



Inter Office Memo

**ATTENTION: FOR FINAL ACTION OR
MODIFICATION TO OR ADDITION OF
CONDITIONS, SEE FINAL BOARD OF
SUPERVISORS' ACTION SUMMARY
MINUTES**

DATE: July 24, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: Resolution No. 13096 – Amendment Application No. 3842; Conditional Use Permit Application No. 3682; Initial Study No. 7879

OWNER/

APPLICANT: Angelo Paolucci and Rosanna DiLallo

REPRESENTATIVE: Dirk Poeschel, Dirk Poeschel Land Development Services

REQUEST: Allow the rezoning of a 3.46-acre parcel, a 0.5-acre parcel, and a 19.65-acre parcel identified as APNs: 316-071-36, 316-071-38, and 316-071-75 totaling 23.6-acres from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses; and to consider approval of Conditional Use Permit No. 3682 to amend Conditional Use Permit No. 3406 to allow the expansion of soil amendments, warehousing, and distribution to an existing fertilizer manufacturing facility located on an adjacent 4.12-acre parcel identified as APN: 316-071-37 to be expanded onto the 3.46-acre parcel and 0.5-acre parcel that are being to rezoned.

LOCATION: The subject parcels are located on the northwest corner of S. Peach and E. North Avenues, approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37, 38, 75) (2976 S. Peach Avenue) (Sup. Dist. 4).

PLANNING COMMISSION ACTION:

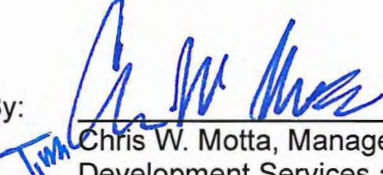
At its hearing of July 24, 2025, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Commissioner Abrahamian and seconded by Commissioner Quist to recommend approval to the Board of Supervisors of Amendment Application No. 3862 and Conditional Use Permit No. 3682 with corrections to the Mitigated Negative Declaration and Operational Statement as per staff recommendation subject to the Mitigation Measures and Conditions of Approval included as Exhibit B.

RESOLUTION NO. 13096

The motion passed on the following vote:

VOTING:	Yes:	Commissioners Abrahamian, Quist, Arabia, Borchardt, Carver, Hill, Roman, and Zante
	No:	None
	Absent:	Commissioner Whelan
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Chris W. Motta, Manager
Development Services and Capital Projects Division

CWM:ap:jp
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Attachments

EXHIBIT A

Amendment Application No. 3842 and Conditional Use Permit 3682

- Staff: The Fresno County Planning Commission considered the Staff Report dated July 24, 2025, and heard a summary presentation by staff.
- Applicant: The Owner's representatives concurred with the Staff Report and the clarifications regarding the expansion of soil amendments, and added the following points of clarification:
- The facility will have no customers on site as the facility is a wholesale site.
 - There were conversations with the City of Fresno to ensure the project was consistent with the City's general Plan and Development Standards.
 - A formal request was submitted to incorporate into the record the most recent correspondence from the City of Fresno, in which they acknowledged receipt of the updated operational statement and indicated that they do not object to the permit.
 - The project is consistent with the City's General Plan for Light Industrial Business.
- Others: No individuals presented information in support of or against the application.
- Correspondence: A letter of support form the City of Fresno was presented to the Planning Commission. No letters of opposition to the application were received.

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Exhibit B

Mitigation Monitoring and Reporting Program
Initial Study No. 7879; Amendment Application No. 3842
Classified Conditional Use Permit Application No. 3682

IS 7879 Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	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 shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ Fresno County Sheriff-Coroner	During construction
*2.	Transportation	Prior to the issuance of building permits for the uses allowed on M-3 zoned property or the expansion of an existing inorganic fertilizer manufacturing facility onto the 23.6-acre parcel, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a., as noted below. a. Peach Avenue and Jensen Avenue intersection shall be improved. The project's percent fair share for intersection improvement cost is 0.65 percent or \$27,404.01 of the total construction cost of \$4,243,707.00. The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata	Applicant	Applicant/PWP	As noted

		costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.			
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Mitigation Measure – Measure specifically applies to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended conditions for the project.

Conditions of Approval – Amendment Application No. 3842, Conditional Use Permit Application No. 3682	
1.	Development of the property with the proposed inorganic fertilizer manufacturing facility shall be in accordance with the Site Plan, Floor Plan, and Operational Statement approved by Planning Commission.
2.	The uses allowed on the property shall be limited to the following by-right M-3 uses listed in Chapter 816.2, Table 2-8 of Fresno County Zoning Ordinance, dated February 2024: • Jewelry Manufacturing • Leather Products Manufacturing • Textile Products Manufacturing • Chemical Products Manufacturing • Handcraft Industries, Small Scale Manufacturing • Laboratories • Monument and Tombstone Works • Advertising Structures
3.	The Malaga County Water District (MCWD) presently provides a fire service line to the existing inorganic fertilizer manufacturing facility on a 4.16-acre parcel. Prior to the occupancy granted for Phase 1 and/or Phase 2 development, the project proponent shall consult with the City of Fresno to determine if: the existing fire service line would remain in service and what would be new fire line demands for the expanded facilities and shall submit a request to MCWD to setup limits/restrictions relative to fire service capacity.
4.	The City of Fresno sanitary sewer facilities located in North Avenue are available to service the project site. Prior to occupancy granted for Phase 1 and/or Phase 2 development of the project, the property shall connect to the City of Fresno sewer service by complying with the City connection requirements and paying applicable fees.
5.	Prior to issuance of building permits, the project shall pay the project proponent shall be pay Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) to the City of Fresno and shall provide proof of payment to the County.
6.	Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniencies and discomfort associated with normal farm activities in the surroundings of the proposed development.

7.	Prior to issuance of any permits, a property Line Adjustment shall be completed if needed to ensure the property lines do not conflict with building locations or setbacks.
8.	All Conditions of Approval for approved CUP No 3406 shall remain in full force and effect unless modified by this CUP 3682.
Project Notes – Amendment Application No. 3842, Site Plan Review Application No. 8299	
1.	This Use 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.
2.	Prior to the issuance of building permits, a Site Plan Review application 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 but not limited to the design of parking and circulation areas, wall/fencing, access, on-site grading and drainage, right-of-way dedication, fire protection, landscaping, signage, and lighting.
3.	Plans, permits and inspections are required for the new addition, including but not limited to retaining walls and other site improvements. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 regarding permits for construction and/or remodel.
4.	To address public health impacts resulting from the project, Fresno County Department of Public Health, Environmental Health Division requires the following: • 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: a) there is a 100% (percent) or more increase in the quantities of a previously disclosed material; b) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts; or c) changes to building structures and/or hazardous materials/wastes storage areas. • The business shall certify that a review of the business plan has been conducted once a year, any necessary changes were made and were submitted to the local agency. • Should any structures have an active rodent or insect infestation, the infestation shall be abated prior to demolition of the structures to prevent the spread of vectors to adjacent properties. • If asbestos containing materials and materials coated with lead-based paints are encountered, the contractor shall contact the San Joaquin Valley Air Pollution Control District. • If the structure(s) was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to remodel/demolishing work the contractor shall contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Services for current regulations and requirements. • To protect ground water, all abandoned water wells on the project site shall be properly destroyed by a licensed contractor.
5.	To address site development impact resulting from the project, the Fresno County Site Plan Unit requires the following: • 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 Governors Drought Executive Order of 2015.

	• The Landscape and irrigation plans shall be submitted to the Department of Public Works and Planning, Zoning and Permits unit for review and approval prior to the issuance of Building Permits. • Any proposed signs require submittal to the Department of Public Works and Planning, Site Plan Review unit to verify compliance with the Zoning Ordinance. • The parking and circulation areas shall be graded, asphalt concrete surfaced, and striped. • All parking spaces for the physically disabled shall be paved, striped, and placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. Note: These requirements will be addressed through Site Plan Review.
6.	To address site development impacts resulting from the project, the Fresno County Development Engineering Section requires the following: • An Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. • A grading permit or voucher for any grading proposed with this application. • Any existing or proposed gate shall be setback a minimum of 20 feet from the ultimate road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative. • Any proposed or existing driveway should be set back a minimum of 10' from the property line. • Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise. • Any retention facilities greater than 18 inches in depth shall require fencing to preclude public access • On-site turnarounds are required for vehicles leaving the site to enter the arterial road in a forward motion, so that vehicles do not back out onto the roadway.
7.	To address impacts on the Fresno Metropolitan Flood Control District (FMFCD) improvements, FMFCD requires the following: • Pay drainage fees and service charge at the time of development • Provide a temporary water storage facility onsite until permanent FMFCD facilities becomes available, and drainage can be directed to the street • Do not interfere with FMFCD ability to operate and maintain the Wilder ditch that runs along the property line on the north side of the property. • Drainage and grading plans shall be approved by FMFCD prior to approval by the County • storm drainage patterns for the development shall conform to the District Master Plan and Master Plan facilities shall be constructed unless street improvements in North Avenue are deferred by County; • Construction activity shall secure a State National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharge.
8.	To address impact on road improvements resulting from permitted uses on the property, the Fresno County Road Maintenance and Operations Division requires the following:

	• The applicant shall construct street improvements, including curb, gutter, and road widening improvements across parcel frontages along E North Avenue and S Peach Avenue. And may be required to relocate utilities and acquire additional right-of-way to accommodate such improvements. • A 30-foot by 30-foot corner cutoff shall be dedicated to the County of Fresno at the intersection of North Ave and Peach Ave for visibility purposes • Road improvements should be built to Fresno County A-4 Arterial standards. Pavement west of the westerly parcel fronting North Ave should be adequately tapered to match existing pavement. Plans for such improvements would be submitted during the site plan review process. • Due to the arterial classification of S Peach Ave, the applicant should be limited to one proposed drive approach fronting S Peach Ave. • The driveway approaches should be limited to a maximum of 35 feet and must be setback 5 feet from side property lines. • Any setbacks should be based on Ultimate right-of-way, no new facilities shall be constructed within the ultimate right-of-way. • An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno
9.	Fresno Irrigation District (FID) Wilder Canal No. 289 runs westerly and crosses Peach Avenue and FID's active Washington Colony No. 15 runs southerly and crosses North Avenue approximately 536 feet east of the project site. Any plans for street and/or utility improvements along Peach Avenue, North Avenue, and/or in the vicinity of the canal shall require FID's review and approval. FID shall review grading and drainage plan to ensure that the proposed development will not endanger the structural integrity of the Canal/Pipeline or result in drainage patterns that could adversely affect FID.
10.	The project development shall be subject to the requirements of the current California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 14-Natural Resources and shall obtain CalFire conditions of approval for the project. when building permit or certificate of occupancy is sought.
11.	The project is subject to the San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive PM10 Prohibitions; District Rule 2010 (Permits Required); Rule 2201 ((New and Modified Stationary Source Review); District Rule 4002 ((National Emissions Standards for Hazardous Air Pollutants); and District Rule 4601 (Architectural coatings).
12.	The project applicant will need to file a Covenant with the City of Fresno waiving any opposition to future annexation of the parcels in order to comply with the City of Fresno's conditions for releasing the project to the County for processing.

AP

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EXHIBIT "C"
ATTACHMENT
TO
AGENDA ITEM

Amendment Application No. 3842, Conditional Use Permit No. 3682, and Initial Study
Application No. 7879

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Amendment Application W/ Concurrent CUP	\$ 8,501.00 ¹
Initial Study	\$ 3,901.00
Health Department Review	\$ 1,375.00
Ag. Commissioner Review	\$ 93.00
Amendment Application (Revision)	\$ 2,125.25
Total Fees Collected	<u>\$ 15,995.25</u>

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¹ Includes project routing, coordination with reviewing agencies, project applicant and consultant, and review and research, engaging with reviewing departments and staff's analysis. Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 7 July 24, 2025

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

Allow the rezoning of a 3.46-acre parcel, a 0.5-acre parcel, and a 19.65-acre parcel identified as APNs: 316-071-36, 316-071-38, and 316-071-75 totaling 23.6-acres from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses; and to consider approval of Conditional Use Permit No. 3682 to amend Conditional Use Permit No. 3406 to allow the expansion of an existing inorganic fertilizer manufacturing facility located on an adjacent 4.12-acre parcel identified as APN: 316-071-37 to be expanded onto the 3.46-acre parcel and 0.5-acre parcel that are being rezoned.

LOCATION: The subject parcels are located on the northwest corner of S. Peach and E. North Avenues, approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37, 38, 75) (2976 S. Peach Avenue) (Sup. Dist. 4).

**OWNER/
APPLICANT:** Angelo and Rossanna DiLallo

STAFF CONTACT: Alexander Pretzer, Planner
(559) 600-4205

Tawanda Mtunga, Principal Planner
(559) 600-4256

RECOMMENDATION:

- Recommend the Board of Supervisors adopt the Mitigated Negative Declaration (MMD) prepared based on Initial Study (IS) No. 7879;
- Recommend the Board of Supervisors approve Amendment Application (AA) No. 3842; and Classified Conditional Use Permit (CUP) Application No. 3682 based on the recommended findings in the Staff Report 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. Proposed List of Uses (By-right) to be Allowed in the M-3 (c) Zone District
6. Site Plan, Floor Plan and Elevations
7. Operational Statement
8. Summary of Initial Study No. 7879
9. Proposed Mitigated Negative Declaration
10. Public Comments
11. Conditions of Approval for CUP No. 3406

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan	Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan.	No change
Zoning	AL-20 (Exclusive Agricultural, 20-acre minimum parcel size) M-3 (Heavy Industrial)	M-3 (c) (Light Manufacturing, Conditional) Zone District
Parcel Size	3.46 acres 0.50 acres 4.12 acres 19.65 acres	No change
Project Site	An inorganic fertilizer manufacturing, storage and sales facility with a caretaker's residence on a 4.12-acre parcel	Allow the rezone of a 3.46-acre, 0.5-acre parcel and a 19.65-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses and to allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel onto the subject 3.46-acre parcel and a 0.5-acre parcel not including 19.65-acre parcel;

Criteria	Existing	Proposed
		and allow a caretaker residence on 19.65-acre parcel.
Structural Improvements	An inorganic fertilizer manufacturing, storage and sales facility with a caretaker's residence on a 4.12-acre parcel • 7,498 square-foot building used as a warehouse/ cabinet shop. • 9,600 square-foot building formally used as a storage building. • 2,358 square-foot single-family residence. • 9,600 square-foot building .	Phase I • 44,550 sq. ft. manufacturing/warehouse building. • 4,900 sq. ft. quality control laboratory. • 7,500 sq. ft. administrative office. Phase 2 • 11,199 sq. ft. canopy. • 10,535 sq. ft. warehouse building. Phase 3 (Future) • Four manufacturing/ warehouse buildings of 75,000 sq. ft. each.
Nearest Residence	67 feet to the west of the project boundary.	No change
Surrounding Development	Orchards, single-family residences, convalescent hospital, and industrial uses.	No change
Operational Features	• An inorganic fertilizer manufacturing, storage, and sales facility with a caretaker residence. • Two fertilizer manufacturing/blending lines: one for liquids and another for powders. • Raw material gets dissolved and blended with liquid. Other materials gets blended and remain in a dry form inside a 9,600 square-foot metal building.	• New manufacturing/ warehouse building will accommodate production and storage like the existing operations. • Raw materials and finished products for shipment will be packaged and stored in the proposed Phase 1 manufacturing/ warehouse building. • The blended final solution product will be packaged 275-gallon totes or 6,000-gallon tanks and 2.5-gallon jugs.

Criteria	Existing	Proposed
	Raw and finished product are stored inside the existing 7,498 square-foot building and 9,600 square-foot building.	- Bulk products for sale will be pumped into a 4,000-gallon tank truck. - Powder products are weighed and loaded into the blender then packed in 25 lb. bags and stacked on pallets of 80 bags (2,000 lbs.) for shipping. - The facility will operate 5 days a week with a peak production season from February to July.
Employees	16	13 additional employees for Phase 1 and no additional employees for Phase 2.
Customers/Supplier	One delivery per month.	10 deliveries per week.
Traffic Trips	For the existing fertilizer manufacturing facility on a 4.12-acre parcel 16 trips per day by employees - One trip per month by customers/visitors - One trip per day in the off season, six (6) trips per day in the peak season by shipment/delivery vehicles	Per the <i>TIS Update-Scoping Document</i>, anticipated traffic trips generated by: Phase 1 and Phase 2 86 daily trips 10 AM Peak Hour trips 9 PM Peak Hour trips Phase 3 383 daily trips 45 AM Peak Hour trips 40 PM Peak Hour trips
Lighting	Outdoor security lighting.	Outdoor security lighting to be shielded or directed away from roads and adjacent properties.
Hours of Operation	Office: 8am to 5pm Material Receiving: 7am to 5 pm Material Shipping: 7am to 5 pm Production: 7am to 5 pm	No change

Setback, Separation and Parking

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AL-20 Zone District: Front: 35 feet Side: 20 feet Street Side: 35 feet Rear: 20 feet	Front: None (15 feet if any street or highway is a boundary between industrial and residential zones property) Sides: None (15 feet if any street or highway is a boundary between industrial and residential zones property) Street Side: 25 feet (when the rear lot line of a corner parcel in an industrial zone adjoins a residential zone) Rear: None (15 feet if any street or highway is a boundary between industrial and residential zones property)	Yes
Parking	- One space for each two employees. - One space for each facility vehicle	26 spaces of standard vehicle parking 20 existing parking spaces - Two accessible parking spaces - One existing accessible parking space - Two electric vehicle spaces 38 parking spaces on the 19.65-acre parcel	Yes. 88 parking spaces are required. The 3.46-acre, 0.5-acre, and 4.12-acre parcel (combined) will accommodate 51 parking spaces (exhibit 6) and a 19.65-acre parcel will accommodate 38 parking spaces.
Lot Coverage	No requirement	No requirement	N/A
Separation Between Buildings	6-foot (40 feet when related to animals)	No requirement	N/A
Wall Requirements	Per Section 822.3.050 (Fences, Walls, and Hedges)	Per Section 822.3.050 (Fences, Walls, and	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
	of the County Zoning Ordinance: Front: 4-feet Street Side: 4-feet Interior Side: 7-feet Rear: 7-feet	Hedges) of the County Zoning Ordinance: Front: 7-feet Street Side: 10-feet Interior Side: 10-feet Rear: 10-feet	
Septic Replacement Area	100 percent for the existing system.	The project will connect to the City of Fresno sanitary sewer system.	N/A
Water Well Separation	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	The project will use onsite well for potable water and Malaga County Water District water for fire protection.	N/A

Circulation and Traffic

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Peach Avenue: Poor Condition North Avenue: Fair condition	No changes
Direct Access to Public Road	Yes	Peach Avenue North Avenue	No change
Road ADT (Average Daily Traffic)		900 (Peach Avenue) 3310 (North Avenue)	No changes
Road Classification		Arterial (Peach Avenue) Arterial (North Avenue)	No changes
Road Width		Peach Avenue: 60 feet (Ultimate ROW required: 84 feet) North Avenue: 54 feet to 84 feet north of section line and the south of section line per Precise Plan Line Serial No. 62	No additional right-of-way is required for Peach Avenue. An additional right-of-way required for North Avenue.

		Existing Conditions	Proposed Operation
Road Surface		Peach Avenue (Asphalt concrete; pavement width: 25.7 feet) North Avenue (Asphalt concrete; pavement width: 36.5 feet)	No changes
Traffic Trips		For fertilizer manufacturing facility on 4.12-acre parcel • 16 trips per day by employees • One trip per month by customers/visitors • One trip per day in the off season, six (6) trips per day in the peak season by shipment/delivery vehicles	Per the <i>TIS Update-Scoping Document</i> prepared to update the TIS, anticipated traffic trips generated by: Phase 1 and Phase 2 • 86 daily trips • 10 AM Peak Hour trips • 9 PM Peak Hour trips Phase 3 • 383 daily trips • 45 AM Peak Hour trips • 40 PM Peak Hour trips
Traffic Impact Study (TIS) Prepared	Yes	No TIS required	Per the <i>TIS Update – Scoping document</i> the project will have no adverse traffic impacts by paying its equitable share of offsite improvements as determined by TIS (See MMRP; Exhibit 1)
Road Improvements Required		Poor (Peach Avenue) Fair (North Avenue)	Peach Avenue and Jensen Avenue intersection will be improved.

Surrounding Properties

	Size:	Use:	Zoning:	Nearest Residence:
North	34.8 acres	Agricultural	AL-20	None
South	17.8 acres	Residential	M-3	None
East	5.7 acres One acre	Residential, Medical	M-1 (c)	150 feet
West	5.46 acres	Residential, Agricultural	AL-20	67 feet

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

ENVIRONMENTAL ANALYSIS:

The Initial Study (IS) prepared for this proposal included a Traffic Impact Study with Vehicle Miles Traveled (VMT) evaluation, Air Quality Impact Assessment, Biological Resource Assessment, and Noise Study. These studies and other analysis in the IS have identified potential impacts that have been determined to be less than significant with identified Mitigation Measures in the areas of:

- Cultural Resources (in unlikely event of a finding)
- Transportation (fair share of local improvements)

These Mitigation Measures are typical for any new development. The specific mitigations are articulated in the Mitigation Monitoring Report Program (MMRP) along with project Conditions and Notes/Regulatory comments (See Exhibit 1).

Pursuant to Assembly Bill (AB) 52, the project was routed to the Native American Tribes in the area. No tribe requested consultation or expressed any concerns with the project. However, in the unlikely event that cultural resources are identified on the property, the impact will be minimized with the Mitigation Measure included in the CULTURAL ANALYSIS section of the Initial Study No 7879.

A summary of the Initial Study and a proposed MND is attached as Exhibit 8 and Exhibit 9 respectively. A Notice of Intent to adopt a Mitigated Negative Declaration was published: January 20, 2025.

PUBLIC NOTICE:

Notices were sent to 48 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.

PUBLIC COMMENT:

Five letters of support were received citing that neighboring property owners have discussed the project with the project proponent and do not oppose its approval (Exhibit 10).

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 request 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's decision to deny a rezoning, however, is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

A Classified Conditional Use Permit may be approved only if four findings that are specified in the Fresno County Zoning Ordinance are made by the Planning Commission. The decision of the Planning Commission on a Classified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The subject 3.46-acre, 0.5-acre and 19.65-acre parcels are located within the Roosevelt Community Plan boundary under the designation of Reserved (Limited Industrial). The subject proposal would rezone the subject parcels from the existing AL-20 (Limited Agricultural) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District for limited industrial uses and would expand the existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel onto the subject parcels, not including 19.65-acre parcel. The project development consists of three phases. Phase 1 and Phase 2 developments will occur on a 3.46-acre, 0.5-acre and 4.12-acre parcels while development of Phase 3 on a 19.65-acre parcel will occur in the future (Exhibit 8). All development proposals are subject to the Site Plan Review process prior to the issuance of building permits.

According to County zoning records, all four parcels were zoned R-A (Single-Family Residential Agricultural District) on August 21, 1951. The zoning on 4.12-acre parcel changed from the R-A Zone District to M-3 (Heavy Industrial) Zone District on August 17, 1965, and zoning on all other parcels changed from R-A to AE-20 (Exclusive Agricultural) on September 29, 1980, except for 0.5-acre parcel which was rezoned from M-3 to AL-20. On September 21, 1993, the 3.46-acre parcel and a 19.65-acre parcel were rezoned from AE-20 to AL-20. All parcels except 4.12-acre parcel are currently zoned AL-20.

The 3.46-acre parcel and the 0.5-acre parcel are currently undeveloped. According to County permit records, each parcel was developed with a single-family residence back in 1987. The homes were removed in 2024 and 2005. The 19.65-acre parcel is developed with a single-family residence with related improvements and the 4.12-acre parcel is developed with an inorganic fertilizer manufacturing, storage, and sales facility with a caretaker residence approved by CUP No. 3406 on October 10, 2013.

AMENDMENT APPLICATION NO. 3842

General Plan Consistency

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-F.30: <i>The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:</i> <i>a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.</i> <i>b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.</i> <i>c. Mandatory maintenance of non-objectionable use areas adjacent to or</i>	The proposed industrial uses on the property will adhere to the San Joaquin Valley Air Pollution Control District rules and regulations, Fresno County Noise Ordinance, and M-3 Zone District development standards relating to public health and safety, off-street parking, operational time and length of permits and will be analyzed against these rules/regulation/standards during mandatory Site Plan Review. The project is consistent with this Policy.

Relevant Policies:	Consistency/Considerations:
<i>surrounding the use to isolate the use from abutting properties.</i> <i>d. Limitations on the industry's size, time of operation, or length of permit.</i> <i>e. Compliance with the Environmental Justice Element policies for proposals in proximity to sensitive receptors and/or disadvantaged communities.</i>	
General Plan Policy LU-F. 31: <i>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</i>	The project will connect to the City of Fresno community sewer system, utilize Malaga County Water District's community water system for fire protection and be provided with potable water from onsite well. The project is consistent with this Policy.
General Plan Policy LU-G.1: <i>The County acknowledges that the cities have primary responsibility for planning within their LAFCO-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.</i>	The project is located within the City of Fresno Sphere of Influence boundary and was routed to the City for comments during the initial project routing review and the Traffic Impact Study review. The project will connect to City sewer system and utilize onsite well for potable water. The project is consistent with this Policy.
General Plan Policy LU-G.14: <i>The County should generally not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/county memorandum of understanding.</i>	Due to being located within the City of Fresno Sphere of Influence boundary the project was referred to the City for potential annexation. The City, due to the extent of unincorporated properties immediately surrounding the project site, did not pursue annexation and released the project to the County to be processed. The project is consistent with this policy.
General Plan Policy PF-A.3: <i>The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided.</i>	The project will connect to the City of Fresno community sewer system and will utilize the Malaga County Water District's community water system for fire and onsite well for potable water. No community stormwater system is currently available in the area to serve the project. The project is consistent with this policy.
General Plan Policy PF-C.16: <i>The County shall, prior to consideration of any discretionary project related to land use, require a water supply evaluation be</i>	The project site is within the City of Fresno Sphere of Influence (SOI) boundary in an area authorized for service by the Malaga County Water District (MCWD) per the 2016 Memorandum of Understanding (MOU)

Relevant Policies:	Consistency/Considerations:
<i>conducted. The evaluation shall include the following:</i> <i>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i> <i>b. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i> <i>c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i>	among MCWD, Local Area Formation Agency (LAFCo), and City of Fresno. The project will utilize the Malaga County Water District’s community water system for fire protection in collaboration with the City of Fresno and an onsite well to provide for potable water. Per the Fresno County Water and Natural Resources Division the project is not located within an area of the county defined as being a water short area. As such, this proposal will have a less than significant impact on existing water supply, or water sustainability, in the area. The project is consistent with this policy.
General Plan Policy TR-A.2: <i>The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria established by the County</i>	Based on the <i>TIS Update – Scoping document</i> that was created to update the TIS prepared for the project, the total daily auto trips, will have a less than significant VMT impact.
General Plan Policy TR-A.9:	Per the <i>TIS Update – Scoping document</i>, the project will pay its equitable share of the cost

Relevant Policies:	Consistency/Considerations:
<i>The County shall assess fees on new development sufficient to cover the fair share portion of the development's impacts on the local and regional transportation system.</i>	for the improvement of Peach Avenue and Jensen Avenue intersection. The project will also pay the City of Fresno Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF). The project is consistent with this policy.
Roosevelt Community Plan Policy 760-01 :6.02 f: <i>Permanent parking facilities sufficient to serve all employees should be required for all new industrial development. Employee parking on streets and in unimproved areas should not be permitted.</i>	All industrial uses on the property will be provided with adequate onsite parking in accordance with M-3 Zone District standards. The project is consistent with this policy.

Reviewing Agency/Department Comments:

The project was routed to all relevant Agencies and County Departments for review and comments. Below is a summary of substantive responses/comments.

The San Joaquin Valley Air Pollution Control District (District): The District required project-related construction and operational emissions and required the project's compliance with District Rules and Regulations. An *Air Quality Impact Assessment* was prepared for the project by *JK Consulting Group, LLC* and provided to the District for comments. The District reviewed the document and determined that the project-related impacts are less than significant.

Fresno County Transportation Planning Unit (TPU) and Road Maintenance and Operations (RMO) Division: A traffic Impact Study was prepared for the project in consultation with the City of Fresno Traffic Planning Division. Conditions of Approval were made by TPU for the project proponent to pay the project's fair share towards the cost of offsite improvements and pay traffic and street improvement fees to the City of Fresno.

Malaga County Water District (MCWD): Per the 2016 Memorandum of Understanding (MOU) among MCWD, Local Area Formation Agency (LAFCo), and City of Fresno, MCWD will provide water service to properties on the north side of North Avenue between Maple Avenue and Minnewawa Avenue which includes the project site.

City of Fresno Department of Public Utilities: Sanitary sewer facilities located in North Avenue are available to service the project site. The project will require to connect to the city sewer system.

The Development Engineering Unit, the Site Plan Review Unit, the Fresno County Fire Protection District, Fresno Irrigation District (FID), Fresno Metropolitan Flood Control District, and Fresno County Health Department reviewed the proposal, and their comments mostly relate to the regulatory issues the applicant should be aware of and are included as Project Notes (Exhibit 1).

Analysis:

According to the Roosevelt Community Plan Zoning Compatibility Matrix, the proposed conditional M-3 Zone District is a compatible Zone District for land designated as reserve (Limited Industrial) in the Community Plan.

The surrounding properties are also designated for Reserve (Limited Industrial) and General Industrial. Parcels to the north, east and west are zoned AL-20 (Limited Agriculture) and M-1 (Light Industrial) and contain orchards, single-family residences, and a Convalescent hospital. Parcels to the south are zoned M-3 (Heavy Industrial) and are developed with industrial uses.

The proposed conditional M-3 Zoning (AA 3842) would allow limited by-right uses (See Exhibit 6) on the subject parcels, and the expansion of the existing inorganic fertilizer manufacturing facility on the 4.12-acre parcel onto the subject parcels through the approval of CUP 3682. The by-right uses could be established on the property with the approval of Site Plan Review prior to issuance of building permits.

Recommended Conditions of Approval:

See attached Exhibit 1 for the uses to be allowed in the M-3 (c) Zone District

SUMMARY/RECOMMENDATION – AMENDMENT APPLICATION:

The proposed zoning is consistent with the General Plan, and there is adequate water and sewer services, and appropriate street capacity for the proposed zoning and limited allowed uses, staff would recommend that the Commission make a recommendation to the Board to approve the proposed rezoning.

CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3682:

The subject Conditional Use Permit Application No. 3682 is being considered in conjunction with Amendment Application No. 3842 to allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and the 0.5-acre parcel. The CUP does not include the 19.65-acre parcel that is part of the rezone.

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.**

Reviewing Agency Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed project meet the setback requirements of the M-3 Zone District.

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

Finding 1 Analysis:

Staff's review of the Site Plan demonstrates that the subject parcels are adequate in size and shape to accommodate the proposed buildings/structures for the expansion of the existing inorganic, manufacturing, storage and sales facility on a 4.12-acre parcel. After the required Lot

Line Adjustment all proposed building will exceed the minimum setback requirements of the M-3 Zone District as noted in the setback, separation and parking table above.

The subject parcel is also adequate in size to accommodate the required number of parking for the project. As per the project Operational Statement (Exhibit 7), based on the number of employees and no sales person or company vehicles, the project requires 15 standard parking spaces for the existing operation and the proposed operation combined. The Site Plan for the project (Exhibit 6) depicts 50 parking spaces (existing and proposed combined), including three parking spaces for disabled and two parking spaces for electric vehicle charging with 38 additional parking spaces proposed on the 19.65-acre parcel for a total of 88 parking spaces. The number of parking spaces provided meets the requirement.

A Site Plan Review is required for Phase 1 and Phase 2 of the project development and a Lot Line Adjustment is required to reconfigure the boundaries of all four parcels to accommodate the proposed manufacturing/warehouse building, future warehouse building and future development of Phase 3.

Recommended Conditions of Approval:

Lot line adjustment shall be completed as noted in Exhibit 1.

Finding 1 Conclusion:

Based on the above information and with adherence to a Site Plan Review, staff believes the site is adequate in size to accommodate the proposal.

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.**

Reviewing Agency Comments:

Fresno County Transportation Planning Unit: Peach Avenue and Jensen Avenue intersection shall be improved, and the project shall pay its fair share for intersection improvement. This requirement has been included as a Mitigation Measure.

City of Fresno Traffic Operations and Planning Division: The project shall pay Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF). This requirement has been included as a Condition of Approval.

Fresno County Road Maintenance and Operations (RMO) Division: Both North and Peach Avenues are classified as Arterial roads in the General Plan requiring an ultimate right-of-way of 106 feet. (Note: Both roads have been the subject of realignment studies, and right-of-way has been obtained from the subject parcels for the ultimate width).

The applicant shall construct street improvements, including curb, gutter, and road widening improvements across parcel frontages along East North Avenue and South Peach Avenue and relocate utilities and acquire additional right-of-way to accommodate such improvements. A 30-foot by 30-foot corner cutoff shall be dedicated to the County of Fresno at the intersection of North Ave and Peach Ave for visibility purposes. Road improvements should be built to Fresno County A-4 Arterial standards; pavement west of the westerly parcel fronting North Ave should be adequately tapered to match existing pavement. One

proposed drive approach fronting S Peach Ave shall be allowed; and be limited to a maximum of 35 feet; and be setback 5 feet from side property lines. Any setbacks shall be measured from ultimate road rights-of-way. An encroachment permit shall be required for any work done within the road right-of-way of County of Fresno

City of Fresno, Traffic Planning and Engineering Division: If not existing, additional right-of-way shall be dedicated for South Peach per Official Plan Line No. 37 and County Precise Plan No. 48. and for east North Avenue per Official Plan Line No. 31 and County Precise Plan No. 62. (Note: Per RMO Division, additional right-of-way have been acquired for both roadways)

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

Finding 2 Analysis:

The project site will gain access from Peach Avenue and North Avenue classified as Arterial roads in Fresno County General Plan. Peach Avenue is a 60-foot-wide road and is in poor condition with pavement width of 25.7 feet. Average Daily Traffic of Brawley Avenue is 900 vehicles per day. North Avenue is a 54-foot to 84-foot-wide road and is in fair condition with pavement width of 36.5 feet. Average Daily Traffic of Brawley Avenue is 3300 vehicles per day. No additional right-of-way is required of these roadways.

Per the TIS Update-Scoping document, prepared for the project, the project will pay its fair share for the cost of improving the Peach Avenue and Jensen Avenue intersection. Likewise, per the City of Fresno, to mitigate the project impact on City of Fresno roadways, the project will pay Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) prior to issuance of building permits. The project requires no additional right-of-way for Peach and North Avenues and will adhere to all other offsite improvements and standards required for the project as noted by RMO Division.

Recommended Conditions of Approval:

Pay pro-rata share cost for street improvements and pay City of Fresno street/traffic impact fees as noted in the attached Exhibit 1.

Finding 2 Conclusion:

Based on the above information, staff believes with the recommended Conditions of Approval Peach and North Avenues will be adequate in width and pavement to accommodate the traffic generated by this proposal.

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

Reviewing Agency Comments:

Fresno County Permit and Operations Division: For the existing single-family residence on a 19.65-acre parcel (APN 316-071-75) to be used as a caretaker resident, it must serve a use. Otherwise, it will be a nonconforming residence subject to Article 6, Chapter 870.6 of the County Zoning Ordinance.

City of Fresno Department of Public Utilities: sanitary sewer facilities located in North Avenue are available to service the project site, provided sewer connection requirements are met, and the applicable fees are paid to the City.

Malaga County Water District (MCWD): Per the Memorandum of Understanding between the City of Fresno and MCWD, the MCWD can provide water service to the project if circumstances warrant. MCWD presently provides a fire service line to the property. The project proponent shall consult with the City of Fresno to determine if: the existing fire service line would remain in service and what would be new fire line demands for the expanded facilities and shall submit a request to MCWD to setup limits/restrictions relative to fire service capacity.

Fresno County Site Plan Review Unit: 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 Governors Drought Executive Order of 2015. The Landscape and irrigation plans shall be submitted to the Department of Public Works and Planning, Zoning and Permits unit for review and approval prior to the issuance of Building Permits.

Any proposed signs require submittal to the Department of Public Works and Planning, Site Plan Review Unit to verify compliance with the Zoning Ordinance. Parking spaces shall be constructed in compliance with the County and the State standards. All parking spaces for the physically disabled shall be paved, striped, and placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. These requirements have been included as Project Notes.

Fresno County Development Engineering Section: An Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise. Any retention facilities greater than 18 inches in depth shall require fencing to preclude public access.

A grading permit or voucher shall be required for any grading proposed with this application. Any existing or proposed gate shall be setback a minimum of 20 feet from the ultimate road right-of-way line or the length of the longest truck entering the site and shall not swing outward. For unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative. A 10-foot by 10-foot corner cut-off shall be improved for sight distance purposes at any existing or proposed driveway accessing Peach Avenue or North Avenue. On-site turnarounds are required for vehicles leaving the site to enter Peach and North Avenues in a forward motion, so that vehicles do not back out onto the roadway.

Fresno Irrigation District (FID): FID's Wilder Canal No. 289 runs westerly and crosses Peach Avenue and FID's active Washington Colony No. 15 runs southerly and crosses North Avenue approximately 536 feet east of the project site. Any plans for street and/or utility improvements along Peach Avenue, North Avenue, and/or in the vicinity of the canal shall require FID's review and approval. FID shall review grading and drainage plan to ensure

that the proposed development will not endanger the structural integrity of the Canal/Pipeline or result in drainage patterns that could adversely affect FID.

Fresno Metropolitan Control District (FMFCD): The project shall pay drainage fees at the time of development; provide a temporary water storage facility onsite until permanent FMFCD facilities becomes available, and drainage can be directed to the street; provide drainage and grading plans for FMFCD approval prior to County's approval; and not to interfere with FMFCD ability to operate and maintain the Wilder ditch that runs along the property line on the north side of the property. Furthermore, storm drainage patterns for the development shall conform to the District Master Plan; Master Plan facilities shall be constructed unless street improvements in North Avenue are deferred by County; and construction activity shall secure a State National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharge.

Fresno County Fire Protection District (CalFire): The project shall adhere to the requirements of California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 14-Natural Resources and shall obtain CalFire conditions of approval for the project.

San Joaquin Valley Air Pollution Control District: The project shall be subject to District Regulation VIII (Fugitive PM10 Prohibitions; District Rule 2010 (Permits Required); District Rule 2201 (New and Modified Stationary Source Review); District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants); and District Rule 4601 (Architectural coatings).

Fresno County Department of Public Health (Health Department): Within 30 days of the occurrence of any of the following events the applicant/operator shall update their online Hazardous Materials Business Plan and site map: a) there is a 100% (percent) or more increase in the quantities of a previously disclosed material; b) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts; or c) changes to building structures and/or hazardous materials/wastes storage areas. The business shall certify that a review of the business plan has been conducted once a year, any necessary changes were made and were submitted to the local agency.

Should a structure(s) have an active rodent or insect infestation, the infestation shall be abated prior to demolition of the structure(s) to prevent the spread of vectors to adjacent properties. If asbestos containing materials are encountered during remodeling of existing structures, the San Joaquin Valley Air Pollution Control District shall be contacted. If the structure(s) was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to remodel/demolishing work the contractor shall contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Services for current regulations and requirements.

To protect ground water, all abandoned water wells on the project site shall be properly destroyed by a licensed contractor. If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit shall be secured from the Health Department.

The above noted requirements have been included as Project Notes unless specified as a Condition of Approval.

North Kings Groundwater Sustainability Agency (GSA); U.S. Fish and Wildlife Service; California Department of Fish and Wildlife; State Water Resource Control Board, Division of Drinking Water, Fresno County Water and Natural Resources Division. Had no concerns with the proposal.

Finding 3 Analysis

There are no improvements on the 3.46-acre parcel, or the 0.5-acre parcel. However, the 19.65-acre parcel contains one residential structure and related improvements. The 4.12-acre parcel is developed with an existing fertilizer manufacturing facility, storage and sales and one caretaker's residence. Parcels to the north, east and west of the project site contain orchards, single-family residences, and a convalescent hospital. Parcels to the south are developed with industrial uses.

The overall project entails three phases. Phase 1 entitlement includes construction of a 44,550 sq. ft. manufacturing/warehouse building, a 4,900 sq. ft. quality control laboratory, and a 7,500 sq. ft. administrative office; and Phase 2 entitlement includes construction of a 11,199 sq. ft. canopy and a 10,535 sq. ft. warehouse building. Phase 3 entitlement is limited to Rezoning of a 19.65-acre parcel from AL-20 to M-3 conditional. No specific land use entitlements, such as a Conditional Use Permit is proposed for Phase 3. Related improvements for Phase 1 and Phase 2 include onsite paved parking and circulation areas and access drives off Peach and North Avenues. All proposed improvements will match in design, height and construction with the improvements related to a fertilizer manufacturing facility on a 4.12-acre parcel.

An Initial Study prepared for this project has identified potential impacts to cultural resources, and transportation. To mitigate cultural resources impact, if artifacts are uncovered during the construction, all work will be stopped, and a qualified archeologist will be contacted to evaluate the finds. To mitigate transportation impact, the project will pay its fair share cost of improving Peach Avenue and Jensen Avenue intersection. These requirements have been included as Mitigation Measures (Exhibit 1).

Potential impacts related to geology and soils, hazard and hazardous materials; hydrology and water quality, noise, and public services are less than significant. The project will connect to City of Fresno sewer facility, handle any hazardous material according to local and state code of regulations; obtain water for fire service from Malaga County Water District and utilize potable water from the existing onsite well; operate according to the approved Noise Study, and comply with the California Code of Regulations Title 24 - Fire Code for building construction. These requirements have been included as Mitigation Measures, Condition of Approval and Project Notes (Exhibit 1) and will be addressed through the Site Plan Review process. The Site Plan Review will address design of parking and circulation areas, fencing, site access, grading and drainage, fire protection, landscaping, signage, and lighting.

Pursuant to Assembly Bill (AB) 52, the project was routed to 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. Although, no tribe requested consultation, in the unlikely event that cultural resources are unearthed during ground disturbance, the Mitigation Measure included in the Cultural Analysis section of this report will reduce impact to tribal cultural resources to less than significant.

Recommended Conditions of Approval:

Pay pro-rata share cost of improving Peach Avenue and Jensen Avenue intersection, pay City of Fresno impact fees, connect to Malaga County water District water supply system, connect to City of Fresno community sewer system, and sign Right-to-Farm notice as noted in Exhibit 1.

Finding 3 Conclusion:

Based on the above information, and with adherence to the Mitigation Measures, Conditions of Approval, and mandatory Project Notes, staff believes that the proposal will have no adverse effect upon surrounding properties.

Finding 4: That the proposed development is consistent with the General Plan.**Reviewing Agency Comments:**Policy Planning Section of the Department of Public Works and Planning:

Policy LU-F.30 requires reduction in adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust on abutting properties.

Policy LU-F.31 require community sewer and water services for industrial development provided in accordance with the provisions of the Fresno County Ordinance.

Policy LU-G.1 requires provision of urban services within cities spheres of influence.

Policy LU-G.14 requires new urban development within a city's sphere of influence be considered by city for possible annexation.

Policy PF-A.3 requires new industrial development be served by community sewer, stormwater, and water systems.

Plan Policy PF-C.16 requires sustainable water supply for the projects.

Plan Policy TR-A.2 require to consider transportation impacts based on Vehicle Miles Traveled (VMT)

Policy TR-A.9 requires new development pay a fair-share portion of the development's impacts on the local and regional transportation system.

Roosevelt Community Plan Policy 760-01:6.02f requires permanent parking facilities for new industrial development.

Finding 4 Analysis:

The project meets General Plan Policies as discussed in Relevant Policies and Consistency/Consideration Table on pages 9-12 in this report.

Regarding consistency with Policy LU-F.30, the project will adhere to the San Joaquin Valley Air Pollution Control District rules and regulations, Fresno County Noise Ordinance, and M-3 Zone District development standards relating to public health and safety, off-street parking, operational time and length of permits.

Regarding consistency with Policy LU-F.31 and Policy LU-G.1, the project will connect to the City of Fresno community sewer system, and Malaga County Water District's community water system for fire protection.

Regarding consistency with Policy LU-G.14, the project was referred to the City of Fresno for potential annexation but was released for processing by county.

Regarding consistency with Policy PF-C.16, The project will use Malaga County Water District water for fire protection in collaboration with City of Fresno. The project will use onsite well for potable water.

Regarding consistency with Policy TR-A.3, the project will generate 403 daily trips which is less than the threshold of 500 daily trips for VMT (Vehicle miles traveled) impact.

Regarding consistency with Policy TR-A.7, the project will pay its equitable share of the cost to Improve Peach Avenue and Jensen Avenue intersection and will pay City of Fresno Traffic Mitigation Impact fees.

Regarding consistency with Roosevelt Community Plan Policy 760-01:6.02 f: the project will be provided with adequate onsite parking to serve all employees.

Recommended Conditions of Approval:

None

Finding 4 Conclusion:

Finding 4 can be made based on the above information, the project is consistent with the General Plan policies.

CUP CONCLUSION:

The four required findings can be made for the proposed Conditional Use Permit to allow for the expansion of an existing inorganic fertilizer manufacturing facility in the proposed M-3 (c) Zone District.

THE SUMMARY PROJECT CONCLUSION:

The proposed rezone of the subject parcels from AL-20 Zone District to M-3 (c) Zone District is consistent with the County General Plan and County-adopted Roosevelt Community Plan; and the required Conditional Use Permit findings to allow expansion of an existing inorganic fertilizer manufacturing facility in the proposed M-3 (c) Zone District can also be made.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend adoption of the Mitigated Negative Declaration prepared based on Initial Study No. 7879;
- Recommend that the Board of Supervisors determine that the proposed M-3(c) (Heavy Industrial, Conditional) zoning is consistent with the General Plan and the County-adopted Roosevelt Community Plan and approve Amendment Application No. 3842; and
- Recommend approval of Classified Conditional Use Permit Application No. 3682; and

- Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3842 and Classified Conditional Use Permit Application No. 3682 to the Board of Supervisors with a recommendation for approval, subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in the Staff Report.

Alternative Motion (Denial Action)

- Determine that the proposed M-3(c) (Heavy Industrial, Conditional) zoning is not consistent with the General Plan and County-adopted Roosevelt Community Plan, and deny Amendment Application No. 3842, and Classified Conditional Use Permit Application No. 3682 (state 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.

AP:sy:jp

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EXHIBIT 1

Mitigation Monitoring and Reporting Program
Initial Study No. 7879; Amendment Application No. 3842
Classified Conditional Use Permit Application No. 3682

IS 7879 Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	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 shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ Fresno County Sheriff-Coroner	During construction
*2.	Transportation	Prior to the issuance of building permits for the uses allowed on M-3 zoned property or the expansion of an existing inorganic fertilizer manufacturing facility onto the 23.6-acre parcel, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a., as noted below. a. Peach Avenue and Jensen Avenue intersection shall be improved. The project's percent fair share for intersection improvement cost is 0.65 percent or \$27,404.01 of the total construction cost of \$4,243,707.00. The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata	Applicant	Applicant/PWP	As noted

		costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.			
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Mitigation Measure – Measure specifically applies to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended conditions for the project.

Conditions of Approval – Amendment Application No. 3842, Conditional Use Permit Application No. 3682	
1.	Development of the property with the proposed inorganic fertilizer manufacturing facility shall be in accordance with the Site Plan, Floor Plan, and Operational Statement approved by Planning Commission.
2.	The uses allowed on the property shall be limited to the following by-right M-3 uses listed in Chapter 816.2, Table 2-8 of Fresno County Zoning Ordinance, dated February 2024: • Jewelry Manufacturing • Leather Products Manufacturing • Textile Products Manufacturing • Chemical Products Manufacturing • Handcraft Industries, Small Scale Manufacturing • Laboratories • Monument and Tombstone Works • Advertising Structures
3.	The Malaga County Water District (MCWD) presently provides a fire service line to the existing inorganic fertilizer manufacturing facility on a 4.16-acre parcel. Prior to the occupancy granted for Phase 1 and/or Phase 2 development, the project proponent shall consult with the City of Fresno to determine if: the existing fire service line would remain in service and what would be new fire line demands for the expanded facilities and shall submit a request to MCWD to setup limits/restrictions relative to fire service capacity.
4.	The City of Fresno sanitary sewer facilities located in North Avenue are available to service the project site. Prior to occupancy granted for Phase 1 and/or Phase 2 development of the project, the property shall connect to the City of Fresno sewer service by complying with the City connection requirements and paying applicable fees.
5.	Prior to issuance of building permits, the project shall pay the project proponent shall be pay Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) to the City of Fresno and shall provide proof of payment to the County.
6.	Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniencies and discomfort associated with normal farm activities in the surroundings of the proposed development.

7.	Prior to issuance of any permits, a property Line Adjustment shall be completed if needed to ensure the property lines do not conflict with building locations or setbacks.
8.	All Conditions of Approval for approved CUP No 3406 shall remain in full force and effect unless modified by this CUP 3682.
Project Notes – Amendment Application No. 3842, Site Plan Review Application No. 8299	
1.	This Conditional Use 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.
2.	Prior to the issuance of building permits, a Site Plan Review application 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 but not limited to the design of parking and circulation areas, wall/fencing, access, on-site grading and drainage, right-of-way dedication, fire protection, landscaping, signage, and lighting.
3.	Plans, permits and inspections are required for the new addition, including but not limited to retaining walls and other site improvements. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 regarding permits for construction and/or remodel.
4.	To address public health impacts resulting from the project, Fresno County Department of Public Health, Environmental Health Division requires the following: • 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: a) there is a 100% (percent) or more increase in the quantities of a previously disclosed material; b) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts; or c) changes to building structures and/or hazardous materials/wastes storage areas. • The business shall certify that a review of the business plan has been conducted once a year, any necessary changes were made and were submitted to the local agency. • Should any structures have an active rodent or insect infestation, the infestation shall be abated prior to demolition of the structures to prevent the spread of vectors to adjacent properties. • If asbestos containing materials and materials coated with lead-based paints are encountered, the contractor shall contact the San Joaquin Valley Air Pollution Control District. • If the structure(s) was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to remodel/demolishing work the contractor shall contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Services for current regulations and requirements. • To protect ground water, all abandoned water wells on the project site shall be properly destroyed by a licensed contractor.
5.	To address site development impact resulting from the project, the Fresno County Site Plan Unit requires the following: • 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 Governors Drought Executive Order of 2015.

	• The Landscape and irrigation plans shall be submitted to the Department of Public Works and Planning, Zoning and Permits unit for review and approval prior to the issuance of Building Permits. • Any proposed signs require submittal to the Department of Public Works and Planning, Site Plan Review unit to verify compliance with the Zoning Ordinance. • The parking and circulation areas shall be graded, asphalt concrete surfaced, and striped. • All parking spaces for the physically disabled shall be paved, striped, and placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. Note: These requirements will be addressed through Site Plan Review.
6.	To address site development impacts resulting from the project, the Fresno County Development Engineering Section requires the following: • An Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. • A grading permit or voucher for any grading proposed with this application. • Any existing or proposed gate shall be setback a minimum of 20 feet from the ultimate road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative. • Any proposed or existing driveway should be set back a minimum of 10' from the property line. • Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise. • Any retention facilities greater than 18 inches in depth shall require fencing to preclude public access • On-site turnarounds are required for vehicles leaving the site to enter the arterial road in a forward motion, so that vehicles do not back out onto the roadway.
7.	To address impacts on the Fresno Metropolitan Flood Control District (FMFCD) improvements, FMFCD requires the following: • Pay drainage fees and service charge at the time of development. • Provide a temporary water storage facility onsite until permanent FMFCD facilities becomes available, and drainage can be directed to the street. • Do not interfere with FMFCD ability to operate and maintain the Wilder ditch that runs along the property line on the north side of the property. • Drainage and grading plans shall be approved by FMFCD prior to approval by the County. • storm drainage patterns for the development shall conform to the District Master Plan and Master Plan facilities shall be constructed unless street improvements in North Avenue are deferred by County. • Construction activity shall secure a State National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharge.
8.	To address impact on road improvements resulting from permitted uses on the property, the Fresno County Road Maintenance and Operations Division requires the following:

	• The applicant shall construct street improvements, including curb, gutter, and road widening improvements across parcel frontages along E North Avenue and S Peach Avenue. And may be required to relocate utilities and acquire additional right-of-way to accommodate such improvements. • A 30-foot by 30-foot corner cutoff shall be dedicated to the County of Fresno at the intersection of North Ave and Peach Ave for visibility purposes. • Road improvements should be built to Fresno County A-4 Arterial standards. Pavement west of the westerly parcel fronting North Ave should be adequately tapered to match existing pavement. Plans for such improvements would be submitted during the site plan review process. • Due to the arterial classification of S Peach Ave, the applicant should be limited to one proposed drive approach fronting S Peach Ave. • The driveway approaches should be limited to a maximum of 35 feet and must be setback 5 feet from side property lines. • Any setbacks should be based on Ultimate right-of-way, no new facilities shall be constructed within the ultimate right-of-way. • An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno
9.	Fresno Irrigation District (FID) Wilder Canal No. 289 runs westerly and crosses Peach Avenue and FID's active Washington Colony No. 15 runs southerly and crosses North Avenue approximately 536 feet east of the project site. Any plans for street and/or utility improvements along Peach Avenue, North Avenue, and/or in the vicinity of the canal shall require FID's review and approval. FID shall review grading and drainage plan to ensure that the proposed development will not endanger the structural integrity of the Canal/Pipeline or result in drainage patterns that could adversely affect FID.
10.	The project development shall be subject to the requirements of the current California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 14-Natural Resources and shall obtain CalFire conditions of approval for the project. When building permit or certificate of occupancy is sought.
11.	The project is subject to the San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive PM10 Prohibitions; District Rule 2010 (Permits Required); Rule 2201 ((New and Modified Stationary Source Review); District Rule 4002 ((National Emissions Standards for Hazardous Air Pollutants); and District Rule 4601 (Architectural coatings).
12.	The project applicant will need to file a Covenant with the City of Fresno waiving any opposition to future annexation of the parcels in order to comply with the City of Fresno's conditions for releasing the project to the County for processing.

AP

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3842 - SEE CUP 3682\AA 3842 (Revision)\SR\AA 3842CUP 3682 MMRP (Ex 1).docx

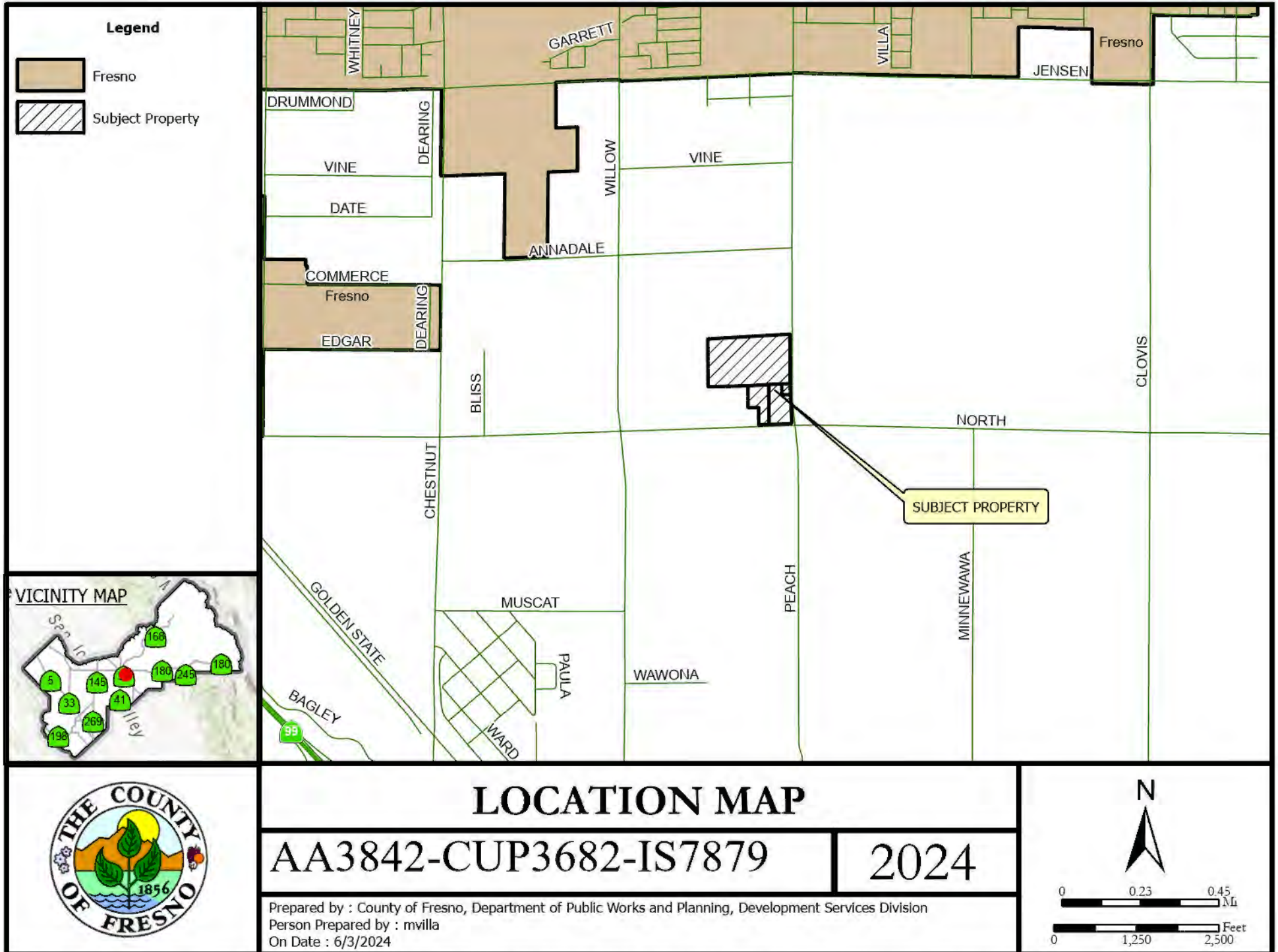


EXHIBIT 3

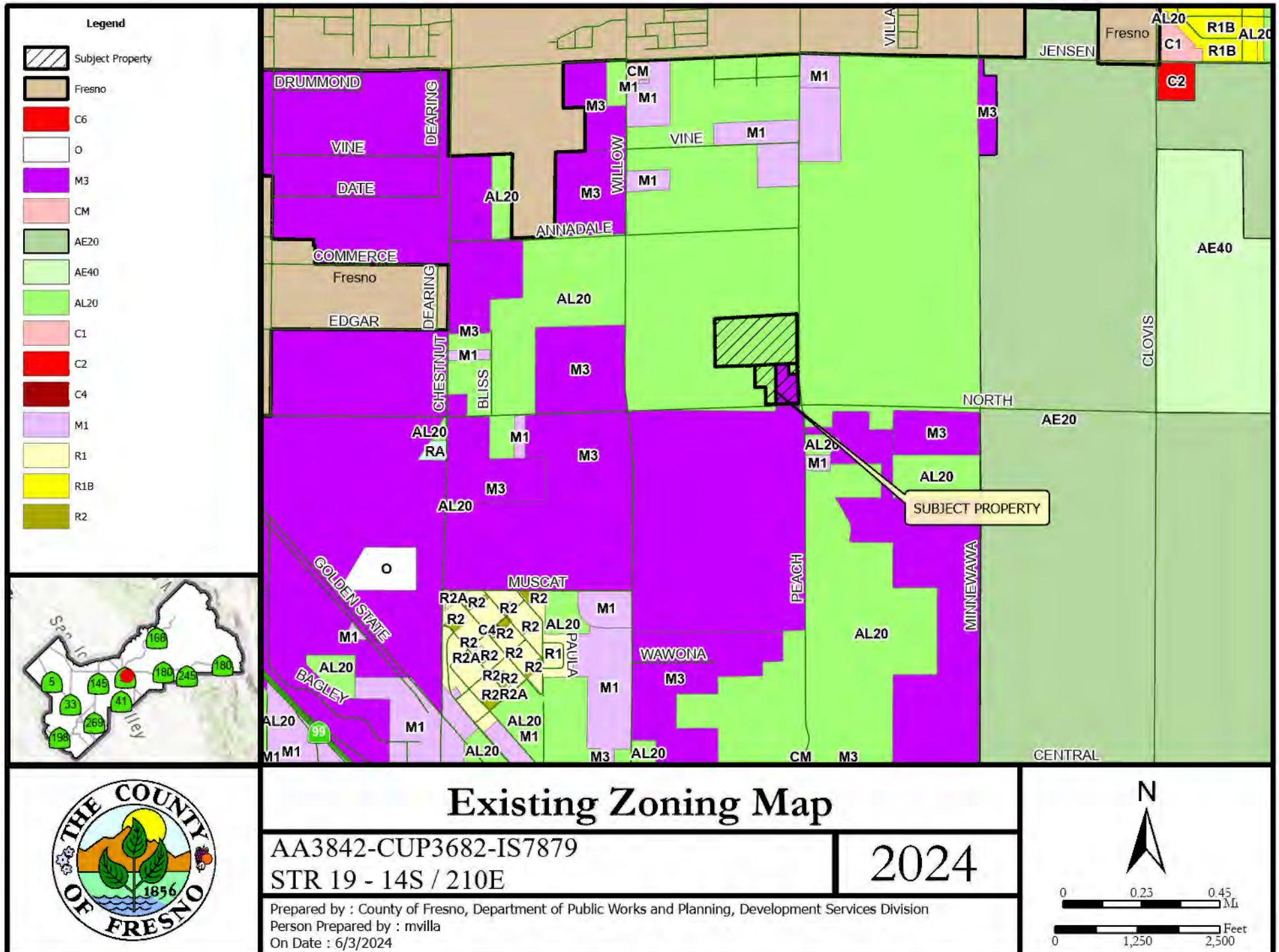


EXHIBIT 3

LEGEND:
 Subject Property
LEGEND

V - VACANT

FC - FIELD CROP

ORC - ORCHARD

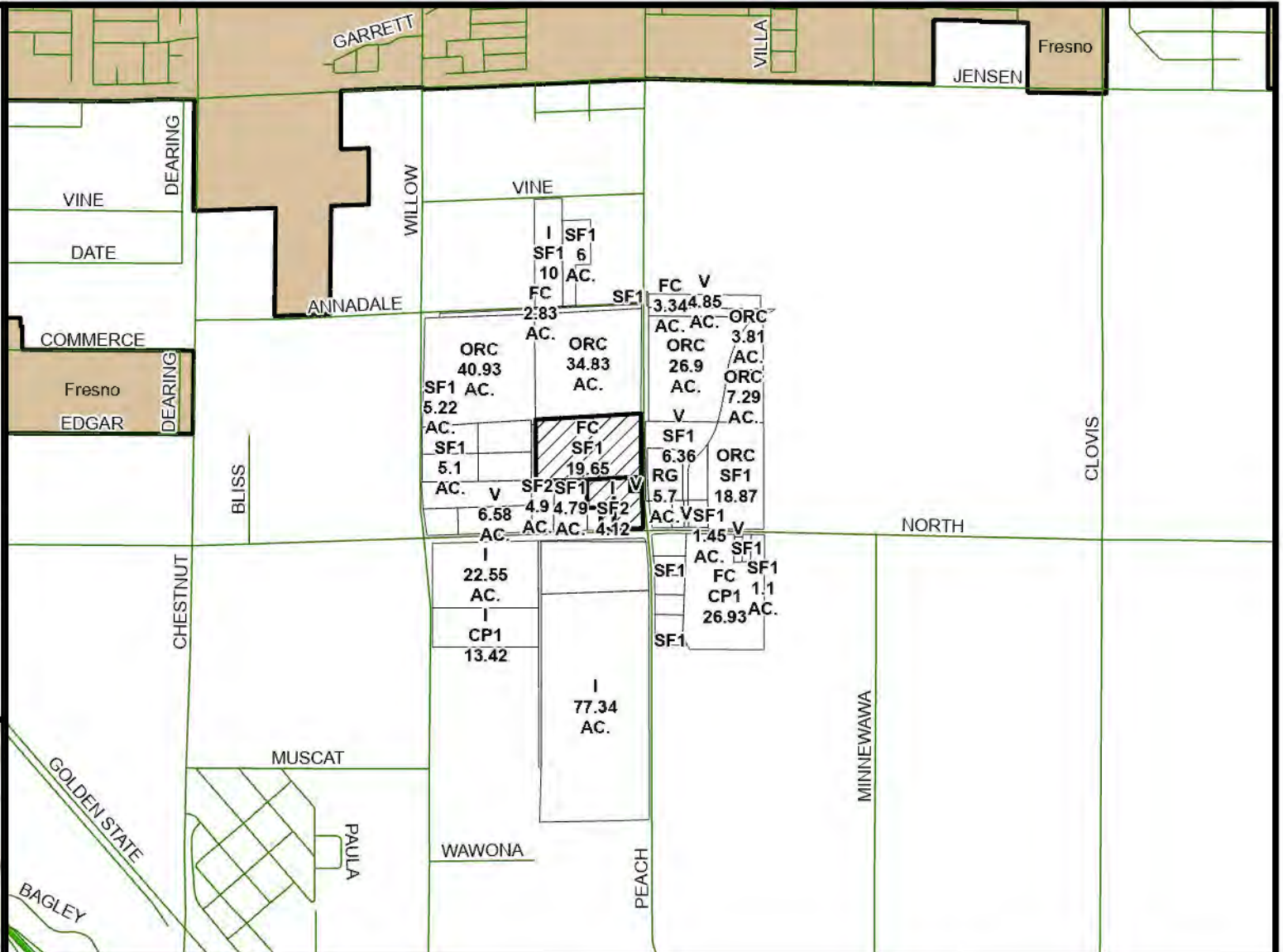
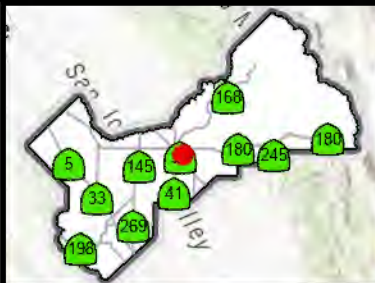
SF# - SINGLE FAMILY RESIDENCE

I - INDUSTRIAL

RG - RESIDENTIAL GROUP FACIL

C - COMMERCIAL

CP# - OFFICE COMM./PROF

**Existing Land Use Map****AA3842-CUP3682-IS7879****2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mvilla

On Date : 6/3/2024

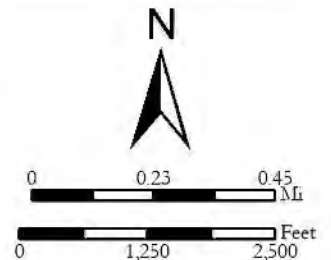


EXHIBIT 5

Proposed Uses (By Right) to be Permitted in the M-3(c) Zone District with the Approval of AA 3842

Uses permitted shall be limited to:

- Jewelry Manufacturing
- Leather Products Manufacturing
- Textile Products Manufacturing
- Handcraft Industries, Small Scale Manufacturing
- Laboratories
- Monument and Tombstone Works
- Advertising Structures

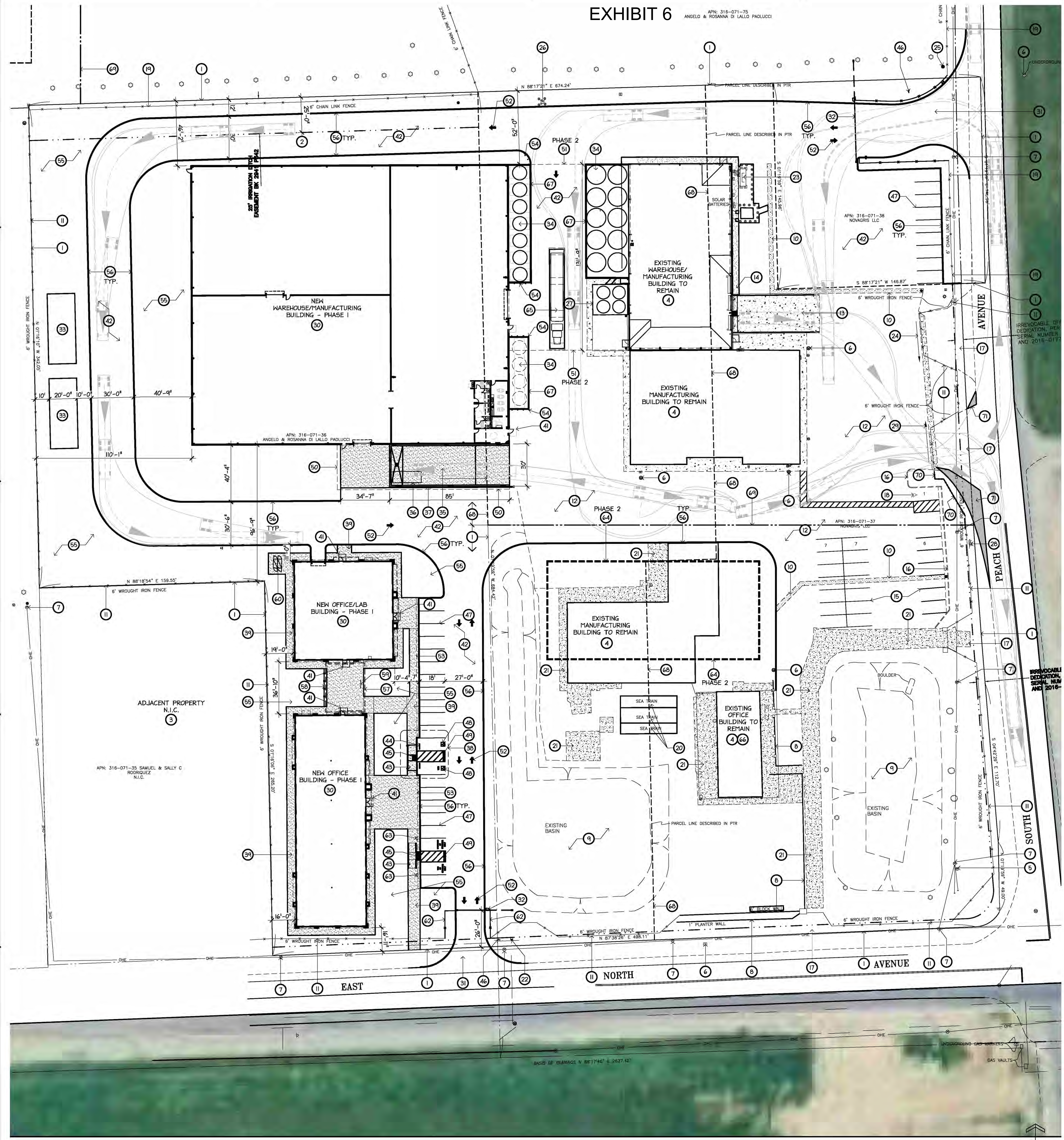


EXHIBIT 6

KEYED NOTES

- 70 NEW LOCATION OF EXISTING WROUGHT IRON FENCING REPOSITIONED TO ACCOMMODATE SEMI-TRUCK EGRESS MOVEMENTS.
- 71 SOLID SHADING INDICATES LOCATION OF NEW AC PAVED DRIVEWAY SHOULDER TO TO ACCOMMODATE SEMI-TRUCK EGRESS MOVEMENTS ONTO STREET - SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

PROJECT DATA

OWNER INFORMATION:
OWNER: ANGELO PAOLUCCI
ADDRESS: 1865 HERNDON AVENUE, SUITE K321 CLOVIS, CA. 93611

SITE DATA:
ADDRESS: 2976 SOUTH PEACH AVENUE FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER: 316-071-36
EXISTING ZONING: AL-20
PROPOSED ZONING: MB (HEAVY INDUSTRIAL)

ACCESSOR PARCEL NUMBER: 316-071-37
EXISTING ZONING: MB (HEAVY INDUSTRIAL) TO REMAIN

ACCESSOR PARCEL NUMBER: 316-071-38
EXISTING ZONING: AL-20
PROPOSED ZONING: MB (HEAVY INDUSTRIAL)

BUILDING DATA (MANUFACTURING/WAREHOUSE) - PHASE 1
OCCUPANCY TYPE: MIXED - SEPARATED
GROUP "H-4" (HIGH HAZARD)
GROUP "H-3" (CONTROL AREA)
GROUP "F" (FACTORY)

TYPE OF CONSTRUCTION: TYPE III
NUMBER OF STORIES: ONE STORY
ALLOWABLE BUILDING HEIGHT: 75 FEET MAX.
ACTUAL BUILDING HEIGHT: T.B.D.
FIRE SPRINKLERED: YES (NFPA 13)
FIRE ALARM: YES
FIRE SEPARATION WALL: YES

BUILDING AREA CALCULATION:
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.

ALLOWABLE AREA	70,000 SQ. FT.
PROPOSED BUILDING AREA	
H-3 OCCUPANCY FLOOR AREA:	12,999 SQ. FT.
H-4 OCCUPANCY FLOOR AREA:	31,551 SQ. FT.
F OCCUPANCY CANOPY AREA:	15,103 SQ. FT.
TOTAL GROSS BUILDING AREA OF NEW:	59,653 SQ. FT.

EXISTING BUILDING AREA
H-4 OCCUPANCY FLOOR AREA: 10,298 SQ. FT.

PROPOSED BUILDING AREA:
GROSS BUILDING AREA: 69,951 SQ. FT.
70,000 SQ.FT. > 69,951 = OK

PARKING CALCULATION (MANUFACTURING/WAREHOUSE) - PHASE 1
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:
- 1 SPACE PER 2 PERMANENT EMPLOYEES
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED

BUILDING DATA (LAB) - PHASE 1
OCCUPANCY TYPE: GROUP "B" (OFFICE)
TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: ONE STORY
ALLOWABLE BUILDING HEIGHT: 75 FEET MAX.
ACTUAL BUILDING HEIGHT: T.B.D.
FIRE SPRINKLERED: YES (NFPA 13)
FIRE ALARM: YES
FIRE SEPARATION WALL: NO

BUILDING AREA CALCULATION:
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.

ALLOWABLE AREA	36,000 SQ. FT.
PROPOSED BUILDING AREA	
GROSS BUILDING AREA:	4,900 SQ. FT.
36,000 SQ.FT. > 4,900 = OK	

PARKING CALCULATION (LAB) - PHASE 1
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:
- 1 SPACE PER 2 PERMANENT EMPLOYEES
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED

BUILDING DATA (OFFICE) - PHASE 1
OCCUPANCY TYPE: GROUP "B" (OFFICE)
TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: ONE STORY
ALLOWABLE BUILDING HEIGHT: 75 FEET MAX.
ACTUAL BUILDING HEIGHT: T.B.D.
FIRE SPRINKLERED: YES (NFPA 13)
FIRE ALARM: YES
FIRE SEPARATION WALL: NO

BUILDING AREA CALCULATION:
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.

ALLOWABLE AREA	36,000 SQ. FT.
PROPOSED BUILDING AREA	
GROSS BUILDING AREA:	7,500 SQ. FT.
36,000 SQ.FT. > 7,500 = OK	

PARKING CALCULATION (OFFICE) - PHASE 1
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:
- 1 SPACE PER 2 PERMANENT EMPLOYEES
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED

PARKING REQUIRED:

MANUFACTURING/WAREHOUSE BUILDING - PHASE I	10 STALLS
LAB BUILDING - PHASE I	10 STALLS
OFFICE BUILDING - PHASE I	10 STALLS
ADDITIONAL COUNTY REQUESTED STALLS - PHASE I	10 STALLS
TOTAL REQUIRED STALLS:	40 STALLS

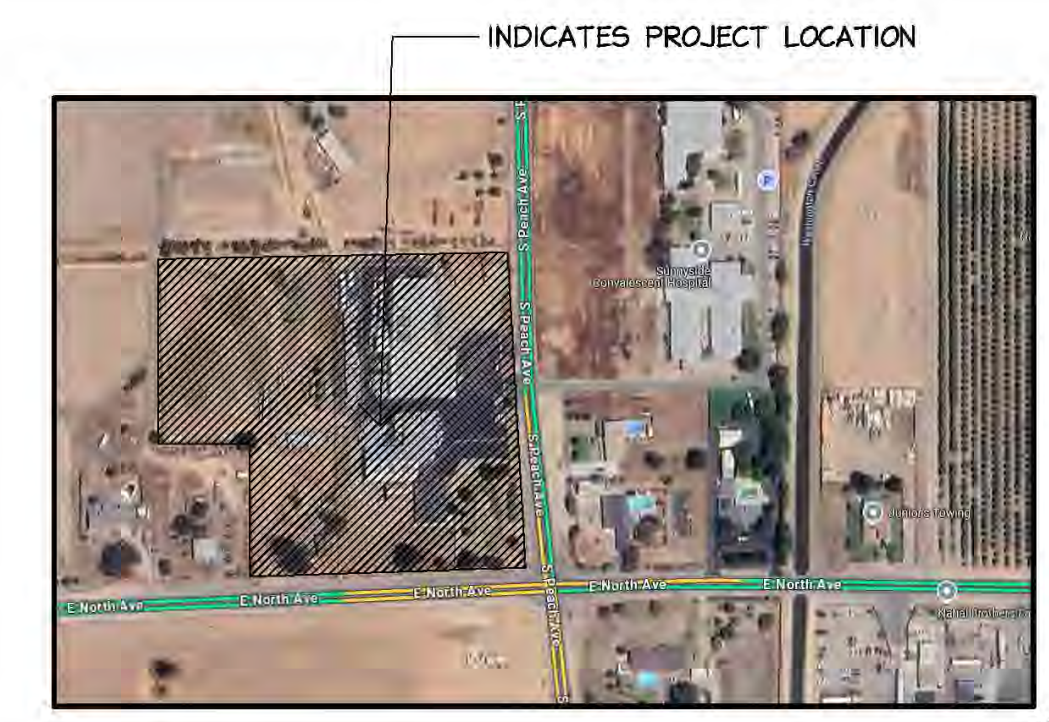
PARKING PROVIDED:

STANDARD VEHICLE PARKING PROVIDED:	26 STALLS
EXISTING STANDARD VEHICLE PARKING PROVIDED:	20 STALLS
ACCESSIBLE VEHICLE PARKING:	2 STALLS
EXISTING ACCESSIBLE VEHICLE PARKING:	1 STALLS
EVCS STALLS:	2 STALLS
TOTAL PROVIDED STALLS:	51 STALLS

OVER PARKED: 11 STALLS
BICYCLE SHORT TERM PARKING SPACES: 51 x .05 = 3
BICYCLE LONG TERM PARKING SPACES: 51 x .05 = 3

- 1 LOCATION OF EXISTING PROPERTY LINE TO REMAIN, TYP.
- 2 LOCATION OF EXISTING 25' IRRIGATION EASEMENT TO REMAIN.
- 3 LOCATION OF EXISTING ADJACENT PARCEL - N.I.C.
- 4 LOCATION OF EXISTING BUILDING TO REMAIN.
- 5 LOCATION OF EXISTING UTILITY POLE TO REMAIN.
- 6 LOCATION OF EXISTING UNDERGROUND UTILITIES TO REMAIN.
- 7 LOCATION OF EXISTING PG&E POWER POLES/OVERHEAD LINES TO REMAIN.
- 8 LOCATION OF EXISTING BLOCK WALL TO REMAIN.
- 9 LOCATION OF EXISTING BASIN TO REMAIN.
- 10 LOCATION OF EXISTING VALLEY GUTTER TO REMAIN.
- 11 LOCATION OF EXISTING WROUGHT IRON FENCE TO REMAIN.
- 12 LOCATION OF EXISTING AC PAVING TO REMAIN.
- 13 LOCATION OF EXISTING TRUCK DOCK TO REMAIN.
- 14 LOCATION OF EXISTING AT GRADE LOADING AREA TO REMAIN.
- 15 LOCATION OF EXISTING PARKING STALLS TO REMAIN.
- 16 LOCATION OF EXISTING CONCRETE CURB TO REMAIN.
- 17 LOCATION OF EXISTING DRIVE APPROACH TO REMAIN.
- 18 LOCATION OF EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
- 19 LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
- 20 LOCATION OF EXISTING SEA TRAIN TO REMAIN.
- 21 LOCATION OF EXISTING CONCRETE TO REMAIN.
- 22 LOCATION OF EXISTING BACK FLOW PREVENTOR TO REMAIN.
- 23 LOCATION OF EXISTING SWITCHGEAR TO REMAIN.
- 24 LOCATION OF EXISTING MANUAL SLIDE GATE TO REMAIN.
- 25 LOCATION OF EXISTING IRRIGATION PIPE TO REMAIN.
- 26 LOCATION OF EXISTING FIRE HYDRANT & PROTECTION BOLLARDS TO REMAIN.
- 27 LOCATION OF EXISTING CHU CONTAINMENT CURBS TO REMAIN.
- 28 LOCATION OF EXISTING MAILBOXES TO REMAIN.
- 29 LOCATION OF EXISTING ENTRANCE & EXIT AUTOMATIC SLIDING GATE TO REMAIN.
- 30 LOCATION OF NEW BUILDING.
- 31 LOCATION OF NEW DRIVE APPROACH.
- 32 LOCATION OF NEW AUTOMATIC GATE/AUTOMATIC GATE OPERATOR & KEY PAD.
- 33 LOCATION OF NEW GREEN HOUSE BUILDING. (BY OWNER)
- 34 LOCATION OF NEW STORAGE TANKS.
- 35 LOCATION OF NEW RECESSED LOADING DOCK & RETAINING WALLS.
- 36 LOCATION OF NEW 40 YARD TRASH BIN.
- 37 LOCATION OF NEW GUARDRAIL.
- 38 DASHED LINES INDICATE LOCATION OF NEW ACCESSIBLE PARKING, UNLOAD ZONES, AND CURB CUT RAMPS.
- 39 LOCATION OF NEW CONCRETE FLATWORK (5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE).
- 40 DASHED LINES INDICATE LOCATION OF ACCESSIBLE PATH OF TRAVEL FROM BUILDING MAIN ENTRANCE TO PUBLIC WAY.
- 41 DASHED LINES INDICATE 5'-0" x 5'-0" x 6'-0" AT DOUBLE DOORS) MINIMUM LEVEL LANDING AT EXTERIOR DOOR LOCATIONS.
- 42 LOCATION OF NEW AC PAVING.
- 43 LOCATION OF NEW CURB CUT RAMP FOR ACCESSIBLE PATH.
- 44 LOCATION OF NEW 6" HIGH WHEEL STOPS (TYP).
- 45 LOCATION OF NEW TRUNCATED DORIES OVER NEW CONCRETE - 6" FROM FACE OF FLOW LINE BY 36" DEEP BY FULL WIDTH OF ZERO CURB.
- 46 LOCATION OF NEW TOW-AWAY/SITE ENTRANCE SIGNAGE.
- 47 LOCATION OF NEW 4" WIDE STRIPING PAINTED TRAFFIC WHITE.
- 48 NEW PAINTED ACCESSIBILITY SYMBOL - SEE DETAILS.
- 49 LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING AS SHOWN".
- 50 DASHED LINES INDICATE LOCATION OF NEW CANOPY.
- 51 DASHED LINES INDICATE LOCATION OF FUTURE METAL CANOPY.
- 52 LOCATION OF NEW DIRECTIONAL ARROWS PAINTED TRAFFIC WHITE AT THE BEGINNING AND END OF AISLES (TYP).
- 53 DASHED LINE INDICATES 2'-0" PARKING OVERHANG.
- 54 LOCATION OF NEW PROTECTION PIPE BOLLARDS.
- 55 LOCATION OF NEW LANDSCAPING AND IRRIGATION.
- 56 LOCATION OF NEW 6" CONCRETE CURB.
- 57 LOCATION OF NEW FREESTANDING COVERED WALKWAY.
- 58 LOCATION OF NEW DECORATIVE PRIVACY FENCE.
- 59 LOCATION OF NEW SHORT TERM BICYCLE RACK.
- 60 LOCATION OF A NEW BICYCLE LOCKER FOR LONG TERM BICYCLE STORAGE - THIS LOCKER ACCOMMODATES TWO BIKE AND IS LOCKABLE.
- 61 LOCATION OF NEW SITE LIGHTING.
- 62 LOCATION OF NEW WROUGHT IRON FENCE AND GATE.
- 63 LOCATION OF NEW EV CHARGING STATION/PARKING STALLS
- 64 DASHED LINES INDICATE LOCATION OF FUTURE WAREHOUSE BUILDING - PHASE 2.
- 65 LOCATION OF NEW TRUCK SCALE.
- 66 LOCATION OF EXISTING BUILDING TO REMAIN - FUTURE CARE TAKERS RESIDENCE.
- 67 LOCATION OF NEW CHU CONTAINMENT CURBS.
- 68 PORTION OF EXISTING PROPERTY LINE TO BE REMOVED THRU LOT LINE ADJUSTMENT SUBMITTED UNDER SEPARATE PERMIT/APPLICATION.
- 69 LOCATION OF NEW PROPERTY LINE TO BE RECORDED THRU LOT LINE ADJUSTMENT SUBMITTED UNDER SEPARATE PERMIT/APPLICATION.

VICINITY MAP



1645 SHAW AVENUE, SUITE 101
CLOVIS, CALIFORNIA 93611
559-288-3160 (OFFICE)
559-288-3267 (FAX)

PROPOSED ENTITLEMENT FOR:
AGROPLANTAE MASTER SITE PLAN
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS

Current Release Date	02-26-2025
Planning Submittal	02-26-2025
Plan Check Submittal	02-26-2025

REVISIONS

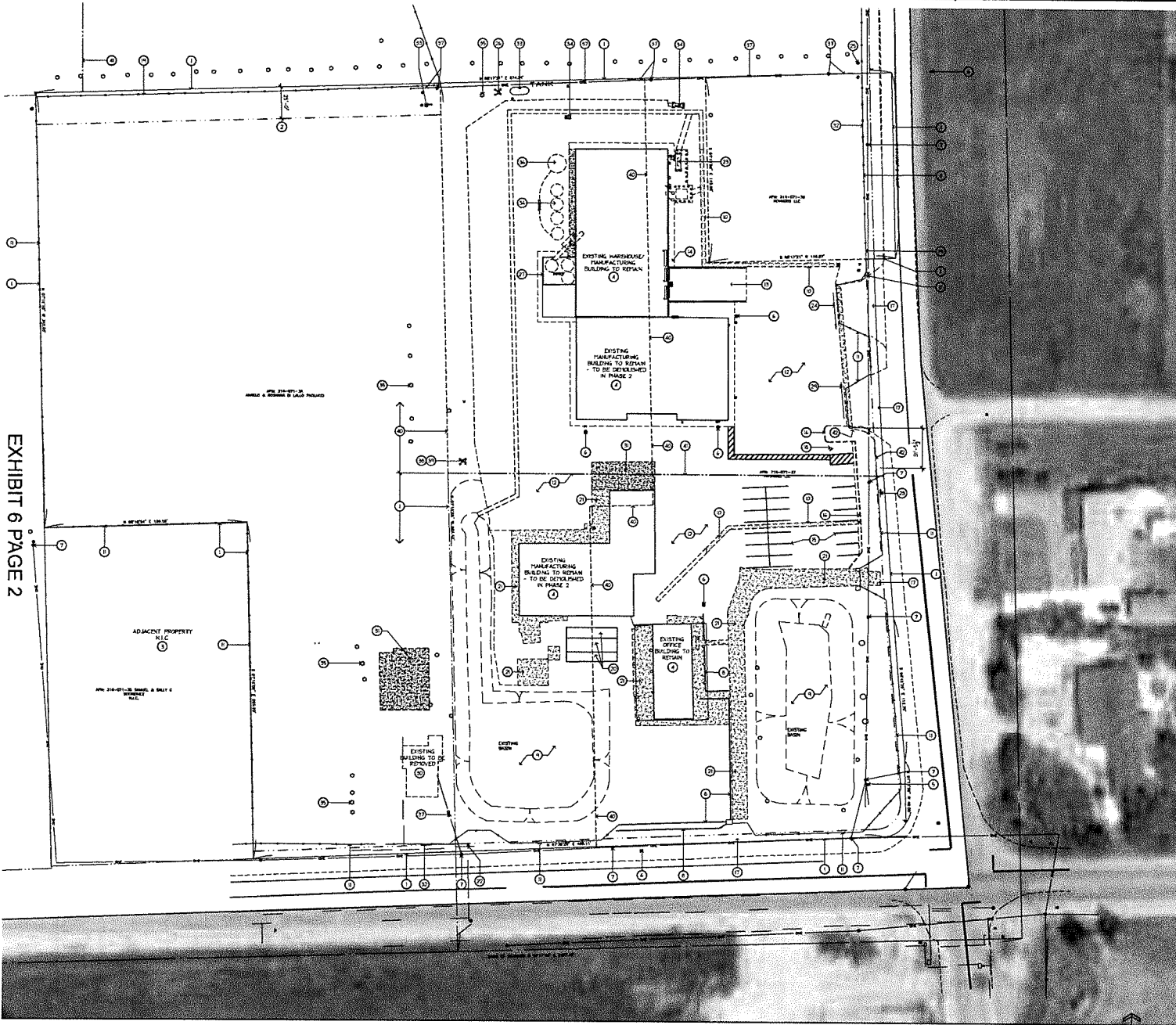
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IDENTIFICATION

Scale	1:30
Project Coordinator	ROGER HURTADO
Project No.	23-151
Sheet	A-0.1

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROPOSED SITE PLAN



KEYED NOTES

1. LOCATION OF EXISTING PROPERTY LINE TO REMAIN, TYP.
2. LOCATION OF EXISTING 20' EASEMENT TO REMAIN.
3. LOCATION OF EXISTING ADJACENT PARCEL - N.E.C.
4. LOCATION OF EXISTING BUILDING TO REMAIN.
5. LOCATION OF EXISTING UTILITY POLE TO REMAIN.
6. LOCATION OF EXISTING POSE POWER POLE/OVERHEAD LINES TO REMAIN.
7. LOCATION OF EXISTING BLOCK WALL TO REMAIN.
8. LOCATION OF EXISTING BARN TO REMAIN.
9. LOCATION OF EXISTING VALLEY GUTTER TO REMAIN.
10. LOCATION OF EXISTING A/C PAVING TO REMAIN.
11. LOCATION OF EXISTING TRUCK DOCK TO REMAIN.
12. LOCATION OF EXISTING AT GRADE LOADING AREA TO REMAIN.
13. LOCATION OF EXISTING PARKING STALLS TO REMAIN.
14. LOCATION OF EXISTING CONCRETE CURB TO REMAIN.
15. LOCATION OF EXISTING DRIVE APPROACH TO REMAIN.
16. LOCATION OF EXISTING ACCESSORY PARKING STALL TO REMAIN.
17. LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
18. LOCATION OF EXISTING SEA TRAIL TO REMAIN.
19. LOCATION OF EXISTING CONCRETE TO REMAIN.
20. LOCATION OF EXISTING BACK FLOW PREVENTOR TO REMAIN.
21. LOCATION OF EXISTING SHOTGATE TO REMAIN.
22. LOCATION OF EXISTING MANUAL SLIDE GATE TO REMAIN.
23. LOCATION OF EXISTING IRRIGATION PIPE TO REMAIN.
24. LOCATION OF EXISTING FIRE HYDRANT & PROTECTION BOLLARDS TO REMAIN.
25. LOCATION OF EXISTING LIFT CONTAINMENT CURBS TO REMAIN.
26. LOCATION OF EXISTING PARADES TO REMAIN.
27. LOCATION OF EXISTING ENTRANCE & EXIT AUTOMATIC SLIDING GATE TO REMAIN.
28. DASHED LINES INDICATE LOCATION OF EXISTING BUILDING TO BE REMOVED.
29. DASHED LINES INDICATE LOCATION OF EXISTING CONCRETE PAVING TO BE REMOVED.
30. LOCATION OF EXISTING CHAIN LINK FENCE / WRAUGHT IRON FENCE TO BE REMOVED.
31. LOCATION OF EXISTING PROPRANE TANK TO BE REMOVED.
32. LOCATION OF EXISTING UNDERGROUND UTILITIES TO BE REMOVED.
33. LOCATION OF EXISTING VEGETATION TO BE REMOVED.
34. DASHED LINES INDICATE LOCATION OF EXISTING STORAGE TANKS TO BE REMOVED AND RELOCATED.
35. LOCATION OF EXISTING POWER POLES/OVERHEAD LINES/UTILITY WIRE TO BE REMOVED.
36. LOCATION OF EXISTING FIRE HYDRANT TO BE REMOVED.
37. PORTION OF EXISTING PROPERTY LINE TO BE REMOVED THRU LOT LINE ADJUSTMENT SUBMITTED UNDER SEPARATE PLANNING APPLICATION.
38. LOCATION OF NEW PROPERTY LINE TO BE RECORDED THRU LOT LINE ADJUSTMENT SUBMITTED UNDER SEPARATE PLANNING APPLICATION.
39. PORTION OF EXISTING WRAUGHT IRON FENCING TO BE REMOVED/REPERFORATED TO ACCOMMODATE SAFETY TRUCK GUSSET MOVEMENTS - SEE PROPOSED SITE PLAN FOR ADDITIONAL INFORMATION.

UTILITY LEGEND

- ELECTRIC BOX/PEDESTAL
- ELECTRIC MANHOLE
- ▲ GUT PIPE
- POWER POLE
- AREA LIGHT
- ▽ FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER
- WATER VALVE
- BACK FLOW PREVENTOR
- DOMESTIC HELL
- GAS METER
- GAS VALVE
- UNDERGROUND GAS MARKER
- STAND PIPE
- STORM DRAIN GRATE
- SEWER MANHOLE
- CLEAN OUT
- UNKNOWN MANHOLE
- BOLLARD
- ▽ TV PEDESTAL/BOX
- PALELOCK
- TREE
- SIGN
- NODE DBI
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- OVERHEAD POWERLINE
- HALL LINE
- HAND RAIL LINE
- FENCE LINE
- BUILDING OVERHANG
- TOP / TOE OF BANK
- CONCRETE
- TANK



PROJECT
 PROPOSED ENTITLEMENT FOR:
 AGROPLANTAE MASTER SITE PLAN
 2976 SOUTH PEACH
 FRESNO, CA. 93725

STATUS

Current Release Date	02-26-2025
Planning Submittal	02-26-2025
Plan Check Submittal	---

REVISIONS

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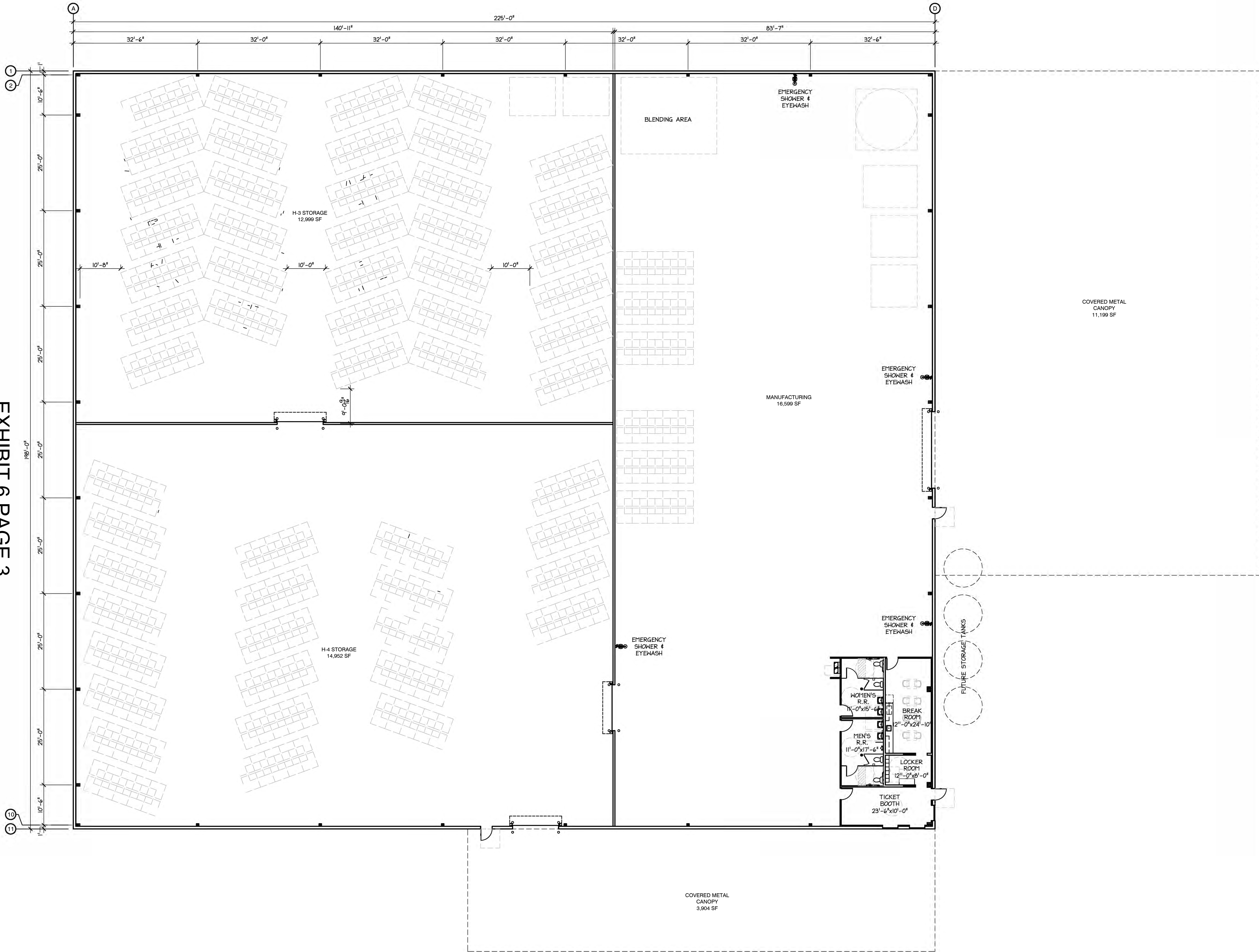
IDENTIFICATION

Scale	1:30
Project Coordinator	ROGER HURTADO
Project Engineer	---
Sheet	25-01

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DEMOLITION SITE PLAN

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PROJECT DATA	
OWNER INFORMATION:	
OWNER:	ANGELO PAOLUCCI
ADDRESS:	1865 HERNDON AVENUE, SUITE K321 CLOVIS, CA. 93611
SITE DATA:	
ADDRESS:	2976 SOUTH PEACH AVENUE FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER:	316-071-36
EXISTING ZONING:	AL-20
PROPOSED ZONING:	M3 (HEAVY INDUSTRIAL)
ACCESSOR PARCEL NUMBER:	316-071-37
EXISTING ZONING:	M3 (HEAVY INDUSTRIAL) TO REMAIN
ACCESSOR PARCEL NUMBER:	316-071-38
EXISTING ZONING:	AL-20
PROPOSED ZONING:	M3 (HEAVY INDUSTRIAL)
BUILDING DATA:	
OCCUPANCY TYPE:	MIXED - SEPARATED GROUP "H-4" (HIGH HAZARD) GROUP "H-3" (CONTROL AREA) GROUP "F" (FACTORY)
TYPE OF CONSTRUCTION:	TYPE III
NUMBER OF STORIES:	ONE STORY
ALLOWABLE BUILDING HEIGHT:	75 FEET MAX.
ACTUAL BUILDING HEIGHT:	T.B.D.
FIRE SPRINKLERED:	YES (NFPA 13)
FIRE ALARM:	YES
FIRE SEPERATION WALL:	YES
BUILDING AREA CALCULATION:	
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.	
ALLOWABLE AREA	70,000 SQ. FT.
EXISTING BUILDING AREA	
H-4 OCCUPANCY FLOOR AREA:	10,298 SQ. FT.
PROPOSED BUILDING AREA	
H-3 OCCUPANCY FLOOR AREA:	12,999 SQ. FT.
H-4 OCCUPANCY FLOOR AREA:	31,551 SQ. FT.
F OCCUPANCY CANOPY AREA:	15,103 SQ. FT.
TOTAL GROSS BUILDING AREA OF NEW:	59,653 SQ. FT.
TOTAL GROSS BUILDING AREA OF EXISTING & NEW:	69,951 SQ. FT.
PROPOSED BUILDING AREA	
GROSS BUILDING AREA:	69,951 SQ. FT.
70,000 SQ.FT. > 69,951 = OK	
OCCUPANT LOAD DATA:	
AREAS:	
WAREHOUSE:	27,951 SQ. FT. / 500 (WAREHOUSE) = 56
MANUFACTURING:	16,307 SQ. FT. / 200 (MANUFACTURING) = 82
TOTAL OCCUPANTS:	
138 OCCUPANTS	
2 EXIT REQUIRED	
2 EXITS PROVIDED	
PARKING DATA:	
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:	
= 1 SPACE PER 2 PERMANENT EMPLOYEES.	
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED	

OCCUPANT PLUMBING MATRIX				
ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANTS:	
WAREHOUSE	27,951	4,000	7	
PROCESSING	26,847	500	54	
OCCUPANT LOAD DIVIDED IN HALF (50% MALE AND 50% FEMALE):			31 - M	31 - F

PLUMBING FIXTURES REQUIRED						
MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE FI, F2 CLASSIFICATION WITHIN TABLE 422.1 OF THE 2022 C.P.C.						
FI, F2	OCCUPANCY		WATER CLOSETS	LAVATORIES	URINALS	EMERGENCY SHOWERS
	FIXTURES REQUIRED:					
	FIXTURES REQUIRED - FOR MEN		2	2	0	0
	FIXTURES REQUIRED - FOR WOMEN		2	2	0	0
	FIXTURES REQUIRED - EMERGENCY SHOWERS		-	-	-	4
	FIXTURES PROVIDED:					
	FIXTURES PROVIDED - MEN'S RESTROOM		2	2	1	0
	FIXTURES PROVIDED - WOMEN'S RESTROOM		2	2	0	0
	FIXTURES PROVIDED - EMERGENCY SHOWERS		-	-	-	4

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PROPOSED FLOOR PLAN

CENTERLINE
DESIGN, LLC

PLANNING - DESIGN - CONSULTING

1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

PROJECT

PROPOSED ENTITLEMENT FOR:
AGROPLANTA MANUFACTURING BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS

Current Release Date

02-15-2024

Planning Submittal

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Plan Check Submittal

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REVISIONS

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IDENTIFICATION

Scale

3/32" = 1'-0"

Project Coordinator

ROGER HURTADO

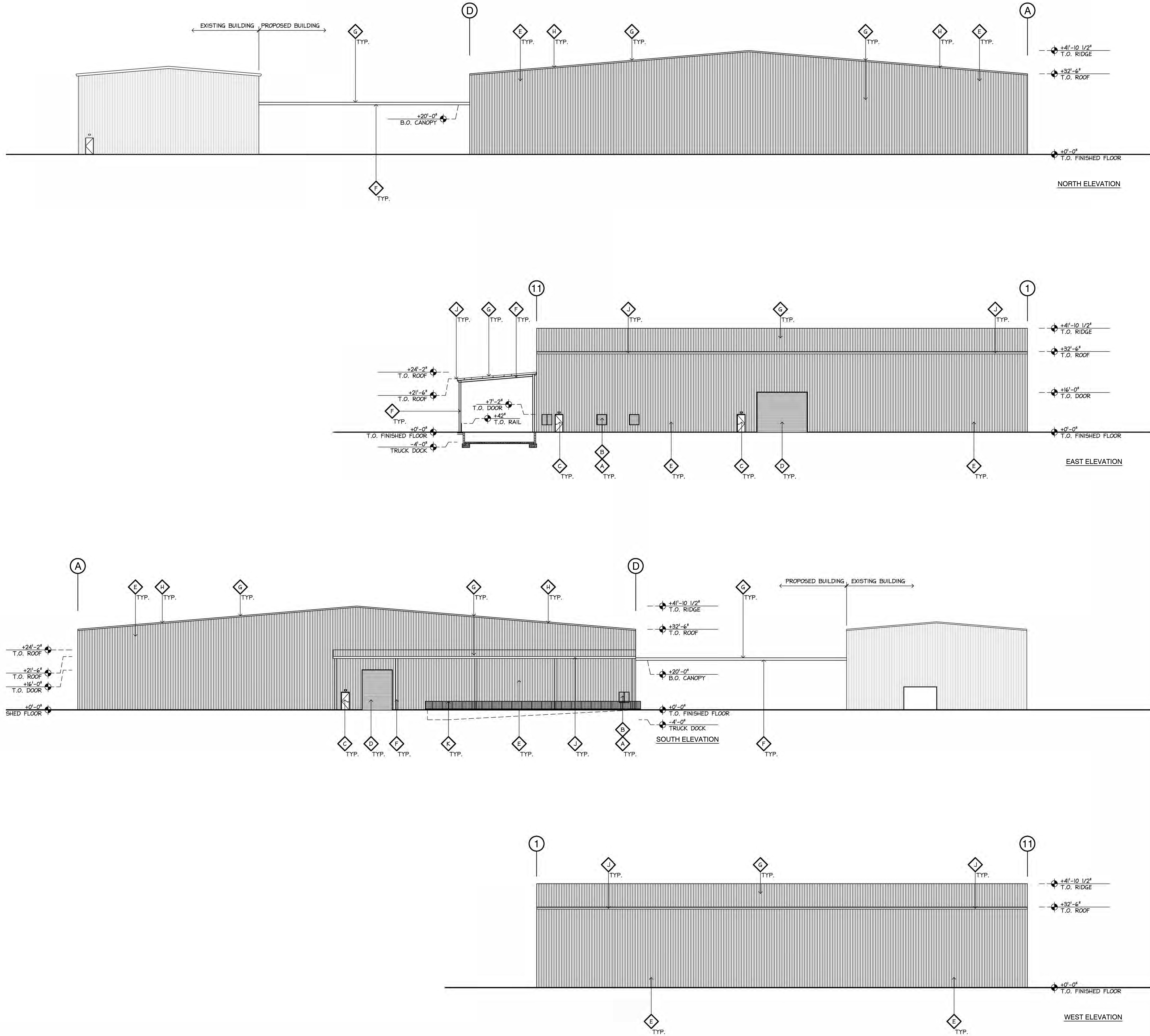
Project No.

23-151A

Sheet

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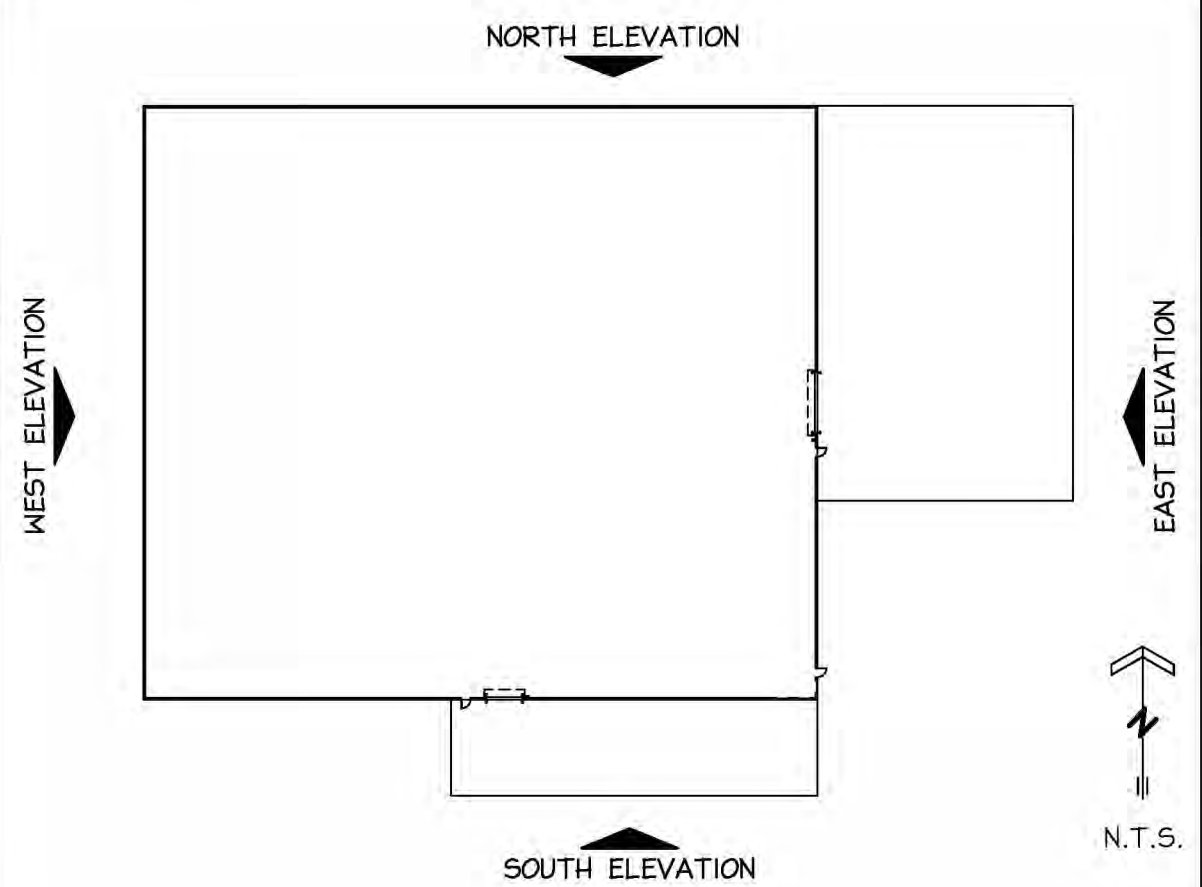
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KEYED NOTES

COLOR / MATERIAL LEGEND		
MATERIAL	FINISH	COLOR
A GLAZING	FACTORY FINISH	REFLECTIVE/TINTED INSULATED GLASS - 1" GLAZING (1/4" SOLAR BRONZE, 1/2" AIR SPACE, 1/4" SUNGUARD SNG) - REFER TO T-24 FOR PENETRATION VALUE REQUIREMENTS.
B ALUMINUM STOREFRONT SYSTEM	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
C HOLLOW METAL DOOR AND FRAME	PAINTED	DUNN EDWARDS TBD
D ROLL-UP DOOR	FACTORY FINISH	TBD
E METAL PANELS	FACTORY FINISH	TBD
F METAL CANOPY SUPPORTS	PAINTED	DUNN EDWARDS TBD
G STANDING SEAM ROOF PANELS	FACTORY FINISH	TBD
H METAL FASCIA	FACTORY FINISH	TBD
J GUTTERS & DOWNSPOUTS	FACTORY FINISH	TBD
K METAL RAILING	PAINTED	DUNN EDWARDS TBD

REFERENCE PLAN



PROPOSED EXTERIOR ELEVATIONS

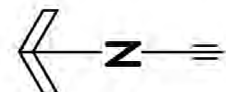
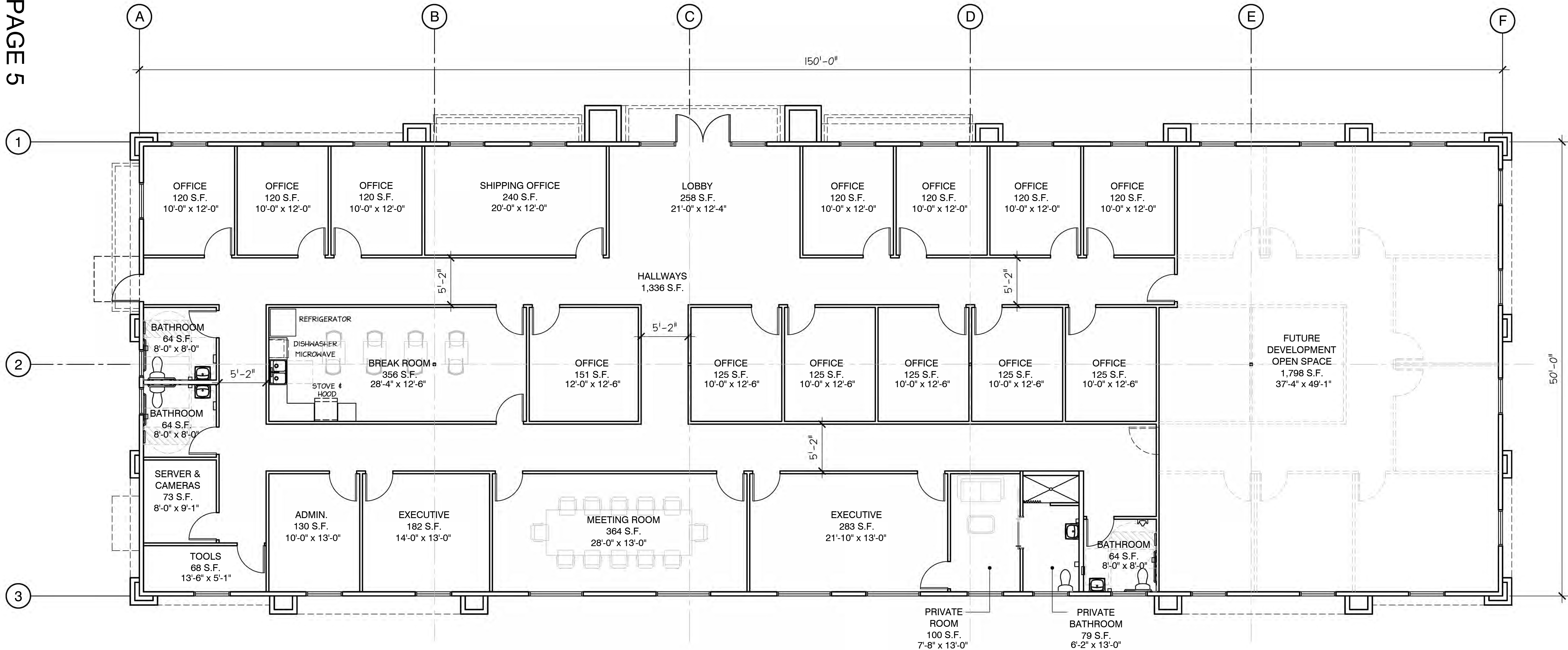
CENTERLINE DESIGN, LLC
PLANNING - DESIGN - CONSULTING
1588 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3257 (FAX)

PROJECT
PROPOSED ENTITLEMENT FOR:
AGROPLANTAE MANUFACTURING BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS	
Current Release Date	02-15-2024
Planning Submittal	--
Plan Check Submittal	--

REVISIONS	
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IDENTIFICATION	
Scale	1/16" = 1'-0"
Project Coordinator	ROGER HURTADO
Project No.	23-151A



OCCUPANT PLUMBING MATRIX

ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANTS:
OFFICE	5,782	150	39
OCCUPANT LOAD DIVIDED IN HALF (50% MALE AND 50% FEMALE):		20 - M	20 - F

PLUMBING FIXTURES REQUIRED

MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE B CLASSIFICATION WITHIN TABLE 422.1 OF THE 2022 C.P.C.

OCCUPANCY		WATER CLOSETS	LAVATORIES	URINALS
B	FIXTURES REQUIRED:			
	FIXTURES REQUIRED - FOR MEN	1	1	1
	FIXTURES REQUIRED - FOR WOMEN	2	1	0
	FIXTURES PROVIDED:			
	FIXTURES PROVIDED - BATHROOM #1	1	1	1
	FIXTURES PROVIDED - BATHROOM #2	1	1	0
	FIXTURES PROVIDED - BATHROOM #3	1	1	0

PROJECT DATA

OWNER INFORMATION:		ANGELO PAOLUCCI 1865 HERNDON AVENUE, SUITE K321 CLOVIS, CA. 93611
SITE DATA:		2976 SOUTH PEACH AVENUE FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER:		316-071-36
EXISTING ZONING:		AL-20
PROPOSED ZONING:		M3 (HEAVY INDUSTRIAL)
ACCESSOR PARCEL NUMBER:		316-071-37
EXISTING ZONING:		M3 (HEAVY INDUSTRIAL)
ACCESSOR PARCEL NUMBER:		316-071-38
EXISTING ZONING:		AL-20
PROPOSED ZONING:		M3 (HEAVY INDUSTRIAL)
BUILDING DATA:		
OCCUPANCY TYPE:		GROUP "B" (OFFICE)
TYPE OF CONSTRUCTION:		TYPE VB
NUMBER OF STORIES:		ONE STORY
ALLOWABLE BUILDING HEIGHT:		75 FEET MAX.
ACTUAL BUILDING HEIGHT:		T.B.D.
FIRE SPRINKLERED:		YES (NFPA 13)
FIRE ALARM:		YES
FIRE SEPARATION WALL:		NO
BUILDING AREA CALCULATION:		
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.		
ALLOWABLE AREA		36,000 SQ. FT.
PROPOSED BUILDING AREA		
GROSS BUILDING AREA:		7,500 SQ. FT.
36,000 SQ.FT. > 7,500 = OK		
OCCUPANT LOAD DATA:		
AREAS:		
OFFICE:		5,782 SQ. FT. / 150 (OFFICE) = 39
TOTAL OCCUPANTS:		39 OCCUPANTS
2 EXITS REQUIRED		
2 EXITS PROVIDED		
PARKING DATA:		
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:		
- 1 SPACE PER 2 PERMANENT EMPLOYEES:		
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED		



PROPOSED ENTITLEMENT FOR:
AGROPLANTAE OFFICE BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

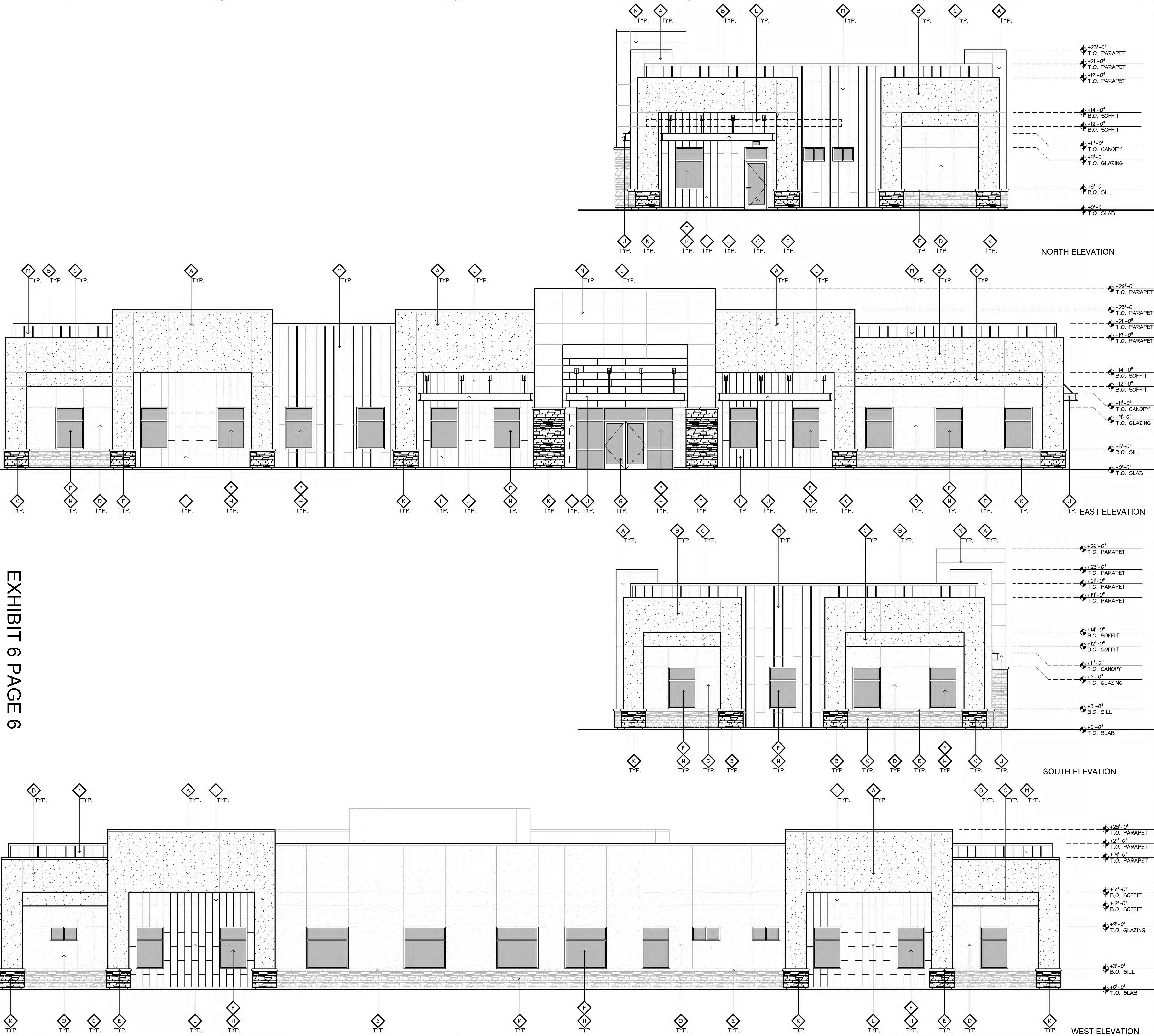
STATUS	
Current Release Date	02-23-2024
Planning Submittal	--
Plan Check Submittal	--

REVISIONS	
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IDENTIFICATION	
Scale	3/16" = 1'-0"
Project Coordinator	ROGER HURTADO
Project No.	23-151C
Sheet	

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PROPOSED FLOOR PLAN



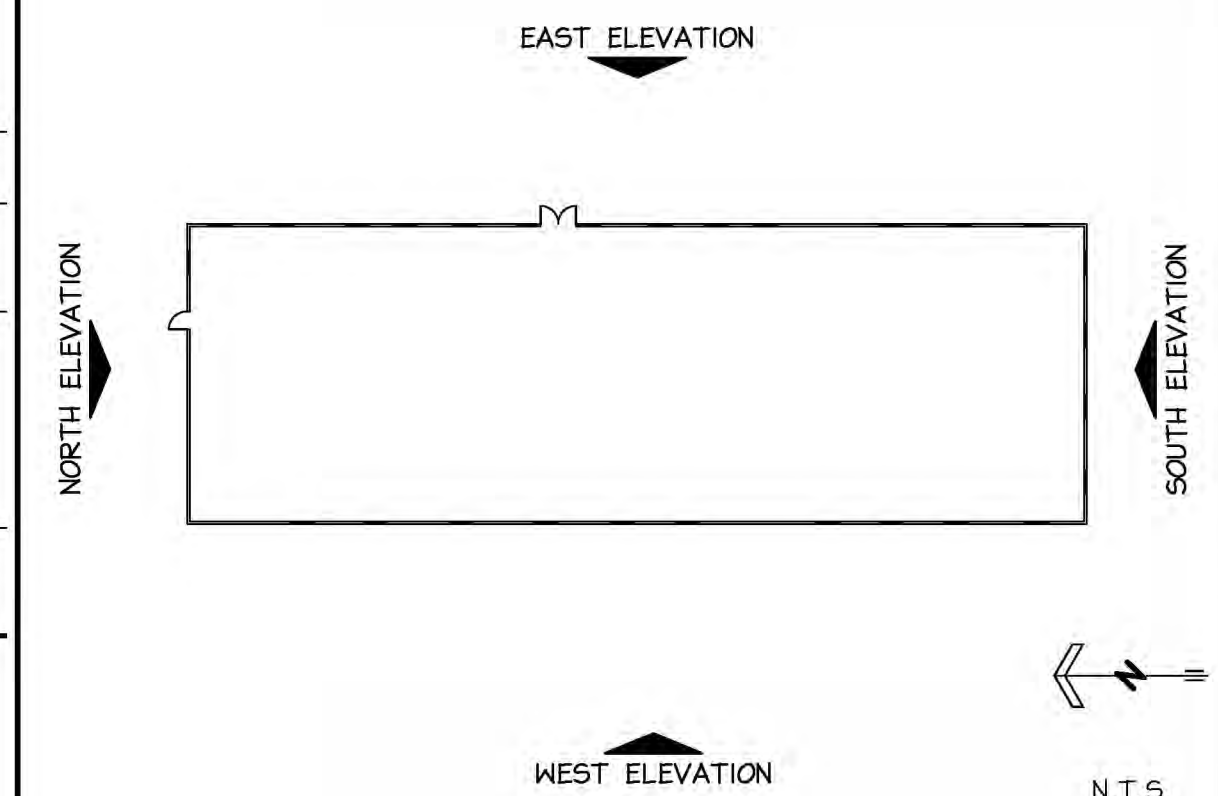
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KEYED NOTES

COLOR / MATERIAL LEGEND

MATERIAL	FINISH	COLOR
A CEMENT PLASTER (FIELD)	PAINTED	DUNN EDWARDS TBD
B CEMENT PLASTER (FIELD)	PAINTED	DUNN EDWARDS TBD
C CEMENT PLASTER (ACCENT)	PAINTED	DUNN EDWARDS TBD
D CEMENT PLASTER (ACCENT)	PAINTED	DUNN EDWARDS TBD
E CEMENT PLASTER (TRIM)	PAINTED	DUNN EDWARDS TBD
F GLAZING	FACTORY FINISH	REFLECTIVE/TINTED INSULATED GLASS - 1" GLAZING (1/4" SOLAR BRONZE, 1/2" AIR SPACE, 1/4" SUNGUARD S66) - REFER TO T-24 FOR FENESTRATION VALUE REQUIREMENTS.
G STOREFRONT DOOR	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
H ALUMINUM STOREFRONT SYSTEM	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
I METAL CANOPY	PAINTED	DUNN EDWARDS TBD
J STONE VENEER	FACTORY FINISH	ELDORADO STONE TBD
K FIBER BOARD PANEL	FACTORY FINISH	FIBERON WILDWOOD TBD
L VERTICAL STANDING SEAM PANELS	FACTORY FINISH	AEP SPAN TBD
M METAL PANEL	FACTORY FINISH	PAC-CLAD TBD

REFERENCE PLAN

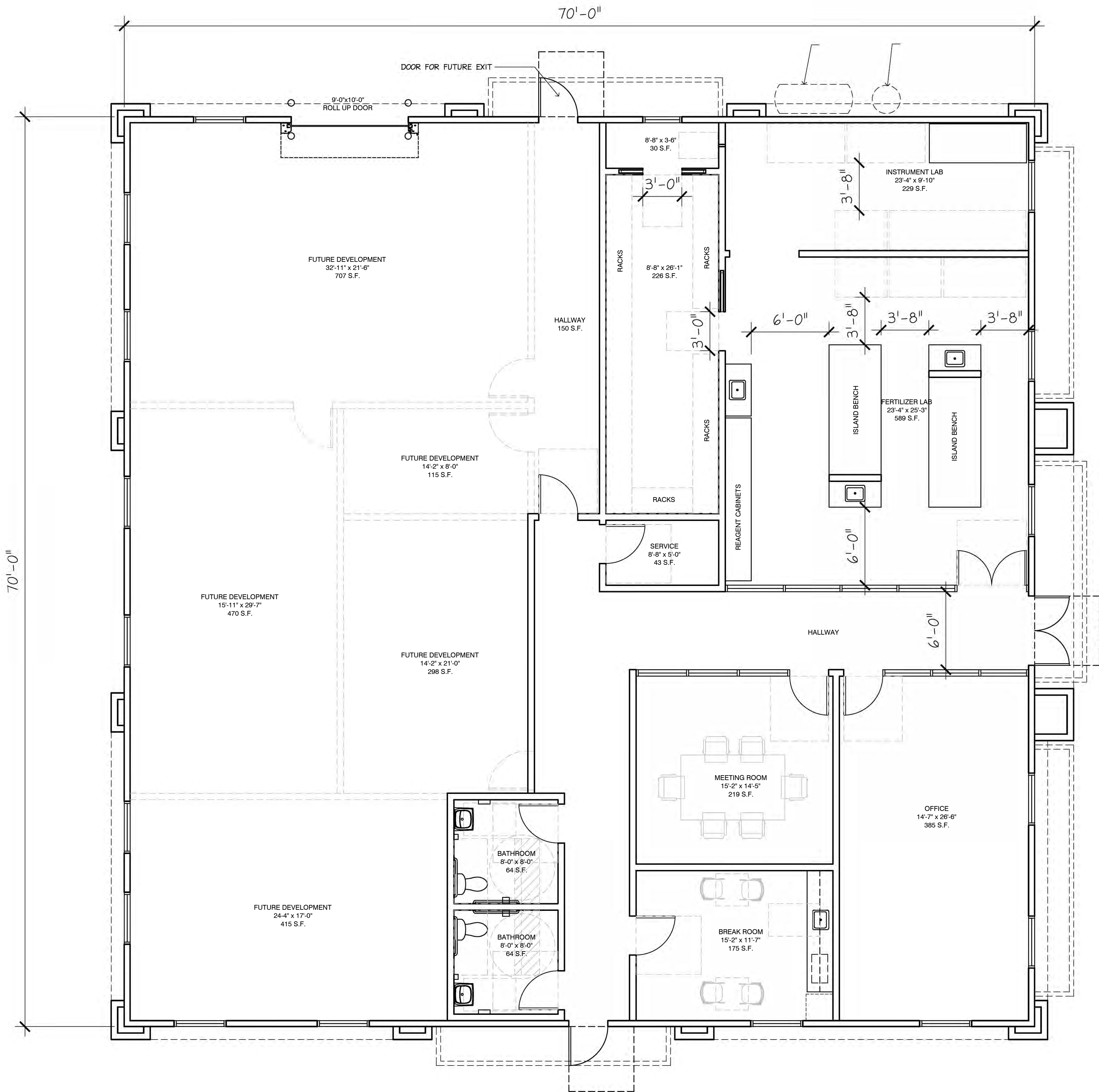


PROPOSED EXTERIOR ELEVATIONS

STATUS
Current Release Date 02-23-2024
Planning Submittal
Plan Check Submittal

REVISIONS
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IDENTIFICATION
Scale 3/16" = 1'-0"
Project Coordinator ROGER HURTADO
Project No. 23-151C
Sheet A-3.0



PROPOSED FLOOR PLAN

PROJECT DATA

OWNER INFORMATION:
OWNER: ANGELO PAOLUCCI
ADDRESS: 1865 HERNDON AVENUE, SUITE K321 CLOVIS, CA. 93611

SITE DATA:
ADDRESS: 2976 SOUTH PEACH AVENUE FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER: 316-071-36
EXISTING ZONING: AL-20
PROPOSED ZONING: M3 (HEAVY INDUSTRIAL)

ACCESSOR PARCEL NUMBER: 316-071-37
EXISTING ZONING: M3 (HEAVY INDUSTRIAL) TO REMAIN

ACCESSOR PARCEL NUMBER: 316-071-38
EXISTING ZONING: AL-20
PROPOSED ZONING: M3 (HEAVY INDUSTRIAL)

BUILDING DATA:
OCCUPANCY TYPE: GROUP "B" (OFFICE)
TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: ONE STORY
ALLOWABLE BUILDING HEIGHT: 75 FEET MAX.
ACTUAL BUILDING HEIGHT: T.B.D.
FIRE SPRINKLERED: YES (NFPA 13)
FIRE ALARM: YES
FIRE SEPEARATION WALL: NO

BUILDING AREA CALCULATION:
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.
ALLOWABLE AREA 36,000 SQ. FT.
PROPOSED BUILDING AREA
GROSS BUILDING AREA: 4,900 SQ. FT.
36,000 SQ.FT. > 4,900 = OK

OCCUPANT LOAD DATA:
AREAS:
OFFICE: 3,533 SQ. FT. / 150 (OFFICE) = 24
TOTAL OCCUPANTS: 24 OCCUPANTS
1 EXIT REQUIRED
3 EXITS PROVIDED

PARKING DATA:
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:
= 1 SPACE PER 2 PERMANENT EMPLOYEES
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED

OCCUPANT PLUMBING MATRIX

ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANTS:
OFFICE	3,533	150	24

OCCUPANT LOAD DIVIDED IN HALF (50% MALE AND 50% FEMALE):
12 - M
12 - F

PLUMBING FIXTURES REQUIRED

MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE B CLASSIFICATION WITHIN TABLE 422.1 OF THE 2022 C.P.C.

OCCUPANCY		WATER CLOSETS	LAVATORIES	URINALS
B	FIXTURES REQUIRED:			
	FIXTURES REQUIRED - FOR MEN	1	1	1
	FIXTURES REQUIRED - FOR WOMEN	1	1	0
	FIXTURES PROVIDED:			
	FIXTURES PROVIDED - BATHROOM #1	1	1	1
	FIXTURES PROVIDED - BATHROOM #2	1	1	0



PROPOSED ENTITLEMENT FOR:
AGROPLANTAE LAB BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS
Current Release Date
02-23-2024
Planning Submittal
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Plan Check Submittal
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REVISIONS
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IDENTIFICATION
Scale
1/4" = 1'-0"
Project Coordinator
ROGER HURTADO
Project No.
23-151B
Sheet

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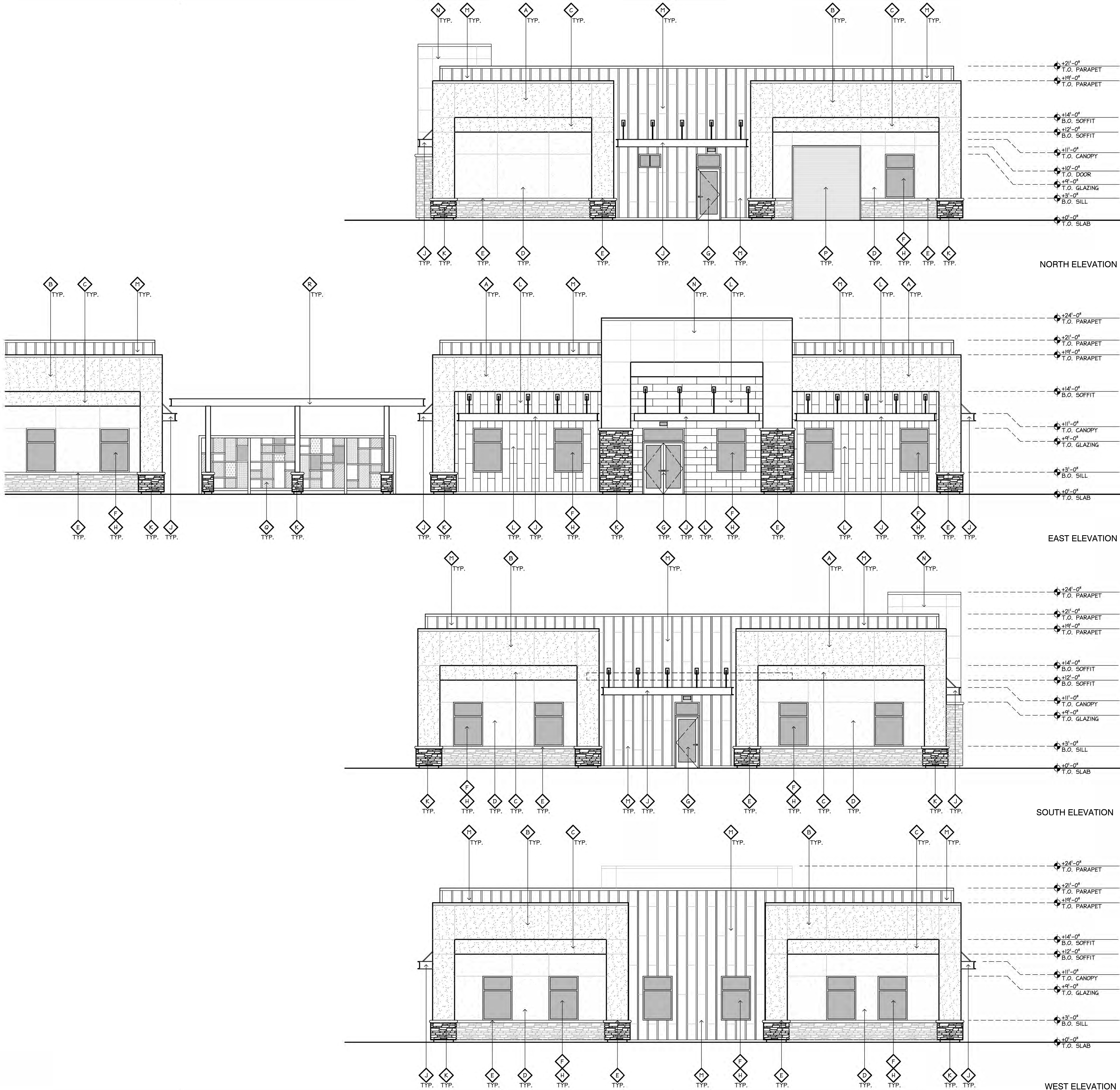


Exhibit 7
**Amendment Application No. 3842 &
Conditional Use Permit No 3682
AgroPlantae, Inc.
Operational Statement
June 5, 2025**

Applicant:

Mr. Angelo Paolucci, CEO
Ms. Rosanna DiLallo, CFO
1865 E. Herndon Ave., Suite K321
Clovis, CA 93611

Representative:

Mr. Dirk Poeschel, AICP
Dirk Poeschel Land Development Services, Inc.
923 Van Ness, Suite 200
Fresno, CA 93721
(559) 445-0374

Project Address: 2976 S. Peach Ave., Fresno, CA 93725

APN/Acreage: 316-071-36 – 3.46 +/- acres
316-071-37 – 4.12 +/- acres
316-071-38 – 0.49 +/- acres
316-071-75 – 19.65 +/- acres

Existing Land Use: Fertilizer manufacturing, warehousing and distribution.

Proposed Land Use: Expanded manufacturing of soil amendments, warehousing and distribution.

Existing General Plan: Limited Industrial, Reserve & Limited Industrial

Proposed General Plan: No Change

Zoning:

APN	Existing	Proposed
316-071-36	AL-20	Conditional M-3
316-071-37	M-3	Conditional M-3
316-071-38	AL-20	Conditional M-3
316-071-75	AL-20	Conditional M-3

Community Plan Area: Roosevelt Community Plan

Request:

The applicant requests approval of the following land use approvals:

1. Rezoning from AL-20 (Limited Agriculture) to conditional M-3 (Heavy Industrial) on APN 316-071-36, -38 & -75 for a total of 23.60 +/- acres. Please see *Attachment "A"*.
2. Conditional Use Permit (CUP) 3682 to allow a soil amendment production facility on 8.07 +/- acres (APN 316-071-36, -37 & -38) in the M-3 conditional zone. Note that the CUP does not include APN 316-071-75.
3. Allow the existing home on APN 316-071-75 to be used as a caretaker residence as defined in the Fresno County Zoning Ordinance.

Background Information:

The company has been producing specialized soil amendment formulations for the agricultural industry for many years specializing in a unique formula of organic materials. AgroPlatae's chemists study the complex interactions between soils and plants to research and develop new plant derived compounds to overcome biotic and abiotic challenges and to restore soil and plant vitality. The AgroPlantae material formula is particularly efficient in promoting plant growth and yield by utilizing multi-plant extracts to overcome the effects of phenological and environmental plant growth stressors. The proposed project will expand product production to fulfill demand.

AgroPlantae's innovative specialty plant nutrition products are produced in relatively small batches in comparison to typical bulk production facilities. Therefore, the AgroPlante facility requires fewer employees and generates substantially less traffic than a typical soil amendment production facility.

The existing manufacturing facility is located on a 4.12 +/- acre parcel (APN 316-071-37) at the northwest corner of S. Peach and E. North Avenues. The 4.12 +/- acre parcel is designated as Limited Industrial, Reserve and Limited Industrial in the Fresno County General Plan and is zoned M-3 (Heavy Industrial). In 2015, Fresno County approved CUP No. 3406 to allow for the existing agricultural fertilizer manufacturing facility on APNs 316-071-36 & -37 and has operated at the location without incident since 2016. The primary purpose of the proposed project is to improve production efficiency at the facility, to meet current product demand and have adequate capacity for growth to produce more environmentally friendly soil amendment products that improve plant metabolism, control growth in the soil and promote foliar assimilation in the most effective and ecofriendly way to achieve the maximum genetic potential of crops.

Currently, AgroPlantae employs 16 staff members for its operations and produces 3,000 tons of soil amendments per year out of its 20,000 sq. ft. manufacturing and warehouse facility. The applicant proposes to construct the expansion in three phases (Please see *Attachment "B"*–

Overall Site Plan). However, only Phase 1 and 2 expansions would be constructed in the next several years with Phase 3 to occur in the future.

The new manufacturing/warehouse building will accommodate production and storage similar to the existing AgroPlantae operations. Raw materials for on-site product manufacturing, blending, etc. and finished products for shipment will take place in the proposed Phase 1 44,550 sq. ft. manufacturing/warehouse building with similar production and staffing ratios similar to the existing AgroPlantae operations.

Traffic volumes and employee requirements are anticipated to be similar to the existing operations. As stated above, it is the applicant's opinion that the existing and proposed use(s) requires fewer employees and generates correspondingly fewer trips than the typical chemical production and warehousing facility.

As required by state planning law, VRPA prepared a comprehensive traffic study entitled AgroPlante Transportation Impact Study Update - Scoping Document on July 25, 2024, which estimated a *worst-case* scenario of project trip and corresponding employees. That study is referred to herein as the project traffic study.

The applicant believes high labor costs and improved mechanical processing efficiency will continue to reduce the necessity of employees required to manufacture the subject product over time. The AgroPlante facility requires fewer employees and generates substantially less traffic than a typical bulk fertilizer plant.

No outside goods for distribution or shipping will be stored in these facilities such as would occur in a third-party distribution hub. According to the applicant, traffic volumes and employee requirements are anticipated to be similar to the existing operations.

Phase 1

1. 44,550 sq. ft. manufacturing/warehouse building for the storage of soil amendment products, raw materials and finished products on APN 316-071-36. Please see *Attachment "C" - Proposed Site Plan* and *Attachment "D" - Manufacturing/Warehouse Building Plan*.
2. 4,900 sq. ft. quality control laboratory on APN 316-071-36. Please see *Attachment "E" - Lab Building Plan*.
3. 7,500 sq. ft. administrative office on APN 316-071-36. Please see *Attachment "F" - Office Building Plan*.

Phase 2

1. Demolition of Building "A" (Please see *Attachment "G" - Demolition Plan*).
2. Construction of an 11,199 sq. ft. canopy on APN 316-071-37.

3. Construction of a 10,535 sq. ft. future warehouse building on APN 316-071-36. The 10,535 sq. ft. future warehouse building will accommodate warehousing similar to the existing AgroPlantae operations.

Site Plan Review No. 8420 is being processed for Phase 1 and 2. A lot line adjustment is also being processed to reconfigure the four existing parcels to accommodate the proposed manufacturing/warehouse building, future warehouse building and future development of Phase 3.

Phase 3

Phase 3 entitlements are limited to rezoning the parcel from AL-20 to Conditional M-3. No specific land use entitlements, such as a site plan review, are proposed for Phase 3.

Four future buildings of 75,000 sq. ft. each not to exceed 300,000 sq. ft. of manufacturing/warehouse space could be accommodated on APN 316-071-75. Please see *Attachment "B"*. The site plan conceptually illustrates how that parcel could develop with warehouse uses and was used as a basis for the project traffic study which evaluated traffic from all phases.

Table 1
Proposed Project Summary Using Traffic Study Estimated Trips and Employees

Phase	Sq. Ft.	Employees	Total Daily Trips	Estimated Total Annual Tonnage¹
1	56,950	20 ²	86	8,000
2	21,734 ³			10,000
3	300,000	89	383	40,000
Totals	367,485	109	469	40,000

¹ Tonnage totals are inclusive of all phases and not additive.

² Assumes no additional employees for Phase 2.

³ Includes 11,199 sq. ft. covered canopy and 10,535 sq. ft. of warehouse.

1. Project Operations:

Photographs of existing operations at the facility are included in *Attachment "H"*. Storage of materials, production processes and equipment are depicted in the photographs. The facility will operate 5 days a week as described below with a peak production season from February to July.

The agitation tanks are connected to a hot water heater to allow faster solution blending of certain dry soluble raw materials. Once the final solution is blended, the majority will be packaged 275-gallon totes or 6,000-gallon tanks. Some products will be packaged in 2.5-gallon

jugs with two jugs placed in a box, stacked on pallets of 36 boxes (180 gallons) and shrink wrapped for shipping. If sold in bulk, products would be pumped into a 4,000-gallon tank truck.

For the powder products, raw materials in 55 lb. sacks or large sacks of 2,000 lbs. are weighed and loaded into the blender then packed in 25 lb. bags then stacked on pallets of 80 bags (2,000 lbs.) and shrink wrapped for shipping.

Finished goods are now stored in dedicated areas inside and outdoors staged for shipping and loaded onto trucks by forklifts. The proposed new buildings will increase the warehouse storage capacity, avoiding the need to store raw materials and finished goods outside and accommodate future sales.

2. Operational Time Limits

Standard hours of operation are summarized in the table below. Office hours will be from Monday to Friday, 8 a.m. to 5 p.m., 8 hours per day with 1 hour for lunch. Production hours will be from 7 a.m. to 5 p.m. On some occasions, estimated to be 3 or 4 times per year, the facility may operate 6 or 7 days a week to meet consumer demand. All manufacturing activities will be conducted indoors.

Table 2
Typical Hours of Operation

Activity	Current	Proposed
Office	8 a.m. to 5 p.m.	No change
Material Receiving	7 a.m. to 5 p.m.	No change
Material Shipping	7 a.m. to 5 p.m.	No change
Production	7 a.m. to 5 p.m.	No change

3. Number of Visitors

Products are sold to wholesale distributors. Project customers are medium and large retail distributors who are usually contacted through sales calls. Product customers include Simplot, Gar Bennet and Nutrien. Buyer visits to the facility are typically bimonthly. Deliveries of office supplies and similar deliveries will occur from 7 a.m. to 5 p.m., averaging approximately 1 per day. No on-site sales occur at the facility substantially limiting the number of trucks visiting the facility.

4. Employees

Current facility operations require 16 employees working a single shift from 7 a.m. to 5 p.m. Additional information regarding the proposed project employees is provided in Table 3 and in the *Service and Delivery Vehicles* section below. In Phase 1, the project traffic study combined Phase 1 and 2 and estimated an additional 20 employees would be required. The applicant estimates 13 employees are required or 7 fewer employees than assumed in the project traffic study.

As mentioned above, in Phase 2, the project traffic study combined Phase 1 and 2 and estimated a total of 20 additional employees would be required for both phases. The applicant estimates no additional employees would be needed for Phase 2 based on the insignificant 10,535 square footage increase for this phase.

In Phase 3, the project traffic study estimated 89 employees will be required. It is noted that other than the proposed rezones from AL-20 to M-3 Conditional, no other land use entitlements are proposed at this time.

5. Service and Delivery Vehicles

Raw material deliveries will be made with 40-ft. dry van or flatbed trucks. Local suppliers will make deliveries in light duty trucks. A scale area for trucks to be weighed will be constructed on site under a covered canopy as illustrated on the project site plan located between the existing building and the proposed manufacturing building.

The AgroPlantae project traffic study estimated project traffic using the ITE general light industrial classification (110) which, in the applicant's opinion, overstates the current and anticipated traffic estimated by the applicant. At maximum project buildout, which will occur in Phase 3, 40,000 tons of liquid and dry products will be produced annually. The applicant believes traffic volumes to proposed building and employee ratios are expected to decrease in Phases 3.

According to the applicant, 20 ton capacity trucks operated by others currently transport raw material into the site and finished products out of the site. The applicant provided actual truck trip information to the traffic study preparer based on invoices for trucks delivering raw material to the facility and sales receipts for finished products leaving the site for a 3-year period.

Based on the applicant's records, in 2023, approximately 400 trucks hauled raw material *to* the site and approximately 400 trucks transported finished products *from* the site to wholesalers. Therefore, 800 trucks are associated with the production of 3,000 tons of finished products per year. Based on the current 5-day operating week, and average truck trips per day entering and exiting the site, the existing facility generates approximately 3.0 truck trips per day (5 days x 52 weeks per year = 260 operational days per year; 800 truck trips per year ÷ 260 operational days per year = 3.0 trips per day). Phase 2 will produce 10,000 tons of product per year and generate 10.3 total truck trips per day (5 days x 52 weeks per year = 260 operational days per year; 800 truck trips per year x 10,000 tons per year = 8,000,000 ÷ 3,000 = 2,666.66 trips per year ÷ 260 operational days per year = 10.3 trips per day).

Phase 3 will produce 40,000 tons of product per year and generate 41.0 total truck trips per day (5 days x 52 weeks per year = 260 operational days per year; 800 truck trips per year x 40,000 tons per year = 32,000,000 ÷ 3,000 = 10,666.66 trips per year ÷ 260 operational days per year =

41.0 trips per day). It is noted that other than the proposed rezone from AL-20 to M-3 conditional, no other land use entitlements are proposed at this time.

Table 3 below compares the applicant's estimated project traffic by phase to the estimates included in the project traffic study.

Table 3
VRPA and Applicant Project Summary

Phase	Sq. Ft.	VRPA		Applicant		Estimated Total Annual Tonnage ³
		Employees	Total Daily Trips ¹	Employees	Total Daily Trips ²	
1	56,950	20 ⁴	86	13	8.2	8,000
2	21,734 ⁵			4	10.3	10,000
3	300,000	89	383	10	41.0	40,000
Totals	367,485	109	469	27	59.5	40,000

¹ See project traffic study Exhibit 3 & 4 below.

² Rounded to the nearest tenth of a percent.

³ Tonnage totals are inclusive of all phases and are not additive.

⁴ Assumes no additional employees for Phase 2 based on the increase in sq. ft. for this phase.

⁵ Includes 11,199 sq. ft. covered canopy and 10,535 sq. ft. of warehouse.

VRPA Exhibit 3
AgroPlantae Proposed Project (Phases 1 and 2)
Trip Generation

Auto Trips							AM Peak Hour Trips		PM Peak Hour Trips				
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out	
General Light Industrial	20	Employee	N/A	74	N/A	N/A	7	1	N/A	N/A	1	6	
				74									
							Subtotal	7	1		Subtotal	1	6
							Total trips	8			Total trips	7	

Truck Trips							AM Peak Hour Truck Trips		PM Peak Hour Truck Trips				
Land Use	Size	Units	Daily Truck Trip Rate	Daily Truck Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out	
General Light Industrial	20	Employee	0.600	12	0.050	50%	1	1	0.050	50%	1	1	
				12									
							Subtotal	1	1		Subtotal	1	1
							Total trips	2			Total trips	2	

Total trips							AM Peak Hour Trips		PM Peak Hour Trips				
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out	
General Light Industrial	20	Employee	4.300	86	0.500	80%	8	2	0.45	22%	2	7	
				86									
							Subtotal	8	2		Subtotal	2	7
							Total trips	10			Total trips	9	

VRPA Exhibit 4
AgroPlantae Future Project (Phases 3)
Trip Generation

Auto Trips							AM Peak Hour Trips				PM Peak Hour Trips		
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out	
General Light Industrial	89	Employee	N/A	329	N/A	N/A	32	6	N/A	N/A	7	28	
				329									
						Subtotal	32	6			Subtotal	7	28
						Total trips	38				Total trips	35	

Truck Trips							AM Peak Hour Truck Trips				PM Peak Hour Truck Trips		
Land Use	Size	Units	Daily Truck Trip Rate	Daily Truck Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out	
General Light Industrial	89	Employee	0.600	53	0.050	50%	2	2	0.050	50%	2	2	
				53									
						Subtotal	2	2			Subtotal	2	2
						Total trips	4				Total trips	4	

Total trips							AM Peak Hour Trips				PM Peak Hour Trips		
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out	
General Light Industrial	89	Employee	4.300	383	0.500	80%	36	9	0.45	22%	9	31	
				383									
						Subtotal	36	9			Subtotal	9	31
						Total trips	45				Total trips	40	

Based on the current 5-day operating week, and average truck trips per day entering and exiting the site, the existing facility generates approximately 3.0 truck trips per day. See the detailed equation below:

$$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year}$$

$$800 \text{ truck trips per year} \div 260 \text{ operational days per year} = \mathbf{3.0 \text{ trips per day}}$$

In Phase 1, the project traffic study combined Phase 1 and 2 and estimated an additional 20 employees would be required. The applicant estimates that 7 fewer employees will be required in Phase 1 than was estimated in the project traffic study which assumed 20 employees were necessary for both Phase 1 & 2. Phase 1 will produce 8,000 tons of product per year and generate 8.2 total truck trips per day. See the detailed equation below:

$$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year, } 800 \text{ truck trips per year} \times 8,000 \text{ tons per year} = 6,400,000 \div 3,000 \text{ production tons ratio} = 2,133.33 \text{ trips per year, } 2,133.33 \text{ trips per year} \div 260 \text{ operational days per year} = \mathbf{8.2 \text{ trips per day in Phase 1}}$$

As mentioned above, in Phase 2, the project traffic study combined Phase 1 and 2 and estimated a total of 20 additional employees would be required for both phases. The applicant estimates no

additional employees would be needed for Phase 2 based on the insignificant 10,535 square footage increase for this phase. Phase 2 will produce 10,000 tons of product per year and generate 10.3 total truck trips per day. See the detailed equation below:

$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year}$, $800 \text{ truck trips per year} \times 10,000 \text{ tons per year} = 8,000,000 \div 3,000 \text{ production tons ratio} = 2,666.66 \text{ trips per year}$, $2,666.66 \text{ trips per year} \div 260 \text{ operational days per year} = \mathbf{10.3 \text{ trips per day in Phase 2}}$

In Phase 3, the applicant estimates 10 employees will be required. In contrast, the project traffic study estimates 89 employees will be required. Phase 3 will produce 40,000 tons of product per year and generate 41.0 total truck trips per day. See the detailed equation below:

$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year}$, $800 \text{ truck trips per year} \times 40,000 \text{ tons per year} = 32,000,000 \div 3,000 \text{ production ton ratio} = 10,666.66 \text{ trips per year}$, $10,666.66 \text{ trips per year} \div 260 \text{ operational days per year} = \mathbf{41.0 \text{ trips per day in Phase 3}}$. It is noted that other than the proposed rezone from AL-20 to M-3 conditional, no other land use entitlements are proposed at this time.

In summary, the *worst-case* scenario was modeled in the project traffic study. However, the applicant believes traffic volumes will be much lower, assuming similar staffing ratios will be realized in Phase 1 & 2 and staffing ratios will decline in Phase 3 due to improved mechanical processing efficiency which allows increased production with fewer employees. Neither the applicant nor the project traffic study credited these assumed employee reductions in the project traffic study. The purpose of defining actual project traffic trips is to emphasize the uniquely low volume of the existing and proposed AgroPlantae project trip generation.

6. Site Access

Access to the site is from S. Peach Ave. on the west side of the subject property. S. Peach Ave. is a two-lane undivided road that is maintained by Fresno County and designated as an arterial roadway in the Fresno County General Plan. Trucks currently enter the site at the existing automatic sliding gate located approximately 350 ft. north of the intersection of S. Peach and E. North Avenues.

As detailed in the project site plan Attachment "B", a proposed driveway will be constructed in the northeast corner of the property serving only as an entrance with the exit remaining at the current gate location approximately 350 ft. north of the intersection of E. North and N. Peach Avenues. Construction of the proposed driveway will allow the facility to operate more efficiently and reduce possible conflicts between trucks as the volume of the plant increases to its operational volume limits establishes with the approval of CUP No. 3682.

7. Parking

All parking spaces for employees and company trucks will be located on site. The site currently has 22 parking stalls. Thirty new stalls (10 per building) are required for the new manufacturing/warehouse building, the lab building and the office building for a total of 52 stalls. All parking stalls will be designed and built consistent with county standards.

8. Goods Sold on Site

No goods or products will be sold directly on-site. Company sales representatives will contact distributors at the buyer's headquarters to make sales.

9. Equipment List

Equipment used for liquids storage have a capacity of 500 to 6,000 gallon in stainless and polypropylene tanks. Tanks containing raw materials are connected to a piping system which pumps the required quantity of 500 to 3,000 gallons to 4 existing blender tanks with agitation. Forklifts are used to move products on site.

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

The site is fully fenced with a combination of 6 ft. high wrought iron and chain-link fencing. As shown on the project site plan, a small section along E. North Ave. has 6 ft. brick fencing. All raw materials used in production are stored inside existing or proposed buildings. All materials are stored consistent with the Department of Homeland Security (DHS), Fresno County Hazardous Materials Business Plan (HMBP), and CalFire requirements.

The existing main building has a fire protection sprinkler system and wireless fire alarm system connected to CalFire. This building also has a security alarm system connected 24/7 to ADT Alarm Company. The site is also monitored by video cameras viewed from the administrative office and by the applicant via PC or Smart Phone.

A variety of materials are stored on site for the production of the soil amendment. Storage of all materials complies with respective UBC and Fire Codes.

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

All production activities will take place inside buildings and will not generate outdoor noise, glare, dust or odor. Raw materials and finished products will be stored on site in totes and on pallets. No open stockpiles of materials will occur.

Noise

All production activities will occur inside facility buildings thereby eliminating any outside noise associated with manufacturing. No outdoor amplification system will be used on the property. Some noise would be generated by vehicle trips in conjunction with the delivery of raw materials and shipment of finished products. This noise would be generated along E. North Ave. and for a short distance along N. Peach Ave. east of the facility as trucks turn in and out of the facility. The closest sensitive receptors are located across N. Peach Ave. and include two residential homes (approximately 150 ft. away) as well as the Sunnyside Convalescent Hospital (approximately 300 ft. away). A noise study has been prepared to assess project noise and found such project noise complies with the Fresno County Noise Ordinance.

Odor

All production activities will take place inside buildings and will not generate outdoor odor. The production and manufacturing process is completely enclosed and sealed with no open mixing of any kind. The buildings are ventilated with fans. No odors are discernable inside or outside the buildings. In addition, the facility is outfitted with a baghouse and air filtration system to prevent raw material particles from being released to the outside environment. All the blending tanks for dry and liquid materials are approved with a Permit to Operate issued by the San Joaquin Valley Air Pollution District (Facility Locator #C-8901). That agency also inspects the site regularly.

12. Solid and Liquid Waste

There will be 0.5 to 2 tons per year of dry waste stored in sacks and 500 to 1,000 gallons of liquid waste stored in 265-gallon totes. Waste removal will occur semi-annually under contract with an appropriate disposal company and applicable storage standards.

Groundwater pollution will be prevented by reducing, reusing and recycling practices. Raw materials, final products and waste materials will be stored onsite in approved containers. The blending process will avoid handling materials which generate by-product waste through the purchase and use of semi-finished raw products which have already been processed.

Best Practices will be applied to generate the least amount of rinse water practical and reuse that water for the next batch of the same product. Operational procedures will include steps to avoid any production spillage contacting the soil. Per the requirements of the Regional Water Quality Control Board, containment basins designed with curbs have been installed in specific areas inside the buildings with permanent tanks and materials traps. Monitoring of this basin will also occur per applicable regulations.

As may be required, all tanks will have double containment to retain any spillage. In addition, floors of the manufacturing and warehouse buildings and areas surrounding the buildings will be

paved to prevent any raw materials, finished products or waste materials from contacting bare soil. The floor of the manufacturing building is recessed two inches below grade to contain any spillage that may occur. Any spillage will be cleaned immediately according to the approved protocols. Spillage kits are strategically placed for operators to access quickly. The applicant regularly cleans the site with an electric sweeper and electric scrubber and trains employees in properly dealing with spills.

13. Water Consumption

Water consumption will be approximately 800 gallons per day from an on-site well.

14. Signage

Per county standards, signage will be a 4 ft. by 8 ft. company logo attached to the building.

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

The two existing warehouse buildings are used as storage for raw materials and finished packaged products and blending. As illustrated in the attached project site plan, new metal warehouse/manufacturing buildings will be constructed to warehouse raw materials and finished products.

16. Which existing buildings will be used in the operation?

The existing larger warehouse building with fire sprinklers will continue to be used for product manufacturing. The existing smaller building will be used as storage for plastic jugs, totes and other packaging materials. The office will be used for administration. The new metal warehouse/manufacturing building will be used for storage of raw materials and finished goods. The laboratory will be used for quality control of the materials received and the final blends to be sold.

17. Outdoor Lighting

There will be outdoor security lights which are hooded and diverted downward so as to avoid annoying neighboring property owners.

18. Landscaping & Fencing

As previously described, the entire site is surrounded with 6-foot-tall fencing. A project landscaping plan prepared for the site frontage on E. North and N. Peach Avenues.

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

The applicant has proposed conditional M-3 zoning which will limit the uses that can be developed on the rezoned parcels to uses which would not generate significant traffic, noise or odors (Please see Attachment "A", Conditional M-3).

The applicant contemplates constructing the proposed structures in phases. Assuming current product demand, the table below provides an anticipated building construction schedule. Note prior to construction of the canopy, the building that is attached to the existing Manufacturing/Warehouse building will be demolished after the new Manufacturing/Warehouse building has been constructed and operational. (Please see Attachment “G” Demolition Plan).

Table 4
Dates of Estimated Building Construction

Proposed Buildings	Size	Estimated Year	Phase
Manufacturing/Warehouse	44,550 sq. ft.	2025	1
Office	7,500 sq. ft.	2025	
Lab	4,900 sq. ft.	2025	
Demolition of Building “A”	9,600 sq. ft.	2027	2
Future Canopy following demolition	11,199 sq. ft.	2028	
Future Warehouse (southern parcel)	10,535 sq. ft.	2029	
Future Manufacturing/Warehouse	300,000 sq. ft.	TBD	3

All building construction will be based on demand for various products. Should product demand change, the building sequence could also change. Grading and drainage to the site will correspond to the building sequence and schedule. All grading will be performed per county standards and a master grading plan prepared by project civil engineer.

Safety Protocols

The project has numerous protocols and permits direct operation of the facility to ensure it is safely operated and maintained including but are not limited to the Fresno County Environmental Health inspections and annual reporting to the Department of Homeland Security; Hazardous Materials Business Plan as required by the California Environmental Protection Agency; Hazardous Waste Generator Permit from the Environmental Protection Agency (#CAC003279024) and CA State ID # CAR000369397; State Water Board Stormwater Waste Discharge Identification #5F10I030636; Permit to Operate and yearly inspection by San Joaquin Valley Air Pollution District, (Facility Locator # C-8901); electronically reporting, collecting, and managing hazardous materials-related data to the California Environmental Reporting System. (CERS); Signage for materials classifications and parking as required by CalFire; compliance with Federal Occupational Safety and Health Compliance

Discharge Permits for Washing Equipment

Rinse water from washing contains minimal traces of and is reused in making the same product. All rinse and run-off water are captured in traps and basins on-site. No permits are required for the rinse water discharged from the washing operation because the water is recycled back into the production process. The truck wash will meet applicable discharge permit requirements.

Project Compliance History

The project has a good record of safety and regulatory compliance. The facility has had no issues of reported spills, fume exposure or employee injuries due to a malfunction or human error.

Enclosed Operations

All manufacturing operations will occur inside the main building. Some raw materials and finished products will also be temporarily stored inside until used or picked up for shipment.

Justification

The applicant desires to expand its high-quality facility to respond to market demand and allow building flexibility for future growth. By any measure, the community would reap substantial benefits from the proposed development as the site would be transformed into a high-quality job generating facility and add value to the Fresno County agribusiness sector. As detailed below, the proposed project is consistent with all applicable Fresno County General Plan policies.

The proposed project is consistent with the major goals of the Fresno County General Plan. Some of those policies are detailed below.

Applicable Fresno County General Plan Goals & Policies

The February 2024 County of Fresno General Plan includes economic development goals and policies that seek to promote job growth and reduce unemployment through the enhancement and expansion of its agricultural economic base. The following Economic Development Goals and Policies from the General Plan are applicable to the proposed project.

Goal ED-A

To increase job creation through regional leadership, agricultural productivity, development and expansion of high-value-added processing firms, manufacturing and distribution, and vocational educational opportunities.

The proposed project is the expansion of the existing AgroPlantae manufacturing facility that has successfully operated at this location for over a decade. The expansion represents expansion of a local business which will provide jobs and increased tax revenues for the county. The expansion will allow for growth in manufacturing volume and storage on the proposed project site consistent with General Plan Goal ED-A.

Policy ED-A-3 Economic Development Strategy

The County shall maintain, monitor, and update, as needed from time to time, an Economic Development Strategy, which shall be used as an operational guide to implementing the economic development goals, policies, and programs of the General Plan, as well as fulfilling

Federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS).

Economic growth of new businesses as well as expansion of existing businesses are key components of the Economic Development Strategy. The proposed expansion of the AgroPlantae manufacturing facility is consistent with supporting the County's Economic Development Strategy.

Policy ED-A.7 Locating New Industrial Sites

The County shall encourage the location of new and expanding industry within Fresno County consistent with the County's Economic Development, Agriculture and Land Use and Environmental Justice Elements Goals, Policies and Zoning Ordinance. (RDR/IGC)

The proposed project represents the expansion of the existing AgroPlantae soil amendment manufacturing facility consistent with the economic development and land use goals of the county which promote job creation and protection of agricultural land.

Goal LU-A

To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals.

AgroPlantae is a specialty company providing high quality soil amendment products for the agricultural industry. The AgroPlantae product is unique and essential to the agricultural industry. The project also furthers the County's goals of economic development.

<https://dplds.sharepoint.com/shared documents/current clients/agro plantae inc 23-30/operational statement/cup operational statement.docx>



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Paolucci Angelo and Rosanna Dilallo

APPLICATION NOS.: Initial Study No. 7879; Amendment Application No. 3842, Classified Conditional Use Permit Application No. 3682

DESCRIPTION: Allow the rezone of a 3.46-acre, 0.5-acre parcel and a 19.65-acre parcel identified by APNs: 316-071-36, 38 & 75 respectively totaling 23.6 acres from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the applicant; allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and a 0.5-acre parcel not including 19.65-acre parcel for rezone; and allow a caretaker residence on the parcels.

LOCATION: The subject parcels are located on the northwest corner of S. Peach and E. North Avenues approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37, 38, 75) (2976 S. Peach Avenue) (Sup. Dist. 4).

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 borders with North and Peach Avenues, which are not designated as State Scenic Highway in the County General Plan. There are no scenic vistas or scenic resources, including trees, rock outcroppings, or historic buildings on or near the site

which may be impacted by the project. 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 would allow rezone of three contiguous parcels totaling 23.61 acres from the existing AL-20 (Limited Agriculture) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District. The proposed Conditional Use Permit No 3682 would allow expansion of an existing fertilizer manufacturing facility located on a 4.21-acre M-3 Zoned parcel onto two parcels totaling 3.96 acres.

The 19.65-acre parcel (identified by Assessor's Parcel Number 316-071-75) and a 3.46-acre parcel (identified by Assessor's Parcel Number 316-071-36) are developed with single-family residences. However, the 0.49-acre parcel (identified by Assessor's Parcel Number 316-071-38) is undeveloped. All parcels are located within the City of Fresno Sphere of Influence boundary.

Adjacent parcels to the north, east and west are zoned AL-20 (Limited Agriculture) and contain orchards, single-family residences, and a Convalescent hospital. Parcels to the south are zoned M-3 (Heavy Industrial) and are developed with industrial uses.

The subject parcels are designated as Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan. According to the Roosevelt Community Plan Zoning Compatibility Matrix, the proposed conditional M-3 Zone District is a compatible Zone District for land designated as Limited Industrial in the Roosevelt Community Plan. The proposed rezone from the AL Zone District to conditional M-3 Zone District is consistent with the General Plan designation for the area and with the existing M-3 zoned parcels in the area.

Given the existing zoning and improvements in the area, the proposed rezone from Agricultural to Industrial will have a less than significant impact on the existing visual character of the 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:

Any outdoor lighting that might have the potential of generating glare in the area is limited by Zoning Ordinance section 820.3.020 which requires it to be "directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare" and that "light sources shall be shielded to direct light rays onto the subject parcel only. The light

source, whether bulb or tube, shall not be directly visible from an abutting property or public street rights-of-way.”

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 23.61-acre project site is designed as Prime Farmland and Rural Residential Land in the 2016 Department of Conservation’s Important Farmland Map. The site is part of the City of Fresno urban boundary, which the County has identified on its Roosevelt Community Plan as existing urban and is located more than one half-mile southeast of the City of Fresno boundary. Per General Plan Policy LU-G.18, County shall administer those areas designated Reserve (limited agriculture) in the community plan following the procedures in Policy LU-G.17 d. which states that County can consider rezoning and discretionary permit proposals in planned industrial areas consistent with the community plan.

The project site is currently in a holding zone (AL-20; Limited Agriculture) and is designated as Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan for industrial development. The site is reserved for future industrial uses in the County General Plan and the proposed future conversion of the land from agricultural to industrial was accounted for in the Roosevelt Community Plan adopted in 1979. As such, the loss of a portion of 23.61 acres of agricultural land designed as Prime Farmland resulting from the proposed conditional rezone would be less than significant.

The Fresno County Department of Agriculture offered no comments on the parcels rezone from limited agriculture to heavy industrial.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The rezone of the subject parcels is not in conflict with the existing agricultural zoning (AL-20) on the parcels. Also, the parcels are not enrolled in the Williamson Act Program.

The AL-20 Zone District is intended to reserve certain land for future uses by allowing only limited agricultural development to ensure that the land can be ultimately developed for the use contemplated by the General Plan. The Fresno County Zoning Ordinance allows property owners to propose such amendments pursuant to Chapter 872.6 - Amendment and the proposed rezone is not in conflict with the current Reserved (Limited Industrial) designation for the parcel.

- 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?

FINDING: NO IMPACT:

The project site is not foresting land, timberland or land zoned for Timberland Production. The site is non-active farmland designated for future industrial uses in the County-adopted Roosevelt Community Plan. No forests occur in the vicinity of the site and therefore no impacts to forests, conversion of forestland, or timberland zoning would occur from the project.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed conditional M-3 zoning is compatible zone district for land designated as reserved (Limited Industrial) in the County-adopted Roosevelt community Plan. It is the intent of the Roosevelt Community Plan those parcels designated as Reserve (Industrial) eventually be industrial in nature. As such, the conversion of subject parcels to that goal will not result in the conversion of farmland to non-agricultural uses.

III. AIR QUALITY

Where available, the significant 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:

An Air Quality Impact Assessment, by JK Consulting Group, LLC dated November 2024 was prepared for the project and provided to the San Joaquin Valley Air Pollution

Control District (SJVAPCD) for comments. No comments/concerns were expressed with the report by SJVAPCD.

According to the *Air Quality Impact Assessment*, the primary way of determining consistency with the Air Quality Plan's (AQP's) assumptions is determining consistency with the applicable General Plan to ensure that the project's population density and land use are consistent with the growth assumptions used in the AQPs for the air basin.

As required by California law, city and county General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. The Fresno Council of Governments (FCOG) uses the growth projections and land use information in adopted general plans to estimate future average daily trips and VMT (Vehicle Miles Traveled), which are then provide to SJVAPCD to estimate future emissions in AQP. Existing and future pollutant emissions computed in the AQP are based on land uses from area general plans. AQPs detail the control measures and emission reductions required for reaching attainment of the air standards.

The applicable General Plan for the project is the Fresno County 2024 General Plan Update. The project is consistent with the definition of Chemical Products Manufacturing in the Fresno County Zoning Ordinance and would be consistent with the General Plan upon preparation and approval of a rezone in accordance with General Plan Policies. Therefore, the project would be consistent with the population growth and VMT applied in the Plan and growth assumptions used in the applicable AQPs. As a result, the project will not conflict with or obstruct implementation of any air quality plans. The impact would be less than significant.

- 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 primary pollutants of concern during project construction and operation are ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) *Guidance for Assessing and Monitoring Air Quality Impacts* (GAMAQI) adopted in 2015 contains threshold for ROG, CO, NO_x, SO_x PM₁₀ and PM_{2.5}. The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions per year are 10 tons for ROG, 100 tons for CO, 10 tons for NO_x, 27 tons for SO_x, 27 tons for SO_x, and 15 tons each for PM₁₀ and PM_{2.5}.

According to the *Air Quality Impact Assessment*, the project will be developed in three phases. Phase I construction emissions (ton per year) would be 1.040 for ROG, 2.660 for CO, 2.090 for NO_x, 0.005 for SO_x, 0.460 for PM₁₀ and 0.220 for PM_{2.5}. Phase II project construction emissions (ton per year) would be 0.110 for ROG, 0.840 for CO, 0.560 for NO_x, 0.005 for SO_x, 0.040 for PM₁₀ and 0.030 for PM_{2.5}. Phase III project

construction emissions (ton per year) would be 0.810 for ROG, 2.060 for CO, 1.270 for NO_x, 0.005 for SO_x, 0.380 for PM₁₀ and 0.170 for PM_{2.5}.

Likewise, Phase I operational emissions (tons per year) over the life of the project primarily from mobile source (vehicle), area source (lawn maintenance equipment) and energy would be 1.780 for ROG, 3.920 for CO, 0.920 for NO_x, 0.010 for SO_x, 0.760 for PM₁₀ and 0.230 for PM_{2.5}. Phase II operational emissions (tons per year) would be 0.140 for ROG, 0.330 for CO, 0.070 for NO_x, 0.005 for SO_x, 0.060 for PM₁₀ and 0.020 for PM_{2.5}. Phase III operational emissions (tons per year) would be 1.780 for ROG, 3.920 for CO, 0.090 for NO_x, 0.010 for SO_x, 0.760 for PM₁₀ and 0.230 for PM_{2.5}.

Results of these analysis show that emissions generated from construction and operation of the project will be less than the applicable SJVAPCD emission thresholds for criteria pollutants. As a result, the project will not 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.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as hospitals, residences, convalescent facilities, and schools. The closest sensitive receptors include a convalescent facility hospital located approximately 300 feet east of the project site including six single-family homes nearby.

The project proposes to expand its existing inorganic fertilizer manufacturing facility through the subject rezone and use permit. The principal sources or processes from the project have the potential to emit various Toxic Air Contaminants (TAC) include diesel emissions from Truck trips, Truck Idling, and fertilizer transfer.

According to the *Air Quality Impact Assessment*, the San Joaquin Valley Air Pollution Control District's (SJVAPCD) current thresholds of significance for TAC emissions from the operations of both permitted and non-permitted sources are as follows:

- Carcinogens: Maximally Exposed Individual risk equals or exceeds 20 in one million.
- Chronic: Hazard Index equals or exceeds 1 for the Maximally Exposed Individual.
- Acute: Hazard Index equals or exceeds 1 for the Maximally Exposed Individual.

Construction-related activities would result in emissions of DPM (Diesel Particulate Matter) from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., demolition, clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. TAC emissions impact associated with the project construction on adjacent sensitive receptors is as follows: Phase I, Phase II and Phase III inhalation risks from project construction for convalescent hospital would be 0.00031 to 0.00173 for Carcinogens inhalation, 0.18362 to 0.98752 for chronic inhalations and 0.00000 for acute inhalation. Likewise, inhalation risks from project construction for six nearby single-family homes would be 0.00017 to 0.00149 for

Carcinogens inhalation, 0.18400 to 0.86141 for chronic inhalations and 0.00000 for acute inhalation.

Results of the analysis show that construction of the project would not exceed SJVAPCD thresholds for carcinogens, chronic and acute inhalations and would not expose nearby sensitive receptors to substantial pollutant concentrations.

As noted above, the principal sources/processes from the project that have the potential to emit various TAC's include diesel emissions from Truck Traffic, Truck Idling, and emissions from the fertilizer manufacturing/transfer process.

Per *Air Quality Impact Assessment*, use of SJVAPCD prioritization calculator determined the "Total Max Score" of project specific toxic emissions for diesel operated vehicles (Onsite On road Mobile Source Emissions and Onsite On road Mobile Source Idling Emissions), and for manufacturing of fertilizer. Projects with a Prioritization score of 10 or higher require a Health Risk Assessment. Results indicate that toxic emissions associated with the project will generate a max score no greater than 2.25 for sensitive receptors (two single-family homes) adjacent to the project development. The project emissions associated with the project will not trigger dispersion modeling since the Total Max Score is less than 10. As such, TAC emissions generated during the project operations 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: LESS THAN SIGNIFICANT IMPACT:

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. The project site is located within 237 feet and 323 feet of single-family homes and a convalescent facility hospital.

According to the San Joaquin Valley Air Pollution Control District (SJVAPCD), the type of facilities that are known to produce odors are landfills, transfer stations, wastewater treatment plants, composting facilities, feed lot/dairy, asphalt batch plants, painting/coating operations and rendering plants. If located within one to two miles of a sensitive receptor, the degree of odors out of these facilities could be significant. The SJVAPCD has no rules or standards related to odor emissions besides Rule 4102 (Nuisance). The allowed uses under this conditional zoning are jewelry, leather, textile, chemical, and small handcraft products manufacturing, laboratories, monument and tombstone works, and advertising structures which are not listed by SJVAPCD as odor emission uses.

Per *Air Quality Impact Assessment*, the project operations are not comparable to the types of the facilities noted by SJVAPCD. The current fertilizer manufacturing operation is conducted within the buildings onsite, the proposed expansion of the current operations will also be within new buildings, and no odor complaints has been reported for the existing site operations for the previous three years. Considering these factors, the project would not expose sensitive receptors to objectionable odors.

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:

A *Biological Resources Assessment (Bio-Assessment)* by LSA and dated August 8, 2023, was prepared for the project and provided to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for comments. Neither agency offered any comments on the *Bio-Assessment*.

Per *Bio-Assessment*, the project area has historically been disturbed in agricultural, residential, and light industrial uses. The habitat value of the area is limited, and the only wildlife, or signs of wildlife, was a few birds and ground squirrels.

A query of the California Natural Diversity Database (CNDDB) and the USFWS IPaC was performed to determine any special status species presence within the study area. The suitability of the area for Burrowing owl was found to be low, given the lack of vegetative cover; however, occupation in near future cannot be ruled out, especially within areas with some vegetative cover. There are a few suitable nesting trees for tree-nesting raptors within the area, but no evidence of Swainson's hawk nests was found. There are no known records of San Joaquin kit fox was found within a 10-mile radius of the Study Area. The habitat within the area is unsuitable for Swainson's hawk.

The project area does not support any aquatic habitat. Therefore, species that depend on aquatic habitats for any part of their life cycle are absent within the area.

Special status plant species are the species associated with wetlands or aquatic habitats. There is no suitable habitat for any of these species within or immediately adjacent to the project area, which is in row crop production and, prior to 2015, was planted with orchards.

- 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:

Per the *Biological Resource Assessment*, the National Wetland Inventory Map shows that there are no mapped Waters (streams, drainages, wetlands) within or immediately adjacent to the study area.

The project area was walked to look for any evidence of potential wetlands/waters habitat, and wetland, Waters, or any other aquatic habitat (either perennial or seasonal). There are no seasonal wetlands within the project area or other Waters of the U.S./Waters of the State.

- 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:

The project area is near the City of Fresno and is not designated as a migratory wildlife corridor. Also, the project site contains no water feature to provide for the migration of resident or migratory fish.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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 is expected to have a less than significant impact on any sensitive biological resources or special-status species and would not conflict with any local policies or ordinances protecting biological resources.

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 designated as highly or moderately sensitive for archeological resources. However, in the unlikely event that cultural resources are unearthed during future construction activities on the property, the following action shall be required to ensure that impacts to such cultural resources remain less than significant.

* **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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of the industrial uses on the property would result in less than significant consumption of energy (gas, electricity, gasoline, and diesel) during construction or operation of the facility. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County. Therefore, construction-related fuel consumption by the project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans for building/structures are submitted.

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, the project area has 10 percent probability of seismic hazard in 50 years. Development of allowed uses on the property would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located in an area of landslide hazards. The site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not located in an erosion hazard area. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant with a Project Note requiring an approved Engineered Grading Plans to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties, and requiring a Grading Permit prior to any on-site 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:

As noted above, the project site is flat with no topographical variations. As a standard practice, a soil compaction report may be required to ensure the weight-bearing capacity of the soils for any proposed structure/building. The project site bears no potential for lateral spreading, subsidence, liquefaction, or collapse due to the site development.

- 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: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, development of allowed uses on the property 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:

The project site is within the City of Fresno Sphere of Influence (SOI). Per the City of Fresno Department of Public Utilities, sanitary sewer facilities located in North Avenue are available to service the project site, provided sewer connection requirements are met, and the applicable fees are paid. A Condition of Approval would require that the property shall connect to the City of Fresno sanitary sewer facilities.

The Fresno County Department of Public Health, Environmental Health Division (Health Department), also requires the project to connect with a community sewer system.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See Section V above, CULTURAL RESOURCES.

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:

An Air Quality Impact Assessment by JK Consulting Group, LLC, and dated November 2024 estimated project greenhouse gas (GHG) emissions for construction and operation using the California Emissions Estimator Model (CalEEMod).

The estimated total GHG emissions during the construction phase of the Project would be 536 MT CO₂e (Phase 1), 148 MT CO₂e (Phase 2), and 445 MT CO₂e (Phase 3). *Per Air Quality Impact Assessment*, construction emissions amortized over a 30-year project lifetime (estimated) yield would be approximately 9.9 MT CO₂e per year (Phase 1), 4.93 MT CO₂e per year (Phase 2), and 14.83 MT CO₂e per year (Phase 3). The total operational emissions combined with amortized construction emissions would be 391.31 MT CO₂e per year (Phase 1), 150.91 MT CO₂e per year (Phase 2), and 1,922.57 MT CO₂e per year (Phase 3). At the completion of Phase 3, the project will generate a combined 2,464.79 MT CO₂e per year.

The California Air Resources Board (CARB) 2022 Scoping Plan allows for lead agencies to analyze GHG impacts of a project by utilizing thresholds of significance recommended by the SJVAPCD or other lead agencies. The SJVAPCD has not established specific thresholds of significance for GHG emissions.

The existing GHG emission thresholds developed by other lead agencies based on consistency with meeting AB 32 goals, provide some perspective on the GHG emissions generated by the project. The Sacramento Metropolitan Air Quality Management District, and South Coast Air Quality Management District established GHG thresholds for their respective regions. The yearly GHG emissions generated by the project considering all phases, reflect between 24% (percent) and 35% (percent) of the various thresholds identified by other lead agencies. As a result, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

- 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:

Per Air Quality Impact Assessment, the California Air Resources Board's 2022 Scoping Plan lays forth a plan for achieving carbon neutrality goals and reducing anthropogenic GHG emissions by 85% (percent) below 1990 levels by 2045 as required by AB (Assembly Bill) 1279. By implementing clean technologies and fuels, the Plan's actions and results will result in significant decreases in the combustion of fossil fuels, further decreases in short-lived climate pollutants, support for sustainable development, increased action on working and natural lands to reduce emissions and sequester carbon, and the capture and storage of carbon.

As noted in VIII.A. above, the projected GHG emissions generated by the project reflect between 24% (percent) and 35% (percent) of the various thresholds identified by other lead agencies. The project is also consistent with the following reduction measures: Achieve 100 percent Zero-Emission Vehicle (ZEV) sales of light-duty vehicles by 2035

and medium heavy-duty vehicles by 2040 and Accelerate the reduction and replacement of fossil fuel production and consumption in California.

The project would be consistent with the General Plan upon preparation and approval of a rezone in accordance with General Plan Policy. Therefore, the project is consistent with the growth assumptions used in the applicable AQP and yearly GHG emissions generated by the project are less than the threshold identified by other lead agencies. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The project is subject to Rule 9510 which encourage developers to incorporate clean air measures and reduce emissions of NOx and PM10 from new development projects. The project's total cost for emission reductions will be determined during the formal ISR review process and will be based upon the SJVAPCD's ISR Fee Estimator calculator.

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

FINDING: LESS THAN SIGNIFICANT IMPACT

Expansion of the existing fertilizer manufacturing facility would involve handling of potentially hazardous materials.

According to the Fresno County Health Department, Environmental Health Division within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan and site map: a) there is a 100% (percent) or more increase in the quantities of a previously disclosed material; b) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts; or c) changes to building structures and/or hazardous materials/wastes storage areas. The business shall certify that a review of the business plan has been conducted once a year, any necessary changes were made, and were submitted to the local agency.

- 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?
- 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

The Fresno County Health Department, Environmental Health Division requires that 1) should an structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread

of vectors to adjacent properties; and 2). In the process of remodeling the existing structure(s), if asbestos containing materials are encountered, the San Joaquin Valley Air Pollution Control District be contacted. Furthermore, if the structure(s) was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to remodel/demolishing work the contractor shall contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Services for current regulations and requirements.

There is no school within one-quarter mile of the project site. The nearest school, Aynsworth Elementary School, is approximately 1.34 miles northwest of the project site.

- 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 California Department of Toxic Substances Control Site (Envirostor), the project site is not listed as a hazardous materials site. The project will not create hazards to the 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not located within two miles of a private airstrip, public airport, or public use airport. The nearest public airport, Fresno-Yosemite International Airport, is approximately 5.5 miles northwest of the project site. Given the distance, any aircraft noise is expected to have a less than significant impacts on people in the area.

- 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 future development proposals do 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. 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 outside of the State Responsibility area for wildland fire protection. No human or structures will be exposed 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 above regarding wastewater disposal. The project will use potable water from an existing well on the property.

The Fresno County Department of Public Health, Environmental Health Division, requires that to protect ground water, all abandoned water wells on the project site shall be properly destroyed by a licensed contractor.

The Regional Water Quality Control Board, Central Valley Region the project will have no impact on groundwater quality and the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) offered “no comments” on 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 site is within the City of Fresno Sphere of Influence (SOI) in an area authorized for service by the Malaga County Water District (MCWD) per the 2016 Memorandum of Understanding (MOU) among MCWD, Local Area Formation Agency (LAFCo), and City of Fresno.

The proposed expansion of fertilizer manufacturing on subject parcels will utilize the existing well for potable water.

The Fresno County Department of Public Health, Environmental Health Division requires that the project shall connect to City of Fresno water system, and the Fresno County Water and Natural Resources Division stated the Malaga County Water District is an adequate source of water provider for the project.

The Malaga County Water District (MCWD) stated that per the MOU there is potential for the MCWD to provide water service to properties on the north side of North Avenue between Maple Avenue and Minnewawa Avenue if circumstances warrant.

The MCWD also stated, the agency presently provides a fire service line to the property. The project proponent shall consult with the City of Fresno to determine if the existing fire service line would remain in service and if so what the new fire line demands for expanded facilities may be (potential improvements to fire service line may include a tank and fire pump to provide sufficient fire flow for the expanded facilities). The MCWD requires that the project proponent shall submit a request to MCWD to setup limits/restrictions relative to fire service capacity. This requirement will be included as a Condition of Approval 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:

The project will not significantly alter the existing drainage pattern of the site or the area. Development of industrial uses on the property will cause a less than significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

The Fresno Irrigation District (FID), Wilder Canal No. 289 runs westerly and crosses Peach Avenue and FID's active Washington Colony No. 15 runs southerly and crosses North Avenue approximately 536 feet east of the project site. A Project Note would require that any plans for street and/or utility improvements along Peach Avenue, North Avenue, and/or in the vicinity of the canal shall require FID's review and approval.

The project site is within the Fresno Metropolitan Flood Control District (FMFCD) drainage area "CU". Project Notes would require that the project shall: 1) pay drainage fees and service charge at the time of development; 2) provide a temporary water storage facility onsite until permanent FMFCD facilities becomes available, and drainage can be directed to the street; and 3) not interfere with FMFCD ability to operate and maintain the Wilder ditch that runs along the property line on the north side of the property. Furthermore: 1) drainage and grading plans shall be approved by FMFCD prior to approval by the County; 2) storm drainage patterns for the development shall conform to the District Master Plan and Master Plan facilities shall be constructed unless street improvements in North Avenue are deferred by County; and 3)

construction activity shall secure a State National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharge.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2130H, the project site (subject parcels) is not subject to flooding from the 100-year storm.

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

FINDING: NO IMPACT:

There is no Water Quality Control Plan for Fresno County. As such, the subject proposal would not conflict with any water quality control plan. The project is located within the boundary of North Kings Groundwater Sustainability Area (NKGSA) and the agency did not comment on the project.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site will not physically divide an established community. The site is outside the City of Fresno boundary and the community of Malaga boundary.

- 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 subject parcels are designated as Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan and are within the City of Fresno Sphere of Influence. According to the Roosevelt Community Plan Zoning Compatibility Matrix, the proposed M-3 Zone district is a compatible Zone District for land designated as Limited Industrial in the Roosevelt Community Plan. The City of Fresno's General Plan designates the site for Light Industrial and Business Park planned land uses. The corresponding consistent zoning with City is M-1 (Light Manufacturing) and B-P (Business Park). The proposed project is consistent with the following Fresno County General Plan policies.

Regarding consistency with General Plan Policy LU-G.1, the project was routed to the City of Fresno and the City's comments has been incorporated in this study.

Regarding consistency with General Plan Policy LU-G.14, the City of Fresno decided not to annex the property at this time and allowed County to process the subject application.

Regarding consistency with General Plan Policy LU-F.30, the proposed industrial uses on the property will adhere to the San Joaquin Valley Air Pollution Control District rules and regulations, Fresno County Noise Ordinance, and M-3 Zone District development standards and will be analyzed against these rules and regulation/standards during mandatory Site Plan Review.

Regarding consistency with General Plan Policy LU-F. 31, Policy PF-A.3 and Policy PF-C.16, the project will connect to the City of Fresno community sewer system and will utilize the Malaga County Water District's community water system for fire protection and onsite well for potable water. No community stormwater system is currently available in the area.

Regarding consistency with General Plan Policy OS-G.2, the air quality impacts identified in this analysis would be less than significant resulting in no mitigation measures for the project.

Regarding consistency with Roosevelt Community plan Policy 760-01:6.02f, the project will be provided with permanent onsite parking to serve developments on 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 outside of a mineral-producing area of the County.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Noise Study Report (Noise Study) by JK Consulting Group, LLC and dated October 2024 was prepared for the project.

According to the *Noise Study*, the project construction would temporarily increase ambient noise levels in the vicinity due to the use of construction equipment. The noise analysis shows that noise generated from project construction activities would not exceed the exterior noise levels of the respective land use categories as outlined in Fresno County General Plan. The project construction operations will comply with Fresno County General Plan policies and guidelines with respect to acceptable hours of construction. Therefore, short-term construction-related impacts associated with the project would result in a less than significant impact on noise-sensitive receptors adjacent to the project site.

The project related traffic noise is primarily generated from traffic on Peach Avenue, North Avenue, and State Route (SR) 99 given their connectivity to areas throughout Fresno County. Approximately 85 percent (%) of new trips generated by the project will primarily use Peach Avenue, North Avenue, and SR 99.

According to Caltrans' *Traffic Noise Analysis Protocol*, the Community Noise Equivalent Level (CNEL) is estimated to be within plus or minus 2 dB's (decibel) of the peak hour Leq under normal traffic conditions. Horizon Year Plus Project noise levels at sensitive receptors are within Fresno County's Land Use Compatibility for Community Noise Environments. Sensitive receptors in the study area are less than the applicable CNEL level as identified by the 'Normally' and 'Conditionally' acceptable categories. Therefore, operation related noise impacts associated with project traffic would result in a less than significant impact on noise-sensitive receptors adjacent to the project site.

Stationary point-source noise impacts were evaluated considering potential noise sources from project operations. Noise from project operations would be consistent with other industrial type developments in Fresno County. Potential impacts from project on-site operational noise sources at sensitive receptors are within Fresno County's Land Use Compatibility for Community Noise Environments as defined in the Fresno County General Plan. Therefore, operational related noise impacts associated with project on-site noise sources would result in a less than significant impact on noise-sensitive receptors adjacent to the project site.

The Fresno County Department of Public Health, Environmental Health Division concurred with the findings of the Noise Study.

B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the *Noise Study Report*, ground-borne vibration impacts were evaluated by identifying potential vibration sources and measuring the distance between vibration sources and surrounding structure locations. The level of vibration generated by the

project's construction phase would be less than significant based on the vibration velocity levels indicated at 25 feet to 100 feet distance. Additionally, the project would adhere to Fresno County General Plan Policy HS-H.10 which requires projects to avoid the use of vibratory rollers within 50 feet of historic buildings or residential buildings with plastered walls that are susceptible to damage from vibration.

- 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 who reside or work in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. E., above. The airport noise impacts in the project area would be less than significant.

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)?
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will allow development of specific industrial uses on the property. As these uses involve no housing, no increase in population would occur from this proposal.

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:

According to the Fresno County Fire Protection District (CalFire) the project development shall be subject to the requirements of the current California Code of

Regulations Title 24 – Fire Code and California Code of Regulations Title 14-Natural Resources and shall obtain CalFire conditions of approval for the project. This requirement will be included as a Project Note.

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

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks, or police protection by the Fresno County Sheriff's Office.

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 will not induce population growth which may require new or expanded 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 WITH MITIGATION
INCORPORATED:

A Transportation Impact Study (TIS) by VRPA Technologies, Inc., dated, May 10, 2022, was prepared to analyze the impact of subject parcels rezoning and expansion of the fertilizer manufacturing operations.

TIS determined that the project shall pay its fair share for improvements to the intersection of Peach Avenue and Jensen Avenue and a fair share payment analysis was prepared by *VRPA Technologies, Inc.* However, due to the revision to the Site Plan prepared for the subject rezone, *VRPA Technologies, Inc* prepared a supplemental document titled as *TIS Update-Scoping document, and dated, July 25, 2024*, to reflect a revised Site Plan. The original Site Plan prepared for TIS included an area that was proposed for rezoning without providing a specific development plan. The revised site plan provided for the development of the entire project site.

Per the revised site plan, the project will be developed in three phases. Phase 1 development includes a 44,550 sq. ft. manufacturing/warehouse building, a 4,900 sq. ft. quality control laboratory incidental to the manufacturing/warehouse building, and a 7,500 sq. ft. administrative office. Phase 2 development includes a 11,199 sq. ft. canopy, a 10,535 sq. ft. warehouse building; and demolition/removal of an existing A. Phase 3 (future phase) development includes construction of four 75,000 sq. ft. manufacturing/warehousing buildings. Prior to construction of Phase 3, a new TIS will be required.

Per TIS Update – Scoping document, Phases 1 and Phase 2 development would generate 460 fewer daily trips, 110 fewer AM peak hour trips, and 100 fewer PM peak hour trips than was assumed in *Transportation Impact Study (TIS)*. Phase 3 development (planned for future in consideration of the rezoning of the project site to M-3 zoning), would generate 355 fewer daily trips, 89 fewer AM peak hour trips, and 19 fewer PM peak hour trips than was assumed in TIS.

The trip generation for all three phases would be lower than was assumed in the *TIS*. The traffic impacts identified at the intersection of Peach Avenue and Jensen Avenue will be less than those described in the *TIS* resulting in lower fair share payment to provide for improvements to the intersection.

The Fresno County Transportation Planning Unit and Fresno County Road Maintenance & Operations Division concur with the *TIS Update – Scoping document* and identified no concerns with the document. To mitigate traffic impacts at the intersection of Peach and Jensen Avenues, *TIS Update – Scoping document* has identified the following pro-rata share for the project:

* **Mitigation Measure:**

1. *Prior to the issuance of building permits for the uses allowed on M-3 zoned property or the expansion of an existing inorganic fertilizer manufacturing facility onto the 23.6-acre parcel, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a., as noted below:*
 - a. *Peach Avenue and Jensen Avenue intersection shall be improved. The project's percent fair share for intersection improvement cost is 0.65 percent or \$27,404.01 of the total construction cost of \$4,243,707.00.*

The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.

Per the City of Fresno Traffic Operations and Planning Division's review of TIS, all twelve study intersections operate at an acceptable Level of Service D or better and would continue to operate at an acceptable LOS D standard with the addition of the project. Therefore, a Condition of Approval shall require the project to pay Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) prior to issuance of building permits.

The California Department of Transportation (Caltrans) offered no comments on TIS.

The Fresno County Road Maintenance & Operations Division stated that North Avenue and Peach Avenue are classified as arterial roads in the General Plan requiring an ultimate right-of-way of 106 feet. Both roads have been the subject of realignment studies, and right-of-way has been obtained from the subject parcels for the ultimate width.

- 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:

According to the *TIS Update – Scoping document by VRPA Technologies, Inc., dated, July 25, 2024*, Fresno County has not adopted thresholds of significance for VMT (Vehicle Miles Traveled) analysis, but recent approvals by the Board of Supervisors have utilized VMT significance thresholds provided by the Fresno Council of Governments (FCOG). The FCOG recommends that projects generating less than 500 daily trips will have a less than significant VMT impact. As truck trips are not included in determining the VMT impacts of projects, the total daily auto trips expected to be generated by the project (sum of Phases 1 and 2 and Phase 3) is 403 daily trips. Since this is less than the threshold of 500 daily trips, the project will have a less than significant VMT impact. The Fresno County Transportation Planning Unit concurred with this analysis.

- 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 site is located on the northwest corner of Peach and North Avenues. Design of the proposed expansion of the existing fertilizer manufacturing facility will not

increase hazards due to the road intersection. No concerns in that regard were raised by any project reviewing agency.

Per Fresno County Road Maintenance and Operations Division, no more than one proposed driveway access to the site off Peach Avenue is allowed. With this restriction, any potential traffic hazard due to site access would be reduced to less than significant.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The existing fertilizer manufacturing facility on a 4.21-acre parcel takes access from Peach Avenue which is classification as Arterial in the County General Plan. No more than one new driveway access is allowed to the project site off Peach Avenue by County Road Maintenance and Operations Division.

No agencies express any concerns regarding emergency access (ingress and egress) to the project site off Peach Avenue and/or North Avenue based on the design of the proposed expansion of the existing facility. The initial review of the project by Fresno County Fire Protection District (District) did not identify any concerns relating to emergency access.

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 subject property is not in an area designated as archeologically sensitive. Pursuant to Assembly Bill (AB) 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. Although, no tribe requested consultation, resulting in no further action on the part of the County, in the unlikely event that cultural resources are unearthed during ground disturbance, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

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 in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new 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 in Section X. A. B. HYDROLOGY AND WATER QUALITY above.

- 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 in Section VII. E. GEOLOGY AND SOILS above.

- 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:

Development proposals including the proposed expansion of the existing fertilizer manufacturing facility in the conditional M-3 Zone District would not generate solid

waste more than capacity of local landfill sites. All solid waste disposal will comply with federal, state, and local management and reduction statutes and regulations related to solid waste. The waste disposal will be through regular trash collection service.

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 within or near state responsibility areas or lands classified as very high fire hazard severity zones.

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:

The project will have less than significant impact on biological resources and the impacts on cultural resources have been reduced to less than significant with the incorporation of a Mitigation Measure included in Section V. CULTURAL RESOURCES above.

- 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:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the subject proposal to overall development in the area is less than significant.

The subject proposal 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 relating to Agricultural and Forestry Resources, Air Quality, or Transportation were identified in the project analysis. Impacts identified for Cultural Resources, and Transportation will be addressed with the Mitigation Measures discussed in Section V. CULTURAL RESOURCES and Section XVII TRANSPORTATION above.

- 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 the Initial Study No. 7879 prepared for Amendment Application No. 3842 and Classified Conditional Use Permit Application No. 3682, 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, recreation, and wildfire.

Potential impacts related to aesthetics, agricultural and forestry resources, biological resources, air quality, energy, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, tribal cultural resources, and utilities and service systems, have been determined to be less than significant.

Potential impacts to cultural resources and transportation 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” Street, Fresno, California.

EA:jp

G:\4360Devs&P\In\PROJSEC\PROJDOCS\AA\3800-3899\3842 - See CUP 3682\IS-CEQA\AA 3842 IS wu.docx

EXHIBIT 9

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7879	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Alexander Pretzer, Planner	Area Code: 559	Telephone Number: 600-4205	Extension: N/A
Applicant (Name): Paolucci Angelo and Rosanna Dilallo		Project Title: Amendment Application No. 3842, Classified Conditional Use Permit Application No. 3682	
Project Description: Allow the rezone of a 3.46-acre, 0.5-acre parcel and a 19.65- acre parcel identified by APNs: 316-071-36, 38 & 75 respectively totaling 23.6 acres from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the applicant; allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and a 0.5-acre parcel not including 19.65-acre parcel for rezone; and allow a caretaker residence on the parcels. The subject parcels are located on the northwest corner of S. Peach and E. North Avenues approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37,38, 75) (2976 S. Peach Avenue) (Sup. Dist. 4).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7879) prepared for Amendment Application No. 3842 and Classified Conditional Use Permit Application No. 3682, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to mineral resources, population and housing, recreation, or wildfire. Potential impacts related to aesthetics, agricultural and forestry resources, biological resources, air quality, energy, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, tribal cultural resources, and utilities and service systems, have been determined to be less than significant. Potential impacts related to cultural resources and transportation have been determined to be less than significant with the included Mitigation Measure. 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 – January 20, 2025		Review Date Deadline: Planning Commission – July 24, 2025	
Date: January 15, 2024	Type or Print Name: Tawanda Mtunga, Principal Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

AP:

G:\4360Devs&Pin\PROJSEC\PROJDOCS\AA\3800-3899\3842 - See CUP 3682\IS-CEQA\AA 3842 MND (proposed).docx

EXHIBIT 10

Date: 1/9/2025

TO: Fresno County Planning Commission

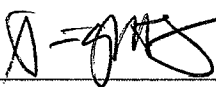
SUBJECT: AgroPlantae - Amendment Application No. 3842;
Classified Conditional Use Permit Application No. 3682

Dear Planning Commissioners:

I am a neighbor to the subject project requesting approval of the subject applications for the AgroPlantae facility at 2979 S. Peach Ave., in the County of Fresno. I have discussed the project with Mr. Paolucci and do not oppose its approval.

Thank you for your consideration of my support. If you have any questions, please feel free to contact me.

Sincerely,



NAME

2939 S. PEACH AVENUE, FRESNO CA 93725

ADDRESS

Date: 1-15-2025

TO: Fresno County Planning Commission

SUBJECT: AgroPlantae - Amendment Application No. 3842;
Classified Conditional Use Permit Application No. 3682

Dear Planning Commissioners:

I am a neighbor to the subject project requesting approval of the subject applications for the AgroPlantae facility at 2979 S. Peach Ave., in the County of Fresno. I have discussed the project with Mr. Paolucci and do not oppose its approval.

Thank you for your consideration of my support. If you have any questions, please feel free to contact me.

Sincerely,

Harjit Singh
NAME

3764 E NORTH AVE FRESNO CA 93725
ADDRESS

Date: 1-8-25

TO: Fresno County Planning Commission

SUBJECT: AgroPlantae - Amendment Application No. 3842;
Classified Conditional Use Permit Application No. 3682

Dear Planning Commissioners:

I am a neighbor to the subject project requesting approval of the subject applications for the AgroPlantae facility at 2979 S. Peach Ave., in the County of Fresno. I have discussed the project with Mr. Paolucci and do not oppose its approval.

Thank you for your consideration of my support. If you have any questions, please feel free to contact me.

Sincerely,


NAME

3892 E NORTH ave Fresno Ca 93725
ADDRESS

Date: 1-8-25

TO: Fresno County Planning Commission

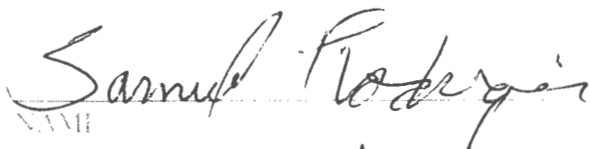
SUBJECT: AgroPlantae - Amendment Application No. 3842;
Classified Conditional Use Permit Application No. 3682

Dear Planning Commissioners:

I am a neighbor to the subject project requesting approval of the subject applications for the AgroPlantae facility at 2979 S. Peach Ave., in the County of Fresno. I have discussed the project with Mr. Paolucci and do not oppose its approval.

Thank you for your consideration of my support. If you have any questions, please feel free to contact me.

Sincerely,


NAME

3818 E. NORTH AVE
ADDRESS
93725

Date:

2/11/2025

TO: Fresno County Planning Commission

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Classified Conditional Use Permit Application No. 3682

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Sincerely,


NAME

SUSAN F. SCHAFFER

2979 S. PEACH, FRESNO, CA 93728
ADDRESS

559-304-6057

EXHIBIT 11

**Conditions of Approval
CUP No. 3406**

1. All outdoor lighting shall be hooded and directed so as not to shine towards adjacent properties and public streets.
2. Prior to occupancy, the property shall connect to the City of Fresno sewer service which will require installation of a sewer house branch to be constructed from the newly constructed/required S-2 manhole.
3. Prior to occupancy, all existing on-site private sanitary sewer system(s) shall be abandoned in accordance with City of Fresno standards, specifications, and policies.
4. Development of the property shall be in accordance with the Site Plan, Floor Plans and Operational Statement approved by the Commission.
5. Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniences and discomfort associated with normal farm activities in the surroundings of the proposed development.



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Paolucci Angelo and Rosanna Dilallo

APPLICATION NOS.: Initial Study No. 7879; Amendment Application No. 3842, Classified Conditional Use Permit Application No. 3682

DESCRIPTION: Allow the rezone of a 3.46-acre, 0.5-acre parcel and a 19.65-acre parcel identified by APNs: 316-071-36, 38 & 75 respectively totaling 23.6 acres from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the applicant; allow the expansion of manufacturing of soil amendments, warehousing and distribution to an existing fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and a 0.5-acre parcel not including 19.65-acre parcel for rezone; and allow a caretaker residence on the parcels.

LOCATION: The subject parcels are located on the northwest corner of S. Peach and E. North Avenues approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37, 38, 75) (2976 S. Peach Avenue) (Sup. Dist. 4).

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 borders with North and Peach Avenues, which are not designated as State Scenic Highway in the County General Plan. There are no scenic vistas or scenic resources, including trees, rock outcroppings, or historic buildings on or near the site

which may be impacted by the project. 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 would allow rezone of three contiguous parcels totaling 23.61 acres from the existing AL-20 (Limited Agriculture) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District. The proposed Conditional Use Permit No 3682 would allow expansion of soil amendment manufacturing, warehousing and distribution to an existing fertilizer manufacturing facility located on a 4.21-acre M-3 Zoned parcel onto two parcels totaling 3.96 acres.

The 19.65-acre parcel (identified by Assessor's Parcel Number 316-071-75) and a 3.46-acre parcel (identified by Assessor's Parcel Number 316-071-36) are developed with single-family residences. However, the 0.49-acre parcel (identified by Assessor's Parcel Number 316-071-38) is undeveloped. All parcels are located within the City of Fresno Sphere of Influence boundary.

Adjacent parcels to the north, east and west are zoned AL-20 (Limited Agriculture) and contain orchards, single-family residences, and a Convalescent hospital. Parcels to the south are zoned M-3 (Heavy Industrial) and are developed with industrial uses.

The subject parcels are designated as Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan. According to the Roosevelt Community Plan Zoning Compatibility Matrix, the proposed conditional M-3 Zone District is a compatible Zone District for land designated as Limited Industrial in the Roosevelt Community Plan. The proposed rezone from the AL Zone District to conditional M-3 Zone District is consistent with the General Plan designation for the area and with the existing M-3 zoned parcels in the area.

Given the existing zoning and improvements in the area, the proposed rezone from Agricultural to Industrial will have a less than significant impact on the existing visual character of the 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:

Any outdoor lighting that might have the potential of generating glare in the area is limited by Zoning Ordinance section 820.3.020 which requires it to be "directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare" and that "light

sources shall be shielded to direct light rays onto the subject parcel only. The light source, whether bulb or tube, shall not be directly visible from an abutting property or public street rights-of-way.”

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 23.61-acre project site is designed as Prime Farmland and Rural Residential Land in the 2016 Department of Conservation’s Important Farmland Map. The site is part of the City of Fresno urban boundary, which the County has identified on its Roosevelt Community Plan as existing urban and is located more than one half-mile southeast of the City of Fresno boundary. Per General Plan Policy LU-G.18, County shall administer those areas designated Reserve (limited agriculture) in the community plan following the procedures in Policy LU-G.17 d. which states that County can consider rezoning and discretionary permit proposals in planned industrial areas consistent with the community plan.

The project site is currently in a holding zone (AL-20; Limited Agriculture) and is designated as Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan for industrial development. The site is reserved for future industrial uses in the County General Plan and the proposed future conversion of the land from agricultural to industrial was accounted for in the Roosevelt Community Plan adopted in 1979. As such, the loss of an approximately 18-acre portion of the 23.61 subject site of agricultural land designed as Prime Farmland resulting from the proposed conditional rezone would be less than significant.

The Fresno County Department of Agriculture offered no comments on the parcels rezone from limited agriculture to heavy industrial.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The rezone of the subject parcels is not in conflict with the existing agricultural zoning (AL-20) on the parcels. Also, the parcels are not enrolled in the Williamson Act Program.

The AL-20 Zone District is intended to reserve certain land for future uses by allowing only limited agricultural development to ensure that the land can be ultimately developed for the use contemplated by the General Plan. The Fresno County Zoning Ordinance allows property owners to propose such amendments pursuant to Chapter 872.6 - Amendment and the proposed rezone is not in conflict with the current Reserved (Limited Industrial) designation for the parcel.

- 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?

FINDING: NO IMPACT:

The project site is not foresting land, timberland or land zoned for Timberland Production. The site is non-active farmland designated for future industrial uses in the County-adopted Roosevelt Community Plan. No forests occur in the vicinity of the site and therefore no impacts to forests, conversion of forestland, or timberland zoning would occur from the project.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed conditional M-3 zoning is compatible zone district for land designated as reserved (Limited Industrial) in the County-adopted Roosevelt community Plan. It is the intent of the Roosevelt Community Plan those parcels designated as Reserve (Industrial) eventually be industrial in nature. As such, the conversion of subject parcels to that goal will not result in the conversion of farmland to non-agricultural uses.

III. AIR QUALITY

Where available, the significant 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:

An *Air Quality Impact Assessment*, by JK Consulting Group, LLC dated November 2024 was prepared for the project and provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for comments. No comments/concerns were expressed with the report by SJVAPCD.

According to the *Air Quality Impact Assessment*, the primary way of determining consistency with the Air Quality Plan's (AQP's) assumptions is determining consistency with the applicable General Plan to ensure that the project's population density and land use are consistent with the growth assumptions used in the AQPs for the air basin.

As required by California law, city and county General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. The Fresno Council of Governments (FCOG) uses the growth projections and land use information in adopted general plans to estimate future average daily trips and VMT (Vehicle Miles Traveled), which are then provide to SJVAPCD to estimate future emissions in AQP. Existing and future pollutant emissions computed in the AQP are based on land uses from area general plans. AQPs detail the control measures and emission reductions required for reaching attainment of the air standards.

The applicable General Plan for the project is the Fresno County 2024 General Plan Update. The project is consistent with the definition of Chemical Products Manufacturing in the Fresno County Zoning Ordinance and would be consistent with the General Plan upon preparation and approval of a rezone in accordance with General Plan Policies. Therefore, the project would be consistent with the population growth and VMT applied in the Plan and growth assumptions used in the applicable AQPs. As a result, the project will not conflict with or obstruct implementation of any air quality plans. The impact would be less than significant.

- 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 primary pollutants of concern during project construction and operation are ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) *Guidance for Assessing and Monitoring Air Quality Impacts* (GAMAQI) adopted in 2015 contains threshold for ROG, CO, NO_x, SO_x PM₁₀ and PM_{2.5}. The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions per year are 10 tons for ROG, 100 tons for CO, 10 tons for NO_x, 27 tons for SO_x, 27 tons for SO_x, and 15 tons each for PM₁₀ and PM_{2.5}.

According to the *Air Quality Impact Assessment*, the project will be developed in three phases. Phase I construction emissions (ton per year) would be 1.040 for ROG, 2.660 for CO, 2.090 for NO_x, 0.005 for SO_x, 0.460 for PM₁₀ and 0.220 for PM_{2.5}. Phase II

project construction emissions (ton per year) would be 0.110 for ROG, 0.840 for CO, 0.560 for NO_x, 0.005 for SO_x, 0.040 for PM₁₀ and 0.030 for PM_{2.5}. Phase III project construction emissions (ton per year) would be 0.810 for ROG, 2.060 for CO, 1.270 for NO_x, 0.005 for SO_x, 0.380 for PM₁₀ and 0.170 for PM_{2.5}.

Likewise, Phase I operational emissions (tons per year) over the life of the project primarily from mobile source (vehicle), area source (lawn maintenance equipment) and energy would be 1.780 for ROG, 3.920 for CO, 0.920 for NO_x, 0.010 for SO_x, 0.760 for PM₁₀ and 0.230 for PM_{2.5}. Phase II operational emissions (tons per year) would be 0.140 for ROG, 0.330 for CO, 0.070 for NO_x, 0.005 for SO_x, 0.060 for PM₁₀ and 0.020 for PM_{2.5}. Phase III operational emissions (tons per year) would be 1.780 for ROG, 3.920 for CO, 0.090 for NO_x, 0.010 for SO_x, 0.760 for PM₁₀ and 0.230 for PM_{2.5}.

Results of these analysis show that emissions generated from construction and operation of the project will be less than the applicable SJVAPCD emission thresholds for criteria pollutants. As a result, the project will not 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.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as hospitals, residences, convalescent facilities, and schools. The closest sensitive receptors include a convalescent facility hospital located approximately 300 feet east of the project site including six single-family homes nearby.

The project proposes to expand its soil amendment manufacturing , warehousing and distribution of the existing fertilizer manufacturing facility through the subject rezone and use permit. The principal sources or processes from the project have the potential to emit various Toxic Air Contaminants (TAC) include diesel emissions from Truck trips, Truck Idling, and fertilizer transfer.

According to the *Air Quality Impact Assessment*, the San Joaquin Valley Air Pollution Control District's (SJVAPCD) current thresholds of significance for TAC emissions from the operations of both permitted and non-permitted sources are as follows:

- Carcinogens: Maximally Exposed Individual risk equals or exceeds 20 in one million.
- Chronic: Hazard Index equals or exceeds 1 for the Maximally Exposed Individual.
- Acute: Hazard Index equals or exceeds 1 for the Maximally Exposed Individual.

Construction-related activities would result in emissions of DPM (Diesel Particulate Matter) from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., demolition, clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. TAC emissions impact associated with the project construction on adjacent sensitive receptors is as follows: Phase I, Phase II and Phase III inhalation risks from project construction for convalescent hospital would be 0.00031 to 0.00173 for Carcinogens inhalation, 0.18362 to 0.98752

for chronic inhalations and 0.00000 for acute inhalation. Likewise, inhalation risks from project construction for six nearby single-family homes would be 0.00017 to 0.00149 for Carcinogens inhalation, 0.18400 to 0.86141 for chronic inhalations and 0.00000 for acute inhalation.

Results of the analysis show that construction of the project would not exceed SJVAPCD thresholds for carcinogens, chronic and acute inhalations and would not expose nearby sensitive receptors to substantial pollutant concentrations.

As noted above, the principal sources/processes from the project that have the potential to emit various TAC's include diesel emissions from Truck Traffic, Truck Idling, and emissions from the fertilizer manufacturing/transfer process.

Per *Air Quality Impact Assessment*, use of SJVAPCD prioritization calculator determined the "Total Max Score" of project specific toxic emissions for diesel operated vehicles (Onsite On road Mobile Source Emissions and Onsite On road Mobile Source Idling Emissions), and for manufacturing of fertilizer. Projects with a Prioritization score of 10 or higher require a Health Risk Assessment. Results indicate that toxic emissions associated with the project will generate a max score no greater than 2.25 for sensitive receptors (two single-family homes) adjacent to the project development. The project emissions associated with the project will not trigger dispersion modeling since the Total Max Score is less than 10. As such, TAC emissions generated during the project operations 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: LESS THAN SIGNIFICANT IMPACT:

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. The project site is located within 237 feet and 323 feet of single-family homes and a convalescent facility hospital.

According to the San Joaquin Valley Air Pollution Control District (SJVAPCD), the type of facilities that are known to produce odors are landfills, transfer stations, wastewater treatment plants, composting facilities, feed lot/dairy, asphalt batch plants, painting/coating operations and rendering plants. If located within one to two miles of a sensitive receptor, the degree of odors out of these facilities could be significant. The SJVAPCD has no rules or standards related to odor emissions besides Rule 4102 (Nuisance). The allowed uses under this conditional zoning are jewelry, leather, textile, chemical, and small handcraft products manufacturing, laboratories, monument and tombstone works, and advertising structures which are not listed by SJVAPCD as odor emission uses.

Per *Air Quality Impact Assessment*, the project operations are not comparable to the types of the facilities noted by SJVAPCD. The current operation is conducted within the buildings onsite, the proposed expansion of the current operations will also be within new buildings, and no odor complaints has been reported for the existing site operations

for the previous three years. Considering these factors, the project would not expose sensitive receptors to objectionable odors.

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:

A Biological Resources Assessment (Bio-Assessment) by LSA and dated August 8, 2023, was prepared for the project and provided to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for comments. Neither agency offered any comments on the Bio-Assessment.

Per *Bio-Assessment*, the project area has historically been disturbed in agricultural, residential, and light industrial uses. The habitat value of the area is limited, and the only wildlife, or signs of wildlife, was a few birds and ground squirrels.

A query of the California Natural Diversity Database (CNDDDB) and the USFWS IPaC was performed to determine any special status species presence within the study area. The suitability of the area for Burrowing owl was found to be low, given the lack of vegetative cover; however, occupation in near future cannot be ruled out, especially within areas with some vegetative cover. There are a few suitable nesting trees for tree-nesting raptors within the area, but no evidence of Swainson's hawk nests was found. There are no known records of San Joaquin kit fox was found within a 10-mile radius of the Study Area. The habitat within the area is unsuitable for Swainson's hawk.

The project area does not support any aquatic habitat. Therefore, species that depend on aquatic habitats for any part of their life cycle are absent within the area.

Special status plant species are the species associated with wetlands or aquatic habitats. There is no suitable habitat for any of these species within or immediately adjacent to the project area, which is in row crop production and, prior to 2015, was planted with orchards.

- 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:

Per the *Biological Resource Assessment*, the National Wetland Inventory Map shows that there are no mapped Waters (streams, drainages, wetlands) within or immediately adjacent to the study area.

The project area was walked to look for any evidence of potential wetlands/waters habitat, and wetland, Waters, or any other aquatic habitat (either perennial or seasonal). There are no seasonal wetlands within the project area or other Waters of the U.S./Waters of the State.

- 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:

The project area is near the City of Fresno and is not designated as a migratory wildlife corridor. Also, the project site contains no water feature to provide for the migration of resident or migratory fish.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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 is expected to have a less than significant impact on any sensitive biological resources or special-status species and would not conflict with any local policies or ordinances protecting biological resources.

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 designated as highly or moderately sensitive for archeological resources. However, in the unlikely event that cultural resources are unearthed during future construction activities on the property, the following action shall be required to ensure that impacts to such cultural resources remain less than significant.

* **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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of the industrial uses on the property would result in less than significant consumption of energy (gas, electricity, gasoline, and diesel) during construction or operation of the facility. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County. Therefore, construction-related fuel consumption by the project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans for building/structures are submitted.

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, the project area has 10 percent probability of seismic hazard in 50 years. Development of allowed uses on the property would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located in an area of landslide hazards. The site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not located in an erosion hazard area. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant with a Project Note requiring an approved Engineered Grading Plans to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties, and requiring a Grading Permit prior to any on-site 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:

As noted above, the project site is flat with no topographical variations. As a standard practice, a soil compaction report may be required to ensure the weight-bearing capacity of the soils for any proposed structure/building. The project site bears no potential for lateral spreading, subsidence, liquefaction, or collapse due to the site development.

- 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: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, development of allowed uses on the property 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:

The project site is within the City of Fresno Sphere of Influence (SOI). Per the City of Fresno Department of Public Utilities, sanitary sewer facilities located in North Avenue are available to service the project site, provided sewer connection requirements are met, and the applicable fees are paid. A Condition of Approval would require that the property shall connect to the City of Fresno sanitary sewer facilities.

The Fresno County Department of Public Health, Environmental Health Division (Health Department), also requires the project to connect with a community sewer system.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See Section V above, CULTURAL RESOURCES.

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:

An Air Quality Impact Assessment by JK Consulting Group, LLC, and dated November 2024 estimated project greenhouse gas (GHG) emissions for construction and operation using the California Emissions Estimator Model (CalEEMod).

The estimated total GHG emissions during the construction phase of the Project would be 536 MT CO₂e (Phase 1), 148 MT CO₂e (Phase 2), and 445 MT CO₂e (Phase 3). *Per Air Quality Impact Assessment*, construction emissions amortized over a 30-year project lifetime (estimated) yield would be approximately 9.9 MT CO₂e per year (Phase 1), 4.93 MT CO₂e per year (Phase 2), and 14.83 MT CO₂e per year (Phase 3). The total operational emissions combined with amortized construction emissions would be 391.31 MT CO₂e per year (Phase 1), 150.91 MT CO₂e per year (Phase 2), and 1,922.57 MT CO₂e per year (Phase 3). At the completion of Phase 3, the project will generate a combined 2,464.79 MT CO₂e per year.

The California Air Resources Board (CARB) 2022 Scoping Plan allows for lead agencies to analyze GHG impacts of a project by utilizing thresholds of significance recommended by the SJVAPCD or other lead agencies. The SJVAPCD has not established specific thresholds of significance for GHG emissions.

The existing GHG emission thresholds developed by other lead agencies based on consistency with meeting AB 32 goals, provide some perspective on the GHG emissions generated by the project. The Sacramento Metropolitan Air Quality Management District, and South Coast Air Quality Management District established GHG thresholds for their respective regions. The yearly GHG emissions generated by the project considering all phases, reflect between 24% (percent) and 35% (percent) of the various thresholds identified by other lead agencies. As a result, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

- 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:

Per Air Quality Impact Assessment, the California Air Resources Board's 2022 Scoping Plan lays forth a plan for achieving carbon neutrality goals and reducing anthropogenic GHG emissions by 85% (percent) below 1990 levels by 2045 as required by AB (Assembly Bill) 1279. By implementing clean technologies and fuels, the Plan's actions and results will result in significant decreases in the combustion of fossil fuels, further decreases in short-lived climate pollutants, support for sustainable development, increased action on working and natural lands to reduce emissions and sequester carbon, and the capture and storage of carbon.

As noted in VIII.A. above, the projected GHG emissions generated by the project reflect between 24% (percent) and 35% (percent) of the various thresholds identified by other lead agencies. The project is also consistent with the following reduction measures: Achieve 100 percent Zero-Emission Vehicle (ZEV) sales of light-duty vehicles by 2035

and medium heavy-duty vehicles by 2040 and Accelerate the reduction and replacement of fossil fuel production and consumption in California.

The project would be consistent with the General Plan upon preparation and approval of a rezone in accordance with General Plan Policy. Therefore, the project is consistent with the growth assumptions used in the applicable AQP and yearly GHG emissions generated by the project are less than the threshold identified by other lead agencies. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The project is subject to Rule 9510 which encourage developers to incorporate clean air measures and reduce emissions of NOx and PM10 from new development projects. The project's total cost for emission reductions will be determined during the formal ISR review process and will be based upon the SJVAPCD's ISR Fee Estimator calculator.

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

FINDING: LESS THAN SIGNIFICANT IMPACT

Expansion of the existing fertilizer manufacturing facility would involve handling of potentially hazardous materials.

According to the Fresno County Health Department, Environmental Health Division within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan and site map: a) there is a 100% (percent) or more increase in the quantities of a previously disclosed material; b) the facility begins handling a previously undisclosed material at or above the HMBP threshold amounts; or c) changes to building structures and/or hazardous materials/wastes storage areas. The business shall certify that a review of the business plan has been conducted once a year, any necessary changes were made, and were submitted to the local agency.

- 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?
- 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

The Fresno County Health Department, Environmental Health Division requires that 1) should an structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread

of vectors to adjacent properties; and 2). In the process of remodeling the existing structure(s), if asbestos containing materials are encountered, the San Joaquin Valley Air Pollution Control District be contacted. Furthermore, if the structure(s) was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to remodel/demolishing work the contractor shall contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Services for current regulations and requirements.

There is no school within one-quarter mile of the project site. The nearest school, Aynsworth Elementary School, is approximately 1.34 miles northwest of the project site.

- 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 California Department of Toxic Substances Control Site (Envirostor), the project site is not listed as a hazardous materials site. The project will not create hazards to the 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not located within two miles of a private airstrip, public airport, or public use airport. The nearest public airport, Fresno-Yosemite International Airport, is approximately 5.5 miles northwest of the project site. Given the distance, any aircraft noise is expected to have a less than significant impacts on people in the area.

- 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 future development proposals do 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. 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 outside of the State Responsibility area for wildland fire protection. No human or structures will be exposed 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 above regarding wastewater disposal. The project will use potable water from an existing well on the property.

The Fresno County Department of Public Health, Environmental Health Division, requires that to protect ground water, all abandoned water wells on the project site shall be properly destroyed by a licensed contractor.

The Regional Water Quality Control Board, Central Valley Region the project will have no impact on groundwater quality and the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) offered “no comments” on 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 site is within the City of Fresno Sphere of Influence (SOI) in an area authorized for service by the Malaga County Water District (MCWD) per the 2016 Memorandum of Understanding (MOU) among MCWD, Local Area Formation Agency (LAFCo), and City of Fresno.

The proposed expansion of manufacturing of soil amendments, warehousing and distribution to an existing fertilizer manufacturing facility on subject parcels will utilize the existing well for potable water.

The Fresno County Department of Public Health, Environmental Health Division requires that the project shall connect to City of Fresno water system, and the Fresno County Water and Natural Resources Division stated the Malaga County Water District is an adequate source of water provider for the project.

The Malaga County Water District (MCWD) stated that per the MOU there is potential for the MCWD to provide water service to properties on the north side of North Avenue between Maple Avenue and Minnewawa Avenue if circumstances warrant.

The MCWD also stated, the agency presently provides a fire service line to the property. The project proponent shall consult with the City of Fresno to determine if the existing fire service line would remain in service and if so what the new fire line demands for expanded facilities may be (potential improvements to fire service line may include a tank and fire pump to provide sufficient fire flow for the expanded facilities). The MCWD requires that the project proponent shall submit a request to MCWD to setup limits/restrictions relative to fire service capacity. This requirement will be included as a Condition of Approval 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:

The project will not significantly alter the existing drainage pattern of the site or the area. Development of industrial uses on the property will cause a less than significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

The Fresno Irrigation District (FID), Wilder Canal No. 289 runs westerly and crosses Peach Avenue and FID's active Washington Colony No. 15 runs southerly and crosses North Avenue approximately 536 feet east of the project site. A Project Note would require that any plans for street and/or utility improvements along Peach Avenue, North Avenue, and/or in the vicinity of the canal shall require FID's review and approval.

The project site is within the Fresno Metropolitan Flood Control District (FMFCD) drainage area "CU". Project Notes would require that the project shall: 1) pay drainage fees and service charge at the time of development; 2) provide a temporary water storage facility onsite until permanent FMFCD facilities becomes available, and drainage can be directed to the street; and 3) not interfere with FMFCD ability to operate and maintain the Wilder ditch that runs along the property line on the north side of the property. Furthermore: 1) drainage and grading plans shall be approved by

FMFCD prior to approval by the County; 2) storm drainage patterns for the development shall conform to the District Master Plan and Master Plan facilities shall be constructed unless street improvements in North Avenue are deferred by County; and 3) construction activity shall secure a State National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharge.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2130H, the project site (subject parcels) is not subject to flooding from the 100-year storm.

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

FINDING: NO IMPACT:

There is no Water Quality Control Plan for Fresno County. As such, the subject proposal would not conflict with any water quality control plan. The project is located within the boundary of North Kings Groundwater Sustainability Area (NKGSA) and the agency did not comment on the project.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site will not physically divide an established community. The site is outside the City of Fresno boundary and the community of Malaga boundary.

- 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 subject parcels are designated as Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan and are within the City of Fresno Sphere of Influence. According to the Roosevelt Community Plan Zoning Compatibility Matrix, the proposed M-3 Zone district is a compatible Zone District for land designated as Limited Industrial in the Roosevelt Community Plan. The City of Fresno's General Plan designates the site for Light Industrial and Business Park planned land uses. The corresponding consistent zoning with City is M-1 (Light Manufacturing) and B-P

(Business Park). The proposed project is consistent with the following Fresno County General Plan policies.

Regarding consistency with General Plan Policy LU-G.1, the project was routed to the City of Fresno and the City's comments has been incorporated in this study.

Regarding consistency with General Plan Policy LU-G.14, the City of Fresno decided not to annex the property at this time and allowed County to process the subject application.

Regarding consistency with General Plan Policy LU-F.30, the proposed industrial uses on the property will adhere to the San Joaquin Valley Air Pollution Control District rules and regulations, Fresno County Noise Ordinance, and M-3 Zone District development standards and will be analyzed against these rules and regulation/standards during mandatory Site Plan Review.

Regarding consistency with General Plan Policy LU-F. 31, Policy PF-A.3 and Policy PF-C.16, the project will connect to the City of Fresno community sewer system and will utilize the Malaga County Water District's community water system for fire protection and onsite well for potable water. No community stormwater system is currently available in the area.

Regarding consistency with General Plan Policy OS-G.2, the air quality impacts identified in this analysis would be less than significant resulting in no mitigation measures for the project.

Regarding consistency with Roosevelt Community plan Policy 760-01:6.02f, the project will be provided with permanent onsite parking to serve developments on 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 outside of a mineral-producing area of the County.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Noise Study Report (Noise Study) by JK Consulting Group, LLC and dated October 2024 was prepared for the project.

According to the *Noise Study*, the project construction would temporarily increase ambient noise levels in the vicinity due to the use of construction equipment. The noise analysis shows that noise generated from project construction activities would not exceed the exterior noise levels of the respective land use categories as outlined in Fresno County General Plan. The project construction operations will comply with Fresno County General Plan policies and guidelines with respect to acceptable hours of construction. Therefore, short-term construction-related impacts associated with the project would result in a less than significant impact on noise-sensitive receptors adjacent to the project site.

The project related traffic noise is primarily generated from traffic on Peach Avenue, North Avenue, and State Route (SR) 99 given their connectivity to areas throughout Fresno County. Approximately 85 percent (%) of new trips generated by the project will primarily use Peach Avenue, North Avenue, and SR 99.

According to Caltrans' *Traffic Noise Analysis Protocol*, the Community Noise Equivalent Level (CNEL) is estimated to be within plus or minus 2 dB's (decibel) of the peak hour Leq under normal traffic conditions. Horizon Year Plus Project noise levels at sensitive receptors are within Fresno County's Land Use Compatibility for Community Noise Environments. Sensitive receptors in the study area are less than the applicable CNEL level as identified by the 'Normally' and 'Conditionally' acceptable categories. Therefore, operation related noise impacts associated with project traffic would result in a less than significant impact on noise-sensitive receptors adjacent to the project site.

Stationary point-source noise impacts were evaluated considering potential noise sources from project operations. Noise from project operations would be consistent with other industrial type developments in Fresno County. Potential impacts from project on-site operational noise sources at sensitive receptors are within Fresno County's Land Use Compatibility for Community Noise Environments as defined in the Fresno County General Plan. Therefore, operational related noise impacts associated with project on-site noise sources would result in a less than significant impact on noise-sensitive receptors adjacent to the project site.

The Fresno County Department of Public Health, Environmental Health Division concurred with the findings of the Noise Study.

- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the *Noise Study Report*, ground-borne vibration impacts were evaluated by identifying potential vibration sources and measuring the distance between vibration sources and surrounding structure locations. The level of vibration generated by the project's construction phase would be less than significant based on the vibration velocity levels indicated at 25 feet to 100 feet distance. Additionally, the project would adhere to Fresno County General Plan Policy HS-H.10 which requires projects to avoid the use of vibratory rollers within 50 feet of historic buildings or residential buildings with plastered walls that are susceptible to damage from vibration.

- 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 who reside or work in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. E., above. The airport noise impacts in the project area would be less than significant.

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)?
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will allow development of specific industrial uses on the property. As these uses involve no housing, no increase in population would occur from this proposal.

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:

According to the Fresno County Fire Protection District (CalFire) the project development shall be subject to the requirements of the current California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 14-Natural Resources and shall obtain CalFire conditions of approval for the project. This requirement will be included as a Project Note.

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

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks, or police protection by the Fresno County Sheriff's Office.

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 will not induce population growth which may require new or expanded 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 WITH MITIGATION
INCORPORATED:

A Transportation Impact Study (TIS) by VRPA Technologies, Inc., dated, May 10, 2022, was prepared to analyze the impact of subject parcels rezoning and expansion of the fertilizer manufacturing operations.

TIS determined that the project shall pay its fair share for improvements to the intersection of Peach Avenue and Jensen Avenue and a fair share payment analysis was prepared by *VRPA Technologies, Inc.* However, due to the revision to the Site Plan prepared for the subject rezone, *VRPA Technologies, Inc.* prepared a supplemental document titled as *TIS Update-Scoping document, and dated, July 25, 2024*, to reflect a revised Site Plan. The original Site Plan prepared for TIS included an area that was proposed for rezoning without providing a specific development plan. The revised site plan provided for the development of the entire project site.

Per the revised site plan, the project will be developed in three phases. Phase 1 development includes a 44,550 sq. ft. manufacturing/warehouse building, a 4,900 sq. ft. quality control laboratory incidental to the manufacturing/warehouse building, and a 7,500 sq. ft. administrative office. Phase 2 development includes a 11,199 sq. ft. canopy, a 10,535 sq. ft. warehouse building; and demolition/removal of an existing A. Phase 3 (future phase) development includes construction of four 75,000 sq. ft. manufacturing/warehousing buildings. Prior to construction of Phase 3, a new TIS will be required.

Per TIS Update – Scoping document, Phases 1 and Phase 2 development would generate 460 fewer daily trips, 110 fewer AM peak hour trips, and 100 fewer PM peak hour trips than was assumed in *Transportation Impact Study (TIS)*. Phase 3 development (planned for future in consideration of the rezoning of the project site to M-3 zoning), would generate 355 fewer daily trips, 89 fewer AM peak hour trips, and 19 fewer PM peak hour trips than was assumed in TIS.

The trip generation for all three phases would be lower than was assumed in the *TIS*. The traffic impacts identified at the intersection of Peach Avenue and Jensen Avenue will be less than those described in the *TIS* resulting in lower fair share payment to provide for improvements to the intersection.

The Fresno County Transportation Planning Unit and Fresno County Road Maintenance & Operations Division concur with the *TIS Update – Scoping document* and identified no concerns with the document. To mitigate traffic impacts at the intersection of Peach and Jensen Avenues, *TIS Update – Scoping document* has identified the following pro-rata share for the project:

* **Mitigation Measure:**

1. *Prior to the issuance of building permits for the uses allowed on M-3 zoned property or the expansion of the operation onto the 23.6-acre parcel, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a., as noted below:*

- a. *Peach Avenue and Jensen Avenue intersection shall be improved. The project's percent fair share for intersection improvement cost is 0.65 percent or \$27,404.01 of the total construction cost of \$4,243,707.00.*

The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.

Per the City of Fresno Traffic Operations and Planning Division's review of TIS, all twelve study intersections operate at an acceptable Level of Service D or better and would continue to operate at an acceptable LOS D standard with the addition of the project. Therefore, a Condition of Approval shall require the project to pay Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) prior to issuance of building permits.

The California Department of Transportation (Caltrans) offered no comments on TIS.

The Fresno County Road Maintenance & Operations Division stated that North Avenue and Peach Avenue are classified as arterial roads in the General Plan requiring an ultimate right-of-way of 106 feet. Both roads have been the subject of realignment studies, and right-of-way has been obtained from the subject parcels for the ultimate width.

- 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:

According to the *TIS Update – Scoping document by VRPA Technologies, Inc., dated, July 25, 2024*, Fresno County has not adopted thresholds of significance for VMT (Vehicle Miles Traveled) analysis, but recent approvals by the Board of Supervisors have utilized VMT significance thresholds provided by the Fresno Council of Governments (FCOG). The FCOG recommends that projects generating less than 500 daily trips will have a less than significant VMT impact. As truck trips are not included in determining the VMT impacts of projects, the total daily auto trips expected to be generated by the project (sum of Phases 1 and 2 and Phase 3) is 403 daily trips. Since this is less than the threshold of 500 daily trips, the project will have a less than significant VMT impact. The Fresno County Transportation Planning Unit concurred with this analysis.

- 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 site is located on the northwest corner of Peach and North Avenues. Design of the proposed expansion of the operation will not increase hazards due to the road intersection. No concerns in that regard were raised by any project reviewing agency.

Per Fresno County Road Maintenance and Operations Division, no more than one proposed driveway access to the site off Peach Avenue is allowed. With this restriction, any potential traffic hazard due to site access would be reduced to less than significant.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The existing facility on a 4.21-acre parcel takes access from Peach Avenue which is classification as Arterial in the County General Plan. No more than one new driveway access is allowed to the project site off Peach Avenue by County Road Maintenance and Operations Division.

No agencies express any concerns regarding emergency access (ingress and egress) to the project site off Peach Avenue and/or North Avenue based on the design of the proposed expansion of the existing facility. The initial review of the project by Fresno County Fire Protection District (District) did not identify any concerns relating to emergency access.

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 subject property is not in an area designated as archeologically sensitive. Pursuant to Assembly Bill (AB) 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. Although, no tribe requested consultation, resulting in no further action on the part of the County, in the unlikely event that cultural resources are unearthed during ground disturbance, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

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 in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new 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 in Section X. A. B. HYDROLOGY AND WATER QUALITY above.

- 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 in Section VII. E. GEOLOGY AND SOILS above.

- 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:

Development proposals including the proposed expansion of the existing fertilizer manufacturing facility in the conditional M-3 Zone District would not generate solid waste more than capacity of local landfill sites. All solid waste disposal will comply with federal, state, and local management and reduction statutes and regulations related to solid waste. The waste disposal will be through regular trash collection service.

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 within or near state responsibility areas or lands classified as very high fire hazard severity zones.

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:

The project will have less than significant impact on biological resources and the impacts on cultural resources have been reduced to less than significant with the

incorporation of a Mitigation Measure included in Section V. CULTURAL RESOURCES above.

- 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:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the subject proposal to overall development in the area is less than significant.

The subject proposal 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 relating to Agricultural and Forestry Resources, Air Quality, or Transportation were identified in the project analysis. Impacts identified for Cultural Resources, and Transportation will be addressed with the Mitigation Measures discussed in Section V. CULTURAL RESOURCES and Section XVII TRANSPORTATION above.

- 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 the Initial Study No. 7879 prepared for Amendment Application No. 3842 and Classified Conditional Use Permit Application No. 3682, 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, recreation, and wildfire.

Potential impacts related to aesthetics, agricultural and forestry resources, biological resources, air quality, energy, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, tribal cultural resources, and utilities and service systems, have been determined to be less than significant.

Potential impacts to cultural resources and transportation 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" Street, Fresno, California.

EA:jp

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only.	
Agency File No: IS 7879		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	
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): Alexander Pretzer, Planner		Area Code: 559	Telephone Number: 600-4205
Extension: N/A			
Applicant (Name): Paolucci Angelo and Rosanna Dilallo		Project Title: Amendment Application No. 3842, Classified Conditional Use Permit Application No. 3682	
Project Description: Allow the rezone of a 3.46-acre, 0.5-acre parcel and a 19.65- acre parcel identified by APNs: 316-071-36, 38 & 75 respectively totaling 23.6 acres from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited industrial uses as requested by the applicant; allow the expansion of manufacturing of soil amendments, warehousing and distribution to an existing fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and a 0.5-acre parcel not including 19.65-acre parcel for rezone; and allow a caretaker residence on the parcels. The subject parcels are located on the northwest corner of S. Peach and E. North Avenues approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (APNs: 316-071-36, 37,38, 75) (2976 S. Peach Avenue) (Sup. Dist. 4).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7879) prepared for Amendment Application No. 3842 and Classified Conditional Use Permit Application No. 3682, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to mineral resources, population and housing, recreation, or wildfire. Potential impacts related to aesthetics, agricultural and forestry resources, biological resources, air quality, energy, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, tribal cultural resources, and utilities and service systems, have been determined to be less than significant. Potential impacts related to cultural resources and transportation have been determined to be less than significant with the included Mitigation Measure. 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 – January 20, 2025		Review Date Deadline: Planning Commission – July 24, 2025	
Date: January 15, 2024	Type or Print Name: Tawanda Mtunga, Principal Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

AP:

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Attachment D
Amendment Application No. 3842 &
Conditional Use Permit No 3682
AgroPlantae, Inc.
Operational Statement
June 5, 2025

Applicant:

Mr. Angelo Paolucci, CEO
Ms. Rosanna DiLallo, CFO
1865 E. Herndon Ave., Suite K321
Clovis, CA 93611

Representative:

Mr. Dirk Poeschel, AICP
Dirk Poeschel Land Development Services, Inc.
923 Van Ness, Suite 200
Fresno, CA 93721
(559) 445-0374

Project Address: 2976 S. Peach Ave., Fresno, CA 93725

APN/Acreage: 316-071-36 – 3.46 +/- acres
316-071-37 – 4.12 +/- acres
316-071-38 – 0.49 +/- acres
316-071-75 – 19.65 +/- acres

Existing Land Use: Fertilizer manufacturing, warehousing and distribution.

Proposed Land Use: Expanded manufacturing of soil amendments, warehousing and distribution.

Existing General Plan: Limited Industrial, Reserve & Limited Industrial

Proposed General Plan: No Change

Zoning:

APN	Existing	Proposed
316-071-36	AL-20	Conditional M-3
316-071-37	M-3	Conditional M-3
316-071-38	AL-20	Conditional M-3
316-071-75	AL-20	Conditional M-3

Community Plan Area: Roosevelt Community Plan

Request:

The applicant requests approval of the following land use approvals:

1. Rezoning from AL-20 (Limited Agriculture) to conditional M-3 (Heavy Industrial) on APN 316-071-36, -38 & -75 for a total of 23.60 +/- acres. Please see *Attachment "A"*.
2. Conditional Use Permit (CUP) 3682 to allow a soil amendment production facility on 8.07 +/- acres (APN 316-071-36, -37 & -38) in the M-3 conditional zone. Note that the CUP does not include APN 316-071-75.
3. Allow the existing home on APN 316-071-75 to be used as a caretaker residence as defined in the Fresno County Zoning Ordinance.

Background Information:

The company has been producing specialized soil amendment formulations for the agricultural industry for many years specializing in a unique formula of organic materials. AgroPlatae's chemists study the complex interactions between soils and plants to research and develop new plant derived compounds to overcome biotic and abiotic challenges and to restore soil and plant vitality. The AgroPlantae material formula is particularly efficient in promoting plant growth and yield by utilizing multi-plant extracts to overcome the effects of phenological and environmental plant growth stressors. The proposed project will expand product production to fulfill demand.

AgroPlantae's innovative specialty plant nutrition products are produced in relatively small batches in comparison to typical bulk production facilities. Therefore, the AgroPlante facility requires fewer employees and generates substantially less traffic than a typical soil amendment production facility.

The existing manufacturing facility is located on a 4.12 +/- acre parcel (APN 316-071-37) at the northwest corner of S. Peach and E. North Avenues. The 4.12 +/- acre parcel is designated as Limited Industrial, Reserve and Limited Industrial in the Fresno County General Plan and is zoned M-3 (Heavy Industrial). In 2015, Fresno County approved CUP No. 3406 to allow for the existing agricultural fertilizer manufacturing facility on APNs 316-071-36 & -37 and has operated at the location without incident since 2016. The primary purpose of the proposed project is to improve production efficiency at the facility, to meet current product demand and have adequate capacity for growth to produce more environmentally friendly soil amendment products that improve plant metabolism, control growth in the soil and promote foliar assimilation in the most effective and ecofriendly way to achieve the maximum genetic potential of crops.

Currently, AgroPlantae employs 16 staff members for its operations and produces 3,000 tons of soil amendments per year out of its 20,000 sq. ft. manufacturing and warehouse facility. The applicant proposes to construct the expansion in three phases (Please see *Attachment "B"*–

Overall Site Plan). However, only Phase 1 and 2 expansions would be constructed in the next several years with Phase 3 to occur in the future.

The new manufacturing/warehouse building will accommodate production and storage similar to the existing AgroPlantae operations. Raw materials for on-site product manufacturing, blending, etc. and finished products for shipment will take place in the proposed Phase 1 44,550 sq. ft. manufacturing/warehouse building with similar production and staffing ratios similar to the existing AgroPlantae operations.

Traffic volumes and employee requirements are anticipated to be similar to the existing operations. As stated above, it is the applicant's opinion that the existing and proposed use(s) requires fewer employees and generates correspondingly fewer trips than the typical chemical production and warehousing facility.

As required by state planning law, VRPA prepared a comprehensive traffic study entitled AgroPlante Transportation Impact Study Update - Scoping Document on July 25, 2024, which estimated a *worst-case* scenario of project trip and corresponding employees. That study is referred to herein as the project traffic study.

The applicant believes high labor costs and improved mechanical processing efficiency will continue to reduce the necessity of employees required to manufacture the subject product over time. The AgroPlante facility requires fewer employees and generates substantially less traffic than a typical bulk fertilizer plant.

No outside goods for distribution or shipping will be stored in these facilities such as would occur in a third-party distribution hub. According to the applicant, traffic volumes and employee requirements are anticipated to be similar to the existing operations.

Phase 1

1. 44,550 sq. ft. manufacturing/warehouse building for the storage of soil amendment products, raw materials and finished products on APN 316-071-36. Please see *Attachment "C" - Proposed Site Plan* and *Attachment "D" - Manufacturing/Warehouse Building Plan*.
2. 4,900 sq. ft. quality control laboratory on APN 316-071-36. Please see *Attachment "E" - Lab Building Plan*.
3. 7,500 sq. ft. administrative office on APN 316-071-36. Please see *Attachment "F" - Office Building Plan*.

Phase 2

1. Demolition of Building "A" (Please see *Attachment "G" - Demolition Plan*).
2. Construction of an 11,199 sq. ft. canopy on APN 316-071-37.

3. Construction of a 10,535 sq. ft. future warehouse building on APN 316-071-36. The 10,535 sq. ft. future warehouse building will accommodate warehousing similar to the existing AgroPlantae operations.

Site Plan Review No. 8420 is being processed for Phase 1 and 2. A lot line adjustment is also being processed to reconfigure the four existing parcels to accommodate the proposed manufacturing/warehouse building, future warehouse building and future development of Phase 3.

Phase 3

Phase 3 entitlements are limited to rezoning the parcel from AL-20 to Conditional M-3. No specific land use entitlements, such as a site plan review, are proposed for Phase 3.

Four future buildings of 75,000 sq. ft. each not to exceed 300,000 sq. ft. of manufacturing/warehouse space could be accommodated on APN 316-071-75. Please see *Attachment "B"*. The site plan conceptually illustrates how that parcel could develop with warehouse uses and was used as a basis for the project traffic study which evaluated traffic from all phases.

Table 1
Proposed Project Summary Using Traffic Study Estimated Trips and Employees

Phase	Sq. Ft.	Employees	Total Daily Trips	Estimated Total Annual Tonnage¹
1	56,950	20 ²	86	8,000
2	21,734 ³			10,000
3	300,000	89	383	40,000
Totals	367,485	109	469	40,000

¹ Tonnage totals are inclusive of all phases and not additive.

² Assumes no additional employees for Phase 2.

³ Includes 11,199 sq. ft. covered canopy and 10,535 sq. ft. of warehouse.

1. Project Operations:

Photographs of existing operations at the facility are included in *Attachment "H"*. Storage of materials, production processes and equipment are depicted in the photographs. The facility will operate 5 days a week as described below with a peak production season from February to July.

The agitation tanks are connected to a hot water heater to allow faster solution blending of certain dry soluble raw materials. Once the final solution is blended, the majority will be packaged 275-gallon totes or 6,000-gallon tanks. Some products will be packaged in 2.5-gallon

jugs with two jugs placed in a box, stacked on pallets of 36 boxes (180 gallons) and shrink wrapped for shipping. If sold in bulk, products would be pumped into a 4,000-gallon tank truck.

For the powder products, raw materials in 55 lb. sacks or large sacks of 2,000 lbs. are weighed and loaded into the blender then packed in 25 lb. bags then stacked on pallets of 80 bags (2,000 lbs.) and shrink wrapped for shipping.

Finished goods are now stored in dedicated areas inside and outdoors staged for shipping and loaded onto trucks by forklifts. The proposed new buildings will increase the warehouse storage capacity, avoiding the need to store raw materials and finished goods outside and accommodate future sales.

2. Operational Time Limits

Standard hours of operation are summarized in the table below. Office hours will be from Monday to Friday, 8 a.m. to 5 p.m., 8 hours per day with 1 hour for lunch. Production hours will be from 7 a.m. to 5 p.m. On some occasions, estimated to be 3 or 4 times per year, the facility may operate 6 or 7 days a week to meet consumer demand. All manufacturing activities will be conducted indoors.

**Table 2
Typical Hours of Operation**

Activity	Current	Proposed
Office	8 a.m. to 5 p.m.	No change
Material Receiving	7 a.m. to 5 p.m.	No change
Material Shipping	7 a.m. to 5 p.m.	No change
Production	7 a.m. to 5 p.m.	No change

3. Number of Visitors

Products are sold to wholesale distributors. Project customers are medium and large retail distributors who are usually contacted through sales calls. Product customers include Simplot, Gar Bennet and Nutrien. Buyer visits to the facility are typically bimonthly. Deliveries of office supplies and similar deliveries will occur from 7 a.m. to 5 p.m., averaging approximately 1 per day. No on-site sales occur at the facility substantially limiting the number of trucks visiting the facility.

4. Employees

Current facility operations require 16 employees working a single shift from 7 a.m. to 5 p.m. Additional information regarding the proposed project employees is provided in Table 3 and in the *Service and Delivery Vehicles* section below. In Phase 1, the project traffic study combined Phase 1 and 2 and estimated an additional 20 employees would be required. The applicant estimates 13 employees are required or 7 fewer employees than assumed in the project traffic study.

As mentioned above, in Phase 2, the project traffic study combined Phase 1 and 2 and estimated a total of 20 additional employees would be required for both phases. The applicant estimates no additional employees would be needed for Phase 2 based on the insignificant 10,535 square footage increase for this phase.

In Phase 3, the project traffic study estimated 89 employees will be required. It is noted that other than the proposed rezones from AL-20 to M-3 Conditional, no other land use entitlements are proposed at this time.

5. Service and Delivery Vehicles

Raw material deliveries will be made with 40-ft. dry van or flatbed trucks. Local suppliers will make deliveries in light duty trucks. A scale area for trucks to be weighed will be constructed on site under a covered canopy as illustrated on the project site plan located between the existing building and the proposed manufacturing building.

The AgroPlantae project traffic study estimated project traffic using the ITE general light industrial classification (110) which, in the applicant's opinion, overstates the current and anticipated traffic estimated by the applicant. At maximum project buildout, which will occur in Phase 3, 40,000 tons of liquid and dry products will be produced annually. The applicant believes traffic volumes to proposed building and employee ratios are expected to decrease in Phases 3.

According to the applicant, 20 ton capacity trucks operated by others currently transport raw material into the site and finished products out of the site. The applicant provided actual truck trip information to the traffic study preparer based on invoices for trucks delivering raw material to the facility and sales receipts for finished products leaving the site for a 3-year period.

Based on the applicant's records, in 2023, approximately 400 trucks hauled raw material *to* the site and approximately 400 trucks transported finished products *from* the site to wholesalers. Therefore, 800 trucks are associated with the production of 3,000 tons of finished products per year. Based on the current 5-day operating week, and average truck trips per day entering and exiting the site, the existing facility generates approximately 3.0 truck trips per day (5 days x 52 weeks per year = 260 operational days per year; 800 truck trips per year ÷ 260 operational days per year = 3.0 trips per day). Phase 2 will produce 10,000 tons of product per year and generate 10.3 total truck trips per day (5 days x 52 weeks per year = 260 operational days per year; 800 truck trips per year x 10,000 tons per year = 8,000,000 ÷ 3,000 = 2,666.66 trips per year ÷ 260 operational days per year = 10.3 trips per day).

Phase 3 will produce 40,000 tons of product per year and generate 41.0 total truck trips per day (5 days x 52 weeks per year = 260 operational days per year; 800 truck trips per year x 40,000 tons per year = 32,000,000 ÷ 3,000 = 10,666.66 trips per year ÷ 260 operational days per year =

41.0 trips per day). It is noted that other than the proposed rezone from AL-20 to M-3 conditional, no other land use entitlements are proposed at this time.

Table 3 below compares the applicant's estimated project traffic by phase to the estimates included in the project traffic study.

Table 3
VRPA and Applicant Project Summary

Phase	Sq. Ft.	VRPA		Applicant		Estimated Total Annual Tonnage ³
		Employees	Total Daily Trips ¹	Employees	Total Daily Trips ²	
1	56,950	20 ⁴	86	13	8.2	8,000
2	21,734 ⁵			4	10.3	10,000
3	300,000	89	383	10	41.0	40,000
Totals	367,485	109	469	27	59.5	40,000

¹ See project traffic study Exhibit 3 & 4 below.

² Rounded to the nearest tenth of a percent.

³ Tonnage totals are inclusive of all phases and are not additive.

⁴ Assumes no additional employees for Phase 2 based on the increase in sq. ft. for this phase.

⁵ Includes 11,199 sq. ft. covered canopy and 10,535 sq. ft. of warehouse.

Trip Generation

Auto Trips							AM Peak Hour Trips				PM Peak Hour Trips	
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out
General Light Industrial	20	Employee	N/A	74	N/A	N/A	7	1	N/A	N/A	1	6
				74		Subtotal	7	1		Subtotal	1	6
						Total trips	8			Total trips	7	

Truck Trips							AM Peak Hour Truck Trips				PM Peak Hour Truck Trips	
Land Use	Size	Units	Daily Truck Trip Rate	Daily Truck Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out
General Light Industrial	20	Employee	0.600	12	0.050	50%	1	1	0.050	50%	1	1
				12		Subtotal	1	1		Subtotal	1	1
						Total trips	2			Total trips	2	

Total trips							AM Peak Hour Trips				PM Peak Hour Trips	
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out
General Light Industrial	20	Employee	4,300	86	0.500	80%	8	2	0.45	22%	2	7
				86		Subtotal	8	2		Subtotal	2	7
						Total trips	10			Total trips	9	

VRPA Exhibit 4
AgroPlantae Future Project (Phases 3)
Trip Generation

Auto Trips							AM Peak Hour Trips				PM Peak Hour Trips	
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out
General Light Industrial	89	Employee	N/A	329	N/A	N/A	32	6	N/A	N/A	7	28
				329								
						Subtotal	32	6		Subtotal	7	28
						Total trips	38			Total trips	35	

Truck Trips							AM Peak Hour Truck Trips				PM Peak Hour Truck Trips	
Land Use	Size	Units	Daily Truck Trip Rate	Daily Truck Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out
General Light Industrial	89	Employee	0.600	53	0.050	50%	2	2	0.050	50%	2	2
				53								
						Subtotal	2	2		Subtotal	2	2
						Total trips	4			Total trips	4	

Total trips							AM Peak Hour Trips				PM Peak Hour Trips	
Land Use	Size	Units	Daily Trip Rate	Daily Trips	AM Peak Rate	AM % Inbound	In	Out	PM Peak Rate	PM % Inbound	In	Out
General Light Industrial	89	Employee	4.300	383	0.500	80%	36	9	0.45	22%	9	31
				383								
						Subtotal	36	9		Subtotal	9	31
						Total trips	45			Total trips	40	

Based on the current 5-day operating week, and average truck trips per day entering and exiting the site, the existing facility generates approximately 3.0 truck trips per day. See the detailed equation below:

$$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year}$$

$$800 \text{ truck trips per year} \div 260 \text{ operational days per year} = \mathbf{3.0 \text{ trips per day}}$$

In Phase 1, the project traffic study combined Phase 1 and 2 and estimated an additional 20 employees would be required. The applicant estimates that 7 fewer employees will be required in Phase 1 than was estimated in the project traffic study which assumed 20 employees were necessary for both Phase 1 & 2. Phase 1 will produce 8,000 tons of product per year and generate 8.2 total truck trips per day. See the detailed equation below:

$$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year, } 800 \text{ truck trips per year} \times 8,000 \text{ tons per year} = 6,400,000 \div 3,000 \text{ production tons ratio} = 2,133.33 \text{ trips per year, } 2,133.33 \text{ trips per year} \div 260 \text{ operational days per year} = \mathbf{8.2 \text{ trips per day in Phase 1}}$$

As mentioned above, in Phase 2, the project traffic study combined Phase 1 and 2 and estimated a total of 20 additional employees would be required for both phases. The applicant estimates no

additional employees would be needed for Phase 2 based on the insignificant 10,535 square footage increase for this phase. Phase 2 will produce 10,000 tons of product per year and generate 10.3 total truck trips per day. See the detailed equation below:

$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year}$, $800 \text{ truck trips per year} \times 10,000 \text{ tons per year} = 8,000,000 \div 3,000 \text{ production tons ratio} = 2,666.66 \text{ trips per year}$, $2,666.66 \text{ trips per year} \div 260 \text{ operational days per year} = \mathbf{10.3 \text{ trips per day in Phase 2}}$

In Phase 3, the applicant estimates 10 employees will be required. In contrast, the project traffic study estimates 89 employees will be required. Phase 3 will produce 40,000 tons of product per year and generate 41.0 total truck trips per day. See the detailed equation below:

$5 \text{ days} \times 52 \text{ weeks per year} = 260 \text{ operational days per year}$, $800 \text{ truck trips per year} \times 40,000 \text{ tons per year} = 32,000,000 \div 3,000 \text{ production ton ratio} = 10,666.66 \text{ trips per year}$, $10,666.66 \text{ trips per year} \div 260 \text{ operational days per year} = \mathbf{41.0 \text{ trips per day in Phase 3}}$. It is noted that other than the proposed rezone from AL-20 to M-3 conditional, no other land use entitlements are proposed at this time.

In summary, the *worst-case* scenario was modeled in the project traffic study. However, the applicant believes traffic volumes will be much lower, assuming similar staffing ratios will be realized in Phase 1 & 2 and staffing ratios will decline in Phase 3 due to improved mechanical processing efficiency which allows increased production with fewer employees. Neither the applicant nor the project traffic study credited these assumed employee reductions in the project traffic study. The purpose of defining actual project traffic trips is to emphasize the uniquely low volume of the existing and proposed AgroPlantae project trip generation.

6. Site Access

Access to the site is from S. Peach Ave. on the west side of the subject property. S. Peach Ave. is a two-lane undivided road that is maintained by Fresno County and designated as an arterial roadway in the Fresno County General Plan. Trucks currently enter the site at the existing automatic sliding gate located approximately 350 ft. north of the intersection of S. Peach and E. North Avenues.

As detailed in the project site plan Attachment "B", a proposed driveway will be constructed in the northeast corner of the property serving only as an entrance with the exit remaining at the current gate location approximately 350 ft. north of the intersection of E. North and N. Peach Avenues. Construction of the proposed driveway will allow the facility to operate more efficiently and reduce possible conflicts between trucks as the volume of the plant increases to its operational volume limits establishes with the approval of CUP No. 3682.

7. Parking

All parking spaces for employees and company trucks will be located on site. The site currently has 22 parking stalls. Thirty new stalls (10 per building) are required for the new manufacturing/warehouse building, the lab building and the office building for a total of 52 stalls. All parking stalls will be designed and built consistent with county standards.

8. Goods Sold on Site

No goods or products will be sold directly on-site. Company sales representatives will contact distributors at the buyer's headquarters to make sales.

9. Equipment List

Equipment used for liquids storage have a capacity of 500 to 6,000 gallon in stainless and polypropylene tanks. Tanks containing raw materials are connected to a piping system which pumps the required quantity of 500 to 3,000 gallons to 4 existing blender tanks with agitation. Forklifts are used to move products on site.

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

The site is fully fenced with a combination of 6 ft. high wrought iron and chain-link fencing. As shown on the project site plan, a small section along E. North Ave. has 6 ft. brick fencing. All raw materials used in production are stored inside existing or proposed buildings. All materials are stored consistent with the Department of Homeland Security (DHS), Fresno County Hazardous Materials Business Plan (HMBP), and CalFire requirements.

The existing main building has a fire protection sprinkler system and wireless fire alarm system connected to CalFire. This building also has a security alarm system connected 24/7 to ADT Alarm Company. The site is also monitored by video cameras viewed from the administrative office and by the applicant via PC or Smart Phone.

A variety of materials are stored on site for the production of the soil amendment. Storage of all materials complies with respective UBC and Fire Codes.

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

All production activities will take place inside buildings and will not generate outdoor noise, glare, dust or odor. Raw materials and finished products will be stored on site in totes and on pallets. No open stockpiles of materials will occur.

Noise

All production activities will occur inside facility buildings thereby eliminating any outside noise associated with manufacturing. No outdoor amplification system will be used on the property. Some noise would be generated by vehicle trips in conjunction with the delivery of raw materials and shipment of finished products. This noise would be generated along E. North Ave. and for a short distance along N. Peach Ave. east of the facility as trucks turn in and out of the facility. The closest sensitive receptors are located across N. Peach Ave. and include two residential homes (approximately 150 ft. away) as well as the Sunnyside Convalescent Hospital (approximately 300 ft. away). A noise study has been prepared to assess project noise and found such project noise complies with the Fresno County Noise Ordinance.

Odor

All production activities will take place inside buildings and will not generate outdoor odor. The production and manufacturing process is completely enclosed and sealed with no open mixing of any kind. The buildings are ventilated with fans. No odors are discernable inside or outside the buildings. In addition, the facility is outfitted with a baghouse and air filtration system to prevent raw material particles from being released to the outside environment. All the blending tanks for dry and liquid materials are approved with a Permit to Operate issued by the San Joaquin Valley Air Pollution District (Facility Locator #C-8901). That agency also inspects the site regularly.

12. Solid and Liquid Waste

There will be 0.5 to 2 tons per year of dry waste stored in sacks and 500 to 1,000 gallons of liquid waste stored in 265-gallon totes. Waste removal will occur semi-annually under contract with an appropriate disposal company and applicable storage standards.

Groundwater pollution will be prevented by reducing, reusing and recycling practices. Raw materials, final products and waste materials will be stored onsite in approved containers. The blending process will avoid handling materials which generate by-product waste through the purchase and use of semi-finished raw products which have already been processed.

Best Practices will be applied to generate the least amount of rinse water practical and reuse that water for the next batch of the same product. Operational procedures will include steps to avoid any production spillage contacting the soil. Per the requirements of the Regional Water Quality Control Board, containment basins designed with curbs have been installed in specific areas inside the buildings with permanent tanks and materials traps. Monitoring of this basin will also occur per applicable regulations.

As may be required, all tanks will have double containment to retain any spillage. In addition, floors of the manufacturing and warehouse buildings and areas surrounding the buildings will be

paved to prevent any raw materials, finished products or waste materials from contacting bare soil. The floor of the manufacturing building is recessed two inches below grade to contain any spillage that may occur. Any spillage will be cleaned immediately according to the approved protocols. Spillage kits are strategically placed for operators to access quickly. The applicant regularly cleans the site with an electric sweeper and electric scrubber and trains employees in properly dealing with spills.

13. Water Consumption

Water consumption will be approximately 800 gallons per day from an on-site well.

14. Signage

Per county standards, signage will be a 4 ft. by 8 ft. company logo attached to the building.

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

The two existing warehouse buildings are used as storage for raw materials and finished packaged products and blending. As illustrated in the attached project site plan, new metal warehouse/manufacturing buildings will be constructed to warehouse raw materials and finished products.

16. Which existing buildings will be used in the operation?

The existing larger warehouse building with fire sprinklers will continue to be used for product manufacturing. The existing smaller building will be used as storage for plastic jugs, totes and other packaging materials. The office will be used for administration. The new metal warehouse/manufacturing building will be used for storage of raw materials and finished goods. The laboratory will be used for quality control of the materials received and the final blends to be sold.

17. Outdoor Lighting

There will be outdoor security lights which are hooded and diverted downward so as to avoid annoying neighboring property owners.

18. Landscaping & Fencing

As previously described, the entire site is surrounded with 6-foot-tall fencing. A project landscaping plan prepared for the site frontage on E. North and N. Peach Avenues.

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

The applicant has proposed conditional M-3 zoning which will limit the uses that can be developed on the rezoned parcels to uses which would not generate significant traffic, noise or odors (Please see Attachment "A", Conditional M-3).

The applicant contemplates constructing the proposed structures in phases. Assuming current product demand, the table below provides an anticipated building construction schedule. Note prior to construction of the canopy, the building that is attached to the existing Manufacturing/Warehouse building will be demolished after the new Manufacturing/Warehouse building has been constructed and operational. (Please see Attachment “G” Demolition Plan).

Table 4
Dates of Estimated Building Construction

Proposed Buildings	Size	Estimated Year	Phase
Manufacturing/Warehouse	44,550 sq. ft.	2025	1
Office	7,500 sq. ft.	2025	
Lab	4,900 sq. ft.	2025	
Demolition of Building “A”	9,600 sq. ft.	2027	2
Future Canopy following demolition	11,199 sq. ft.	2028	
Future Warehouse (southern parcel)	10,535 sq. ft.	2029	
Future Manufacturing/Warehouse	300,000 sq. ft.	TBD	3

All building construction will be based on demand for various products. Should product demand change, the building sequence could also change. Grading and drainage to the site will correspond to the building sequence and schedule. All grading will be performed per county standards and a master grading plan prepared by project civil engineer.

Safety Protocols

The project has numerous protocols and permits direct operation of the facility to ensure it is safely operated and maintained including but are not limited to the Fresno County Environmental Health inspections and annual reporting to the Department of Homeland Security; Hazardous Materials Business Plan as required by the California Environmental Protection Agency; Hazardous Waste Generator Permit from the Environmental Protection Agency (#CAC003279024) and CA State ID # CAR000369397; State Water Board Stormwater Waste Discharge Identification #5F10I030636; Permit to Operate and yearly inspection by San Joaquin Valley Air Pollution District, (Facility Locator # C-8901); electronically reporting, collecting, and managing hazardous materials-related data to the California Environmental Reporting System. (CERS); Signage for materials classifications and parking as required by CalFire; compliance with Federal Occupational Safety and Health Compliance

Discharge Permits for Washing Equipment

Rinse water from washing contains minimal traces of and is reused in making the same product. All rinse and run-off water are captured in traps and basins on-site. No permits are required for the rinse water discharged from the washing operation because the water is recycled back into the production process. The truck wash will meet applicable discharge permit requirements.

Project Compliance History

The project has a good record of safety and regulatory compliance. The facility has had no issues of reported spills, fume exposure or employee injuries due to a malfunction or human error.

Enclosed Operations

All manufacturing operations will occur inside the main building. Some raw materials and finished products will also be temporarily stored inside until used or picked up for shipment.

Justification

The applicant desires to expand its high-quality facility to respond to market demand and allow building flexibility for future growth. By any measure, the community would reap substantial benefits from the proposed development as the site would be transformed into a high-quality job generating facility and add value to the Fresno County agribusiness sector. As detailed below, the proposed project is consistent with all applicable Fresno County General Plan policies.

The proposed project is consistent with the major goals of the Fresno County General Plan. Some of those policies are detailed below.

Applicable Fresno County General Plan Goals & Policies

The February 2024 County of Fresno General Plan includes economic development goals and policies that seek to promote job growth and reduce unemployment through the enhancement and expansion of its agricultural economic base. The following Economic Development Goals and Policies from the General Plan are applicable to the proposed project.

Goal ED-A

To increase job creation through regional leadership, agricultural productivity, development and expansion of high-value-added processing firms, manufacturing and distribution, and vocational educational opportunities.

The proposed project is the expansion of the existing AgroPlantae manufacturing facility that has successfully operated at this location for over a decade. The expansion represents expansion of a local business which will provide jobs and increased tax revenues for the county. The expansion will allow for growth in manufacturing volume and storage on the proposed project site consistent with General Plan Goal ED-A.

Policy ED-A-3 Economic Development Strategy

The County shall maintain, monitor, and update, as needed from time to time, an Economic Development Strategy, which shall be used as an operational guide to implementing the economic development goals, policies, and programs of the General Plan, as well as fulfilling

Federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS).

Economic growth of new businesses as well as expansion of existing businesses are key components of the Economic Development Strategy. The proposed expansion of the AgroPlantae manufacturing facility is consistent with supporting the County's Economic Development Strategy.

Policy ED-A.7 Locating New Industrial Sites

The County shall encourage the location of new and expanding industry within Fresno County consistent with the County's Economic Development, Agriculture and Land Use and Environmental Justice Elements Goals, Policies and Zoning Ordinance. (RDR/IGC)

The proposed project represents the expansion of the existing AgroPlantae soil amendment manufacturing facility consistent with the economic development and land use goals of the county which promote job creation and protection of agricultural land.

Goal LU-A

To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals.

AgroPlantae is a specialty company providing high quality soil amendment products for the agricultural industry. The AgroPlantae product is unique and essential to the agricultural industry. The project also furthers the County's goals of economic development.

<https://dplds.sharepoint.com/shared documents/current clients/agro plantae inc 23-30/operational statement/cup operational statement.docx>



Planning & Development Department

2600 Fresno Street, Third Floor, Room 3065
Fresno, California 93721-3604
(559) 621-8003

Jennifer K. Clark, AICP
Director

June 16, 2025

Mr. Dirk Poeschel
Dirk Poeschel Land Development Services
923 Van Ness Avenue, Suite 200
Fresno, CA 93721
dirk@dplds.com

Re: Amendment Application No. 3842; Classified Conditional Use Permit Application No. 3682, and Initial Study Application No. 7870 – AgroPlantae Project

Dear Mr. Poeschel:

The City of Fresno Planning and Development Department is in receipt of the revised Operational Statement for the AgroPlantae project and is not opposed to a permit issued in the County with the following conditions:

1. The property/project will be developed to the City of Fresno standards
2. The property/project is required to connect to City of Fresno utilities when available
3. A covenant is required which requires that future annexation to the city of Fresno shall not be contested and which said covenant shall be recorded on the title of the property. Provide a copy of the covenant to the City of Fresno, Planning and Development Department

Please feel free to contact us if you wish to discuss this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer K. Clark".

Jennifer K. Clark, Director
Planning and Development
Jennifer.Clark@fresno.gov

cc: Chris Motta – County of Fresno (CMotta@co.fresno.ca.us)
William Kettler – County of Fresno (wkettler@fresnocountyca.gov)