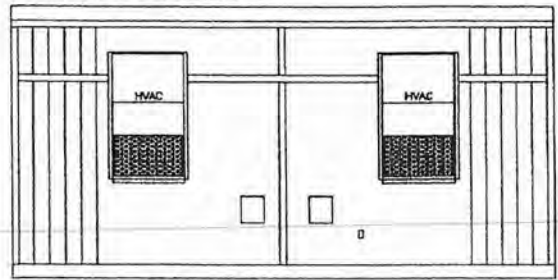
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 14'-9" TOTAL BUILDING HGT.



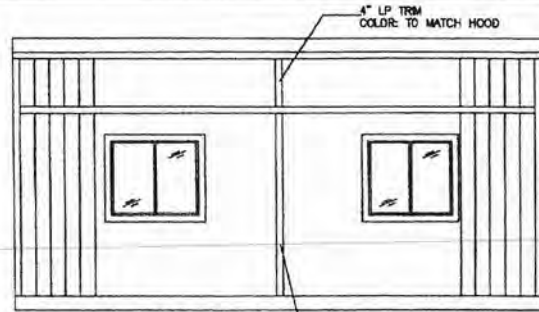
ELEVATION 'A'



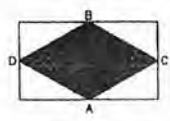
ELEVATION 'B'



ELEVATION 'C'



ELEVATION 'D'



INSTALL DEALER SIGNS  
 PER DEALER SPEC'S  
 ALL EXTERIOR PAINT  
 TO BE SEMI-GLOSS

OWNER'S SEAL

REVISIONS		DESCRIPTION
REV	DATE	
1		
2		
3		
4		

**PHOENIX MODULAR**  
 3533 S. 49RD AVE. #300  
 PHOENIX, AZ 85008  
 PHONE: (602) 442-9728

DATE: 04/04/08  
 BY: AZ-00  
 CHECKED BY: NY, CA

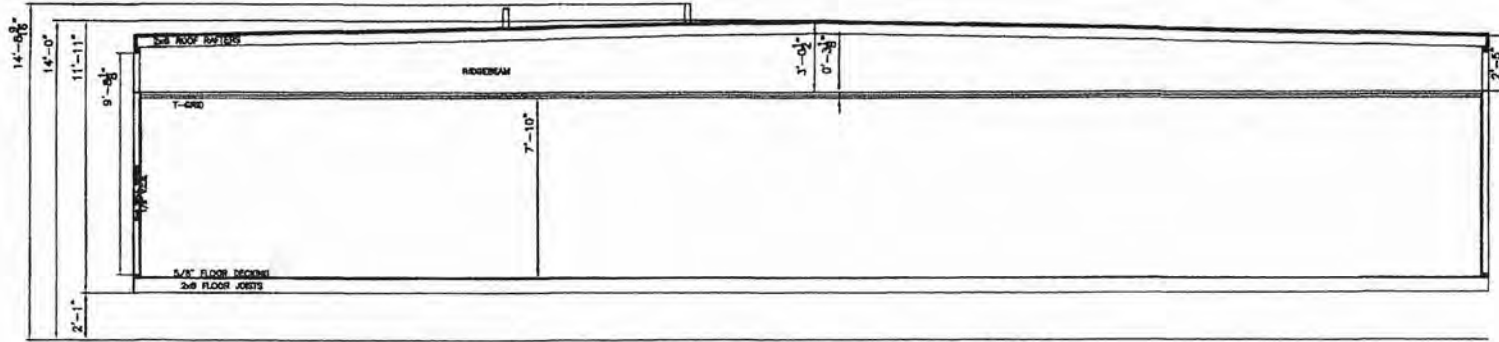
PAC VAN  
 1000 S. MARSH AVE  
 PH. (417) 885-3444 FAX. (417) 885-3128

TRUCK NUMBER: PMI-2712 THRU 2713-2460  
 TRUCK NUMBER: PMI-PV-2460-02

DATE: JAY D.  
 NAME: D. MOORE

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SHEET #  
 5  
 OF 8



CROSS-SECTION

TOS LERRING

REV	DATE	BY	DESCRIPTION
Δ			
Δ			
Δ			
Δ			

**PHOENIX MODULAR**  
 3033 S. 43RD AVE. SUITE 2000  
 PHOENIX, AZ 85008  
 PHONE: (602) 442-8288

**PAC VAN**  
 2801 S. UNIVERSITY AVENUE  
 PH. 9177 WESTCHRYSTAL DRIVE PHX AZ 85028

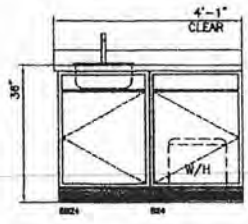
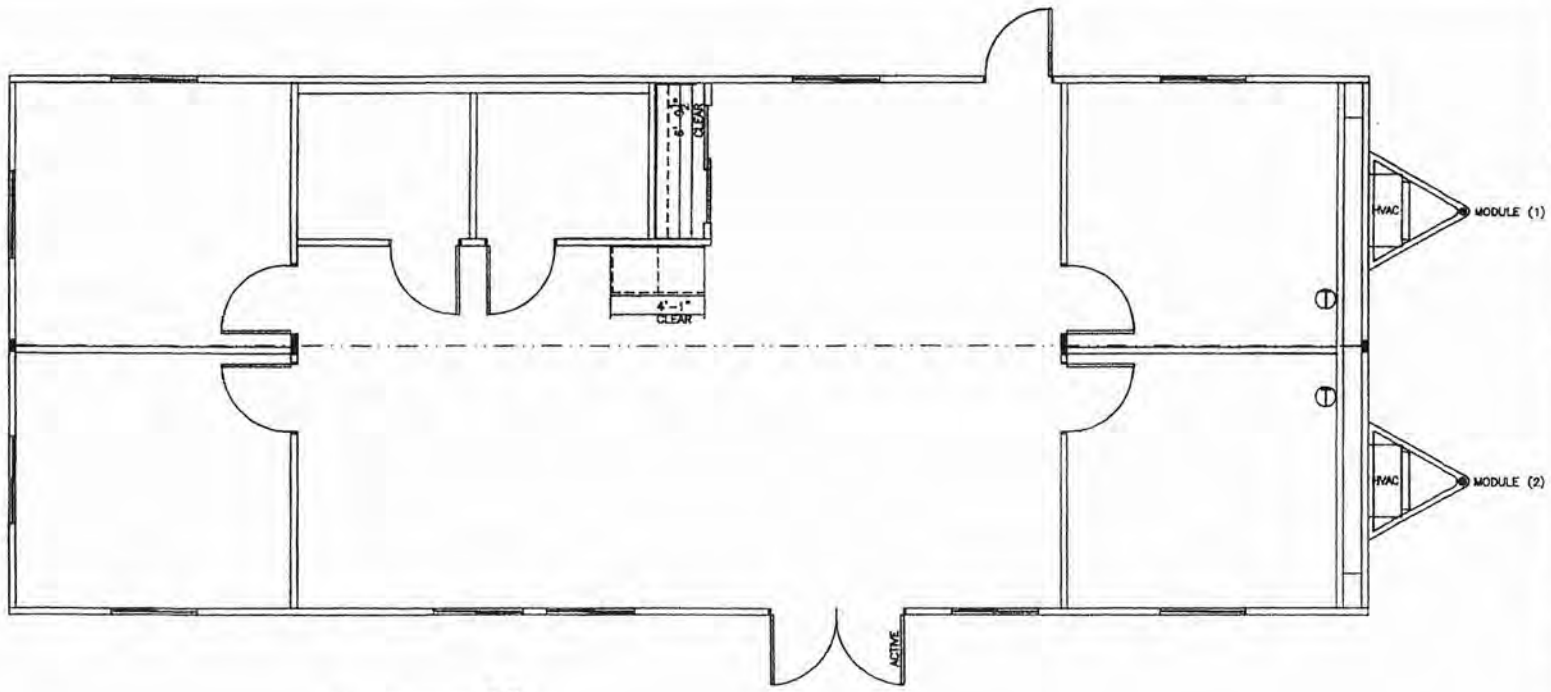
DATE: 04/04/08  
 DRAWN BY: AZCO  
 CHECKED BY: NY/CA

PROJECT: PMI-2712 THRU 2713-2460  
 TITLE: PMI-PV-2460-02

CLIENT PROJECT: JAY D. MOORE  
 TRUCK NUMBER: PMI-2712 THRU 2713-2460  
 SERIAL NUMBER: PMI-PV-2460-02

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SHEET #  
 7  
 OF 8



CABINET DETAIL 'A'

ENGINEER'S SEAL

REVISIONS	
REV	DESCRIPTION

**PHOENIX MODULAR**  
 100 S. 43RD AVENUE  
 PHOENIX, AZ 85008  
 PHONE: (602) 442-8286

DATE: 04/04/08  
 BY: JAY D. MOORE  
 CHECKED BY: JAY D. MOORE

PAC VAN  
 100 S. 43RD AVENUE  
 PHOENIX, AZ 85008  
 PHONE: (602) 442-8286

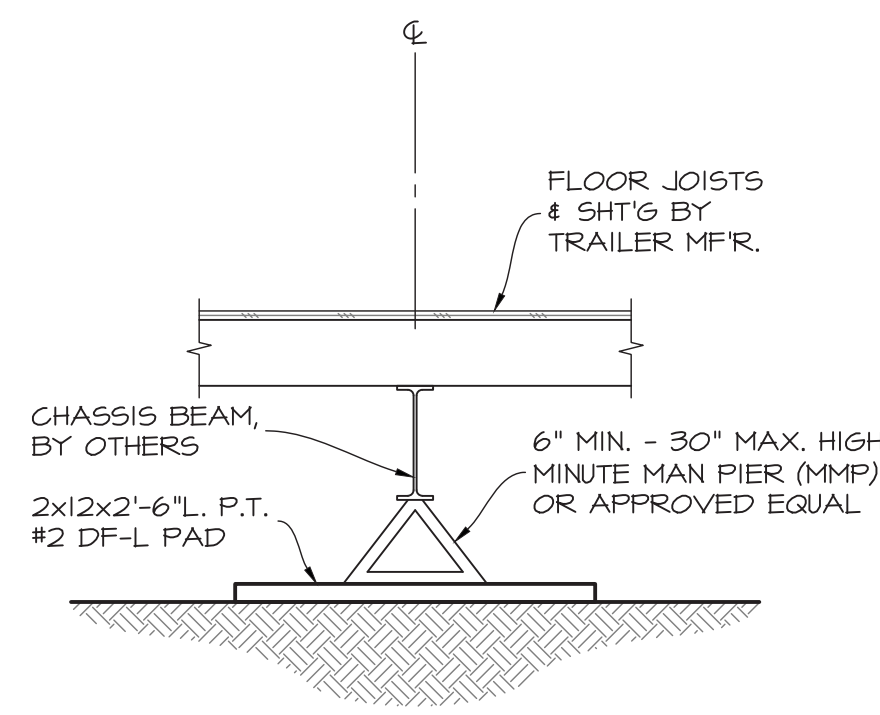
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 DRAWING NUMBER: PMI-PV-2460-02

DATE: 04/04/08  
 BY: JAY D. MOORE  
 CHECKED BY: JAY D. MOORE

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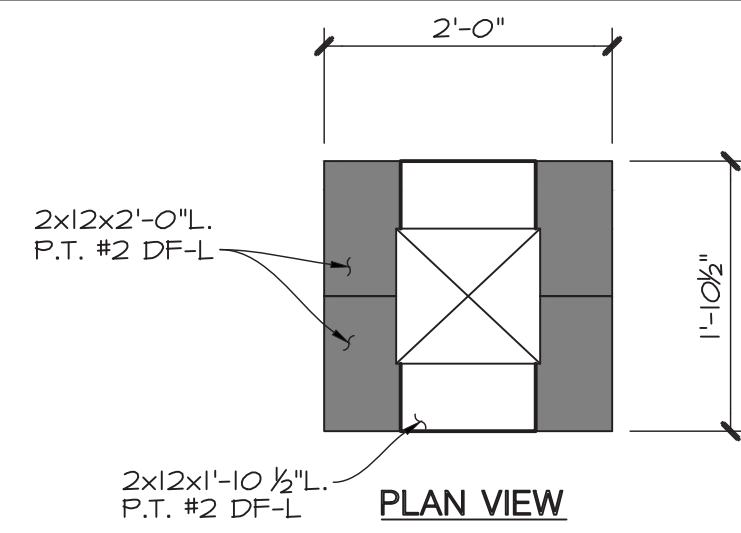
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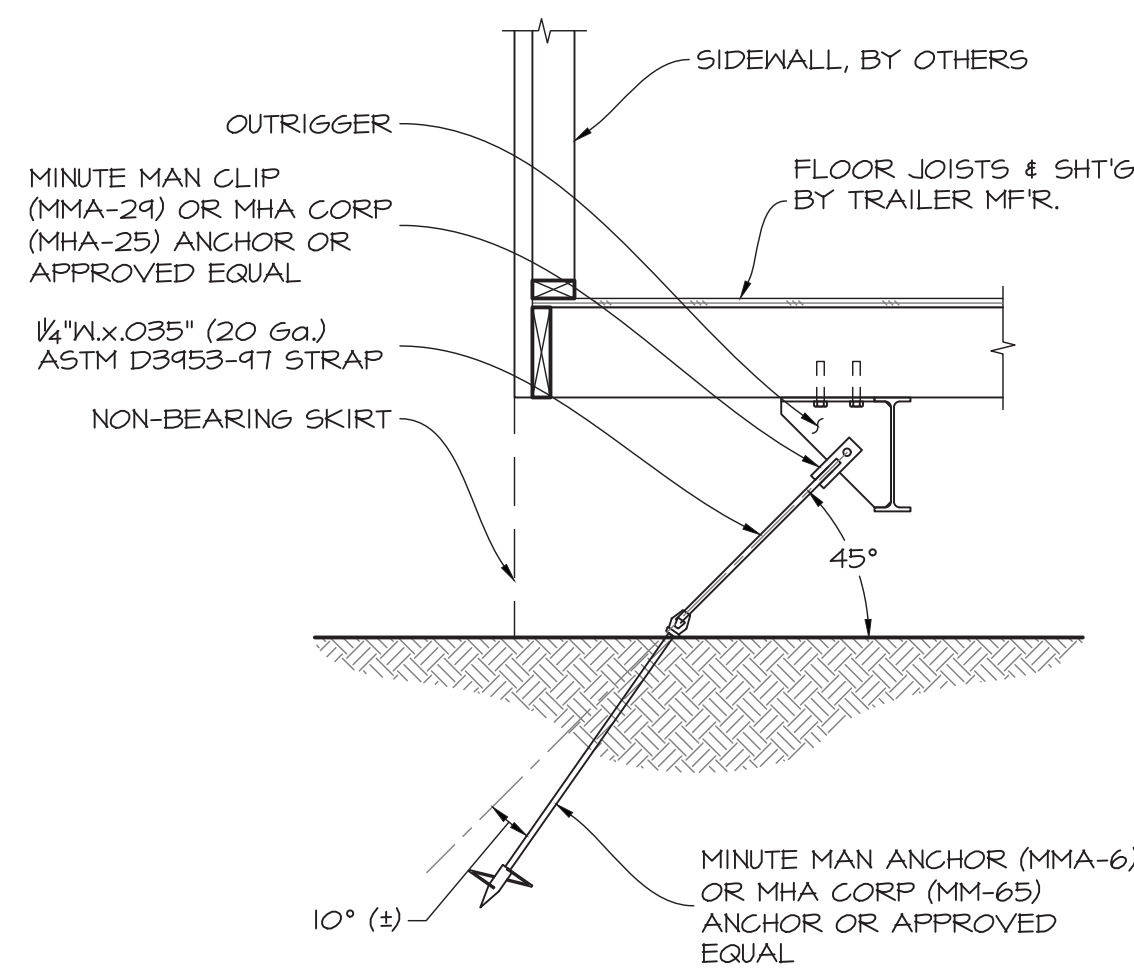
**1 SINGLE PAD SUPPORT DETAIL**

3/4" = 1'-0"



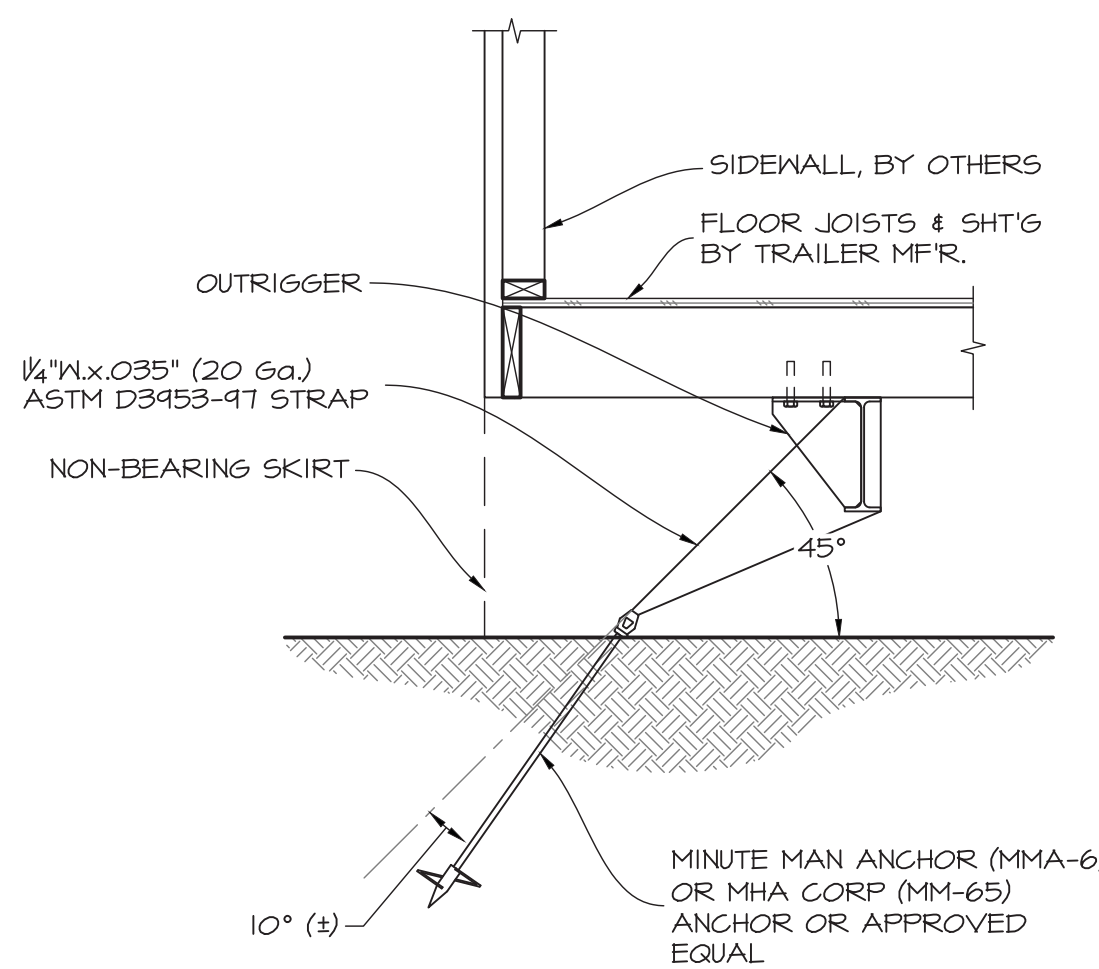
**2 DOUBLE PAD SUPPORT DETAIL**

3/4" = 1'-0"



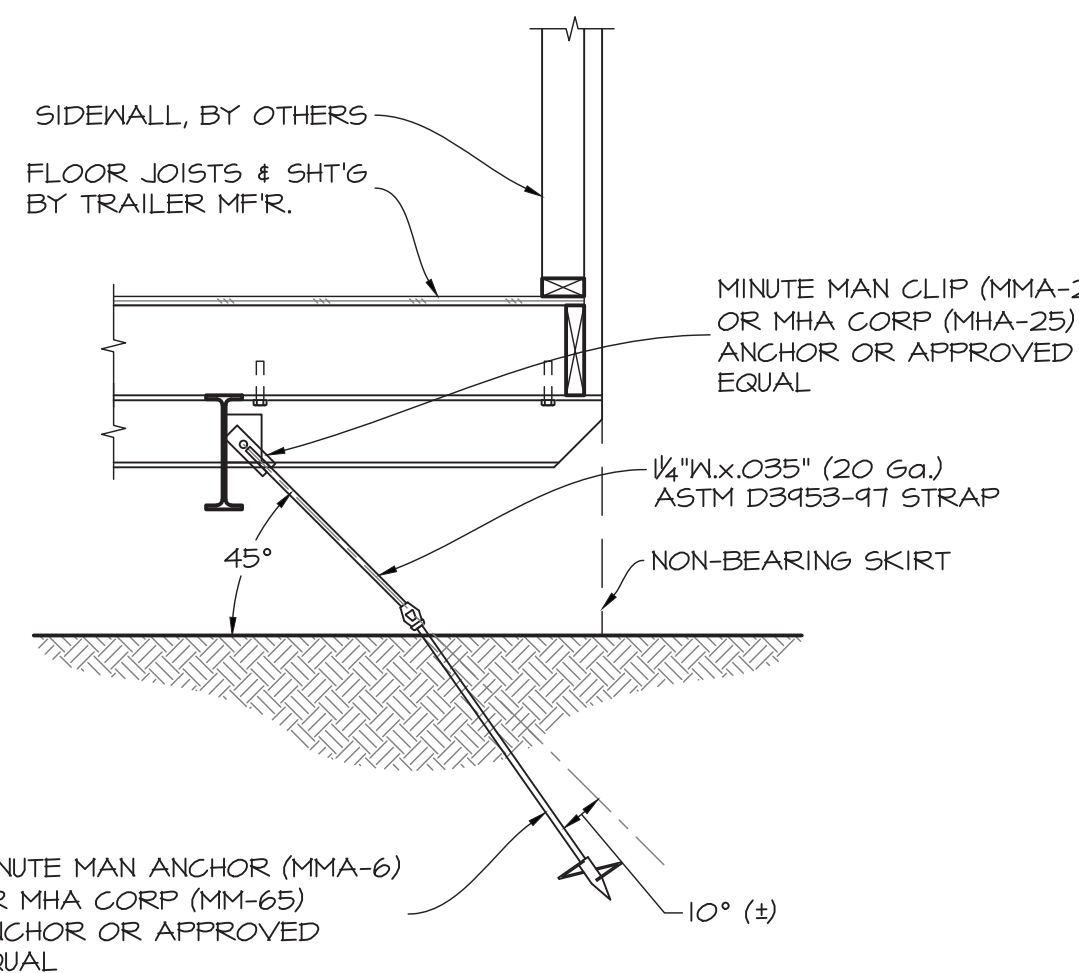
**3 ALT. 1 TIEDOWN DETAIL**

3/4" = 1'-0"  
- STRAP TO BE TYPE I, GRADE I, FINISH B w/ A MINIMUM TOTAL CAPACITY OF 4,125 LBS. AND A WORKING CAPACITY OF 3,500 LBS. MARKED EVERY 5 FEET.



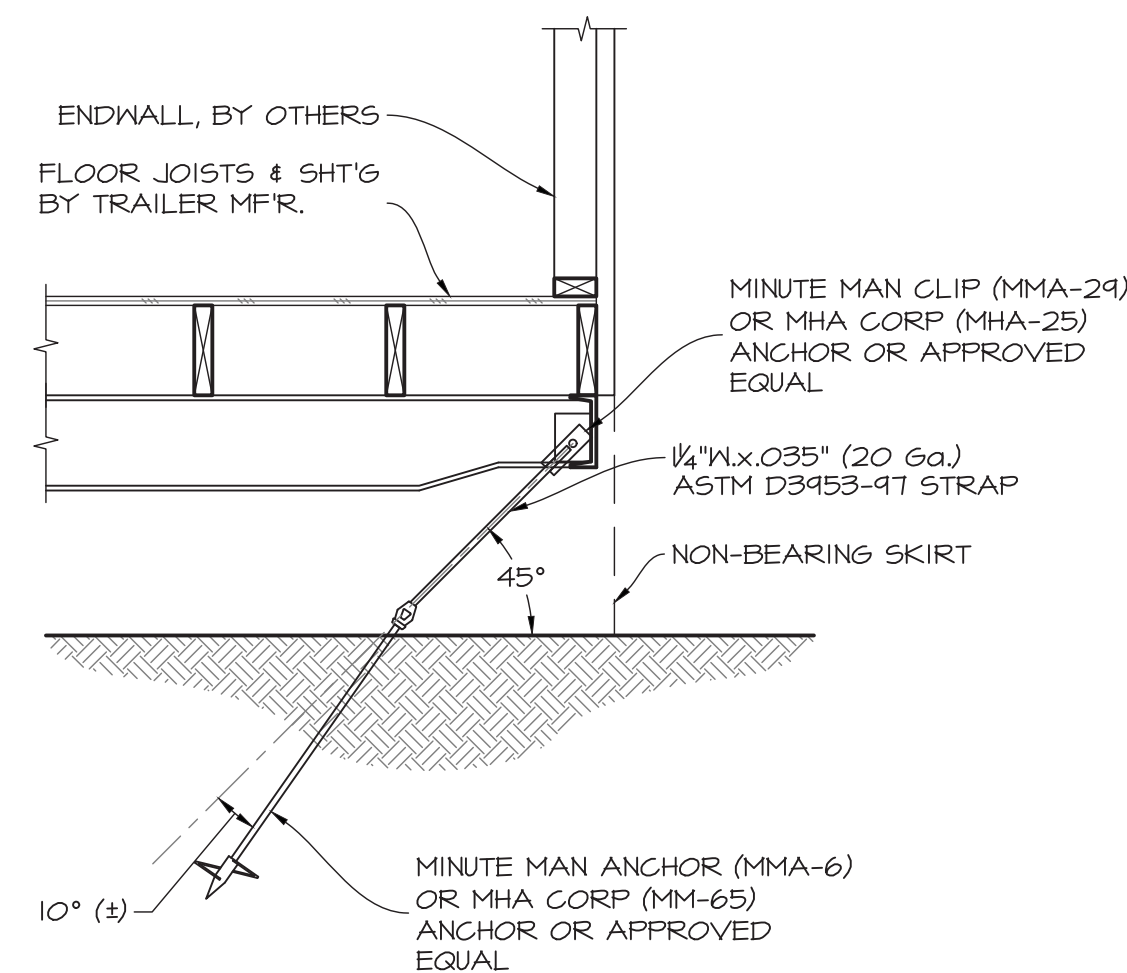
**4 ALT. 2 TIEDOWN DETAIL**

3/4" = 1'-0"  
- STRAP TO BE TYPE I, GRADE I, FINISH B w/ A MINIMUM TOTAL CAPACITY OF 4,125 LBS. AND A WORKING CAPACITY OF 3,500 LBS. MARKED EVERY 5 FEET.



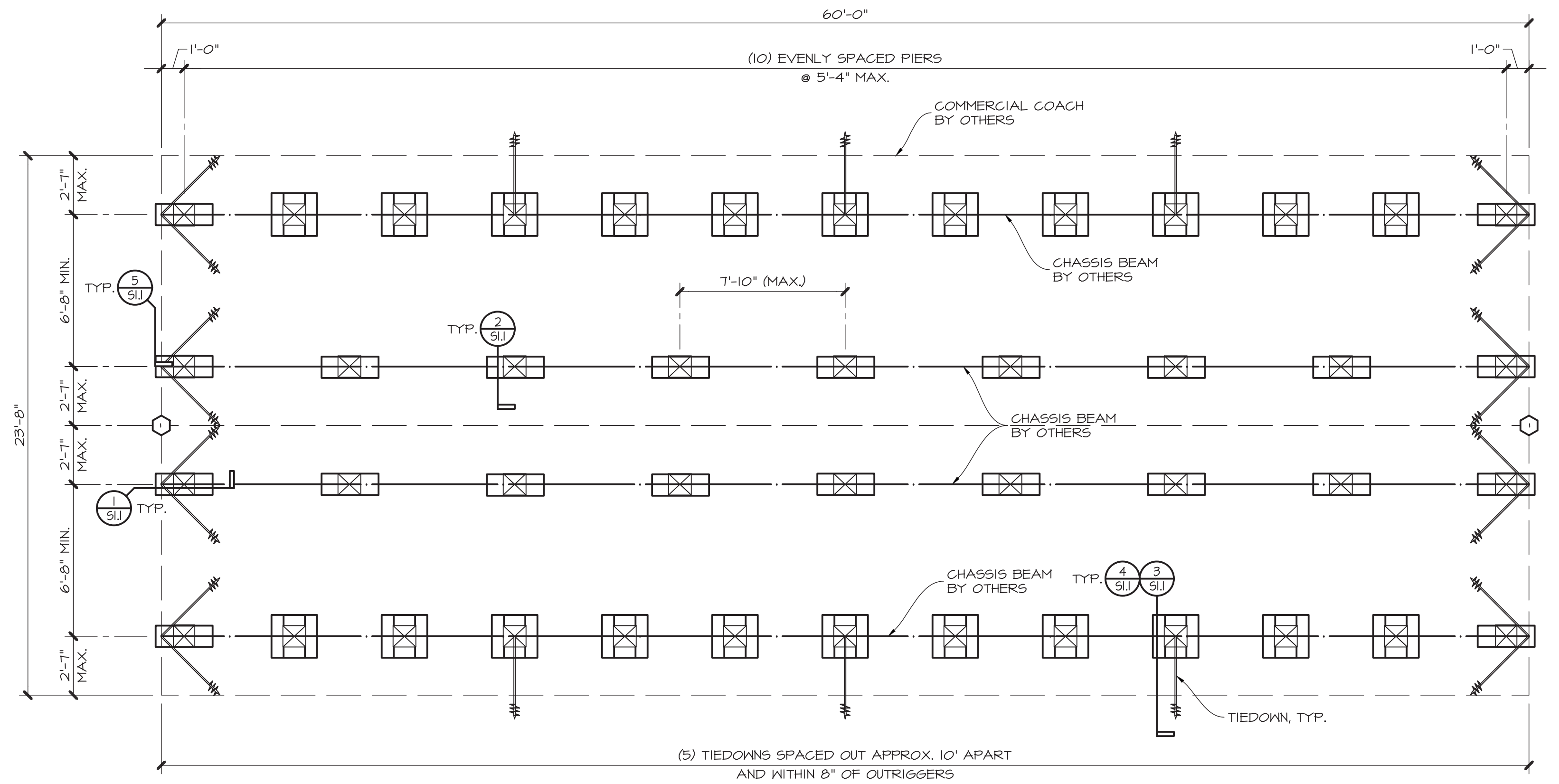
**5 DIAGONAL TIEDOWN DETAIL**

3/4" = 1'-0"  
- STRAP TO BE TYPE I, GRADE I, FINISH B w/ A MINIMUM TOTAL CAPACITY OF 4,125 LBS. AND A WORKING CAPACITY OF 3,500 LBS. MARKED EVERY 5 FEET.



**6 9600 POUND PIER DETAIL**

3/4" = 1'-0"



**COMMERCIAL COACH FOUNDATION PLAN**

□ = 3200 LB. MINUTE MAN PIER (MMP) OR APPROVED EQUAL.  
○ = 9600 LB. MINUTE MAN PIER (MMP) OR APPROVED EQUAL - SEE DETAIL.

1/4" = 1'-0"

**FOUNDATION GENERAL NOTES ONLY**

CALIFORNIA CODE OF REGULATIONS TITLE 25 AND 2016 CALIFORNIA BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

**SAFETY REGULATIONS** - CALIF. ADMIN. CODE, TITLE 8, GENERAL SAFETY ORDERS ("CAL OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

**ALL DIMENSIONS** WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

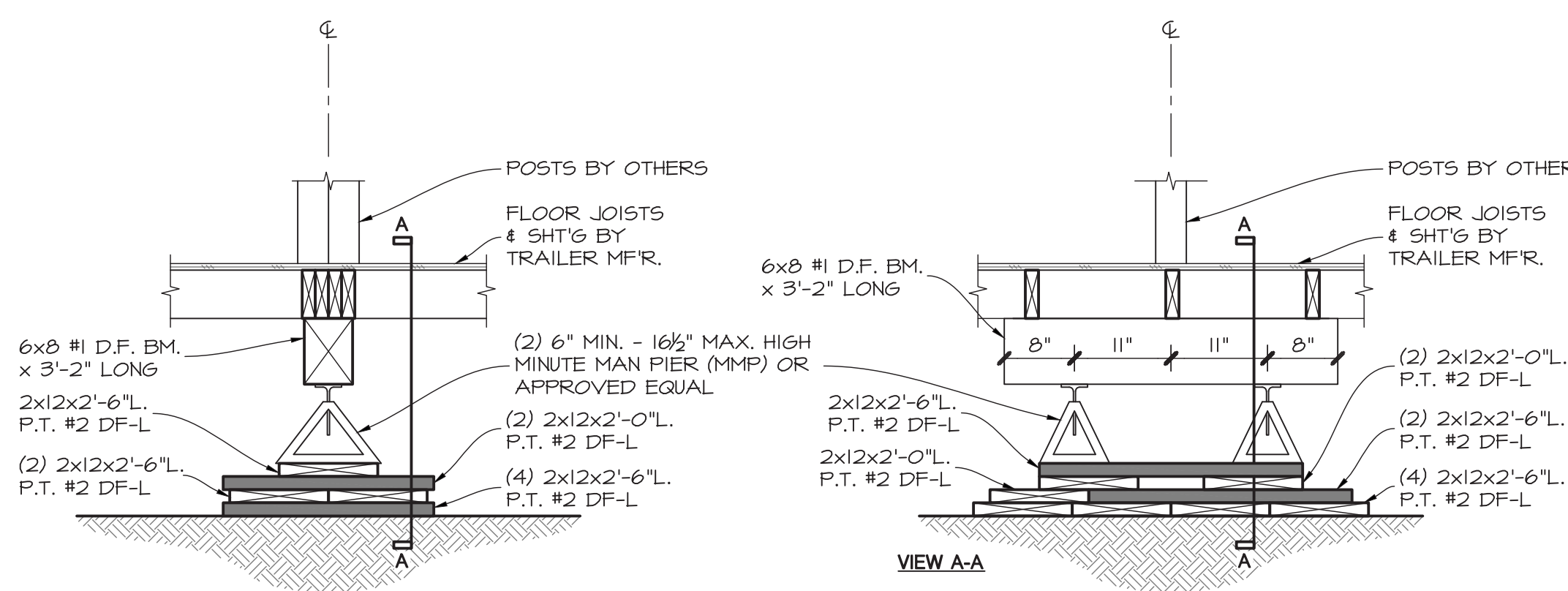
**SPECIAL INSPECTIONS** IS NOT REQUIRED FOR THE WORK DEPICTED ON THESE DRAWINGS.

**FOUNDATION DESIGN** IS BASED ON CBC TABLE NO. 1806.2, CLASS 5 MATERIAL. BEARING FOUNDATIONS SHALL BE PLACED AT A DEPTH OF AT LEAST 12" INTO NATURAL UNDISTURBED SOIL OR COMPACTED (90% MIN.) FILL.

**STRUCTURAL STEEL** - ALL PLATES AND SHAPES SHALL CONFORM TO REQUIREMENTS OF ASTM A36 OR ASTM A992. BOLTS SHALL BE ASTM A307 UNLESS THE PLANS SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

**LUMBER** - BEAMS, HEADERS, AND POSTS ARE TO BE NO. 1 (OR BETTER) D.F.. ALL OTHER WOOD FRAMING IS TO BE NO. 2 (OR BETTER) D.F.. WOOD PADS ON SOIL SHALL BE PRESSURE TREATED D.F..

THE PROVIDED ENGINEERING APPLIES ONLY TO THE NEW CONSTRUCTION. THE EXISTING STRUCTURE IS ASSUMED TO BE WELL CONSTRUCTED WITH NO EVIDENCE OF ANY STRUCTURAL DETERIORATION. IT IS ALSO ASSUMED THAT THE EXISTING STRUCTURE WAS CONSTRUCTED USING MATERIALS AND CONSTRUCTION PRACTICES THAT WERE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ACCEPTABLE TO ALL GOVERNING AGENCIES AND LICENSED PERSONS HAVING JURISDICTION AT THE TIME OF CONSTRUCTION. HOWEVER, NO STATEMENT CONCERNING THE STRUCTURAL ADEQUACY OR INTEGRITY OF THE EXISTING STRUCTURE IS MADE OR IMPLIED.



**6 9600 POUND PIER DETAIL**

3/4" = 1'-0"



<b>ENGEL &amp; COMPANY</b> <i>Engineers</i> <b>4009 UNION AVENUE</b> <b>BAKERSFIELD, CA 93305</b> www.engelengineers.com (661) 327-7025		DRAWN AJK DATE 5/10/2017 CHECKED BY APPROVED	<b>Foundation Plan, Details &amp; Notes</b> 24x60 Commercial Coach Foundations <b>Pac - Van</b> 2801 E. Brundage Lane Bakersfield, California 93307	SHEET NO. <b>S11</b> 1 of 1 2/3/43
DATE	ISSUED FOR			

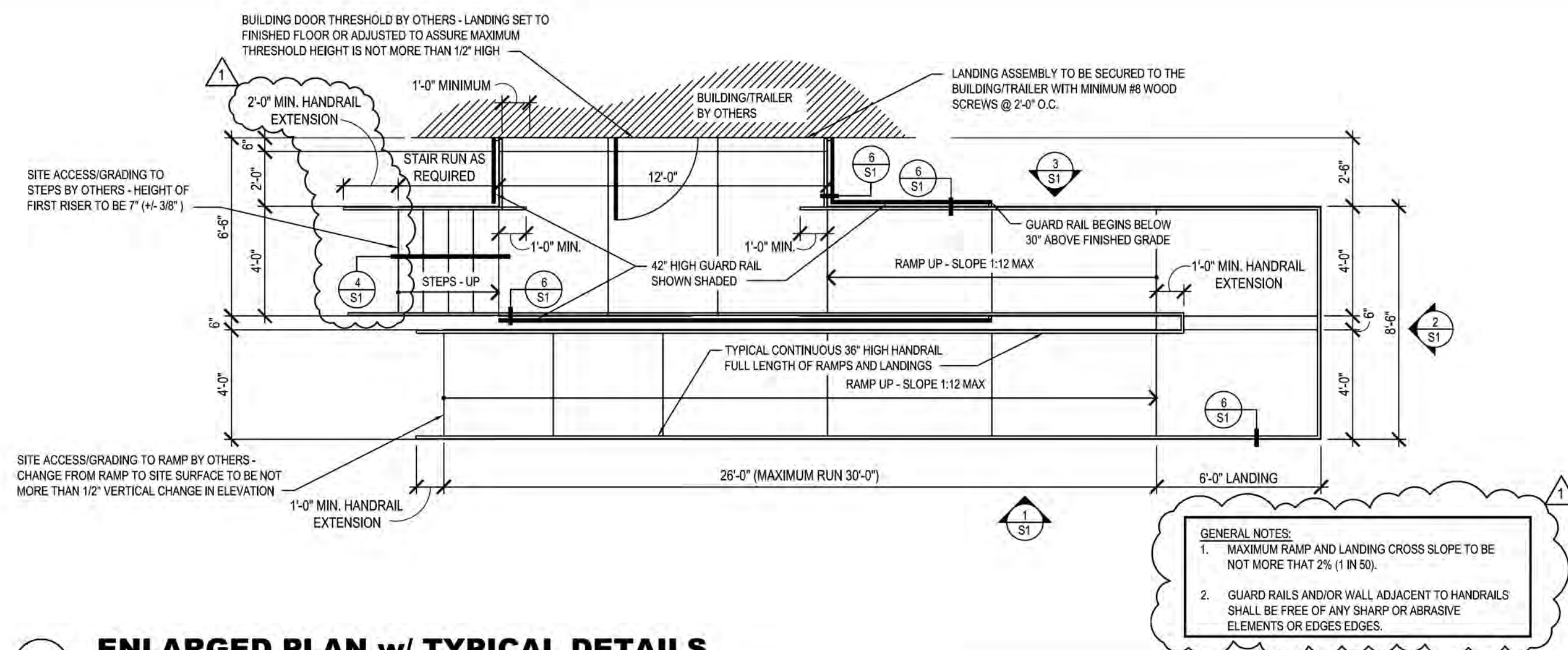
File: P:\Pac-Van\21343 - Foundation for commercial coach drawings\24x60 commercial coach\21343.dwg, layout: 21343.dsn, scale: 1, by: 2017.BT, date: 5/10/2017 4:59 PM

**TABLE OF CONTENTS**

- S-0 TABLE OF CONTENTS - GENERAL NOTES - TYPICAL LAYOUTS - ENLARGED PLAN
- S-1 ELEVATIONS AND DETAILS
- S-2 FOUNDATION BASE, OPTIONS, STRUCTURAL NOTES AND MATERIAL LIST

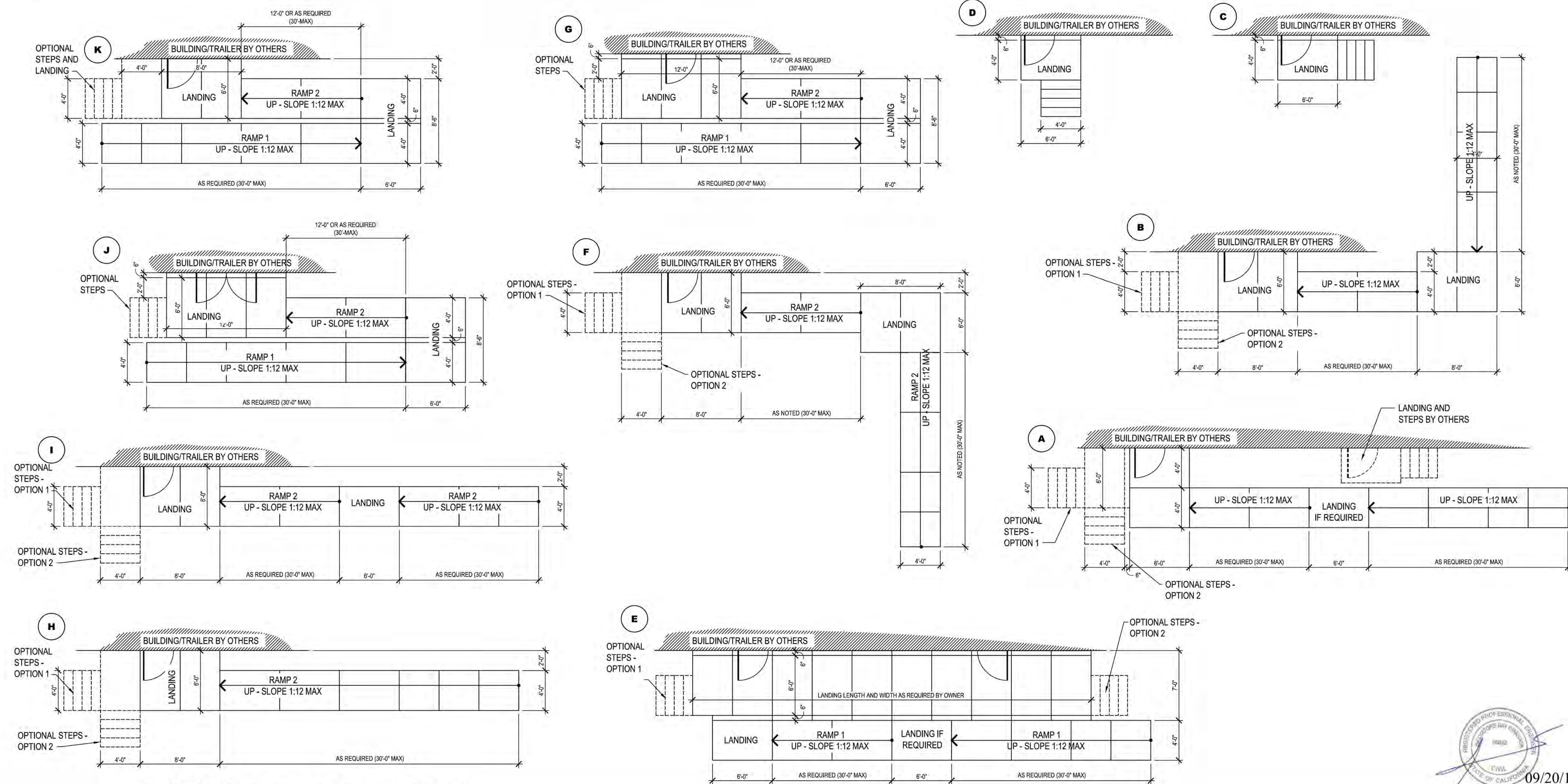
**GENERAL NOTES**

1. APPLICABLE CODES ARE AS FOLLOWS:
  - 1.1. INTERNATIONAL BUILDING CODE (IBC) DATED 2015
  - 1.2. IBC/ANSI A117.1 DATED 2017
  - 1.3. ADAAG 2010 STANDARDS, TITLE II AND III
  - 1.4. NFPA 101 DATED 2012
  - 1.5. CALIFORNIA BUILDING CODE DATED 2016
  - 1.6. LOS ANGELES BUILDING CODE DATED 2014
2. THE DRAWINGS SUBMITTED ARE REPRESENTATIVE OF THE "QUICK-DECK" TEMPORARY MODULAR PLATFORM SYSTEM. THE SYSTEM PROVIDES ACCESS TO TEMPORARY CONSTRUCTION TRAILERS AND/OR TEMPORARY MODULAR BUILDINGS. QUICK-DECK IS A PATENTED (4898510), PRE-ENGINEERED SYSTEM OF DECKING, RAMPS, STAIRS AND RAILINGS. QUICK-DECK IS DESIGNED TO BOLT TOGETHER IN THE FIELD WITH NO ELECTRICAL POWER OR CONCRETE POURING.
3. ALL STRUCTURAL, RAIL AND DECK COMPONENTS WILL BE GALVANIZED STEEL.
4. STRUCTURAL LOADS
  - 4.1. LIVE LOAD MINIMUM 100 PSF.
  - 4.2. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OR 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THIS LOAD NEED NOT TO BE ASSUMED TO ACT CONCURRENTLY WITH THE OTHER LOADS SPECIFIED.
  - 4.3. INTERMEDIATE RAILS (ALL THOSE EXCEPT HANDRAIL), BALLUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS. THIS LOAD NEED NOT TO BE ASSUMED TO ACT CONCURRENTLY WITH THE OTHER LOADS SPECIFIED.
5. ELECTRICAL GROUNDING - BY OTHERS AS REQUIRED BY CODE OR LOCAL REQUIREMENTS
6. STAIR TREADS - ALL STAIR TREADS TO HAVE A CONTRASTING NOSING MAXIMUM 1" FROM TREAD EDGE AND 2" WIDE.
7. HANDRAILS
  - 7.1. 5/8" BALUSTERS @ 4" OC AND 1-1/4" SQUARE NEWEL POSTS RESULT IN THE HANDRAIL OBSTRUCTION BEING LESS THAN 17%, LESS THAN THE 20% MAXIMUM OBSTRUCTION REQUIRED BY ANSI A117.1.
  - 7.2. THE 1-1/4" X 1-1/4" SQUARE HANDRAIL COMPLIES WITH THE CODE MINIMUM 1-1/4" DIMENSION AND HAS A PERIMETER OF 5" WHICH IS LESS WITHIN THE CODE REQUIRED PERIMETER RANGE OF 4" TO 6-1/4".
  - 7.3. HANDRAIL EXTENSIONS FOR RAMPS AND STAIRS TO BE 12" MINIMUM AT TOP AND BOTTOM OF RUNS. EXTENSION ANGLE AT BOTTOM OF STAIRS AND LANDING TO FOLLOW THE SLOPE PER CODE REQUIREMENTS.



**2 ENLARGED PLAN w/ TYPICAL DETAILS**  
 SCALE: 1/4"=1'-0" PLAN OPTION B AS EXAMPLE

**GENERAL NOTES:**  
 1. MAXIMUM RAMP AND LANDING CROSS SLOPE TO BE NOT MORE THAN 2% (1 IN 50).  
 2. GUARD RAILS AND/OR WALL ADJACENT TO HANDRAILS SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS OR EDGES EDGES.



**10 TYPICAL RAMP/LANDING CONFIGURATIONS**  
 SCALE: 3/16"=1'-0"

Quick-Deck, Inc.  
**California State Standard**  
 Model Number: QD-2018-01

Revisions:  
 SEPTEMBER 11, 2018

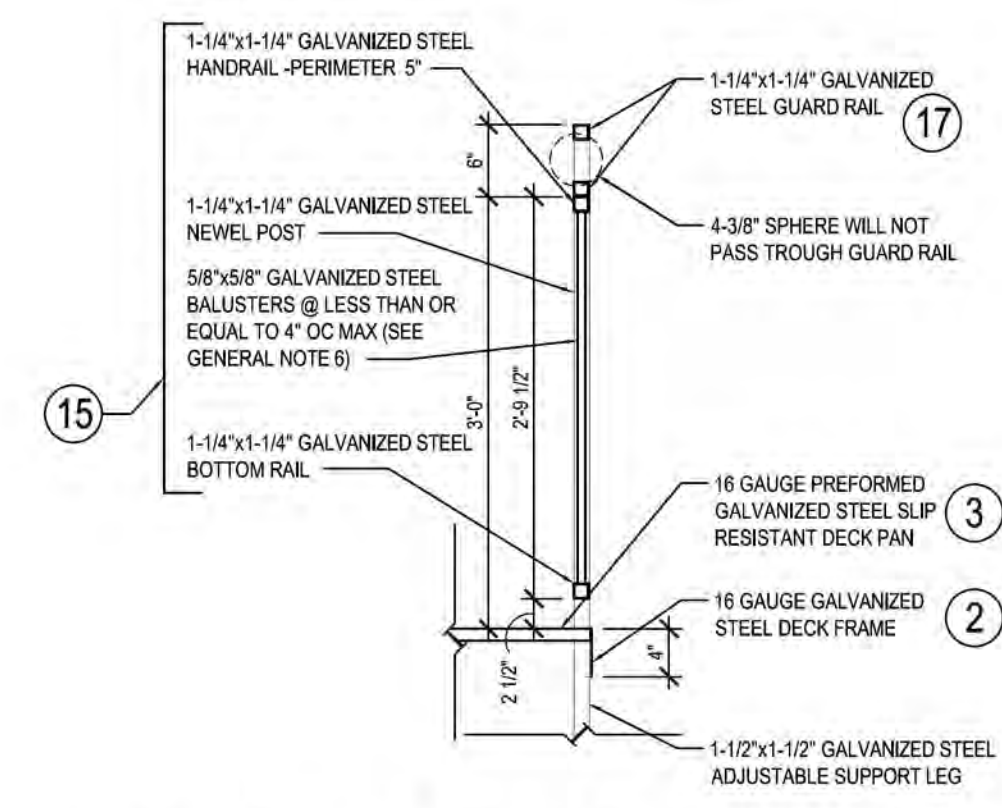
Proj. No.:  
 Date: March 7, 2018

REGISTERED PROFESSIONAL ENGINEER  
 SALVATORE R. GRANATA  
 LICENSE NO. 48827  
 STATE OF CALIFORNIA  
 MECHANICAL ENGINEERING  
 09/20/18  
 Expires: 06/30/20

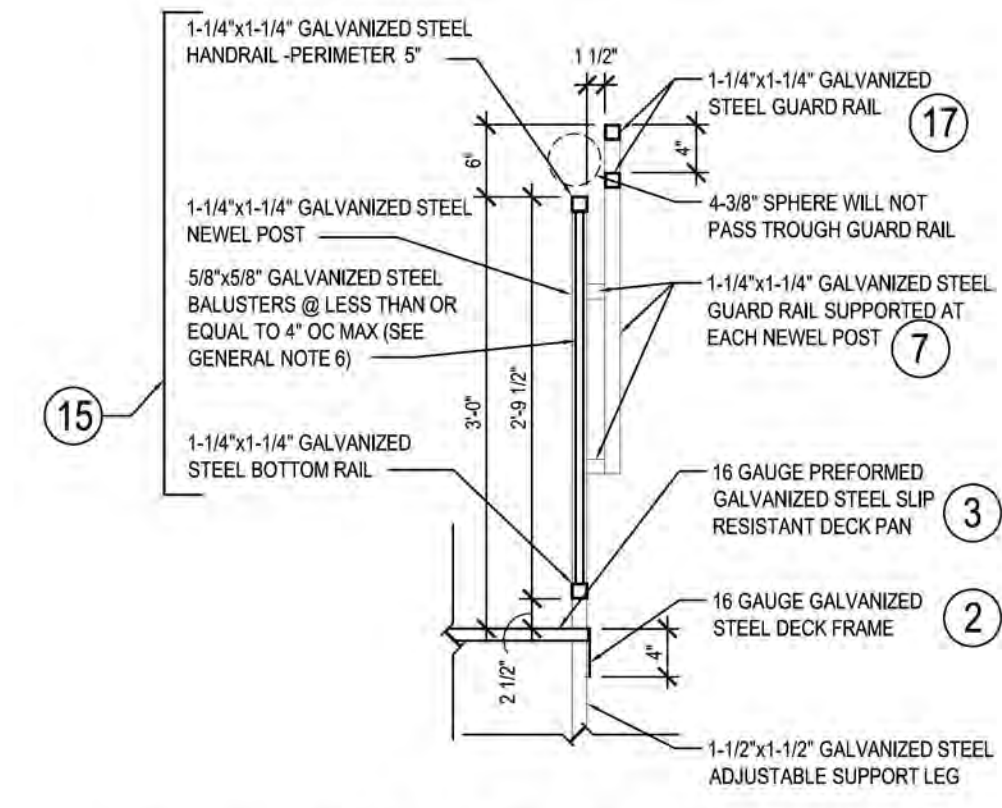
Sheet Name:  
 Table of Contents -  
 General Notes -  
 Typical Layouts -  
 Enlarged Plan

**NOTE: CODE 2016 CBC**  
 ALL STAIR TREADS TO HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES AT NOSING. THE RADIUS CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/2" (PER CBC 11B-504.5). THE NOSING SHALL NOT PROJECT MORE THAN 1-1/4" PAST THE FACE OF THE RISER BELOW (PER CBC 11B-504.5). RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 30 DEGREES FROM THE VERTICAL (PER CBC 11B-504.5)

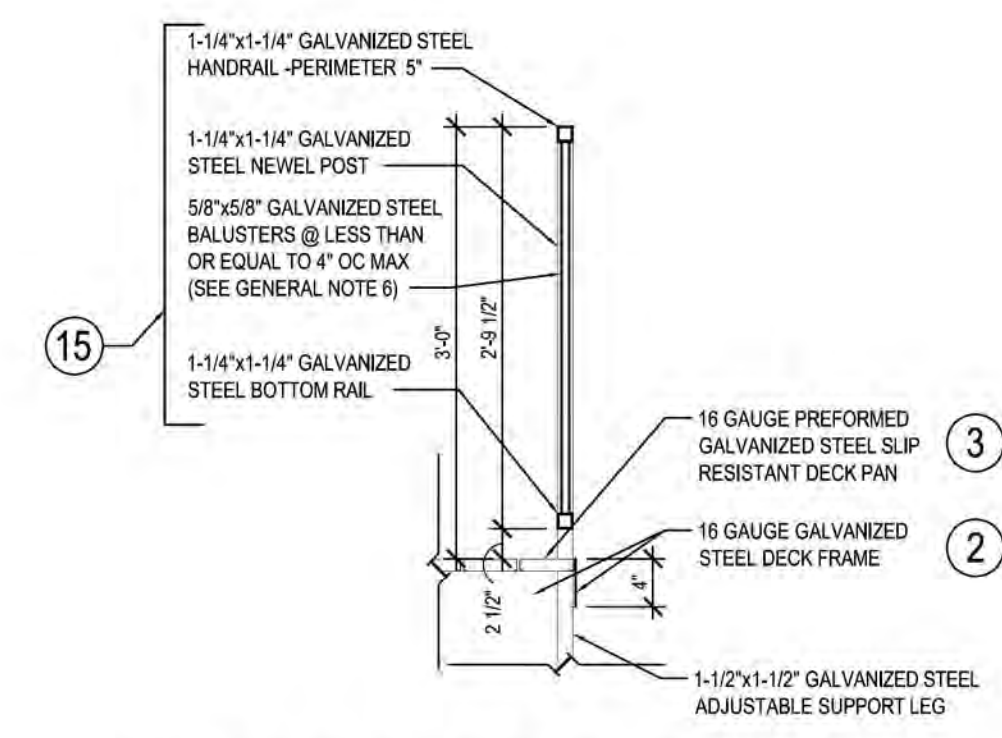
**BASIS OF DESIGN**  
 1. PLATFORM DESIGNED FOR 200 MPH WIND  
 2. PLATFORM DESIGNED FOR SEISMIC 330%, S1=100%G MAXIMUM  
 3. HANDRAIL DESIGNED FOR 50 P/LF OR 200 LBS LATERAL LIVE LOAD AT ANY POINT  
 4. HANDRAIL DESIGNED FOR 100 PSF LIVE LOAD



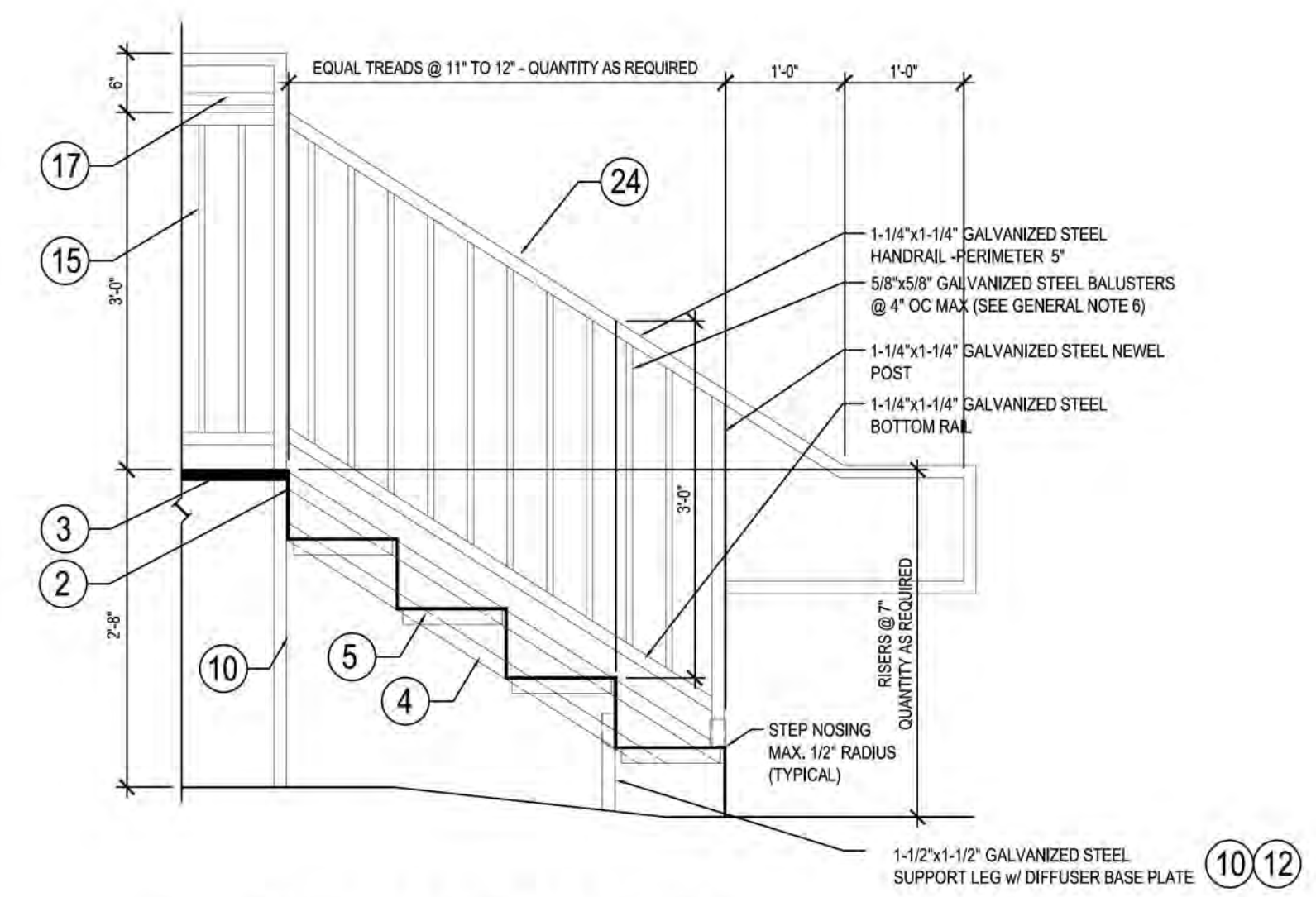
**7 TYPICAL RAIL SECTION**  
 SCALE: 3/4"=1'-0" **● GUARDRAIL**



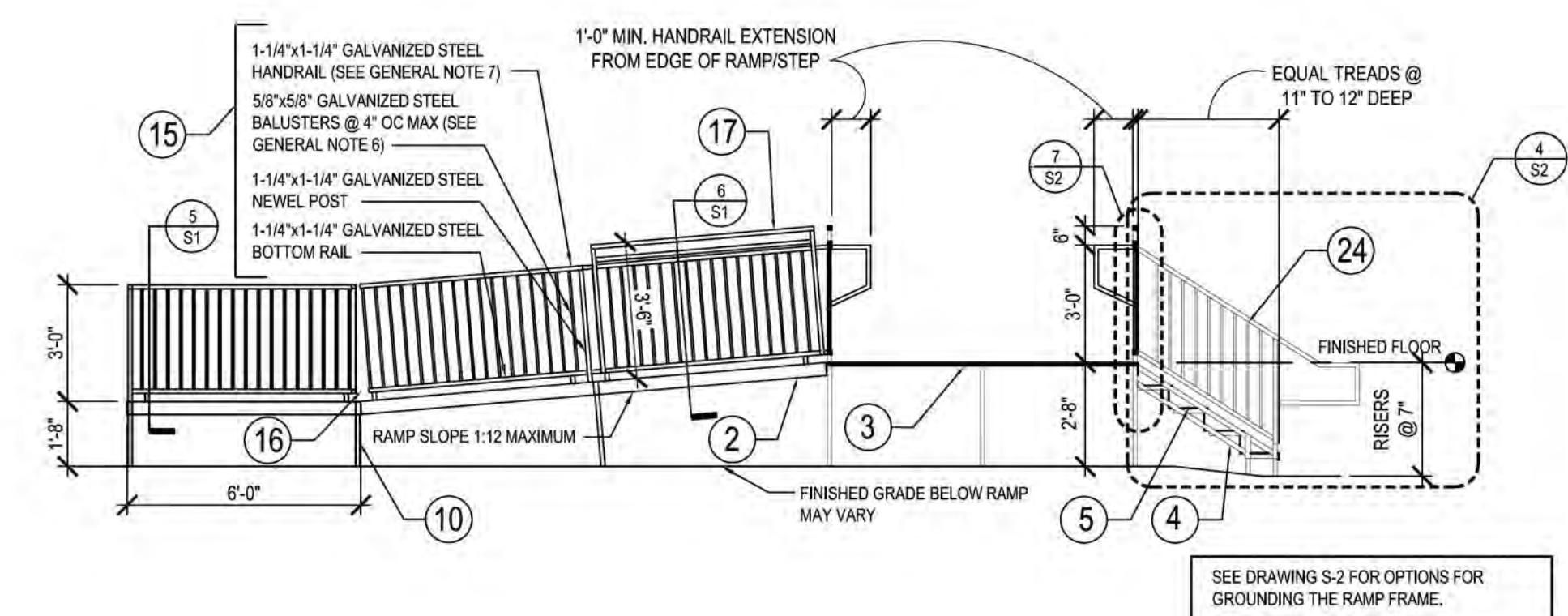
**6 TYPICAL RAIL SECTION**  
 SCALE: 3/4"=1'-0" **● HANDRAIL/GUARDRAIL**



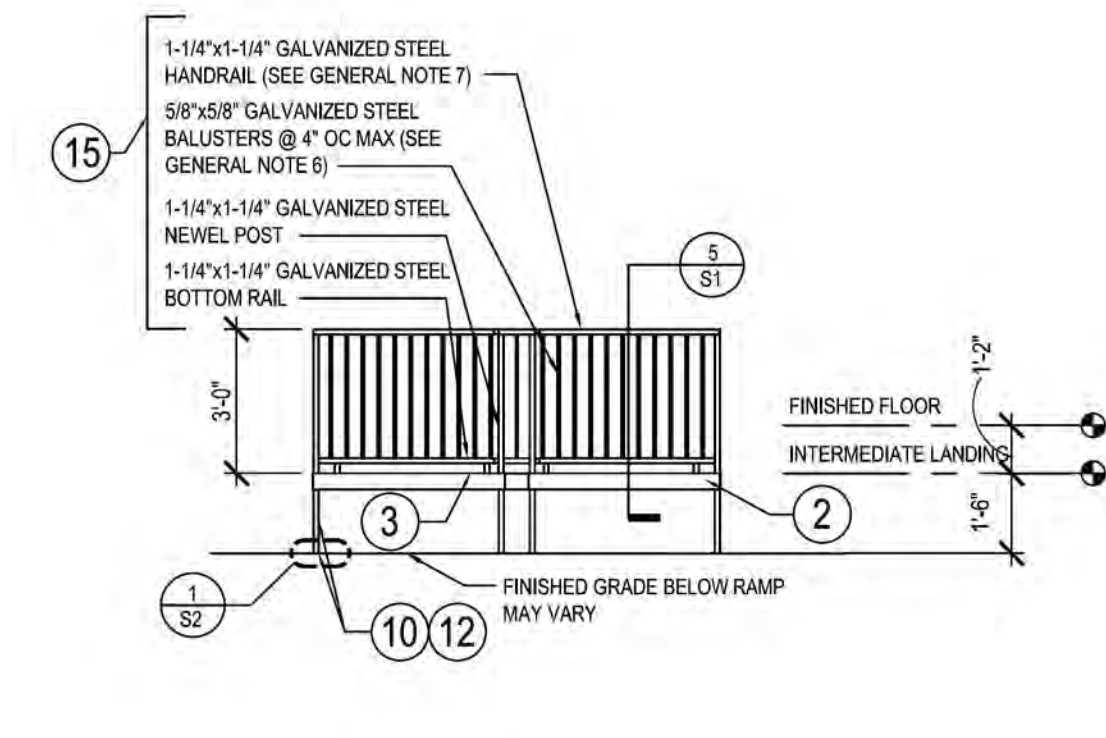
**5 TYPICAL RAIL SECTION**  
 SCALE: 3/4"=1'-0" **● HANDRAIL**



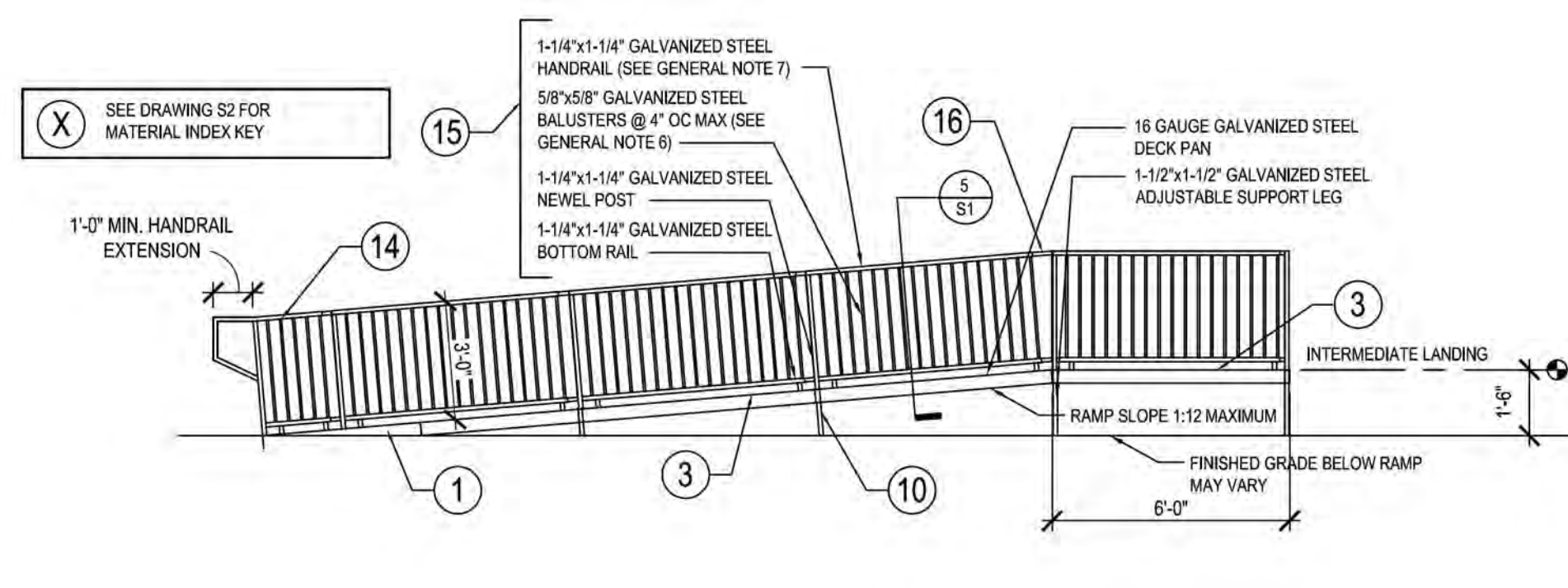
**4 TYP. STAIR SECTION**  
 SCALE: 3/4"=1'-0"



**3 TYPICAL ELEVATION**  
 SCALE: 1/4"=1'-0"



**2 TYPICAL ELEVATION**  
 SCALE: 1/4"=1'-0"



**1 TYPICAL ELEVATION**  
 SCALE: 1/4"=1'-0"

Quick-Deck, Inc.  
**California State Standard**  
 Model Number: QD-2018-01

Revisions:

Proj. No.:  
 Date: March 7, 2018

Sheet Name:  
 Elevations and  
 Details





Revisions:

Proj. No.:  
 Date: March 7, 2018

Sheet Name:  
 Foundation Base Options  
 Structural Notes and  
 Material List



**STRUCTURAL STEEL**

- ALL STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO: SPECIFICATION FOR STRUCTURAL STEEL BUILDING - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN OF A.I.S.C. LATEST EDITION.
- ALL FABRICATION SHALL COMPLY WITH CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION, AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- UNLESS NOTED OTHERWISE, STRUCTURAL STEEL SHALL CONFORM TO ASTM A992/A572-50 OR ASTM A500 GRADE B. MIN Fy = 50 ksi
- STEEL BASE PLATES SHALL CONFORM TO ASTM A36, MIN Fy = 36 ksi
- BEAMS WITHOUT SPECIFIED CAMBER ARE TO BE FABRICATED SUCH THAT AFTER ERECTION ANY CAMBER DUE TO ROLLING OR SHOP FABRICATION IS UPWARD AT MID-SPAN.

**STRUCTURAL WELDING**

- ALL STRUCTURAL WELDING MUST BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE AMERICAN WELDING SOCIETY.
- THE FABRICATOR/CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALIFICATION OF WELDERS, WELDING OPERATORS AND TACK WELDERS.
- EACH WELDER'S QUALIFICATION RECORD SHALL BE KEPT BY THE FABRICATOR/CONTRACTOR AND AVAILABLE FOR IMMEDIATE VERIFICATION.
- WELDING PROCEDURES SHALL BE FORMULATED FOR ALL TYPES OF WELDS.
- ALL WELDING ELECTRODES MUST BE PROPERLY PACKAGED AND STORED PRIOR TO USAGE. UPON REMOVAL FROM PACKAGE/STORAGE, ELECTRODES MUST BE PROPERLY HANDLED AND USED DURING THEIR PERMISSIBLE EXPOSURE TIME.
- WELDING CONDITIONS MUST MEET ALL AWS SPECIFICATIONS FOR EACH WELD PROCEDURE AND WELD TYPE, INCLUDING BUT NOT LIMITED TO: AMBIENT TEMPERATURE, EXPOSED SURFACES, HIGH WIND AREAS AND ALL OTHER INCIDENT CONDITIONS.
- STEEL MUST BE PREPARED AS PER THE WRITTEN WELD PROCEDURES: SMOOTH, UNIFORM, FREE FROM ALL FINES, GREASE, MOISTURE, RUST AND FOREIGN MATERIAL.
- WELDS SHALL CONFORM TO "STRUCTURAL WELDING CODE" OF THE AMERICAN WELDING SOCIETY, AWS D1.1. USE E70XX ELECTRODES. ALL WELDERS TO BE CERTIFIED BY AWS STANDARDS.
- GRIND EXPOSED FULL PENETRATION WELDS SMOOTH TO MATCH AND BLEND WITH ADJOINING SURFACE.

**MATERIAL INDEX: COMPONENTS AND SPECIFICATIONS**

PART	DESCRIPTION	SIZE	MATERIAL	PART	DESCRIPTION	SIZE	MATERIAL
1	WEDGE	1/2" x 1/2"	12 GA Hot Rolled Steel	18	GUARDRAIL RAM	1 1/2" x 1 1/2"	12 GA Hot Rolled Steel, 1/4" x 1/4" Steel Tube
2	MAINFRAME - SEE 4/S2	1/2" x 1/2"	16 GA Hot Rolled Galvanized Steel	19	FRAME SPACER	1/2" x 1/2"	16 GA Hot Rolled Galvanized Steel
3	EMBOSSED SURFACE PANEL - SEE 2/S2	1/2" x 1/2"	16 GA Hot Rolled Galvanized Steel, #16 Standard Expanded Metal	20	BOLT SET	1/2" x 1/2"	1/2" Stainless Steel
4	STRINGER SECTION	1/2" x 1/2"	16 GA Hot Rolled Steel Tube, 7/16-14 Nut	21	GROUND PAD	10"	Greenwood
5	STAIR TREAD	1/2" x 1/2"	12 GA Hot Rolled Steel	22	GROUND SPIKE	1/2" x 1/2"	1/2" Steel Rebar w/ weather stop welded to top end of leg
6	STANCHION	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube	23	POST CAP	1/2" x 1/2"	Plastic Polymer
7	GUARDRAIL STANCHION	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube	24	STAIR RAIL	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube, 7/16-14 Nut
8	STANCHION EXTENSION	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube	25	SURFACING CORNER CAP	1/2" x 1/2"	16 GA Hot Rolled Steel, 1/4" x 1/4" Steel Tube
9	SCREW JACK LEG	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube	26			
10	SPEED LEG	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube, 7/16-14 Nut				
11	TUBE LEG	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube				
12	DIFFUSER	1/2" x 1/2"	12 GA Hot Rolled Steel				
13	JACK SCREW	1/2" x 1/2"	1" Stainless Steel, 1/4"-Thread Screw				
14	ENTRY RAIL	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube, 7/16-14 Nut				
15	HANDRAIL	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube, 7/16-14 Nut				
16	RAIL RAM	1/2" x 1/2"	12 GA Hot Rolled Steel, 1/4" x 1/4" Steel Tube				
17	GUARDRAIL	1/2" x 1/2"	1/2" x 1/2" x 1/4" x 1/4" Steel Tube, 7/16-14 Nut				

**SYSTEM COMPONENTS**

**LEG FOOTINGS**  
 Refer to S-2 for "Foundation Options" and to S-3 for anchoring.

**LEGS**  
 Legs come in increments of 12" up to 8 ft. and have 12" of adjustability. Legs are 1 1/2" x 1/2" tubing with a .063 wall. The legs lock into the frame and adjust to the ground or slope required using a pressure lock system.

**SCREW JACK LEGS**  
 Screw Jack Legs are adjustable and require no safety features. Used for decking under 8" high.

**FRAMES**  
 Frames are welded together. Multiple frames are bolted together to create a ramp segment and/or deck. Frames come in three sizes: 48"x48", 48"x72", and 72"x72". Parts are pre-galvanized 16 gauge. Cross beam centers are 20" or less.

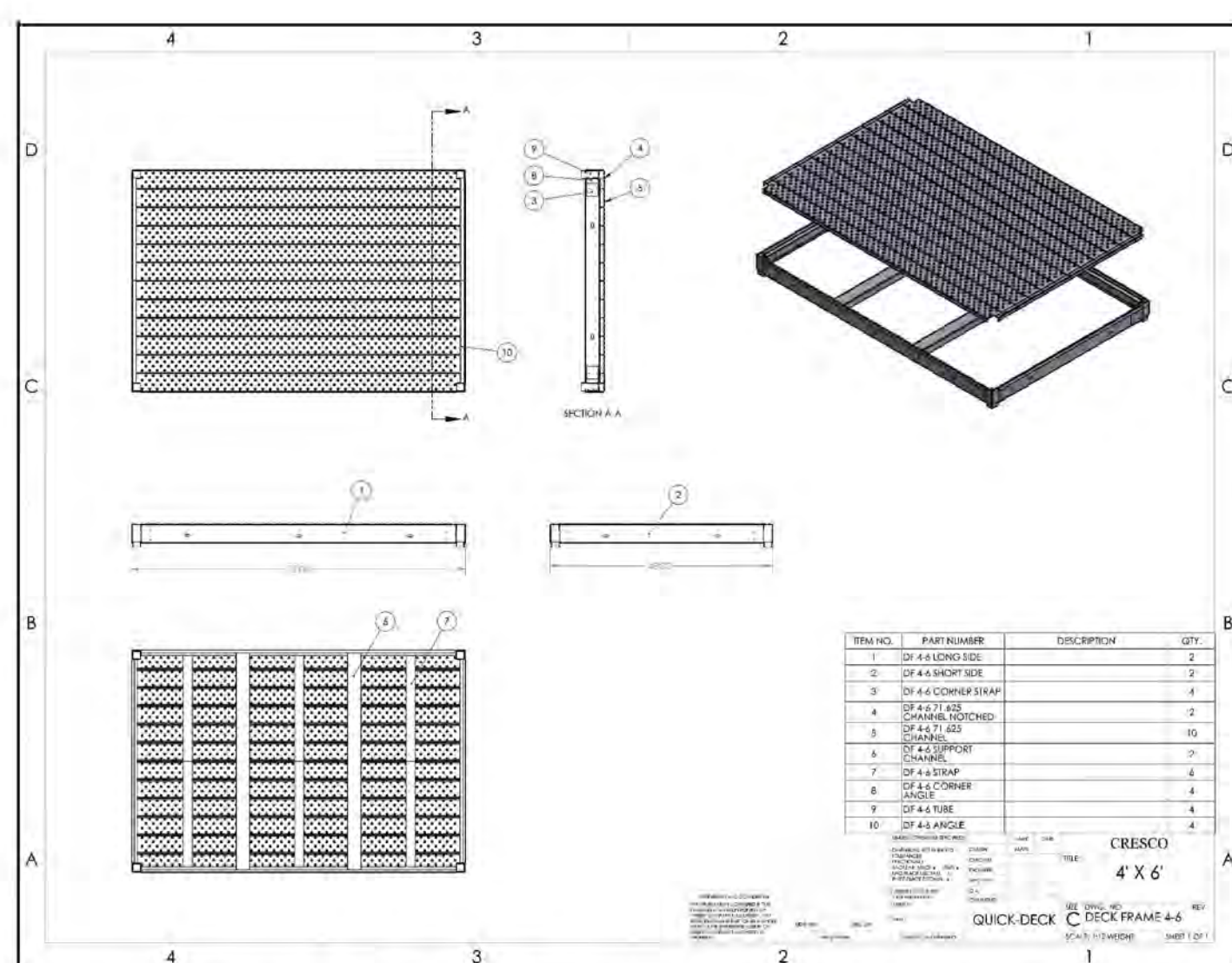
**SPACERS**  
 Spacers bolt to the main frame. Pre-galvanized 16 gauge. Spacers come in two sizes: 6"x48" and 6"x72". Spacers make it possible to separate the leg in a switchback configuration and create odd size landings.

**HANDRAILS & GUARDRAILS**  
 Rails come in 2', 4', and 6' lengths. All railing is designed to take 200 lb. lateral load in any direction. Handrails are fastened 36" above the finished ramp/deck surface. Guardrails are fastened 42" above the finished ramp/deck surface. Guardrails are to be installed at all locations where the ramp, landing, or deck is more than 36" above grade.

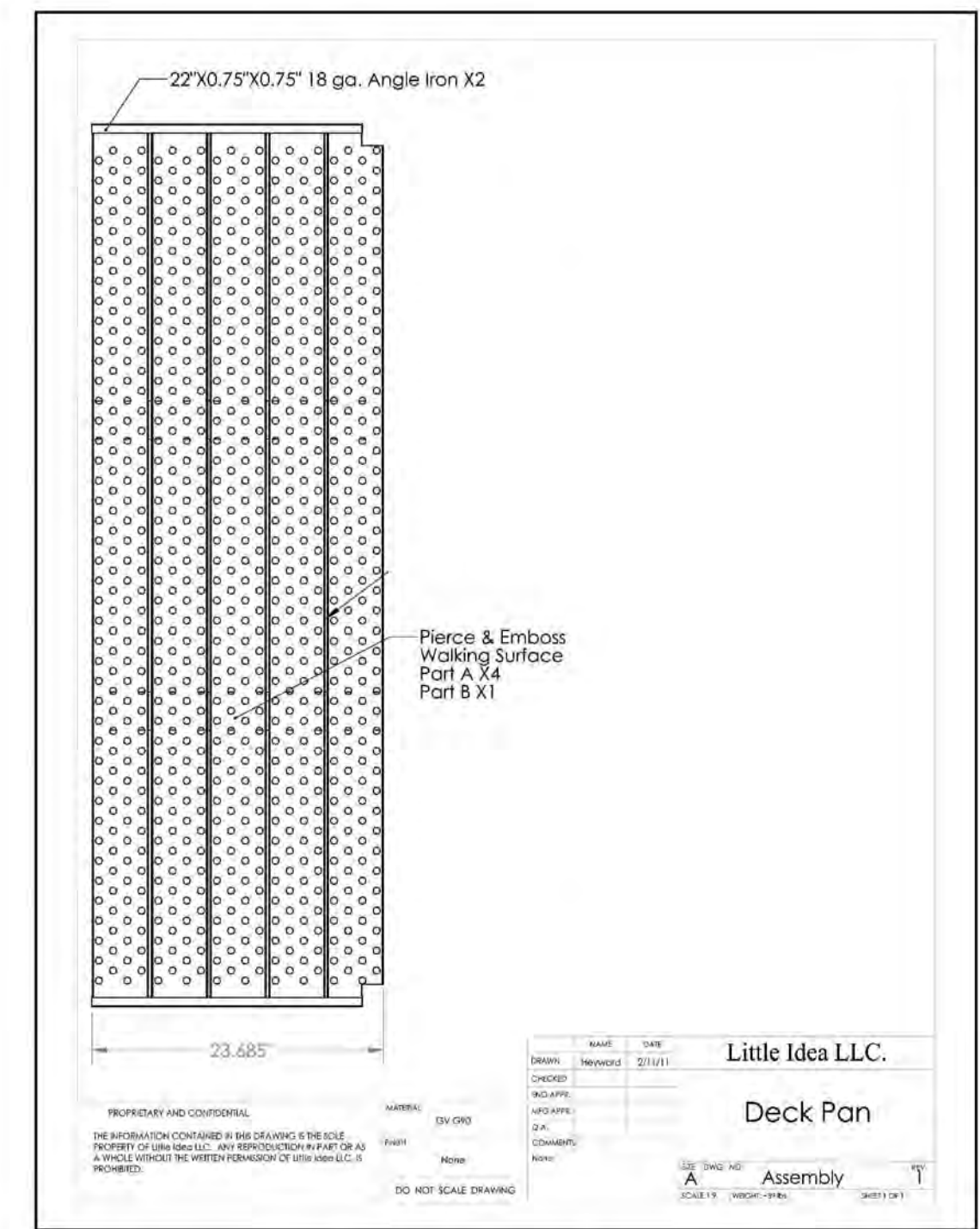
**WELDS**  
 The wedge is a 12 gauge steel transition piece between the ground and the first midframe. It has a non-slip surface composed of a two-part epoxy and .030 silica sand.

**STAIRS**  
 All steel components. Stair sections are 44" wide. Each riser is 7" high. Each tread is 12" deep. 36" high handrails are provided with a lambda-tongue return at the entrance. All treads are surfaced with a non-slip surfacing. The only tread that is adjustable is the bottom tread. If closures for the step are needed, please specify prior to installation. Ideally, the height of the structure would be a multiple of 7". Thus, a platform height of 42"=6 risers & 5 treads.

**BOTTOM RISER**  
 Customer is responsible for the height of the bottom tread of the Quick-Deck stair system. If the height doesn't fall as a multiple of 7" (ex: 14", 21", 28"), you will have to dig away or build up the ground to make the bottom tread 7" high.



**MAIN FRAME SHOP DRAWING - PART 2**  
 SCALE: 1/4"=1'-0"



**TYPICAL SURFACE PANEL SHOP DRAWING - PART 3**  
 SCALE: 1/4"=1'-0"



**TYPICAL SURFACE PANEL PHOTO - PART 3**  
 SCALE: 1/4"=1'-0"

**PLASTIC GROUND PAD CUT SHEET**

California's Largest Manufactured Housing Supplier  
 Ph: 951-674-4011 • Fax: 951-674-5720 • www.sedcopeer.com  
 33320 Mission Trail • Wildomar, CA 92585

**SPECIFICATIONS**

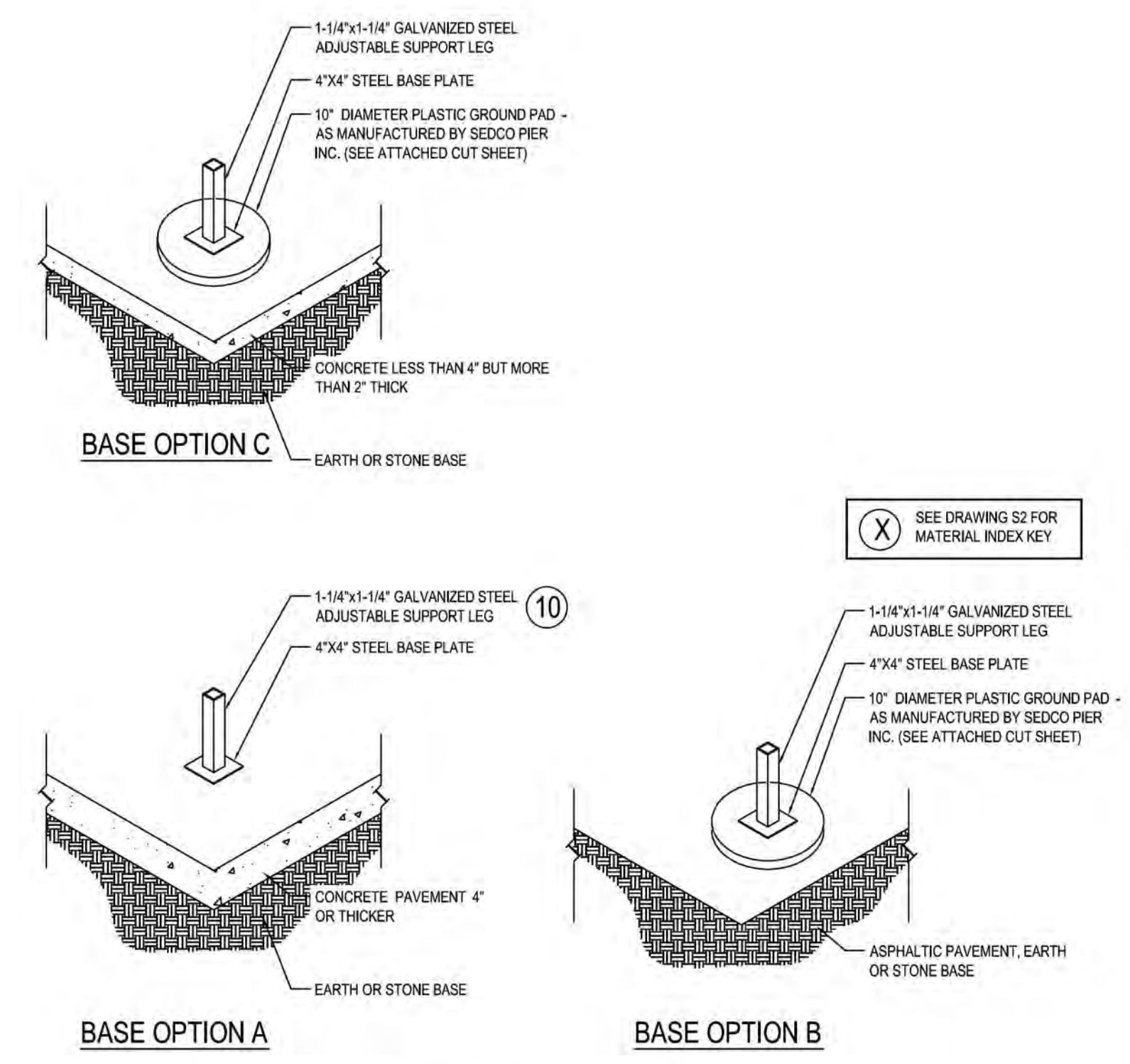
Pad Identification	Nominal Pad Diameter (in.)	Pad Capacity <sup>1</sup> 1500 psf soil (lb)	Pad Capacity <sup>2</sup> 3000 psf soil (lb)
Model #10	10	810*	1620*
Model #16	16	2100*	4200*

<sup>1</sup> Pad capacity is limited by the lesser of the following criteria; the peak load divided by a safety factor of 3, the soil capacity, load at 0.4-in. deflection  
<sup>2</sup> Pad capacity is limited to soil capacity

**Characteristics**  
 Density: 1.13g/cm<sup>3</sup>  
 Stiffness: 535,054 psi  
 Ioad Impact: 0.95 ft.-lb./in.  
 Gardner Impact: 164 in.-lb.

**Benefits:**

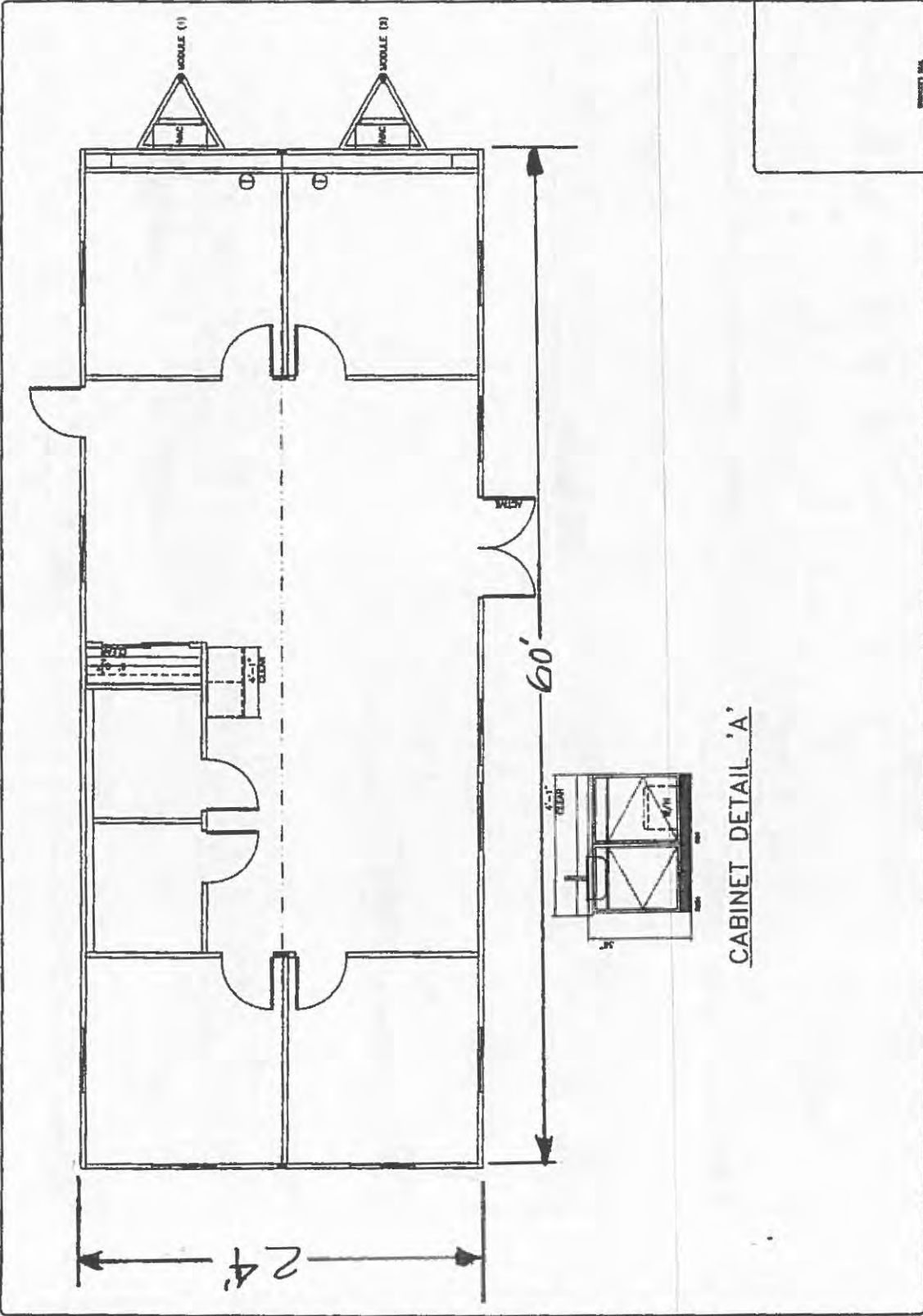
- UV Stable
- Easy installation
- Saves time & labor
- Strong and durable
- Eliminates deflection
- Made from 100% recycled materials
- Restats most herbicides and pesticides
- Replaces concrete
- Light weight saves on shipping & handling



**FOUNDATION BASE OPTIONS**  
 SCALE: 3/4"=1'-0"

<b>PHOENIX MODULAR</b> 2800 E. 130th Ave. #100 Phoenix, AZ 85034 PHONE: (602) 442-8288		PMJ-2712 THRU 2713-2450 04/04/08	PMJ-PV-2450-02 04/04/08
<b>PAC VAN</b> 101 S. GARDEN AVENUE PHOENIX, AZ 85018 PHONE: (602) 252-1111		JAY D.	D. MOORE
<b>REVISIONS</b>		CONFIDENTIAL THIS DRAWING IS THE PROPERTY OF PHOENIX MODULAR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PHOENIX MODULAR.	
NO.	DATE	DESCRIPTION	

SHEET # 8  
 OF 8





Shaver Lake Laydown Yard  
41694 Dinkey Creek Road  
Shaver Lake, CA 93664  
August 14, 2019

Site/Project Information  
Unclassified Conditional Use Permit #3639 (Rev. 1)  
APN #120-260-10U

### Operational Statement for Proposed Laydown Yard

SCE needs to construct a laydown yard to support upcoming and ongoing project work in the Shaver Lake region.

The laydown yard will be adjacent to SCE's existing Service Center, but the Service Center's operations will remain unchanged and unaffected. The laydown yard will operate separately from the existing Service Center.

Currently the existing Service Center consists of one building that houses the floor area for office space, warehouse use, garage use and a small open material storage yard. The existing Service Center operations consist of administrative service activities which include customer service functions and the dispatching of service vehicles involved with the construction and day to day maintenance of SCE's electrical system.

- 1. Nature of the Operation:** Southern California Edison (SCE) would like to operate a laydown yard to support our Transmission Line Rating Remediation (TLRR) program and future corporate operational needs. SCE's operational statement will only address the area on the parcel that we are proposing to use as a laydown yard. The proposed Shaver Lake laydown yard consists of 2.62 acres of enclosed area for use by SCE's Transmission and Distribution organization. The proposed laydown yard will provide the necessary storage area for equipment and material for the construction and maintenance of SCE's electrical system. Construction material will be delivered to this site and redistributed to the ongoing active construction areas. Crews will enter the laydown yard to pick up material and exit the yard after loading material.
- 2. Operational Time Limits:** The proposed laydown yard will operation from 6 a.m. to 6 p.m. during normal operation. The workers will work 12 hours per day up to 6 days a week. However, workers may utilize the yard beyond normal hours if the work is urgent and/or time sensitive.
- 3. Number of Customer Visitors:** No customers will visit the laydown yard. The private road the driveway for the laydown yard will be accessed from also provides access to the

SCE Service Center and Fresno County yard. The SCE Service Center does have approximately 10-15 customer visitors a day during business hours 7am – 4pm, Monday – Friday. The EIR for the SCE Service Center addressed the customer traffic.

4. **Number of employees:** SCE estimates there will be 25 workers on site once the yard is operational. Crews will leave the yard with the line trucks and relate equipment in the morning and return in the afternoon during normal hours of operation. No workers will live on site.
5. **Service and Delivery Vehicles:** Delivery vehicles will deliver packages, pallets, hardware, poles, electrical apparatus, etc. Deliveries are expected 1-2 times per day, approximately 2-4 days per week.
6. **Access to the site:** The site address is located at 41694 Dinkey Creek Road approximately a quarter mile east of Highway 168. The proposed concrete private access road will be located off a paved private road, north of the Shaver Lake SCE Service Center employee entrance.
7. **Number of parking spaces:** The proposed laydown yard will have two ADA compliant parking stalls (one for each office trailer) and open parking spaces on asphalt, concrete and/or gravel for the remaining twenty three workers.
8. **Are any goods to be sold on site?** No.
9. **What equipment is used?** The proposed laydown yard will use one or two all-terrain forklift which will be stored within the laydown yard. Depending on work load, the equipment stored and driven off daily includes one crane truck, four bucket trucks, four F550 trucks and nine  $\frac{3}{4}$  or  $\frac{1}{2}$  ton trucks.
10. **What supplies or materials are used and how are they stored?** SCE will be storing power poles, wire and cable reels, insulators, new transformers, material crates, hardware, material on pallets, two roll-off bins and approximately two conex storage box.
11. **Does the use cause an unsightly appearance?** No. Due to heavy foliage around the site and its distance from the main road, it is not easily seen.
12. **List any solid or liquid waste to be produced:** Liquid waste produced by the laydown yard will come from the portable restroom uses. Solid waste includes wood, metal, cardboard, paper, etc. The produced waste disposal will comply with local county ordinances.
13. **Estimated volume of water to be used:** The proposed laydown yard restroom will use approximately 60 gallons of non-potable water per day.
14. **Describe any proposed advertising including size, appearance, and placement:** The site will have no advertising.
15. **Will existing buildings be used or will new buildings be constructed?** New mobile office trailers will be delivered and set at the site.
16. **Explain which buildings or what portion of buildings will be used in the operation:** The two new mobile office trailer will be used by SCE's Transmission and Distribution organization for construction and maintenance operations.
17. **Will any outdoor lighting or an outdoor sound amplification system be used?** SCE will install yard lighting (approximately a 25 foot tall pole with mounted lights). No outdoor sound amplification system will be used.

- 18. Landscaping or fencing proposed?** There is a proposed 8-foot chain link fence to be installed along the perimeter of the proposed laydown yard.
- 19. Any other information that will provide a clear understanding of the project operation:** SCE needs laydown yard space in the Shaver Lake area to meet our future project demand and O&M needs. For information regarding the construction of the laydown yard please see Construction Description Document.
- 20. Identify all Owners, Officers and/or Board Members for each application submitted:** See attached excerpt from SCE's 2018 annual report noting SCE's Officers and Board of Directors. As a public company all this information is available on our website, [www.edison.com](http://www.edison.com).





# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Pascual Garcia (Southern California Edison)
- APPLICATION NOS.: Initial Study Application No. 7593 and Unclassified Conditional Use Permit Application No. 3639
- DESCRIPTION: Allow the expansion of an existing Southern California Edison Service Center with the construction of a laydown yard, which will provide storage area for equipment and material for the construction and maintenance of Southern California Edison's Transmission and Distribution system on a 2.62-acre portion of a 357.80-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of Dinkey Creek Road, approximately one quarter-mile east of State Route 168/Tollhouse Road, within the unincorporated community of Shaver Lake (SUP. DIST. 5) (APN 120-260-10U) (41694 Dinkey Creek Road).

### I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located northerly adjacent to Dinkey Creek Road which is designated as a scenic drive in the Open Space and Conservation Element of the Fresno County General Plan. However, the proposed development will not take access directly from Dinkey Creek Road; rather, the project site will be accessed via a private road connecting to Dinkey Creek Road. Additionally, the project area will be partially screened from the roadway by existing trees.

The proposed laydown storage yard will be surrounded by an eight-foot-tall chain-link fence, topped with barbed wire; additionally, the nearest point of the proposed storage yard will be located approximately 93 feet from the nearest right-of-way of Dinkey Creek Road.

Access to the proposed laydown yard will be via a proposed new paved access driveway connecting with the existing paved private road. The construction of the access driveway will involve the removal of some granite outcroppings and trees to allow for the grading and construction of the driveway; however, as the project involves minimal removal of trees and rocks, and grading of the site, there would be less than significant impacts to scenic vistas or scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project site encompasses a 2.62-acre portion of the subject parcel, which will be added to the existing Shaver Lake Service Center, which includes an 11,842 square-foot administration main building, within an approximately 2.0-acre fenced area with various accessory buildings, fuel pumps with underground storage tanks, and an above-ground propane storage tank.

The proposed laydown yard will provide for the storage of material and equipment for the construction and maintenance of Southern California Edison's (SCE's) transmission and distribution infrastructure. Construction material will be delivered to the site before it is redistributed to the other construction sites. This proposal also entails the installation of two new 1,440 square-foot mobile office trailers.

Dinkey Creek Road, from which the service center takes access, is designated as a scenic drive in the Fresno County General Plan, Open Space and Conservation Element. The project site would take access from an existing paved private road connecting to Dinkey Creek Road, and no new access drives from Dinkey Creek Road will be added.

The project entails the expansion of an existing facility which is accessed by the public; however, no public view points were identified in the analysis, thus the project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project is not located in an urbanized area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Review of the applicant's operational statement indicates that there will be one approximately 25-foot-tall pole mounted with security lighting. Accordingly, the following Mitigation Measure will be included to address proposed or existing lighting.

\* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward to avoid shining on adjacent property or the public roadway.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The subject property is not restricted under Williamson Act contract.

- C. Conflict with existing zoning for forestland, timberland or timberland zoned Timberland Production?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is not zoned as Timberland Preserve; however, the growing and harvesting of timber and forest products, as well as uses and facilities appurtenant to timber growing and harvesting, are allowed uses in the Resource Conservation Zone District.

The proposed project entails the minor expansion of an existing facility, which would involve the clearing of trees, and grading and paving of approximately 2.62 acres of the 357.80-acre parcel, to be utilized for the storage of materials and equipment used in the maintenance of existing Public Utilities infrastructure.

The nearest Timberland Preserve-zoned area is located approximately two miles east of the subject parcel; thus, the proposed project will not conflict with land zoned for Timber production or forest land.

- D. Result in the loss of forest land or conversion of forest land to non-forest use; or

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is zoned RC-40, Resource Conservation Zone District, which is intended to conserve and protect natural resources and habitats. In accordance with its conservation purposes, the RC-40 Zone District limits lot coverage by permitted buildings and other structures to no more than one percent of the total lot area for all lots ten acres or larger. In this case, the property is approximately 357.80 acres, which would limit development to approximately 3.57 acres of building area. In this case, the existing and proposed improvements would not exceed that lot coverage threshold. The project will entail expansion of the existing service center to add an adjacent equipment storage yard, which will operate separately from the service center. The expansion will involve the removal of an approximately 2.62-acre forested area, clearing and grading of the site and paving. However, the proposed expansion area is less than significant.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to construct an approximately 2.62-acre storage yard adjacent to the existing Southern California Edison Service Center. According to the project description, the construction of the storage yard is anticipated to last three months, and will involve grading the site, installation of concrete and gravel surfacing, the installation of two 1,440 square-foot mobile office/utility trailers, electrical equipment, water supply, septic system, an eight-foot-tall gated chain-link fence topped with barbed wire, and post-construction site clean-up.

It is expected that construction operation will involve emissions of criteria pollutants from vehicles, diesel-powered trucks and other construction equipment. However, due to the limited size of the proposed construction site and the short duration of the proposed construction timeline, project-related emissions are not anticipated to exceed any Air District established significance thresholds for criteria pollutants.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

There is a residential development located approximately 200 feet west of the proposed storage yard; thus, it is possible that fugitive dust, particulate matter, and other emissions, which could result in odors, could impact sensitive receptors; however, based on the limited scope and time frame of construction activities, and the distance of the project site from residential dwellings, such impacts to sensitive receptors would be less than significant.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project was routed to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife; neither agency expressed concerns that the project would have adverse impacts on any special-status species. No riparian habitat was identified by either reviewing agency.

According to conclusions of the applicant's Biological Habitat Assessment Report, which included a search of the California Department of Fish and Wildlife (CDFW), California Natural Diversity Database (CNDDDB); no current populations of the State Threatened Sierra Red Fox are known to occur in the vicinity of the project.

Additionally, habitat and elevation range preclude the State Threatened Tree Anemone (an evergreen shrub) from occurring in the proposed project area.

The State and Federal Candidate, Pacific Fisher (small carnivorous mammal), is known to occur in the project area; however, the applicant's Habitat Assessment Report indicates that no Pacific Fisher dens are known to occur on or adjacent to the project site, and the high level of anthropogenic activity in the project vicinity creates less than ideal habitat conditions for the Fisher.

State Listed/Threatened and Federally Endangered Sierra Nevada Yellow-Legged Frog is known to occur approximately one and one half-miles east of the project site.

The Bald Eagle is listed as California Endangered, and is known to occur in nesting pairs in the vicinity of Shaver Lake, approximately two miles northeast of the project site. The project site is not considered suitable nesting, roosting or foraging habitat for the Bald Eagle, and the project is not anticipated to result in adverse impacts to this species.

The California Endangered Great Grey Owl is known to occur within one to one and one half-miles of the project site; however, no suitable nesting habitat was observed within the project area.

The State Endangered Willow Flycatcher (migrant bird) is known to occur seasonally (in warmer months) in areas of similar elevation and vegetative cover as are found in the project vicinity; however, no habitat was observed within or adjacent to the project area. The Willow Flycatcher is protected by the Migratory Bird Treaty Act (MBTA).

The State Candidate (threatened) Foothill Yellow-Legged Frog is known to occur in areas similar in characteristics to the project area, typically found near a water source. No habitat was observed within the project area.

The California Spotted Owl (State Species of Special Concern) is known to occur in observed nesting pairs within three quarter-miles west of the project site.

The Northwestern Pond Turtle (State Species of Special Concern) is known to occur in areas with topographic and vegetative characteristics similar to the project site, although the site is at the species' upper elevation limit. The species is typically found near water sources; however, no habitat was observed within the project area.

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

No state- or federally-protected wetlands were identified in the analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

None of the reviewing agencies with jurisdictional authority over the protection of biological resources expressed any concerns that this project would result in interference with migratory fish or wildlife species.

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

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

This proposal will not conflict with any local policies or ordinances protecting biological resources, nor conflict with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project is in an area of moderate archaeological sensitivity; the project was routed to the Southern San Joaquin Information Center (SSJVIC) for review and comment. The SSJVIC determined the subject parcel was last surveyed in 2011, and recommended that a qualified professional perform a new archeological survey prior to project approval. Based on this recommendation, the applicant was asked to provide an Archaeological Survey for this project. The applicant's consultant evaluated the project site, performed a Cultural Historical Records Search and a pedestrian survey to determine the presence of any known cultural resources or previous cultural resource surveys on or near the subject parcel. The applicant's consultant, Material Culture Consulting, provided an archaeological survey dated June 10, 2019. Based on the results of the archeological survey, there were fifteen (15) previous cultural resource surveys within one quarter-mile of the project area and four (4) which encompassed portions of the project area; two (2) previously-recorded cultural resources were identified within a one quarter-mile radius of the project area. One of the identified resources is historical and the other is prehistoric. To address the possibility that previously-unknown subsurface cultural materials may be discovered during ground-disturbing activities, the following Mitigation Measure has been included, which will reduce potential impacts to cultural or historical resources to a less than significant level.

\* **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.*

## VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to remove a number of trees, grade a 2.62-acre area, add gravel surfacing and install two office trailers on concrete pads. It is expected that during the approximately three-month construction time frame, energy resources, electricity for lighting and fuel for vehicles and construction equipment will be utilized; however, it is not expected to be wasteful or unnecessary with adherence to standard construction practices. The project will not conflict with or obstruct a state or local plan for renewable energy.

## VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; or
  2. Strong seismic ground shaking; or
  3. Seismic-related ground failure, including liquefaction; or
  4. Landslides?



FINDING: NO IMPACT:

The subject parcel is not located in an area designated as being prone to seismic activity in the Fresno County General Plan Background Report (FCGPBR).

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of the site would involve grading which could result in some erosion, given the natural topography of the parcel; however, any such development will be required to obtain grading permits, and be subject to the requirements of the Grading and Drainage Sections of the Fresno County Ordinance Code.

C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or

D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

The project site is not located within an area of known risk of landslide, lateral spreading, subsidence, liquefaction, collapse, or within an area of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to connect to an existing onsite septic system. This project was reviewed by the Fresno County Department of Public Health, Environmental Health Division, which did not express any concerns with the existing septic system.

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

FINDING: NO IMPACT:

No paleontological resources or unique geologic features were identified in the analysis.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will generate greenhouse gas emissions during construction, and during operation; however, once construction is complete, additional vehicle traffic associated with the proposed storage yard is not anticipated to result in a substantial increase in long-term greenhouse gas emissions. The San Joaquin Valley Air Pollution Control District (SJVAPCD) published Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA December 17, 2009.

The Guidance proposes the use of performance-based standards or Best Performance Standards (BPS) as a means of determining the significance of project specific GHG emission impacts by utilizing established design specification or project design elements, which would assist in identifying feasible GHG emission reduction or minimization measures. Emission reduction via implementation of BPS would be pre-quantified, eliminating the need for project-specific quantification of GHG emissions. Under these standards, this project will have a less than significant impact on Greenhouse Gas generation.

#### IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will be required to handle all hazardous waste in accordance with the provisions of California Code of Regulations (CCR), Title 22, Division 4.5.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: NO IMPACT:

The subject parcel is not located within one quarter-mile of an existing or proposed school.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

The subject property is not located on a hazardous materials site as identified by the U.S. Environmental Protection Agency, NEPAAssist mapping tool. The SCE Shaver Lake Service center is classified as a Hazardous Waste Generator under the guidelines of the Resource Conservation and Recovery Act (RCRA). The proposed material storage yard will contain electrical infrastructure materials such as power poles, wire and cable reels, insulators, new transformers, material crates, hardware, other palletized material, roll-off bins and two Conex storage boxes.

If any storage of hazardous materials is proposed, the applicant will be required to update its Hazardous Materials Business Plan within 30 days if there is a 100 percent increase in quantities of a previously-disclosed material, or the facility begins handling a previously-undisclosed material at or above the HMBP thresholds. All hazardous waste is required to be handled in accordance the provisions of the California Code of Regulations (CCR), Title 22, Division 4.5.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The subject property is not located within an airport land use plan or within two miles of a public airport.

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

FINDING: NO IMPACT:

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility is in a State Responsibility Area (SRA) and is subject to all applicable SRA Fire Safe Regulations, which address such things as setbacks for structures, emergency access and vegetation management. The project was reviewed by CalFire, which did not express concerns that the project would result in an increased risk of human or structural exposure to wildfire that may result in loss, injury or death.

Because the subject parcel is located in area that is prone to wildfire risk, the potential remains for such an occurrence; however, the project does not entail a substantial increase in new structures or the addition of a substantial number of additional personnel over that of the existing facility, and with adherence to all applicable fire safe regulations and building and fire codes, such risks would be less than significant.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The proposed facility is not anticipated to violate any water quality standards or waste discharge requirements, impacting surface or groundwater. The project site is located approximately one third-mile southwest of the nearest extent of Shaver Lake.

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

FINDING: NO IMPACT:

The proposed facility will provide storage for electrical infrastructure materials and equipment, and does not propose to use substantial quantities of groundwater in its operation.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site; or
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will involve the removal of trees and vegetation, grading, leveling and surfacing of the approximately 2.62-acre project site, which will alter the drainage pattern of the site from its previously natural state. However, the majority of the site will be surfaced with gravel over the native soil, with the exception of concrete pads for parking spaces, thus maintaining a predominately pervious surface, minimizing the amount of additional runoff created by development of the site. The project will not alter the course of a stream or river, nor is it anticipated to result in substantial offsite erosion or siltation. Any additional runoff is not anticipated to exceed the capacity of existing or planned storm water drainage systems and must be retained on site in compliance with County standards.

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

FINDING: NO IMPACT:

The project site is not located in a flood hazard area or an area at risk of tsunami or seiche.

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

FINDING: NO IMPACT:

The project is not anticipated to increase the use of groundwater in excess of the existing facility's current water use.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The project will not physically divide an established community or conflict with any land use plan, policy or regulation adopted for avoiding or mitigating environmental impacts.

## XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or

- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

The subject parcel is not located in an area of known mineral resources as identified by Figures 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR).

### XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction activities may generate temporary ambient noise levels including ground-borne vibration; however, as construction activity will be limited to a 2.62-acre area adjacent to the existing SCE Service Center, and with a limited construction timeline, no substantial temporary or permanent increase in noise is anticipated. The project will be required to comply with the Fresno County Ordinance Code.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located in the vicinity of a private airstrip or within the review area of an airport land use plan.

### XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project proposal, once constructed, will employ approximately 25 people in the operation of the storage yard. The proposal is not anticipated to induce substantial population growth, and no new infrastructure other than an access driveway for the storage yard is proposed. No housing or people will be displaced as a result of this project.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
  - 1. Fire protection;
  - 2. Police protection;
  - 3. Schools;
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in adverse impacts associated with the provision of any government facilities, or result in the need for new governmental facilities, the construction of which would cause adverse impacts to the provision of public services. No reviewing agencies expressed concerns that the project would adversely impact public services.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project proposes the expansion of an existing Southern California Service Center, with the addition of an approximately 2.62-acre outdoor storage yard to be constructed adjacent the Service Center. This proposal is not anticipated to increase the use of existing parks or recreational facilities, nor will it involve the construction or expansion of such facilities.

## XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The proposed project will take access via a new driveway, connecting to a private road which provides access from Dinkey Creek Road. The proposed access drive will be subject to all applicable County development standards and State Responsibility Area Fire Safe Regulations as they pertain to emergency access standards. The project was not evaluated using the Vehicle Miles Travelled metric, and no traffic study was required. The project proposes a 2.62-acre addition to an existing facility and will not conflict with any program, plan, ordinance or policy which addresses the County circulation system. No work within the County right-of-way is proposed. No changes with the configuration of the existing private access road from Dinkey Creek Road is proposed with this application.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:



1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

Under the provisions of Assembly Bill 52, the County of Fresno was required to provide notice that this Initial Study was being prepared to Native American Tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on April 30, 2019, to Robert Ledger of the Dumna Wo Wah, Robert Pennell of Table Mountain Rancheria, Ruben Barrios of Santa Rosa Rancheria and to Tara Estes-Harter of the Picayune Rancheria of Chukchansi Indians. None of the Tribal Governments responded to the notice.

The project site is in an area of moderate archeological sensitivity; therefore, the following Mitigation Measure is proposed to ensure that potential impacts to previously-unknown tribal cultural resources can be reduced to less than significant.

\* **Mitigation Measure**

1. See *Mitigation Measure No. 1, Section V above.*

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

**FINDING: NO IMPACT:**

The proposed project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, natural gas, or telecommunications facilities. The proposed laydown storage yard will be constructed and operated by Southern California Edison, a public utility. There is new electrical service proposed to supply the storage yard lighting and portable office/utility trailers with electrical power. Additionally, the project proposes to connect to an existing onsite septic system to serve the portable office/utility trailers.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

The project proposes the expansion of an existing Service Center facility with the addition of a paved storage yard with minor improvements for the storage of materials and equipment for the repair and maintenance of its electrical infrastructure. The proposed expansion will involve the addition of two portable utility trailers, which will entail minimal additional water use. The applicant's operational statement anticipates 60 gallons per day. Water is supplied to the existing facility by the Shaver Lake Heights Mutual Water Company. No concerns related to water supply for this project proposal were expressed by any reviewing agencies or departments.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project proposes to utilize an existing onsite septic system. No expanded capacity is anticipated with this proposal. The existing Service Center is provided sewer services through County Service Area (CSA) 31B.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project is not anticipated to generate solid waste in excess of State or local standards, or in excess of local infrastructure capacity; additionally, the project will be subject to the provisions of the Fresno County Ordinance Code, Title 8.20, pertaining to Solid Waste Disposal.

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The project will not impair an adopted emergency response or emergency evacuation plan, or impair any existing or planned telecommunication facilities. The project involves the expansion of an existing facility which will take access from a private road which serves the existing facility. The proposal will be subject to all applicable SRA Fire Safe Regulations, Title 15.60 Fresno County Ordinance Code, including design of emergency access, and California Code of Regulations (CCR) Title 24-Fire Code.

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is in a forested area where there is substantial risk of wildfire occurrence. The project site is situated in an area of gently to moderately sloping terrain, and adjacent to the intersection of two roads, Dinkey Creek Road and the private road serving the existing facility. The project was reviewed by CalFire, which did not express any specific concerns related to increased wildfire risks due to slope or prevailing winds.

The project proposes the expansion of an existing operation, with the addition of storage area for equipment and materials used for the maintenance of its local electrical infrastructure. It is unknown whether the storage of such materials and equipment creates and increased risk of wildfire, or in such a case result in the exposure of people working or living near the site to pollutant concentrations. The project proponent will be required to submit plans for review and approval by CalFire prior to the issuance of building permits.

- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be required to comply with all applicable State Responsibility Area (SRA) fire safe regulations, including, but not limited to, setbacks for structures, road improvements, emergency access, flammable vegetation management, and water supply.

- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is in an area where slopes may exceed thirty percent, according to Figure 7-2 of the Fresno County General Plan Background Report; however, the project site and immediate vicinity appear from site photos in an aerial imagery to be gently to moderately sloping. The project site is not in an area at risk of flood inundation due to dam failure, and according to FEMA, FIRM Panel 0725H the project site is in an area of minimal flood hazard. The project will be required to obtain grading permits for any grading proposed with the project, and may require an engineered grading and drainage plan. Additionally, the proposed 2.62-acre storage yard will be surfaced with compacted gravel, and parking areas will be paved with concrete.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project entails the expansion of an existing Southern California Edison Service Center, which entails the construction of an approximately 2.62-acre equipment and materials storage yard, adjacent to the service center. The proposal will add some outdoor security lighting, and as such, Mitigation has been included requiring all outdoor lighting to be hooded and directed so as not to affect adjacent property or the roadway. To address the possibility that previously-undiscovered subsurface paleontological, cultural/historical or tribal/cultural resources are present within the project area, additional Mitigation has been included under Section V, which implements avoidance and reporting measures, which will reduce potential impacts to a less than significant level.

\* **Mitigation Measure(s)**

1. See Section I.
2. See Section V.
3. See Section XVIII.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the analysis that would result from the project.

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

FINDING: NO IMPACT:

No environmental effects that would result in substantial adverse impacts to human beings were identified in the analysis.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3639, 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 Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems.

Potential impacts related to Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Noise, Greenhouse Gas Emissions, Transportation, and Wildfire have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have been determined to be less than significant with compliance with noted 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" Street, Fresno, California.

JS:ksn

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7593</b>	<b>LOCAL AGENCY MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
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): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Project Applicant/Sponsor (Name): Pascual Garcia/ Southern California Edison	Project Title: Initial Study Application No. 7593/Unclassified Conditional Use Permit No. 3639		
Project Description: Allow the expansion of an existing Southern California Edison, Service Center with the construction of a laydown yard, which will provide storage area for equipment and material for the construction and maintenance of Southern California Edison's Transmission and Distribution system on a 2.62-acre portion of a 357.80-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District. The subject parcel is located on the north side of Dinkey Creek Road, approximately one quarter-mile east of State Route 168/Tollhouse Road, within the unincorporated community of Shaver Lake (SUP. DIST. 5) (APN 120-260-10U) (41694 Dinkey Creek Road).			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3635, 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 Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems.  Potential impacts related to Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Noise, Greenhouse Gas Emissions, Transportation and Wildfire have been determined to be less than significant.  Potential impacts relating to, Aesthetics, Cultural Resources and Tribal Cultural Resources have determined to be less than significant with compliance with noted 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" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – November 29, 2019		Review Date Deadline: Planning Commission – January 9, 2020	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**

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# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 4 January 9, 2020

**SUBJECT:** Initial Study Application No. 7645 and Classified Conditional Use Permit Application No. 3652

Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot, and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Avenue, Parlier) (SUP. DIST. 4) (APN 363-051-20).

**OWNER:** O'Neill Vintners and Distillers  
**APPLICANT:** Zumwalt Construction

**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. 7645; and
- Approve Classified Conditional Use Permit (CUP) No. 3652 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 Plan/Elevations
6. Applicant’s Submitted Operational Statement
7. Summary of Initial Study Application No. 7645
8. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	46.36 acres	No change
Project Site	Cultivated land; parking lot	Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot, and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel.
Related Structural Improvements	None	<ul style="list-style-type: none"> <li>• 6,952 square-foot office</li> <li>• Carports with roof-mounted solar panels</li> </ul>
Nearest Residence	Approximately 1,720 feet north of the project site	No change
Surrounding Development	Orchard, field crops, single-family residences	No change
Operational Features	The onsite parking serves a winery operation on adjacent parcels	The 6,952 square-foot office and related parking will serve the exiting winery



<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Employees	180 (full time) at the winery site	No change
Customers or Visitors	5 to 10 a week at the winery site	No change
Traffic Trips	Per the Traffic Impact Analysis Report for the existing winery expansion prepared by TJKM Transportation Consultants and dated December 2014, a maximum of 109 daily trips, including 21 inbound trips in the a.m. peak hour and 21 outbound trips in the p.m. peak hour	Per the Trip Generation and Level of Service Analysis (TGLSA) prepared by LSA Associates, Inc., the project will serve 27 total winery employees resulting in 81 average daily trips, including 27 inbound trips in the a.m. peak hour and 27 outbound trips in the p.m. peak hour during typical day-to-day operations.
Lighting	Pole lighting around parking lot	Lighting around the proposed office building and expanded parking area
Hours of Operation	8:00 am to 5:00 pm, Monday through Friday	No change

**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: December 6, 2019

**PUBLIC NOTICE:**

Notices were sent to 15 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 Classified Conditional Use Permit (CUP) may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

**BACKGROUND INFORMATION:**

The project site is active farmland. An approximately 1.6-acre portion of the site is developed with a paved parking lot and a 0.7-acre portion is developed with a storage yard for a winery located on adjacent parcels.

The subject proposal entails construction of a 6,952 square-foot business office with renovation to the existing parking lot along with additional new parking. The proposal also involves carport construction providing roof-mounted solar panels for the existing parking lot and parking lot extension. The proposed improvements, encompassing the parking lot and the storage yard, will occupy an approximately 2.87-acre portion of the subject 46.36-acre parcel. The remainder 40.49 acres will remain in agricultural production. The proposed development will serve the winery.

As a point of note, the California Department of Toxic Substances Control (CDTSC) reviewed the Initial Study (IS) prepared for the project during the public comment period and suggested that the potential for site activities to result in the release of hazardous wastes/substances be evaluated in the hazards and Hazardous Materials Section of the Initial Study. The changes have been included as mitigation measures in **bold/underline** in Section IX. A. B. C. HAZARDS AND HAZARDOUS MATERIALS of Initial Study No. 7645 (Exhibit 7).

*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*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Side: 20 feet Street Side: 25 feet Rear: 20 feet	Front (east property line): 54.5 feet Side: (north property line): 935 feet Street Side (south property line): 160 feet Rear (west property line): 1,360 feet	Yes
Parking	One (1) off-street parking space for each two permanent employees	206 parking spaces (including six handicapped-accessible spaces)	Yes
Lot Coverage	No Requirement	No requirement	N/A
Separation Between Buildings	Six-foot minimum	N/A	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	100 percent	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	Will connect to an existing well on the winery site	N/A

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

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 project meets the minimum setback requirements of the AE Zone District. The office building will be set back approximately 54.5 feet from the east property line (35 feet required along Lac Jac Avenue), 935 feet from the north property line (20 feet required), 160 feet from the south property line (25 feet required) and 1,360 feet from the west end of the parking lot property line (20 feet required).

The subject property is adequate in size to accommodate the proposed office, onsite parking expansion with carport structures, and circulation areas. Regarding off-street parking, the Zoning Ordinance requires one (1) parking space for each two permanent employee and the California Building Code requires one parking space for the physically handicapped per every 25 parking spaces. According to the Site Plan Review Unit of the Fresno County Department of Public Works and Planning, the project requires 90 parking spaces for 180 full-time employees currently working at the winery site. The Applicant-submitted project Site Plan (Exhibit 5) depicts 206 parking spaces (including six handicapped-accessible spaces), which meets the requirement.

Based on the above information, staff believes that the project site is adequate in size and shape to accommodate the proposal.

**Recommended Conditions of Approval:**

*None.*

**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*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Public Road Frontage	Yes	Parlier Avenue; fair condition Lac Jac Avenue; fair condition	No change
Direct Access to Public Road	Yes	Parlier Avenue	Lac Jac Avenue
Road ADT (Average Daily Traffic)		400 (Parlier Avenue) 1,200 (Lac Jac Avenue)	No change
Road Classification		Local (Parlier and Lac Jac Avenues)	No change
Road Width		60 feet (Parlier and Lac Jac Avenues)	No change
Road Surface		Asphalt concrete paved	No change
Traffic Trips		Per the Traffic Impact Analysis Report for the existing winery expansion prepared by TJKM Transportation Consultants and dated December 2014, a maximum of 109 daily trips, including 21 inbound trips in the a.m. peak hour and 21 outbound trips in the p.m. peak hour.	Per the Trip Generation and Level of Service Analysis (TGLSA) prepared by LSA Associates, Inc., the project will serve 27 total winery employees resulting in 81 average daily trips, including 27 inbound trips in the a.m. peak hour and 27 outbound trips in the p.m. peak hour during typical day-to-day operations.
Traffic Impact Study (TIS) Prepared	No	Traffic Impact Analysis Report prepared for the existing winery expansion by TJKM Transportation Consultants and dated December 2014	No TIS required. The Trip Generation and Level of Service Analysis completed for the project determined that the project impact on adjacent intersections would have a less than significant impact.
Road Improvements Required		Parlier Avenue; fair condition Lac Jac Avenue; fair condition	Not required

**Reviewing Agency/Department Comments:**

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: If not already present, a 30-foot by 30-foot corner cut-off shall be provided at the intersection of Parlier and Lac Jac Avenues for sight distance purposes. This requirement has been included as a Project Note.

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

**Analysis:**

The project site fronts Parlier and Lac Jac Avenues with access from Parlier Avenue. An additional access to the site will be provided off Lac Jac Avenue. Both Parlier and Lac Jac Avenues are asphalt paved, in fair condition, and carry Average Daily Traffic (ADT) of 400 and 1,200, respectively.

Parlier and Lac Jac Avenues are designated as Local roads in the County General Plan and have an existing total right-of-way width of 60 feet, which meets the ultimate road right-of-way width for Local roads as required by the County General Plan.

Per the Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning, review of the Trip Generation and Level of Service Analysis (TGLSA) prepared for the project and discussed in the TRANSPORTATION Section of the Initial Study (Exhibit 7), the project operation will have a less than significant impact on adjacent road intersections (Lac Jac/Parlier Avenues and Lac Jac/Manning Avenues). No Traffic Impact Study was required for the project.

Based on the above information, and with adherence to the Project Note, staff believes Parlier and Lac Jac Avenues at the project can accommodate the traffic generated by the proposal.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval and Project Notes attached as Exhibit 1.*

**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*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	33.4 acres 18.7 acres	Farmland	AE-20	1,720 feet
South	67.7 acres 6.52 acres	Farmland	AE-20	None
East	17.2 acres	Winery	AE-20	None
West	57.1 acres	Farmland	AE-20	2,921 feet

## **Reviewing Agency Comments:**

Fresno County Department of Public Health, Environmental Health Division (Health Department): Within 30 days of the occurrence of any of the following events, the applicant/operators shall update their online Hazardous Materials Business Plan and site map: 1) there is a 100% or more increase in the quantities of a previously-disclosed material; 2) the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, and an Underground Storage Tank Removal Permit shall be obtained to remove any underground storage tank. Should the demolition of the existing structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures, and if asbestos-containing materials are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted. If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9, State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) shall be contacted. Any construction materials deemed hazardous as identified in the demolition process shall be disposed of in accordance with current federal, state, and local requirements.

To protect groundwater, all abandoned water wells on the parcel 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 "oily water" removed from the well shall be handled in accordance with federal, state and local government requirements. A sewage disposal system shall be installed for the office building under permit and inspection by the Department of Public Works and Planning, Building and Safety Section. The location of the onsite sewage disposal area shall be identified and cordoned off to prevent traffic from driving over, causing damage and possible failure of the septic system. Noise related to construction shall adhere to the Fresno County Noise Ordinance.

Site Plan Review (SPR) Unit of the Fresno County Department of Public Works and Planning: Per Section 855 E 3.a. of the Fresno County Zoning Ordinance, the required front yard shall be landscaped with appropriate materials and be maintained. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation Plans shall be submitted to the SPR Unit for review and approval prior to the issuance of Building Permits. The driveway shall be a minimum of 24 feet and a maximum of 35 feet in width. If only the driveway is to be paved, the first 100 feet off the edge of the ultimate right-of-way shall be concrete or asphalt. A dust palliative shall be required on all unpaved parking and circulation areas. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Road Maintenance and Operations Division: An encroachment permit shall be required prior to any work being performed in the County road right-of-way. The existing curb and a fence shall be removed outside of the ultimate right-of-way for Parlier and Lac Jac Avenues.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineered Grading and Drainage Plan and a grading permit shall be required for any grading proposed with this application. Any existing or proposed entrance gate shall be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.

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

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

The above-noted requirements have been included as Project Notes.

San Joaquin Valley Air Pollution Control District; Ag Commissioner Office; Water and Natural Resources Division of the Fresno County Department of Public Works and Planning; U.S. Fish and Wildlife Service; California Department of Fish and Wildlife; Regional Water Quality Control Board; and State Water Resources Control Board, Division of Drinking Water: No concerns with the proposal.

#### **Analysis:**

The project site, an active farmland, is partially improved with a parking lot and a storage yard for an existing winery. The winery is located to the east and active farmlands are located to the north, south and west of the project site.

The subject proposal entails construction of a 6,952 square-foot office building, the expansion and renovation of an existing parking lot, and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel. The remainder 40.49 acres of the site will remain in agricultural production. The proposed improvements will serve the winery.

An Initial Study prepared for the project has identified potential impacts to aesthetics, cultural resources, and energy. To mitigate impact to aesthetics, all outdoor lighting will be hooded and directed downward to avoid glare on adjoining properties. To mitigate impact to cultural resources, any artifacts/human remains unearthed during ground disturbance will require all work to be halted and findings be evaluated by an archeologist. To mitigate impact to energy resources, the idling of onsite vehicles and equipment will be required to be avoided to reduce consumption of energy during project construction. These requirements have been included as Mitigation Measures (Exhibit 1).

Potential impacts related to geology and soils, hazards and hazardous materials, noise and public services are less than significant. The project will install a new onsite sewage disposal system under permit and inspection from the County, handle all hazardous material according to the state and local requirements, comply with the County Noise Ordinance, adhere to the current Fire Code and Building Code and annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. These requirements have been included as Project Notes and will be addressed through the Site Plan Review recommended as a Condition of Approval.

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, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) requested to be notified in the unlikely event that cultural resources are identified on the property. Although the tribe provided no documents or evidence to suggest the presence of tribal cultural resources on the project site, the Mitigation Measure noted in Section V. CULTURAL RESOURCES of the Initial Study (Exhibit 7) would mitigate any impact on the tribal cultural resources to less than significant.

Based on the above information and with adherence to the Mitigation Measures, recommended Conditions of Approval, and mandatory 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, recommended Conditions of Approval, and Project Notes attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy LU-A.3: County may allow by discretionary permit in areas designated Agriculture certain agricultural uses and agriculturally-related activities, including certain non-agricultural uses, subject to the following Criteria: a) Use shall provide a needed service to surrounding agricultural area which cannot be provided within urban areas; b) Use shall not be sited on productive agricultural lands if less productive lands are available; c) Use shall not have a detrimental impact on water resources or the use or management of surrounding properties within ¼-mile radius; d) Probable workforce located nearby or readily available.</p>	<p>Regarding Criteria “a”, the subject proposal (office and parking) will support an existing agriculturally-related use (winery) on adjacent parcels. The project will provide a needed service to the winery. Regarding Criteria “b”, the project site is not active farmland and is classified as Urban and Built-Up Land in the 2016 Fresno County Important Farmland Map. Regarding Criteria “c”, the project is not located in a water-short area and will consume limited groundwater. Regarding Criteria “d”, the nearby Cities of Parlier and Reedley can provide a probable workforce.</p>
<p>General Plan Policy LU-A.12: County shall seek to protect agricultural activities from encroachment of incompatible land uses.</p> <p>General Plan Policy LU-A.13: County shall require buffers between proposed non-</p>	<p>The proposed use is compatible with agricultural zoning and is an allowed use on land designated for agriculture with discretionary land use approval and adherence to the applicable General Plan Policies. The project site is a non-active</p>



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>agricultural uses and adjacent agricultural operations.</p> <p>Policy LU-A.14 requires an assessment of the conversion of productive agricultural land and that mitigation shall be required where appropriate.</p>	<p>farmland, partially developed with a parking lot, and separated from surrounding farming operations by existing roadways.</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, not located in a low-water area of Fresno County, will use minimal water supplied by an existing State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW)-approved well on a winery site. No concerns related to water quantity, quality, or sustainability were expressed by SWRCB-DDW or the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning.</p>
<p>General Plan Policy FP-D.6 requires that the County shall permit onsite sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening groundwater quality or posing health hazards.</p>	<p>The proposed office will be provided with an onsite sewage disposal system. No concerns related to the installation of the such system were expressed by the Fresno County Department of Public Health, Environmental Health Division.</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 if they meet certain criteria. Policy LU-A.12 requires protection of agricultural activities from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; and Policy LU-A.14 requires an assessment of the conversion of productive agricultural land. Policy PF-D.6 requires individual onsite sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality. Policy PF-C.17 requires evaluation of adequacy and sustainability of the water supply for the project.

**Analysis:**

As discussed above in General Plan Consistency/Considerations, the subject proposal meets the intent of Policy LU-A.3. Regarding consistency with Policy LU-A.12, Policy LU-A.13, and Policy LU-A.14, the proposed use is compatible with agricultural zoning with discretionary land use approval, located on non-active farmland, and separated from the adjacent farmland by roadways. Regarding consistency with Policy PF-C.17, the project will consume limited groundwater. Regarding consistency with Policy PF-D.6, the project will install an individual sewage disposal system with no potential impact to groundwater quality.

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.

*Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare*

**Reviewing Agency Comments:**

Refer to **Reviewing Agency Comments** in Finding 3 of this report

**Analysis:**

As discussed above in Finding 3, the project will comply with the Site Plan Review included as a Condition of Approval in the Resolution. This Condition was deemed necessary to ensure that project-related onsite and offsite improvements are constructed in a manner which protects public health, safety and general welfare. This includes the requirements that landscaping be provided along the property frontage, the site access road be provided with adequate width meeting the County road development standards, and site grading be performed according to the County Ordinance code to protect adjacent properties from flooding hazards. Additional conditions deemed necessary to protect public health, safety and general welfare, and included in the Resolution require that all outdoor lighting be hooded in order to minimize glare on adjacent roads/properties, all onsite work be stopped and proper authorities be notified if cultural resources are unearthed during ground disturbance, and idling of vehicles during construction be avoided to conserve energy.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 5 can be made.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit (CUP) can be made. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Classified Conditional Use Permit No. 3652, 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. 7645; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3652, 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. 3652; 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. 7645/Classified Conditional Use Permit Application No. 3652**  
**(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	During project life
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
3.	Energy	The idling of onsite vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.	Applicant	Applicant	During construction
4.	Hazards and Hazardous Materials	If buildings or other structures are to be demolished on any project sites included in the proposed project, prior to the issuance of building permits, surveys shall be conducted for the presence of lead-based paints or products, mercury, asbestos-containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings shall be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential	Applicant	Applicant/Dept. of Toxic Substances Control (DTSC)	As noted

		Contamination from Lead-Based Paint, Termiticides, and Electrical Transformers ( <a href="https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf">https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf</a> ).			
5.	Hazards and Hazardous Materials	If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, prior to the issuance of building permits, proper sampling shall be conducted to ensure that the imported soil is free of contamination and the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material ( <a href="https://rfs-env.berkeley.edu/sites/default/files/dtscsmp_fs_cleanfill-schools.pdf">https://rfs-env.berkeley.edu/sites/default/files/dtscsmp_fs_cleanfill-schools.pdf</a> ).	Applicant	Applicant/DTSC	As noted
6.	Hazards and Hazardous Materials	If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, prior to issuance of building permits, the current and former agricultural lands shall be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) ( <a href="https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf">https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf</a> )	Applicant	Applicant/DTSC	As noted
<b>Conditions of Approval</b>					
1.	Development of the property shall be in accordance with the Site Plans, Elevations, and Operational Statement approved by the Planning Commission.				
2.	Prior to the issuance of building permits, 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, onsite grading and drainage, fire protection, landscaping, signage and lighting.				

\*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.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	This permit will become void unless there has been substantial development within two years of the effective date of this approval, or there has been a cessation of the use for a period in excess of two years.

Notes	
2.	Plans, permits and inspections are required for all onsite improvements. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
	<p>To address site development impacts resulting from the project, the Site Plan Review Unit of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> <li>• Per Section 855 E 3.a. of the Fresno County Zoning Ordinance, the required front yard shall be landscaped with appropriate materials and be maintained.</li> <li>• Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per Governor's Drought Executive Order of 2015.</li> <li>• The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) unit for review and approval prior to the issuance of Building Permits.</li> <li>• The driveway shall be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division.</li> <li>• If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt.</li> <li>• All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.</li> <li>• A dust palliative shall be required on all unpaved parking and circulation areas.</li> </ul> <p>Note: These requirements will be addressed through Site Plan Review.</p>
3.	<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"> <li>• An Engineered Grading and Drainage Plan and a grading permit shall be required for any grading proposed with this application.</li> <li>• Any existing or proposed entrance gate shall be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.</li> <li>• If not already present, 30-foot by 30-foot corner cutoffs shall be provided at the intersection of Parlier Avenue and Lac Jac Avenue for sight distance purposes.</li> </ul>
4.	An encroachment permit shall be obtained from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning prior to any work being performed in the County road right-of-way. The existing curb and a fence shall be removed outside of the ultimate right-of-way for Parlier and Lac Jac Avenues.
5.	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 Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. In addition, the property shall annex to Community Facilities District (CFD) No. 2010-01 of FCFPD.
6.	To address public health impacts resulting from the project, Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:

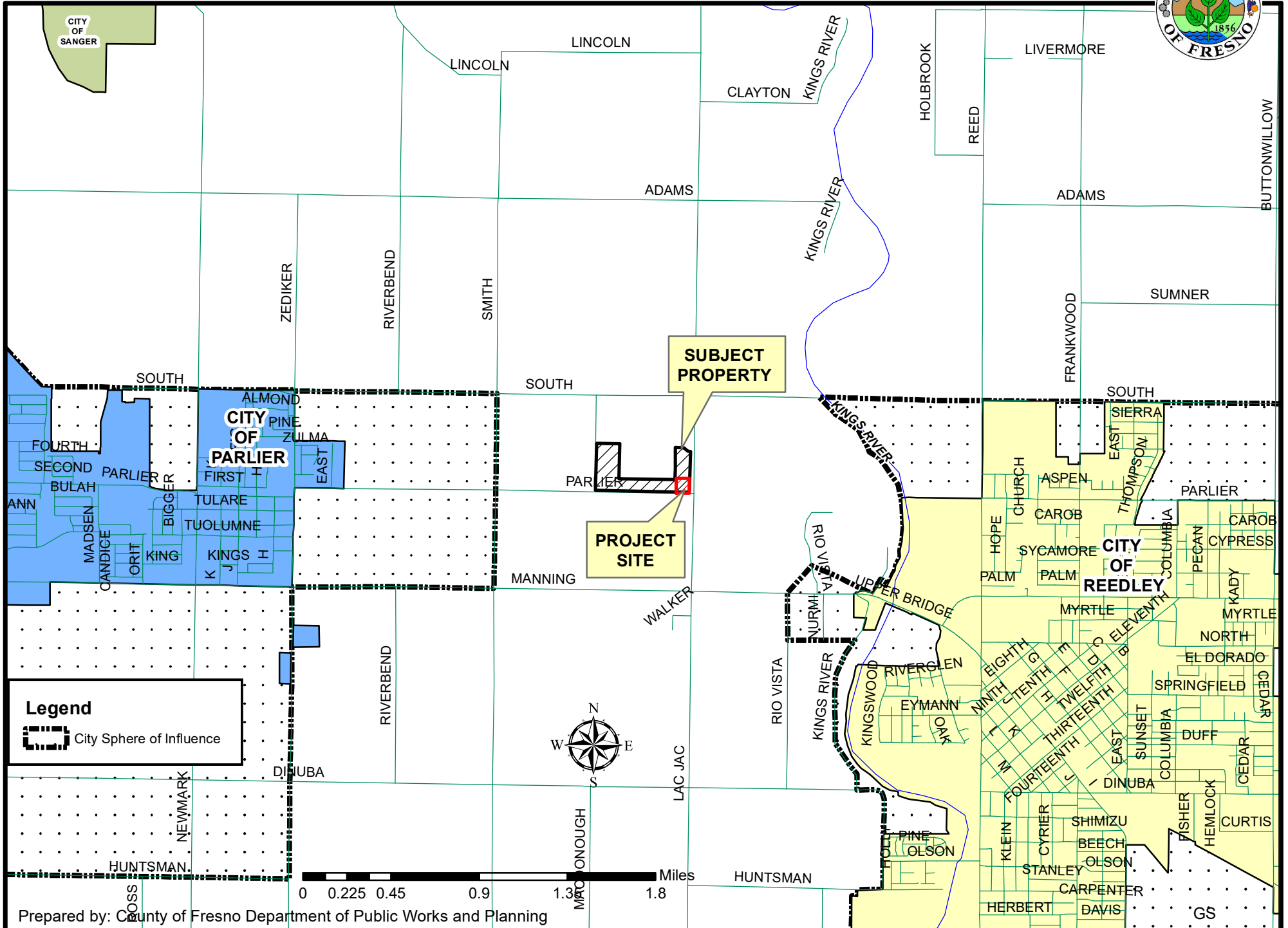
## Notes

- Within 30 days of the occurrence of any of the following events, the Applicant/operators shall update their online Hazardous Materials Business Plan and site map: 1) there is a 100% or more increase in the quantities of a previously-disclosed material; 2) the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts.
- All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, and an Underground Storage Tank Removal Permit shall be obtained to remove any underground storage tank.
- Should the demolition of the existing structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures, and if asbestos-containing materials are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel, the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9, State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) shall be contacted.
- Any construction materials deemed hazardous as identified in the demolition process shall be disposed of in accordance with current federal, state, and local requirements.
- In an effort to protect groundwater, all abandoned water wells on the parcel 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; and the "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.
- A sewage disposal system shall be installed for the office building under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.
- The location of the onsite sewage disposal area shall be identified and cordoned off to prevent traffic from driving over, causing damage and possible failure of the septic system
- Noise related to construction shall adhere to the Fresno County Noise Ordinance.

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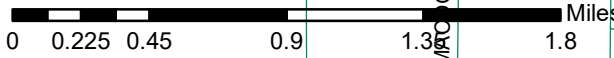
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# LOCATION MAP



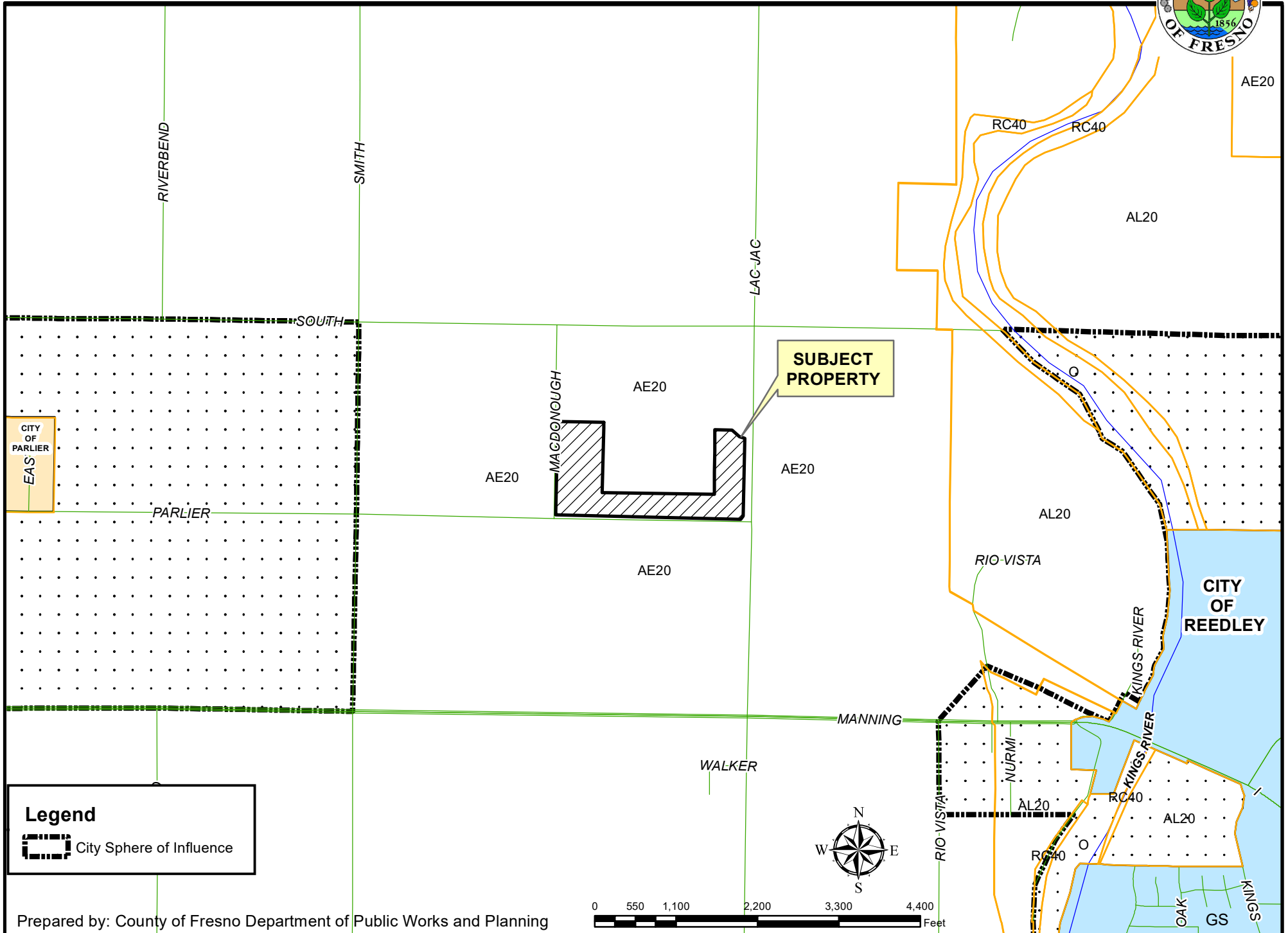
**Legend**

City Sphere of Influence

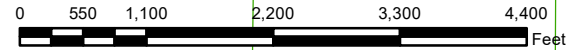




# EXISTING ZONING MAP



**Legend**  
City Sphere of Influence



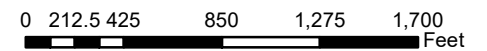
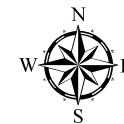
# EXISTING LAND USE MAP

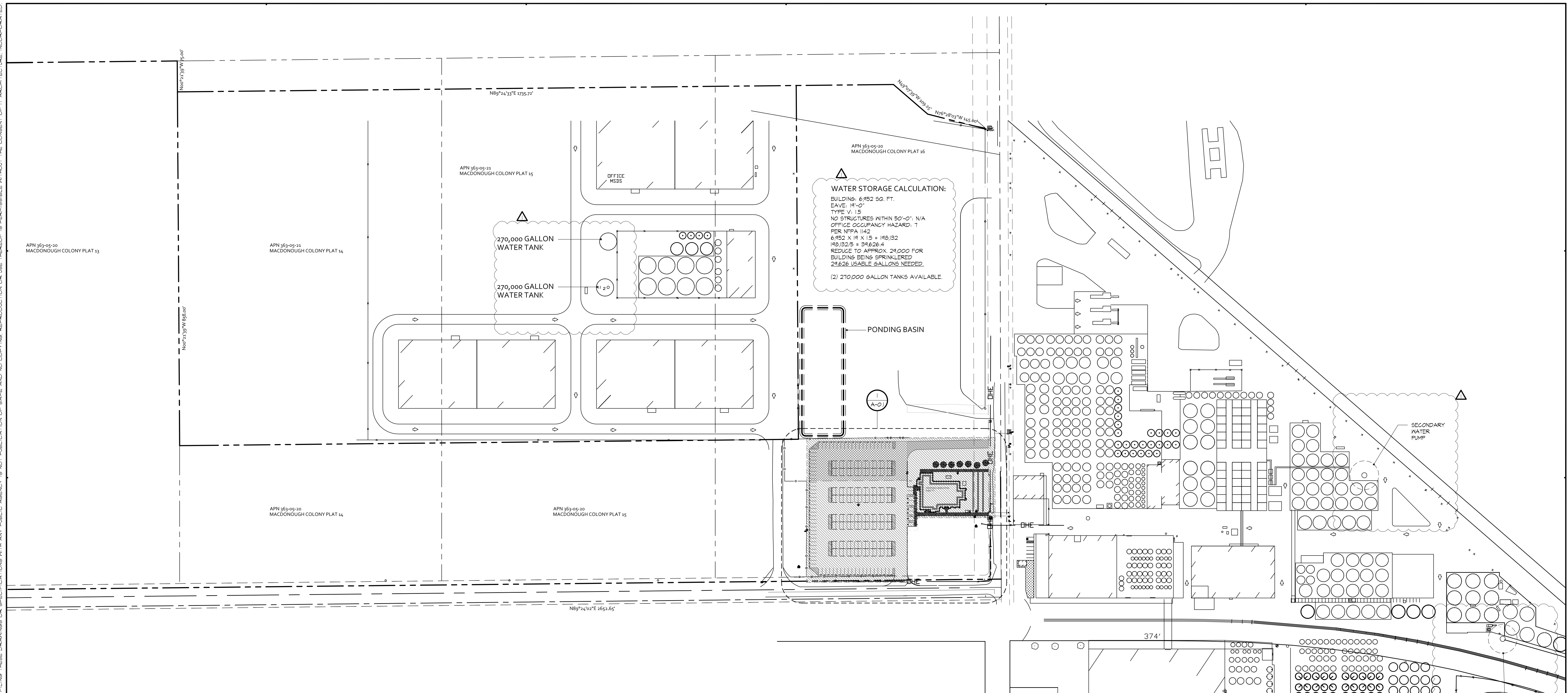


LEGEND	
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
PAH	PACKING HOUSE
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

**LEGEND:**

- Subject Property
- Ag Contract Land





**WATER STORAGE CALCULATION:**  
 BUILDING: 6,952 SQ. FT.  
 EAVE: 14'-0"  
 TYPE: V  
 NO STRUCTURES WITHIN 50'-0" N/A  
 OFFICE OCCUPANCY HAZARD: 7  
 PER NFPA 142  
 6,952 X 14 X 15 = 148,132  
 148,132/5 = 29,626.4  
 REDUCE TO APPROX. 29,000 FOR  
 BUILDING BEING SPRINKLERED  
 29,626 USABLE GALLONS NEEDED  
 (2) 270,000 GALLON TANKS AVAILABLE

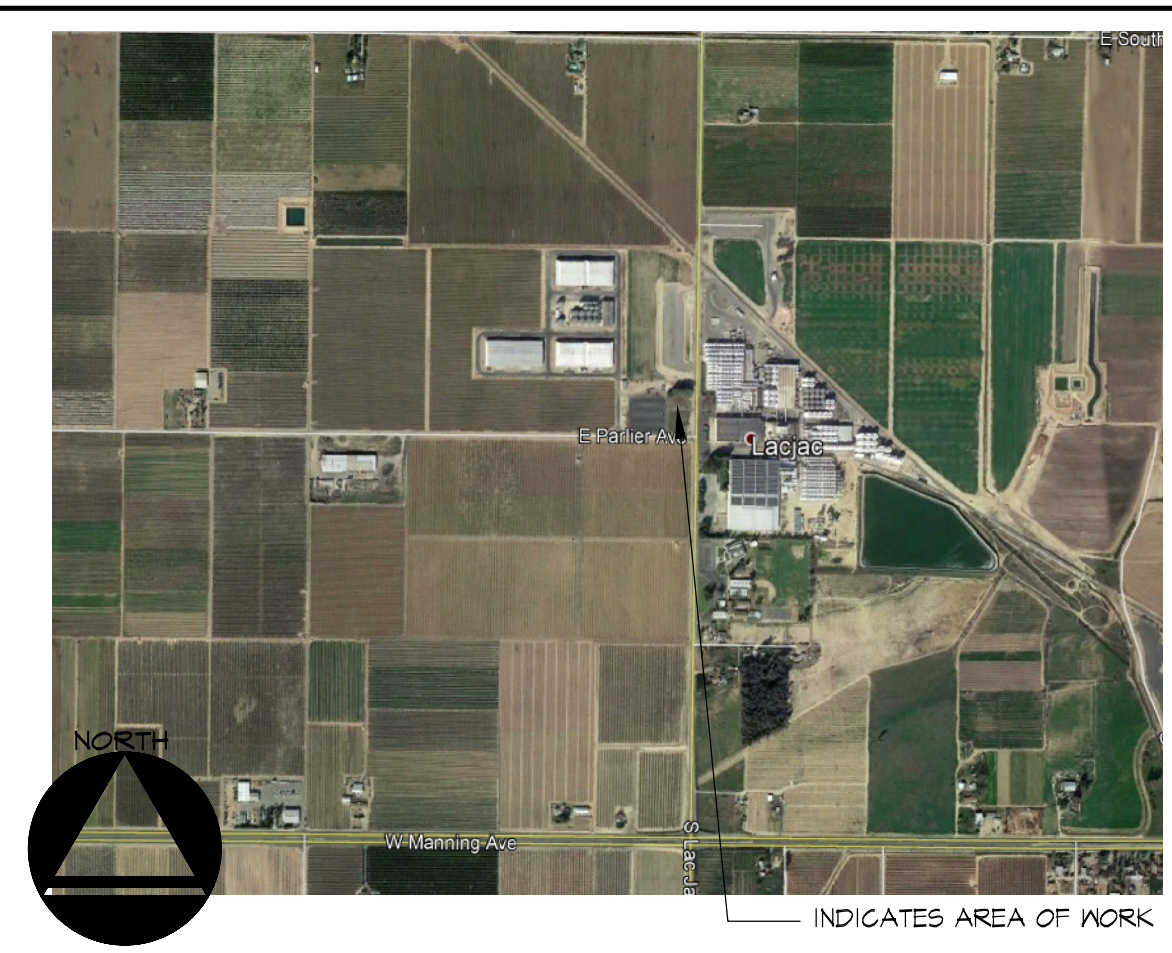
**Site Plan General Notes**

1. SITE DRAINAGE: GENERAL INTENT IS TO MAINTAIN EXISTING RAIN WATER RUNOFF FROM EXISTING PAVING TO EXISTING DIRT AREAS.
2. PROPERTY LINES: THE LINES SHOWN ARE BASED ON AVAILABLE INFORMATION FROM ASSESSORS' PLOT MAP AND SITE INVESTIGATION.
3. PROVIDE A MINIMUM 12" ADDRESS ON THE SIDE OF THE BUILDING FOR BUILDINGS GREATER THAN 50' FROM THE STREET AND A MINIMUM 6" ON THE SIDE OF THE BUILDING FOR BUILDINGS 50' OR LESS FROM THE STREET.
4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SHOULD ADDITIONAL SIGNS BE REQUIRED, THE APPLICANT MUST SUBMIT FOR A SIGN REVIEW PERMIT. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
5. ALL CONST. WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
6. THE PROJECT WILL BE SUBJECT TO SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT REGULATION VIII TO REDUCE PM-10 EMISSIONS.
7. ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED EQUIPMENT HAVE NOISE LEVEL RATINGS OF 65DBN MAX. MEASURED AT NEAREST PROPERTY LINE. IF EXCEEDING THIS LEVEL, PROVIDE ACOUSTIC Baffles TO REDUCE TO BELOW THIS LEVEL.
8. ANY ACTIVE ROCKET OR INSECT INFESTATION SHOULD BE ABATED PRIOR TO DEMOLITION WORK TO PREVENT SPREAD OF VECTORS TO ADJACENT PROPERTIES.
9. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT AN IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPT. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT THE LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
10. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY.
11. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
12. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-0107 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
13. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS OR RAMPS.
14. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS TO NOT CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPT. OF PUBLIC WORKS. ON-SITE LIGHTING TO CONFORM TO ORDINANCES AND TO BE WALL MOUNTED, OR GROUND MOUNTED, SHIELDED BOX TYPE, HOODED & CONTROLLED SO AS TO PREVENT GLARE ON ADJACENT PROPERTIES. LAYOUT AND ENGINEERING TO BE REVIEWED UNDER BUILDING PLAN CHECK. LAYOUT SHOWN IS ONLY PRELIMINARY TO INDICATE INTENT. AMOUNT OF LIGHT PER STANDARDS OF DEPT. OF PW.
15. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
16. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE PUBLIC WORKS DEPT., CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
17. CONTACT PUBLIC WORKS DEPT., TRAFFIC ENGINEERS 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
18. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED. CONTACT PUBLIC WORKS DEPT., WATER DIVISION INSTALLED ON-SITE IN A LOCATION APPROVED BY FOR REQUIREMENTS. PREVENTION DEVICES REQUIRED SHALL QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING OCCUPANCY. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MIN. OF 8 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
19. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER MEANS AS MAY BE APPROVED.
20. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE 805-644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
21. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE 805-644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
22. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY. APPROVAL OF SPECIAL PERMIT BECOMES NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS, THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS, OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
23. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA) CALL, 1-800-642-2444.
24. OPEN STREET CUTS ARE NOT PERMITTED. ALL UTILITY CONNECTIONS MUST BE BORED.
25. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF FRESNO, PUBLIC WORKS DEPT. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY (INCLUDING PEDESTRIAN, WATER AND SEWER UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. CONTACT THE COUNTY OF FRESNO PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES SECTION FOR DETAILED INFORMATION. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE COUNTY PRIOR TO OCCUPANCY.
26. NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS, (EXCEPT THE BACKFLOW PREVENTION NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, LANDSCAPE AREAS OR SETBACKS OR ON THE DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE BY LANDSCAPING STREET FRONTAGE OF THE BUILDING. THE BACKFLOW DEVICE SHALL BE SCREENED OR SUCH OTHER MEANS AS APPROVED.

**Site Accessibility Notes**

1. ALL ACCESSIBLE ROUTE SHALL BE MIN. 48" WIDE W/ 2% MAX. CROSS SLOPE 5% MAX. RAMPING SLOPE UNLESS A RAMP IS PROVIDED.
2. ALL ACCESSIBLE PATHS AROUND NEW BUILDING ARE PART OF THE NEW CONSTRUCTION WHERE ACCESSIBLE PATHS CROSS VEHICLEWAYS, TRUNCATED DOVES SHALL EXTEND THE ENTIRE WIDTH OF THE PATH, AND HAVE A MINIMUM DEPTH OF 3'-0".
3. THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELLED AT A 1:4 SLOPE. CHANGES EXCEEDING 1/4" A CROSS SLOPE 1:2 MAXIMUM SLOPE, AND NO VERTICAL DOES NOT EXCEED 2% SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5% THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 21" AND BELOW 80".
4. ALL PARKING ADJACENT TO NEW BUILDING IS NEW EXISTING PARKING TO REMAIN ACCESSIBLE STALLS SHALL MEET MINIMUM OF 18'-0" DEPTH X 9'-0" WIDTH THIS AREA IS DESIGNATED BY PAINTED STRIPES AND A PAINTED ACCESS AISLE PER THE 2016 CBC FIGURE 1206.1, AND 1206.4. THE BORDER AROUND THE ACCESS SHALL BE PAINTED BLUE. WHITE PAINT SHOULD BE USED ELSEWHERE FOR LONGEVITY. PROVIDE METAL SIGN (11" X 22" MIN) AT EACH ENTRANCE TO OFF-STREET PARKING THAT CLEARLY STATES "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT, OR BY TELEPHONING (BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. OWNER SHALL FURNISH INFORMATION).
5. PROVIDE A PERMANENTLY AFFIXED METAL SIGN (10 SQ. INCH MIN. WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT THE INTERIOR END OF EACH PARKING SPACE FOR THE PHYSICALLY DISABLED EITHER ON A POST (60" TO BOTTOM OF SIGN), OR ON A WALL (36" TO BOTTOM OF SIGN). PROVIDE A SIGN STATING "VAN-ACCESSIBLE" WHERE INDICATED.
6. PROVIDE A 36" SQUARE MIN. INTERNATIONAL SYMBOL (BLUE/WHITE) ON THE PAVEMENT BEHIND EACH ACCESSIBLE PARKING SPACE.
7. PROVIDE A SIGN AT ALL PRIMARY BUILDING ENTRANCES HAVING A MINIMUM 5' X 5' SYMBOL OF ACCESSIBILITY.
8. OBSTRUCTIONS OR STEPS ARE NOT PERMITTED ALONG ANY NORMAL ACCESSIBLE ROUTES OF TRAVEL.
9. PROVIDE A MINIMUM WIDTH OF 48" FOR ALL SIDEWALKS, (INCLUDING IN FRONT OF ANY PARKED VEHICLES) WITH NO ABRUPT OFFSETS GREATER THAN 1/2" INCH.
10. ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR ENITS.
11. MAXIMUM SLOPE OF RAMPS ALONG EXITS/WAYS OR ACCESSIBLE PATHS OF TRAVEL IS 1:12 MAX. HANDRAILS ARE REQUIRED WHEN SLOPE EXCEEDS 1:20.
12. PROVIDE A MINIMUM 60" X 60" LANDINGS AT THE TOP OF EVERY RAMP PROVIDED A DOOR DOES NOT SWING INTO THAT AREA. IF SLOPE MIN. 42" CLEAR DEPTH BEYOND THE SWING OF THE DOOR WHEN THE DOOR IS AT 90 DEGS. TO THE OPENING X 60" WIDE.
13. PROVIDE AN ACCESSIBLE LANDINGS (MAX. SLOPE OF 2% IN ANY DIRECTION) AT ALL EXTERIOR DOORS. FOR MANEUVERING CLEARANCES, THE LEVEL LANDINGS MUST BE 60" ON THE FULL SIDE AND 24" CLEAR ON THE STRIKE EDGE OF THE DOOR TO THE EDGE OF THE LANDINGS.
14. MAINTAIN A MAXIMUM SLOPE OF 5% (2% CROSS SLOPE) FROM THE LEVEL LANDINGS AT THE TOP OF CURB RAMP TO LEVEL LANDINGS AT THE MAIN ENTRANCE. THE MAXIMUM CROSS SLOPE OF ALL LANDINGS, RAMPS AND/OR WALKS SHALL BE 2%.
15. PROVIDE 24" CLEAR FROM STRIKE EDGE OF ALL EXTERIOR DOORS AND EDGES OF LANDINGS.
16. MAINTAIN A MAXIMUM SLOPE OF 2% IN ANY DIRECTION IN THE ACCESSIBLE PARKING SPACES AND UNLOADING ZONES.

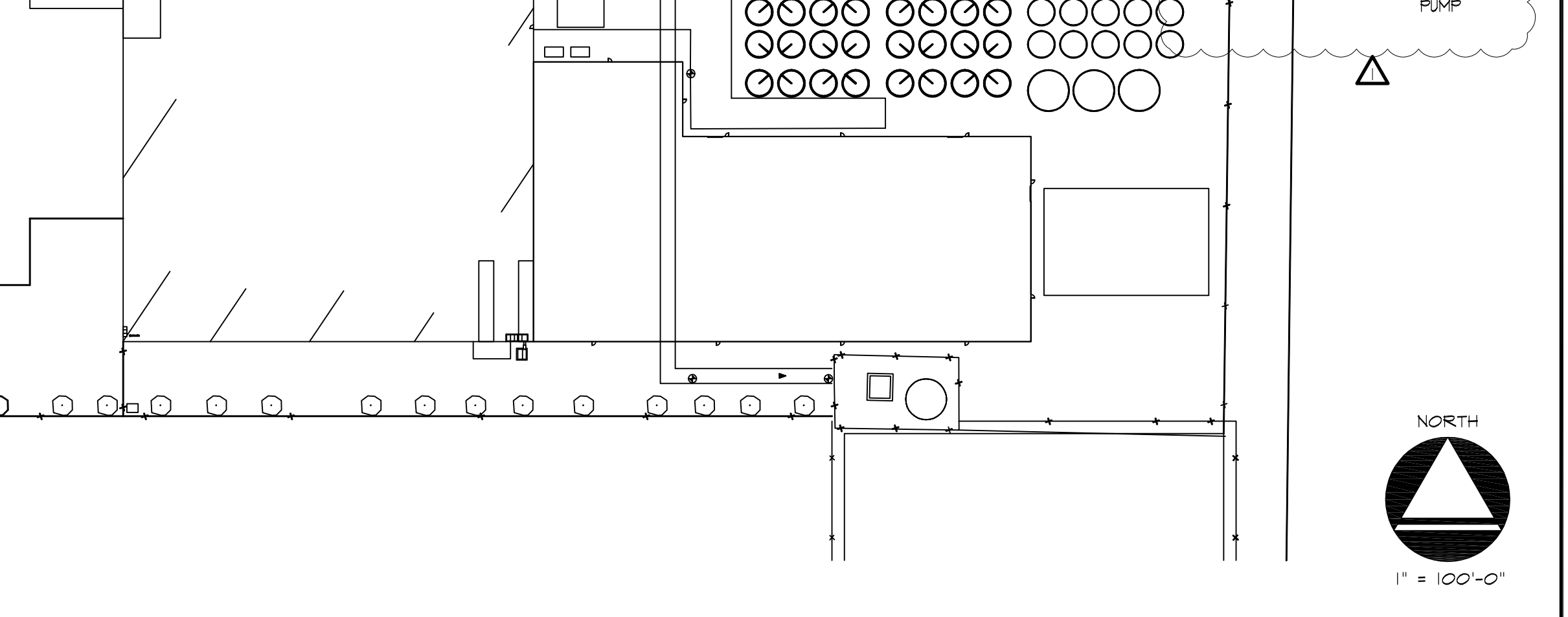
**Vicinity Map**



**Site Fire Department Notes**

1. PROVIDE APPROVED POLICE / FIRE BYPASS LOCK (BEST PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 107B2) ON DRIVE ACCESS GATE(S).
2. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH THE BEST ELECTRIC CYLINDER LOCK (W7B2) A KNOX PADLOCK MAY NOT BE USED IN PLACE OF THE BEST PADLOCK MODEL 218700. THESE LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVE, FRESNO CA 93728.
3. ON ALL DRIVEWAYS AND DRIVEWAY MEDIANS, EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDE) AND STENCILING "FIRE LANE - NO PARKING" IN 3-INCH LETTERS ON THE MOST VERTICAL CURB AT LEAST EVERY 50 FEET. IF NO CURB IS PRESENT, A MINIMUM 6-INCH WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3-INCH LETTERS AT LEAST EVERY 50 FEET.
4. PROVIDE SIGN(S) (11" X 22" MIN) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN THE FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE".
5. A KNOX LOCK BOX IS REQUIRED TO BE INSTALLED ON THE FRONT OF THE BUILDING FOR EMERGENCY ACCESS. A KNOX APPLICATION MAY BE OBTAINED AT FRESNO FIRE.
6. NO LOADING ZONE(S) SHALL BE LOCATED IN REQUIRED FILE LANES.

**Overall Site Data**



**Parcel Data:**

TOTAL LAND AREA (APN 369-051-20)	46.56 ACRES ( ± 2,019,441.6 SQ. FT.)
TOTAL LAND AREA (APN 369-051-21)	29.55 ACRES ( ± 1,287,198.50 SQ. FT.)
REVISED LAND AREA (AFFECTED PORTION OF APN 369-051-20)	2.87 ACRES ( ± 125,417 SQ. FT.)

**Project Data**

BUILDING ADDRESS:	8435 S. LAC JAC AVE PARLIER, CA 93648
APN:	369-051-20 & 369-051-21
ZONING:	AE-20 AG EXCLUSIVE
CONSTRUCTION TYPE:	TYPE VB (SPRINKLERED)
OCCUPANCY:	B
BUILDING AREA:	6,952 SQ. FT.
COVERED PATIO AREA:	488 SQ. FT.

**Parking Data:**

REQUIRED STALLS: (1 STALL/2 EMPLOYEES- 27 EMPLOYEES)	14 STALLS
STANDARD STALLS:	200 STALLS
ACCESSIBLE STALLS:	6 STALLS
TOTAL PARKING PROVIDED:	206 STALLS

**Site Plan General Notes**

1. SITE DRAINAGE: GENERAL INTENT IS TO MAINTAIN EXISTING RAIN WATER RUNOFF FROM EXISTING PAVING TO EXISTING DIRT AREAS.

**Site Accessibility Notes**

1. ALL ACCESSIBLE ROUTE SHALL BE MIN. 48" WIDE W/ 2% MAX. CROSS SLOPE 5% MAX. RAMPING SLOPE UNLESS A RAMP IS PROVIDED.

**Vicinity Map**

INDICATES AREA OF WORK

**Site Fire Department Notes**

1. PROVIDE APPROVED POLICE / FIRE BYPASS LOCK (BEST PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 107B2) ON DRIVE ACCESS GATE(S).

**Overall Site Data**

200 STALLS

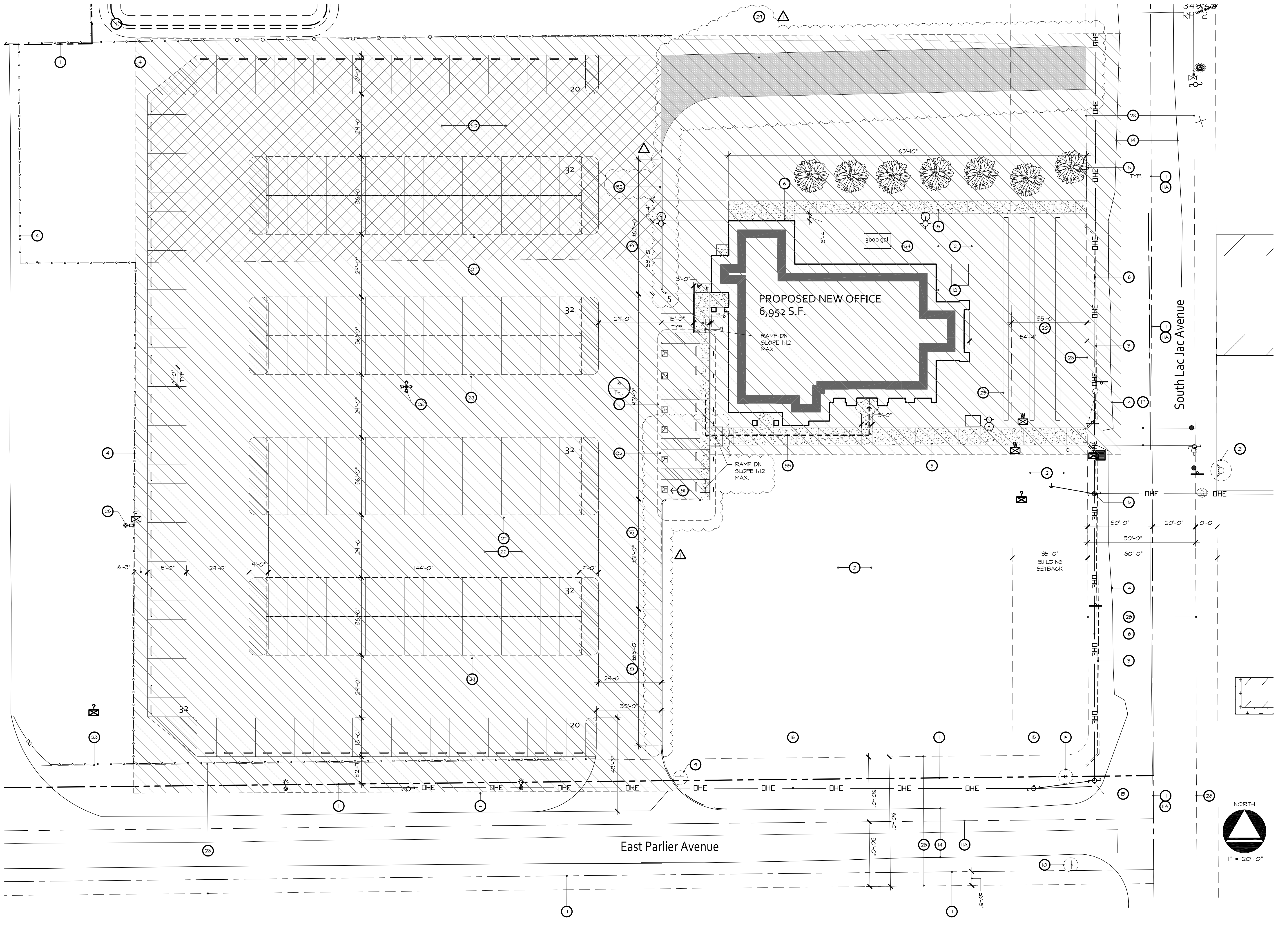
**Overall CUP / SPR Site Plan**

Project: Proposed Office Building  
 8435 South Lac Jac Avenue  
 Parlier, California 93648

Owner: O'Neill Vintners & Distillers  
 8418 South Lac Jac Avenue  
 Parlier, California 93648

Publishing Status	
Schematic	
Design Developm't.	
Site Plan Review	
Bidding	
Plan Check	
Revisions	
PLAN CHECK COMMENTS 04-10-19	
Scale	1" = 100'-0"
Project Manager	JEFF JONES
Project Number	18-052
Sheet	A-0.0

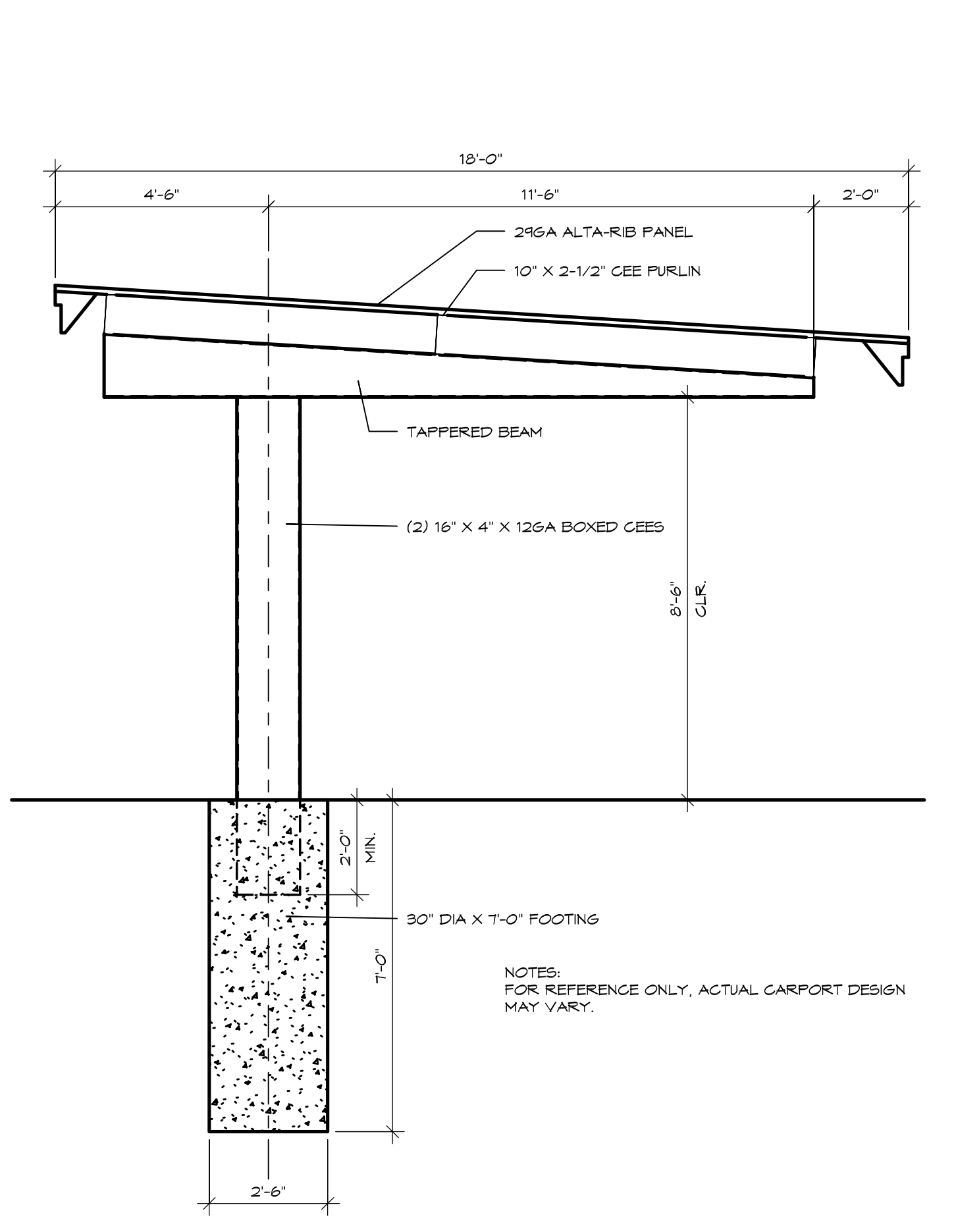
ALL DESIGN, CONSTRUCTION, AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INC. UNLESS OTHERWISE INDICATED. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INC. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INC. IS PROHIBITED. THIS DRAWING IS NOT A CONTRACT. THE CONTRACT IS THE DRAWING SPECIFICATIONS AND ANY ADDENDUMS THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



- ### Keyed Site Plan Notes
- 1 EXISTING PROPERTY LINE.
  - 2 NEW LANDSCAPE AREA - REFER TO LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
  - 3 INDICATES RAISED CURB TO BE REMOVED.
  - 4 EXISTING FENCE TO REMAIN.
  - 5 NEW CONCRETE FLATWORK - SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
  - 6 NEW BIKE RACK.
  - 7 NEW ACCESSIBLE PARKING STALL.
  - 8 ACCESSIBLE PATH OF TRAVEL - WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMPS TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP, 6'-0" AT OUTDOOR SEATING. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
  - 9 NEW TOW-AWAY SIGNAGE AND FIRE LANE SIGNAGE - REFER TO DETAIL X/A-XX FOR ADDITIONAL INFORMATION.
  - 10 EXISTING STOP SIGN.
  - 11 EXISTING SECTION LINE.
  - 12 EXISTING CENTER LINE.
  - 13 PROPOSED GAS METER LOCATION.
  - 14 NEW CONCRETE CURB. REFER TO DETAIL FOR INFORMATION.
  - 15 INDICATES EXISTING EDGE OF PAVEMENT TYP.
  - 16 EXISTING POWER POLE.
  - 17 EXISTING OVERHEAD POWER LINES.
  - 18 PROPOSED FLASHING CROSSWALK.
  - 19 EXISTING TREES TO REMAIN.
  - 20 EXISTING CONCRETE IRRIGATION STANDPIPE.
  - 21 FRONT YARD SET BACK.
  - 22 EXISTING FIRE DEPARTMENT CONNECTION.
  - 23 INDICATES EXISTING A/C PARKING LOT WITH NEW STRIPED STALLS.
  - 24 NEW A/C PAVING.
  - 25 NEW SEPTIC TANK PER PLUMBING DRAWINGS.
  - 26 NEW LEACH FIELD PER PLUMBING DRAWINGS.
  - 27 EXISTING PARKING LOT LIGHT POLE TO BE REMOVED.
  - 28 NEW SOLAR CARPORTS.
  - 29 EXISTING RIGHT OF WAY LINE.
  - 30 INDICATES 20'-0" WIDE ACCESS DRIVE (DECOMPOSED GRANITE) FOR FIRE TRUCKS.
  - 31 CROSS HATCHING INDICATES NEW PAVED PARKING AREA W/ STRIPES, WHEEL STOPS, ETC.
  - 32 INDICATES A.C. DIKE.
  - 33 DASHED LINE INDICATES LOCATION OF FIRE LANES, CURBS, ETC. ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH, OCCURRING APPROX. EVERY 50'-0".
  - 34 INDICATES ACCESSIBLE PATH OF TRAVEL - WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMPS TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP.

### Overall Site Data

<b>Parcel Data:</b>		<b>Project Data:</b>	
TOTAL LAND AREA:	46.36 ACRES ( ± 2019,441.6 SQ. FT.)	BUILDING ADDRESS:	8435 S. LAC JAC AVE PARLIER, CA 93648
(APN 363-051-20)		A.P.N.:	363-051-20 & 363-051-21
TOTAL LAND AREA:	24.55 ACRES ( ± 1,071,149 SQ. FT.)	ZONING:	AE-20 AG EXCLUSIVE
(APN 363-051-21)		CONSTRUCTION TYPE:	TYPE VB (SPRINKLERED)
REVISED LAND AREA:	2.87 ACRES ( ± 125,417 SQ. FT.)	OCCUPANCY:	B
(AFFECTED PORTION OF APN 363-051-20)		BUILDING:	
		BUILDING AREA:	6452 SQ. FT.
		COVERED PATIO AREA:	488 SQ. FT.
		<b>Parking Data:</b>	
		REQUIRED STALLS:	14 STALLS
		(1 STALL/2 EMPLOYEES - 21 EMPLOYEES)	
		STANDARD STALLS:	200 STALLS
		ACCESSIBLE STALLS:	6 STALLS
		TOTAL PARKING PROVIDED:	206 STALLS



1465 North Van Ness Avenue  
Fresno, California 93728  
559-442-6642 voice  
559-485-9081 fax

Project Architect

Proposed Office Building  
8435 South Lac Jac Avenue  
Parlier, California 93648

Owner  
O'Neill Vintners & Distillers  
8418 South Lac Jac Avenue  
Parlier, California 93648

Publishing Status	
Schematic	
Design Developm't.	
Site Plan Review	
Bidding	
Plan Check	
Revisions	

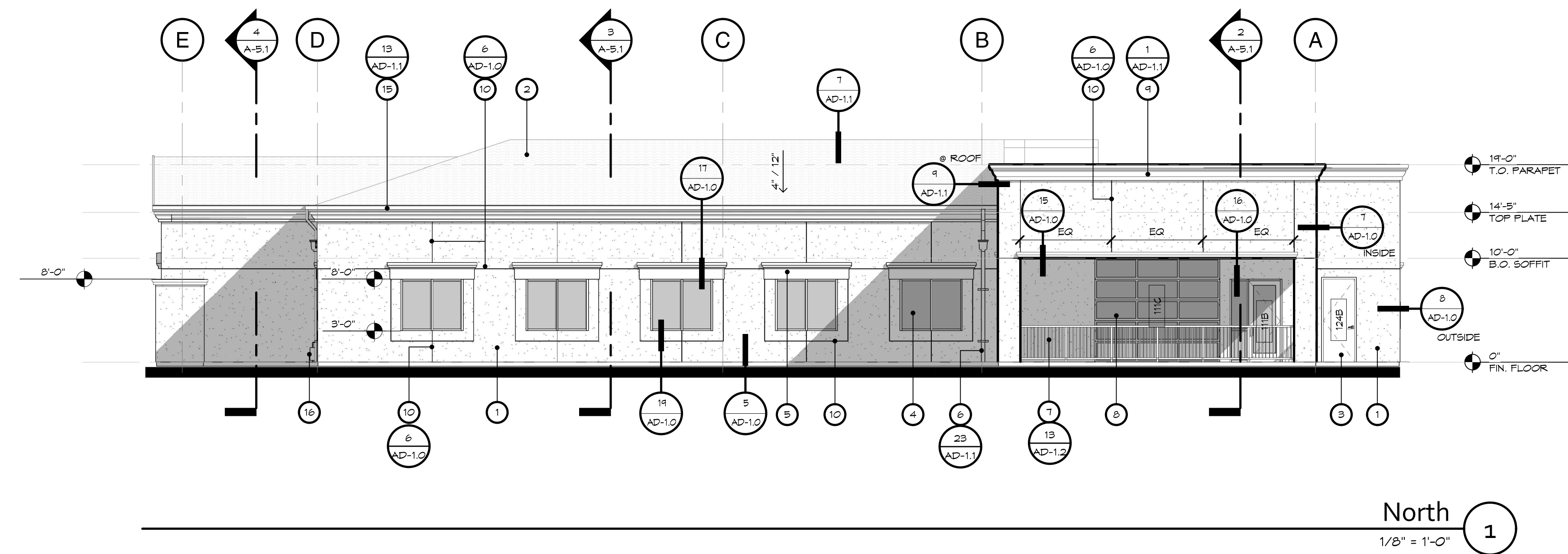
PLAN CHECK	COMMENTS 04-10-18
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Scale	
Project Manager	JEFF JONES
Project Number	18-052
Sheet	

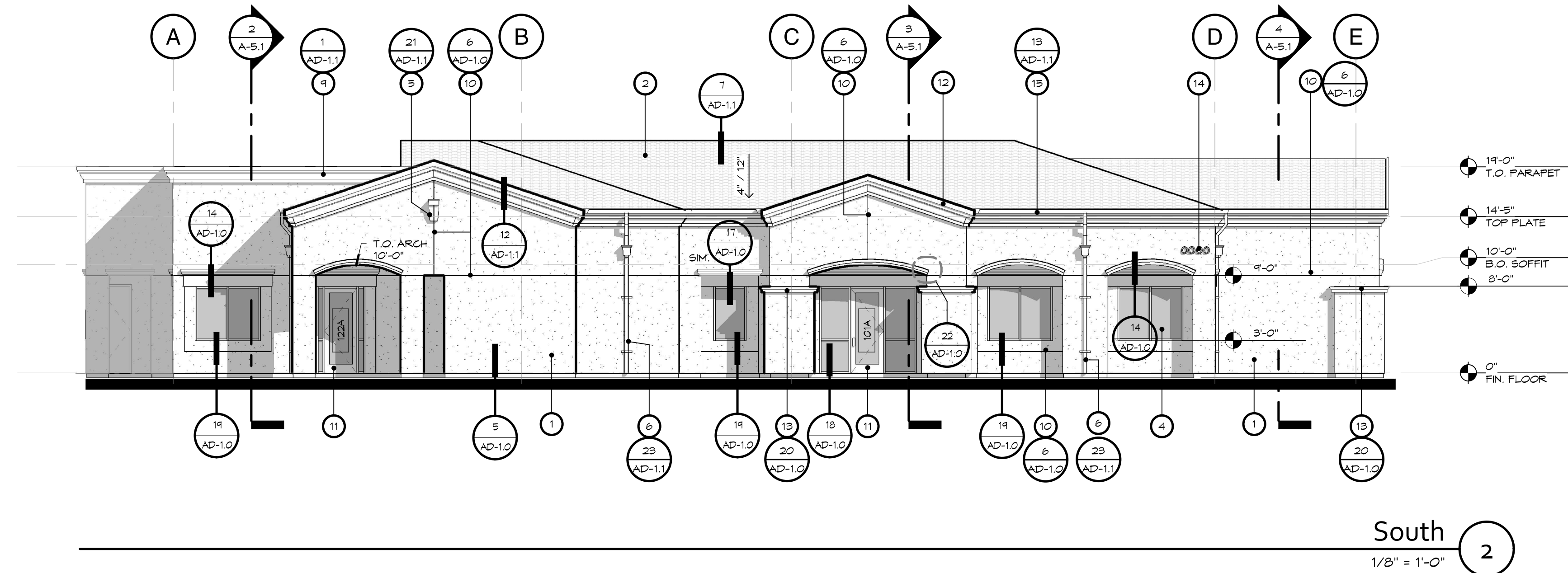
Carport Section 3/8" A  
Enlarged CUP / SPR Site Plan  
A-0.1



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North  
1/8" = 1'-0" 1



South  
1/8" = 1'-0" 2

Keyed Elevation Notes

- 1 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) w/ WIRE MESH w/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) w/ SHEATHING. PROVIDE GSM REEF SCREED AT BASE (TYP.) REFER TO COLOR/MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- 2 ROOF TILE OVER #30 FELT. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 3 LOCATION OF DOOR AND FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 4 ALUMINUM CENTER LOADED STOREFRONT (KAMNER "TRI-FAB" 451 SERIES 2' x 4 1/2") WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 5 E.P.S. FOAM SHAPE WITH SMOOTH PLASTER FINISH. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 4" x 4" S.M. (NON-CORRUGATED) DRAIN LEADER FROM CONDUCTOR BOX ABOVE. PROVIDE CAST-IRON INLET TO CONDUIT BELOW GRADE AND/OR PLATWORK AND DOWNSIGHT AT FACE OF CURB WHERE NOTED. WHEN SHOWN, PROVIDE CONCRETE SPLASHBLOCK IN LIEU OF CONDUIT. DRAIN LEADER TO BE CAST-IRON FROM GRADE TO +11'-0" A.F.F. AT ALL CONDITIONS. PAINT ALL METAL (2) COATS ENAMEL OVER PRIMER MATCH BRGA. PROVIDE DECORATIVE WALL ANCHOR STRAPS AT 3' O.C. MAX. (SUBMIT STRAP DRAWING TO ARCHITECT FOR APPROVAL)
- 7 3'-6" WROUGHT IRON FENCE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 8 ALUMINUM / GLASS SECTIONAL ROLL UP DOOR. REFER TO DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- 9 65M PARAPET CAP FLASHING OVER E.P.S. TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- 10 EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 11 STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 12 EAVE TRIM. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 13 E.P.S. FOAM TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 14 STREET ADDRESS NUMERALS LOCATED SO AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. NUMBERS TO BE CLEAR ANODIZED ALUMINUM FINISH (12" HIGH TRAJAN PRO MEDIUM FONT).
- 15 65M FASCIA BUTTER. REFER TO METAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION.
- 16 GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

Color / Material Schedule

Mark	Material	Color	Manufacturer
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NOTES

1. ALL COLOR SELECTIONS TO BE APPROVED BY THE CITY OF FRESNO AND BY THE OWNER PRIOR TO APPLICATION. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL. ALLOW 3 DAYS MINIMUM FOR RESPONSE.
2. U.O.N. STUCCO TEXTURE TO BE LIGHT SAND FINISH. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.
3. CONTRACTOR TO PROVIDE 10' x 10' PAINT AND/OR INTEGRAL COLOR STUCCO SAMPLES ON COMPLETED WALL SURFACE OF EACH COLOR FOR REVIEW AND APPROVAL. SELECT A LESS OBVIOUS SIDE OF BUILDING FOR SAMPLES. AREA SHOULD SHOW 3 COLORS DIRECTLY ADJACENT TO EACH OTHER (AS POSSIBLE). ARCHITECT TO BE GIVEN 24 HOUR NOTICE FOR REQUESTED FIELD REVIEW.



1465 North Van Ness Avenue  
Fresno, California 93728  
559-442-6642  
559-485-9081  
www.itarch.com

Architect

Project  
New Office Building  
8435 South Lac Jac Avenue  
Parlier, California 93648

Owner  
O'Neill Vintners & Distillers  
8435 South Lac Jac Avenue  
Parlier, California 93648

Publishing Status	
Schematic	
Design Develop'm't	
Site Plan Review	3/13/18
Bidding	
Plan Check	

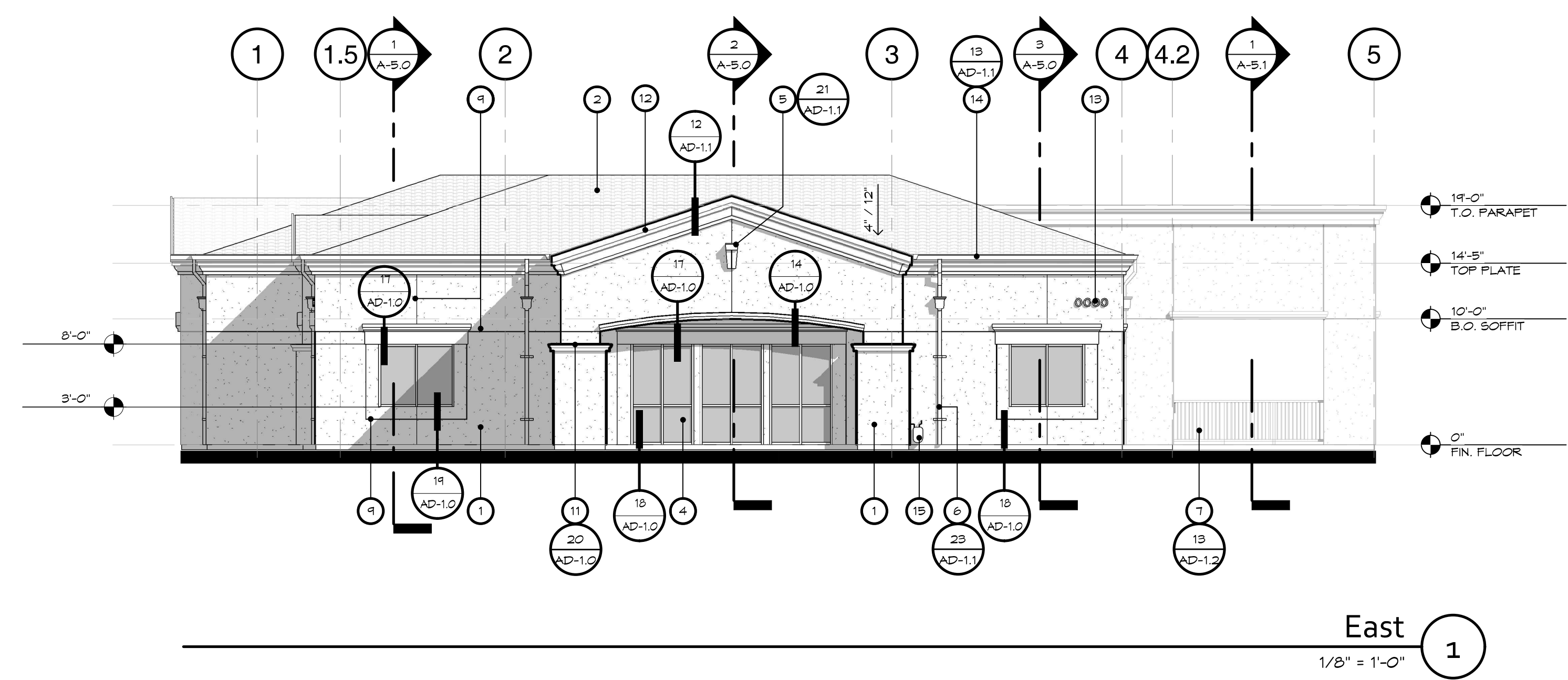
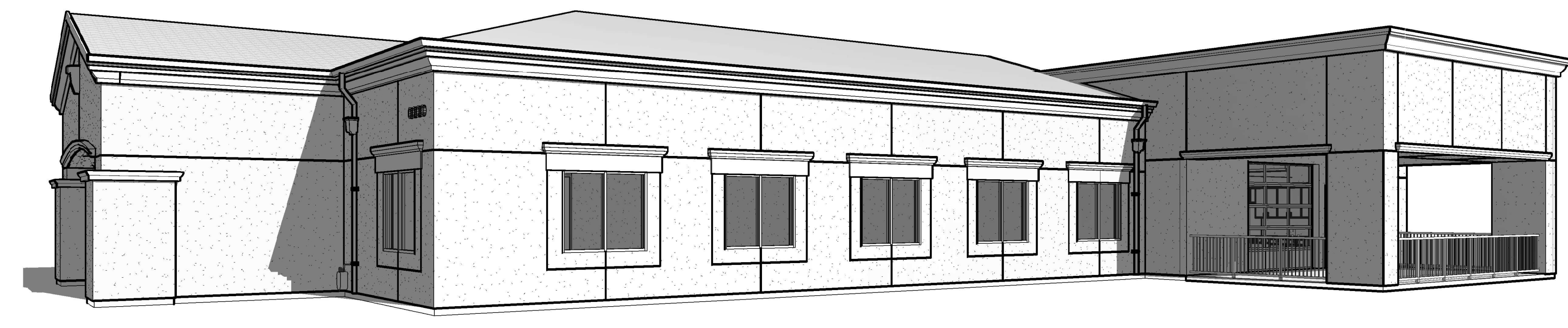
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Project Manager	TODD CLARK
Project Number	18-032
Sheet	

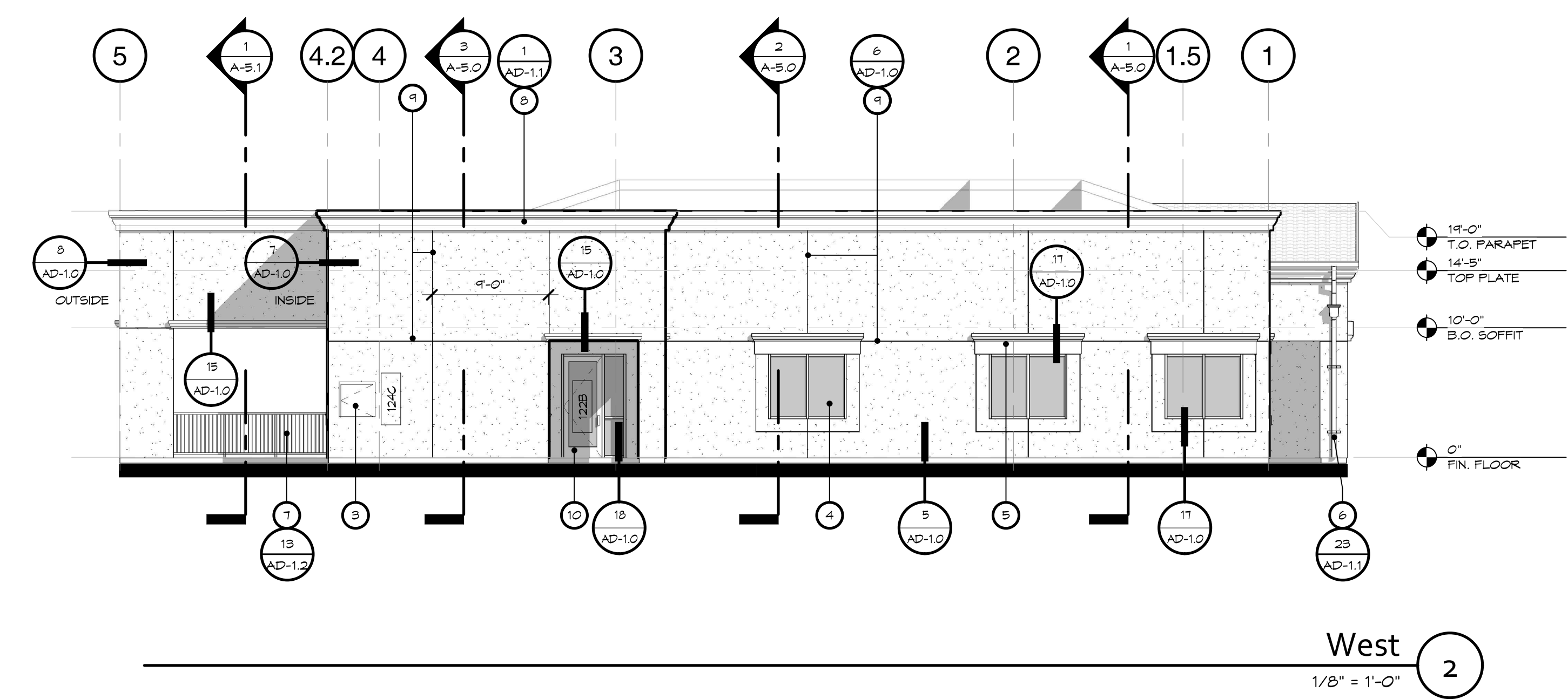
Exterior Elevations

A-3.0

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East  
1/8" = 1'-0" 1



West  
1/8" = 1'-0" 2

Keyed Elevation Notes

- 3-GOAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) 2/ WIRE MESH 2/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) 2/ SHEATHING, PROVIDE 65M NEEP SCREED AT BASE (TYP.) REFER TO COLOR/MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY W/ LATEST CBC CHAPTER 25.
- ROOF TILE OVER #30 FELT. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- INDICATES 2'-6" X 2'-6" HOLLOW METAL ACCESS DOOR (GUT FROM FULL SIZE DOOR). PROVIDE DRIP AT HEAD AND FULL WEATHERSTRIPPING. PROVIDE LOCKSET OR DEADBOLT-KEY TO MATCH ELECTRICAL ROOM.
- ALUMINUM CENTER LOADED STOREFRONT (KAMNEER 'TRI-FAB' 451 SERIES 2' X 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- E.P.S. FOAM SHAPE WITH SMOOTH PLASTER FINISH. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 4 X 4 6.5M (NON-CORRUGATED) DRAIN LEADER FROM CONDUCTOR BOX ABOVE. PROVIDE CAST-IRON INLET TO CONDUIT BELOW GRADE AND/OR FLATWORK AND DAYLIGHT AT FACE OF CURB WHERE NOTED (WHEN SHOWN). PROVIDE CONCRETE SPLASHBLOCK IN LIEU OF CONDUIT. DRAIN LEADER TO BE CAST-IRON FROM GRADE TO 11'-0" A.F.F. AT ALL CONDITIONS. PAINT ALL METAL (2) COATS ENAMEL OVER PRIMER MATCH BRICK. PROVIDE DECORATIVE WALL ANCHOR STRAPS AT 5' O.C. MAX. (SUBMIT STRAP DRAWING TO ARCHITECT FOR APPROVAL)
- 3'-6" PROUGHIT IRON FENCE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 65M PARAPET CAP FLASHING OVER E.P.S. TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- E.P.S. FOAM TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- EAVE TRIM. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- STREET ADDRESS NUMERALS LOCATED 50 AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. NUMBERS TO BE CLEAR ANODIZED ALUMINUM FINISH (1/2" HIGH TRAJAN PRG MEDIUM FONT).
- 65M FASCIA GUTTER. REFER TO METAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION.
- GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

Color / Material Schedule

Mark	Material	Color	Manufacturer
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NOTES

- ALL COLOR SELECTIONS TO BE APPROVED BY THE CITY OF FRESNO AND BY THE OWNER PRIOR TO APPLICATION. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL. ALLOW 5 DAYS MINIMUM FOR RESPONSE.
- U.O.N. STUCCO TEXTURE TO BE LIGHT SAND FINISH. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.
- CONTRACTOR TO PROVIDE 10' X 10' PAINT AND/OR INTEGRAL COLOR STUCCO SAMPLES ON COMPLETED WALL SURFACE OF EACH COLOR FOR REVIEW AND APPROVAL. SELECT A LESS OBVIOUS SIDE OF BUILDING FOR SAMPLES. AREA SHOULD SHOW 3 COLORS DIRECTLY ADJACENT TO EACH OTHER (AS POSSIBLE). ARCHITECT TO BE GIVEN 24 HOUR NOTICE FOR REQUESTED FIELD REVIEW.



1465 North Van Ness Avenue  
Fresno, California 93728  
559.442.4642  
559.485.9081  
www.itarch.com

Architect

Project  
New Office Building  
8435 South Lac Jac Avenue  
Parlier, California 93648

Owner  
O'Neill Vintners & Distillers  
8435 South Lac Jac Avenue  
Parlier, California 93648

Publishing Status	
Schematic	
Design Develop'm't	
Site Plan Review	3/13/18
Bidding	
Plan Check	

Revisions	
1	
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Scale	
1/8" = 1'-0"	
Project Manager	
TODD CLARK	
Project Number	
18-032	
Sheet	

Exterior Elevations

A-3.1



November 4, 2019

PROJECT DESCRIPTION and OPERATIONS STATEMENT  
O'Neill Vintners & Distillers  
Proposed Structures and Site Development  
8435 South Lac Jac Avenue  
Parlier, California

1. Nature of the Operation:

The Facility:

O'Neill Vintners & Distillers produce wine and spirits for wholesale. The proposed CUP includes an Administrative Office addition as well as parking lot renovation/expansion and solar. The area of improvement is on a parcel of approximately 46.36 acres of mostly farm land.

The Property:

This project is located at 843 South Lac Jac Avenue, California. The current land use data is as follows:

- APN # 363-051-20
- Zoning: AE-20 Ag exclusive
- Land Use: AG

The Project:

New 6,952 square foot Business Office with renovation to the existing parking lot along with an additional .51 acres for new parking. Solar carport type structures will also be added to the existing parking lot and parking lot extension.

2. Operational Time Limits:

The main facility is a year-round operation. The Proposed Facilities hours of operation will be Monday through Friday from 8:00 am to 5:00 pm for a total of 9 hours per day.

3. Number of Customers or Visitors:

The average number of customers/visitors is 5-10 a week during business hours.

4. Employees and Staff:

The entire facility has approximately 180 full-time employees and 60 seasonal employees. Seasonal employees generally work from August through September. The new office building will house existing employees; no increase in staff is anticipated.

5. Service and Delivery Vehicles:



Deliveries to the proposed Office Buildings shall be via small trucks and vehicles under 2-tons in size.

6. Access to the Site:  
Access to the proposed facilities shall be via existing drive approaches off Lac Jac and East Parlier Avenue.
7. Number of Parking Spaces for employees, customers, and service/delivery trucks:  
A total of 203 stalls will be provided, 200 standard + 3 ADA stalls.  
The Parking areas are proposed to be Asphaltic Concrete over base rock.
8. Any goods sold on site? If so, are they grown or produced on-site or at another location?  
No goods sold on site.
9. Special equipment being used?  
No.
10. Supplies or materials being used:  
No supplies or materials above that which is normally used in typical office type businesses are anticipated.
11. Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor?  
No.
12. List any solid or liquid wastes to be produced: Volume? How is it stored? How is it hauled and disposed? How often?  
O'Neill's handles their own solid waste (private hauler).
13. Estimate volume of water to be used (gallons per day): Source?  
N/A all water comes from on-site well.
14. Describe any proposed advertising including size, appearance, and placement.  
N/A.
15. Will existing buildings be used or will new buildings be constructed:  
The Proposed Office buildings will be stud and stucco, slab-on-grade construction. Solar is proposed to be mounted on raised canopies over the parking area.
16. Explain which building or what portion of the buildings will be used in the operation:  
The proposed building will be used as an Administrative Office.
17. Will any outdoor lighting or an outdoor sound amplification system be used?  
Outdoor lighting will be added to comply with code requirements.  
No sound amplification system will be used.
18. Landscaping or fencing proposed?  
Landscaping is being proposed and will be submitted when requested.

Please see Sheet A-0.1 for fencing locations.

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

No.

20. Identify all Owners, Officers and/or Board Members for each application submitted:

Jeff O'Neill - Owner/ President

Matthew Towers - Chief Operating Officer

It is our hope that all parties involved will view the proposed project favorably. Should you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,

*Matthew S. Towers*

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Matthew Towers



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Zumwalt Construction on behalf of O'Neil Vintners and Distillers
- APPLICATION NOS.: Initial Study Application No. 7645 and Classified Conditional Use Permit Application No. 3652
- DESCRIPTION: Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20).

### I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is partially improved with parking and a storage yard for an existing winery. The winery is located to the east and active farmlands are located to the north, south and west of the site. Parlier Avenue and Lac Jac Avenue that front the property are not identified as scenic drives in the County General Plan and no scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings exist on or near the site. The project will have no impact on scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal entails expansion and renovation of an existing parking lot, installation of carports with roof-mounted solar panels, and construction of a new 6,952 square-foot office building on a 2.87-acre portion of a 43.36-acre parcel.

The project area is dominated by agricultural fields. A winery is located to the east and agricultural fields are located to the north, south and west of the project site. Other improvements are located to the northwest of the site. Besides the 2.87-acre portion of the project site to be used by the subject proposal, the remainder 40.49 acres will remain in agricultural production. The Riverdale Elementary school is approximately 750 feet southeast of the project site.

The proposed office building and carport structures with solar panels would change the visual appearance of the project site. Given the proposed improvements would be similar in design and material, and lower in height than the existing improvements for the winery, the project will have a less than significant visual impact on the surrounding area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The project will require outdoor lighting around the proposed office building and expanded parking area. To address any potential impacts resulting from new sources of lighting, the project will require adherence to the following Mitigation Measure.

\* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO 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 subject parcel is classified as Urban and Built-Up Land in the 2016 Fresno County Important Farmland Map and is not enrolled in a Williamson Act Program.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project is not in conflict with the existing AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) zoning on the property. The project site is not an active forest land nor supports trees that may be commercially harvested. The project area is dominated by agricultural fields and improvements related to a winery. The project is appropriately allowed for an agricultural zone and its development will not bring any significant physical changes to the area.

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

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality and Greenhouse Gas Analysis, completed for the project by LSA Associates, dated November 2019 was provided to the San Joaquin Valley Air Pollution

Control District (SJVAPCD) along with the project information for review and comments. No concerns were expressed by that agency.

Per the Air Quality and Greenhouse Gas Impact Analysis, construction and operations of the project would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Project operations would generate air pollutant emissions from mobile sources (automobile activity from employees) and area sources (incidental activities related to facility maintenance). Criteria and Greenhouse Gas (GHG) emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Analysis, the short-term construction emissions associated with the project would be below SJVAPCD thresholds for ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>2.5</sub>, or PM<sub>10</sub> emissions. In addition to the construction period thresholds of significance, SJVAPCD has implemented Regulation VIII measures for dust control during construction which is intended to reduce the amount of PM<sub>10</sub> emissions during the construction period. Compliance with SJVAPCD's Regulation VIII would further reduce the short-term construction period air quality impacts. As such, construction emissions associated with the project would be less than significant.

The Long-Term Operational Emissions are associated with mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment). Per the Air Quality and Greenhouse Gas Analysis, emission estimates for operation of the project calculated using CalEEMod shows that the total project operation emissions would not exceed the significant criteria for annual ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions; therefore, the proposed project would have a less than significant effect on regional air quality.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is located within the San Joaquin Valley Air Basin (SJVAB), which is included among the eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under the provisions of the U.S. Clean Air Act, the attainment status of SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O<sub>3</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, CO, NO<sub>2</sub>, SO<sub>2</sub>, lead and others.

Per the Air Quality and Greenhouse Gas Impact Analysis, the project does not pose a substantial increase to basin emissions. As the project would generate less than

significant project-related construction and operational impacts to criteria air pollutants, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under applicable federal or state Ambient Air Quality Standards (AAQS).

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as residential dwelling units, schools, daycare centers, nursing homes, and medical centers. The closest sensitive receptor, Riverview Elementary School, is located approximately 750 feet southeast of the project site.

Per the Air Quality and Greenhouse Gas Analysis, construction activities associated with the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants associated with the use of construction equipment. However, construction contractors would be required to implement measures to reduce or eliminate emissions by following the Regulation VIII, Fugitive PM10 Prohibitions. Project construction emissions would be well below SJVAPCD's significance thresholds. Additionally, the project after construction would not be a significant source of long-term operational emissions. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

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

FINDING: NO IMPACT:

Per the Air Quality and Greenhouse Gas Analysis, the San Joaquin Valley Air Pollution Control District (SJVAPCD) addresses odor criteria within the GAMAQI. The District has not established a rule or standard regarding odor emissions; rather, the District has a nuisance rule which states that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed project would not include any activities or operations that would generate objectionable odors, and once operational, the project would not be a source of odors. Therefore, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site consists of a 2.87-acre portion of a 46.36-acre parcel which has been partially developed with parking for an existing winery. The northern portion of the site is developed with a materials storage yard, while the easterly portion of the site which lies between the parking and the winery to the east is fallow. This fallow land and the storage yard will be cleared to accommodate additional parking, carport structures with roof-mounted solar panels, an office building and access drive off Lac Jac Avenue. The site and the neighboring parcels have also been pre-disturbed with farming operations and farm-related improvements and as such do not provide habitat for state or federally-listed species. Additionally, the site does not contain any riparian features or wetlands or waters under the jurisdiction of the United States.

The project application was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. No concerns were expressed by either agency.

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

FINDING: NO IMPACT:

No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on or near the project site to be impacted by the subject proposal.

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

FINDING: NO IMPACT:

The project site contains no trees and therefore is not subject to the County tree preservation policy or ordinance. No other similar ordinances or policies apply to the site.

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?



FINDING: NO IMPACT:

The project site is not within the boundaries of a Habitat Conservation Plan or Natural Community Conservation Plan. The project will not conflict with the provisions of such a Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources; however, the possibility of discovery remains. As such, the following Mitigation Measure has been incorporated to address cultural resources if resources are identified during ground-disturbing activities.

\* **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.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The project is unlikely to result in potentially-significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. To minimize the potential for wasteful or inefficient consumption of energy resources, the project will require adherence to the following Mitigation Measure.

\* **Mitigation Measure**

1. *The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.*

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report relating to probabilistic seismic hazards, the project site is within an area of peak horizontal ground acceleration of 0 to 20 percent. Any impact resulting from seismic activity would be less than significant.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in any identified landslide hazard area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Some soil erosion or loss of top soil may result due to the site grading to accommodate parking and building pad. The impact would be less than significant in that the project would require approval of an Engineered Grading and Drainage Plan and County-approved grading permit prior to all grading activities.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

Per Figure 9-6 of Fresno County General Plan Background Report, the project site is not in an area at risk of landslides. Also, the project involves no underground materials movement and therefore poses no risks related to subsidence.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not located in an area where the soils exhibit moderately-high to high expansion potential. However, the project development will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Department of Public Health, Environmental Health Division, a sewage disposal system shall be installed for the office building under permit and inspection by the Department of Public Works and Planning, Building and Safety Section. Also, the location of the onsite sewage disposal area shall be identified and cordoned off to prevent traffic from driving over, causing damage and possible failure of the septic system. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is not in an area highly or moderately sensitive to archeological resources. However, in the unlikely event of paleontological or archaeological materials being exposed during ground-disturbance activities related to the project,

implementation of the Mitigation Measure identified above in Section V. CULTURAL RESOURCES will reduce impact to less than significant.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO<sub>2</sub>) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD’s methodology for assessing a project’s significance for GHGs under CEQA.

Construction and operational activities associated with the proposed project would generate greenhouse gas (GHG) emissions. In the Air Quality and Greenhouse Gas Analysis, completed by LSA Associates and dated November 2019, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Analysis, the San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction-related GHG emissions. Using CalEEMod, construction of the proposed project would generate an approximately 274.9 metric tons of CO<sub>2</sub>e. When considered over the 30-year life of the project, the total amortized construction emissions for the proposed project would be 9.2 metric tons of CO<sub>2</sub>e per year.

Regarding operation-related GHG emissions, long-term GHG emissions are typically generated from mobile sources (vehicle trips), area sources (maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, and waste sources (land filling and waste disposal). Per the Air Quality and Greenhouse Gas Analysis, the project would generate 102.6 metric tons of CO<sub>2</sub>e per year. In comparison of the estimated CO<sub>2</sub>e per year from the project’s operational activities under BAU Conditions (2005) and project opening year (2020), the project’s estimated annual GHG emissions are approximately 207.6 metric tons of CO<sub>2</sub>e under BAU (Business As Usual) Conditions (2005) and 102.6 metric tons of CO<sub>2</sub>e in 2020 for project operations. This represents a 51 percent decrease in emissions, which meets

the San Joaquin Valley Air Pollution Control District (SJVAPCD) reduction criteria of 29 percent reduction from BAU. Therefore, the project would not result in emissions exceeding the SJVAPCD criteria for GHG emissions.

Additionally, the project would implement several measures required by State regulations to reduce GHG emissions. The Pavley standards (Phase II) will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. The California Green Building Code Standards reduce GHGs by including a variety of different measures, including reduction of construction waste, wastewater, water use, and building energy use. The 2019 Building Energy Efficiency Standards, effective January 1, 2020, will reduce energy use by 20 percent compared to the 2016 standards. The Renewable Portfolio Standard requires electricity purchased for use at the project site to be composed of at least 33 percent renewable energy by 2020. The Water Efficient Landscape Ordinance will reduce outdoor water use by 20 percent, and the CalRecycle Waste Diversion and Recycling Mandate will reduce solid waste production by 25 percent.

Implementation of these measures is expected to allow the State to achieve AB 32 emission targets by 2020. As no additional measures are required from the project beyond those already established by the State to achieve the AB 32 target, the BAU analysis shows that the project would achieve the reductions required by regulations to meet the AB 32 target and demonstrates that the project GHG emissions would be less than significant.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be subject to regulations developed under AB (Assembly Bill) 32 and SB (Senate Bill) 32 as determined by CARB (California Air Resources Board). SB 32 focuses on reducing GHGs at least 40 percent below 1990 levels by 2030. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. Per the analysis contained in the Air Quality and Greenhouse Gas Analysis completed by LSA Associates, dated November 2019, the project is consistent with the strategies contained in the Scoping Plan.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or

- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

Upon reviewing the subject Initial Study No. 7645 during public review period, the California Department of Toxic Substances Control (CDTSC) indicated that the project site activities can potentially result in the release of hazardous wastes/substances and recommended that steps shall be taken to reduce the impact. As such, prior to the issuance of building permits, the project will be adhering to the following recommendation made by CDTSC and noted below as mitigation measures in bold/underline.

\* **Mitigation Measures**

1. **If buildings or other structures are to be demolished on any project sites included in the proposed project, prior to the issuance of building permits, surveys shall be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings shall be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers ([https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance\\_Lead\\_Contamination\\_050118.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf)).**
2. **If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, prior to the issuance of building permits, proper sampling shall be conducted to ensure that the imported soil is free of contamination and the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material ([https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).**
3. **If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, prior to issuance of building permits, the current and former agricultural lands shall be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) (<https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).**

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal 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 and site map: 1) there is a 100% or more increase in the quantities of a previously-disclosed material; 2) the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. Additionally, all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, and an Underground Storage Tank Removal Permit shall be obtained to remove any underground storage tank. Furthermore, should the demolition of the existing structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures, and if asbestos-containing materials are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted. Likewise, if the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9, State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) shall be contacted. Any construction materials deemed hazardous as identified in the demolition process shall be disposed of in accordance with current federal, state, and local requirements. These requirements will be included as Project Notes.

The project site is located approximately 750 feet northwest of Riverview Elementary School. Construction or operations of the proposed office building with related improvements does not involve handling of hazardous materials which could potentially impact school facilities.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. The project will not create hazard to public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not within an Airport Land Use Plan area. The nearest, small (2000 feet long, 75 feet wide) Kings River Community College Airport is located approximately 1.2 miles east of the project site. Due to the distance and infrequent use, the airport poses a less than significant safety hazard for people working on the project site.

Per the Fresno County *Airport Land Use Compatibility* Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Reedley Municipal Airport, is approximately 4.1 miles southwest of the project site.

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

FINDING: NO IMPACT:

The project site is 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.

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is not within a State Responsibility Area for wildland fire. The project will not expose persons or structures to wildland fire hazards.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS concerning waste discharge requirements.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following to be incorporated as Project Notes: 1) in an effort to protect groundwater, all abandoned water wells on the parcel 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; 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; and 4) the "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and expressed no concerns with the project.



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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will connect to the existing well(s) on the winery site.

The State Water Resources Control Board Division of Drinking Water (SWRCB-DDW) reviewed the proposal and stated that the winery is a regulated public water system, operating under a water supply permit issued by SWRCB-DDW. The addition of a new office will not alter the use of water or change the classification of the water system.

The project site is not located in a low-water area of Fresno County. 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 availability or sustainability for the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
  3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the United States Geological Survey Quad Maps, no natural drainage channels run adjacent to or through the project site.

The project will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. As noted above, a grading permit will be required for any site grading related to the project.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not located in a 100-Year Flood Inundation Area and is not subject to flooding from the 100-year storm per the Federal Emergency Management Agency (FEMA) FIRM Panel 2680 H.

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

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan. Per the State Water Resources Control Board, Division of Drinking Water there is no Water Quality Control Plan for Fresno County. The project is located within the Central Kings Groundwater Sustainability Area (GSA) and was routed to the Consolidated Irrigation District for review and comments. No concerns were expressed by that agency.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide a community. The nearest city, City of Reedley, is approximately 1.2 miles east of the project site.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Agriculture in the Fresno County General Plan and is outside of the Sphere of Influence (SOI) of a city. As such, the subject proposal will not conflict with any land use plan, policy, or regulation of an agency with jurisdiction (other than County) over the project.

The County General Plan allows the subject proposal in an agriculturally-zoned area by discretionary land use approval provided the proposal meets applicable General Plan policies.

General Plan Policy LU-A.3 is met in that the project will provide additional parking and office space for the existing employees of a winery; the project site is not prime farmland and is classified as Urban and Built-Up Land in 2016 Fresno County Important Farmland Map; the project will utilize minimal groundwater; and the nearest City of Parlier and City of Reedley are able to provide adequate workforce. The project also

meets General Plan Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14 in that the project is a compatible use pursuant to Policy LU-A.3 and the project site will remain separated from surrounding farming operations by existing roadways. General Plan Policy PF-C.17 and Policy PF-D.6 are met in that the project will have sustainable groundwater supply with no impact to surrounding parcels and will utilize individual sewage disposal systems, as no community sewer system is available in the area to serve the property.

## XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is not located within a mineral-producing area of the County. No impact would occur.

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and stated that construction of the project has the potential to expose nearby residents to short-term elevated noise levels. A Project Note would require that noise related to construction shall adhere to the Fresno County Noise Ordinance.

## XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

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

## XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Fresno County Fire Protection District (CalFire) review of the proposal, the project shall: 1) comply with the California Code of Regulations Title 24 – Fire Code, requiring approval of County-approved site plans by the Fire District prior to issuance of building permits by the County; and 2) 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; or
- 3. Schools; or
- 4. Parks; or
- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in the need for additional public services related to police protection, schools, or parks. No other public facilities will be required.

## XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project involves no residential development which may increase demand for neighborhood and regional parks or other recreational facilities in the area.

## XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal and required preparation of a Trip Generation and Level of Service Analysis (TGLSA) for the project. The TGLSA prepared by LSA Associates and dated October 23, 2019 identified the trip generation of the project and determined whether the project would result in a significant traffic impact.

Per the TGLSA, the proposed project could generate 81 average daily trips (ADT), including 27 inbound trips in the a.m. peak hour and 27 outbound trips in the p.m. peak hour, during typical day-to-day operations. As the project could generate 10 or more peak-hour trips to the adjacent intersections, an operational analysis was conducted to identify the LOS (Level of Service) at Lac Jac Avenue/Parlier Avenue and Lac Jac Avenue/Manning Avenue under existing and cumulative (year 2035) baseline and plus project conditions. In order to do that, the existing and cumulative baseline traffic volumes were obtained from the Traffic Impact Analysis Report prepared for the existing facility by TJKM Transportation Consultants on December 2014. Per the TGLSA, from the time of the existing traffic counts from the TIS conducted in October 2014, no development or traffic volume growth has occurred within the project vicinity. Therefore, the existing traffic volumes are representative of current (2019) conditions and were considered appropriate for the TGLSA. The project trips were added to the existing and cumulative baseline traffic volumes at Lac Jac Avenue/Parlier Avenue and Lac Jac Avenue/ Manning Avenue based on the trip distribution percentages described above. Per the TGLSA conclusion, based on the proposed project operations, trip generation,

and LOS analysis, the project would result in a less than significant impact at the adjacent intersections.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning reviewed the Trip Generation and Level of Service Analysis prepared for the project and expressed no concerns with traffic analysis relating to CEQA Guidelines Section 15064.3, subdivision (b).

The project entails expansion of an existing parking lot currently being utilized by employees of an existing winery near the project site. Both the additional parking and the new office building will house the existing employees that currently work at the winery. There will be no increase in traffic by this project. As the distance travelled by workers to the facility for work will not change, no transportation impact would result from vehicle miles travelled by workers. The project is consistent with CEQA Guidelines Section 15064.3, subdivision (b).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project design would result in no change to the existing roadway designs within the project area, which were designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features.

Per the Fresno County Road Maintenance and Operations Division review of the proposal, a Project Note would require that an encroachment permit shall be obtained prior to any work being performed in the County road right-of-way.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site gains access off Parlier Avenue. Access to the site will not be changed to accommodate the proposal. Likewise, the project will not change any emergency access to the site or affect access to the nearby winery. Further review of emergency access will occur at the time the project is reviewed by the Fresno County Fire Protection District prior to the issuance of building permits.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
  2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?)

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed 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, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) noted that the tribe should be informed in the unlikely event that cultural resources are identified on the property. As such, a Mitigation Measure has been included above in Section V. CULTURAL ANALYSIS which requires that if cultural resources are encountered during ground disturbance, all activities shall be ceased, and the proper entities shall be notified.

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS. The project will not result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section X. B. HYDROLOGY AND WATER QUALITY.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project operations will generate small amounts of solid waste going into a local land fill site through regular trash collection service. The impact would be less than significant.

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?



FINDING: NO IMPACT:

The project site is not located in or near a State Responsibility Area for wildfire. See discussion above in Section XV. A. 1. PUBLIC SERVICES.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will have no impact on biological resources. Impacts on cultural resources have been reduced to a less than significant level with a Mitigation Measure incorporated above in Section V.A.B.C.D. CULTURAL RESOURCES.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts were identified in the analysis other than Aesthetics, Cultural Resources and Energy. These impacts will be addressed with the Mitigation Measures discussed above in Section I. D., Section V. A. B. C. D., and Section VI. A. B.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

## CONCLUSION/SUMMARY

Based upon Initial Study No. 7645 prepared for Conditional Use Permit Application No. 3652, 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, agriculture and forestry resources, mineral resources, population and housing, and recreation.

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

Potential impacts to aesthetics, cultural resources and energy 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.

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7645	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
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): Zumwalt Construction on behalf of O'Neil Vintners and Distillers	Project Title: Classified Conditional Use Permit Application No. 3652		
Project Description:  Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20).			
Justification for Mitigated Negative Declaration:  Based upon the Initial Study (IS 7645) prepared for Classified Conditional Use Permit Application No. 3652, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to biological resources, agriculture and forestry resources, mineral resources, population and housing, or recreation.  Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems, or wildfire have been determined to be less than significant.  Potential impacts related to aesthetics, cultural resources and energy have been determined to be less than significant with the included Mitigation Measures.  The Initial Study and Mitigated Negative Declaration (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 – December 6, 2019		Review Date Deadline: Planning Commission – January 9, 2020	
Date: December 3, 2019	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**