

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA
ORDINANCE NO. R- 474 -3819**

AN ORDINANCE TO CHANGE THE BOUNDARIES OF CERTAIN ZONES AND THE ZONING DISTRICT OF PROPERTY THEREBY AFFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING DIVISION OF THE ORDINANCE CODE OF FRESNO COUNTY, AND TO AMEND THE ZONE MAP ESTABLISHED BY SAID DIVISION ACCORDINGLY.

The Board of Supervisors of the County of Fresno ordains as follows:

SECTION 1. This Ordinance is adopted pursuant to California Constitution, Article XI, Section 7, Government Code Sections 65850, 65854-65857, and Sections 811 and 878 of the Ordinance Code of Fresno County.

SECTION 2. All that portion of the unincorporated area of Fresno County consisting of the parcel described as PARCEL 1 OF PARCEL MAP NO. 7958 ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGE 72, FRESNO COUNTY RECORDS. CONTAINING 16.95 ACRES MORE OR LESS, and the parcel described as PARCEL 2 OF PARCEL MAP NO. 7958 ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 65 OF PARCEL MAPS AT PAGE 72, FRESNO COUNTY RECORDS. CONTAINING 2.06 ACRES MORE OR LESS, which heretofore have been classified in the M-3(c) (Heavy Industrial, Conditional) Zone District pursuant to the Zoning Division of the Ordinance Code of Fresno County, located on the southwest corner of North Avenue and Minnewawa Avenue, approximately one mile south of the nearest city limits of the City of Fresno is hereby changed to the M-3(c) (Heavy Industrial, Conditional) Zone District as shown in Exhibit "A", subject to the Mitigation Measures, Conditions of Approval and Mandatory Project Notes listed in Exhibit "B".

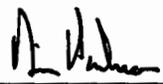
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SECTION 3. Prior to the expiration of fifteen (15) days from the adoption of this Ordinance, it shall be published in accordance with the requirements of Government Code Section 25124 at least one time in the Fresno Business Journal, a newspaper of general circulation in Fresno County.

SECTION 4. In accordance with Government Code Sections 25123, 25131, and 65854-65857, this Ordinance, designated as Ordinance No. R- 474 -3819 shall take effect thirty days after its passage.

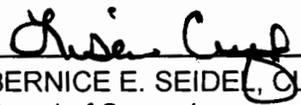
Adopted by the Board of Supervisors of Fresno County, California, on March 7, 2017 by the following vote, to wit:

- AYES: Supervisors Borgeas, Magsig, Mendes, Pacheco, Quintero
- NOES: None
- ABSENT: None



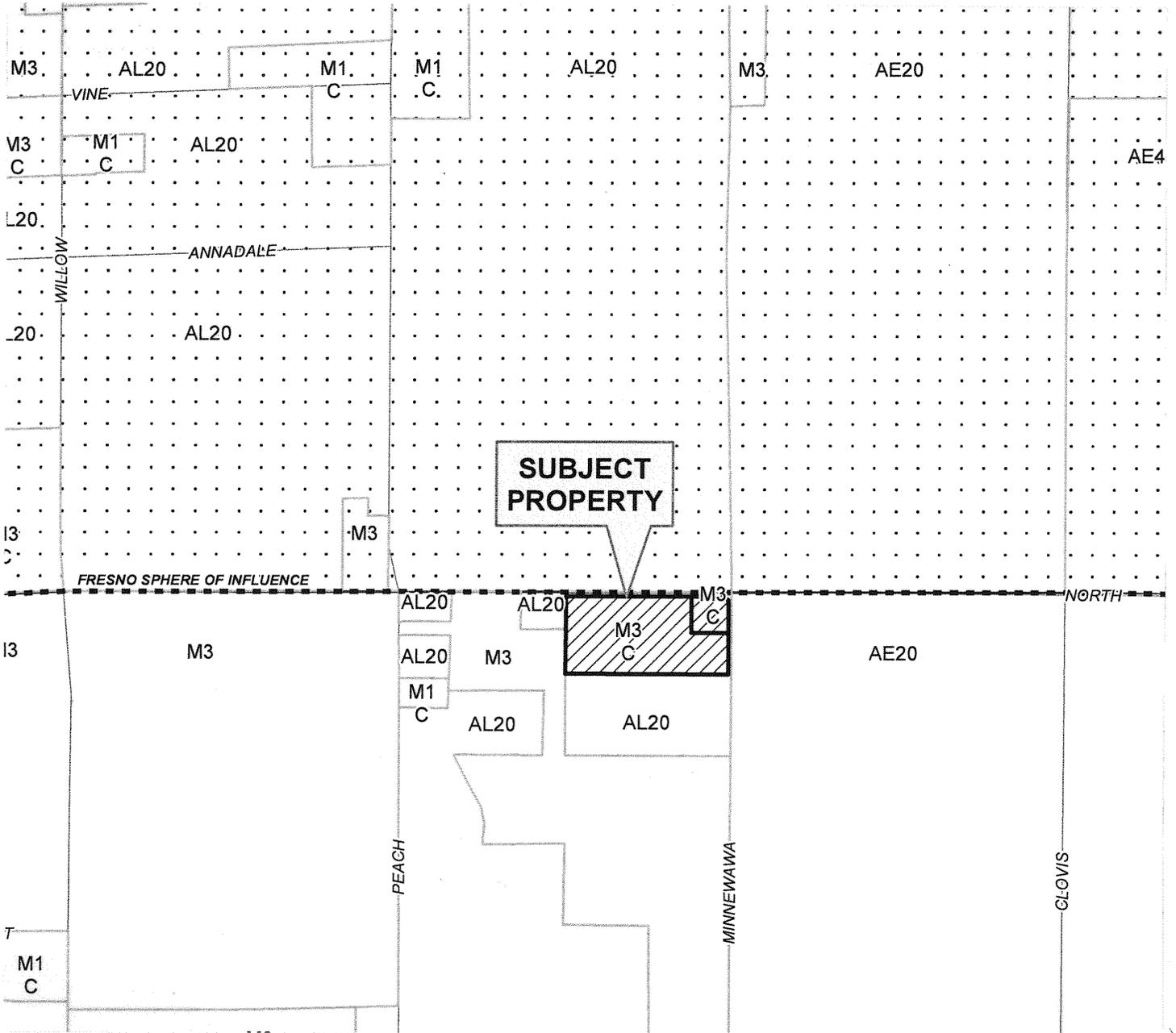
BRIAN PACHECO, CHAIRMAN
Board of Supervisors

ATTEST:



BERNICE E. SEIDEL, CLERK
Board of Supervisors

Exhibit "A"



**Mitigation Monitoring and Reporting Program
Initial Study (IS) Application No. 7163 / Amendment Application No. 3819
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed as to not shine toward adjacent properties and roads.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
*2.	Geology and Soils	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/Geology/Natural Resources Section 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/Geology/Natural Resources Section.	Applicant	Applicant/PW&P/ Fresno County Department of Public Health	Ongoing
*3.	Hydrology and Water Quality	All future outdoor storage areas shall be constructed and maintained in such a manner that material that may generate contaminants will be prevented from contact with rainfall and runoff, thereby preventing the conveyance of contaminants in runoff into the storm drain system.	Applicant	Applicant/Fresno Metropolitan Flood Control District (FMFCD)	Ongoing
*4.	Hydrology and Water Quality	Future runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed through a sanitary sewer system. Storm drains receiving untreated runoff from such areas that directly connect to the Fresno Metropolitan Flood Control District storm drainage system shall not be permitted. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements.	Applicant	Applicant/FMFCD	Ongoing

*5.	Noise	Future development shall require construction of a six-foot-tall wall (noise barrier) along a portion of the western property line of the subject 16.95-acre parcel identified as APN 331-080-58, as described in the Environmental Noise Assessment prepared by Bollard Acoustical Consultants, Inc. (dated November 7, 2016).	Applicant	Applicant/ Fresno County Department of Public Health	Ongoing
*6.	Noise	Transportation refrigeration unit (TRU) trucks and trailers operating on site shall be parked toward the middle of parking areas with non-refrigerated trucks and trailers parked in outer parking areas to aid in buffering noise from transportation refrigeration units.	Applicant	Applicant/ Fresno County Department of Public Health	Ongoing

Condition of Approval

1.	The subject parcels shall be limited to the following uses: Recreational Vehicle Storage; Truck and Trailer Storage; Self-Storage; Transportation Refrigeration Unit (TRU) Truck and Trailer Storage; Ancillary uses exclusive to the on-site Occupant to include Administrative Offices, Truck and Trailer Service Facilities, Fuel Dispensing Facilities, and Driver Dispatch Facilities.
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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.

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

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.	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 [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].
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 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.
5.	Future development will require the subject property to annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.
6.	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

Notes	
	Cure, and Emulsified Asphalt Paving and Maintenance Operations).
7.	Future development shall be subject to the Seismic Design Category C Standards.
8.	Future development shall require a Grading Permit or Grading Voucher for any grading activities.
9.	Future development that disturbs more than one acre shall require compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity. Before construction begins, the Developer shall submit to the State Water Resources Control Board a Notice of Intent to comply with said permit, a Storm Water Pollution Prevention Plan (SWPPP), a Site Plan, and appropriate fees. The SWPPP shall contain all items listed in Section A of the General Permit, including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and best management practices (BMP) implemented to prevent pollutants from discharging with storm water into waters of the United States.
10.	Due to the subject parcels being located within a designated Fresno Metropolitan Flood Control District (FMFCD) Drainage Area, future development may require payment of an FMFCD Drainage Fee, the amount of which will be determined at the time the new development is proposed.

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