



County of Fresno

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

DATE: June 17, 2020

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez; James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa; Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Steven Rhodes
Agricultural Commissioner, Attn: Rusty Lantsberger
City of Fresno, Planning & Development Department, Attn: Jennifer Clark
City of Fresno, Department of Public Utilities, Attn: Michael Garbajal
City of Fresno, Traffic Engineering, Attn: Jill Gormley
Malaga County Water District (Provost & Pritchard), Attn: Michael Taylor
Malaga County Water District (General Manager), Attn: Jennifer Ahl
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Transportation (CALTRANS), Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
US Fish & Wildlife Service, Attn Mathew Nelson
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: Caitlin Juarez
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
North King GSA, Attn: Kassy D. Chauhan
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7879; Amendment Application No. 3842; Classified
Conditional Use Permit Application No. 3682

APPLICANT: Paolucci Angelo and Rosanna Dilallo

DUE DATE: July 1, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone of three contiguous parcel totaling 23.6 acres from the AL-20 Zone District to the M-3 Zone District and allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel onto the subject parcels.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

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

We must have your comments by **July 1, 2020**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov.

EA:
G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3842 - SEE CUP 3682\ROUTING\AA 3842 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 06/16/2020

AA 3842
CUP 3682

(Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amendment application to rezone parcel from AL-20 to M-3 zone District and Conditional Use permit to allow the expansion of an inorganic fertilizer manufacturing facility onto the subject parcels.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: West side of S. Peach Ave.
between E. North Ave. and E. Annadale Ave.
Street address: 2948 S. Peach Ave.

APN: 316-071-75 Parcel size: 19.65 Section(s)-Twp/Rg: S 19 - T 14 S/R 21 E

ADDITIONAL APN(s): 316-071-36 & 38 & 37

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

Owner (Print or Type) Angelo Paolucci Address 12716 E Sierra Ave. City Clovis Zip 93619 Phone 559-324-7830

Applicant (Print or Type) same as above Address _____ City _____ Zip _____ Phone _____

Representative (Print or Type) Al Solis Address 906 "N" St. #100 City Fresno CA Zip 93721 Phone 559-709-0805

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	AA3842; CUP 3682	Fee: \$ 8,500. ⁰⁰
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
PER/Initial Study No.:	IS 7879	Fee: \$ 3,901. ⁰⁰
Ag Department Review:		Fee: \$ 93. ⁰⁰
Health Department Review:		Fee: \$ 1,375. ⁰⁰
Received By: <u>EJAZ</u>	Invoice No.:	TOTAL: \$ 13,870. ⁰⁰

UTILITIES AVAILABLE:

WATER: Yes / No
Agency: _____

SEWER: Yes / No
Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____ Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): CUP 3406
Zone District: M-3 & AL-20
Parcel Size: 23.6 ACRES

APN # _____

APN # _____

APN # _____

APN # _____



Development Services
and
Capital Projects Division

Mail To:
906 "N" Street, Ste. 100
Fresno, CA 93721

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39679
APPLICANT: Al Solis, AICP
PHONE: (559) 497-1900

Email: al@soldevelopment.com

PROPERTY LOCATION: 2976 S. Peach Ave.
APN: 316 - 071 - 36,37,38,75 ALCC: No Yes VIOLATION NO. None
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: M3, AL-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: (X) Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other History; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Fowler USD PERMIT JACKET: No Yes

FMFCD FEE AREA: () Outside (X) District No.: CU FLOOD PRONE: No Yes

PROPOSAL AA to re-zone parcels 316-071-36, 38, & 75 from AL-20 to M3 Zone District & CUP to allow the expansion of an Inorganic Fertilizer Manufacturing, Storage and Sales Facility to all parcels (Concurrent AA & CUP).

CUP-3406 previously approved use on parcel 316-071-37. Zoning acknowledged parcels 316-071-39, 46, 47 (currently

COMMENTS: known as APN: 316-071-75) as one parcel and a merger is not required. (NO GPA REQ'D. The property is

ORD. SECTION(S): 845.3,23, 845.5, 817.5 BY: Daniel Gutierrez DATE: 4/10/2019

C designates as Limited Industrial (Reserve) in the Community-adopted Roosevelt Community Plan

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Reserve (Limited Industrial) & Limited Industrial)GPA:

COMMUNITY PLAN: Roosevelt () AA: 7

REGIONAL PLAN: () CUP: 1 \$ 8,501.00

SPECIFIC PLAN: () DRA: (Combo)

SPECIAL POLICIES: () VA:

SPHERE OF INFLUENCE: () AT:

ANNEX REFERRAL (LU-G17/MOU): () JT:

PROCEDURES AND FEES:

() MINOR VA:

() HD: \$ 1,375.00

() AG COMM: \$ 93.00

() ALCC:

() IS/PER*: \$ 3,901.00

() Viol. (35%):

() Other:

Filing Fee: \$ 13,870.00

Pre-Application Fee: - \$ 247.00

Total County Filing Fee: \$ 13,623.00

COMMENTS:

FILING REQUIREMENTS:

() Land Use Applications and Fees

() This Pre-Application Review form

() Copy of Deed / Legal Description

() Photographs

() Letter Verifying Deed Review

() IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.

() Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

() Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

() Project Description / Operational Statement (Typed)

() Statement of Variance Findings

() Statement of Intended Use (ALCC)

() Dependency Relationship Statement

() Resolution/Letter of Release from City of Fresno

Referral Letter # 1012

BY: E. J. Azar, Ahmad DATE: 04/22/19

PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT

() MAP CERTIFICATE

() PARCEL MAP

() FINAL MAP

() FMFCD FEES

() ALUC or ALCC

() SITE PLAN REVIEW

() BUILDING PLANS

() BUILDING PERMITS

() WASTE FACILITIES PERMIT

() SCHOOL FEES

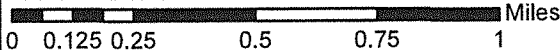
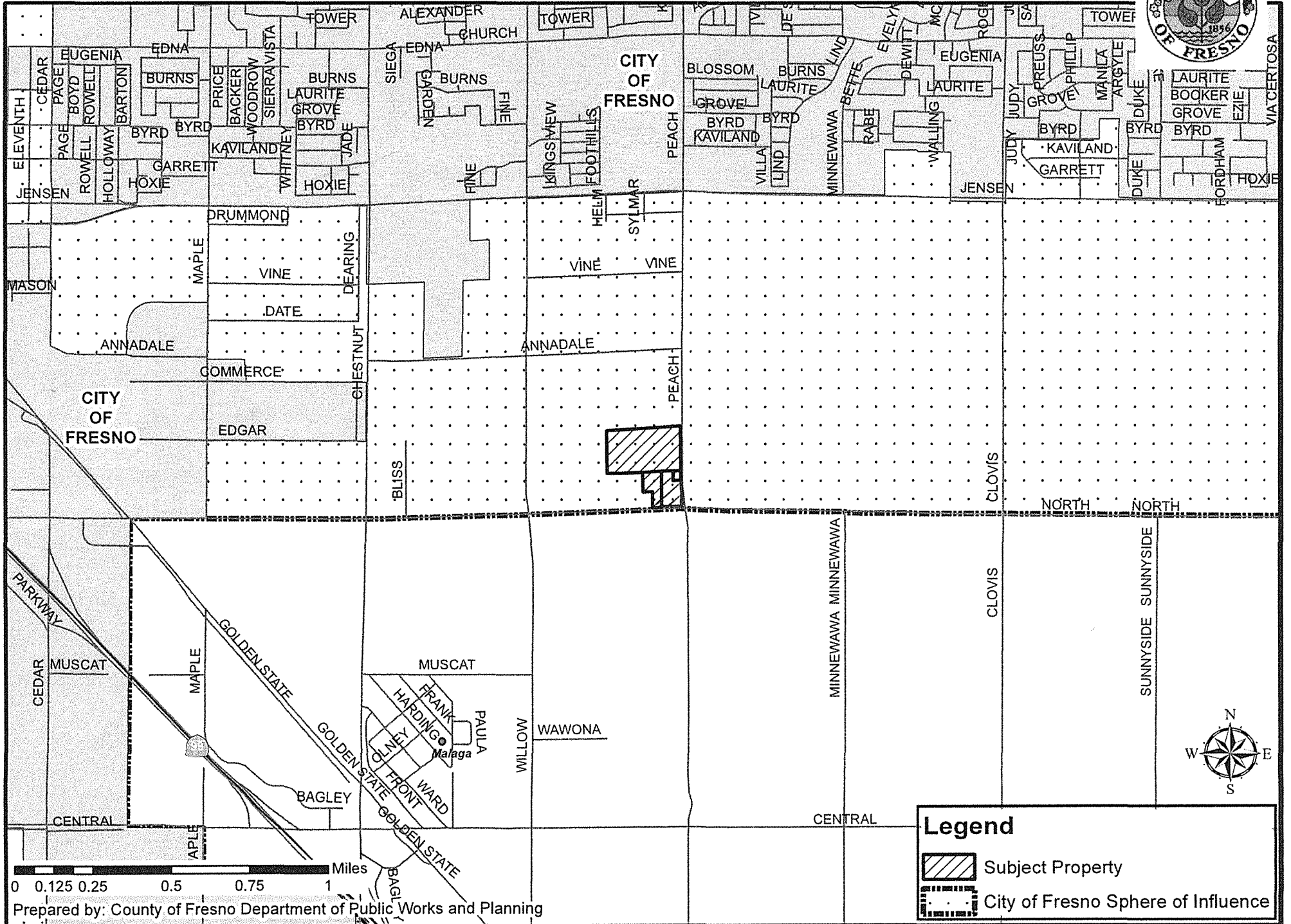
() OTHER (see reverse side)

PLU # 113 Fee: \$247.00



Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

LOCATION MAP



Legend

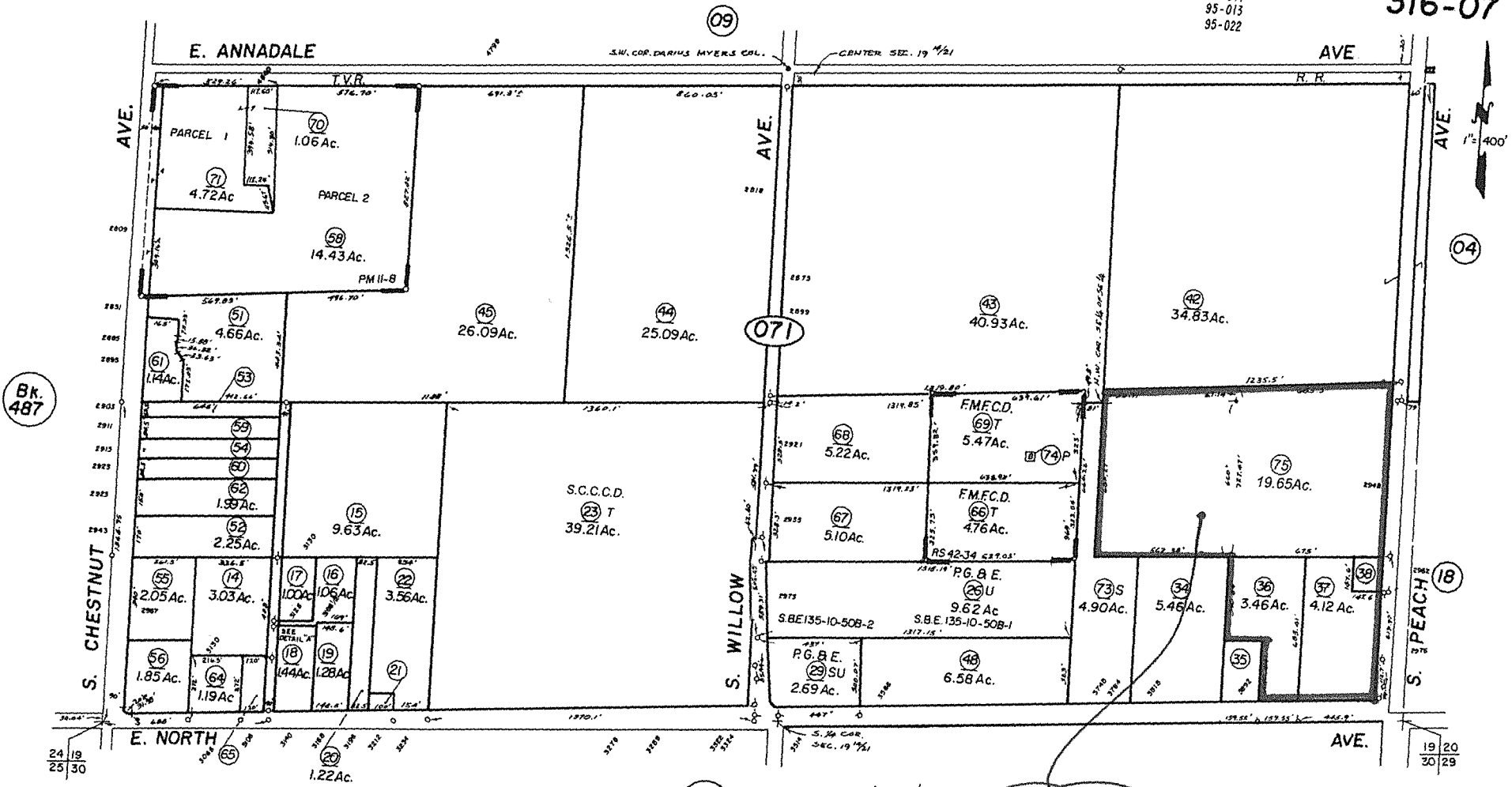
-  Subject Property
-  City of Fresno Sphere of Influence

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

SUBDIVIDED LAND IN POR. SEC. 19, T.14 S., R. 21 E., M. D. B. & M.

Tax Rate Area
 95-011
 95-013
 95-022

316-07



Agricultural Preserve
 Parcel Map No. 1710, Bk. II, Pg. 8
 Record of Survey - Bk. 42, Pg. 34

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 316 - Pg. 07
 County of Fresno, Calif.



County of Fresno

Classified Conditional Use Permit Application No. -----

Initial Study Application No. -----

Operational Statement

AgroPlantae, Inc.

2976 S. Peach Avenue, Fresno

AA3842
CUP 3682-
RECEIVED
COUNTY OF FRESNO
JUN 10 2020
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1. Nature of the operation--what do you propose to do? Describe in de tail:

The proposed business operations for AgroPlantae, Inc. at the above location will include expansion of buildings for the manufacturing of inorganic fertilizer products, storage of raw materials, storage and shipping of finished products, administration offices, internal laboratory for quality control and a two residence for a caretakers.

The primary operation will consist of two fertilizer manufacture blending lines; one for liquids and another for powders. All liquid raw materials will be purchased from producers and delivered in bulk containers such as 4200 gallons tanks, 1 265 gallons totes and 55 gallons drums and 2 x2.5 Gal cases. Dry materials will be delivered in large 1 ton sacks and 55 lb. bags. Based upon specific formulas, some dry materials will be dissolved and blended with liquids and others will be blended and remain in a dry form. Liquid products are mainly sold in 2.5 gallons jugs in boxes of 2- and 265-gallons totes. Powders are mainly sold in 5 lbs. and 25 lbs. bags.

2. Operational time limits:

The company will operate year-round with a peak season from February through July. Daily business hours will be from Monday to Friday, 8 am to 5 pm, 8 hours per day. All activities will be conducted indoors.

3. Number of customers or visitors:

Typical customers are medium and large distributors that are usually contacted through site visits and sales calls. Customer visits to the plant would be exceptional occasions at an average rate of approximately 1 per month. Shipments and deliveries will be performed from 8:00 am to 4.30 pm at rate of approximately 1 per day in the off-season and a maximum of 6 per day in the peak season.



4. Number of employees:

When the plant is operational, the number of employees will be 15-25, 8 hours per day from 8:00 am to 5.00 pm. One or two employees may live on site as a caretaker in the existing two houses.

5. Service and delivery vehicles:

Material deliveries will be made with 40 ft. container trucks and some smaller trucks from local suppliers.

6. Access to the site:

Access to the site will be from South Peach Avenue which is a paved public road currently maintained by Fresno County.

7. Number of parking spaces for employees, customers, and service/delivery vehicles.

Total paved parking spaces on site will be more than 60; which are plenty for employees and for visitors/customers.

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

No goods or products will be sold directly on-site. Company sales representatives will contact distributors at their main headquarters and branches to make sales. These are typically a manufacturing and shipping facility location.

9. What equipment is used?

Equipment used for liquids are 500-6000 gallon stainless and polypropylene tanks mostly containing agitation devices for blending. Tanks containing raw materials are connected to a piping system which pumps the required quantity into 500-3000 gallons blender tanks with agitation. The tanks with agitation will also be connected to a hot water heater to allow faster solution blending of certain dry soluble raw materials. Once the final solution is obtained, most of the products will be packaged in 2.5 gallons jugs in boxes of two, stacked on pallets of 36 boxes (180 gallons) and shrink wrapped for shipping. Some products will be packaged in 265 gallons totes and occasionally, if to be sold in bulk, would be pumped into a 4000 gallons tank truck.

For the powder products, raw materials in 55 lb. sacks or large sacks of 2000 lb. are dosed and loaded into a ribbon blender and when properly blended will be packaged in 5 to 25 lb. bags. The majority of these products will be packaged in 25 lb. bags stacked on pallets of 80 bags (2000 lbs.) and shrink wrapped for shipping.



Finished goods will be stored in dedicated areas inside a building and when readied for shipping will be loaded with forklifts into trucks.

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

All raw materials used in production of products will be secured inside buildings on the fenced site in quantities legally allowed by the DHS (Department of Homeland Security), and stored per a HMBP (Hazardous Materials Business Plan) per Fresno County and CalFire requirements. The existing main building has a sprinkler system and wireless fire alarm system connected to the fire department. This building also has the alarm system connected 24/7 to SAFECO Alarm Company. It is also monitored with video cameras viewed from inside the office and from any remote company PC and Smart Phone.

Materials used are: Amino Acids, Ammonium Molibdate, Ammonium Nitrate, Boric Acid, Calcium Chloride, Calcium EDTA, Calcium Lignosulphonate, Calcium Nitrate, Citric Acid, Copper Chloride, Copper EDTA, Copper Nitrate, Copper Sulfate, Di-Ammonium Phosphate, Humic Acids, Iron Chloride, Iron DTPA, Iron EDDHA, Iron EDTA, Iron Sulfate, Magnesium EDTA, Magnesium Nitrate, Magnesium Sulfate, Manganese EDTA, Manganese Nitrate, Manganese Sulfate, Monoammonium Phosphate, Monopotassium Phosphate, Phosphoric Acid, Phosphorous Acid, Potassium Carbonate, Potassium Chloride, Potassium Hydroxide, Potassium Nitrate, Seaweed, Urea, Urea low Biuret, Zinc Chloride, Zinc EDTA, Zinc Nitrate, Zinc Sulfate.

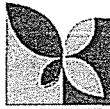
11. Does the use cause an unsightly appearance?

All production activities will take place inside buildings and will develop no outdoor noise, glare, dust or odor. All raw materials and finished products will be contained inside buildings.

12. List any solid or liquid wastes to be produced:

There will be 0.5-2 tons per year of dry waste stored in sacks and 500 to 1000 gallons of liquid waste stored in 265 gallons totes. Removal will be done semi-annually under contract with an appropriate disposal company.

Groundwater Pollution will be prevented by reducing, reusing and recycling practices. Feed stock, final products and waste materials will be stored inside the buildings in approved containers. The blending process will basically avoid handling materials which generate by-product waste through the purchase and utilization of semi-finished raw products which have already been processed. Best practices will be applied to generate the least amount of rinse water possible which will then be reutilized entirely to make the next batch of the same product. Operational procedures will include taking necessary steps to avoid any product spillage coming in contact with the soil by the design and installation of containment basins with curbs inside the buildings in specific areas with permanent tanks and by providing ramps for forklifts over the curbs. Some of larger tanks will have double containment to retain any spillage. In addition to all raw materials and finished products being stored inside buildings, areas surrounding the buildings will be paved to further prevent any raw materials, finished products and waste materials from coming in contact with the soil.



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

Water utilized will be 1000-4000 gallons per day from the water well currently available on the property.

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

Signage will be a 4 ft. x 8 ft. company logo attached to the building.

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

The two existing buildings will be used as storage for raw materials and finished packaged products and blending. A new metal building will be built to house all blending operations and warehousing raw materials and finished products.

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

The existing larger two building with fire sprinklers will be used for storage of raw materials, finished products and manufacturing. The existing smaller building will be used as storage for plastic jugs, totes and other packaging materials. The office will be utilized for administration. The existing house on the property will be utilized for a caretaker. The new metal building to be constructed will be utilized for storage of raw materials and manufacturing. The laboratory will be utilized for quality control of the materials received and the final blends to be sold.

17. Will any outdoor lighting or an outdoor sound amplification system be used?

There will be outdoor security lights and no outdoor amplification system will be used.

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

Fencing will be metal chain-link surrounding the entire property.

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

None at this time

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

Angelo Paolucci (President-CEO), Rosanna Di Lallo (CFO)



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY	
IS No.	<u>7879</u>
Project No(s).	<u>AA3042</u> <u>CUP 3002</u>
Application Rec'd.	<u>06/10/2020</u>

GENERAL INFORMATION

- Property Owner: Angelo Paolucci & Rosanna D. Lalw Phone/Fax: 498-0388

Mailing Address: 1865 Herndon Ave. Suite #K321 Clovis CA 93611

Street City State/Zip
- Applicant: Alvin P. Solis Phone/Fax: 497-1900

Mailing Address: 906 "N" Street, Suite 100 Fresno CA 93721

Street City State/Zip
- Representative: As above Phone/Fax: _____

Mailing Address: _____

Street City State/Zip
- Proposed Project: Expansion of an Inorganic Fertilizer Manufacturing Storage and Sales Facility

- Project Location: West side of Peach Avenue between E. North Ave. and E. Annadale Ave.

- Project Address: 2948 S. Peach Ave.
- Section/Township/Range: 19 /14 /21 8. Parcel Size: 19.65 +
- Assessor's Parcel No. 316-071-⁷35 & 316-071-36 & 38 & 37 OVER.....

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

RECEIVED
COUNTY OF FRESNO

JUN 10 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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

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

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input checked="" type="checkbox"/>	<u>SJVUAPCD (Air Pollution Control District)</u>
<input type="checkbox"/> CALTRANS	<input type="checkbox"/>	<u>Reclamation Board</u>
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/>	<u>Department of Energy</u>
<input checked="" type="checkbox"/> Water Quality Control Board	<input type="checkbox"/>	<u>Airport Land Use Commission</u>
<input type="checkbox"/> Other		<u></u>

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

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

13. Existing Zone District¹: M-3, AL-20

14. Existing General Plan Land Use Designation¹: Reserve (Limite Ind.) & Limited Ind.

ENVIRONMENTAL INFORMATION

15. Present land use: Ag., 2 Resid.
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover:

Any perennial or intermittent water courses? If so, show on map: No

Is property in a flood-prone area? Describe:

No

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

North: Ag., Ind., Rural Resid.

South: Ind.

East: Covel. Home

West: Ag., Rural Resid.

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project?: N/A

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units	<u>N/A</u>
Lot Size	<u>28 Ac' (including all)</u>
Single Family	<u>N/A</u>
Apartments	<u>N/A</u>
II. Commercial - Number of Employees	<u>15-25</u>
Number of Salesmen	<u>3-5</u>
Number of Delivery Trucks	<u>1</u>
Total Square Footage of Building	<u>Existing + all new 28,000+ 380,000 sq. ft.</u>
III. Describe and quantify other traffic generation activities:	<u>From March to July, 4 times/week for</u> <u>the rest of the year 4 times/month.</u>

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

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

22. Describe the probable source(s) of air pollution from your project: N/A

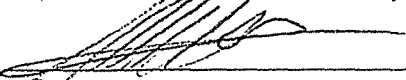
23. Proposed source of water:

() private well

(X) community system³--name: Malaga Co Water District OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 600 gal/day
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name Public sewer City of Fresno
26. Estimated volume of liquid waste (gallons per day)²: None
27. Anticipated type(s) of liquid waste: None
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: None
31. Anticipated type(s) of solid waste: None
32. Anticipated amount of solid waste (tons or cubic yards per day): None
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): None
34. Proposed method of solid waste disposal: None
35. Fire protection district(s) serving this area: Cal Fire
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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



 SIGNATURE

5-13-2020

 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

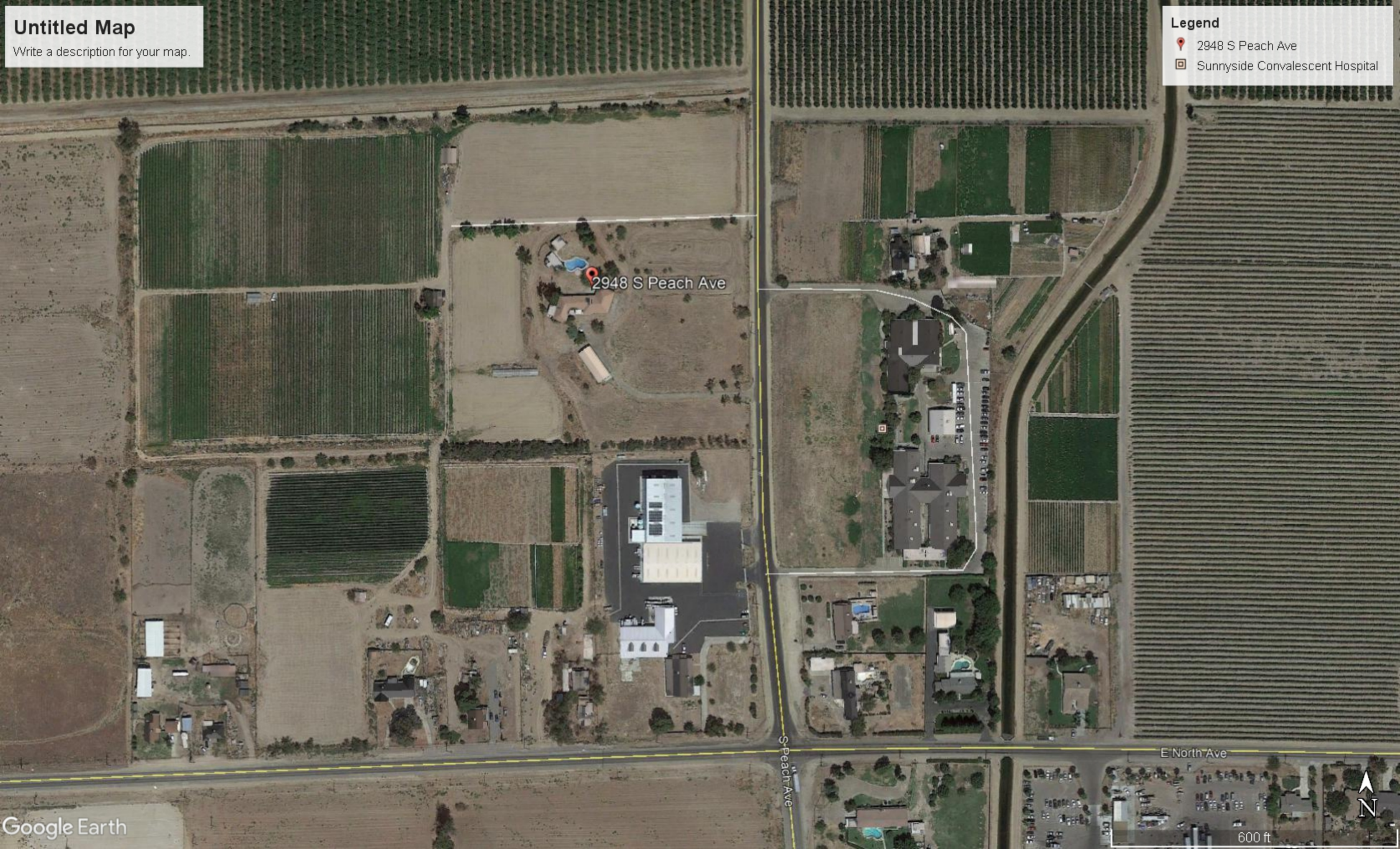
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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



Applicant's Signature

5-13-2020

Date



2948 S Peach Ave

S Peach Ave

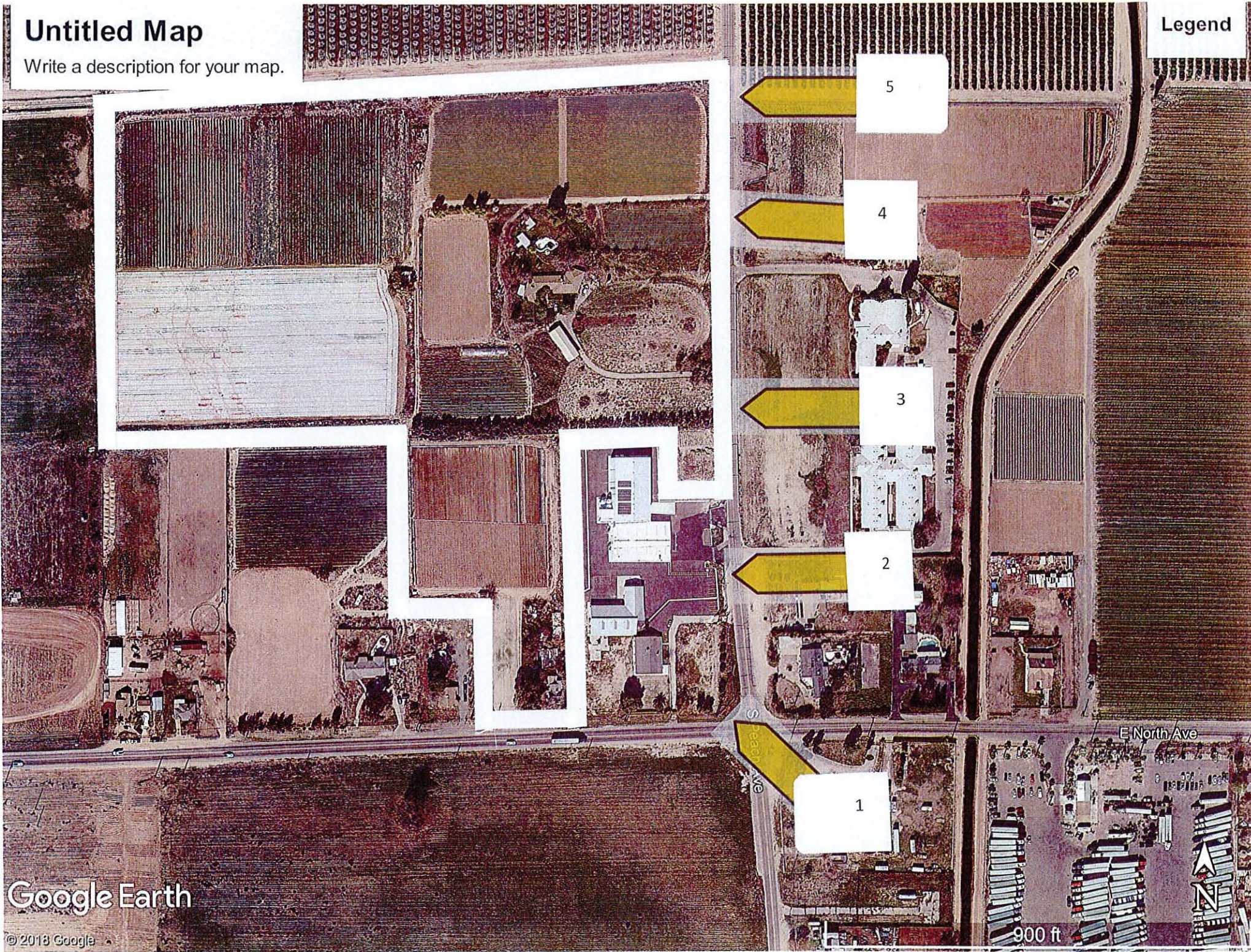
E North Ave



Untitled Map

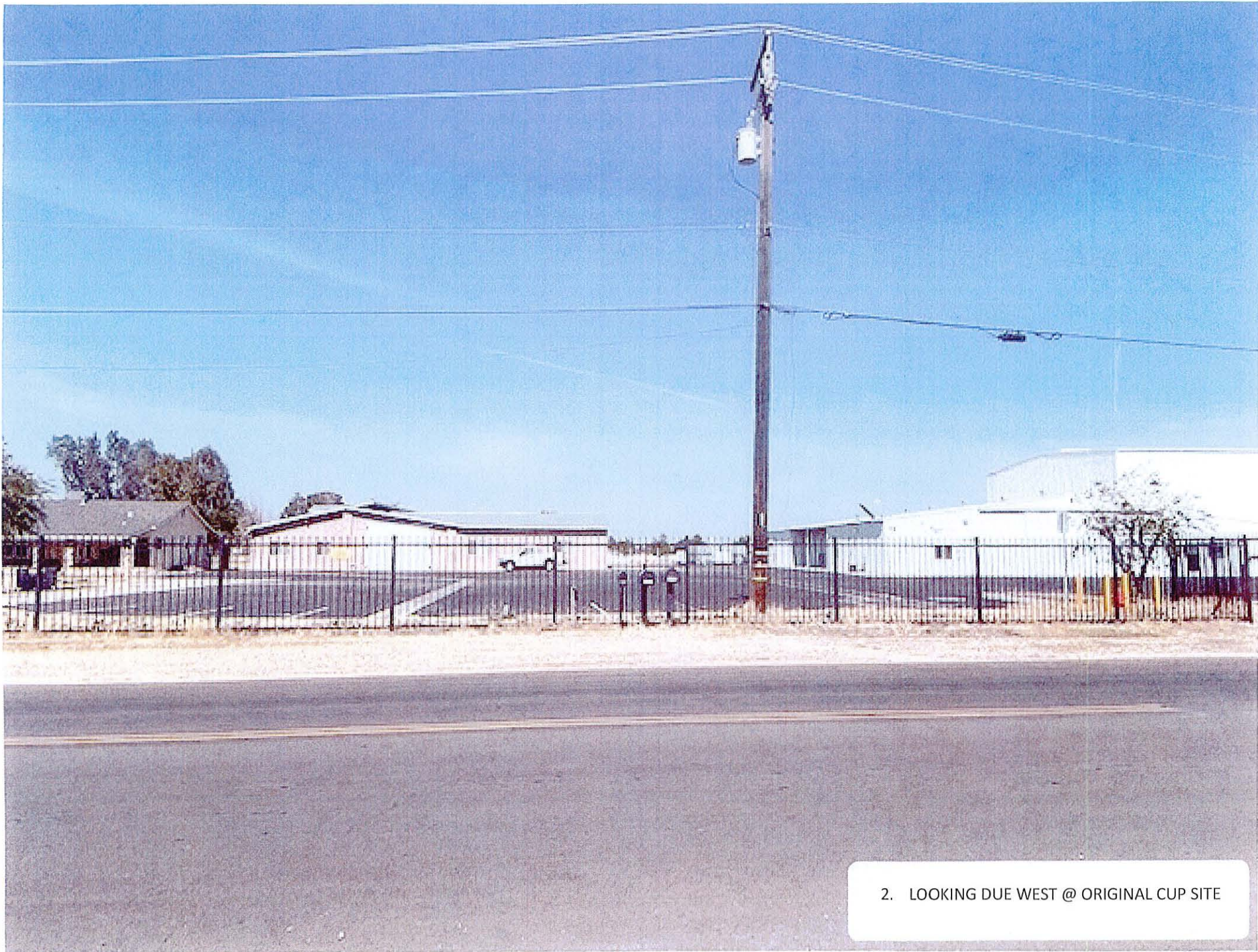
Write a description for your map.

Legend





1. LOOKING N.W. @ E. NORTH & S. PEACH AVENUES



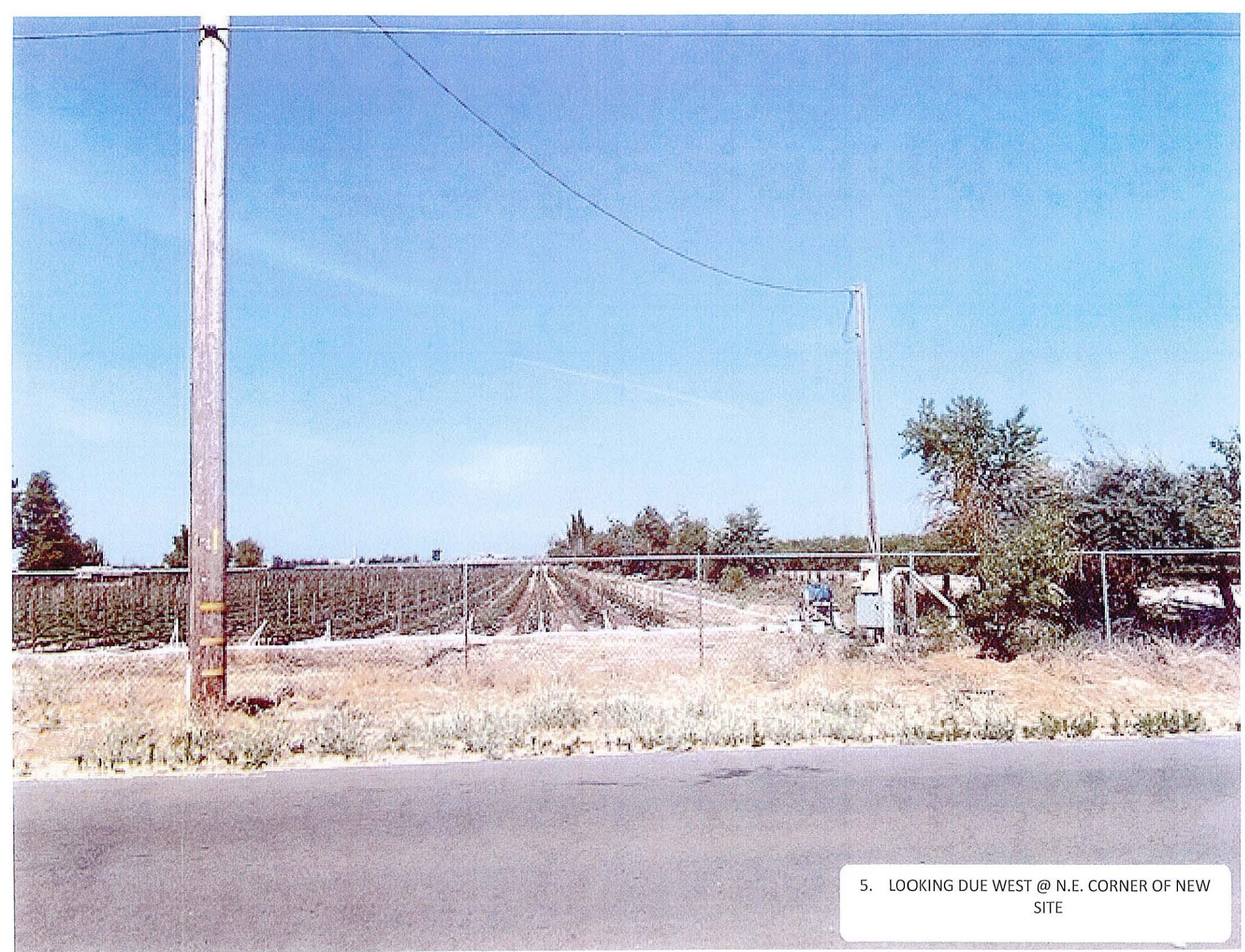
2. LOOKING DUE WEST @ ORIGINAL CUP SITE



3. LOOKING DUE WEST @ S.E. CORNER OF NEW SITE

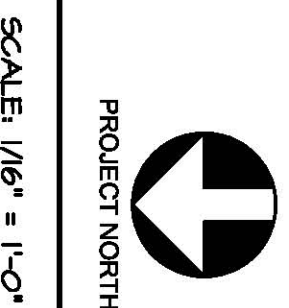
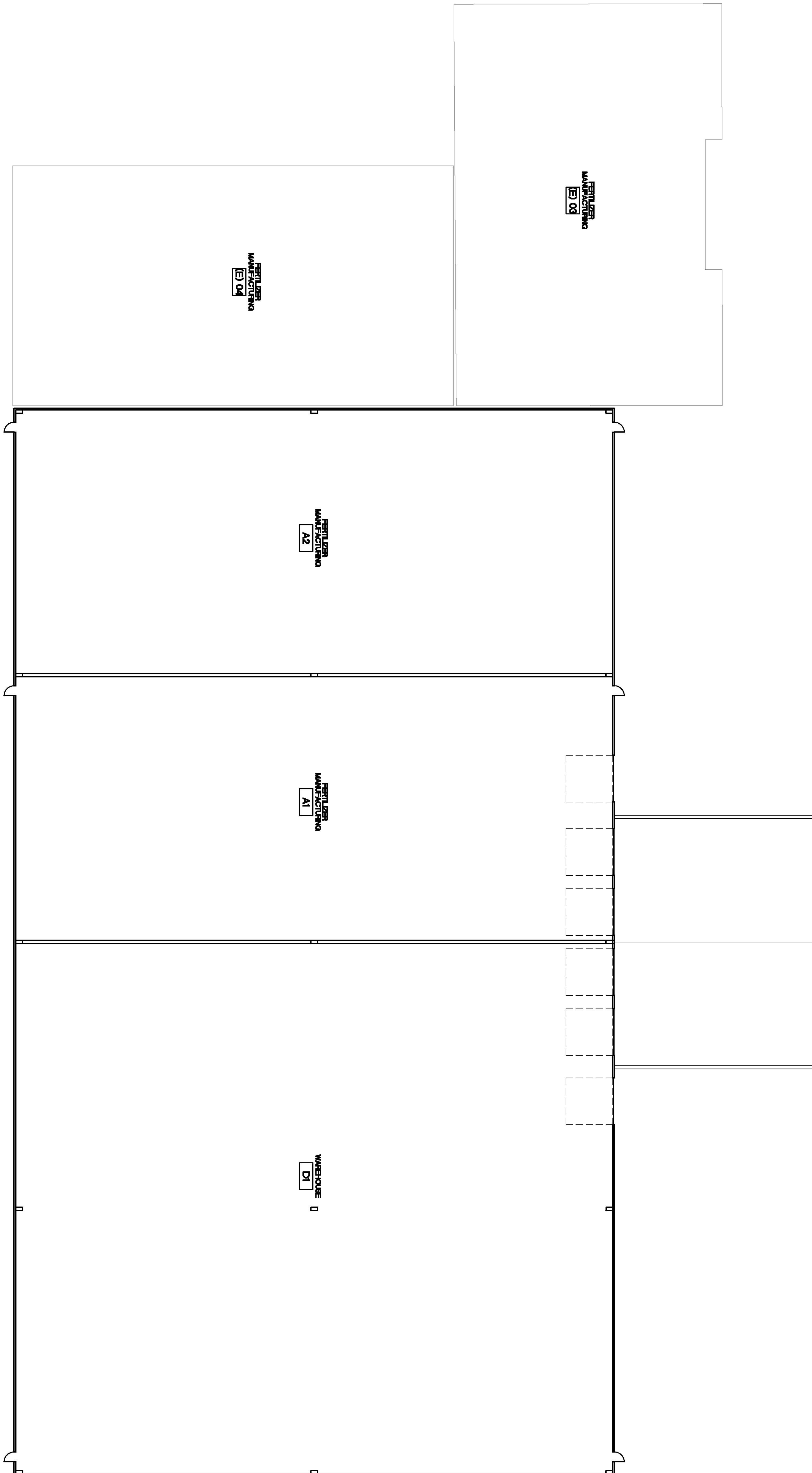


4. LOOKING DUE WEST @ NEW SITE



5. LOOKING DUE WEST @ N.E. CORNER OF NEW SITE

3/4/A1/A2/D1 SHELL BUILDING FLOOR PLAN



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

PROPOSED DEVELOPMENT:
 AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

3/4/A1/A2/D1 SHELL BUILDING FLOOR PLAN

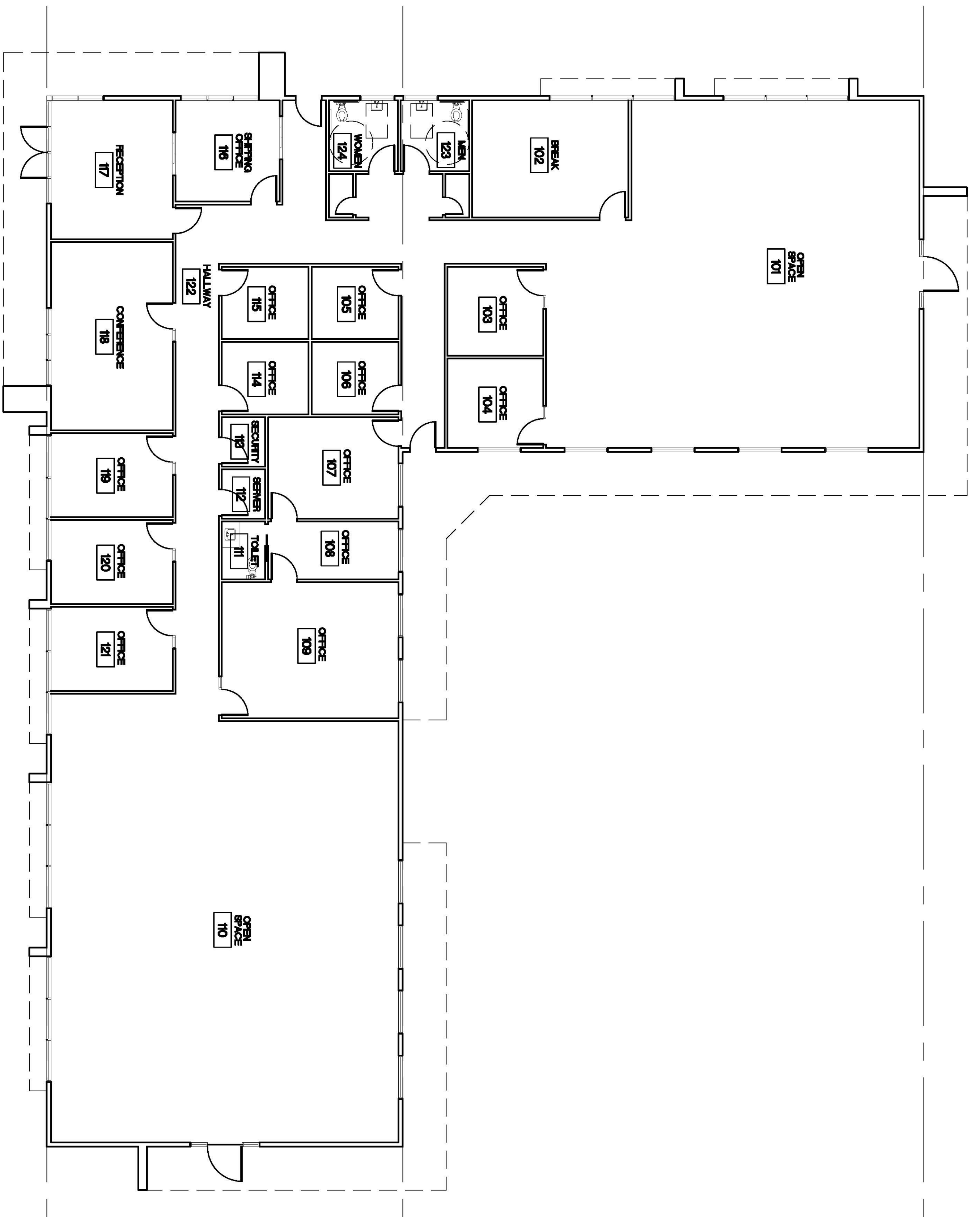
MARK	DATE	DESCRIPTION
△	-	-



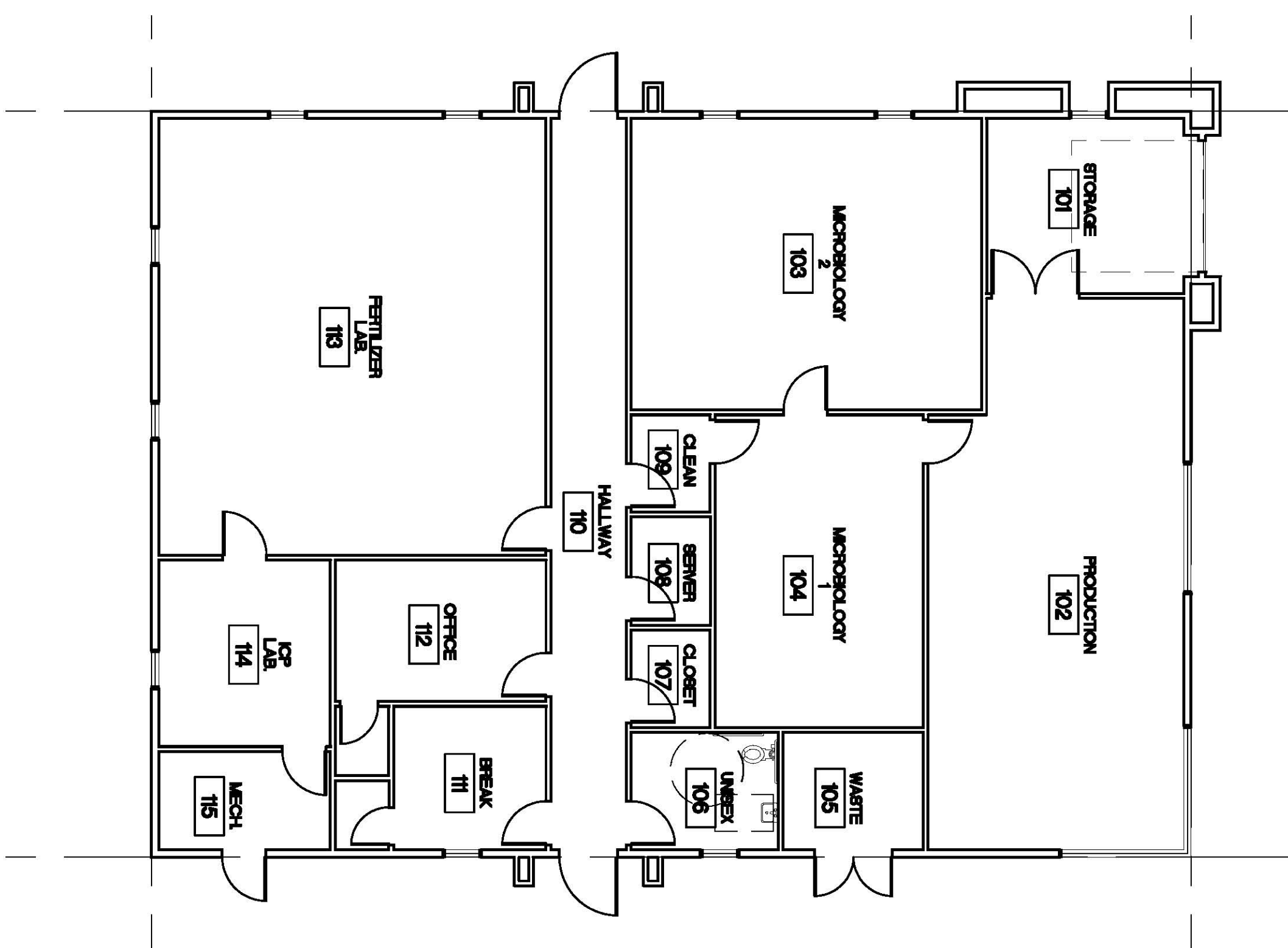
THE TAYLOR GROUP ARCHITECTS
 410 PARK CREEK DRIVE • CLOVIS, CA 93611 • P: 559.708.4046

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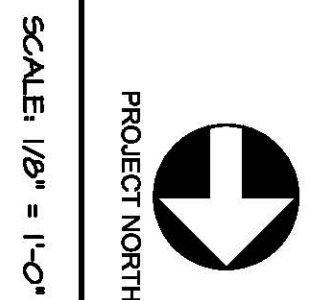
OFFICE BUILDING - B1 - FIRST FLOOR PLAN



LABORATORY BUILDING C1 FIRST FLOOR PLAN



FLOOR PLAN - B1 - C1 BUILDINGS



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

PROJECT NORTH

PROPOSED DEVELOPMENT:
AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

B1 - C1 BUILDINGS - FIRST FLOOR PLAN

MARK	DATE	DESCRIPTION
△	-	-

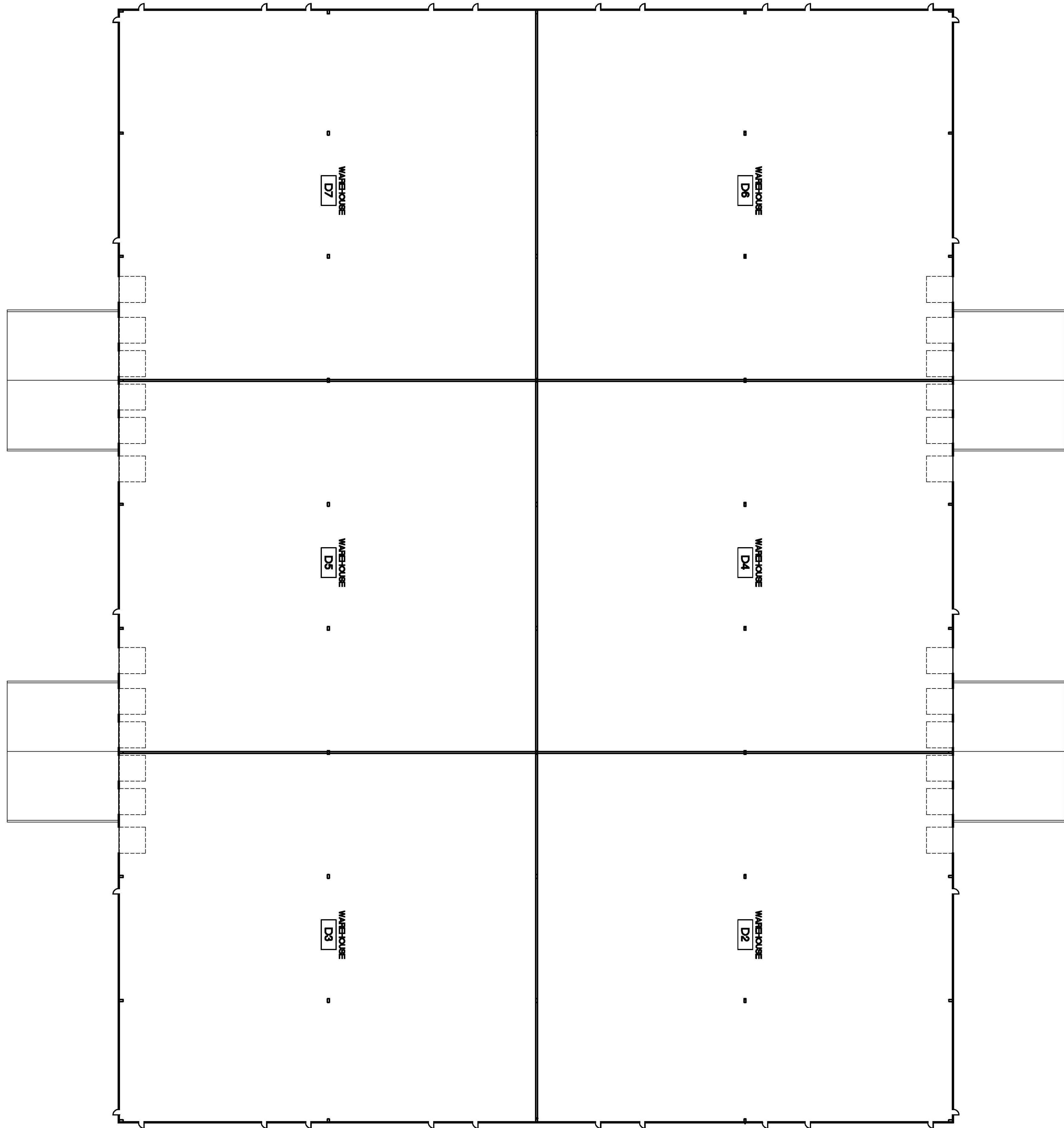


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PROJECT NO. 14-014701
 DRAWING: A202
 www.tgarchitects.com

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D2 > D7 SHELL BUILDING FLOOR PLAN



PROJECT NORTH

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

PROPOSED DEVELOPMENT:
AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

D2 > D7 SHELL BUILDING FLOOR PLAN

MARK	DATE	DESCRIPTION
△	-	-



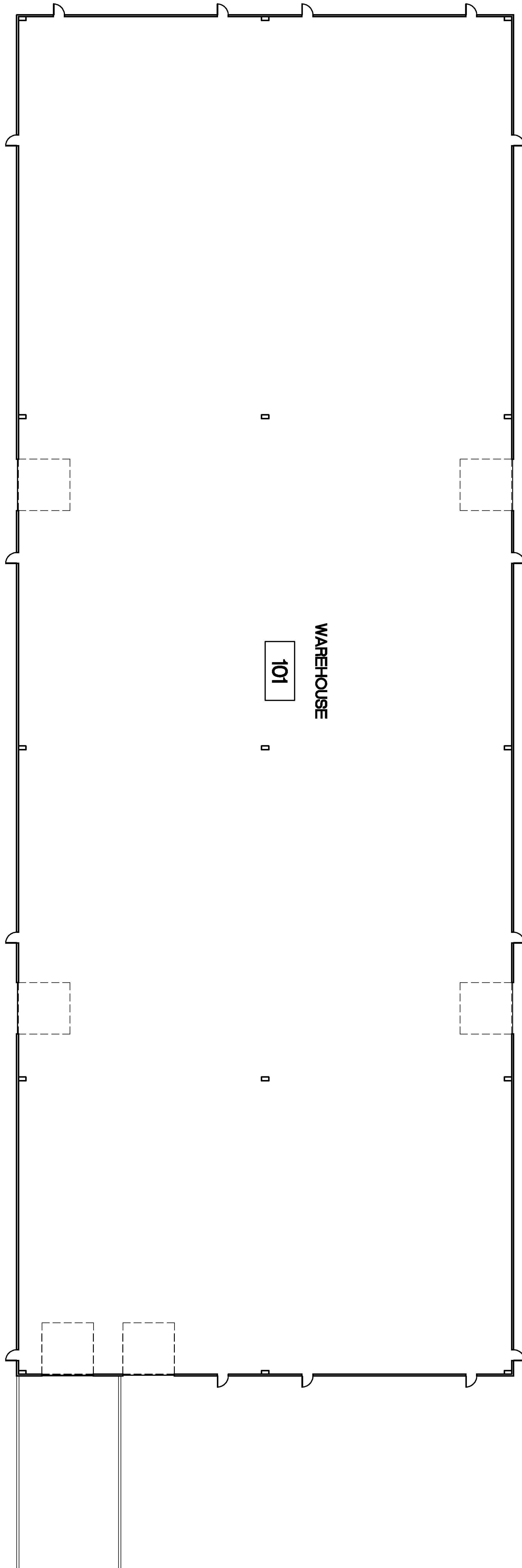
THE TAYLOR GROUP
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D8 SHELL BUILDING FLOOR PLAN

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



PROPOSED DEVELOPMENT:
 AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

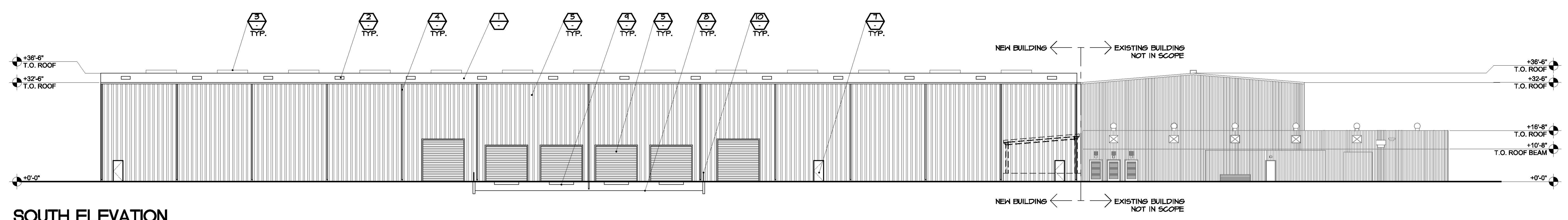
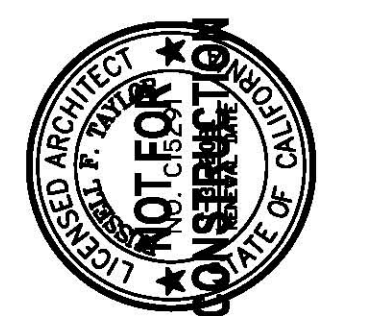
D8 SHELL BUILDING FLOOR PLAN

MARK	DATE	DESCRIPTION
△	-	-

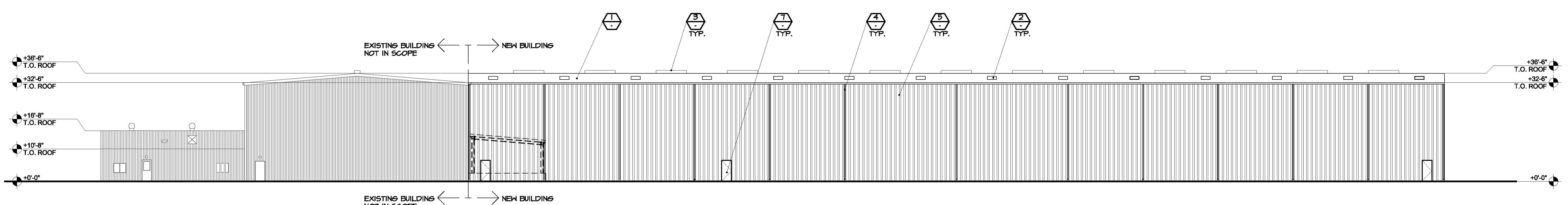


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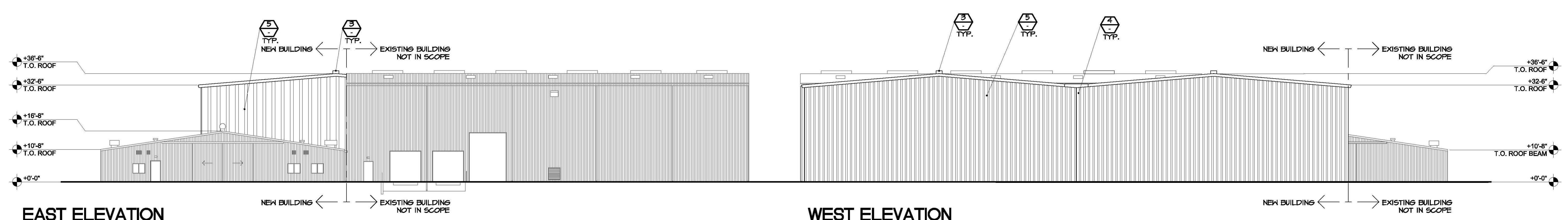
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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED, UNLESS OTHERWISE INDICATED. PAINTING REQUIRED AT ALL (N) AND (E) OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED 66M FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/BULKHEAD ROOF ACCESS HATCH SOFFIT VENTS	STOREFRONT SYSTEM EXTERIOR CEMENT PLASTER (E) PRECAST CONG. PANELS (E) CMU BUILDING WALLS (E) MASONRY CHIMNEY (E) SPLIT-FACE CMU PREFIN. ALUM. MECHANICAL SCREEN
EXPANSION JOINTS: IN EXT. CEMENT PLASTER O/ PLYWOOD SHTG. O/ WOOD STUDS ---- SEE DETAIL 16/A904	

- NOTES:**
- ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
 - SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
 - FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL 18/A904
 - FOR TYPICAL SEALANT JOINTS, SEE DETAIL 19/A904
 - FOR FLASHING AROUND BOX PENETRATIONS AT PLASTER, SEE DETAIL 21/A904
 - ALL EXPOSED STEEL WELDS TO MEET NOMMA VOLUNTARY JOINT FINISH STANDARD FINISH NO. 2, UNLESS OTHERWISE INDICATED.

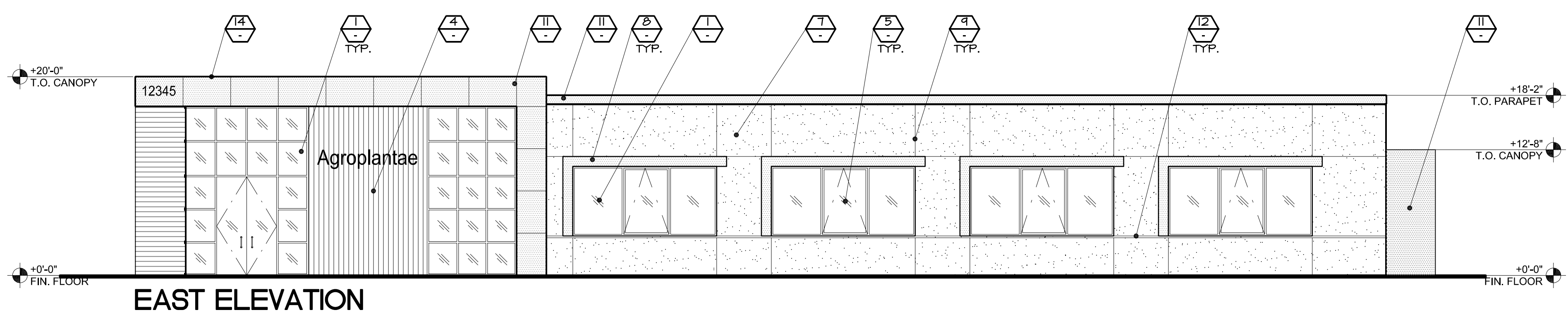
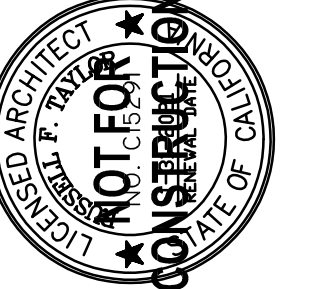
EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
1	METAL ROOFING	-
2	TRANSLUCENT PANEL	-
3	NEW RIDGE VENT	-
4	DOWN SPOUT	-
5	METAL SIDING	-
6	ROLL UP DOOR	-
7	DOOR	-
8	TRUCK LOADING DOCK	-
9	TRUCK BUMPER	-
10	METAL GUARD	-

MARK	DATE	DESCRIPTION
Δ	-	-

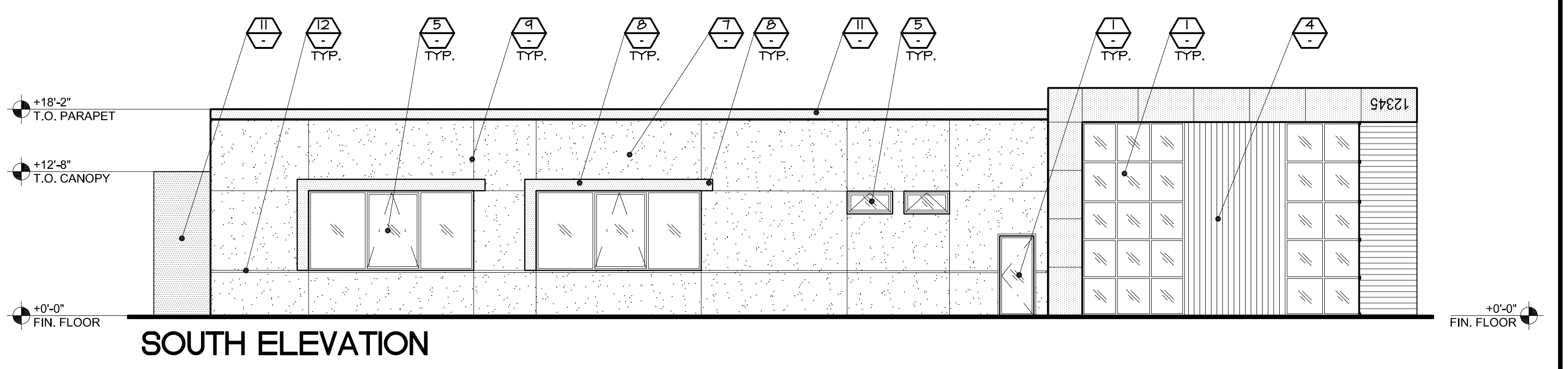
PROPOSED DEVELOPMENT:
 AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS - 3/4/A1/A2/D1 BUILDINGS

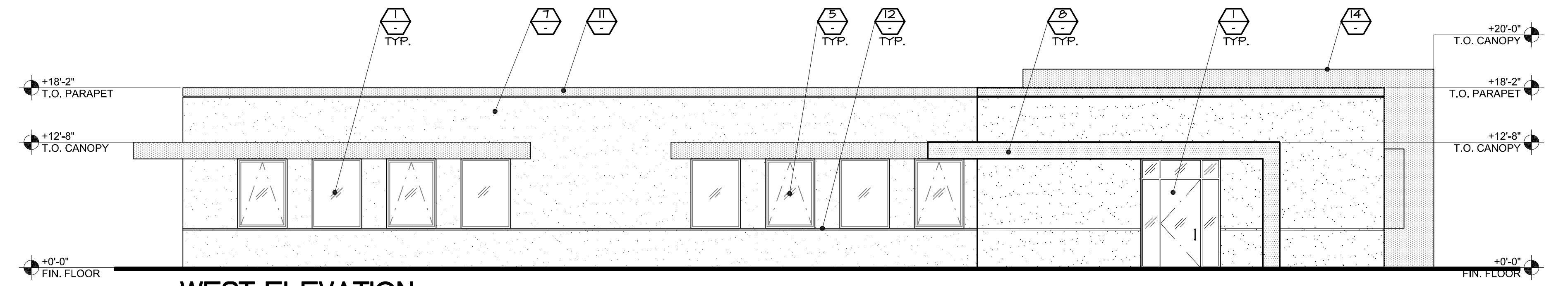
The Taylor Group expressly warrants that the drawings and documents prepared by it for this project are accurate and complete as of the date of preparation. It does not warrant, and shall not be held liable for, any errors or omissions in the drawings or documents prepared by others for this project, or for any changes or modifications to the drawings or documents after the date of preparation.



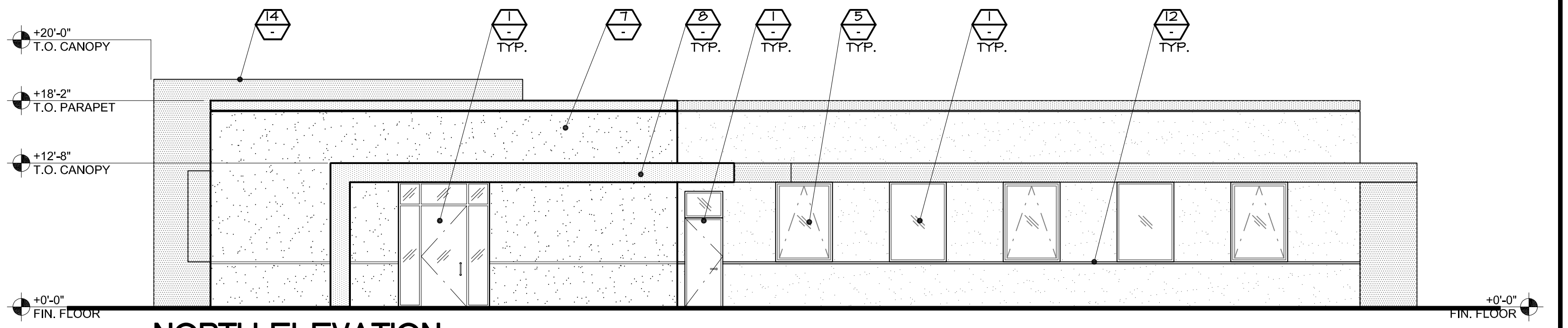
EAST ELEVATION



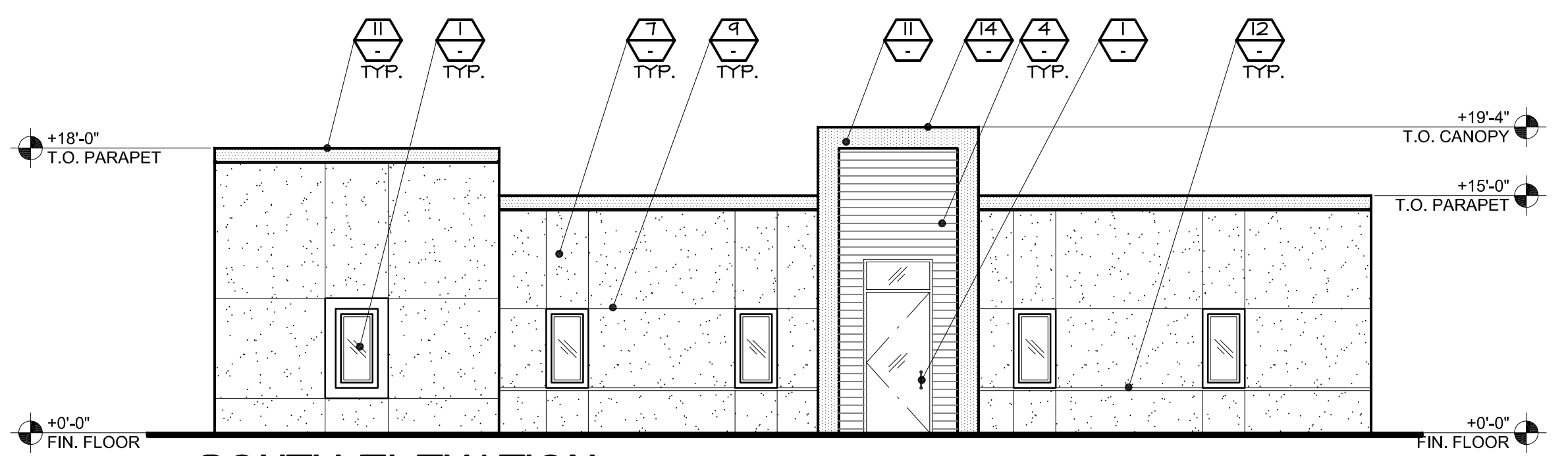
SOUTH ELEVATION



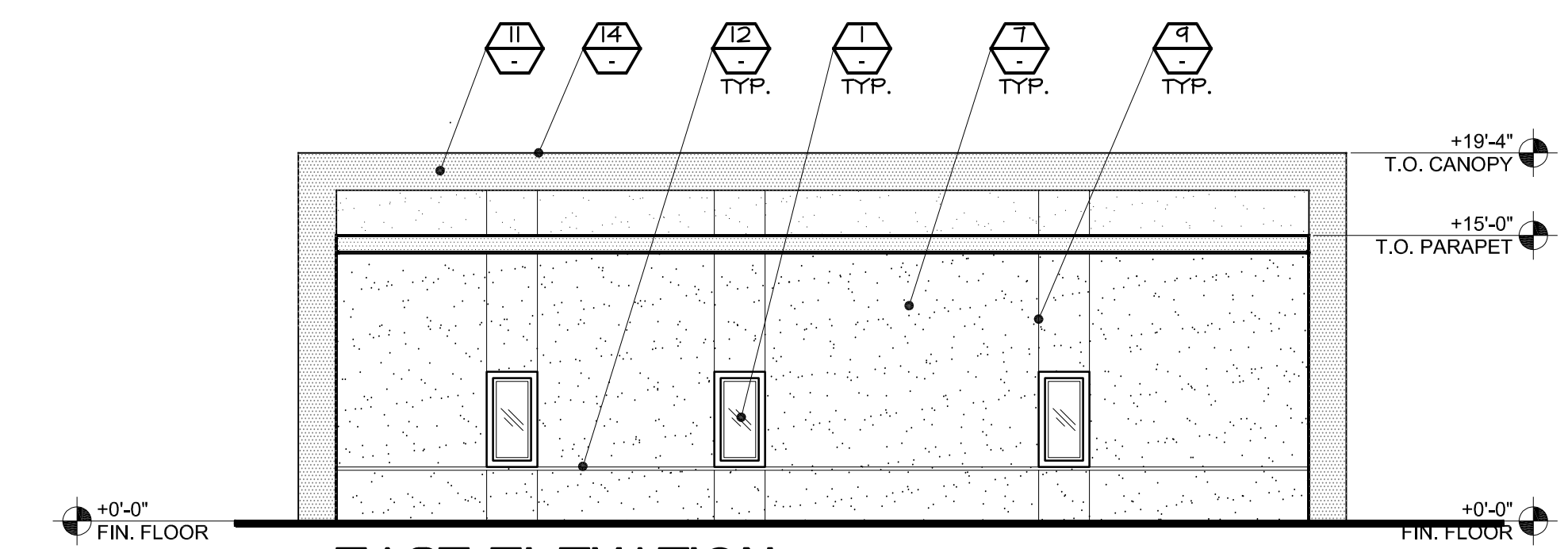
WEST ELEVATION



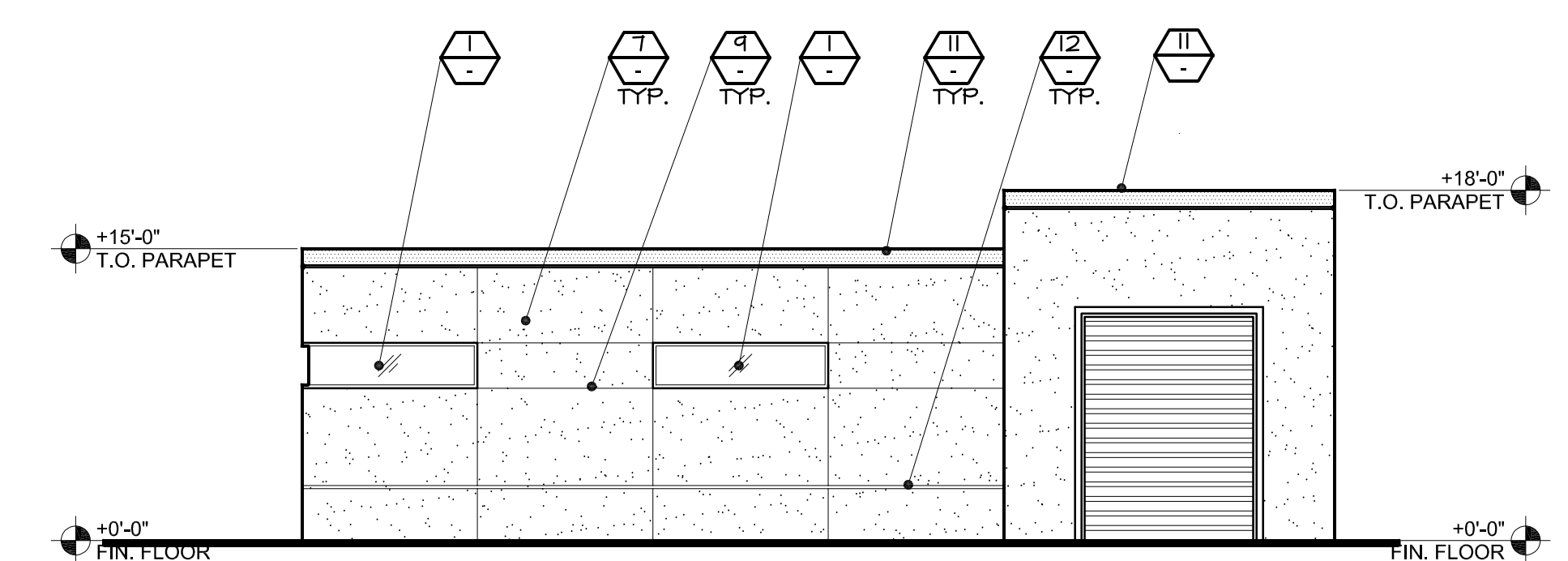
NORTH ELEVATION



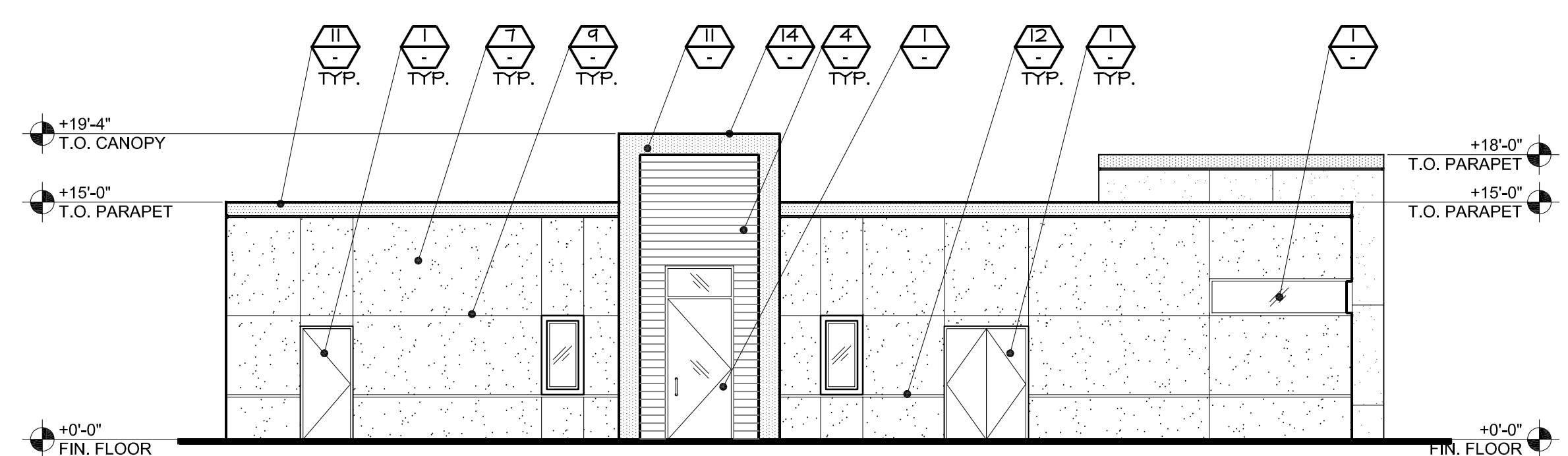
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	DESCRIPTION
1	ALUMINUM STOREFRONT/CURTAINWALL SYSTEM	4-1/2" STOREFRONT / 6" CURTAIN WALL, THERMAL BREAK, CLEAR ANODIZED FINISH, SEE WINDOW SCHEDULE, SHEET A301
2	GALV. SHEET METAL CAP FLASHING	-
3	HOLLOW METAL DOOR & FRAME	FACTORY PRIMED; SEE DOOR SCHEDULE, SHEET A301
4	SIMULATED WOOD SIDING/FASCIA PANEL RAINSCREEN SYSTEM	PREFINISHED FIBER CEMENT CLADDING SYSTEM, ARTISAN SHIPLAP PATTERN, AT LOCATIONS INDICATED, INSIDE & SOFFITS OF EYEBROW CANOPIES
5	OPENABLE AWNING WINDOW	POWDER COATED, CONTRASTING COLOR, SEE WINDOW SCHEDULE, SHEET A301
6	EXPOSED CONCRETE	SACK TO SMOOTH FINISH
7	EXT. INSULATION FINISH SYSTEM (EIFS); RIGID INSUL. O/ GYPSUM SHTS.	1-1/2" THICK INSULATION SYSTEM, ACRYLIC COLOR FINISH, SMOOTH TEXTURE/FINISH, SEE SHEET A106 FOR STANDARD EIFS DETAILS; SEE DETAIL 15/A106 FOR TYP. LIST OF MFR. DETAILS

MARK	MATERIAL	DESCRIPTION
8	ALUMINUM EYEBROW CANOPY	CLEAR ANODIZED ALUMINUM; SEE DETAIL 1/A101
4	EIFS SYSTEM JOINT	AESTHETIC REVEAL JOINT, TYP.; SUBSTITUTE CONTROL JOINT WHERE REQ'D BY MANUFACTURER; SEE DETAILS 14 & 15/A106 AND ELEVATIONS FOR PATTERN AND LOCATIONS
10	FRAMELESS TEMPERED GLASS DOOR	SEE DOOR SCHEDULE, SHEET A301
11	PREFINISHED ALUMINUM CAP FLASHING	16" DEEP WITH 2" ALUMINUM REVEAL, TYP., U.N.O.
12	2" WIDE ALUMINUM REVEAL	CLEAR ANODIZED ALUMINUM
13	ACM PANEL RAINSCREEN SYSTEM	PANEL JOINTS WHERE INDICATED; SEE DETAILS 1 - 4/A102 FOR TYPICAL ACM DETAILS
14	ACM PANEL PARAPET CAP	PANEL JOINTS WHERE INDICATED; SEE DETAIL 5/A106
15	-	-

EXTERIOR PAINTING SCHEDULE

DESCRIPTION	DESCRIPTION
THE FOLLOWING ITEMS SHALL BE PAINTED; UNLESS OTHERWISE INDICATED, PAINTING REQUIRED AT ALL OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED GSM FLASHING & CAPS EXPOSED CONCRETE FOUNDATION HOLLOW METAL DOORS & FRAMES ROOF ACCESS HATCH TRASH ENCLOSURE GATE EXPOSED ROOF DRAIN OVERFLOW PIPE UNFINISHED TRIM AT SIMULATED WOOD SIDING/SOFFIT SYSTEM MISC. PANELS & EXPOSED PIPES; SEE SPECS	STOREFRONT/CURTAINWALL SYSTEM EIFS SYSTEM ALUMINUM EYEBROW CANOPY ALUMINUM FASCIA ALUMINUM CAP FLASHING ALUMINUM REVEAL OPENABLE AWNING WINDOWS SIMULATED WOOD SIDING/SOFFIT ACM PANELS
EXPANSION JOINTS; IN EIFS SYSTEM O/ GYPSUM SHTS. O/ METAL STUDS-----SEE DETAILS 15, 14 & 15/A106	
SEE STRUCTURAL DRAWINGS FOR DRIFT JOINT LOCATIONS AND INFORMATION	

- NOTES:
- ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
 - SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
 - PROVIDE GYP. SHTS. BELOW ALL EIFS AND ACM PANEL RAINSCREEN SYSTEMS AT ALL VERT. SURFACES; SEE SECTIONS AND DETAILS FOR LOCATIONS WHERE REQ'D.
 - FOR TYPICAL SEALANT JOINTS, SEE DETAIL 1/A106
 - FOR FLASHING AROUND WALL OPENINGS, SEE DETAIL 26/A106
 - FOR FLASHING AROUND BOX/PIPE PENETRATIONS AT EIFS, SEE DETAIL 24/A106
 - ANTI-GRAFFITI COATING TO BE APPLIED TO EIFS, & CONCRETE BELOW HORIZONTAL JOINT AT +0'-0", APPLIED CONT. AROUND ENTIRE BUILDING.
 - SEE STRUCTURAL DRAWINGS FOR DRIFT JOINT DETAILS

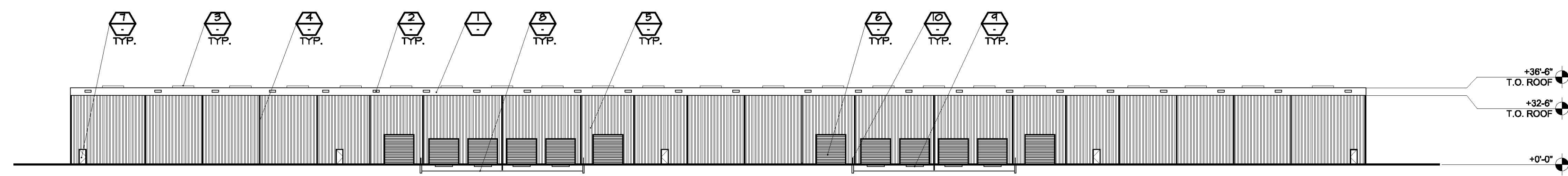
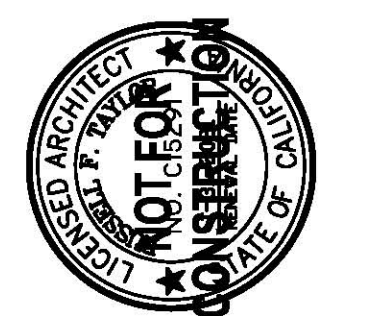
PROPOSED DEVELOPMENT:
 AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS - B1 - C1 BUILDINGS

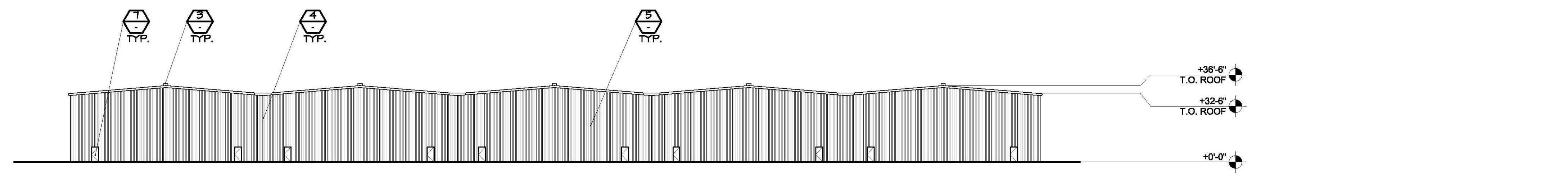
PROJECT NO. 19-014-01
 DRAWING A502
 www.tgarchitects.com

EXTERIOR ELEVATIONS - B1 - C1 BUILDINGS

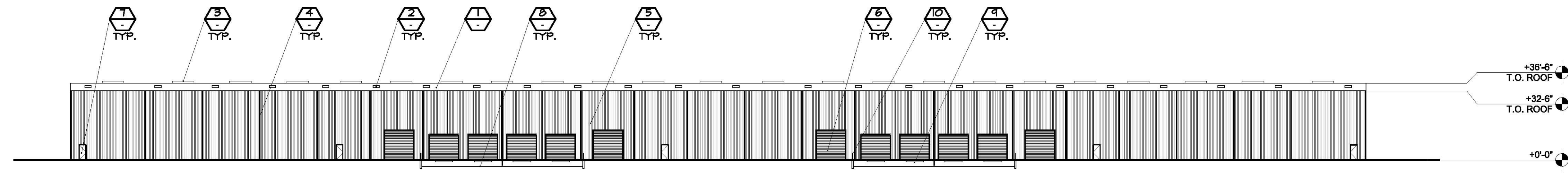
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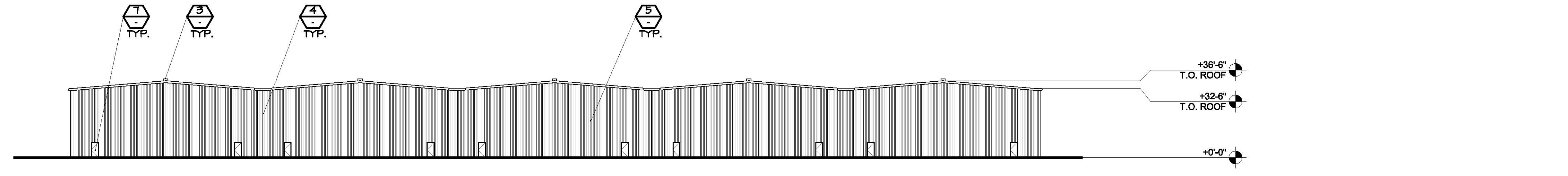
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED, UNLESS OTHERWISE INDICATED. PAINTING REQUIRED AT ALL (N) AND (E) OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED GSM FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/BULKHEAD ROOF ACCESS HATCH SOFFIT VENTS	STOREFRONT SYSTEM EXTERIOR CEMENT PLASTER (E) PRECAST CONG. PANELS (E) CMU BUILDING WALLS (E) MASONRY CHIMNEY (E) SPLIT-FACE CMU PREFIN. ALUM. MECHANICAL SCREEN
EXPANSION JOINTS: IN EXT. CEMENT PLASTER O/ PLYWOOD SHTG. O/ WOOD STUDS ---- SEE DETAIL 16/A904	

- NOTES:
1. ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
 2. SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
 3. FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL 18/A904
 4. FOR TYPICAL SEALANT JOINTS, SEE DETAIL 19/A904
 5. FOR FLASHING AROUND BOX PENETRATIONS AT PLASTER, SEE DETAIL 21/A904
 6. ALL EXPOSED STEEL WELDS TO MEET NOMMA VOLUNTARY JOINT FINISH STANDARD FINISH NO. 2, UNLESS OTHERWISE INDICATED.

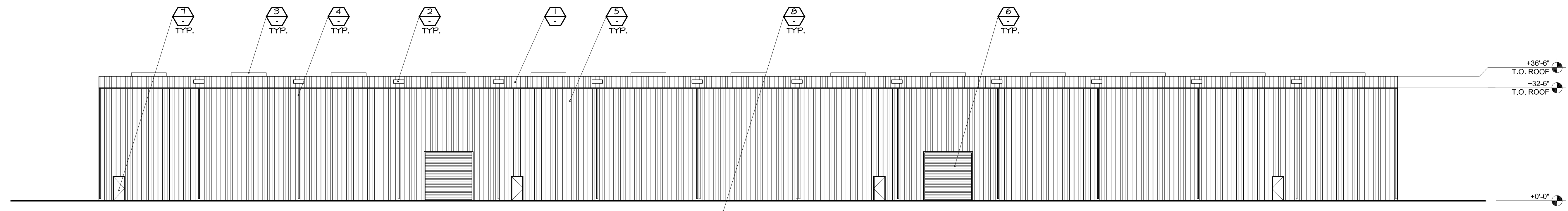
EXTERIOR FINISH SCHEDULE		MATERIAL MK. COLOR MK.
MARK	MATERIAL	DESCRIPTION
1	METAL ROOFING	-
2	TRANSLUCENT PANEL	-
3	NEW RIDGE VENT	-
4	DOWN SPOUT	-
5	METAL SIDING	-
6	ROLL UP DOOR	-
7	DOOR	-
8	TRUCK LOADING DOCK	-
9	TRUCK BUMPER	-
10	METAL GUARD	-

MARK	DATE	DESCRIPTION
Δ	-	-

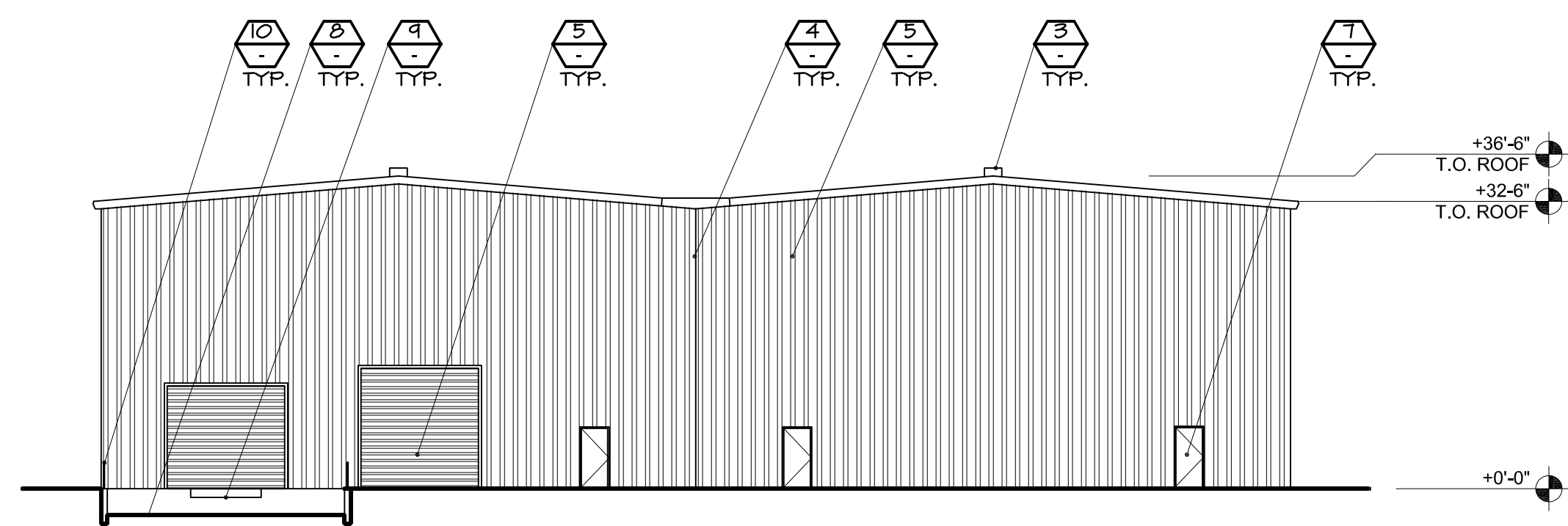
PROPOSED DEVELOPMENT:
 AGROPLANTAE INC.
 2976 SOUTH PEACH AVE.
 FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS - D2 > D7 BUILDINGS

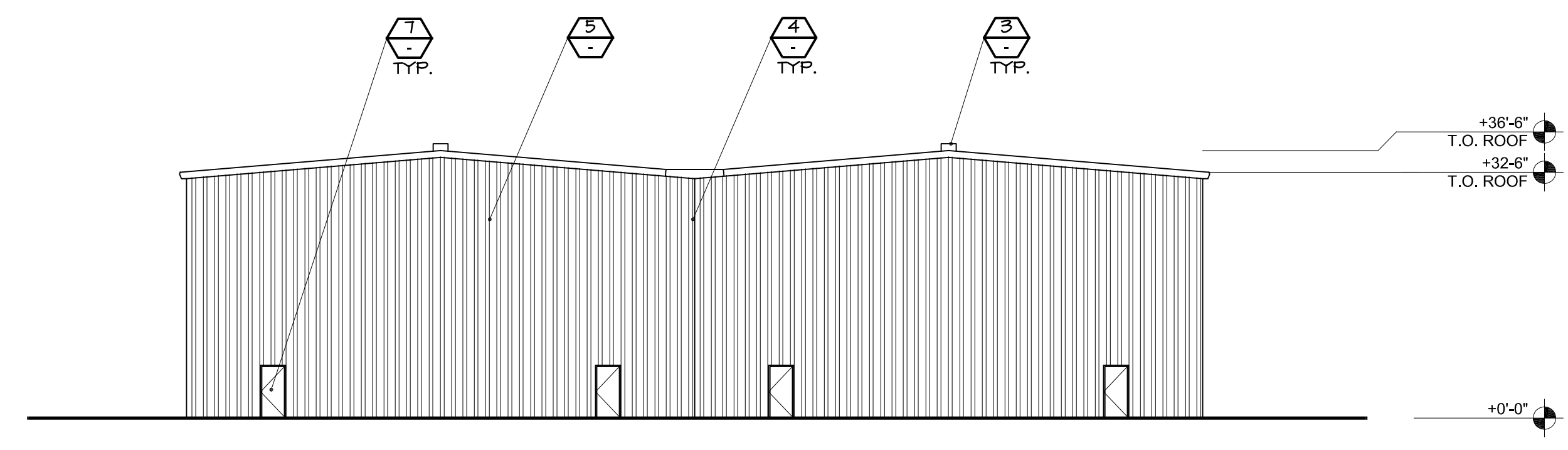
The Taylor Group expressly warrants that the information contained herein is true and correct to the best of our knowledge and belief, based on the information provided to us by the client. We do not warrant the accuracy of any information not provided to us by the client.



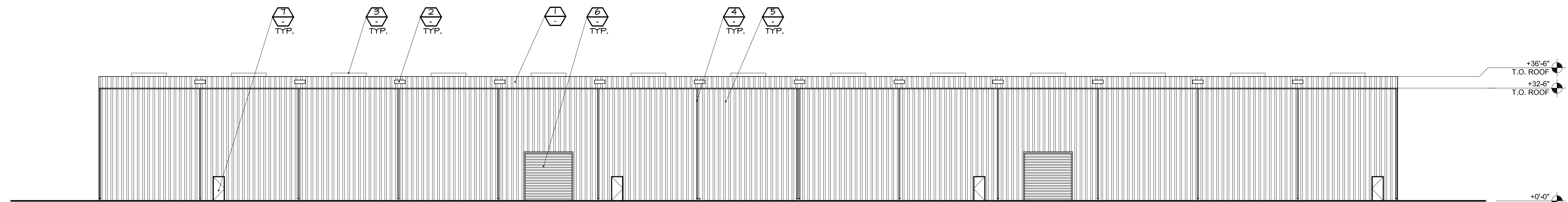
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED, UNLESS OTHERWISE INDICATED. PAINTING REQUIRED AT ALL (N) AND (E) OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED GGM FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/BULKHEAD ROOF ACCESS HATCH SOFFIT VENTS	STOREFRONT SYSTEM EXTERIOR CEMENT PLASTER (E) PRECAST CONC. PANELS (E) CMU BUILDING WALLS (E) MASONRY CHIMNEY (E) SPLIT-FACE CMU PREFIN. ALUM. MECHANICAL SCREEN
EXPANSION JOINTS: IN EXT. CEMENT PLASTER OR PLYWOOD SHTG. OR WOOD STUDS ---- SEE DETAIL 16/A904	

- NOTES:
1. ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
 2. SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
 3. FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL 18/A904
 4. FOR TYPICAL SEALANT JOINTS, SEE DETAIL 14/A904
 5. FOR FLASHING AROUND BOX PENETRATIONS AT PLASTER, SEE DETAIL 21/A904
 6. ALL EXPOSED STEEL WELDS TO MEET NOMMA VOLUNTARY JOINT FINISH STANDARD FINISH NO. 2, UNLESS OTHERWISE INDICATED.

EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
1	METAL ROOFING	-
2	TRANSLUCENT PANEL	-
3	NEW RIDGE VENT	-
4	DOWN SPOUT	-
5	METAL SIDING	-
6	ROLL UP DOOR	-
7	DOOR	-
8	TRUCK LOADING DOCK	-
9	TRUCK BUMPER	-
10	METAL GUARD	-



MARK	DATE	DESCRIPTION
△	-	-

PROPOSED DEVELOPMENT:
AGROPLANTAE INC.
2976 SOUTH PEACH AVE.
FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS - D8 BUILDING

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