



# County of Fresno

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

February 21, 2020

State Clearinghouse  
Office of Planning and Research  
Attn: Sheila Brown  
1400 Tenth Street, Room 212  
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for Initial Study Application No. 7759 (Josh and Allison Verburg)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

Sincerely,

Ejaz Ahmad, Planner  
Development Services and Capital Projects Division

EA:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3664\CUP3664 SCH Letter

Enclosures

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 7759 (Josh and Allison Verburg)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad  
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204  
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno  
Cross Streets: East side of S. Brawley Ave., approx. 660 feet south of W. Annadale Avenue Zip Code:  
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 19.55  
Assessor's Parcel No.: 327-140-64 Section: 24 Twp.: 14S Range: 19E Base: Mt. Diablo  
Within 2 Miles: State Hwy #: - Waterways: -  
Airports: - Railways: - Schools: -

Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other:  
 Mit Neg Dec Other:  FONSI

Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres 19.55 Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other:

Present Land Use/Zoning/General Plan Designation:

Residential /AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District/Agriculture

Project Description: (please use a separate page if necessary)

Allow Allow a high intensity park with related improvements for weddings and other venues appropriate and incidental to parks on a 2.13-acre portion of a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Brawley Avenue approximately 660 feet south of its intersection with W. Annadale Avenue and 2.5 miles west of the nearest city limits of the City of Fresno (2588 S. Brawley Avenue, Fresno) (SUP. DIST.: 1) (APN: 327-140-64).

# REVIEWING AGENCIES CHECKLIST

**KEY**  
 S = Document sent by lead agency  
 X = Document sent by SCH  
 ✓ = Suggested distribution

- Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

**Business, Transportation & Housing**

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

**Health & Welfare**

- Health Services, Fresno County

**State & Consumer Services**

- General Services
- OLA (Schools)

**Environmental Protection Agency**

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # \_\_\_\_\_ (Fresno County)

**Youth & Adult Corrections**

- Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service
- S. J. Valley Air Pollution Control District

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**Public Review Period** (to be filled in by lead agency)

Starting Date: February 24, 2020

Ending Date: March 24, 2020

Signature \_\_\_\_\_



Date \_\_\_\_\_

02-21-2020

**Lead Agency:** Fresno County  
 Address: 2220 Tulare Street, 6<sup>th</sup> Floor  
 City/State/Zip: Fresno, CA 93721  
 Contact: Ejaz Ahmad, Planner  
 Phone: (559) 600-4204

**Applicant:** Josh and Allison Verburg  
 Address: 2588 S. Brawley Avenue  
 City/State/Zip Fresno, CA 93706  
 Phone: (559) 904-8181

**For SCH Use Only:**  
 Date Received at SCH: \_\_\_\_\_  
 Date Review Starts: \_\_\_\_\_  
 Date to Agencies: \_\_\_\_\_  
 Date to SCH: \_\_\_\_\_  
 Clearance Date: \_\_\_\_\_  
 Notes:

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u>                | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                  |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                        |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> General Services, Department of                        |   |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>US Fish &amp; Wildlife</u>                            |
| <input type="checkbox"/> Housing & Community Development                        | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date February 24, 2020 Ending Date March 24, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Josh and Allison Verburg</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>2588 S. Brawley Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno CA 93706</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 904-8181</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 02-21-2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



# County of Fresno

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

**FILED**  
FEB 21 2020 TIME 2:39pm

FRESNO COUNTY CLERK  
By *Jessica Munoz*  
Jessica Munoz

For County Clerk's Stamp

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7759 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7759** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3664** filed by **JOSH AND ALLISON VERBURG**, proposing to allow a high-intensity park with related improvements for weddings and other venues appropriate and incidental to parks on a 2.13-acre portion of a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Brawley Avenue approximately 660 feet south of its intersection with W. Annadale Avenue and 2.5 miles west of the nearest city limits of the City of Fresno (2588 S. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 327-140-64). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7759 and take action on Unclassified Conditional Use Permit Application No. 3664 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7759 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from February 24, 2020 through March 24, 2020.

Email written comments to [eahmad@co.fresno.ca.us](mailto:eahmad@co.fresno.ca.us), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
Attn: Ejaz Ahmad  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No. 7759 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

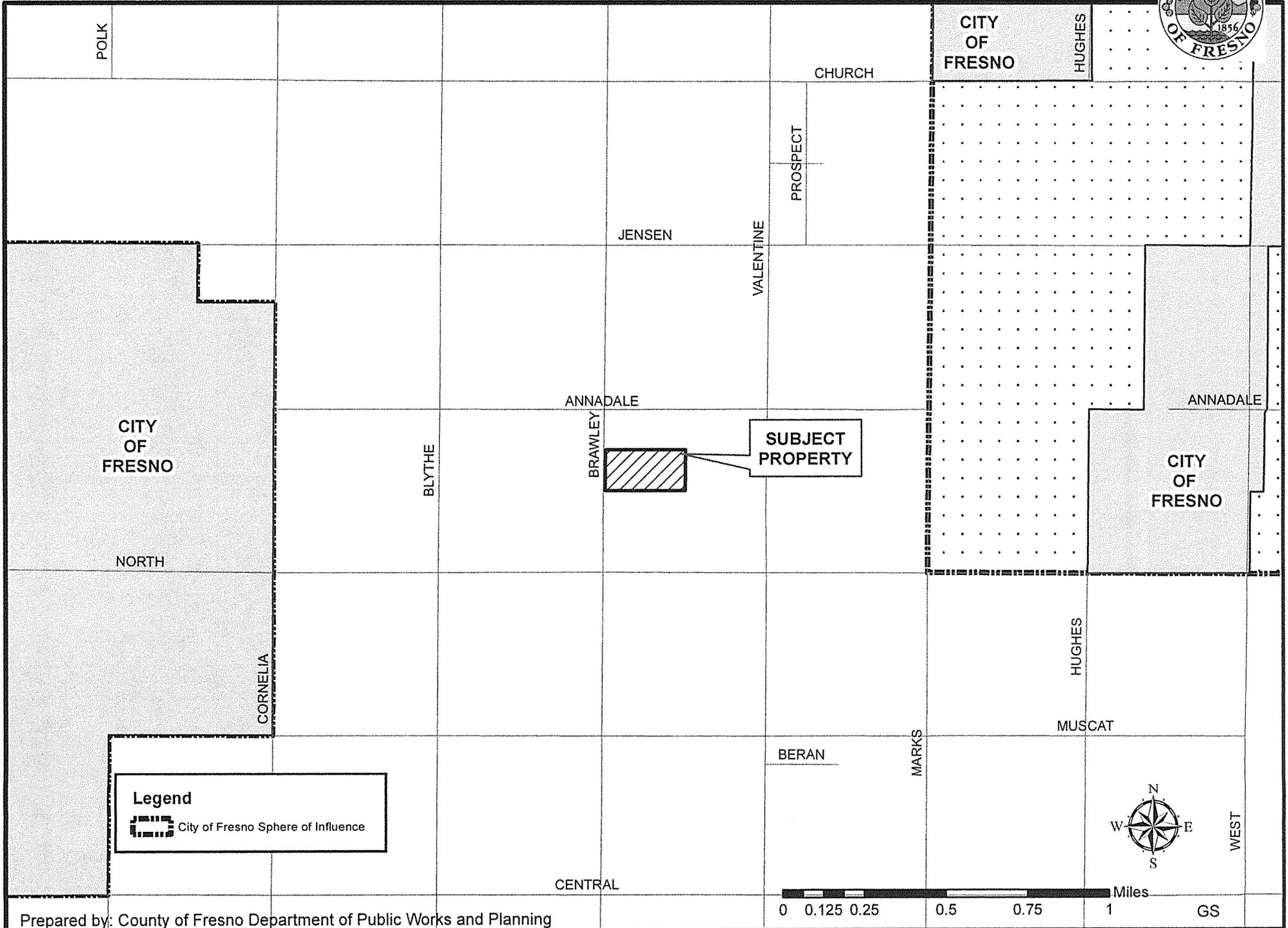
### **Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 26, 2020 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: February 24, 2020

# LOCATION MAP





# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Initial Study Application No. 7759 and Unclassified Conditional Use Permit Application No. 3664
- 2. Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
- 3. Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**  
The project site is located on the east side of S. Brawley Avenue approximately 660 feet south of its intersection with W. Annadale Avenue and 2.5 miles west of the nearest city limits of the City of Fresno (2588 S. Brawley Avenue, Fresno) (SUP. DIST.: 1) (APN: 327-140-64).
- 5. Project sponsor's name and address:**  
Josh and Allison Verburg  
2588 S. Brawley Avenue  
Fresno, CA 93706
- 6. General Plan designation:**  
Agriculture
- 7. Zoning:**  
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow a high-intensity park with related improvements for weddings and other venues appropriate and incidental to parks on a 2.13-acre portion of a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The project site is developed with a single-family residence, agricultural buildings and related improvements that were previously utilized by a dairy. The surrounding land uses include agricultural and residential uses. Parcels to the north are developed with single-family residences and parcels to the east, south and west are cultivated land with single-family residences.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
None.
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that**

**includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Greenhouse Gas Emissions           |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

**PERFORMED BY:**

Ejaz Ahmad, Planner

**REVIEWED BY:**

Marianne Mollring, Senior Planner

Date: 02-21-2020

Date: 2-21-20

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study Application No. 7759 and  
Unclassified Conditional Use Permit Application No.  
3664)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

**V. CULTURAL RESOURCES**

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. ENERGY**

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

**VII. GEOLOGY AND SOILS**

Would the project:

- 2 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - 2 ii) Strong seismic ground shaking?
  - 2 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  - 2 i) Result in substantial erosion or siltation on or off site;
  - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

**XI. LAND USE AND PLANNING**

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

**XII. MINERAL RESOURCES**

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

**XIII. NOISE**

Would the project result in:

- 3 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 3 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

**XIV. POPULATION AND HOUSING**

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

#### XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - 2 i) Fire protection?
  - 1 ii) Police protection?
  - 1 iii) Schools?
  - 1 iv) Parks?
  - 1 v) Other public facilities?

#### XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

#### XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - 1 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
  - 1 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

#### XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Documents Referenced:**

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR  
Fresno County Zoning Ordinance  
Important Farmland 2010 Map, State Department of Conservation  
Acoustical Analysis by WJV Associates, Inc., dated February 7, 2020

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Josh and Allison Verburg
- APPLICATION NOS.: Initial Study Application No. 7759 and Unclassified Conditional Use Permit Application No. 3664
- DESCRIPTION: Allow a high-intensity park with related improvements for weddings and other venues appropriate and incidental to parks on a 2.13-acre portion of a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the east side of S. Brawley Avenue approximately 660 feet south of its intersection with W. Annadale Avenue and 2.5 miles west of the nearest city limits of the City of Fresno (2588 S. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 327-140-64).

### I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site contains a single-family residence, agricultural buildings and other improvements that were used by a dairy operation in the past. The site fronts Brawley Avenue which is not identified as a scenic drive in the County General Plan. There are no scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings identified on or near the site that could potentially be impacted by the project. No impact on scenic resources would occur.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing improvements on the subject property include a 8,038 square-foot single-family residence, 29,403 square-foot pole barn, and agriculture buildings varying in size from 774 square feet to 48,786 square feet. These improvements were utilized by a dairy on the property which no longer exists.

The proposed improvements related to the subject proposal include a 600 square-foot restroom building and onsite parking for event guests. These improvements will be used in conjunction with the existing pole barn for covered events/gatherings and a grassy area fronting the pole barn for open events/gatherings. The 2.13-acre project area will be fenced off to separate the proposed use from other improvements on the property and will connect to the existing ingress and egress off Brawley Avenue.

The surrounding land uses include agricultural and residential uses. Parcels to the north are developed with single-family residences and parcels to the east, south and west are cultivated land with single-family residences.

The proposed improvements will be set back approximately 840 feet from north property line, 1,230 feet from the east property line and 900 feet from the west property line of the subject property and, given the setbacks, will have a less than significant visual impact on adjacent parcels. However, to minimize the project's visual impact on the adjacent parcel to the south, a Condition of Approval would require that the proposed fencing on the south and east sides of the project area shall be provided with slats to block the view of the proposed facility and provide privacy to the neighboring property.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

Use of any outdoor lighting during for the project has the potential of generating new sources of light and glare in the area. To minimize any light and glare impact resulting from this proposal, the project will adhere to the following Mitigation Measure.

\* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental

effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The project site is not prime farmland and not enrolled in a Williamson Act Land Conservation Contract. Classified as Confined Animal Agriculture on the 2016 Fresno County Important Farmland Map, the site is suited for poultry facilities, feed lots, dairy facilities and fish farms. The project will have no impact, either individually or cumulatively, on agricultural resources.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary land use approval and adherence to the applicable General Plan Policies. The project site is not forest land or timberland. The site was previously used for a dairy.

- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, the project site is not farmland or forest land, and the subject proposal is an allowed use on land designated for agriculture.

Per the comments provided by the Fresno County Agricultural Commissioner's Office, a Condition of Approval will require that the applicant shall acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniences and discomfort associated with normal farm activities in the surrounding of the proposed development.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will construct a 600 square-foot restroom building and events guest parking. Construction will trigger limited Short-Term Construction Emissions. Long-Term Operational Emissions will also be limited in that the project will generate limited once-a-week traffic trips for a short duration with each trip to have several riders. As such, the air quality impacts resulting from this proposal would be less than significant.

The San Joaquin Valley Air Pollution Control District (Air District) expressed no concerns with the project, resulting in the determination that the project will not be in conflict with the applicable Air Quality Plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, or expose sensitive receptors to substantial pollutant concentrations.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The project construction or operation will not generate any objectionable odors. The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor.

### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site was used for a dairy operation in the past and is pre-disturbed with buildings and other improvement related to that use. The neighboring parcel are also pre-disturbed with residential development and farming, and as such do not provide habitat for state or federally-listed species. Additionally, the site does not contain any riparian features or wetlands or waters under the jurisdiction of the United States.

The project was routed to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and comments. Neither agency expressed any concerns with the project.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

No wildlife or fish movement features (*e.g.*, waterways, arroyos, ridgelines) or any wildlife nursery sites are present on the property. The project will not impact these resources.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project is not subject to the County tree preservation policy or ordinance.

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project site is not within the boundaries of a Habitat Conservation Plan or Natural Community Conservation Plan. The project will not conflict with the provisions of such a Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. The Native Americans Heritage Commission (NAHC) conducted a Sacred Lands Search for the project site and reported negative results in its search for any sacred sites. The project will not impact archeological resources.

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in inefficient, wasteful, or unnecessary energy use. The project involves limited construction activities involving restrooms, parking and fencing. As such, the project consumption of energy (gas, electricity, gasoline, and diesel) is expected to be less than significant.

The project will be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen) to achieve the goals of Assembly Bill (AB) 32, which has established a comprehensive program of cost-effective reductions of greenhouse gases (GHG) to 1990 levels by 2020.

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

FINDING: NO IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; or
  2. Strong seismic ground shaking; or
  3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project site is in an area which has 10 percent probability of seismic hazard in 50 years with peak horizontal ground acceleration of zero to 20 percent. The project development would be subject to building standards, which include specific regulations to protect improvements against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from this proposal may result in loss of some topsoil due to compaction and overcovering of soil to prepare for the foundation for restroom and parking. However, the impact would be less than significant with a Project Note requiring that an Engineered Grading and Drainage Plan shall be prepared for the project and a Grading Permit or Voucher shall be obtained for site grading.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

As noted above, the project site is flat with no topographical variations. The site bears no potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to the project-related improvements. As a standard requirement, a soil

compaction report may be required prior to the issuance of building permits to ensure the weight-bearing capacity of the soils for portable units.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, the project construction will implement all applicable requirements of the most recent California Building Standards Code and will consider hazards associated with shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed restroom building will connect to an individual sewage disposal system.

Per the Fresno County Department of Public Health, Environmental Health Division review of the proposal, a Project Note would require that the applicant: 1) shall provide a sewage feasibility analysis/engineered septic system for review and approval by the Fresno County Department of Public Works and Planning (FCDPP); and 2) shall install the septic system under permit and inspection by the FCDPP.

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

FINDING: NO IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction-related GHG emissions. As the project

involves limited construction activities (restrooms, parking, fencing), construction emission for the project would be less than significant.

Regarding operation-related GHG emissions, the project would generate limited traffic trips. This includes once-a-week event trips with each trip to have several riders. Given that scenario, the long-term operation-related greenhouse gas emissions are expected to be less than significant.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: NO IMPACT:

The project operation does not involve transport, use, disposal, or handling of hazardous materials.

The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and requires that demolition of existing structures shall be subject to the following requirements: 1) should the structure have an active rodent or insect infestation, the infestation shall be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties; 2) In the process of demolition of the existing structure, if asbestos-containing materials are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted; 3) if the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to remodel work the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9, State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) shall be contacted; and 4) any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements. These requirements will be included as Project Notes.

The nearest school, West Park Elementary School, is approximately 690 feet southeast of the project site. With adherence to the above-noted Project Notes, impact to the School would be less than significant.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. No impacts would occur.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately nine miles northeast of the project site. At that distance, the airport will not be a safety hazard or source of excessive noise for the project.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. The project will not expose persons or structures to wildland fire hazards.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS regarding wastewater discharge.

The proposed facility will host roughly 20 events a year as noted by the Applicant. The State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) reviewed the proposal and stated that the project would not meet the definition of a public water system and will not require a water permit due to hosting less than 60 events per year.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and expressed no concerns related to impact on groundwater quality.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within the North Kings Groundwater Sustainability Area (NKGSA). The Fresno Irrigation District on behalf of NKGSA reviewed the proposal and suggested that the anticipated groundwater use for the project should be balanced with enough recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

The water supply to the proposed project will come from an existing well on the property. The project will use limited water (85 gallons per day) that will mostly be used in the restroom facilities by event participants. Minimal or no use of potable water for human consumption is expected during events, as catering companies will supply beverages and bottled water to the event participants. Additionally, the project will utilize the existing landscaping, and for that reason, the current water consumption for landscaping will remain unchanged. However, if new landscaping is proposed by the applicant, a Condition of Approval would require that such landscaping shall comply with MWELO (Model Water Efficient Landscape Ordinance) standards to conserve water. With the implementation of this condition, the impact on groundwater resources resulting from additional landscaping will be reduced to less than significant.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal, stated that the project site is not located within the County's water-short area, and offered no comments on the availability/sustainability of water for the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or

2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No natural drainage channels run through the project site. The existing Fresno Irrigation District's creeks and private canals in the area will not be impacted by this proposal.

Development of the subject proposal will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

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

FINDING: NO IMPACT:

The project site is not subject to flooding from the 100-year storm per the Federal Emergency Management Agency FIRM Panel 2105H.

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

FINDING: NO IMPACT:

Fresno County has no Water Quality Control Plan. As such, the subject proposal would not conflict with any water quality control plan. The project is located within the North Kings Groundwater Sustainability Area. See discussion in Section X. B. above.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not divide an established community. The project site is approximately 2.5 miles west of the City of Fresno.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Agriculture in the Fresno County General Plan and is located outside of the City of Fresno Sphere of Influence. The subject proposal will not conflict with any land use plan, policy, or regulation of an agency with jurisdiction.

The County General Plan allows the proposed facility in an agricultural area by discretionary land use approval, provided applicable General Plan policies are met. Concerning Policy LU-A.3, Criteria a. b. c. d., the proposed high-intensity park for weddings and other events fit to the use of the subject property which is not an agricultural land and is located in a non-urban area due to the nature of the proposed use; is not located on prime farmland; is not located in a water-short area and involves limited water usage (85 gallons per event); and can be provided with adequate workforce from the nearby City of Fresno.

Concerning Policy LU-A.12, LU-A.13 and LU-A. 14, the project site is not farmland, and the 2.13-acre project area will be fenced off to separate the proposed use from surrounding farmland. Regarding Policy PF-C.17, the project will use limited groundwater (85 gallons per event) which will be supplemented by surface water to minimize impact on groundwater reserves. Regarding Policy PF-D.6, the proposed restroom will connect to an individual sewage disposal system.

## XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside of a mineral-producing area of the County.

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

An Acoustical Analysis was prepared for the project by WJV Acoustics, dated February 7, 2020. Per the Analysis, the project-related noise levels are not expected to exceed the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards if noise levels produced by on-site speaker systems are not set to excessively high volumes and/or the speaker system is not located in an area other than indicated by the project applicant, and/or the speakers are not oriented in a different direction other than that which was indicated by the project applicant.

The Fresno County Department of Public Health, Environmental Health Division reviewed the Acoustical Analysis and required that the noise levels shall be maintained according to the Acoustical Analysis. The project will be subject to the following Mitigation Measure.

\* **Mitigation Measure**

1. *The project-related noise levels shall adhere to the Acoustical Analysis prepared by WJV Acoustics, dated February 7, 2020 and shall not exceed the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards.*

C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

See discussion in Section IX. E. HAZARDS AND HAZARDOUS MATERIALS above.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Fresno County Fire Protection District (CalFire), the project shall comply with the California Code of Regulations Title 24 – Fire Code and, upon County approval of the project and prior to issuance of the project building permits, approved site plans shall be submitted for the District’s review and approval. Additionally, the project shall annex to Community Facilities District No. 2010-01 of CalFire. These requirements will be included as Project Notes.

- 2. Police protection?

FINDING: NO IMPACT:

The project was routed to the Fresno County Sheriff’s Office which expressed no concerns with the project.

- 3. Schools; or
- 4. Parks; or
- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools or parks.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project will not induce population growth which may require construction of new or expanded recreational facilities in the area.

## XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The project will not conflict with any policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project area is rural in nature and is not planned for any transit, bicycle, or pedestrian facilities per the Transportation and Circulation Element of the Fresno County General Plan.

The Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal and stated that the proposed facility will operate on weekends outside of peak traffic hours. Therefore, in lieu of a Traffic Impact Study, a Traffic Management Plan (TMP) shall be prepared for the project to demonstrate how the traffic will be handled during events. The project will adhere to the following Mitigation Measure.

\* **Mitigation Measure:**

1. *The project proponent shall prepare a Traffic Management Plan (TMP) to show how the traffic will be handled during events. The TMP shall be reviewed and approved by the Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning prior to the approval of Site Plan Review.*

The California Department of Transportation also reviewed the subject proposal and expressed no concerns related to traffic.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal would allow weddings and other venues appropriate and incidental to parks on a 2.13-acre portion of a 19.55-acre parcel.

The project site is located approximately 2.5 miles west of the nearest city limits of the City of Fresno. Given the location, it is reasonable to expect that the project will serve those residing in the City of Fresno and other nearby communities. This will help reduce total vehicle miles travelled to other similar facilities located elsewhere in the County and often far away from the urban areas. Given this scenario, staff believes the proposed development would not conflict or be inconsistent with above-noted CEQA Guidelines.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project design will not create traffic hazards or bring any changes to the current ingress and egress to the property off Brawley Avenue. According to the Road Maintenance and Operations Division and Site Plan Review Section, the following shall be required as Project Notes: 1) any work within the road right-of-way shall require an encroachment permit from Fresno County Road Maintenance and Operations; 2) any proposed entrance with swing gates shall be set back a minimum of 20 feet from the Brawley Avenue right-of-way; and 3) the first 100 feet of the driveway from off Brawley Avenue shall be paved or treated with dust palliative to minimized tracking and dust pollution to County roads.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will utilize the existing ingress and egress to the site off Brawley Avenue.

The initial review of the project by the County Fire Department resulted in no concerns regarding inadequate emergency access to the site. The emergency access will be further analyzed by the Fire Department through subsequent Site Plan Review recommended as a Condition of Approval for the project.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)?

FINDING: NO IMPACT:

Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new electric power, natural gas, or telecommunications facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?  
FINDING: NO IMPACT:

All solid wastes produced by the proposed facility will be collected for the local landfill through regular trash collection service. All solid waste disposal will adhere to local and state standards. The project impact on the holding capacity of local landfills will be less than significant.

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is not located within or near a State Responsibility Area for wildfire.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**FINDING: NO IMPACT:**

The project would not degrade the quality of the environment; 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; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological or cultural resources were identified in the analysis.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

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

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources or Air quality were identified in the project analysis. Impacts identified for Aesthetics, Noise and Transportation will be mitigated by compliance with the Mitigation Measures listed in Sections I., XIII. and XVII of this report.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

**FINDING: NO IMPACT:**

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

**CONCLUSION/SUMMARY**

Based upon Initial Study No. 7759 prepared for Unclassified Conditional Use Permit Application No. 3664, 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 biological resources, cultural resources, hazards and hazardous materials, mineral resources, population and housing, recreation, tribal cultural resources, or wildfire.

Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, noise and transportation have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Streets, Fresno, California.

EA:ksn

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7759	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Josh and Allison Verburg		Project Title: Unclassified Conditional Use Permit Application No. 3664	
Project Description: Allow a high-intensity park with related improvements for weddings and other venues appropriate and incidental to parks on a 2.13-acre portion of a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Brawley Avenue approximately 660 feet south of its intersection with W. Annadale Avenue and 2.5 miles west of the nearest city limits of the City of Fresno (2588 S. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 327-140-64).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7759) prepared for Unclassified Conditional Use Permit Application No. 3664, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to biological resources, cultural resources, hazards and hazardous materials, mineral resources, population and housing, recreation, tribal cultural resources, or wildfire.  Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant.  Potential impacts related to aesthetics, noise and transportation have been determined to be less than significant with the included Mitigation Measures.  The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – February 24, 2020		Review Date Deadline: Planning Commission – March 26, 2020	
Date: February 21, 2020	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7759  
Unclassified Conditional Use Permit Application No. 3664**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Noise	The project-related noise levels shall adhere to the Acoustical Analysis prepared by WJV Acoustics, dated February 7, 2020 and shall not exceed the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards.	Applicant	Applicant/Fresno County Dept. of Public Health, Environmental Health Division	On-going; for duration of the project
*3.	Transportation	The project proponent shall prepare a Traffic Management Plan (TMP) to show how the traffic will be handled during events. The TMP shall be reviewed and approved by the Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning prior to the approval of Site Plan Review.	Applicant	Applicant/PW&P	As noted

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.



# County of Fresno

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

DATE: December 20, 2019

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

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

SUBJECT: Initial Study Application No. 7759; Unclassified Conditional Use Permit Application No. 3664

APPLICANT: Josh and Allison Verburg

DUE DATE: January 3, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a high intensity park with related facilities for weddings and other venues on a portion of a 19.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District (APN 327-140-64).

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

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

We must have your comments by **January 3, 2020**. Any comments received after this date may not be used.

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

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

EA:

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*Activity Code (Internal Review): 2381*

Enclosures



Development Services and Capital Projects Division  
 Mail To: The Alli V  
 2588 S. Brawley Ave.  
 Fresno, CA 93706

**Pre-Application Review**  
 Department of Public Works and Planning

NUMBER: 19-105094  
 APPLICANT: The Alli V  
 PHONE: (559) 904-8181

PROPERTY LOCATION: 2588 S. BRAWLEY AVE.  
 APN: 327 - 140 - 64 ALCC: No  Yes # VIOLATION NO. None  
 CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes  
 ZONE DISTRICT: AE-20; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes  
 LOT STATUS:

Zoning:  Conforms;  Legal Non-Conforming lot;  Deed Review Req'd (see Form #236)  
 Merger: May be subject to merger: No  Yes ZM# Initiated In process  
 Map Act:  Lot of Rec. Map;  On '72 rolls;  Other;  Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes  DISTRICT: State Center/Washington Union PERMIT JACKET: No Yes   
 FMFCD FEE AREA:  Outside  District No.: FLOOD PRONE: No  Yes  
 PROPOSAL U-CUP to allow a high intensity park w/ related facilities for weddings and other venues within the AE-20 Zone District.

COMMENTS: Operational Statement for proposed project attached.  
 ORD. SECTION(S): 816.5, 853.B-12 BY: Daniel Gutierrez DATE: 7/24/19

**GENERAL PLAN POLICIES:**

LAND USE DESIGNATION: AGRICULTURE  GPA:  MINOR VA:  
 COMMUNITY PLAN:  JAA:  HD: \$ 992.00  
 REGIONAL PLAN:  CUP: \$ 9,123.00  AG COMM: \$ 93.00  
 SPECIFIC PLAN:  DRA:  ALCC:  
 SPECIAL POLICIES:  JVA:  IS/PER\*: \$ 5,151.00  
 SPHERE OF INFLUENCE:  JAT:  Viol. (35%):  
 ANNEX REFERRAL (LU-G17/MOU):  JTT:  Other:

**PROCEDURES AND FEES:**

Filing Fee: \$ 15,359.00  
 Pre-Application Fee: \$ 247.00  
 Total County Filing Fee: \$ 15,112.00

COMMENTS: —

**FILING REQUIREMENTS:**

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of \_\_\_\_\_

**OTHER FILING FEES:**

- Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,354.75) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Ejaz Ahmad Referral Letter # \_\_\_\_\_  
 PHONE NUMBER: (559) 600 - 4204 DATE: 07/29/19

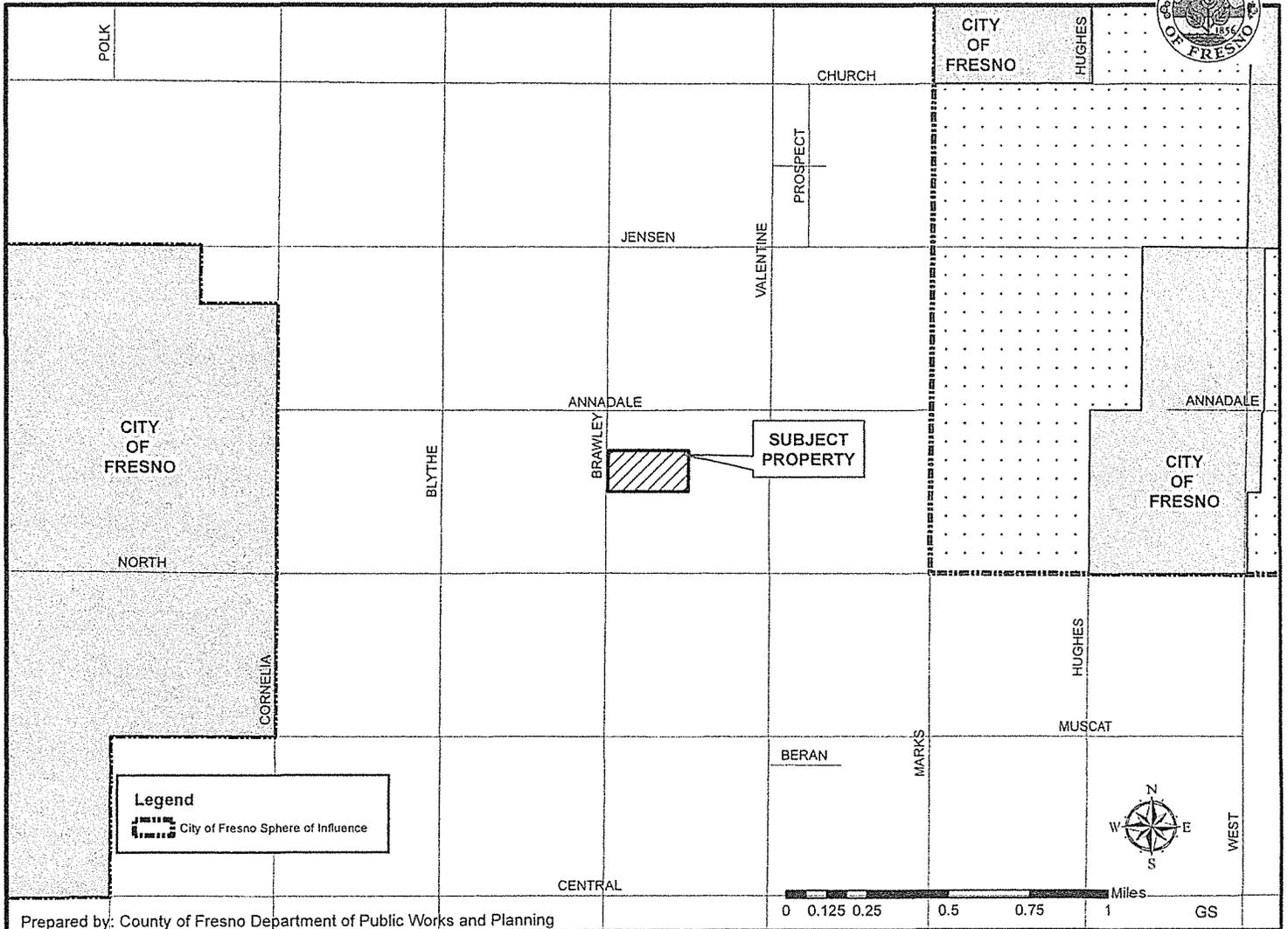
PLU # 113 Fee: \$247.00  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- COVENANT
  - MAP CERTIFICATE
  - PARCEL MAP
  - FINAL MAP
  - FMFCD FEES
  - ALUC or ALCC
  - SITE PLAN REVIEW
  - BUILDING PLANS
  - BUILDING PERMITS
  - WASTE FACILITIES PERMIT
  - SCHOOL FEES
  - OTHER (see reverse side)

OVER.....

CUP 3664

# LOCATION MAP



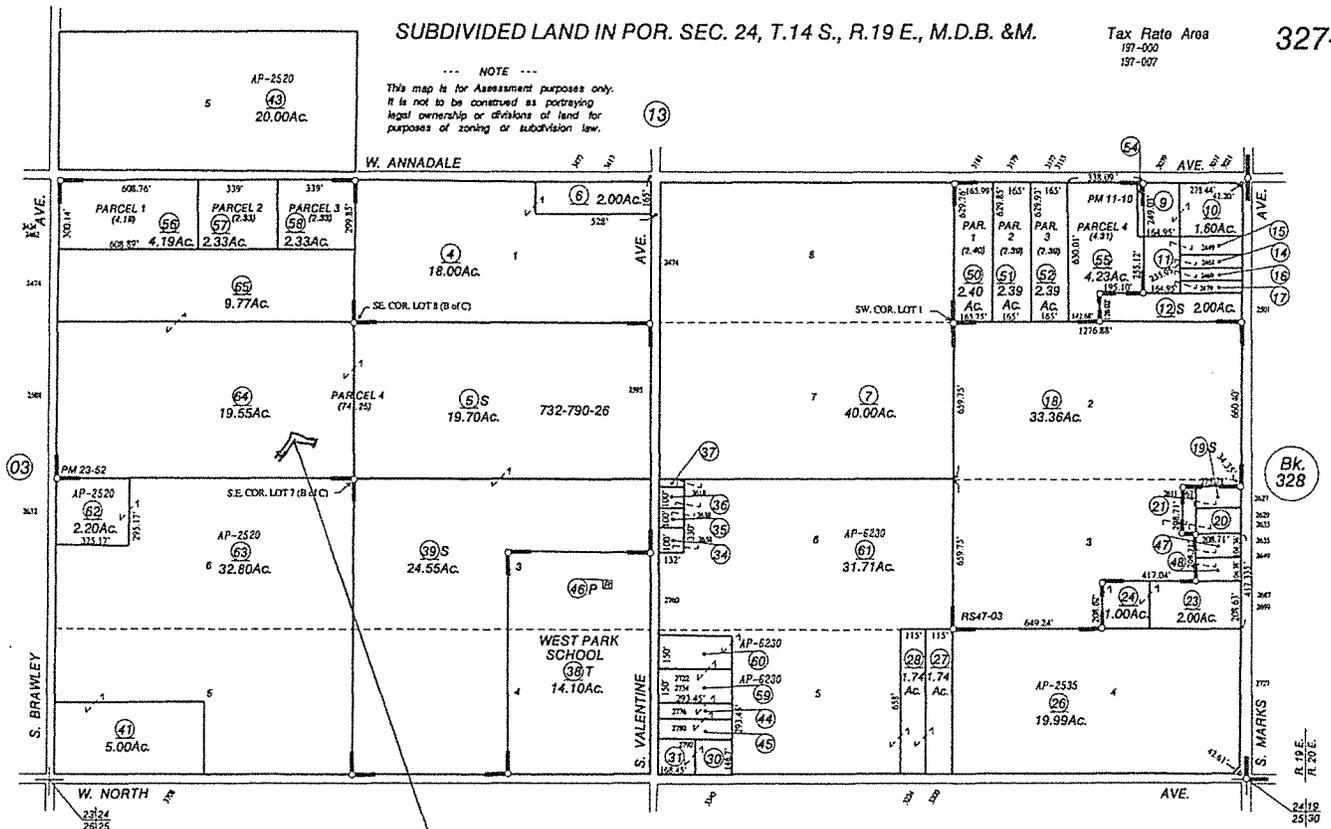
Prepared by: County of Fresno Department of Public Works and Planning

SUBDIVIDED LAND IN POR. SEC. 24, T.14 S., R.19 E., M.D.B. &M.

Tax Rate Area  
197-000  
197-007

327-14

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



Agricultural Preserve  
Bank of California Tract - Plat Bk. 2, Pg. 14  
Parcel Map No. 1812 - Bk. 11, Pg. 10  
Parcel Map No. 2799 - Bk. 23, Pg. 52  
Record of Survey - Bk. 47, Pg. 03

Assessor's Map Bk. 327 - Pg. 14  
County of Fresno, Calif.

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

SUBJECT  
PROPERTY



## Operational Statement for The Alli V

1. The Alli V will be a place that people could rent out to hold events. The 20 acre ranch where owners Josh and Allison Verburg live has a shaded area and grass next to it that people could rent out to host an event, graduation/birthday/bridal shower, etc. The area would be available for rental all year but during the spring and summer months would be most ideal due to not having any enclosed space to stay warm. The area would be rented out on the weekends. Usually but not limited to Saturday afternoon/evening.
3. Average number of people to attend an event would range from 50-250. One day a week for 6 hours.
4. We (Josh and Allison Verburg) live on our property and we would be the only people to be taking care of the area but will have security while events are taking place.
5. There would be a couple service vehicles including, DJ, and catering and any décor vendors a renter might have.
6. From the public road S. Brawley we have a dirt road to the event area which the first 100 feet from Brawley Ave is paved. All area is level and after the paved part is dirt. In the future we plan to put gravel down.
7. Parking for events is also dirt and all level. We would put up handicap signs and mark those spaces clearly.
8. No goods would be sold on-site.
9. No equipment used.
10. We would provide portable bathrooms and access to water but renters would be responsible for all other goods.
11. Renters will be able to provide music for any event if they do to choose so but would have to keep it at the sound level required by the Fresno County of health and turned off by 10PM at the latest. We would water the dirt road leading to the event area and parking area before events to control any dust.
12. All trash produced from events will stay on the property and will be disposed of in our trash through Mid Valley Disposal.
13. Water will be available for food services during events and we water the grass and plants on timed sprinklers.
14. Advertising will be word of mouth and social media due to the small volume of events we plan to hold per year.
16. We will use an existing patio on the property which is constructed of wood and tin roof. The patio is all level surface.
17. We have lights in the patio and string lights above the grass area. Renters may choose to bring in an amplification system for their event but must turn it off by 11PM.
18. The landscaping is grass and a couple small shrubs and trees.
19. We would like a conditional use permit to be able to rent out our property 15 times but not limited to a year for people to hold events.
20. Josh and Allison Verburg are the owners of property at 2588 S Brawley and we live on the property. We wouldn't have any employees or caretakers.

CUP3664

RECEIVED  
COUNTY OF FRESNO

DEC 03 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY	
IS No.	<u>7759</u>
Project No(s)	<u>CUP 3664</u>
Application Rec'd.:	<u>12/2/19</u>

### GENERAL INFORMATION

1. **Property Owner :** Josh and Allison Verburg **Phone/Fax:** 559-904-8181

**Mailing Address:** 2588 S Brawley Ave Fresno CA/93706

*Street City State/Zip*
2. **Applicant :** Same as above **Phone/Fax:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

*Street City State/Zip*
3. **Representative:** Same as above **Phone/Fax:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

*Street City State/Zip*
4. **Proposed Project:** Venue for weddings and other events.

\_\_\_\_\_

\_\_\_\_\_
5. **Project Location:** On the east side of Brawley Ave approximately 627 feet south of its intersection with Annadale avenue.

\_\_\_\_\_
6. **Project Address:** 2588 S Brawley Avenue Fresno Ca 93706
7. **Section/Township/Range:** 24 / T14 / R19      8. **Parcel Size:** 19.55 acres
9. **Assessor's Parcel No.** 327-140-64 OVER.....

10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

_____ LAFCo (annexation or extension of services)	_____ SJVUAPCD (Air Pollution Control District)
_____ CALTRANS	_____ Reclamation Board
_____ Division of Aeronautics	_____ Department of Energy
_____ Water Quality Control Board	_____ Airport Land Use Commission
_____ Other _____	

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

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

13. Existing Zone District<sup>1</sup>: AE-20 (EXCLUSIVE AGRICULTURE)

14. Existing General Plan Land Use Designation<sup>1</sup>: AGRICULTURE

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: Alfalfa and dirt  
Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:  
No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):  
North: Agricultural  
South: Agricultural  
East: Agricultural  
West: Agricultural

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

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

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

B. Daily traffic generation:

I.	Residential - Number of Units	<u>0</u>
	Lot Size	<u>0</u>
	Single Family	<u>0</u>
	Apartments	<u>0</u>

II.	Commercial - Number of Employees	<u>0</u>
	Number of Salesmen	<u>0</u>
	Number of Delivery Trucks	<u>4</u>
	Total Square Footage of Building	<u>0</u>

III. Describe and quantify other traffic generation activities: Events would have guests  
generating traffic, on average 100 or less vehicles per event once a week during the months  
of March through October.

20. Describe any source(s) of noise from your project that may affect the surrounding area:         
Events could have music for a few hours in the evening.

21. Describe any source(s) of noise in the area that may affect your project:         
None

22. Describe the probable source(s) of air pollution from your project:         
None

23. Proposed source of water:  
(x) private well  
( ) community system<sup>3</sup>--name:        OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 85 gallons per day
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: Less than 1 gallon
27. Anticipated type(s) of liquid waste: Left over drinks.(tea, coffee)
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: None
29. Anticipated volume of hazardous wastes<sup>2</sup>: None
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: Food and paper products
32. Anticipated amount of solid waste (tons or cubic yards per day): 1 cubic yard per week
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1/2 yard per week
34. Proposed method of solid waste disposal: Trash service - Mid Valley
35. Fire protection district(s) serving this area: Fresno County Fire
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

  
 \_\_\_\_\_  
 SIGNATURE

12-1-19  
 \_\_\_\_\_  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357.

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

## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE

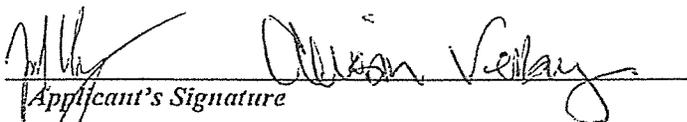
State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County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

The following projects are exempt from the fees:

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

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

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

  
Applicant's Signature

12-1-19  
Date

G:\14360\DEVSE\PLN\PROJSEC\PROJDOCS\TEMPLATES\15-CEQA TEMPLATES\INITIAL STUDY APP.DOTX



EAST



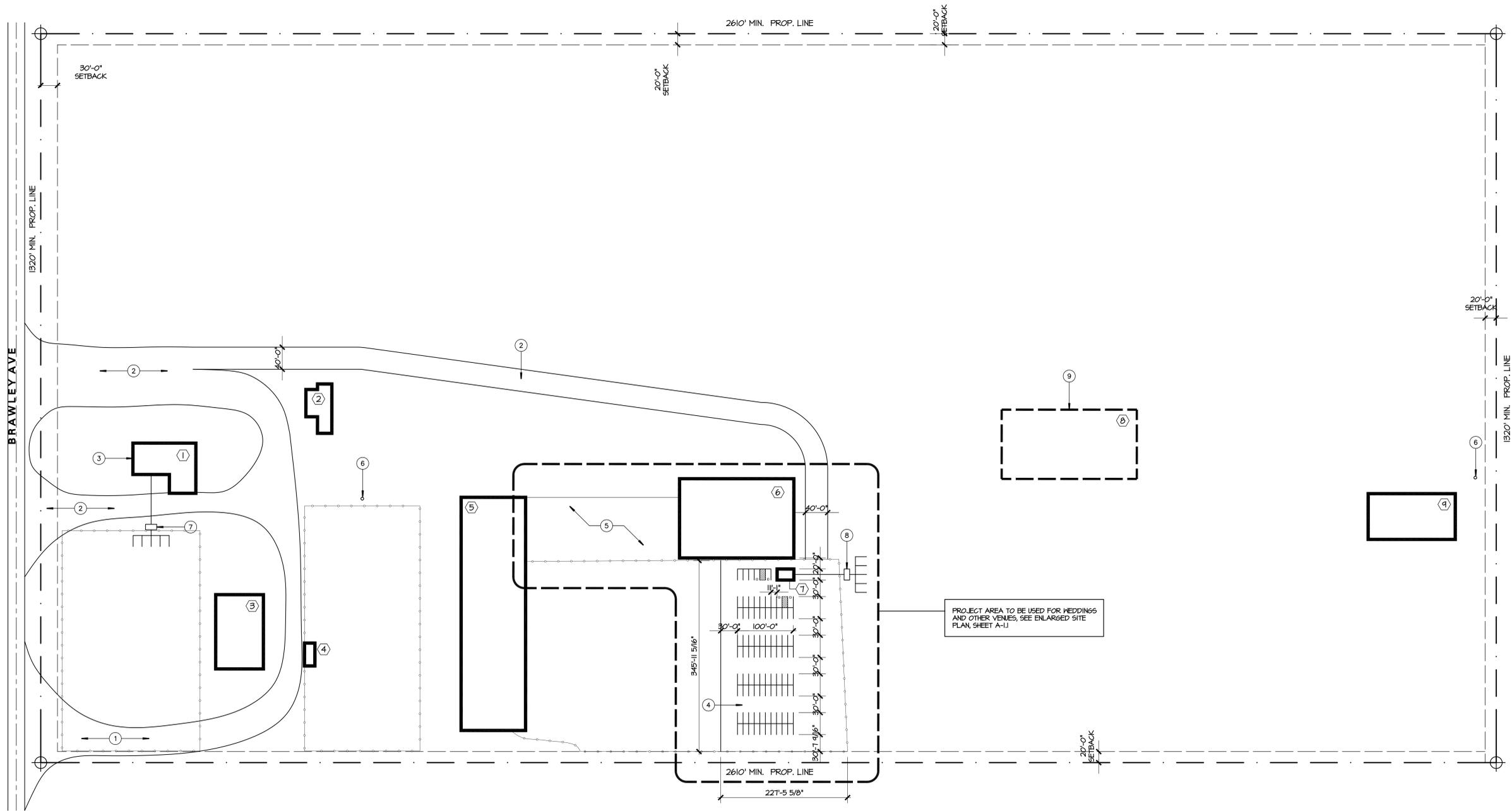
NORTH



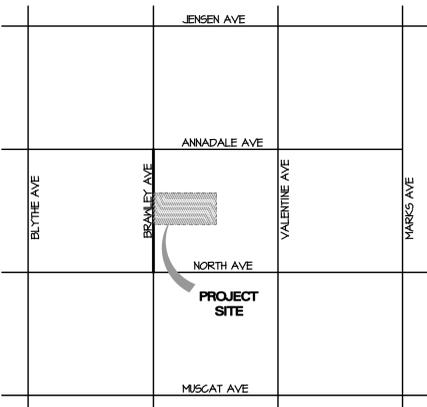
SOUTH



WEST



**VICINITY MAP :**



GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
				WEATHERING	FROST LINE DEPTH	TERMITE					
0.00	110 C	NO	D	15000+NEG	0 INCHES	VERY HEAVY	28	NO	FIRM 04/26/08	1500	62.1 DEG.

**KEY NOTES :**

- ① EXISTING ABANDONED DRIVEWAY AND DRIVE APPROACH
- ② EXISTING DRIVEWAY
- ③ EXISTING RESIDENCE.
- ④ PROPOSED PARKING AREA
- ⑤ EXISTING GRASS AREA FOR WEDDINGS
- ⑥ EXISTING WELL
- ⑦ EXISTING SEPTIC TANK AND LEACH LINES
- ⑧ PROPOSED SEPTIC TANK AND LEACH LINES UNDER SEPERATE PERMIT
- ⑨ EXISTING A6 STORAGE BUILDING TO BE REMOVED

**SCOPE OF WORK:**

WEDDING FACILITY WITH RESTROOM BUILDING AND PARKING FOR APPROX. 200 GUESTS.

**GOVERNING CODES :**

- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE GOVERNING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
1. 2016 CALIFORNIA BUILDING CODE
  2. 2016 CALIFORNIA RESIDENTIAL CODE
  3. 2016 CALIFORNIA PLUMBING CODE
  4. 2016 CALIFORNIA MECHANICAL CODE
  5. 2016 CALIFORNIA ELECTRICAL CODE
  6. 2016 CALIFORNIA ADMINISTRATIVE CODE
  7. 2016 CALIFORNIA FIRE CODE & STATE FIRE MARSHAL 2016
  8. 2016 CALIFORNIA ENERGY CODE & TITLE 24 AND 25, CALIFORNIA CODE OF REGULATIONS
  9. CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEEC) 2016
  10. SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY
  11. CITY ORDINANCES
  12. COUNTY ORDINANCES
  13. APPLICABLE SEC. OF THE CA. ENERGY CONSERVATION STANDARDS
  14. 2015 INTERNATIONAL BUILDING CODE

**BUILDING DATA :**

APN : 020-330-042  
 LOT SIZE : 3,445,200 SQ. FT. (19.04 ACRES)  
 CURRENT ZONE : A6  
 EXISTING USE : N/A (VACANT)  
 ALLOWED USE : A6  
 PROPOSED USE : C.U.P. (COMMERCIAL)  
 PARKING REQ'T : SEE BELOW  
 LANDSCAPE REQ'T : N/A  
 BUILDING TYPE : V-B  
 CONSTRUCTION : MTL. BUILDING OVER CONC. SLAB  
 BUILDING FOOTPRINT (PROPOSED BUILDING)  
 BUILDING 1' : 8,038 SQ. FT. (RESIDENCE)  
 BUILDING 2' : 3,323 SQ. FT. (A6 BLDG.)  
 BUILDING 3' : 11,501 SQ. FT. (A6 BLDG.)  
 BUILDING 4' : 714 SQ. FT. (A6 BLDG.)  
 BUILDING 5' : 48,786 SQ. FT. (A6 BLDG.)  
 BUILDING 6' : 29,403 SQ. FT. (POLE BARN)  
 BUILDING 7' : 600 SQ. FT. (RESTROOM BLDG.)  
 BUILDING 8' : 30,374 SQ. FT. (TO BE REMOVED)  
 BUILDING 9' : 12,450 SQ. FT. (A6 BLDG.)  
 TOTAL : 115,375 SQ. FT.  
 COVERAGE : 24.26%

PARKING AREA (INCLUDING DRIVEWAY)  
 AREA : 142,062.75 SQ. FT.  
 COVERAGE : 24.25%  
 STALLS : 84 INC. 4 ACCESSIBLE (10'X20' TYP. STALL)

**SITE ADDRESS :**

2588 S. BRAWLEY AVE.  
 FRESNO, CA 93706  
 COUNTY OF FRESNO  
 APN. 321-140-64

**PREPARED BY :**

EGEN DESIGN, INC.  
 1250 SUNNYSIDE AVE., SUITE #106  
 CLOVIS, CA 93611  
 PHONE : (559) 433-7148

**ENGINEER OF RECORD :**

KYLE M. POPE, P.E.  
 1250 SUNNYSIDE AVE. #105  
 CLOVIS, CA 93611  
 PHONE : (559) 305-5110

**OWNER :**

JOSH & ALLISON VERBURG  
 2588 S. BRAWLEY AVE.  
 FRESNO, CA 93706  
 PHONE : (559) 404-9181



**SITE PLAN**

SCALE : 1" = 80'-0"



**REVISIONS :**



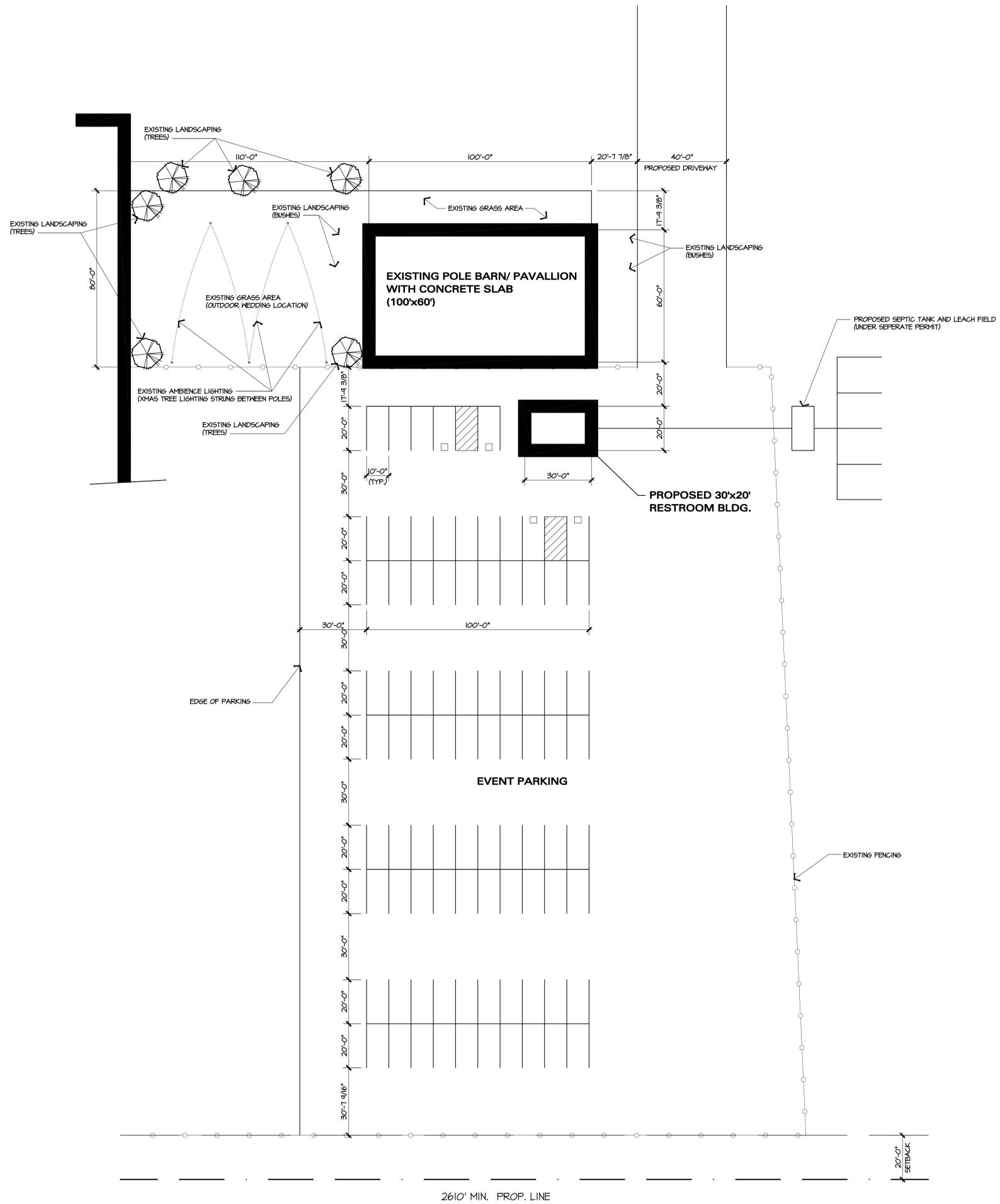

DRAWN BY : M. H.  
 JOB NUMBER : 19-005R  
 DATE : 9/12/2019

**VERBURG C.U.P.**  
 2588 S. BRAWLEY AVE.  
 FRESNO, CA 93706  
 COUNTY OF FRESNO

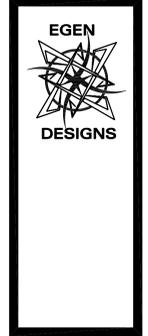
2688 HAMPTON WAY  
 FRESNO, CA 93706  
 PHONE : (559) 433-7788  
 EMAIL : EGENDESIGNS@YAHOO.COM

**VERBURG C.U.P.**  
 FRESNO, CALIFORNIA  
**EGEN DESIGNS** COMMERCIAL / RESIDENTIAL DESIGN

SHEET NO. **A-1**  
 OF



REVISIONS



DRAWN BY :  
M. H.  
JOB NUMBER :  
19-005R  
DATE :  
9/12/2019

**VERBURG C.U.P.**  
2598 S. BRADLEY AVE.  
FRESNO, CA 93706  
COUNTY OF FRESNO

2688 HAMPTON WAY  
FRESNO, CA 93706  
PHONE : (559) 433-7788  
EMAIL: EGENDSIGNS@YAHOO.COM

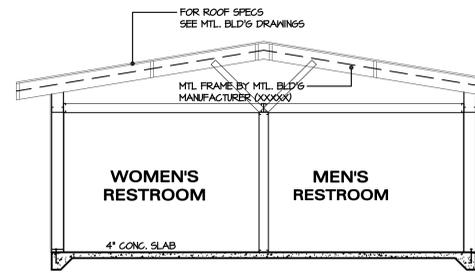
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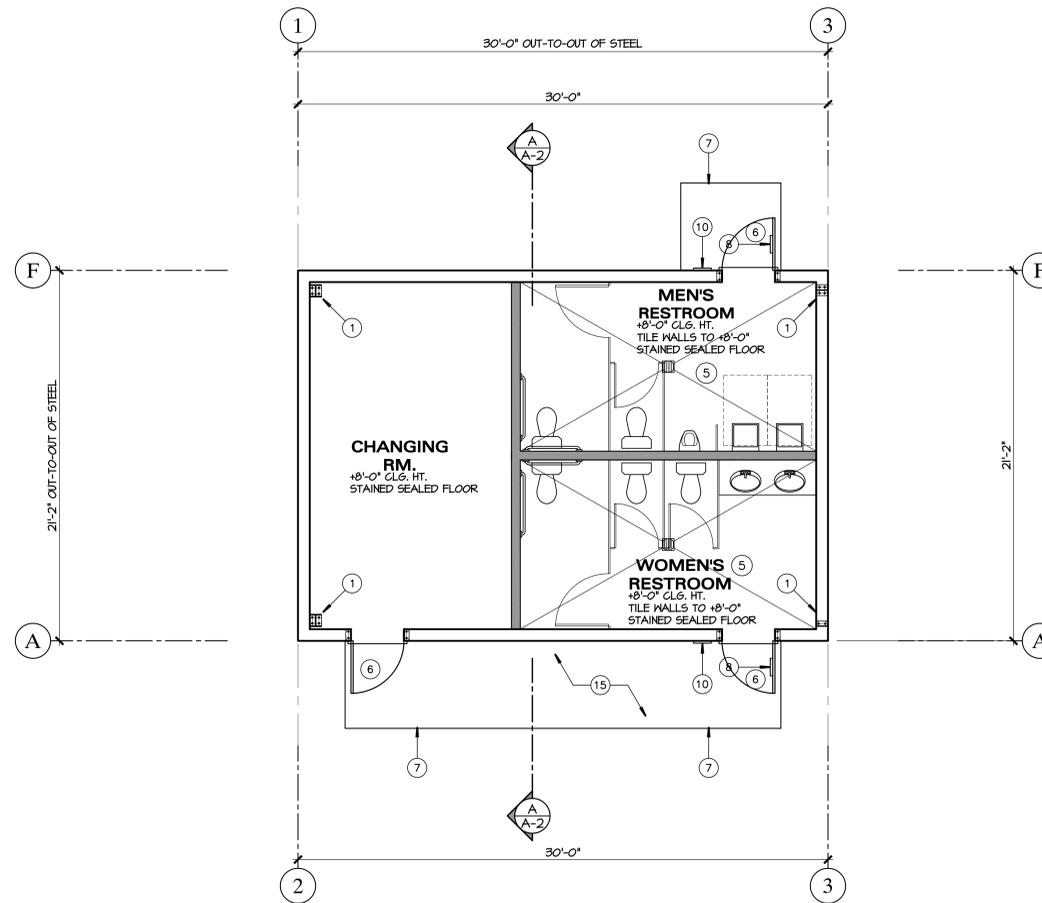
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SHEET NO.  
**A1.1**  
OF

**SITE PLAN**  
SCALE : 1"=20'-0"



SECTION A



FLOOR PLAN

**KEY NOTES :**

- 1 MTL. COLUMN, SEE METAL BLD'G DRAWINGS
- 2 ROOF X-BRACING, SEE MTL. BLD'G DRAWINGS
- 3 N/A
- 4 3'-0" x 6'-8" HOLLOW METAL DOOR
- 5 ACCESSIBLE RESTROOM, SEE RESTROOM DETAILS 4.5. & 7/AC-1
- 6 +34" HIGH ACCESSIBLE COUNTERTOP
- 7 5'-0" DEEP CONCRETE LANDINGS/WALK
- 8 RESTROOM DOOR SIGNS, SEE DETAIL 8/AC-1
- 9 OMITTED
- 10 PROVIDE BRAILLE RESTROOM SYMBOLS, SEE DETAIL 6/AC-1
- 11 MOP SINK, SEE PLUMBING PLAN
- 12 OMITTED
- 13 FLOOR DRAIN, SEE PLUMBING PLANS
- 14 ELECTRICAL SUB-PANEL, SEE ELECTRICAL PLANS
- 15 CONCRETE FLAT WORK
- 16 SHEET METAL BUILDING PANELS MANUFACTURED BY:
- 17 ROOF CONSTRUCTION ASSEMBLY: METAL ROOF PANELS MANUFACTURED BY:
- 18 CROSS BRACING, SEE METAL BUILDING DRAWINGS
- 19 OMITTED
- 20 COMPACTED FINISH GRADE

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO VERIFY ALL CONDITIONS AT WHERE EXISTING MATERIALS MEET NEW FINISH MATERIALS.
3. GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES/ FURNISHINGS SHOWN ON PLANS.
4. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, & FIXTURE SUPPLIERS.
5. SEE PLUMBING PLAN FOR FURTHER NOTES, DETAILS, AND SCH.
6. SEE ELECTRICAL PLAN FOR FURTHER NOTES, DETAILS, AND SCH.
7. SEE ACCESSIBILITY SHEET AC-1 FOR ACCESSIBLE MOUNTING HEIGHTS AND NOTES.
8. PROVIDE A 10" HIGH SOLID PANEL AT THE BOTTOM OF DOOR. CBC 11B-404.2.10.
9. PROVIDE A 60 INCH CLEAR LANDING ON PULL SIDE OF RESTROOM DOOR. CBC 11B-404.2.4.1.
10. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE A FORCE GREATER THAN 5 LBS TO ACTIVATE THE CONTROLS. CBC 11B5B.9.1, CBC 11B5B.9.2 AND CPC 1504.1.2

**EXT. ELEV. NOTES :**

1. ROOF CONSTRUCTION ASSEMBLY: METAL ROOF PANELS OVER METAL FRAME
2. INSULATION: AS NOTED.
3. CEILING: 1/2" THK. GYPSUM BOARD AT 2x FRAMING MEMBERS AT 24" O.C.
4. FLOOR CONSTRUCTION ASSEMBLY: CONCRETE SLAB ON GRADE AS NOTED ON FOUNDATION PLAN.
5. LATH AND PLASTER SHALL COMPLY WITH SECTION 2507 OF THE CBC
6. OMITTED
7. OMITTED
8. OMITTED
9. ALL KEEL SCREEDS SHALL BE INSTALLED A MIN OF 4" ABOVE THE EARTH AND TWO 2" INCHES ABOVE PAVED AREAS AND TO REQUIREMENTS. SEE DETAIL SHEET D-1.
10. MTL. BUILDING ROOFING COLOR TO BE SELECTED BY OWNER FROM STANDARD COLORS

**WALL LEGEND :**

- EXTERIOR WALL  
1 1/2" x 5 1/2" 16 GA. METAL STUDS @ 16" O.C.  
w/ MTL. SIDING ON EXTERIOR  
SEE MTL. BUILDING DRAWINGS
- INTERIOR WALL  
1 1/2" x 5 1/2" 16 GA. METAL STUDS @ 16" O.C.  
w/ 1/2" 5/8" BD. BOTH SIDES

SEE STRUCTURAL FOR ANCHORAGE AT ALL WALLS.  
SEE EXTERIOR ELEVATIONS FOR FINISH.  
ALL INTERIOR PAINT FINISH AND EXTERIOR COLOR PER OWNER.

**BUILDING DATA :**

FLOOR AREA :	635 SQ. FT.
OCCUPANCY GROUP :	U
OCCUPANCY LOAD :	SEE SITE PLAN SHT. A-1
CONSTRUCTION TYPE :	III-B (NON-SPRINKLERED)
EXITS :	(1) ONE EXIT REQUIRED (MIN)



**RESTROOM ARCHITECTURAL PLAN** 635 S.F.

SCALE : 1/4" = 1'-0"



REVISIONS :



DRAWN BY : M. H.  
JOB NUMBER : 19-005R  
DATE : 9/12/2019

VERBURG C.U.P.  
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**VERBURG C.U.P.**  
FRESNO, CALIFORNIA  
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SHEET NO. **A-2**  
OF