ATTACHMENT A

Inter Office Memo

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

DATE: July 26, 2018

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12726 - INITIAL STUDY APPLICATION NO. 7359, AMENDMENT APPLICATION NO. 3825, and GENERAL PLAN AMENDMENT APPLICATION NO. 552

APPLICANT: Fresno Humane Animal Services

OWNER: WESCLO, LP

REQUEST: Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses related to an animal hospital and shelter.

LOCATION: The subject property is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenue, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S).

PLANNING COMMISSION ACTION:

At its hearing of July 26, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Abrahamian and seconded by Commissioner Burgess to recommend to the Board of Supervisors adoption the Mitigated Negative Declaration prepared for Initial Study Application No. 7359; approval of General Plan Amendment Application No. 552 and Amendment Application No. 3825; and direct the Secretary to prepare a resolution recommending that the proposed changes to the County General Plan and approval of the proposed rezone are consistent with the Fresno County General Plan, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Abrahamian, Burgess, Delahay, Hill and Vallis
	No:	Commissioners Chatha, Ede, Eubanks and Lawson
	Absent:	None
	Abstain:	None

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

By: _____
William M. Kettler, Manager
Development Services and Capital Projects Division

WMK:ksn
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Attachments

EXHIBIT A

Initial Study Application No. 7359
General Plan Amendment Application No. 552
Amendment Application No. 3825

Staff: The Fresno County Planning Commission considered the Staff Report dated July 26, 2018, and heard a summary presentation by staff.

Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The project will be limited to a single use and will be a state-of-the-art animal hospital and shelter.
- The services will include a spay and neuter program, animal vaccinations, drop-off location for deceased animals, and pet adoption center.
- We held a community meeting and there were 40 members of the public in support and one in opposition.
- The facility will be fenced and secured; there will be no odors; and deceased animals will be stored in a cold box for weekly collection and removal.

Others: Eight individuals, representing the neighborhood and animal service providers spoke in favor of the application:

- The facility is needed and is welcomed in my neighborhood.
- This is an accessible location, near the freeway, and people do not want to go to an out-of-the-way location to adopt a pet.
- The shelter will be designed to mitigate noise and odor; the noise from the adjacent freeway is louder than the proposed facility; and animals will be kept inside at night.
- Any animals that are dumped at the facility after hours, will be captured and taken in by the shelter operators; animal dumping is a countywide issue.
- The shelter operators will provide education programs to the community regarding proper animal treatment, care, and laws.

Three individuals, representing the neighborhood spoke in opposition to the application:

- I am concerned dead animals will be left out causing odors and disease; the dead animals will draw coyotes to the neighborhood; and animals will be dumped at the site.

- This type of facility does not belong in a residential neighborhood or near a school; and the City of Fresno is planning a different use for this site.

- The facility will bring extra traffic to the neighborhood, which already has heavy traffic.

No other individuals presented information in support of or in opposition to the application.

Correspondence: Three letters were presented to the Planning Commission in opposition to the application citing concerns with land use compatibility, traffic, noise, odor, health and safety, and animal dumping should the proposal be approved.

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7359, General Plan Amendment Application No. 552, and Amendment Application No. 3825
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	**Impact**	**Mitigation Measure Language**	**Implementation Responsibility**	**Monitoring Responsibility**	**Time Span**
1.	Aesthetics	Landscaping, consisting of trees and shrubs, shall be planted and maintained along the Grantland Avenue frontage of the project. A detailed landscape plan, prepared by a licensed Landscape Architect, shall be submitted for review and approval as part of the mandatory Site Plan Review process for this project. All landscaping shall be planted prior to final occupancy of the development. The landscaping and the irrigation system shall be maintained as long as the facility is in operation.	Applicant	Applicant/ Public Works and Planning	Prior to final occupancy
2.	Aesthetics	All lighting shall be hooded and directed as to not shine toward adjacent property and public streets.	Applicant	Applicant/ Public Works and Planning	Ongoing
3.	Hydrology and Water Quality	The project shall connect to the City of Fresno sewer and water services.	Applicant	Applicant/ Public Works and Planning/ City of Fresno Public Utilities Department	Prior to final occupancy
4.	Transportation/ Traffic	The project shall add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH speed as recommended in the Traffic Impact Study.	Applicant	Applicant/ Public Works and Planning	Prior to final occupancy
5	Transportation/ Traffic	The project shall implement a Class II Bike Lane facility along its frontage on Grantland Avenue as recommended in the Traffic Impact Study.	Applicant	Applicant/ Public Works and Planning	Prior to final occupancy

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

EXHIBIT "B"

Conditions of Approval	
1.	The M-1 (Light Industrial) uses allowed on the property shall be limited to Animal Hospitals and Shelters, subject to the Property Development Standards in Section 843.5 except as modified for building height and setbacks below.
2.	No buildings or structures shall have a height greater than 35 feet.
3.	On-site development shall provide front-yard (Grantland Avenue) landscaping. The Requirements of Section 820.5-E, (Rural Residential Zone District, Yards) shall apply for the front-yard, side-yard, and rear-yard setbacks for development in this M-1(c) Zone District.
4.	Prior to development, the project shall construct all street frontage improvements along the project frontage of Grantland Avenue, per City of Fresno standards, including any dedications of required right-of-way for those improvements.
5.	Fresno Irrigation District (FID) Facility (Epstein No. 48 Pipeline) partially exists on the project site and shall be protected prior to any County approval action on any grading and drainage plans, or construction and landscaping plans; the County shall route said plans to FID for review and comment. The County shall consider FID input with the intent to ensure that proposed development will not endanger the structural integrity of the pipeline or result in drainage patterns that could adversely affect the on-site FID facilities. FID easements shall be shown on all plans submitted to the County for review. a) Footings and retaining walls shall not encroach into the FID easement and all soil and stockpile shall be kept outside of the easement. b) Large earthmoving equipment (paddle wheel scrapers, graders, and excavators) shall be prohibited within the FID easement. c) Prior to development, the Project Developer shall coordinate with FID concerning Note No. 15 listed under "Notes" which addresses Agreement No. 143033 recorded on December 10, 1979 (Book 7427, Page 961). Prior to issuance of final occupancy, the Project Developer shall provide evidence to the County that the terms of this Agreement have been satisfied through either pipeline replacement as stipulated, or entering into a revised agreement between FID and the property owner to supersede the 1979 Agreement with new terms satisfactory to both the Project Developer and FID.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
2.	A grading permit or voucher is required for any grading that has been done without permit and any grading proposed with this application. Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.

Notes	
3.	Any work done within the right-of-way to construct a new driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
4.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
5.	If not already present, 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.
6.	If not already present, 10' x 10' corner cutoffs will need to be improved for sight distance purposes at the driveway onto Grantland Avenue.
7.	The property is subject to the provisions of the Fresno County Parcel Map Ordinance. For more information, contact the Department of Public Works and Planning, Development Engineering Section at (559) 600-4022.
8.	The proposed development encompasses two legal lots; a parcel merger of said lots is required in order to conform to all zoning requirements, prior to development.
9.	A Site Plan Review will be required to be submitted to and approved by the Fresno County Department of Public Works and Planning prior to the issuance of any permits in the M-1 Zone District.
10.	The subject site will be required to pay the Fresno Metropolitan Flood Control District drainage fees at the time of any development based on the fee rates in effect at that time. Current drainage fees for development are estimated to be $54,410.
11.	The Fresno Metropolitan Flood Control District (District) requires that the storm drainage patterns for the development conform to the District's Master Plan. The District will need to review and approve all improvement plans for any proposed construction of curb and gutter or storm drainage facilities for conformance to the Master Plan within the project area. Construction requirements will be addressed with future entitlements on the property that may include street reconstruction.
12.	The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability the Fresno Metropolitan Flood Control District to operate and maintain the canal or pipeline.
13.	Construction activity, including grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area, or less if part of a larger plan of development or sale, must secure a storm water discharge permit in compliance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System regulations (CFR Parts 122-124, Nov. 1990). The permit must be secured by filing a Notice of Intent for the State General Permit for Construction Activity with the State Water Resources Control Board. The notice must be filed prior to the start of construction.

Notes	
14.	As part of the mandatory Site Plan Review Process, new development on this parcel shall be submitted to the San Joaquin Valley Unified Air Pollution Control District to determine if an Indirect Source Review application is required.
15.	Fresno Irrigation District's (FID's) active Epstein No. 48 pipeline runs northwesterly and traverses the north and eastern portions of the subject property, in a 40-foot-wide perpetual and exclusive easement, recorded November 21, 1979 as Document Number 143033, Official Records of Fresno County, and crosses Grantland Avenue approximately 100 feet north of the subject property. The southern 15 feet of this easement is on the subject property. The terms of this Agreement include, but are not limited to: a) FID's right of ingress to and egress from the easement over and across the real property of the Owners in a covenant and agreement that no building, fence or other structure shall be constructed, and no trees, vines or shrubs shall be planted or maintained upon the easement without the consent of FID. b) Should the property described in the Agreement, be developed in either commercial or residential use, the existing 48" inside diameter irrigation pipeline shall be replaced, at the Property Owner's expense, with a 48" inside diameter, rubber gasketed reinforced concrete pipeline as may be required by FID.
16.	All abandoned wells and septic systems located on the property shall be destroyed by a licensed contractor under permit by the County of Fresno.

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RESOLUTION NO. 12726

EXHIBIT “C”

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

Initial Study Application No. 7359
General Plan Amendment Application No. 552
Amendment Application No. 3825

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

Initial Study Application	$ 5,151.00[1]
General Plan Amendment Application	$ 3,500.00[2]
Amendment Application	$ 6,214.00[2]
Public Health Department Review	$ 1,180.00[3]
Total Fees Collected	**$ 16,045.00**

[1] Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.

[2] Review and research, engaging with reviewing departments and multiple agencies, staff’s analysis, Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.

[3] Review of proposal and associated environmental documents by the Department of Public Health, Environmental Health Division.

ATTACHMENT B

County of Fresno

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

Planning Commission Staff Report
Agenda Item No. 2
July 26, 2018

SUBJECT: Initial Study Application No. 7359, General Plan Amendment Application No. 552 and Amendment Application No. 3825

Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses related to an animal hospital and shelter.

LOCATION: The subject property is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenue, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S).

OWNER: Wesclo, LP
APPLICANT: Fresno Humane Animal Services

STAFF CONTACT: Marianne Mollring, Senior Planner
Initial Study/Amendment Application Information
(559) 600-4569

Mohammad Khorsand, Senior Planner
General Plan Amendment Application Information
(559) 600-4239

Chris Motta, Principal Planner
(559) 600-0422

RECOMMENDATION:

- Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7359; and

- Recommend that the Board of Supervisors approve General Plan Amendment (GPA) No. 552 amending the County General Plan by re-designating two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial as the second General Plan Amendment Cycle in 2018; and

- Recommend that the Board of Supervisors approve Amendment Application (AA) No. 3825 to rezone two adjacent parcels totaling 4.15 acres from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal shelter/animal hospital and associated uses; and

- Direct the Secretary to prepare a Resolution forwarding GPA No. 552 and AA No. 3825 to the Board of Supervisors with a recommendation for approval, stating that the proposed changes to the County General Plan and rezoning request are consistent with the Fresno County General Plan.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Land Use Map
4. Existing Zoning Map
5. Uses Allowed Under the Current Zoning
6. Use Allowed Under the Proposed Zoning
7. Summary of Initial Study Application No. 7359
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Rural Residential	Limited Industrial
Zoning	R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District	M-1(c) (Light Manufacturing, Conditional) Uses limited to an animal hospital and shelter
Parcel Size	2.09 acres (APN 504-	No change

Criteria	Existing	Proposed
	081-03S) 2.06 acres (APN 504-081-02S)	
Project Site	Vacant	Amend the County General Plan by re-designating two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the site from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses (uses related to an animal hospital and shelter).
Structural Improvements	None	No Change
Nearest Residence	150 feet west of the project site	No Change
Surrounding Development	Social lodge, churches, elementary school, and single-family residences	No change
Operational Features	None	See "Project Site" above
Employees	N/A	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.
Customers/Supplier	N/A	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.
Traffic Trips	None	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.
Lighting	None	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.
Hours of Operation	N/A	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.

Setback, Separation and Parking

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	R-R Zone District: Front: 35 feet Sides: 20 feet Rear: 20 feet	M-1 Zone District: Front: 15 feet Sides: 15 feet Rear: 15 feet	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.
Parking	One (1) parking space for every dwelling unit	One (1) off-street space for each two (2) permanent employees	No direct change proposed. Rezoning would allow by-right development of an animal hospital/shelter.
Lot Coverage	No requirement	No requirement	N/A
Separation between Buildings	Six-foot minimum	No requirement	N/A
Wall Requirements	No wall requirement	Six-foot-high solid masonry wall	N/A
Septic Replacement Area	100 percent for the existing system	City of Fresno sewer system	Yes
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	City of Fresno water system	Yes

Circulation and Traffic

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Grantland Avenue; Excellent condition	No change
Direct Access to Public Road	Yes	N/A	N/A
Road ADT		7,500	No change
Road Classification		Arterial	No change

		Existing Conditions	Proposed Operation
Road Width		20 feet east of section line	No change
Road Surface		Asphalt paved; pavement width 21.4 feet	No change
Traffic Trips		None	Increase associated with development
TIS Prepared	Yes	N/A	TIS required by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		Excellent condition	No change

Surrounding Properties

	Size:	Use:	Zoning:	Nearest Residence:
North	2.01 acres	Church	R-R	None
South	2.05 acres	Vacant/Social Lodge	R-R	960 feet
East	3.0 acres	Vacant/SR 99	R-R	None
West	2.01 acres	Single-family residence, Church	R-R	150 feet

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

ENVIRONMENTAL ANALYSIS

Initial Study Application No. 7359 was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 7. The Initial Study has been revised to delete Mitigation Measure 2, under Section I Aesthetics. The six-foot masonry wall is required by the M-1 (Light Industrial) Section of the Zoning Ordinance.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: June 8, 2018.

PUBLIC NOTICE:

Notices were sent to 58 property owners within 1,320 feet of the subject property, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

Should the Planning Commission recommend approval, a subsequent hearing date before the Board of Supervisors (BOS) will be scheduled as close to the Commission's action as practical to make the final decision on the General Plan Amendment and rezoning request. Staff is currently targeting a Board of Supervisors hearing date in September 2018. Once scheduled, a separate notice of that hearing will be provided to the Applicant, surrounding property owners and other interested parties.

PROCEDURAL CONSIDERATIONS:

A General Plan Amendment and rezoning (Amendment Application) are legislative acts requiring final action by the Board of Supervisors. A decision by the Planning Commission in support of General Plan Amendment and 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 decision to deny a General Plan and rezoning, however, is final unless appealed to the Board of Supervisors.

BACKGROUND INFORMATION:

The subject property currently has a General Plan designation of Rural Residential and is zoned R-R(nb) (Rural Residential, Neighborhood Beautification Overlay). The zoning was enacted on August 31, 1976 by the County Board of Supervisors (Amendment Application No. 2870) during a broad-scale rezoning associated with the update of the County General Plan, which involved rezoning a large portion of land west of the City of Fresno from agricultural zoning to the R-R Zone District and changing the underlying General Plan designation to Rural Residential. The rezoning extended west to Grantland Avenue, and the subject parcels (which are located on the east side of Grantland Avenue and thus within that new Rural Residential area) were encompassed within the rezoning and re-designation.

The project site is located in an area of mixed uses including residential, school, churches, vacant land, and a social lodge. The area to the west of the parcel across Grantland Avenue is zoned R-R and is developed with single-family residences, a church, and an elementary school. The property to the north is a church; to the east is a vacant parcel and State Route 99; and south is vacant land and a social lodge, all zoned R-R. Further south is a single-family residential neighborhood within the City of Fresno, and to the southwest is the Herndon-Barstow Elementary School. The subject parcels are currently vacant.

Other non-residential land uses approved in the vicinity include:

Application No.	Project Description	Status	Date of Action
Conditional Use Permit (CUP) No. 3234	Allow a church, 6343 N. Grantland (APN 504-040-65)	Planning Commission Approved	2/3/2009
CUP No. 2289 CUP No. 2601	Allow a social club, 6176 N. Grantland (APN 504-081-07S)	Planning Commission Approved	10/9/1986 1/20/1993
CUP No. 1861	Allow a church, 6438 N. Grantland (APN 504-081-01S)	Planning Commission Approved	4/8/1981

Under the subject proposal, the Applicant is proposing to amend the County General Plan by re-designating two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the parcels from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses (uses related to an animal hospital and shelter).

Although the proposed General Plan Amendment and Rezone applications would allow establishing an animal hospital/shelter as a by-right use, the development of the subject site into an allowed use would require approval of a Site Plan Review to ensure compliance with the development standards of the proposed M-1(c) Zone District.

ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY:

Relevant Policies:	**Consistency/Considerations:**
General Plan Policy LU-F.29, criteria a, b, c, d: County may approve rezoning requests for new industrial development, provided that the project's operational measures protect public health, safety, and welfare; project provides adequate off-street parking; project maintains non-objectionable use areas adjacent to abutting properties; and project limits the industry's size, time of operation, or length of permit.	The subject site (two adjacent parcels totaling 4.15 acres) is not developed. The rezoning will allow an animal hospital/shelter by right. The proposal is consistent with Policy LU-F.29.
General Plan Policy LU-F.30: County shall generally require community sewer and water services for industrial development.	The proposed parcels will be required to connect to City of Fresno services at the time of development. No concerns relating to sewer and water services were expressed by the Fresno County Department of Public Health, Environmental Health Division.
General Plan Policy LU-F.31: To the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area.	The proposed Mitigation Measures, Conditions of Approval, and mandatory Site Plan Review will ensure compatible landscaping and setbacks consistent with the surrounding Rural Residential Zone District.
General Plan Policy LU-F.32: Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate, the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.	Any development proposed for the site will be required to provide street improvements to City of Fresno standards, including sidewalk, curb and gutter, and a Class II bicycle lane. The Conditional M-1 Zoning limits the use to an animal hospital/shelter, with limited, non-industrial traffic generation.
General Plan Policy LU-F.33: The County shall require that permanent parking facilities permitted within designated	Any development proposed for the site will be required to provide on-site parking conforming to the M-1(c) Zone District standards and be

Relevant Policies:	Consistency/Considerations:
industrial areas be designed to be compatible with the surrounding land use patterns.	approved through Site Plan Review.
General Plan Policy LU-G.1: 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. General Plan Policy LU-G.14: The County shall 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.	This application was referred to the City of Fresno for processing and annexation. The City of Fresno declined annexation and released the application for processing by the County on May 23, 2017.
General Plan Policy TR-A.7: County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. General Plan Policy TR-A.8: County shall ensure that land development that affects roadway use or operation, or requires roadway access to plan, dedicate, and construct required improvements is consistent with the criteria in the Circulation Diagram and Standards section of the General Plan.	This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning. The project required a Traffic Impact Study (TIS) to determine requirements and traffic mitigation. According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, the total existing right-of-way east of the section line for the portion of Grantland Avenue which fronts the subject property is 20 feet. Due to this portion of Grantland Avenue being classified as an Arterial, the minimum right-of-way required for Grantland Avenue is 53 feet east of the section line. Any future development activity will be required to provide full right-of-way and street improvements to City of Fresno standards.

Reviewing Agency/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject property is designated Rural Residential in the General Plan. The Applicant is proposing to rezone the subject property from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District to allow a proposed animal hospital/shelter and related facilities. The M-1 Zone District is a compatible zone district for land designated Limited Industrial within the General Plan.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Grantland Avenue is classified as an Arterial with an existing 20-foot right-of-way east of the section line along the parcel frontage, per Plat Book. The minimum width for an Arterial right-of-way east of the section line is 53 feet. According to FEMA FIRM Panel 1535H, the subject property is not subject to flooding from the 100-year storm. According to the U.S.G.S. Quad Maps, there are existing natural drainage channels traversing the subject parcel. Easements may be required by the appropriate agency.

All work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. If not already present, 10' x 10' corner cutoffs should be improved for sight distance purposes at the exiting driveways onto Grantland Avenue. An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A grading permit or voucher is required for any grading that has been done without permit and any grading proposed with this application. This information has been included under Project Notes.

Fresno Irrigation District (FID): FID's active Epstein No. 48 pipeline runs northwesterly and traverses the north and eastern portions of the subject property in a 40-foot-wide perpetual and exclusive easement, recorded November 21, 1979, as Document Number 143033, Official Records of Fresno County, crosses Grantland Avenue approximately 100 feet north of the subject property and will be impacted by the future development. This section of pipe was installed in 1979 (37 years old) as 48-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas. FID has an Agreement for Substitution of Pipeline of this section of Epstein No. 48, which runs with the land, requiring the pipeline to be upgraded with a new 48-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) with appurtenant structures in accordance with FID standards upon development of the parcels.

FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities, including, but not limited, to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities. FID requires that the Applicant/developer submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID. This information has been included under Project Notes.

Fresno County Department of Public Health, Environmental Health Division: The Applicant will be required to submit an acoustical analysis, prepared by a qualified acoustical consultant, which must address the potential impacts to nearby noise-sensitive receivers from the operation of the proposed project. The analysis shall take into account noise coming from the parking lot area, and Fresno County Noise Ordinance Standards for daytime and nighttime.

The Applicant has completed this requirement. The Fresno County Department of Public Health, Environmental Health Division reviewed the Acoustical Analysis provided by WJV Acoustics, Inc. and recommends that future development adhere to the recommendations of the Acoustical Analysis.

State Water Resources Control Board: The proposal requires a "will-serve" letter from the City of Fresno. The Environmental Health Division will not permit the proposed facility due to its close proximity to the City of Fresno.

The Applicant has completed this requirement and provided the County with a will-serve letter from the City of Fresno and with Fresno County Local Agency Formation Commission (LAFCo) approval for the service connections.

San Joaquin Valley Air Pollution Control District: The proposed project would equal or exceed 20,000 square feet of medical office space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review). The Applicant is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

The Applicant has completed this requirement. The San Joaquin Valley Air Pollution Control District approved the Air Impact Assessment submitted for this project and determined that the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site mitigation fees.

Fresno Metropolitan Flood Control District (FMFCD): The subject site will be required to pay the FMFCD drainage fees at the time of any development based on the fee rates in effect at that time. FMFCD requires that the storm drainage patterns for the development conform to the District's Master Plan. The District will need to review and approve all improvement plans for any proposed construction of curb and gutter or storm drainage facilities for conformance to the Master Plan within the project area. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline. Construction activity, including grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area, or less if part of a larger plan of development or sale, must secure a storm water discharge permit in compliance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System regulations (CFR Parts 122-124, Nov. 1990). This information has been included under Project Notes.

City of Fresno: The City of Fresno General Plan designates the subject site for Commercial Business Park, which would correspond to the BP (Business Park) Zone District. The City's BP Zone District does not permit the proposed animal shelter use. The Applicant shall agree not to oppose inclusion in any future annexation by the City of Fresno regarding the subject property.

The Applicant shall construct all street frontage improvements along the project frontage of Grantland Avenue per City of Fresno standards, including any dedications of required right-of-way for those improvements. This has been included as a Condition of Approval.

Zoning Section, Water and Natural Resources Division, and Building and Safety Section of the Fresno County Department of Public Works and Planning; California Department of Fish and Wildlife; Table Mountain Rancheria; and Fresno County Fire Protection District: No concerns.

Analysis:

One fundamental issue regarding any rezone request is whether the proposed zone change is consistent with the General Plan. The subject site (two adjacent parcels totaling 4.15 acres) is currently designated Rural Residential in the County General Plan and zoned R-R(nb) (Rural

Residential, Neighborhood Beautification Overlay) in the County Zoning Ordinance.

A Memorandum of Understanding (MOU) between the County and the City of Fresno, as well as General Plan Policy LU-G.1, require that applications for new urban development within the City's Sphere of Influence be referred to the City for annexation. In response to Fresno County Referral No. 982, on May 23, 2017, the City elected not to annex the parcel and released the project to the County to process. County staff also consulted with the City of Fresno during its review of the project in order to evaluate potential impacts on transportation, public facilities, and other factors. Staff at the City of Fresno indicated there were no immediate concerns with the proposed rezoning and that the Applicant would need to address street frontage improvements, and public water and wastewater connections at the time of development.

The current request is to change the land use designation on the project site from Rural Residential to Limited Industrial. The General Plan lists the M-1 Zone District as being compatible with the proposed Limited Industrial land use designation.

The project area encompasses two adjacent parcels totaling 4.15 acres and is currently undeveloped. Industrial use is not compatible with the Rural Residential land use designation and R-R zoning on the parcel. The subject proposal would amend the County General Plan by re-designating the site from Rural Residential to Limited Industrial and rezoning from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and related uses.

An Initial Study (IS) prepared for this proposal has identified that there would be no impacts to Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation. Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been determined to be less than significant. Potential impacts relating to Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems have been determined to be less than significant with compliance with the Mitigation Measures listed in Exhibit 1.

In order to ensure compatibility of an animal hospital/shelter with the existing Rural Residential neighborhood and adjacent uses, Mitigation Measures and Conditions of Approval (Exhibit 1) have been included in this project requiring: landscape improvements along the Grantland frontage; hooded and directed lighting; height limit of 35 feet on structures; and street improvements, sidewalk, and bicycle lane on Grantland Avenue. A six-foot-high solid masonry wall along the property lines is a requirement of the M-1 Zone District when adjacent to residentially-zoned property.

Identified mandatory project requirements (Project Notes), as discussed in this staff report, would more appropriately apply to any future development on the property, subject to mandatory Site Plan Review as specified in Section 874 of the County Zoning Ordinance.

Given the above discussion, staff believes the proposal is consistent with the County General Plan.

RECOMMENDED CONDITIONS OF APPROVAL:

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

PUBLIC COMMENT:

None.

CONCLUSION:

Staff believes that amendment to the County General Plan from Rural Residential to Limited Industrial and the proposed rezone from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District is consistent with the Fresno County General Plan and recommends approval of General Plan Amendment No. 552 and Amendment Application No. 3825, subject to the Mitigation Measures, Conditions of Approval, and Project Notes attached as Exhibit 1.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7359; and

- Recommend that the Board of Supervisors approve General Plan Amendment No. 552 amending the County General Plan by re-designating two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial as the second General Plan Amendment cycle in 2018; and

- Recommend that the Board of Supervisors approve Amendment Application No. 3825 to rezone two adjacent parcels totaling 4.15 acres from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses (uses related to an animal hospital and shelter); and

- Direct the Secretary to prepare a Resolution forwarding General Plan Amendment Application No. 552 and Amendment Application No. 3825 to the Board of Supervisors with a recommendation for approval, stating that the proposed changes to the County General Plan and rezoning request are consistent with the Fresno County General Plan.

Alternative Motion (Denial Action)

- Determine that the proposed request to amend the Fresno County General Plan from Rural Residential to Limited Industrial, and rezone from the R-R(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow an animal hospital/shelter and associated uses is inconsistent with the General Plan (state basis for inconsistency) and deny General Plan Amendment No 552 and Amendment Application No. 3825; and

- Direct the Secretary to prepare a resolution documenting the Commission's action.

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7359, General Plan Amendment Application No. 552, and Amendment Application No. 3825
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	**Impact**	**Mitigation Measure Language**	**Implementation Responsibility**	**Monitoring Responsibility**	**Time Span**
*1.	Aesthetics	Landscaping, consisting of trees and shrubs, shall be planted and maintained along the Grantland Avenue frontage of the project. A detailed landscape plan, prepared by a licensed Landscape Architect, shall be submitted for review and approval as part of the mandatory Site Plan Review process for this project. All landscaping shall be planted prior to final occupancy of the development. The landscaping and the irrigation system shall be maintained as long as the facility is in operation.	Applicant	Applicant/ Public Works and Planning	Prior to final occupancy
*2.	Aesthetics	All lighting shall be hooded and directed as to not shine toward adjacent property and public streets.	Applicant	Applicant/ Public Works and Planning	Ongoing
*3.	Hydrology and Water Quality	The project shall connect to the City of Fresno sewer and water services.	Applicant	Applicant/ Public Works and Planning/ City of Fresno Public Utilities Department	Prior to final occupancy
*4.	Transportation/ Traffic	The project shall add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH speed as recommended in the Traffic Impact Study.	Applicant	Applicant/ Public Works and Planning	Prior to final occupancy
*5.	Transportation/ Traffic	The project shall implement a Class II Bike Lane facility along its frontage on Grantland Avenue as recommended in the Traffic Impact Study.	Applicant	Applicant/ Public Works and Planning	Prior to final occupancy

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

EXHIBIT B

Conditions of Approval	
1.	The M-1 (Light Industrial) uses allowed on the property shall be limited to Animal Hospitals and Shelters, subject to the Property Development Standards in Section 843.5 except as modified for building height and setbacks below.
2.	No buildings or structures shall have a height greater than 35 feet.
3.	On-site development shall provide front-yard (Grantland Avenue) landscaping. The Requirements of Section 820.5-E, (Rural Residential Zone District, Yards) shall apply for the front-yard, side-yard, and rear-yard setbacks for development in this M-1(c) Zone District.
4.	Prior to development, the project shall construct all street frontage improvements along the project frontage of Grantland Avenue, per City of Fresno standards, including any dedications of required right-of-way for those improvements.
5.	Fresno Irrigation District (FID) Facility (Epstein No. 48 Pipeline) partially exists on the project site and shall be protected prior to any County approval action on any grading and drainage plans, or construction and landscaping plans; the County shall route said plans to FID for review and comment. The County shall consider FID input with the intent to ensure that proposed development will not endanger the structural integrity of the pipeline or result in drainage patterns that could adversely affect the on-site FID facilities. FID easements shall be shown on all plans submitted to the County for review. a) Footings and retaining walls shall not encroach into the FID easement and all soil and stockpile shall be kept outside of the easement. b) Large earthmoving equipment (paddle wheel scrapers, graders, and excavators) shall be prohibited within the FID easement. c) Prior to development, the Project Developer shall coordinate with FID concerning Note No. 15 listed under "Notes" which addresses Agreement No. 143033 recorded on December 10, 1979 (Book 7427, Page 961). Prior to issuance of final occupancy, the Project Developer shall provide evidence to the County that the terms of this Agreement have been satisfied through either pipeline replacement as stipulated, or entering into a revised agreement between FID and the property owner to supersede the 1979 Agreement with new terms satisfactory to both the Project Developer and FID.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
2.	A grading permit or voucher is required for any grading that has been done without permit and any grading proposed with this application. Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.

Notes	
3.	Any work done within the right-of-way to construct a new driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
4.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
5.	If not already present, 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.
6.	If not already present, 10' x 10' corner cutoffs will need to be improved for sight distance purposes at the driveway onto Grantland Avenue.
7.	The property is subject to the provisions of the Fresno County Parcel Map Ordinance. For more information, contact the Department of Public Works and Planning, Development Engineering Section at (559) 600-4022.
8.	The proposed development encompasses two legal lots; a parcel merger of said lots is required in order to conform to all zoning requirements, prior to development.
9.	A Site Plan Review will be required to be submitted to and approved by the Fresno County Department of Public Works and Planning prior to the issuance of any permits in the M-1 Zone District.
10.	The subject site will be required to pay the Fresno Metropolitan Flood Control District drainage fees at the time of any development based on the fee rates in effect at that time. Current drainage fees for development are estimated to be $54,410.
11.	The Fresno Metropolitan Flood Control District (District) requires that the storm drainage patterns for the development conform to the District's Master Plan. The District will need to review and approve all improvement plans for any proposed construction of curb and gutter or storm drainage facilities for conformance to the Master Plan within the project area. Construction requirements will be addressed with future entitlements on the property that may include street reconstruction.
12.	The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability the Fresno Metropolitan Flood Control District to operate and maintain the canal or pipeline.
13.	Construction activity, including grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area, or less if part of a larger plan of development or sale, must secure a storm water discharge permit in compliance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System regulations (CFR Parts 122-124, Nov. 1990). The permit must be secured by filing a Notice of Intent for the State General Permit for Construction Activity with the State Water Resources Control Board. The notice must be filed prior to the start of construction.

Notes	
14.	As part of the mandatory Site Plan Review Process, new development on this parcel shall be submitted to the San Joaquin Valley Unified Air Pollution Control District to determine if an Indirect Source Review application is required.
15.	Fresno Irrigation District's (FID's) active Epstein No. 48 pipeline runs northwesterly and traverses the north and eastern portions of the subject property, in a 40-foot-wide perpetual and exclusive easement, recorded November 21, 1979 as Document Number 143033, Official Records of Fresno County, and crosses Grantland Avenue approximately 100 feet north of the subject property. The southern 15 feet of this easement is on the subject property. The terms of this Agreement include, but are not limited to: a) FID's right of ingress to and egress from the easement over and across the real property of the Owners in a covenant and agreement that no building, fence or other structure shall be constructed, and no trees, vines or shrubs shall be planted or maintained upon the easement without the consent of FID. b) Should the property described in the Agreement, be developed in either commercial or residential use, the existing 48" inside diameter irrigation pipeline shall be replaced, at the Property Owner's expense, with a 48" inside diameter, rubber gasketed reinforced concrete pipeline as may be required by FID.
16.	All abandoned wells and septic systems located on the property shall be destroyed by a licensed contractor under permit by the County of Fresno.

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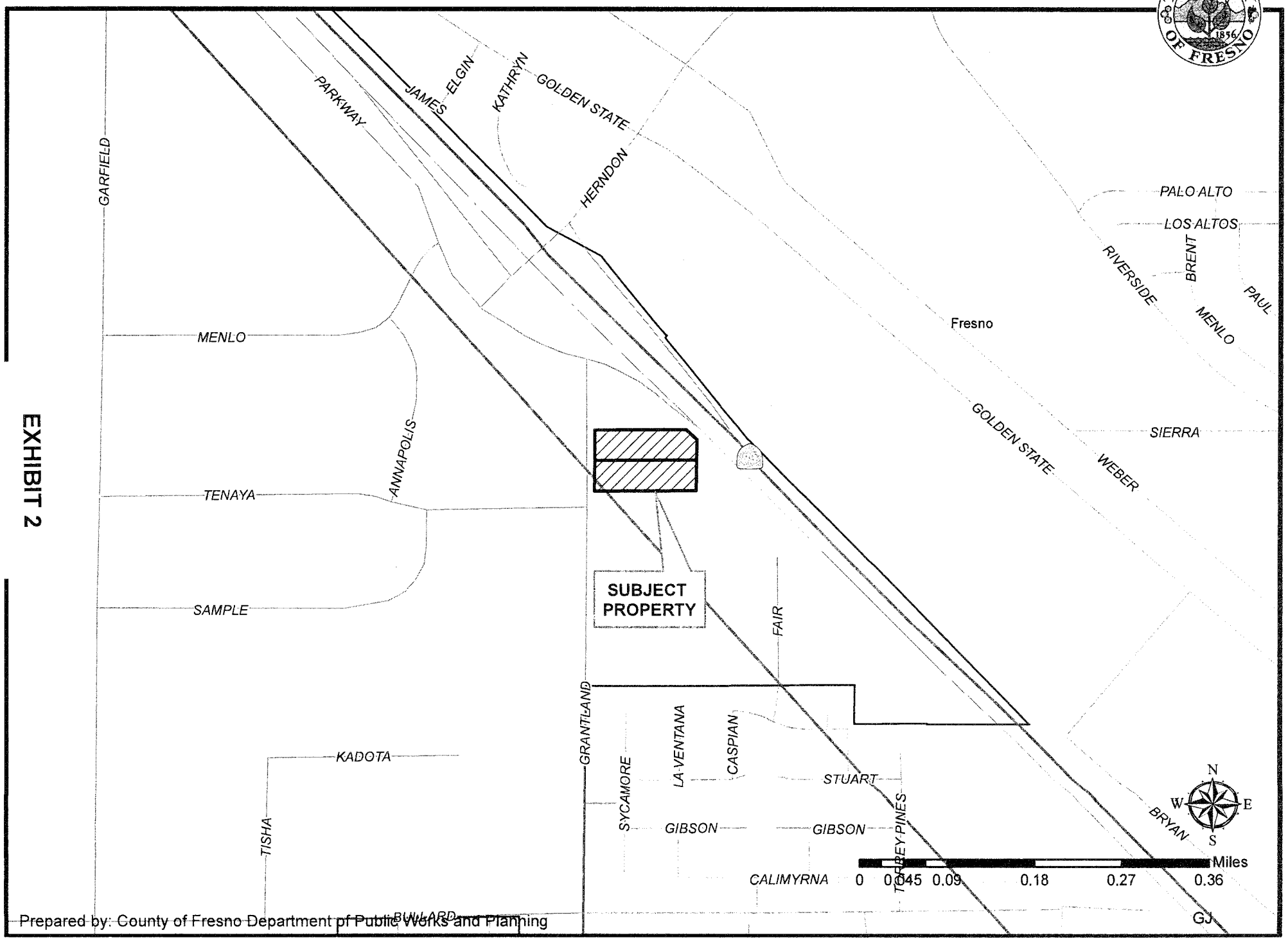
AA 3825

LOCATION MAP

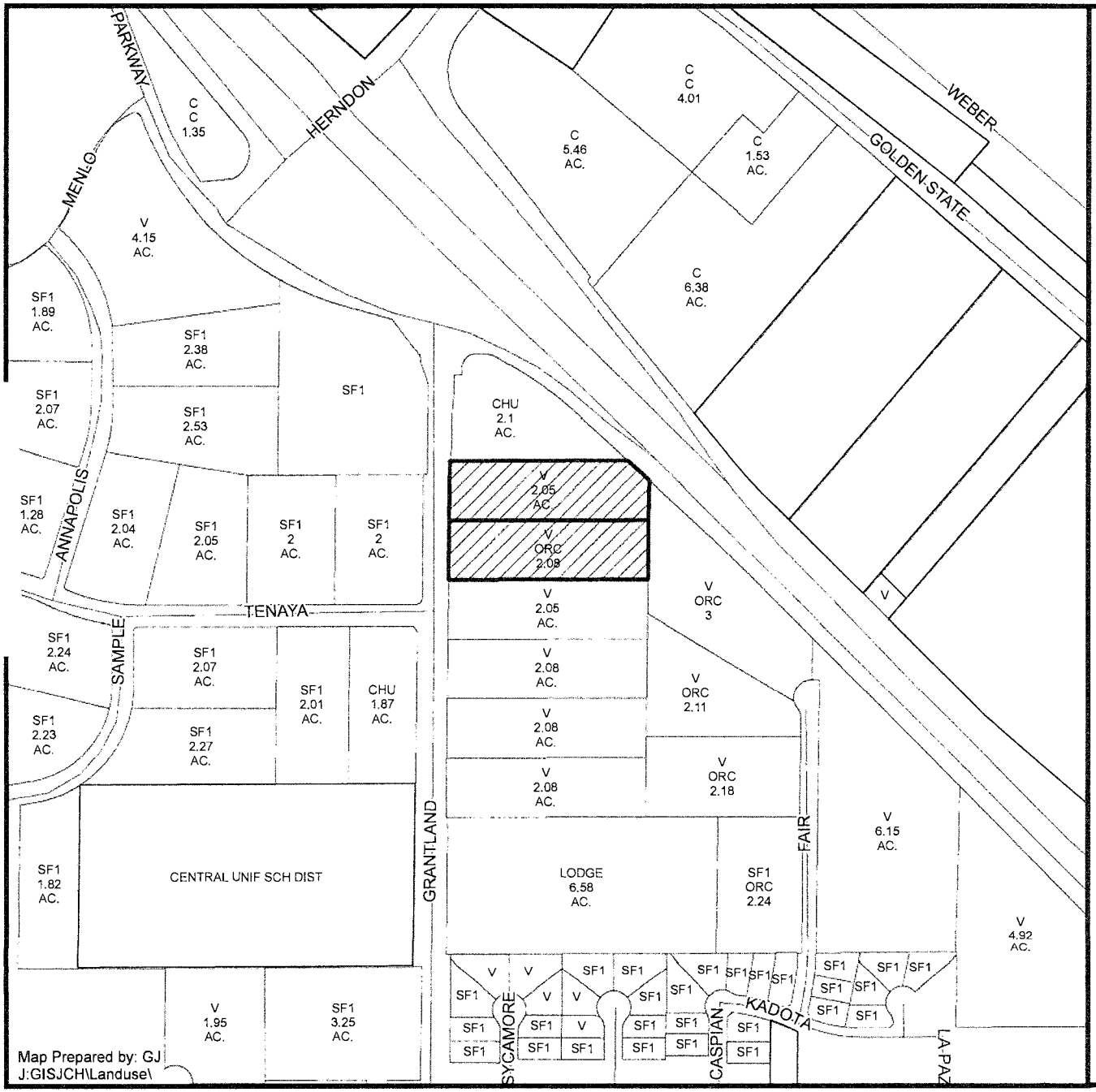


Prepared by: County of Fresno Department of Public Works and Planning

AA 3825

EXISTING LAND USE MAP

EXHIBIT 3



LEGEND
ORC - ORCHARD
C - COMMERCIAL
CHU - CHURCH
LODGE
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

LEGEND:

Subject Property

Ag Contract Land

N
W E
S

0 105 210 420 630 840 Feet

Department of Public Works and Planning
Development Sevices Division

AA 3825
STR 4 - 13/19

EXISTING ZONING MAP

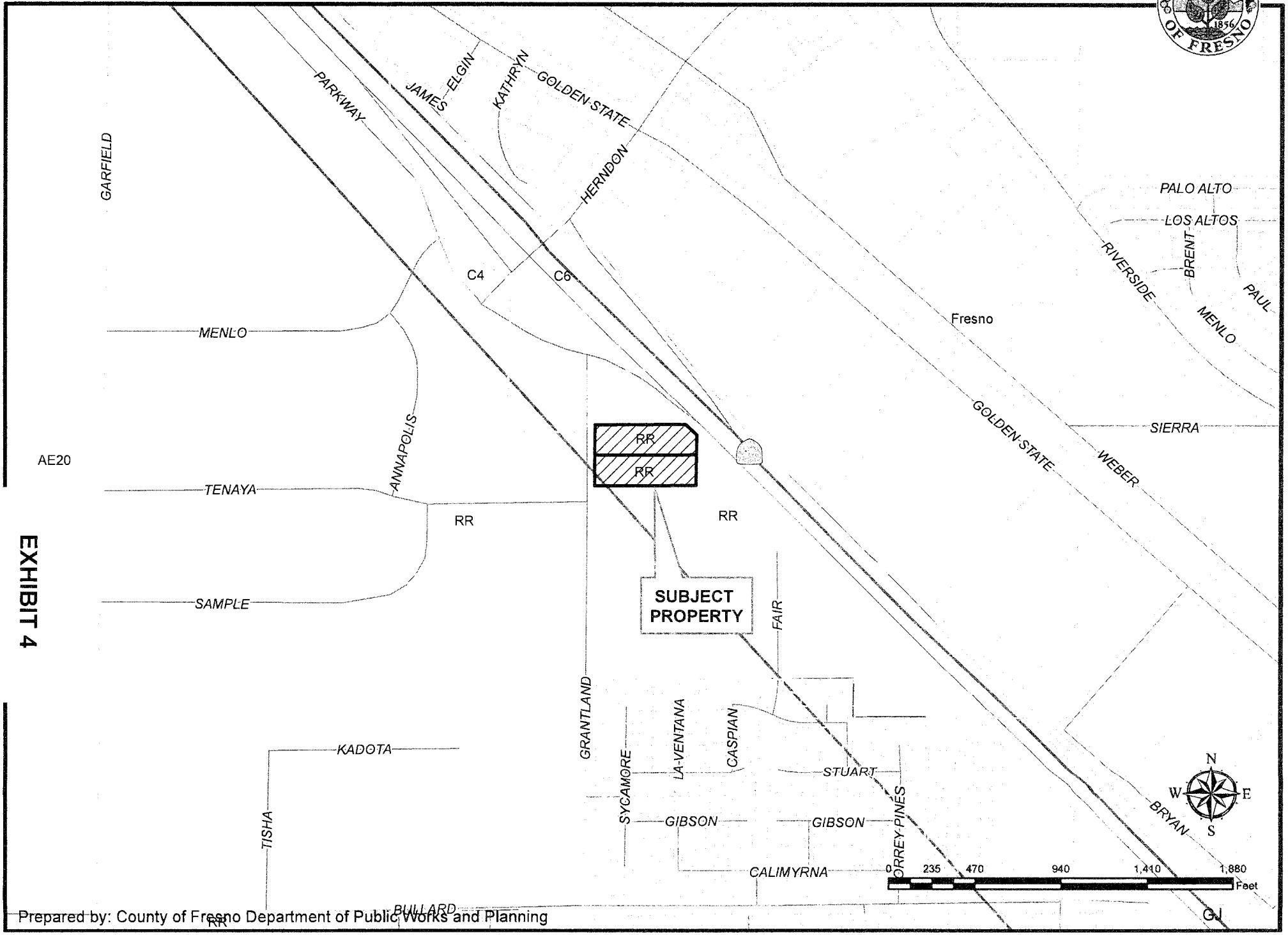


EXHIBIT 4

Prepared by: County of Fresno Department of Public Works and Planning

EXHIBIT 5
Amendment Application No 3825

Uses Allowed Under the existing R-R (Rural Residential) Zone District

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

A. One family dwelling units, not more than one (1) dwelling per lot.
B. Accessory buildings including servant's quarters, accessory living quarters, garages and farm buildings.
C. Agricultural crops, greenhouses, fruit trees, nut trees and vines.
D. Bovine animals, horses, sheep, and goats where the lot area is thirty-six thousand (36,000) square feet or more and provided that the number thereof shall not exceed a number per each thirty-six thousand (36,000) square feet equal to four (4) adult animals in any combination of the foregoing animals and their immature offspring with not more than three (3) adult animals of a bovine or equine kind or combination thereof and their immature offspring or not more than six (6) immature bovine or equine animals or combination thereof where no adult animals are kept per each thirty-six thousand (36,000) square feet. Where the lot is less than thirty-six (36,000) square feet in area, but twenty thousand (20,000) square feet or greater in area, horses may be maintained for personal use in a number not to exceed two (2) animals with their offspring less than one (1) year of age.
E. Dogs and cats as domestic pets only (limited to three (3) or fewer animals four (4) months of age or older).
F. Home Occupations, Class I, in conjunction with a detached single family residential unit, subject to the provisions of Section 855-N.
G. Mobilehome occupancy, not more than one (1) mobilehome per lot, subject to the provisions of Section 856.
H. Signs subject to the provisions of Section 820.5-K.
I. Storage of petroleum products for use by the occupants of the premises, but not for resale or distribution.
J. Storage or parking of boats, trailers, recreational vehicles, or commercial vehicles, limited to the private non-commercial use by the occupants of the premises.
K. The keeping of rabbits and other similar small furbearing animals for domestic use on a lot containing not less than thirty-six thousand (36,000) square feet.
L. The maintaining, breeding, and raising of poultry for domestic use not to exceed five hundred (500) birds and the maintaining, breeding, and raising of poultry for FFA, 4-H and similar organizations. In no case shall the poultry facility be kept or maintained on a lot containing less than thirty-six thousand (36,000) square feet.
M. The sale of agricultural products produced upon the subject property.
N. Day nursery - small.
O. Plant nurseries limited to the sale of agricultural products produced on the property.

EXHIBIT 6
Amendment Application No 3825

Uses Allowed Under the M-1 (c) (Light Industrial, Conditional) Zone District

Uses permitted "by right" shall be limited to:

- Animal Hospitals and Shelters

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Fresno Humane Animal Services

APPLICATION NOS.: Initial Study Application No. 7359, General Plan Amendment Application No. 552 and Amendment Application No. 3825

DESCRIPTION: Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter).

LOCATION: The project site is located on the east side of North Grantland Avenue between North Parkway Drive and West Tenaya Avenues, and approximately 180 feet southwest of the City of Fresno (SUP. DIST. 1) (APN 504-081-02S/03S).

I. AESTHETICS

A. Would the project have a substantial adverse effect on a scenic vista; or

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The subject parcel is located along Grantland Avenue, and west of State Route 99, which is not a State Scenic Highway. No scenic vistas or scenic resources were identified near the property.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is located adjacent to mixed uses including churches, an elementary school, single-family residences, a social club, State Route 99, and vacant land. The General Plan designates this area for Rural Residential uses. The proposed zoning, M-

1(c), is not consistent with the current General Plan designation and a General Plan amendment is being processed concurrently for a Limited Industrial land use designation. Landscaping will be required along the west side of the subject site as a condition of approval to minimize any aesthetic impacts and to conform to the neighborhood beautification overlay in the adjacent Rural Residential Zone District. Additionally, as required by County Ordinance Section 843.5-H.1, a six (6) foot high solid masonry wall shall be erected along the property lines adjacent to Rural Residential Zone Districts. As a Condition of Approval, buildings on this site shall be limited to a maximum of 35 feet in height, in keeping with the building height restrictions in the surrounding Rural Residential Zone District.

* ***Mitigation Measure(s)***

1. *Landscaping, consisting of trees and shrubs, shall be planted and maintained along the Grantland Avenue frontage of the project. A detailed landscape plan, prepared by a licensed Landscape Architect, shall be submitted for review and approval as part of the mandatory Site Plan Review process for this project. All landscaping shall be planted prior to final occupancy of the development. The landscaping and the irrigation system shall be maintained as long as the facility is in operation.*

2. ~~*A six (6) foot high solid masonry wall shall be erected along the property lines (north, east, and west, which are the district boundaries between the "M-1" District and the Rural Residential District). The required wall shall be reduced in height to three (3) feet within the front yard setback area.*~~ ***(Omitted, as required under Fresno County Zoning Ordinance Section 843.5.H)***

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The allowed use may result in the creation of new sources of light and glare in the area. The nearest neighboring residential unit is located on the opposite side of North Grantland Avenue, approximately 150 feet west of the closest property line. Potential light and glare impacts will be mitigated to a less than significant impact by requiring that all outdoor lighting be hooded and directed so as not to shine towards adjacent properties and public streets.

* ***Mitigation Measure(s)***

3. *All outdoor lighting shall be hooded, directed, and permanently maintained as not to shine towards adjacent properties and public roads.*

II. AGRICULTURAL AND FORESTRY RESOURCES

A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or

B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: NO IMPACT:

The project proposes to rezone land that has been designated as Farmland of Local Importance by the Department of Conservation's Important Farmland 2014 map, however, it is not prime farmland, unique farmland or farmland of statewide importance. The parcel is not under a Williamson Act Contract. The current zoning on the parcel is Rural Residential, which is a designation for very low density residential development and is permitted limited agricultural uses. There is no impact on prime or unique farmlands, or conflicts with Williamson Act Contracts.

C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or

D. Would the project result in the loss of forestland or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project is not located in a forestland or a timberland preserve.

E. Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not zoned for Timberland Production, or near any sites so zoned. Adjacent land is zoned Rural Residential, land to the north is zoned for Commercial uses, and land to the east and south of the project is urbanized and within the city limits of the City of Fresno. The application does not propose any changes to the environment that could result in the conversion of farmland or forestland to non-agricultural or non-forest use.

III. AIR QUALITY

A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or

B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

In order to determine if this project would conflict with or obstruct implementation of the Air Quality Plan, the cumulative impact of the project's contribution to the existing violation of air quality standards within the San Joaquin Valley Air Basin was considered. The Air Impact Assessment, approved by the San Joaquin Valley Air Pollution Control District on February 8, 2018, determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site mitigation fees.

D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. The closest sensitive receptors are a single-family residence located approximately 150 feet west of the project site and Herndon-Barstow Elementary School located approximately 500 feet southwest of the project site. The project is not considered a sensitive receptor and has not identified any uses that would be potentially significant sources of toxic emissions.

E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project has the potential to cause objectionable odors from the use as an animal hospital and shelter. The project has been designed to contain odor by site design and operations. Proper cleaning and sanitation protocols are designed to keep odor inside and out to a minimum. In the proposed shelter, animal waste would be cleaned and disposed of immediately in flushing basins plumbed into each kennel building. Outdoor kennels and exercise areas will be concrete with drains, which will be sanitized daily with a safe and effective accelerated hydrogen peroxide disinfectant to eliminate bacteria and odor. Deceased animals will be stored in a large self-contained cooler and picked up weekly. A state-of-the-art HVAC system throughout the shelter will provide 100% filtered air circulation at a rate of 12 air changes per hour, which is specifically designed to reduce odor and disease.

During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods beyond the project's site boundaries. The potential for diesel odor impacts is therefore less than significant.

IV. BIOLOGICAL RESOURCES

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or

B. Would the project 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The California National Diversity Database (CNDDB) does not list any candidate, sensitive, or special-status species at the project site. Historically, the property has alternated between vacancy and agricultural uses. Its proximity to the City of Fresno and other urbanized uses reduces the probability that there is habitat to support special-status species. This project was routed to the California Department of Fish and Wildlife Service and the U.S. Department of Fish and Wildlife Service. Neither agency expressed concerns that the proposed project would have an adverse impact on any habitats, natural communities, or local plans, policies and regulations.

C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or

D. Would the project 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:

There are no natural wetlands within or adjacent to the subject parcel.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

F. Would the project 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 subject parcel is not located within an applicable Natural Community Conservation Plan or Habitat Conservation Plan. The rezoning request does not conflict with any local policies or ordinances protecting biological resources

V. CULTURAL RESOURCES

A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or

B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or

C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or

E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The site is not in an archeological sensitive area and the subject property and surrounding area have been historically used and are currently used for agricultural, elementary school, limited farming, and residential purposes and have been previously disturbed. This project was forwarded to Table Mountain Rancheria, Dumna Wo Wah, Picayune Rancheria, and Santa Rosa Rancheria Tachi Yokut. None of the tribes requested consultation on this project. No unique paleontological resources, sites, or unique geological features were identified by any of the reviewing agencies.

VI. GEOLOGY AND SOILS

A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake?

2. Strong seismic ground shaking?

3. Seismic-related ground failure, including liquefaction?

4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. According to the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an area at substantial risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report.

B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in an area at risk of erosion according to Figure 7.3 of the Fresno County General Plan Background Report (FCGPBR). The Development Engineering Section of the Fresno County Department of Public Works and Planning indicated that a Grading Permit or Voucher will be required for any grading proposed with this application.

C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or

D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR) or in an area of expansive soils, per Figure 7-1 (FCGPBR). The project site is not at risk of seismic hazards, per discussion above. The project site is not located in an area of risk of on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as identified in the (FCGPBR).The project was reviewed by the Water and Natural Resources Division, which did not express any concerns relating to any of the above listed hazards, associated with the subject application.

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

FINDING: NO IMPACT:

The project will be required to connect to the City of Fresno sewer system for service.

VII. GREENHOUSE GAS EMISSIONS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Approval of this General Plan Amendment and rezone application would allow new uses on the subject parcel. However, development and operation of the proposed facility must be in compliance with existing San Joaquin Valley Air Pollution Control District

regulations, which are designed to reduce project emissions to a less than significant level.

VIII. HAZARDS AND HAZARDOUS MATERIALS

A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or

B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The rezone will allow, by right, an animal hospital and shelter that may require the routine transport, use, or disposal of hazardous materials; however, such uses will be restricted by the California Health and Safety Code, which will reduce the impact of such use and potential accidental releases to less than significant. The project will be subject to the requirements of the State of California Code of Regulations, the State of California Plumbing and Building Codes, State of California Health and Safety Code, and the County of Fresno Ordinance Code Title 9 – Animals.

C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Herndon-Barstow Elementary School is located approximately 500 feet southwest of the project site. The rezone will allow, by right, an animal hospital and shelter that may require the routine transport, use, or disposal of hazardous materials; however, such uses will be restricted by the California Health and Safety Code, which will reduce the impact of such use and potential accidental releases to less than significant.

D. Would the project be located on a hazardous materials site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the Environmental Protection Agency's Superfund Enterprise Management System revealed no Superfund sites along North Grantland Avenue. Review of the County's Certified Unified Protection Agency's (CUPA) list of hazardous materials generators revealed a number of such locations in the vicinity of the subject parcel: E-Z Trip, 1/4 mile north of the project, is a storage facility for motor vehicle fuel; The Trestle, 1/4 mile northeast of the project is a closed restaurant Hazardous Waste Generator; and ARCO AM/PM, 1/4 mile north of the project, is a storage facility for motor vehicle fuel. These nearby generators are in compliance with CUPA regulations and will not have adverse impacts on employees which may be hired when the subject parcel is developed. There were no records of the subject parcels having been designated as a hazardous materials site.

E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan and is 2.5 miles west of Sierra Sky Park.

G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project will not impair the implementation of, or physically interfere with, the implementation of an adopted Emergency Response Plan or Emergency Evacuation Plan.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site is not in an area at risk of wildland fires.

IX. HYDROLOGY AND WATER QUALITY

A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

These parcels shall connect to the City of Fresno for sewer and water services and will not impact the local groundwater table. A condition of approval will be placed on the project, which will require that all abandoned wells and septic systems are property destroyed by a licensed contractor, which will further protect groundwater quality and quantity.

* ***Mitigation Measure(s)***

4. *The project shall connect to the City of Fresno sewer and water services.*

C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or

D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or

E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no streams or rivers in the vicinity of the project site. The site is located within Fresno Metropolitan Flood Control District's (FMFCD's) Drainage Area "EM." Storm runoff produced by land development is controlled through a system of pipelines and storm drainage retention basins. At the time of development, FMFCD will collect the pro-rata share for construction of necessary flood control improvements. Until the public facilities are built, the applicant will be required to comply with Fresno County regulations, which require that stormwater run-off is retained on site.

F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

This application does not approve any development. By-right industrial uses which will be allowed on this parcel upon approval of the proposed amendment and rezone are further limited by the conditional nature of the zoning requested by the applicant and the required Site Plan Review, which will ensure compliance with all existing regulations. Certain uses would require the approval of discretionary applications, which would be subject to a separate CEQA review.

G. Would the project place housing within a 100-year floodplain; or

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

The project site is not located within a 100-year flood prone area as designated on the latest Flood Insurance Rate Map, FIRM Panel 1535H. No housing is proposed as part of this application.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject parcel is not located in an area at risk of inundation by levee or dam failure, according to Figure 9-8 (FCGPBR). The parcel is not located near a body of water that would be subject to tsunami or seiche and is not located in an area of steep slopes, which could cause mudflow.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This application proposes to change the land use designation from Rural Residential to Limited Industrial and the zoning from R-R (Rural Residential) to M-1(c) (Light Manufacturing, conditional) on two parcels totaling 4.15 acres. The neighborhood is typified by mixed uses and the limits of this project correspond to the property limits of the two parcels, therefore, approval will not divide an established community.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project; or

C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

This application proposes to change the zoning of this parcel from R-R to M-1(c) and the General Plan designation from Rural Residential to Limited Industrial, for the use of an animal hospital and shelter. The subject parcels are within the City of Fresno Sphere of Influence. Per the Memorandum of Understanding (MOU) between the County and the City of Fresno and General Plan Policy, this project was referred to the City of Fresno for possible annexation and development within the City. However, the City of Fresno declined to annex the parcels and pursuant to the Memorandum of Understanding between the City and the County, the County accepted the subject General Plan Amendment and rezone application processing. The proposed zoning is compatible with the proposed General Plan Amendment. In addition, the project is adjacent to Grantland Avenue, which is a designated arterial roadway, incorporates on-site parking, and the project is designed with landscaping and setbacks comparable to the adjacent Rural Residential neighborhood.

There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to this project.

XI. MINERAL RESOURCES

A. Would the project result in the loss of availability of a known mineral resource; or

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The project site is not located in a Mineral Resources Area as identified in Figure 7-7 (FCGPBR).

XII. NOISE

A. Would the project result in exposure of people to severe noise levels; or

B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or

C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Acoustical Analysis was prepared for this project by WJV Acoustics, dated April 23, 2018, to determine if noise generated by an animal hospital and shelter would comply with applicable Fresno County noise standards. The analysis was based on the proposed use, preliminary site plan, operational statement, and data obtained by WJV Acoustics at the project site. Existing sources of noise within and adjacent to the project site are dominated by traffic noise associated with State Route 99 and North Grantland Avenue, and exceed the County's applicable exterior noise level standard. Representative data, collected from a similar animal shelter, included all noise sources in the vicinity of that operation, including traffic. With sensitive receptors located over 150 feet from noise-generating operations at the proposed use, the analysis concluded that the proposed use would comply with Fresno County noise level requirements without the need for mitigation measures, and would not exceed the existing ambient noise levels.

While barking is an inevitable issue in any animal shelter environment, kennel areas have been designed to reduce noise levels and to prevent excessive barking along the perimeters; exterior kennels do not directly face residential areas, and dogs may be confined to interior kennels overnight. In addition, the required six (6) foot high solid masonry wall (*Mitigation Measure 2, Aesthetics*) along the property lines of this development will provide additional sound attenuation.

Noise impacts associated with facility construction are expected to be temporary and will be subject to the County Noise Ordinance, which is enforced by the Fresno County Public Health Department.

E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or

F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located near an airport and is 2.5 miles from the Sierra Sky Park, and therefore will not be impacted by airport related noise.

XIII. POPULATION AND HOUSING

A. Would the project induce substantial population growth either directly or indirectly; or

B. Would the project displace substantial numbers of existing housing; or

C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

No housing is proposed with this application and the project site is currently vacant land. The project is a General Plan Amendment and rezoning to allow an animal hospital and shelter. The land is currently vacant and no housing or people will be displaced as a result of the project. The nearest off-site residential dwelling is located approximately 150 feet west of the proposed animal shelter.

XIV. PUBLIC SERVICES

A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:

1. Fire protection; or

2. Police protection; or

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project has been reviewed by the North Central Fire Protection District and Fresno County Sheriff's Department, which expressed no concerns with the proposal. There are no parks within the project site vicinity and the nearest school is Herndon-Barstow Elementary School, located approximately 500 feet southeast of the proposed site. The project is an animal hospital and shelter and will not generate new students or increase the need for parks or other public facilities.

XV. RECREATION

A. Would the project increase the use of existing neighborhood and regional parks; or

B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The proposal is not located on or near a public park and will not require expansion of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

A Traffic Impact Study (TIS) was prepared by JLB Traffic Engineering, Inc., dated April 16, 2018. Data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, was used to estimate the number of trips anticipated to be generated by uses that would be allowed in the proposed M-1(c) Zone District. The study estimated a maximum of 266 daily trips, 37 AM peak hour trips, and 53 PM peak hour trips, based on development of the entire 4.15-acre site.

Study of the existing conditions show that the intersection of Grantland Avenue and Parkway Drive operates at an acceptable LOS during both peak periods.

In the Existing plus Project condition, the intersection of Grantland and Parkway will be operating at an acceptable LOS C or better in both AM and PM Peak hours. In the 20-Year Cumulative without Project, the intersection of Grantland and Parkway will be performing at an unacceptable LOS F during the AM Peak hours with a delay of 90.5 seconds and LOS C during the PM Peak Hours with a delay of 22.0 seconds. In the 20-Year Cumulative with Project, the intersection of Grantland and Parkway will be

performing at an unacceptable LOS F during the AM Peak hours with a delay of 91.5 seconds and LOS C during the PM Peak Hours with a delay of 22.7 seconds.

Increase in delay of 5.0 seconds or more would be considered a significant impact. The project's added traffic does not exacerbate the intersection delay by 5.0 seconds or more. In this case, the project's traffic will increase the overall intersection delay by 1.0 seconds, so the impact will be less than significant.

The existing storage capacity for the northbound left-turn lane is projected to exceed that available for the AM peak period in the Near Term plus Project Traffic Conditions scenario. The TIS states that while there are no constraints to increasing the storage capacity of this movement, it is recommended that this movement be monitored.

The TIS recommended the project proponent participate in a fair-share for improvements at the intersection of Grantland and Parkway to bring the intersection to an acceptable LOS. A fair-share for the recommended improvements at the intersection will not be required for this project based on the project's less than significant impact to the intersection. The TIS also recommended the Project add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH design speed and that that the Project implement a Class II Bike Lane facility along its frontage on Grantland Avenue to mitigate traffic/transportation impacts.

* ***Mitigation Measure(s)***

5. *The project shall add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH speed as recommended in the Traffic Impact Study.*

6. *The project shall implement a Class II Bike Lane facility along its frontage on Grantland Avenue as recommended in the Traffic Impact Study.*

C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project site is not within the area of any clear zone or other imaginary surface of a public use airport as described under FAR Part 77 or in the vicinity of a private airstrip.

D. Would the project substantially increase traffic hazards due to design features?

E. Would the project result in inadequate emergency access; or

F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The TIS determined that approval of this application would not exacerbate the intersection delay at Grantland and Parkway Avenues by 5.0 seconds or more, resulting in a less than significant impact. As mitigation measures the project will be required to add transition paving between Tenaya Avenue and the southern project boundary and north of the project based on a 45 MPH design speed and implement a Class II Bike Lane facility along its frontage on Grantland Avenue. In addition, the project will construct a sidewalk along its Grantland Avenue frontage.

* ***Mitigation Measure(s)***

(See Mitigation Measures 5 and 6 above)

XVII. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements; or

B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The City of Fresno has sufficient capacity to accept wastewater from this site, has adequate capacity to provide water services, and has provided a will-serve letter to the County. The Local Agency Formation Commission has approved the service connection.

* ***Mitigation Measure(s)***

(See Mitigation Measure 4, Hydrology and Water Quality)

C. Would the project require or result in the construction or expansion of new stormwater drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in Fresno Metropolitan Flood Control District's Storm Drainage and Flood Control Master Plan. Development of this site will be subject to a pro-rata share for flood drainage improvements in this area. The mandatory Site Plan Review required of all development on these parcels will ensure that improvement plans are submitted to FMFCD and that fees are paid.

D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The applicant will connect to the City of Fresno for water services and the City has provided a will-serve letter to the County. The Local Agency Formation Commission has approved the service connection.

* ***Mitigation Measure(s)***

(See Mitigation Measure 4, Hydrology and Water Quality)

E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant will connect to the City of Fresno for sewer services, which system has adequate capacity to serve this project.

F. Would the project be served by a landfill with sufficient permitted capacity; or

G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

No impacts to landfills or statutes and regulations pertaining to solid waste were identified in the course of the analysis. The American Avenue Landfill has sufficient capacity to serve this project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to 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, 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 prehistory or history?

FINDING: NO IMPACT:

The project site has been historically used for light farming purposes and does not provide an area of habitat for special-status plants or animals and does not contain any riparian habitat or other natural waters. The parcel is similarly not located in an area which is known to be sensitive to archeological finds and no Tribal Government requested consultation regarding potential resources.

B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Cumulatively considerable impacts were identified for Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems; however, these impacts will be mitigated with compliance to the Mitigation Measures listed in Section I, IX, and XIV.

C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No environmental impacts which could cause substantial adverse effects on human beings were identified in the course of this analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for General Plan Amendment No. 552 and Amendment Application No. 3825, 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 Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been determined to be less than significant. Potential impacts relating to Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems have determined to be less than significant with compliance with the Mitigation Measure listed in Section I, IX, and XIV.

A Mitigated Negative Declaration/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 southeast corner of Tulare and "M" Street, Fresno, California.

MM
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ATTACHMENT C

Mollring, Marianne

From: Carol Ann Meme <memerd924@att.net>
Sent: Friday, July 20, 2018 4:50 PM
To: Mollring, Marianne
Subject: Animal Shelter on Grantland

Dear Marianne:
I am unable to attend the meeting on Thursday July 26 at 8:45 am as I have to work that day. My husband's health does not permit his attending. However, I would very much like to state my opposition and my husband's opposition to Fresno County building the animal shelter at the location on Grantland between N. Parkway and Tenaya Avenue. This shelter should not be in a residential location. The traffic in this area is already unbearable and it is near impossible to get out of this housing development in the mornings. I also have a concern about the noise generated from numerous dogs that will be located here. Fresno Co. encompasses a very large area and I would hope you could find a site that is not so close to schools and residential neighborhoods.

Thank you for taking the time to read this and share with the planning commission.

Carol Ann Meme
Albert Newton
7138 W. Browning
Fresno, CA 93723

John T. Withrow
6509 N. Grantland Ave.
Fresno, CA 93723

July 20, 2018

Department of Public Works and Planning
2220 Tulare Street, Suite A
Fresno, CA93721

Re: AMENDMENT APPLICATION #552 & #3825, filed by,
FRESNO HUMANE ANIMAL SERVICES

Greetings: FRESNO COUNTY PLANNING COMMISSIONERS

As owner, and current resident of the above address, I am vehemently opposed to the application, #552, & #3825, now before you. My reasons are simple, and basic:

1. Directly across the street from this project, I fear for the health and safety of my family.
2. My quality of life will be affected by the foul odors of dead animals, flies, rodents, and insects.
3. I fear that predators, such as coyotes, will be drawn to the scent of decaying animals.
4. I fear for the health, and safety of young children attending the Herndon-Barstow School.
5. I fear for the health, and safety of those attending, 2 churches, very close-by.

It is the stated intent of those running this organization to bring in neglected, diseased animals, both large and small, for the purpose of providing care and long term habitat. They recognize the enviable foul odor problem to the community, and their solution is to install air filters. If there were any such air filters in existence, wouldn't the dairy farms already be using them? That's why they build their herds far away from the sphere of influence of the city limits. May I suggest that, the "Fresno Humane Animal Services", do the same!

It has been publicly known, for some time that this Applicant was ask to leave the facility at SPCA, under a heavy political cloud. Now they are seeking a new location to implement their extreme views of compassion, with complete disregard for the health and safety standards, of the people affected.

Hopefully you will vote NO, on Amendment Applications, #552 & #3825, because it is the right thing to do, and is in the best interest of the community at large in North West Fresno.

Respectfully yours,

John T. Withrow

July 24, 2018

Fresno County Planning Commission
Department of Public Works & Planning
2220 Tulare Street 6th Floor
Fresno CA 93721

RE: INITIAL STUDY APPLICATION NO. 7359, GENERAL PLAN AMENDMENT APPLICATION NO. 552, and AMENDMENT APPLICATION NO. 3825 filed by FRESNO HUMANE ANIMAL SERVICES

Dear Fresno Planning Commission:

As residents of Fresno County, we are writing to voice our opposition to the building of an animal shelter as proposed in the above amendment at the location of Grantland Avenue and Highway 99.

As much as Fresno County needs a new animal shelter, this is not the proper location for several reasons:

1. The proposed location is surrounded by upscale, middle to higher classed residential homes, some even approaching values of $1,000,000. An animal shelter needs to be convenient for public access but not situated directly adjacent to this established upscale neighborhood. The land should remain zoned for residential.

2. Dumping of unwanted animals will occur when the proposed animal shelter is closed and even when it is open. This happens ALL the time at other shelters and at all hours. The result will be that the residential area will be inundated with loose and potentially aggressive dogs that will threatened the safety of the residents in the adjacent neighborhoods.

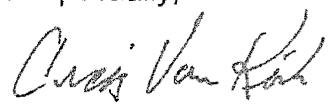
3. Then there is the obvious traffic problem. Not only is that area currently extremely congested, it is getting worse. It will become even more so with the increased traffic from the shelter employees and the public coming and going from the shelter. And the loose animals from dumping and those that escape from the shelter will also cause traffic issues, accidents, and will end up being the victims of many of those traffic accidents themselves.

4. Besides the noise of barking dogs day and night and the smell that comes along with the animals, the last major area of concern is the introduction of the undesirable element of crime into the neighborhood that comes when animal

owners will try to break into the shelter and "steal" back their dogs that have been impounded.

Thank you for your consideration.

Respectfully,



Craig Van Kirk

Linda Van Kirk

8175 W. Ashlan Ave
Fresno CA 93723

Mollring, Marianne

From: Cathy Caples <cathybcaples@gmail.com>
Sent: Thursday, July 26, 2018 6:55 AM
To: Mollring, Marianne
Subject: Planning document Mitigated Negative Declaration prepared for Initial Study Application (IS) No. 7359,

Good Morning,
My name is Catherine Caples, I live in the City of Fresno a ½ mile from the property to be discussed today at 7232 W Dovewood Lane

I was made aware of the meeting this morning to determine use for an animal shelter on Grantland when I attended the West Area Specific Planning Advisory Committee meeting last evening. I went to the website to learn more about it and saw that there is a study called a Mitigated Negative Declaration prepared for the site-but I can not find the study on your website. I hope to attend the meeting this morning, but would like to be better prepared to understand the reasoning of this idea for our neighborhood. Please send to me if you come by the office before the meeting.

My concerns are as follows:

I understand this land was donated and although free land is nice for the county's budget and the donor had the best intentions, I do not feel that the county is taking into consideration the needs of the community or the animals.

This is the most northern point of Fresno County, adjacent to 2 railways and a freeway, the air pollution, sound and danger to the animals from air pollution and noise and risk of a semi truck crashing needs to be taken into consideration. Plus they will need to travel greater distance in vehicles before they reach the site.

The site's current designation for community beautification and rural residential is in alignment with the current community of 2 churches, 1 elementary school and rural residential homes. Being within the City's sphere of influence, the City has currently convened an Advisory Committee appointed by the City Council to work on the West Area Specific Plan. This committee has just begun it's work but in the initial discussion, it has not considered light industrial for the West Area Specific Plan as this area is primarily developed at this time with single family homes. It would be respectful to allow the City time to develop this plan before the County changes designation of this property.

In building on a site that is donated so far from the center of the area served, I wonder if the county has considered the implications to the operations budget that site will require after built. It will require more time, fuel and vehicle maintenance to drive to this location with the animals. In early discussions of the need for the shelter, it was suggested that this shelter be located near the Juvenile Justice site, in addition to already being in an industrial area, more centrally located in Fresno County and highway 41. It also has the advantage of having a benefit to troubled youth who could help care for the animals while receiving job training.

The donated land could be sold and the proceeds could be used to purchase land and pay for the building if the land by the Juvenile Justice site is already owned by the county. I am sure the donor only wanted the animals to receive the best care available and didn't care where that actually happened.

Thank you.

Catherine Caples
7232 W Dovewood Lane

ATTACHMENT D

File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk **2221 Kern Street** **Fresno, California 93721**	CLK-2046.00 E04-73 R00-00

Agency File No:	**LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION**	County Clerk File No:
IS 7359		**E-**

Responsible Agency (Name):	Address (Street and P.O. Box):	City:	Zip Code:
Fresno County	2220 Tulare St. Sixth Floor	Fresno	93721

Agency Contact Person (Name and Title):	Area Code:	Telephone Number:	Extension:
Marianne Mollring Senior Planner	559	600-4569	N/A

Applicant (Name): Fresno Humane Animal Services	Project Title: General Plan Amendment No. 552, Amendment Application No. 3825

Project Description: Amend the County General Plan designation for two adjacent parcels totaling 4.15 acres from Rural Residential to Limited Industrial and rezone the subject parcels from the RR (nb) (Rural Residential, Neighborhood Beautification) Zone District to the M-1(c) (Light Manufacturing, conditional) Zone District to allow an animal hospital/shelter and associated uses (uses limited to an animal hospital and shelter)..

Justification for Negative Declaration:

Based upon the Initial Study prepared for General Plan Amendment No. 552 and Amendment Application No. 3825, 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 Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been determined to be less than significant. Potential impacts relating to Aesthetics, Hydrology and Water Quality, Transportation/Traffic, and Utilities and Service Systems have determined to be less than significant with compliance with the Mitigation Measure listed in Section I, IX, and XIV.

A Mitigated Negative Declaration/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 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:	Review Date Deadline:
Fresno Business Journal – June 8, 2018	Board of Supervisors – September 11, 2018

Date:	Type or Print Signature:	Submitted by (Signature):
	Chris Motta Principal Planner	Marianne Mollring Senior Planner

State 15083, 15085

County Clerk File No.:_____

LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION

MM:CM:cwm
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