



Board Agenda Item 54

DATE: August 9, 2022

TO: Board of Supervisors

SUBMITTED BY: Steve E. White, Director
Department of Public Works and Planning

SUBJECT: Resolution for Classified Conditional Use Permit No. 3690 (Applicant:
Chenguang Biotech America, LLC)

RECOMMENDED ACTION(S):

Adopt a Resolution approving Classified Conditional Use Permit Application No. 3690.

The project site is located on the northwest corner of N. Chateau Fresno Avenue and W. Shields Avenue, approximately 0.53 miles west of the city limits of the City of Fresno (APN 512-120-19S) (3025 N. Chateau Fresno Avenue).

This request comes following your Board's unanimous June 7, 2022, approval of Initial Study No. 7938 and Classified Conditional Use Permit No. 3690. The attached resolution has been modified to reflect the inclusion of additional project conditions of approval as added by your Board at the hearing, which modifies the draft resolution that was included in your June 7th Board Agenda packets. Staff requests that your Board adopt the modified resolution as included with this agenda packet to complete action on this item. This item pertains to a project located in District 1.

ALTERNATIVE ACTION(S):

As your Board has already taken action to approve the text amendment and conditional use permit, including making the required findings for approval of the conditional use permit, the only alternative action would be to rescind approval of the June 7, 2022, action to approve.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. Pursuant to the County's Master Schedule of Fees, the Applicant/Owner/Appellant has paid \$9,555.00 in land use processing fees to the County for the processing of subject land use applications and \$508.00 to appeal the Commission's decision.

DISCUSSION:

The approved project will allow a value-added agricultural facility consisting of a processing facility for raw agricultural materials including tomato pumice, grape seed, and industrial hemp for extraction of lycopene and CBD oil, and distribution of produced products on a 20-acre portion of an existing 38.33-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

On June 7, 2022, your Board considered the appeal of the Planning Commission's technical denial of the

project, including information regarding the traffic impact study, and testimony both in favor and in opposition from the public. After closing the hearing, your Board acted to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8157, and determined that the required findings specified in Fresno County Zoning Ordinance section 873(E) could be made subject to additional conditions requiring that the Applicant enter into an agreement indemnifying the County for all legal costs associated with its approval of Initial Study No. 7938 and Classified Conditional Use Permit Application No. 3690, an odor study/odor control plan and a truck routing plan are to be submitted to the Department for coordinated review and must be deemed acceptable to the County prior to issuance of any permits, and hemp shall not be grown on the subject site.

Per the recommended action, the resolution associated with this item factually documents your Board's action.

REFERENCE MATERIAL:

BAI #11, June 7, 2022

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Resolution

CAO ANALYST:

Salvador Espino