




# County of Fresno

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

DATE: July 31, 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: Tawanda Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/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  
Southern San Joaquin Valley Information Center, Attn: ssjvic@csu.edu  
U.S. Fish and Wildlife Service, Attn: Sarah Yates  
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov  
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo  
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: Tara C. Estes-Harter, THPO/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
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. 7681 and Classified Conditional Use Permit Application No. 3656

APPLICANT: Jacob & Kimberly Evans

DUE DATE: August 14, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the expansion of an existing agricultural fertilizer manufacturing plant onto three parcels totaling 66.68 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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 **August 14, 2019**. 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



# Fresno County Department of Public Works and Planning

Date Received: 07/22/19

CUP3656

(Application No.)

## MAILING ADDRESS:

Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

## LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497

## APPLICATION FOR:

- ☐ Pre-Application (Type) \_\_\_\_\_
- ☐ Amendment Application ☐ Director Review and Approval
- ☐ Amendment to Text ☐ for 2<sup>nd</sup> Residence
- ☒ Conditional Use Permit ☐ Determination of Merger
- ☐ Variance (Class )/Minor Variance ☐ Agreements
- ☐ Site Plan Review/Occupancy Permit ☐ ALCC/RLCC
- ☐ No Shoot/Dog Leash Law Boundary ☐ Other \_\_\_\_\_
- ☐ General Plan Amendment/Specific Plan/SP Amendment)
- ☐ Time Extension for \_\_\_\_\_

## DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow expansion of an existing  
agricultural fertilizer manufacturing  
Plant

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: SW corner side of \_\_\_\_\_  
between W. Kamm Ave. and S. Butte Alignment  
Street address: 20225 W. Kamm Ave.

APN: 040-080-42S; 40S Parcel size: 66.68+/- Section(s)-Twp/Rg: S - T - S/R - E

ADDITIONAL APN(s): 040-080-43S and 040-080-44S

I, Dirk Poeschel (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Jacob & Kimberly Evans PO Box 7192 Spreckels 93962 (559) 806-3001  
Owner (Print or Type) Address City Zip Phone

Same as owner  
Applicant (Print or Type)

Dirk Poeschel 923 Van Ness Ave., Suite 200 Fresno 93721 (559) 445-0374  
Representative (Print or Type) Address City Zip Phone

## CONTACT EMAIL:

### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	CUP3656	Fee: \$	4569. <sup>00</sup>
Application Type / No.:	Pre-app. Credit	Fee: \$	- 247. <sup>00</sup>
Application Type / No.:		Fee: \$	
Application Type / No.:		Fee: \$	
PER/Initial Study No.:	IS 7681	Fee: \$	3,901. <sup>00</sup>
Ag Department Review:		Fee: \$	76. <sup>00</sup>
Health Department Review:		Fee: \$	992. <sup>00</sup>
Received By: EJA	Invoice No.:	TOTAL: \$	9,291. <sup>00</sup>

### UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☐

Agency: \_\_\_\_\_

SEWER: Yes ☐ / No ☐

Agency: \_\_\_\_\_

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_\_ - T \_\_\_\_\_ S/R \_\_\_\_\_ E

Related Application(s): CUP3265; CUP3523

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: AE-20

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Parcel Size: 66.68 acres.

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

over.....





Development Services  
and  
Capital Projects  
Division

Email To:

Sandra@dplds.  
com

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: 19-103925

APPLICANT: TRUE ORGANICS

PHONE: (559) 445-0374

PROPERTY LOCATION: 20225 W. KAMM AVE., HELM, California, 93627, USA  
APN: 040-080-40S/42S/43S/44S ALCC: No Yes # AP-2093 VIOLATION NO. N/A  
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: (X) 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: (CPMW 14-08) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes ☒ DISTRICT: Golden Plains Trustee Area 1, West Hills CC Trustee Area 6 PERMIT JACKET: No Yes 40S

FMFCD FEE AREA: (X) Outside ( ) District No.: FLOOD PRONE: No Yes A, X AREA OF MINIMAL FLOOD HAZARD

PROPOSAL CUP to allow the expansion of an (E) Agricultural Fertilizer Manufacturing Plant on Assessor Parcel  
Numbers 040-080-40S/42S/43S/44S [135.35 Ac Net] located within the AE-20 Zone District.

[Expand onto 66.7 +/- AC. for product storage.]

COMMENTS: Parcels 42S/43S/44S are subject to a Williamson Act Contract and Clearance from Policy Planning is Required.

ORD. SECTION(S): 816.3-I BY: O. Ramirez DATE: 06/06/2019

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE

COMMUNITY PLAN:

REGIONAL PLAN:

SPECIFIC PLAN:

SPECIAL POLICIES:

SPHERE OF INFLUENCE:

ANNEX REFERRAL (LU-G17/MOU):

PROCEDURES AND FEES:

( ) GPA: ( ) MINOR VA:

( ) JAA: ( ) HD: \$ 992.00

( ) CUP: \$ 4,569.00 ( ) AG COMM: \$ 76.00

( ) JRA: ( ) ALCC:

( ) JA: ( ) IS/PER\*: \$ 3,901.00

( ) JAT: ( ) Viol. (35%):

( ) JT: ( ) Other:

Filing Fee: \$ 9,538.00

COMMENTS: Pre-Application Fee: \$ 247.00

Total County Filing Fee: \$ 9,785.00

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

Referral Letter #

BY: EJAZ AHMAD DATE: 06-20-19

PHONE NUMBER: (559) 600 - 4204

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)

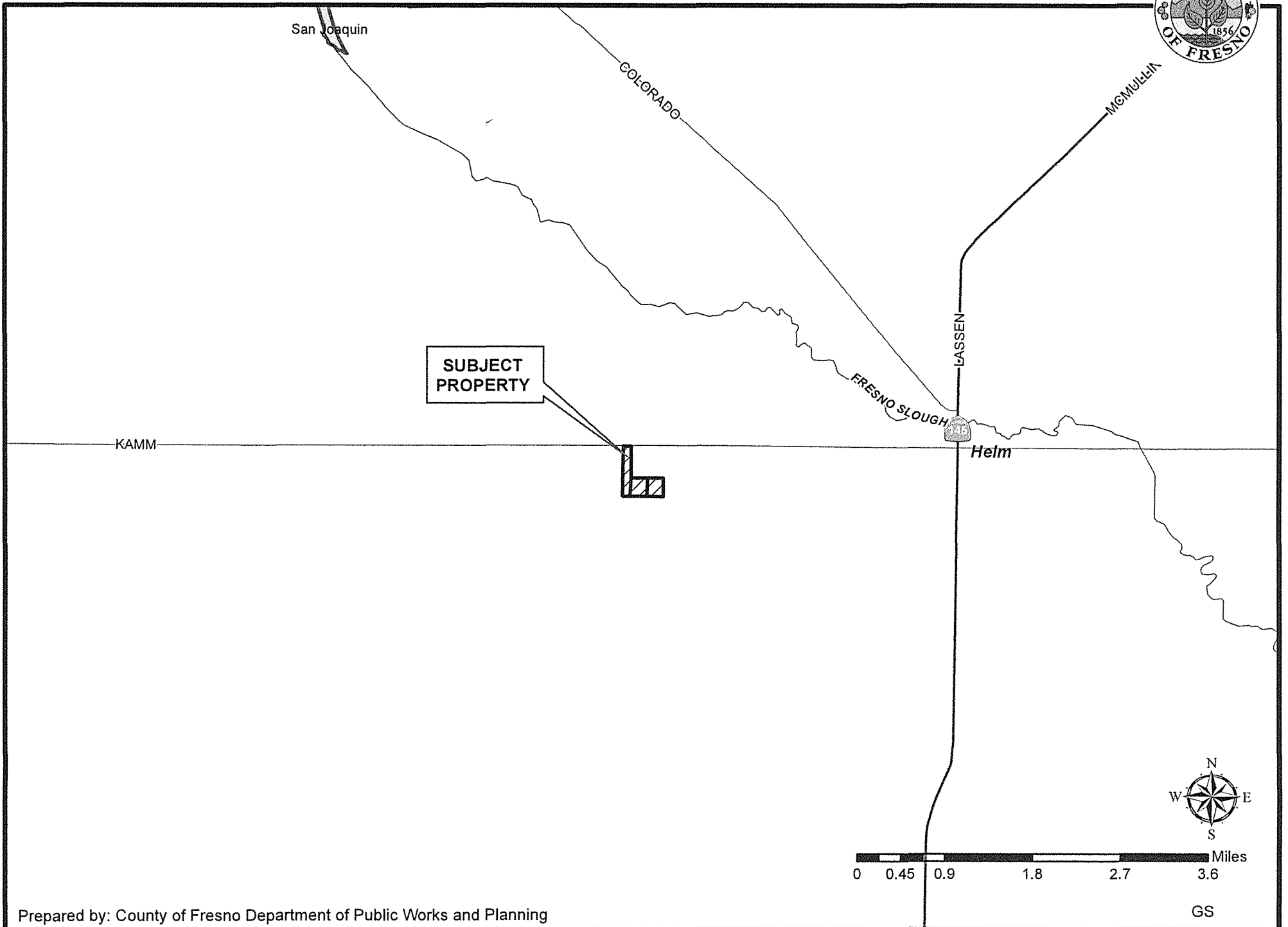
PLU # 113

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.

OVER.....

# LOCATION MAP



**-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.

SEC'S. 16, 17, 18, 19, 20 & 21, T.16S., R.17E., M.D.B.&M.

Tax Rate Area  
111-001 111-003  
111-002 111-004

040-08

1"=1200'

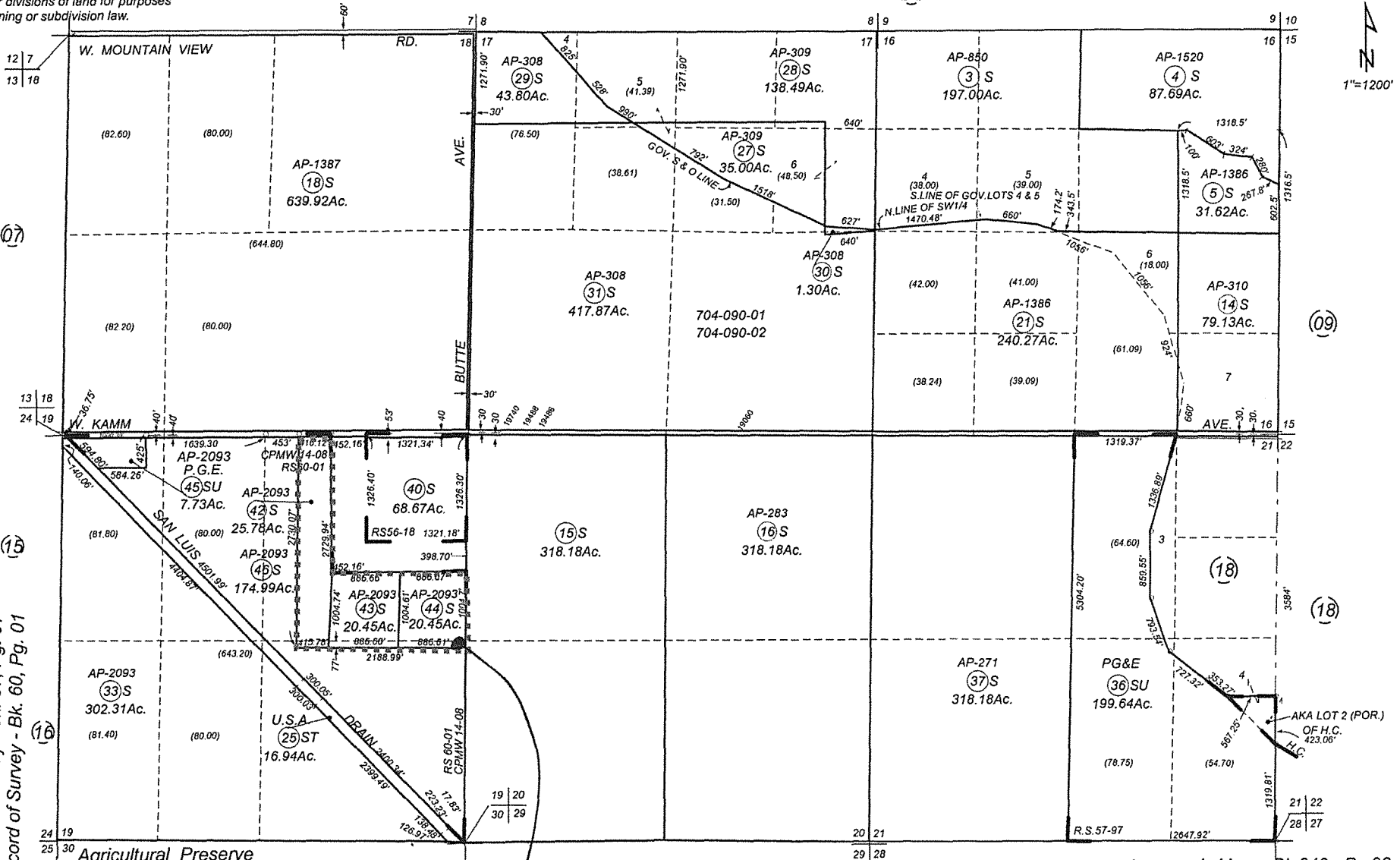
Record of Survey - Bk. 56, Pg. 18  
Record of Survey - Bk. 57, Pg. 97  
Record of Survey - Bk. 60, Pg. 01

Agricultural Preserve  
Cert. of Parcel Map Waiver 11-15, Doc. 8055, 1-24-2012  
Cert. of Parcel Map Waiver 14-08, Doc. 52121, 4-29-2015  
Helm Co. Sub. Swamp & Overflow Lands - R.S. bk. 3, Pg. 34

2/11/2019

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.040 - Pg.08  
County of Fresno, Calif.



PROJECT SITE

**True Organic Products, LLC  
20225 W. Kamm Avenue  
Helm, CA  
Operational Statement  
July 17, 2019**

**Applicant/Owner:** True Organic Products, LLC  
P.O. Box 7192  
Spreckels, CA 93962  
Attn: Mr. Nick Pitman

**Representative:** Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite 200  
Fresno, CA 93721  
(559) 445-0374

**APN:** 68.67+/- acres (040-080-40S) Current Site  
25.78+/- acres (040-080-42S) }  
20.45+/- acres (040-080-43S) } Proposed Expansion  
20.45+/- acres (040-080-44S) }

**Location:** 20225 W. Kamm Avenue  
The southwest corner of W. Kamm Ave. and S. Butte Ave. alignment.

**Request:**

1. Approval of a Conditional Use Permit (CUP) for a 66.7 +/- acre expansion of an existing agricultural fertilizer manufacturing plant operating under previously approved permits.
2. Allow the removal and addition of various site buildings over time to increase project efficiency.

**Background:**

The existing fertilizer manufacturing plant is located on a 68.67 +/- acre parcel located at the SWC of W. Kamm Ave. and the S. Butte Ave. alignment approximately 6 miles south of the City of San Joaquin. The property is designated as Agriculture in the Fresno County General Plan and is zoned AE-20.

Over time, the county has approved a variety of Conditional Use Permits to allow modifications to the agricultural fertilizer processing operation that was established by Britz Chemicals decades ago. Conditional Use Permit No. 3265 allowed for the expansion of the facility and increased related traffic trips to the levels the facility is currently operating. The last Conditional Use Permit was approved on January 28, 2016 when the Fresno County Planning Commission approved Classified Conditional Use Permit (CUP) 3523 for the True Organic Products, LLC expansion of liquid storage within building not greater than 50ft. The facility also operates under Site Plan Review No. 7725 and 7725R.

**CUP3656**  
**RECEIVED**  
COUNTY OF FRESNO  
**JUL 22 2019**  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



## **Project Purpose**

Please see the True Organic Products, LLC (True Organics) project site plan prepared by Provost & Pritchard Consulting that details the area of expansion and the location of the proposed site modifications.

To increase production efficiency the applicant desires to expand its current facility of 68.67 +/- acres by 66.7 +/- acres on land it owns for a total site area of 135.35 +/- acres. The proposed expansion will not affect production capacity but will increase plant efficiency, improve storage conditions and the ability to comply with applicable regulations.

There will be no buildings on the 66.6 +/- expansion area. The expansion area will be used for raw product storage, a gravel service road and new but previously approved driveway ingress/egress onto W. Kamm Avenue. Within the existing facility additional buildings will be added and some buildings removed over time to allow operational and energy efficiencies. Details of those building changes are provided below.

## **Justification:**

Fresno County General Plan Policy LU-A.3 and General Plan Table LU-3 provides the County with the authority to allow the development of organic and inorganic fertilizer manufacturing facilities through the approval of a discretionary permit in agricultural areas subject to various criteria. The criteria and the applicability of the project to those criteria are as follows:

- a. *The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.*

The facility accepts chicken manure and various byproducts and converts them to organic fertilizer. In order to operate successfully, the facility must be close to its supply of raw material (poultry manure). Large producers of poultry manure are not located in or near urban areas. They are in rural areas like the location of the True Organics. Transporting the poultry manure into an urban area would result in impacts from odor, etc. that would typically not be acceptable in an urban area. In addition, the added costs to transport the poultry manure to an urban processing facility would result in a product that would not be economically feasible for farmers to purchase.

Notwithstanding the use of best management practices (BMP), fertilizer manufacturing facilities are not perceived to be acceptable in most urban settings. When they are in urban settings, they are located typically in large industrial parks surrounded by heavy industrial uses. No such industrial parks exist in western Fresno County. Moreover, this is an existing approved facility. Allowing the expansion of this facility maximizes the beneficial use of the existing structures and improvements.



### **Project Operations:**

The True Organic facility consists of offices, outside raw product storage areas, outdoor processing areas, indoor processing areas, and indoor finished product storage areas. The facility currently operates from five to six days a week or 312 days per year depending on the availability of raw materials and product demand occasionally the facility may operate 7 days a week to address peak demand. The hours of operation for the various aspects of the facility are summarized below.

<b>Hours of Operation</b>		
<b>Activity</b>	<b>Current</b>	<b>Proposed</b>
Office	6:00am-6:00pm	No Change
Material Receiving	SAME	No Change
Material Shipping	SAME	No Change
Production	24 hrs./day	No Change
Maintenance	24 hrs.	No Change

True Organic receives solid and liquid chicken manure from a variety of poultry ranches. The material is typically hauled to the site in 25-ton-capacity trucks and is also hauled away from the site in 25-ton-capacity trucks. The trucks are owned by True Organics and private haulers. The material is covered with tarps when it is being transported to and from the facility.

Upon entering the facility, the trucks proceed to the truck scales (Site Plan Reference -14). The trucks are weighed and directed to the unloading area. The material is unloaded, and the trucks proceed back to the truck scales where they are weighed again and then leave the project site.

The incoming material is diverted to its appropriate processing equipment then processed. The site's *maximum permitted annual capacity* is approximately 378,000 tons of combined incoming liquid and solid material per year.

Currently the trucks entering and leaving the site utilize the same driveway and truck scales. It is proposed that a future driveway and scale area be developed on the eastern portion of the site (Site Plan Reference G). Construction of this driveway will allow the facility to operate more efficiently and reduce possible conflicts between trucks as the volume of the plant increases to its operational volume limits established with the approval of Conditional Use Permit No. 3265.

As stated in all previous permits, the amount of raw material that is accepted at the site will vary depending on the time of year, product availability and market demand. Currently, after unloading, the raw material is formed into piles outside or stored in bunkers inside buildings (Shown as Site plan Reference 4, B, D1. (Shown as Site plan Reference D2, F, and H.) The piles are either covered with plastic or are sprayed with water to create a crust on the surface of the pile.

Water usage is limited to the amount needed to create the crust with minimal runoff. In the future, the piles may be wrapped in plastic to minimize dust emissions and runoff erosions of the piles. The piles of raw material will be regularly monitored by True Organics staff to ensure that the internal temperatures are controlled, and that composting will not occur.

As necessary, the material in the piles will be turned or otherwise aerated to keep the temperature below 122 degrees Fahrenheit.

As described in Classified Conditional Use Permit (CUP) 3265 and Initial Study (IS) 6079, the raw material that will be stored on site will vary depending on market factors. Said storage is estimated to range from 50,000 to 250, 000 tons at any one time. Said stored material will comply with all applicable standards for such storage as defined in, among other things, Classified Conditional Use Permit (CUP) 3265 and Initial Study (IS) 6079. The raw product is used to manufacture three different products. The products and the process for each are summarized below.

### **Feed Product**

The raw product is moved from the pile outside storage area by skip loader or other equipment to a shaker which separates the material by size. The material is mixed and milled (Site Plan Reference IX) and heat treated. The finished product is stored (Site Plan Reference E).

The finished material is hauled offsite by trucks owned by True Organics or third-party trucking companies. The empty trucks enter the site and proceed to the scales where they are weighed. The trucks then go to the loading area where they are loaded by a skip loader. After loading, the trucks return to the scales, are weighed and leave the site. The material in all trucks is required to be covered with a tarp when it leaves the site. As noted above, the trucks currently enter and exit from the same driveway. In the future, a new set of scales and exit driveway is proposed.

### **Pelletized Fertilizer**

The raw product is moved from the piles in the outside storage area to a mixing area (Site Plan Reference 4). The raw material is mixed with additives, pelletized (Site Plan Reference 11) and heat treated (Site Plan Reference 5). The finished product is stored in “bunkers” (Site Plan Reference 6). Samples of the material are sent to an outside laboratory for testing. When the material passes various True Organics qualitative and regulatory tests, it is either placed in 2,000 lb. totes which are pallets, bagged or sold in bulk. The palletized totes and bags are moved to an inside storage area (Site Plan Reference 7, and future buildings L & M).

The trucks that ship the material from the site arrive empty and proceed to the scales. After being weighed, the trucks proceed to the pelletized fertilizer loading area. The pallets are loaded onto the trucks by forklift and the bulk material is loaded by front end loader. The loaded trucks return to the scales and exit the site. As noted above, the trucks currently enter and exit from the same driveway. In the future a new set of scales and exit driveway is proposed.

### **Liquid Fertilizer**

Liquid fertilizer is manufactured from molasses and other additives that are delivered to the site by tanker or bulk material trucks. The trucks enter the site and proceed to the scale where they are weighed. The tanker trucks then off load their materials in the bulk liquid storage area (Site Plan Reference II). After unloading, the trucks return to the scale to be weighed and exit the

property. As noted above, the trucks currently enter and exit from the same driveway. In the future a new set of scales and exit driveway is proposed.

The ingredients for the liquid fertilizer are blended, heat treated and filtered (Site Plan Reference 8) and stored in large tanks (Site Plan Reference 8) until they are sold and shipped offsite by trucks owned by True Organics or third-party trucking companies. Any material that is spilled is returned to the tanks for future use. Trucks that haul off the finished liquid fertilizer product enter the site and proceed to the scale where they are weighed. After being weighed, the trucks go to the truck loading area. After being loaded the trucks return to the scale, are weighed and exit the site.

The total annual facility production summary is shown below:

#### **Total Annual Facility Production Summary of All Products**

	<b>Current as Per CUP 3265</b>	<b>Proposed</b>
Feed Product	Per market demand	No change
Pellet Fertilizer	Per market demand	No change
Liquid Fertilizer	Per market demand	No change
Total	378,000 tons year <sup>(1)</sup>	No change

<sup>(1)</sup> The facility production is rounded to 378,000 tons per year.

#### **Employees/Site Operational Time Limits**

<b><u>Shift</u></b>	<b><u>Hours</u></b>	<b><u>Existing Employees</u></b>	<b><u>Future Employees</u></b>
Day Shift	7am to 5pm	40	75
Night (maintenance)	10pm to 6pm	5	25

#### **Number of Visitors**

Supplies and other similar deliveries average about 2 per day. The site is wholesale only so there are no visitors.

#### **Employees**

Currently, there are approximately 65 employees working on the site at any one time. In the future, the total number of total employees working on the site may be as high as 100. The facility operates at extended hours so not all the employees are on-site at the same time. The following schedule illustrates the site shifts and corresponding employees.

#### **Service and delivery Vehicles**

The company utilizes three light duty trucks to conduct general company business activities.

## Site Access

The site is currently served by a driveway from W. Kamm Avenue. W. Kamm Ave. is designated as an *Arterial* in the Circulation Element of the Fresno County General Plan. A second proposed driveway was approved by Conditional Use Permit No. 3265 but has not been constructed. The second driveway will be located on the eastern portion of the site and is shown on the project site plan. The proposed third driveway will be constructed off W. Kamm Ave. within the current acreage on the western portion of the site also as shown on the project site plan.

## Traffic

The average number of truck trips per day generated by the use is calculated as follows:

(378,000 tons of incoming material processed per year / 25 tons capacity per truck)  
/ 313 working days per year or approximately 48 trucks per workday hauling raw material to the site. The same 48 trucks exit the site empty meaning 96 one-way truck trip ends are generated by the facility per day.

The traffic impact study for the current Conditional Use Permit considered there would be 40 employees. The company has subsequently hired 25 more employees for a total of 65 and estimates that 100 employees will be hired over the next five years.

The Institute of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> edition, Land Use Code 110 *Light Industrial* estimates .67 AM PEAK trips will be generated per employee or 67 TOTAL AM PEAK employee trips per day and that .68 PM PEAK trips will be generated per employee or 68 TOTAL PM PEAK employee trips per day.

According to the ITE, total weekday employee trips are estimated to be 3.05 trips per employee or 305 total daily employee related trips (3.05 trip generation factor X 100 employees=305 total daily employee trips). Therefore, the proposed 100 employees will generate 183 new employee related traffic trips (Proposed daily employee trips 305 - previously approved daily employee trips 122 = 183 per day employee trips).

After the raw material is processed, 48 empty trucks are loaded with finished product for delivery to wholesale buyers. As described in the traffic impact study for the current Conditional Use Permit, the total number of truck trips generated per day is 96 trips (48 trucks entering empty and 48 trucks exiting with raw material).

Some trucks that enter the site with raw product will also load with processed True Organics materials produced at the site for delivery to plant customers. The number of trucks that deliver to and from the site *on the same trip* was not calculated in traffic study. Therefore, the truck volumes provided in the Traffic Impact Study for the project prepared by Peters Engineering Group overstates total truck traffic.

Combined truck and employee daily trips are estimated to be as follows:

<b>Current Truck Trips</b>	<b>Proposed New Truck Trips</b>	<b>Current Employee Trips</b>	<b>Proposed Employee Trips</b>
96	N/A	122	305

**Number of parking spaces for employees, customers, and service/delivery vehicles.**  
**Type of surfacing on parking area.**

Current parking is provided for 65 employees and 14 trucks is shown on the project site plan with expansion for an additional 93 more parking spaces. The parking area will be either paved with asphalt or covered in compacted gravel.

**Goods sold on-site**

There will be no change to the conditions of previous permits. All goods are sold “wholesale” and in bulk. No direct retail sales will take place on the site.

**Equipment List**

There will be no change to the equipment identified in previous permits.

Hammer Mills	Pellet Mills
Mixers	Hoppers
Shakers	Conveyors
Fluid bed dryer	Bulk bag machine
Bob cats	Insulated auger
Mixing Tanks	Filters
Pumps	Storage Tanks
Hoses	50 lb. bag machine
Front end loaders	Forklifts

**What supplies or materials are used and how are they stored?**

See facility process description above.

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

The site is clean and free of debris and is located in an isolated area of Fresno County. A landscape berm exists along the W. Kamm Ave. site frontage to block direct views into the facility. Perimeter landscaping also exists. The proposed storage area will also have perimeter landscaping for security, to reduce fugitive dust from adversely affecting adjacent properties and for aesthetic purposes.

### **Solid and liquid waste**

There will be no change to the volume or methods of handling *human* solid and liquid waste. A minimal amount of solid waste is generated by the office and employee break room. It is estimated that the daily solid waste is less than .1 cyd. The solid waste is placed in a dumpster that is serviced weekly by a private hauler.

Human liquid waste is limited to the restrooms and employee break room. All such waste flows to the existing on-site septic system.

### **Water usage**

There will be no change to the volume of water consumption. Water is supplied by an on-site well. Water is used in the restrooms and employee break room. In addition, water may be used to spray the piles of raw material and to control dust on the site. Typical domestic water usage (restroom and employee break room) would be approximately 150 gallons a day. Water to spray the piles and for dust control cannot be accurately quantified but is not significant.

There will be no changes to the methods used to protect groundwater. The facility operates under various conditions and permits established in CUP 3265 and others. The applicant has consulted with the Regional Water Quality Control Board and will comply with that agency's requirements. The applicant will comply with all related groundwater protection requirements.

### **Signage**

No signage is proposed at the present time. However, a future sign (maximum size of 80 square feet) giving the facility name, address and 24-hr contact number may be installed on the E. Kamm Ave. main driveway.

**Will existing buildings be used or will new buildings be constructed? Describe type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate. Explain which buildings or what portion of buildings will be used in the operation.**

The applicant contemplates constructing the proposed structures in phases. Assuming current product demand, the following is an anticipated building construction schedule:

<b><u>Proposed Buildings</u></b>	<b><u>Size</u></b>	<b><u>Estimated Construction/Yr.</u></b>
Building "L"		2021
Building "H"		2023
Office "N"		2025
Building "F" & "M"		2027

All building construction will be based on demand for various products. Should product demand change, the building sequence could also change. Grading and drainage modifications to the site will correspond to the building sequence and schedule. All grading will be performed in



accordance with county standards and a master grading plan prepared by the project civil engineer.

### **Outdoor Lighting**

There will be no change to the conditions regarding outdoor lighting. All outdoor lighting will be located on the site for operational purposes. All lights will be shielded or otherwise directed to keep the lighting on-site and not impact adjacent properties.

### **Landscaping & Fencing**

There will be no change to the conditions of CUP 3265 relating to landscaping. There is an existing landscaped berm located on the W. Kamm Ave. property frontage. As shown on the project site plan, future landscaping is proposed on the western and northern property lines. All ingress and egress points will continue to be gated.

### **Project Owners**

Jacob and Kimberly Evans  
True Organic Products, LLC  
P.O. Box 7192  
Spreckels, CA 93962  
Attn: Mr. Jake Evans

c:\users\dirk\autotask workplace\current clients\true organics 2018 expansion 18-55\operational statement.doc



# 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. 7681

Project No(s). CUP3656

Application Rec'd.: 7/22/19

### GENERAL INFORMATION

- Property Owner: Jacob & Kimberly Evans Phone/Fax: (559) 866-3001  
Mailing Address: PO Box 7192 Spreckels CA 93962  
Street City State/Zip
- Applicant: Same as owner Phone/Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State/Zip
- Representative: Dirk Poeschel Phone/Fax: (559) 445-0374  
Mailing Address: 923 Van Ness Ave. Suite 200 Fresno CA 93721  
Street City State/Zip
- Proposed Project: Expand an existing agricultural fertilizer manufacturing plant.
- Project Location: SW corner between W. Kamm Ave. and S. Butte alignment.
- Project Address: 20225 W. Kamm Ave., Helm, CA 93627
- Section/Township/Range: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ 8. Parcel Size: 66.68 +/-
- Assessor's Parcel No. 040-080-42s 040-080-43s 040-080-44s OVER.....

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200

The County of Fresno is an Equal Employment Opportunity Employer

10. Land Conservation Contract No. (If applicable): NO. 2093

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

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input checked="" type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> 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

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

#### ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: NATURAL GRASS

Any perennial or intermittent water courses? If so, show on map: No

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, IF OPERATED LEGALLY

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 ☐ No

B. Daily traffic generation:

I. Residential - Number of Units \_\_\_\_\_  
Lot Size \_\_\_\_\_  
Single Family \_\_\_\_\_  
Apartments \_\_\_\_\_

II. Commercial - Number of Employees 65  
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks 48  
Total Square Footage of Building \_\_\_\_\_

III. Describe and quantify other traffic generation activities: \_\_\_\_\_

20. Describe any source(s) of noise from your project that may affect the surrounding area: PROCESSING & EQUIPMENT NOISE

21. Describe any source(s) of noise in the area that may affect your project: N/A

22. Describe the probable source(s) of air pollution from your project: AIR & GROUNDWATER

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

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 35,000 gal/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>: 500 gal
27. Anticipated type(s) of liquid waste: septic waste
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: used oil
29. Anticipated volume of hazardous wastes<sup>2</sup>: 8.5 gal/day
30. Proposed method of hazardous waste disposal<sup>2</sup>: offsite disposal by 3rd party
31. Anticipated type(s) of solid waste: normal household trash, cardboard, polypropylene bag
32. Anticipated amount of solid waste (tons or cubic yards per day): 5.7 cu. yds/day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 4.3 cu yds/day
34. Proposed method of solid waste disposal: landfill, recycling
35. Fire protection district(s) serving this area: Cal Fire (Fresno County Fire Protection Dist.)
36. Has a previous application been processed on this site? If so, list title and date: CUP 3523 on Jan 28, 2016 and Initial Study No. 6442 on Feb 23, 2012.
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.

Dan Palsch  
 SIGNATURE

July 18, 2019  
 DATE

<sup>1</sup>Refer to Development Services 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.*

*Dirk Paeschel*

Applicant's Signature

*July 18, 2019*

Date



SITE LEGEND			
	GROUND FEATURE		PROPOSED STRUCTURE
	EXISTING / PROPOSED FENCE		EXISTING STRUCTURE / PREVIOUSLY APPROVED
	APPROX. PROPERTY LINE		GRAVEL ROAD/AREA
	APPROX. CENTERLINE		A.C. PAVEMENT
	APPROX. RIGHT-OF-WAY		CONCRETE
	EXISTING DOMESTIC WELL		EXISTING FIRE HYDRANT
	SAME OWNERSHIP		

# BOUNDARY NOTE

THE APPROXIMATE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED UPON PREVIOUS TOPOGRAPHIC SURVEY DATA, AND WAS REFERENCED UNDER THE DIRECTION OF TM 000M, PLS 8468.



VICINITY MAP  
NOT TO SCALE

SITE DATA	
OWNER:	TRUE ORGANIC PRODUCTS, INC. 559-866-3001
PO BOX 7152	SPECKELS, CA 93682
JURISDICTION:	FRESNO COUNTY
ZONE:	AE-20
SITE AREA:	135.35 ACRES
A.P.N.:	040-080-405, 425, 435, 445
SITE ADDRESS:	20225 W. KAMM AVENUE
	HELM, CA 93627
SEISMIC CAT:	D
WATER:	DOMESTIC WELL
SEWER:	SEPTIC
GAS:	LPG
ELECTRIC:	PG&E

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	LAND USE PERMITTING
1	SITE PLAN
F	FLOOR PLANS & ELEVATIONS
F	FUTURE BUILDING F1-F2
L	FUTURE BUILDING L
M	FUTURE BUILDING M
N	FUTURE BUILDING N

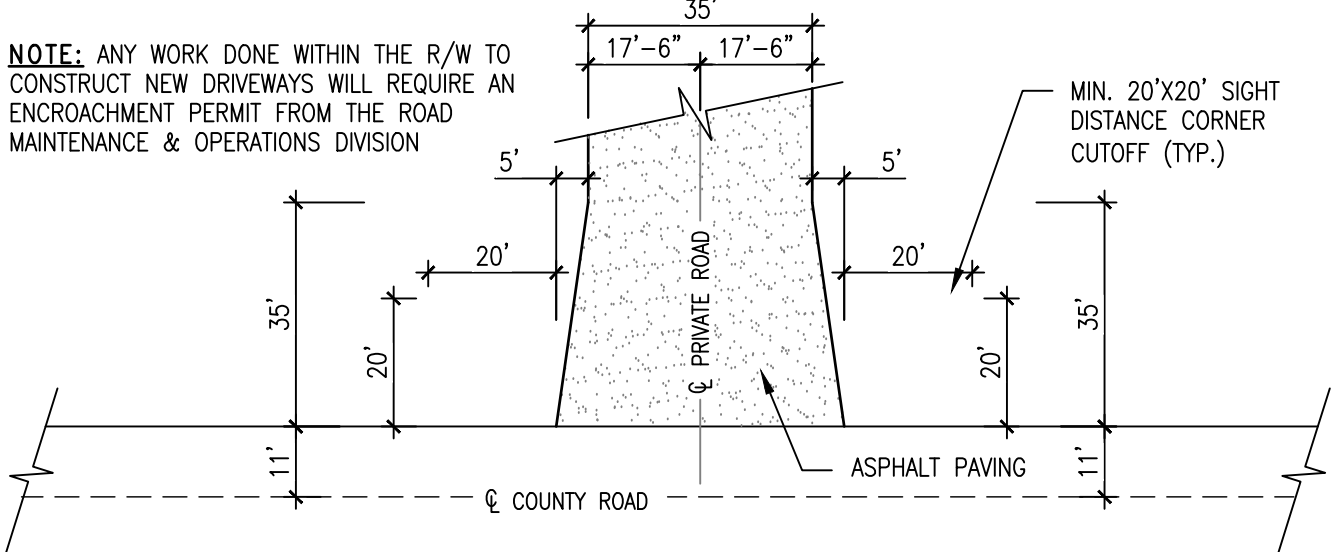
SITE BUILDING DATA			
BUILDING / FEATURE:	BUILDING / FEATURE USE:	SQUARE FOOTAGE (APPROX.)	NOTES:
1	MAIN OFFICE, TRAILER	3600	EXISTING
2	BREAK ROOM, TRAILER	720	EXISTING
3	BREAK ROOM, TRAILER	720	EXISTING
4	MIXING / COMMODITY ROOM	30,230	EXISTING
5	PELLET ROOM 2	22,630	EXISTING
6	STORAGE ROOM	48,850	EXISTING
7	MECHANIC / UTILITY	10,900	EXISTING; 7,300± SQ.FT. TO BE REMOVED FOR DRIVE AISLES
8	LIQUID ROOM	24,000	EXISTING
9	MISC. UTILITY	2400	EXISTING
10	ELECTRICAL ROOM	1230	EXISTING
11	PELLET ROOM 1	2670	EXISTING
12	RAW MATERIAL STORAGE 1	3890	EXISTING
13	FIRE PUMP HOUSE	350	EXISTING
14	SCALE HOUSE	720	EXISTING
A1	LIQUID / FERTILIZER STORAGE TANKS	-	EXISTING
A2	LIQUID / FERTILIZER STORAGE TANKS	-	APPROVED PER PREVIOUS SITE PLAN(S)
B	PELLET MILL / PROCESSING ROOM	29,500	EXISTING
C	FINISHED PRODUCTS STORAGE & PACKAGING	31,500	EXISTING
D1	RAW MATERIAL STORAGE 2	20,980	EXISTING
D2	RAW MATERIAL STORAGE 3	20,750	APPROVED PER PREVIOUS SITE PLAN(S)
E1	FEED PROCESSING & STORAGE 1	44,000	EXISTING
E2	FEED PROCESSING & STORAGE 2	36,950	APPROVED PER PREVIOUS SITE PLAN(S)
F1	RAW MATERIAL STORAGE 4	22,500	APPROVED PER PREVIOUS SITE PLAN(S)
F2	RAW MATERIAL STORAGE 5	82,300	PROPOSED
G	SCALE HOUSE	150	APPROVED PER PREVIOUS SITE PLAN(S)
H	RAW MATERIAL STORAGE 6	103,130	APPROVED PER PREVIOUS SITE PLAN(S)
J	OFFICE & STORAGE, TRAILER	720	EXISTING
K	OFFICE & STORAGE, TRAILER	1440	EXISTING
L	PELLETIZED PRODUCT STORAGE 1	98,100	PROPOSED
M	PELLETIZED PRODUCT STORAGE 2	98,100	PROPOSED
N	TWO-STORY OFFICE	20,000	PROPOSED
P	LOADING DOCK / LEAN-TO COVER	30,400	APPROVED PER PREVIOUS SITE PLAN(S)
I	LIQUID / FERTILIZER STORAGE TANKS	-	APPROVED PER PREVIOUS SITE PLAN(S)
II	LIQUID / FERTILIZER STORAGE TANKS	-	EXISTING
III	OIL, ACETYLENE, OXYGEN STORAGE	-	EXISTING
IV	FUEL STORAGE	-	EXISTING / RELOCATED
V	FIRE STORAGE TANKS, 1 MILLION GAL. EACH	-	EXISTING
VI	FUEL STORAGE TANKS	-	EXISTING
VII	PROPANE TANK	-	EXISTING
VIII	CONVEYOR MACHINERY	-	EXISTING
IX	CONVEYOR MACHINERY / HAMMERMILL	-	EXISTING

## PLANNING NOTES

MOST IMPROVEMENTS HAVE BEEN PERMITTED PER C.U.P. 3265 / S.P.R. 7725-7725R / C.U.P. 2467 / C.U.P. 3523, UNLESS NOTED OTHERWISE AS PROPOSED.

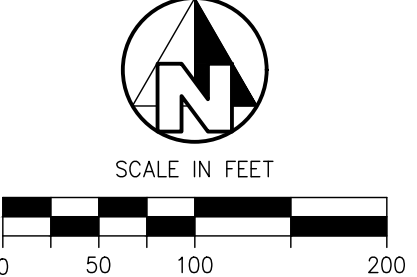
## GENERAL SITE NOTES

- AN ASPHALT CONCRETE DRIVEWAY APPROACH 24 TO 35 FEET IN WIDTH SHALL BE PROVIDED AT ALL TWO-WAY ACCESS POINTS.
- DRIVEWAYS SHALL BE CONCRETE OR ASPHALT CONCRETE, PAVED A MINIMUM WIDTH OF 24 FEET.
- ALL PARKING AND CIRCULATION AREAS NOT CONCRETE OR ASPHALT CONCRETE PAVED SHALL BE TREATED WITH A DUST PALLIATIVE TO PREVENT THE CREATION OF DUST.
- ONE PARKING SPACE SHALL BE PROVIDED FOR EVERY TWO EMPLOYEES, ONE FOR EACH SALESPERSON, AND ONE FOR EACH COMPANY VEHICLE.
- HANDICAPPED PARKING SHALL ALSO BE PROVIDED AND SHALL INCORPORATE ACCESSIBLE WALKWAYS AND BUILDING ENTRANCES. THE MINIMUM AMOUNT OF HANDICAPPED PARKING SPACES SHALL BE PREMISED UPON THE FOLLOWING SCALE:  
 \*1 HANDICAPPED FOR 1-25 TOTAL SPACES  
 \*2 HANDICAPPED FOR 26-50 TOTAL SPACES  
 \*3 HANDICAPPED FOR 51-75 TOTAL SPACES  
 \*4 HANDICAPPED FOR 76-100 TOTAL SPACES  
 \*5 HANDICAPPED FOR 101-150 TOTAL SPACES  
 \*6 HANDICAPPED FOR 151-200 TOTAL SPACES
- OUTDOOR LIGHTING SHALL BE HOODED AND DIRECTED AWAY FROM ADJOINING STREETS AND PROPERTIES.



DETAIL - DRIVE APPROACH

SCALE: N. T. S.



## SITE PLAN

THE SITE PLAN, SPECIFICATIONS, AND ALL OTHER INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF TRUE ORGANIC PRODUCTS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRUE ORGANIC PRODUCTS, INC.

PLANNING DRAWINGS  
NOT FOR CONSTRUCTION  
4/10/2019

SITE PLAN UPDATES  
TRUE ORGANIC PRODUCTS  
FRESNO COUNTY, CALIFORNIA  
LAND USE PERMITTING

PROVOST & PRITCHARD  
CONSULTING GROUP  
400 E. Highway 99, Suite 100  
Fresno, CA 93721  
TEL: 559-233-1100  
WWW.PROVOSTPRITCHARD.COM

DESIGN ENGINEER:  
J. TOSTE  
LICENSE NO.:  
CCE 27353

DRAFTED BY: P&P  
CHECKED BY: JT

DATE: 3-1-2019

JOB NO: 3278

PROJECT NO: 3278

PHASE: DS3

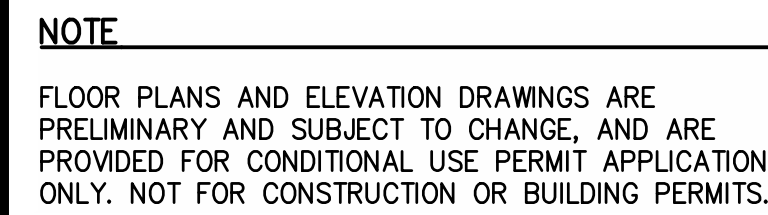
ORIGINAL SCALE SHOWN IS:  
ONE INCH EQUALS 100 FEET  
FOR REDUCED OR ENLARGED PLANS

SHEET 1 OF 5



**NOTE**

FLOOR PLANS AND ELEVATION DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE, AND ARE PROVIDED FOR CONDITIONAL USE PERMIT APPLICATION ONLY. NOT FOR CONSTRUCTION OR BUILDING PERMITS.



## FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION




EAST ELEVATION



**CONSPIRACY AND RACKETEERING ACTS**  
The term of "racket" or "racketeering" is defined in the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 862. Racketeering is defined as any form of money laundering, or of any other activity that involves the use of force, violence, or other unlawful means to obtain money or property, or to obtain an unfair competitive advantage. Racketeering is also defined as any form of money laundering, or of any other activity that involves the use of force, violence, or other unlawful means to obtain money or property, or to obtain an unfair competitive advantage. Racketeering is also defined as any form of money laundering, or of any other activity that involves the use of force, violence, or other unlawful means to obtain money or property, or to obtain an unfair competitive advantage.

PLANNING DRAWINGS NOT FOR CONSTRUCTION		BY	DATE
4/10/2019			

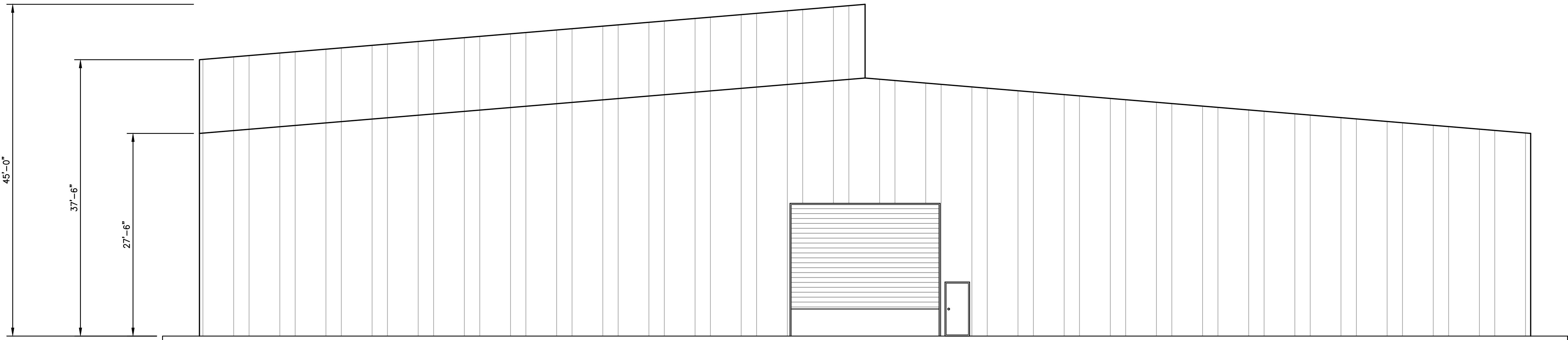
<b>PROVOST &amp; PRITCHARD</b> CONSULTING GROUP <i>An Employee Owned Company</i> FRESNO, CALIFORNIA 93711-8562 559.444.4444 FAX 559.444.2715 <a href="http://www.ppri.com">www.ppri.com</a>	COST ABLE SITE PLAN UPDATES TRUE ORGANIC PRODUCTS FRESNO COUNTY, CALIFORNIA FLOOR PLANS & ELEVATIONS FUTURE BUILDING F1-F2
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

DESIGN ENGINEER: J. TOSTE	
LICENSE NO: RCE 77353	
DRAFTED BY: P&P	CHECKED BY: JT
DATE: 3-1-2019	
JOB NO: 3278	
PROJECT NO: 3278	
PHASE: DS3	
 <p>0 1"</p>	
ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.	
SHEET <b>F</b>	
2	OF 5

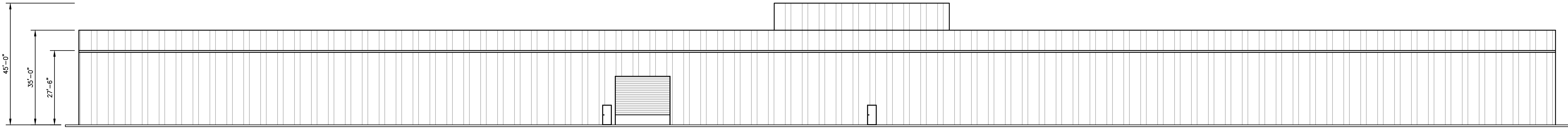
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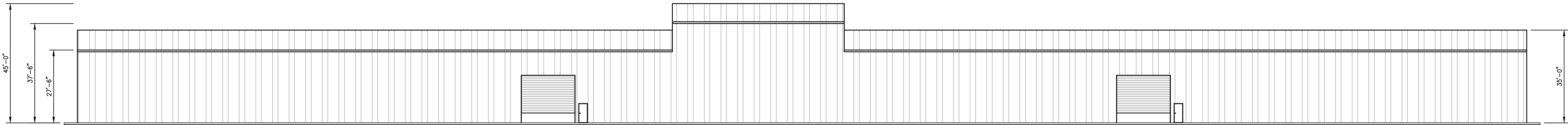
FLOOR PLAN



NORTH-SOUTH ELEVATIONS



WEST ELEVATION



EAST ELEVATION

DESIGNED AND PREPARED BY: JASON TATE  
THE FIRM OF JASON TATE & ASSOCIATES, INC.  
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DATE: 4/10/2019  
BY: JASON TATE  
REVISION: 1  
DATE: 4/10/2019

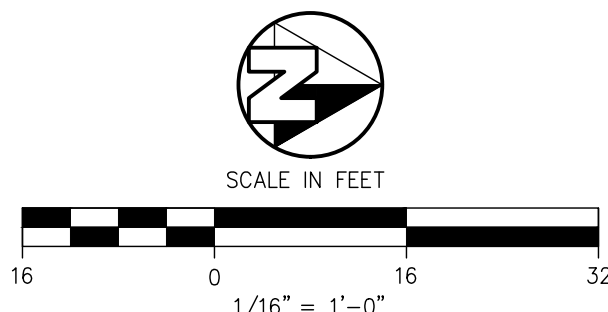
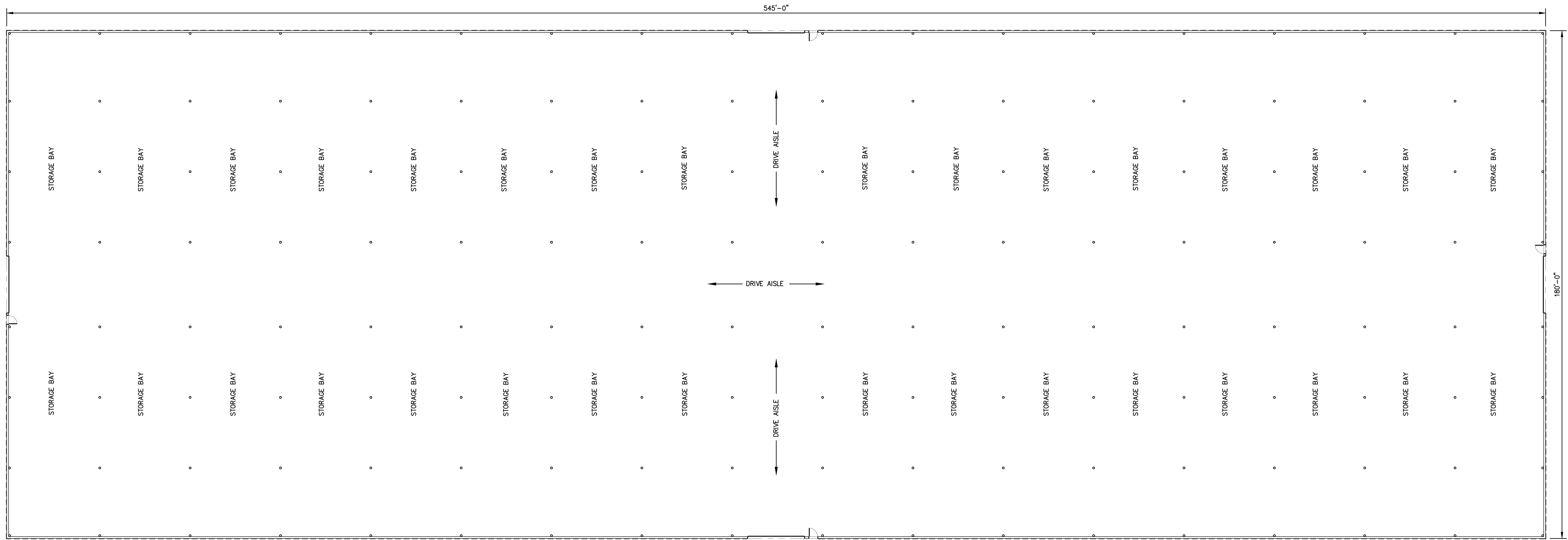
PLANNING DRAWINGS  
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SITE PLAN UPDATES  
TRIE ORGANIC PRODUCTS  
FRESNO COUNTY, CALIFORNIA  
FLOOR PLANS & ELEVATIONS  
FUTURE BUILDING L

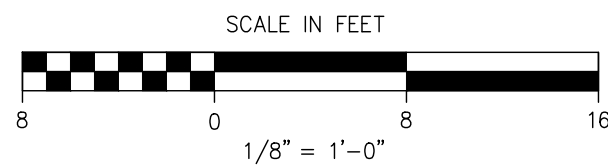
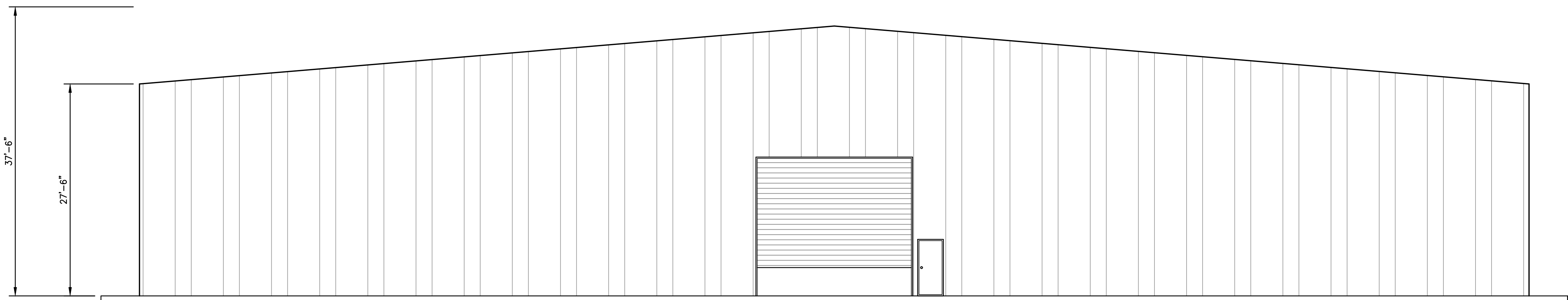
PROVOST & PRITCHARD  
CONSULTING GROUP  
AN EMPLOYEE OWNED COMPANY  
FRESNO, CALIFORNIA 93711-1502  
TEL: 559.444.4710  
WWW.PPGRUP.COM

DESIGN ENGINEER: J. TATE  
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SHEET L  
3 OF 5

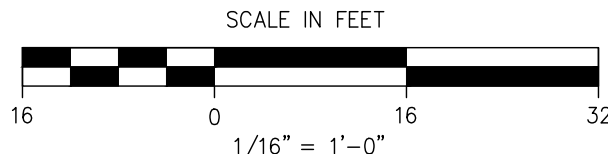
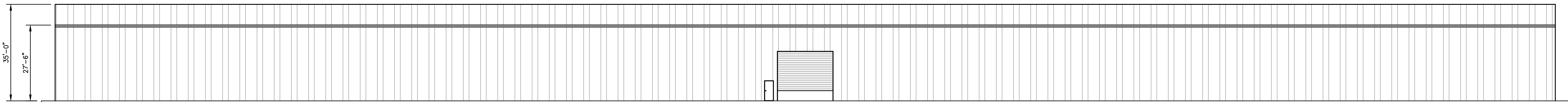
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FLOOR PLAN



NORTH-SOUTH ELEVATIONS



WEST-EAST ELEVATION

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DATE: 4/10/2019  
BY: JASON TOTE  
CHECKED BY: JASON TOTE  
SCALE: 1/8" = 1'-0"

PLANNING DRAWINGS  
NOT FOR CONSTRUCTION  
4/10/2019

SITE PLAN UPDATES  
TRIE ORGANIC PRODUCTS  
FRESNO COUNTY, CALIFORNIA  
FLOOR PLANS & ELEVATIONS  
FUTURE BUILDING M

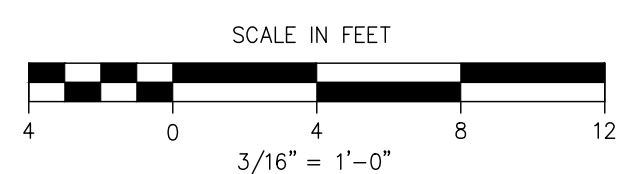
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An Employee Owned Company  
FRESNO, CALIFORNIA 93711-1522  
TEL: 559.244.4444 FAX: 559.244.4444  
WWW.PPGRUP.COM

DESIGN ENGINEER:  
J. TOTE  
LICENSE NO.:  
45123  
DRAFTED BY: P&P  
CHECKED BY: JT  
DATE: 3-1-2019  
JOB NO: 3278  
PROJECT NO: 3278  
PHASE: DS3  
ORIGINAL SCALE SHOWN: 1"  
ONE NOT ADJUST SCALE FOR  
REDUCED OR ENLARGED PLANS

SHEET  
M  
4 OF 5



FLOOR PLANS AND ELEVATION DRAWINGS ARE  
PRELIMINARY AND SUBJECT TO CHANGE, AND ARE  
PROVIDED FOR CONDITIONAL USE PERMIT APPLICATION  
ONLY. NOT FOR CONSTRUCTION OR BUILDING PERMITS



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PLANNING DRAWINGS  
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SITE PLAN UPDATES  
TRUE ORGANIC PRODUCTS  
RESNO COUNTY, CALIFORNIA  
FLOOR PLANS & ELEVATIONS  
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285 WEST CROWNE AVENUE  
FRESNO, CALIFORNIA 93711-6162  
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DESIGN ENGINEER: J. TOSTE	
LICENSE NO: RCE 77353	
DRAFTED BY: P&P	CHECKED BY: JT
DATE: 3-1-2019	
JOB NO: 3278	
PROJECT NO: 3278	
PHASE: DS3	
 <p>ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.</p>	
SHEET <b>N</b>	

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