



County of

DEPARTMENT OF PUBLIC WORKS AND PLANNING
Fresno, DIRECTOR

Planning Commission Staff Report Agenda Item No. 5 June 27, 2024

SUBJECT: Amendment Application No. 3856 and Initial Study No. 8389

Rezone an existing 2.15-acre dual zoned M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing, Conditional) to a single zoning of C-M (C) (Commercial and Light Manufacturing, Conditional). Proposed uses include: Wholesaling and Warehousing, Caretakers' Residence, Taxidermist, Advertising Structures, and Signs.

LOCATION: The subject parcel is located on the southwest corner of E. Central Ave. and S. Peach Ave., approximately 1.05-miles south from the City of Fresno (APN: 331-090-92) (3967 E. Central Ave.) (Sup. Dist. 4).

**OWNER/
APPLICANT:** Lauren Burgess

STAFF CONTACT: Elliot Racusin, Planner
(559) 600-4245

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Recommend the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) No. 8389; and
- Recommend the Board of Supervisors approve Amendment Application (AA) No. 3856 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval, and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Summary of Initial Study No. 8389
6. List of Allowed Uses in the M-3 (General Industrial) and C-M (Commercial and Light Manufacturing)
7. List of proposed Uses (Conditional) in the C-M (C) (Commercial and Light Manufacturing, Conditional)
8. Proposed Mitigated Negative Declaration
9. Site Plan, Floor Plan and Elevations

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Roosevelt Community Plan	General Industrial	No change
Zoning	M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing)	C-M (C) (Commercial and Light Manufacturing allowing: Wholesaling and warehousing, Caretakers' residence, Taxidermist, Advertising structures, and Signs.
Parcel Size	2.15 acres	No change
Structural Improvements	10,000 square-foot sales and storage building, including dismantling and sales. A small (1,100 square foot) outside storage area for motorcycles and All-Terrain Vehicles.	No specific proposal at this time
Nearest Residence	365 feet to the east of the project boundary	No change
Surrounding Development	Industrial and agricultural	No change

Setback, Separation and Parking

	Current Standard:	Proposed Zoning Standard:	Is Standard Met (y/n)
Setbacks	M-3 Zone District: Front: None Side: None Rear: None	C-M Zone District Front: None Side: None Rear: None	N/A
Lot Coverage	No requirement	No requirement	N/A
Building Height	No requirement	75 feet	Yes
Separation Between Buildings	No requirement in the M-3 Zone District	No requirement in the C-M Zone District	All structures are compliant
Wall Requirements	None	None	N/A
Septic Replacement Area	Community Services	No change	N/A
Water Well Separation	Community Services	No change	N/A

Circulation and Traffic

		Existing Zoning	Proposed Zoning
Public Road Frontage	Yes	Central Ave.: Good Condition Peach Ave: Poor Condition	No changes
Direct Access to Public Road	Yes	Peach Avenue	No change
Road ADT (Average Daily Traffic)		Central Ave: 4,100 Peach Ave: 700	Negligible change
Road Classification		Central Ave: Arterial Peach Ave.: Arterial	No change
Road Width		Central Ave.: Existing 93 feet total road right-of-way (53 feet south of section line), and an ultimate right-of-way of 106 feet. Peach Ave.: Existing 83 feet total road right-of-way (53 feet west of section line),	None

		Existing Zoning	Proposed Zoning
		and an ultimate right-of-way of 106 feet	
Road Surface		Central Ave: Asphalt concrete; Total pavement width is 25.3 feet with dirt shoulders Peach Ave.: Total pavement width is 22.5 feet with dirt shoulders	No change
Traffic Trips		Currently vacant. No trips being generated.	Per the Traffic Analysis (TIA) prepared for the project, at full build-out, the project will generate the following traffic trips: <ul style="list-style-type: none"> • 34 daily trips • 4 AM (7-9) peak hour trips • 5 PM (4-6) peak hour trips
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		Good	None

Surrounding Properties

	Size (acres):	Use:	Zoning:	Nearest Residence:
North	1.76	Vacant	AL-20	N/A
South	7.06	Auto Wrecking Facility	AL-20 & M-3 (c)	N/A
East	2.99	Commercial Facility	M-3 (c)	N/A
West	29.20	Agricultural Facility	AL-20	N/A

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8389 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration (MND) is appropriate. A summary of the Initial Study and a proposed MND is attached as Exhibit 5 and Exhibit 8.

The Initial Study (IS) prepared for this proposal included studies and other analysis in the IS of

which have identified potential impacts that have been determined to be less than significant with identified Mitigation Measures in the areas of:

- Aesthetics (outdoor lighting)
- Cultural Resources (in unlikely event of a finding)

A Mitigated Negative Declaration is recommended for final adoption by the Board of Supervisors.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date January 26, 2024.

PUBLIC NOTICE:

Notices were sent to 17 property owners within a ¼ mile of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A rezoning is a legislative act requiring action by the Board of Supervisors. A decision by the Planning Commission in support of a rezoning request is an advisory action requiring an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission’s decision to deny a rezoning, however, is final unless appealed to the Board of Supervisors.

BACKGROUND INFORMATION:

The subject parcel and parcels in proximity of the project site were rezoned from AE-20 to dual zoned M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing, Conditional) to M-3 (C) (General Industrial, Conditional) in 2005 (Amendment Application No. 3834, Resolution No. 11942).

The subject Amendment Application No. 3856 proposes to rezone the M-3 (Heavy Industrial) Zone District portion to C-M (C) (Commercial and Light Manufacturing, Conditional). The parcel is within City of Fresno Sphere of Influence boundary and is designated General Industrial within the Roosevelt Community Plan. While the project did not warrant a formal referral to the City of Fresno for consideration of annexation, it was routed to the City of Fresno for comments during initial project review. No concerns with the proposed rezone were expressed by the City.

ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-F.30: <i>The County may approve rezoning requests and discretionary permits for new industrial development subject to conditions concerning the following criteria:</i></p> <p><i>Criteria “a”: Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust</i></p>	<p>Consistent: Criteria “a”: Adverse impacts of noise, odor, vibration, smoke, noxious gasses, heat and glare, dust and dirt, combustibles, and other pollutants were addressed by Initial Study No. 8389, which was prepared for this application. The subject rezone and concurrent Site Plan Review proposal will adhere to mitigation measures/conditions pertaining to light and glare, air quality, and transportation. The mitigation measure/conditions would ensure that all outdoor lightings are hooded and</p>

Relevant Policies:	Consistency/Considerations:
<p><i>and dirt, combustibles, and other pollutants on abutting properties.</i></p> <p><i>Criteria “b”: Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.</i></p> <p><i>Criteria “c”: Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use to isolate the use from abutting properties.</i></p> <p><i>Criteria “d”: Limitations on the industry’s size, time of operation, or length of permit.</i></p>	<p>directed downward, the air quality resultant of the project does not affect public health and wellbeing in the area.</p> <p>Criteria “b”. The project is provided with adequate off-street parking.</p> <p>Criteria “c”: Per the development standards of the proposed M-3 Zone District and the surrounding zone districts, there is no need for buffering to isolate the use from abutting properties. Per the Zoning Ordinance, if the surrounding land uses are either industrial or agricultural and there is no requirements for isolation of the use by means of a non-objectionable use area.</p> <p>Criteria “d”: Processing of a Site Plan Review Application for the proposed operation will ensure that the impact of the development on surrounding properties remain less than significant. Additionally, applicable Ordinance Codes and other standards are in place. The Site Plan Review will ensure that applicable regulations are implemented. The project meets this policy.</p>
<p>General Plan Policy LU-F.31: <i>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</i></p>	<p>Consistent: The project is currently served by the Malaga Water District.</p>

Reviewing Agency/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The proposed C-M (C) Zone District is a conditionally compatible Zone District for land designated as General Industrial in the Roosevelt Community Plan.

Analysis:

The parcel is located within a large area that is designated Limited or General Industrial in the County-adopted Roosevelt Community Plan, generally bounded by Jensen Avenue on the north, Elm Avenue on the west, Central and American Avenues on the south, and Minnewawa Avenue on the east.

The land use for the subject parcel is designated General Industrial in the County adopted Roosevelt Community Plan. It is located approximately one and one-half miles south of the City of Fresno and not within the City's Sphere of Influence.

The subject site and surrounding area are within the Malaga County Water District service area which provides municipal water and wastewater services. Hence, the proposed project is consistent with General Plan Policy calling for municipal services for industrial development.

Summary Conclusion:

Staff has determined that the proposed rezone from M-3 (Heavy Industrial) Zone District to C-M (C) (Commercial and Light Manufacturing, Conditional is consistent with the Fresno County General Plan and adopted Roosevelt Community Plan and recommends approval of Amendment Application No. 3856 subject to the Conditions of Approval in (Exhibit 1).

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend adoption of the Mitigated Negative Declaration prepared based on Initial Study No. 8389; and
- Recommend that the Board of Supervisors determine that the proposed rezone is consistent with the General Plan and the County-adopted Roosevelt Community Plan and approve Amendment Application No. 3856; and
- Recommend that the Board of Supervisors approve Amendment Application No. 3856 subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in the Staff Report; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Determine that the proposed rezone is not consistent with the General Plan and County-adopted Roosevelt Community Plan, and deny Amendment Application No. 3856 (state basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8389 and Amendment Application No. 3856**

Mitigation Measures - Amendment Application No. 3856					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting associated with the development of industrial uses on the property shall be hooded and directed downward so as to not shine toward adjacent property and public streets.	Applicant	Applicant/Fresno County Dept. of Public Works and Planning	At time of construction until project lasts.
2.	Air Quality	For all buildings that would include ten (10) or more dock doors, prior to issuance of construction permit, the project applicant/successor-in-interest shall provide documentation to the County Planning Department that demonstrates all buildings shall be designed to provide infrastructure to support use of electric-powered forklifts and/or other interior vehicles.	Applicant	PWP- Building Inspection	As noted.

Mitigation Measure – Measure specifically applies to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended conditions for the project.

Conditions of Approval – Amendment Application No. 3856	
1.	The rezone shall be limited to: Wholesaling and warehousing, Caretakers’ residence, Taxidermist, Advertising structures, and Signs and subject to the Mitigation Measures, Conditions of Approval and Project Notes prepared for Amendment Application No. 3856.

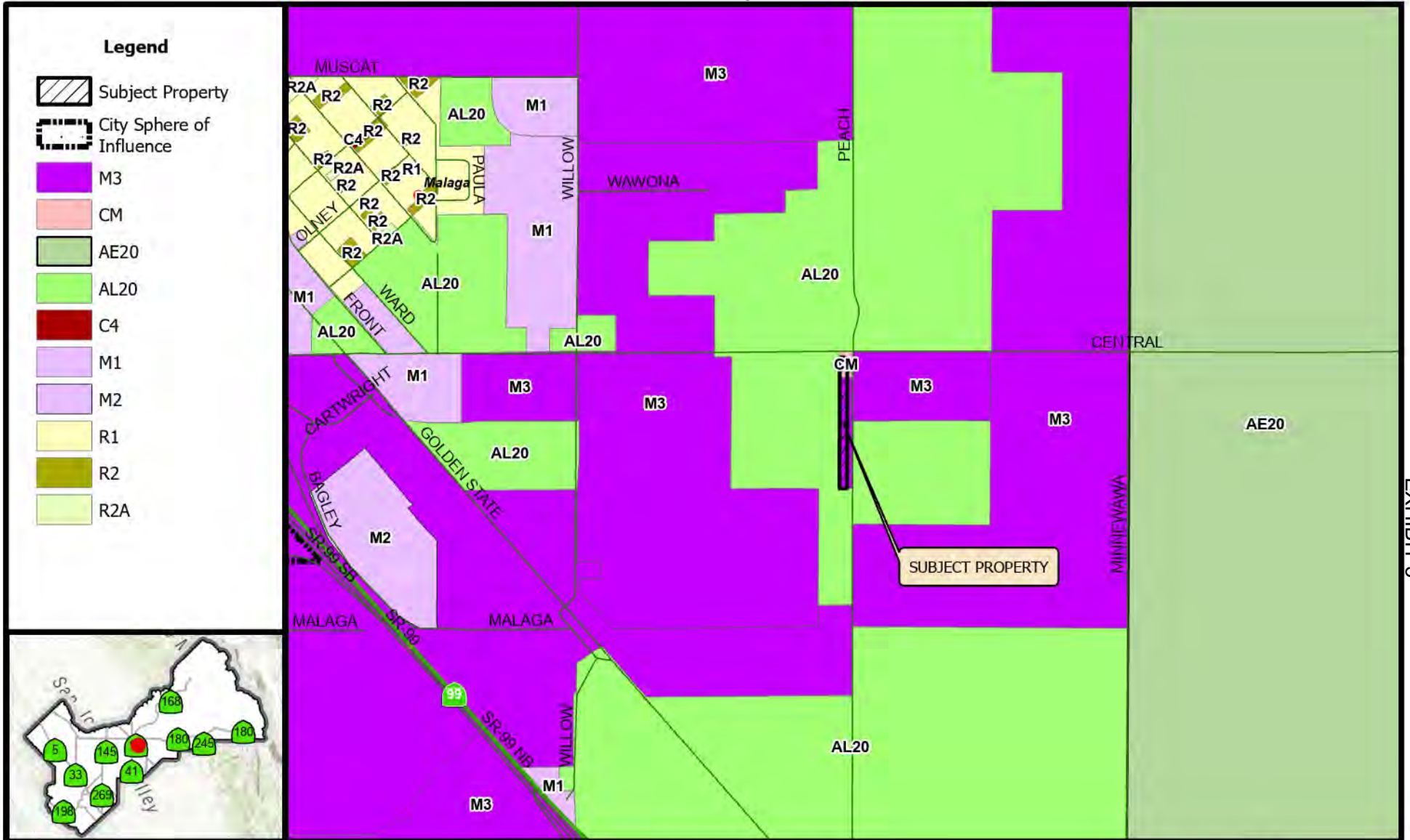
Project Notes – Amendment Application No. 3856	
1.	<p>To address impact on public health resulting from permitted uses on the property, the Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:</p> <ul style="list-style-type: none"> Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to

	<p>obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.</p> <ul style="list-style-type: none"> • The proposed construction and project have the potential to expose nearby residents to elevated noise levels. Consideration should be given to the noise elements of the Fresno County Ordinance Code. • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor. • Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
2.	<p>To address impacts on county roadways resulting from the permitted uses on the property, the Development Engineering Section of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> • All Conditions of Approval for any previous applications shall be implemented if not already in place. • Refer to Road Maintenance & Operations Division, Road Operations for comments on Central Avenue and Peach Avenue. • According to the U.S.G.S. Quad Map, Washington Colony Canal is near the westerly property line of the subject property. Any future improvements constructed within or near a canal should be coordinated with the owners of the canal/appropriate agency. Furthermore, intermittent stream may be present along the west property line of the subject property. Any future work within or near a stream will require a clearance from California Department of Fish and Wildlife (CDFW). • According to the Wetlands Mapper of U.S. Fish and Wildlife Service, a nearby wetland may be present. For any future development on wetlands, U.S. Fish and Wildlife Service and other appropriate agencies should be consulted regarding any requirements they may have. • The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Drainage Zone and Boundary. Written clearance from FMFCD is required prior to the County issuing a grading permit/voucher for any future work. • Additional storm water runoff generated by any future development of a site cannot be drained across property lines or into the County Road right-of-way, and must be retained onsite per County Standards unless FMFCD specifies otherwise. • An Engineered Grading and Drainage Plan should be required for any future development to show how additional storm water runoff generated will be handled without adversely impacting adjacent properties.

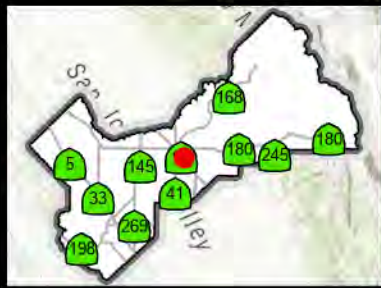
	<ul style="list-style-type: none"> • A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any future construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any future grading work. • Any existing or future parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18' x 9', and backing distance must be a minimum of 29' for 90-degree parking stalls. Also 5' should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall follow ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction. • Any future landscape areas of 500 sq. ft. or more will be subject to the Model Water Efficient Landscape Ordinance (MWELo) and MWELo form/s and/or separate landscape and irrigation design plan should be required. • The end of curbed/taper edge of any existing or future access driveway approach should be set back a minimum of 5' from the property line. • Any existing or future entrance gate should be set back a minimum of 20-feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • A 10-foot x 10-foot corner cut-off should be improved for sight distance purposes at any existing future driveway accessing Central Avenue or Peach Avenue if not already present. • Any future work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. • A grading permit is required for any future grading proposed with this application.
3.	<p>To address impacts on county roadways resulting from the permitted uses on the property, the Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> • An engineered Grading and Drainage Plan is required to show how additional runoff associated with development is being handled and verify compliance with Fresno County's Ordinances. Any additional runoff shall be held in on-site retention areas and not be directed towards the road right-of-way, adjacent parcels, or adjacent canal. Any retention facilities greater than 18 inches in depth will require fencing to preclude public access.
	<p>The permitted uses on the property shall be subject to the following San Joaquin Valley Air Pollution Control District (District) Rules:</p>

	<ul style="list-style-type: none"> • District Regulation VIII (Fugitive PM10 Prohibitions) • District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) • District Rule 9510 (Indirect Source Review) subject to filing an Air Impact Assessment Application • District Rule 9410 (Employer Based Trip Reduction) • Rule 4002 (National Emission Standards for Hazardous Air Pollutants). • District Rule 4601 (Architectural Coatings) • Rule 4102 (Nuisance) • Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations)
4.	<p>Development of industrial uses on the property shall require compliance with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19; CalFire conditions of approval; and annexation into Community Facilities District No. 2010-01 of CalFire.</p>

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- Legend**
- Subject Property
 - City Sphere of Influence
 - M3
 - CM
 - AE20
 - AL20
 - C4
 - M1
 - M2
 - R1
 - R2
 - R2A



Existing Zoning Map

AA3856

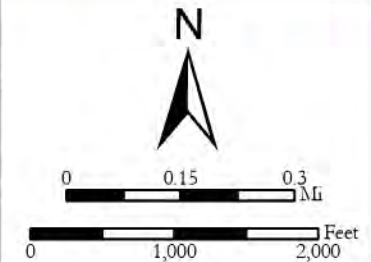
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Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : chuang

On Date : 5/15/2023



LEGEND:

 Subject Property

LEGEND
C - COMMERCIAL
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

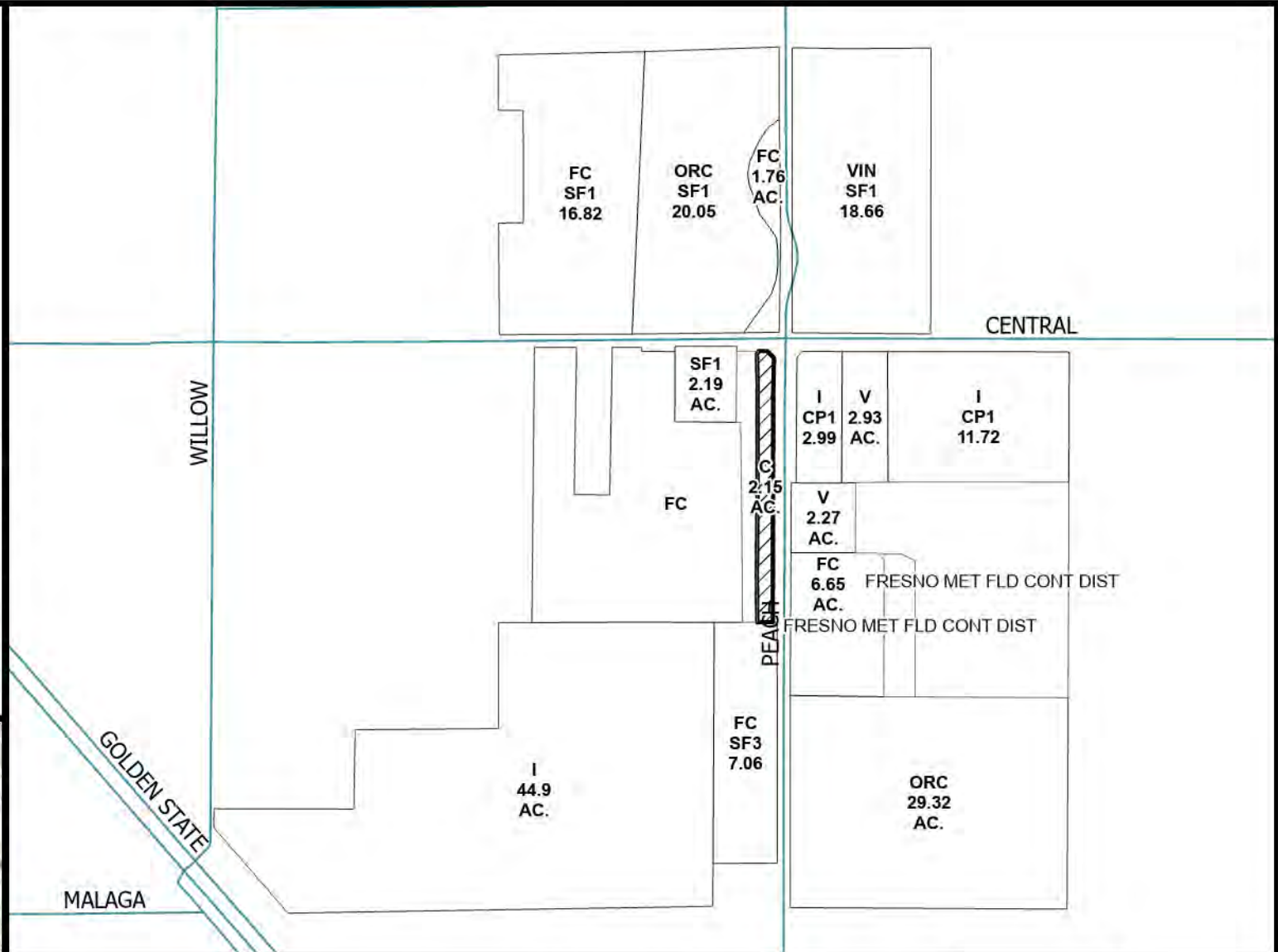
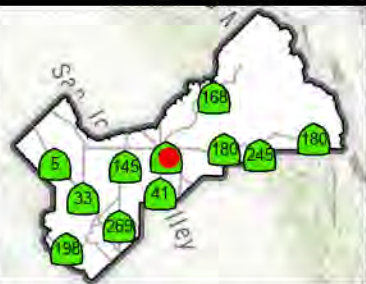


EXHIBIT 4

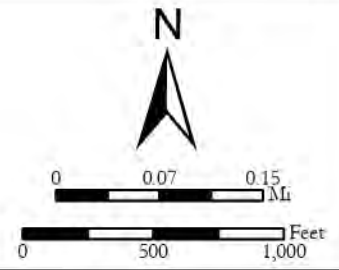


Existing Land Use Map

AA3856

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/15/2023





County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Lauren Burgess

APPLICATION NOS.: Initial Study No. 8389 and Amendment Application No. 3856

DESCRIPTION: Rezone an existing 2.15-acre dual zoned M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing, Conditional) to C-M (C) (Commercial and Light Manufacturing, Conditional).

LOCATION: The subject parcel is located on the southwest corner of E. Central Ave. and S. Peach Ave., approximately 1.05-miles south from the City of Fresno. (APN: 331-090-92) (3967 E. Central Ave.) (Sup. Dist. 4).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is in an area of mixed industrial and manufacturing land uses. Surrounding the subject property are M-3 and C-M zoned parcels.

Images of the subject site depict views of manufacturing and commercial businesses surrounding the subject site. Underlying development standards established by the Zone District do not regulate construction to any maximum height of 35 feet. In considering the project will be following development standards of the underlying zone district and that no scenic vista would be negatively impacted by the project, a less than significant impact can be seen.

- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

Per Figure OS-2 of the Fresno County General Plan, E. Central Ave. and S. Peach Ave. are not designated as a scenic roads. The project site is not located in any points of

interest. As there were no scenic resources identified on the project site, the project is not expected to have a significant impact on a scenic vista or scenic resource.

- 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?

FINDING: NO IMPACT:

Overall, the visual character of the Project site is a combination of both commercial and manufacturing. In addition, there are no significant trees, rock outcroppings, or historical buildings on the Project site that would be affected by the Project, and the Project would not alter long-distance scenic views of mountains, valleys, or other natural features. For these reasons, the Project would cause no impact on scenic resources viewed from a state scenic highway.

- 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:

Such uses may utilize outdoor lighting which has the potential to generate new sources of light and glare in the area. As such, any future outdoor lighting shall be required to be hooded and directed as to not shine towards adjacent properties and public streets. This requirement will be included in the following Mitigation Measure:

* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: NO IMPACT:

Per the 2018 Fresno County Important Farmland Map, the subject property is not designated Farmland of Local Importance. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is not subject to a Williamson Act Contract and is seeking to be taken out of the contract. The project will not conflict with the existing zoning for agricultural uses as the parcel is currently dual zoned M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing, Conditional).

- 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; or

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

- 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?

FINDING: NO IMPACT:

The property is within a commercial and industrial area. This proposal will have a less than significant impact on agricultural resources. No concerns from all applicable agencies related to the requested rezone or potential subdivision were provided.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal will have a less than significant impact on air quality. Further, this proposal was reviewed by the San Joaquin Valley Unified Air Pollution Control District (Air District), which did not express any concerns related to the requested rezone or potential subdivision.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Considering the limited number of additional parcels and relatively low population density of the potential subdivision, this proposal will have a less than significant impact on air quality. Further, this proposal was reviewed by the San Joaquin Valley Unified Air Pollution Control District (Air District), which did not express any concerns related to the requested rezone or potential subdivision.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the California Department of Fish and Wildlife, California Natural Diversity Database (CNDDDB) BIOS web mapping application, no candidate, sensitive or special-status species have occurred on or near the project site. including California Tiger Salamander and Vernal Pool Fairy Shrimp. Therefore, any potential special-status species impacts resulting in disturbing these habitats are determined to be less than significant.

- 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the National Wetlands Inventory mapper web application, the project site is not substantial adverse effect on any riparian habitat or other sensitive natural community. Therefore, impacts resulting in disturbing these habitats can be mitigated to less than significant.

- 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; or

FINDING: NO IMPACT:

The proposed project is not located within a state or federally-protected wetland. No substantial adverse effect on state or federally-protected wetlands is affected.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not likely to affect nor interfere substantially with the movement of any native resident or migratory fish or wildlife species.

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

This project does not conflict with any local policies or ordinances protecting biological resources.

- 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 improved with no vegetation located in a predominantly urbanized area. The project is not within any Conservation Plan area. The project will not conflict with local policies or ordinances regarding a tree preservation policy or ordinance.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or

C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Additional mitigation measures including proper procedure for identification of cultural resources should they be identified during project construction and the requirement of an archeological monitor being present during ground-disturbing activity will further ensure that the project would result in a less than significant impact. Further discussion can be found in Section XVIII. Tribal Cultural Resources.

* **Mitigation Measure(s)**

1. *See Section XVIII. Tribal Cultural 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The project will also be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen), effective January 1, 2020, to meet the goals of Assembly Bill (AB) 32 which established a comprehensive program of cost-effective reductions of greenhouse gases to 1990 levels by 2020.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Energy resource consumption is expected to occur during project construction and operation. Subsequent potential construction shall be subject to current building code

standards which would consider state and local energy efficiency standards and renewable energy goals. The project would result in a less than significant impact.

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?

FINDING: NO IMPACT:

Per the California Department of Conservation's Earthquake Hazard Zone Web Application, the project is not located within or near an Earthquake Fault Zone or known earthquake fault.

2. Strong seismic ground shaking?

FINDING: NO IMPACT:

According to Figure 9-5 of the Fresno County General Plan Background Report, the project site is located on land that has a 0-20% chance of reaching peak horizontal ground acceleration assuming a probabilistic seismic hazard with 10% probability in 50 years. In consideration of Figure 9-5, the project site has a low chance of reaching peak horizontal ground acceleration and would have a low chance of being subject to strong seismic ground shaking.

3. Seismic-related ground failure, including liquefaction?

4. Landslides?

FINDING: NO IMPACT:

As depicted in Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located within an area with landslide hazard or subsidence hazard. In addition, as noted above, the project site is not expected to be subject to strong seismic shaking which if prolonged would result in liquefaction of the site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction will result in the loss of topsoil due to the addition of impervious surface. The existing terrain of the project site contains small hills and a seasonally

flooded stream. The project would be subject to local and state standards for development of the site. Development of the site would be further reviewed and permitted and would ensure that the development would not result in substantial soil erosion where increased risk would occur.

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

FINDING: NO IMPACT:

No adverse geologic unit or unstable soil has been identified on the project site.

- C. 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: NO IMPACT:

According to Figure 7-1 of the Fresno County General Plan Background Report, the project site is not located on soils exhibiting moderately high to high expansion potential.

- D. 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:

According to the Fresno County Department of Public Health, Environmental Health Division, the subject parcel is located in an area that requires engineered septic systems for on-site wastewater disposal. As such, prior to the issuance of Building Permits, the developer shall submit an engineered sewage disposal system design proposal to the Fresno County Department of Public Health, Environmental Health Division for review and approval.

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

FINDING: NO IMPACT:

No unique paleontological resource or unique geologic feature was identified on the project site.

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:

Considering the proposed use, this proposal will have a less than significant impact on greenhouse gas emissions. Further, this proposal was reviewed by the San Joaquin Valley Unified Air Pollution Control District (Air District), which did not express any concerns related to greenhouse gas emissions.

IV. 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?
- 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:

There are no existing schools within a one-quarter mile of the project site nor any indication of any designated sites for a school within the area. The closest school (Malaga Elementary) is located 0.75-miles west of the project site.

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

FINDING: NO IMPACT:

According to the NEPAassist database, there are no listed hazardous materials sites located on the project site, nor in proximity of the subject site.

- 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area; or

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 located within the City of Fresno, is approximately 6.10-miles north of the parcel.

Given the distance between airport and the project site, the safety and noise impacts resulting from flying operations on people residing or working in the project area would be less than significant.

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is not within the State Responsibility area for wildland fire. Potential exposure to wildland fires is deemed less than significant as the area is away from sensitive receptors whom may be negatively affected from potential risk of wildfires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The subject property is not located in a designated water short area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, no existing drainage patterns nor alterations of streams nor rivers would result in flooding on or offsite.

1. Result in substantial erosion or siltation on or off-site.

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any site grading and drainage associated with the construction of fire station will adhere to the Grading and Drainage Sections of the County Ordinance Code.

2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The western boundary of the project site will be the toe of the bank of the east side of Washington Colony No. 15 Canal, owned by the Fresno Irrigation District. The District has reviewed the project and requests that the grading and drainage plan be forwarded for review to assure that the project will not endanger the structural integrity of the canal.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal would not conflict with any Water Quality Control Plan or sustainable groundwater management plan. The project was reviewed by the Regional Water Quality Control Board, who indicated the project will be required to submit a Notice of Intent and Storm Water Pollution Prevention Plan to comply with statewide General Permit requirements for construction activities and for industrial facilities.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or

FINDING: NO IMPACT:

This rezone proposal will not physically divide a community. The subject property is located approximately 1.05-miles south from 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:

This proposal will not conflict with any land use plans nor policies as stated within the Policies set forth by Fresno County. Fresno County Policies require the County to consider the current inventory of undeveloped parcels when reviewing rezoning. The proposal can accommodate a sustainable water supply for the requested rezone and potential subdivision.

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 not located within 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 more than 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project shall be in compliance with the Fresno County Noise Ordinance, provided daily operating activities occur between the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

- 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; or

FINDING: NO IMPACT:

The project site is not near an airport to be subject to airport noise. The nearest public airport, Fresno Yosemite International Airport, is located within the City of Fresno, is approximately 6.10-miles north of the parcel.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not construct or displace housing and will not otherwise induce population growth.

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

FINDING: NO IMPACT:

The site is will not displace any exiting people or houses necessitating housing replacement elsewhere.

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, to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection.

2. Police protection.

3. Schools.

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

FINDING: NO IMPACT:

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. In addition, no impacts on the provision of other services were identified in the analysis of the proposal.

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:

No significant such impacts were identified in the analysis of the proposal.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

- B. This proposal was reviewed by the Transportation Planning Unit Design Division of the Fresno County Department of Public Works and Planning, which did not express any concerns regarding the carrying capacities of the adjacent roadways and did not require a Traffic Impact Study (TIS).
- C. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not conflict nor be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

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

FINDING: NO IMPACT:

According to the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning, the project will not increase traffic hazards due to design features nor result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 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. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not in an area determined to be highly or moderately sensitive to 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 requests for consultation were presented to County Staff.

However, in the unlikely event that cultural resources are identified on the property, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS and Section X. B. HYDROLOGY AND WATER QUALITY above. The construction of any new or expanded electric power, or natural gas to provide for the proposed residential development.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section X. 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 more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not anticipate on generating solid waste exceeding State or local standards. As such, the impact would be a less than significant impact.

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, because of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not located within the State Responsibility Area (SRA). The project will not impair any emergency response/evacuation plan, exacerbate wildfire risks due to slope, prevailing winds, and other factors to require installation or maintenance of associated infrastructure, or create risks related to downstream flooding due to drainage changes or landslides.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Future development projects may impact cultural resources. The included Mitigation Measure in Section V (Cultural Resources) will minimize such impacts to less than significant.

- 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); or

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the analysis of the proposal.

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

FINDING: NO IMPACT:

No substantial adverse impacts on human beings were identified in the analysis of the proposal.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8389 prepared for Amendment Application No. 3856 concluded that the project will not have a significant effect on the environment.

No potential impacts were identified related to agricultural and forestry resources hazardous materials, hydrology and water quality, mineral resources, geology and services, recreation, and.

Impacts related to air quality, biological resources, energy, greenhouse gas emissions and planning, noise, population and housing, transportation, utilities and se wildfire, have been determined to be less than significant.

Impacts related to aesthetics, tribal cultural resources, and mandatory findings have been determined to be less than significant with adherence to the proposed M Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by making body. The Initial Study is available for review at 2220 Tulare Street, S CA.

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

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CHAPTER 814.2 - INDUSTRIAL ZONES

814.2.010 – Purpose of Individual Industrial Zones

The purposes of the individual industrial zones and the manner in which they are applied are as follows.

- A. C-M (Commercial and Light Manufacturing) Zone.** The C-M zone is intended to provide for a close relationship between retail and wholesale sales, light manufacturing, warehousing, and distributing and storage operations which do not create adverse impacts involving dust, gas, lighting, odor, smoke, sound, soot, or vibration to any degree on adjacent uses. The C-M zone is consistent with the Mountain Commercial and Mountain Urban land use designations of the General Plan.
- B. M-1 (Light Industrial) Zone.** The M-1 zone is applied to areas appropriate for restricted non-intensive manufacturing and storage uses, including fabrication, manufacturing, and assembly of processed materials, which do not adversely impact surrounding uses. The M-1 zone is consistent with the Limited Industrial and General Industrial land use designations of the General Plan.
- C. M-2 (General Industrial) Zone.** The M-2 zone is applied to areas appropriate for a wider range of fabrication, manufacturing, processing, and storage uses, including warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing uses adjacent to non-industrial uses. The M-2 zone is consistent with the General Industrial land use designation of the General Plan.
- D. M-3 (Heavy Industrial) Zone.** The M-3 zone is applied to areas appropriate for heavy industrial uses engaged in the mechanical or chemical processing of materials or substances into new products, the assembling of component parts, or the blending of materials, including animal and poultry slaughtering, automobile assembly or recycling, machine shops, petroleum refining, and a variety of heavy manufacturing uses, which may require appropriate buffering from adjacent commercial and residential uses. The M-3 zone is consistent with the General Industrial land use designation of the General Plan.

814.2.020 – Industrial Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-8 indicates the uses allowed within each industrial zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
2. Industrial uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the industrial character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone. Excludes unclassified uses.
- C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).
- D. Land uses not listed.** For land uses not listed in Table 2-8, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.
- E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) and prior to establishment of any use/new use shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Education, Public Assembly, and Recreation					
Adult Businesses (Only when in compliance with Ordinance Code Chapter 6.33)		P	P	P	Ordinance Code Chapter 6.33
Libraries	P				
Reading Rooms	P				
Schools, Specialized Education and Training	P	P	P	P	
Sports and Recreational Facilities	C	C			

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Assembly					
Blacksmith			P		
Boat Building and Repairing	P	P	P	P	834.4.450
Electrical Equipment Manufacturing	P	P	P	P	834.4.450
Jewelry Manufacturing	P	P	P	P	834.4.450
Leather Products Manufacturing		P	P	P	834.4.450
Motor Vehicle Manufacturing		C	C	C	834.4.450
Paint Manufacturing			C	D	834.4.450
Textile Products Manufacturing	P	P	P	P	834.4.450
Tire Recapping, Retreading, and Rebuilding	P	P	P	P	834.4.450
Transportation Product Assembly		C	C	C	
Warehousing and Wholesaling (up to 10,000 square feet in gross floor area)	P	P	P	P	834.4.450
Warehousing and Wholesaling (greater than 10,001 square feet in gross floor area)	D	D	D	D	834.4.450
Welding	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing					
Beverage Production	P	P	P	P	834.4.450
Canning and Kindred Food Products Manufacturing				C	834.4.450
Chemical Products Manufacturing				C	834.4.450
Clothing Products Manufacturing		P	P	P	834.4.450
Concrete and Cement Products Manufacturing		C	D	D	834.4.450
Concrete, Gypsum, and Plaster Product Manufacturing				C	834.4.450
Cosmetic Products Manufacturing	P	P	P	P	834.4.450
Dairy Products Manufacturing	D	P	P	P	834.4.450
Electronic Motor Rebuilding	D	P	P		
Explosives, Fireworks, and Ordinance Manufacturing				C	834.4.450
Fabric Product Manufacturing	P	P	P	D	834.4.450
Food and Beverage Manufacturing	P	P	P	D	834.4.450
Furniture/Fixture/Cabinet Shops	P	P	P	P	
Glass Products Manufacturing		P	P	D	834.4.450
Grain Elevators		P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Handcraft Industries, Small – Scale Manufacturing.		P	P	P	
Laboratories	P	P	P	P	
Laundries and Dry Cleaning Plants	P	P	P	P	
Lumber and Wood Products	P	P	P	P	834.4.450
Lumber and Wood Products, Including Planing Mill		P	P	P	834.4.450
Machinery Manufacturing, General (No Punch Presses and/or Drop Hammers greater than 20 tons)	D	P	P	P	834.4.450
Machinery Manufacturing, Heavy (With Punch Presses and/or Drop Hammers greater than 20 tons)		C	C	C	834.4.450
Medical marijuana cultivation facilities		P	P	P	Chapter 6.60
Metal Industries			C	D	
Meat packing and processing (No On-Site Animal Slaughtering)	C	D	P	P	834.4.450
Meat processing, commercial (With On-Site Animal Slaughtering)				C	834.4.450
Monument and Tombstone Works		P	P	P	
Paper Products Manufacturing		P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

1 See Article 7 for definitions of the land uses listed.

Notes (continued):

- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Paving and Roofing Materials Manufacturing				C	834.4.450
Petroleum Bulk Plants	C	C	C	C	834.4.450
Petroleum Refining and Related Industries				C	834.4.450
Pharmaceutical Manufacturing	P	P	P	P	834.4.450
Plastics and Rubber Products	C	P	P	P	834.4.450
Plastics, Other Synthetics, and Rubber Product Manufacturing				C	834.4.450
Printing and Publishing	P	P	P	P	
Recycling Facilities – Large Collection Facility		P	P	P	834.4.300, 834.4.450
Recycling Facilities – Small Collection Facility		P	P	P	834.4.300
Recycling Facilities – Heavy Processing Facility				C	834.4.300, 834.4.450
Recycling Facilities – Light Processing Facility			P	P	834.4.300
Recycling Facilities – Reverse Vending Machines		P	P	P	834.4.300
Structural Clay and Pottery Products Manufacturing	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Motor Vehicle Retail Trade and Services					
Motor Vehicle Parts and Sales	P	P	P	P	
Motor Vehicle Repair and Maintenance (Only Within an Enclosed Structure)	P	P	P	P	
Motor Vehicle Sales	P	P	P		
Motor Vehicle Service Stations	P	P	P	P	
Motor Vehicle Washes, All	P	P	P	P	
Motorcycle Shops	P	D			
Truck Repairing and Overhauling (Only Within Completely Enclosed Structure)	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade					
Accessory Retail Uses (Only Ancillary to an Industrial Use)	P	P	P	P	See Article 7
Bakeries, Retail	P				
Building Material Stores	P	P	P	P	834.4.450
Cleaning and Dyeing Shops, (Retail Only, Dry Cleaning Clothes In Enclosed Machines, Using Non-Flammable Cleaning Compounds)	P				
Convenience Stores					
Department Stores	P				
Electric Supply Houses	P	P	P	P	
Equipment Rental/Sales Establishment	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Farm Equipment and Supply Sales, with Incidental Repairs	P	P	P	P	834.4.450
Flea Markets	C	C			
Frozen Food Lockers	P	P	P	P	834.4.450
Grocery Stores	P	P	P	P	
Ice Storage	P	P	P	P	834.4.450
Leather Goods and Luggage	P				
Music Stores	P				
Pawn Shops	P				
Plumbing Supplies (Only Within a Completely Enclosed Structure or Sound Wall)	P				834.4.450
Radio and Television Sales and Service	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Retail Stores, General Merchandise (under 5,000 sf.)	P	P	P		
Secondhand Stores (Only Within Completely Enclosed Structure)	P				
Sporting Goods	P				
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Toy Stores	P				
Variety and Notion Shops	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Inside of a Structure)	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Outside of a Structure)	P	P	P		
Video Stores	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services					
Advertising Structures	P	P	P	P	
Animal Hospitals/Veterinary Clinics	C	P	P	P	
Auction Houses	P	C			
Automated Teller Machines (ATM's), Drive-Up	P	P	P	P	
Automated Teller Machines (ATM's), Walk-Up	P	P	P	P	
Banks and Financial Services	P	P	P	P	
Bars and Alcoholic Beverage Drinking Places	D	D	D	D	834.4.080
Business Support Services	P				
Carpet and Rug Cleaning Plants	P				834.4.450
Cleaning and Dyeing Shops	P				
Copy Services	P				
Delicatessens	P	P	P	P	
Equipment Rental/Sales	P	P	P		
Farm Equipment Services	P				
Kennels	C	P	P	P	
Laboratories	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services (Continued)					
Laundry and Dry Cleaning, Drop-Off/Pick Up Only	D				
Medical Services – Clinics, and Laboratories	D				
Mini Storage Facilities	P	P	P	P	834.4.450
Mortuaries and Funeral Parlors	C				
Offices, Business	P	P	P	P	
Offices, Corporate	P	P	P	P	
Offices, Professional	P	P	P	P	
Personal Services (No Adult Businesses)	P	P	P	P	
Printing and Publishing	P	P	P	P	
Restaurants	P	P	P	P	
Restaurants, With On-Site Consumption of Alcohol	C	C	C	C	
Sign Painting	P				
Storage Yards	P	P	P		834.4.450
Taxidermists	P				
Vehicle and Freight Terminals	P	P	P	P	834.4.450
Warehousing	P	P	P	P	834.4.450
Wholesaling and Distribution	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Transportation and Telecommunication Facilities					
Broadcast and Recording Studios	P				
Communication Equipment Structures/Buildings	P	P	P		
Microwave Relay Structures	D	D	D	D	834.4.420
Parking Lots/Garages	P	P	P	P	
Public Utility Facilities	P	P	P	D	
Satellite Dish/Antenna, Ground or Surface Mounted	P	D	D	P	
Satellite Dish/Antenna, Mast or Tower Mounted	C	C	C	C	
Residential					
Caretaker	D	D	P	P	
Emergency Shelters	P	P			834.4.140
Nonresidential					
Observatories	C	C	C	C	
Other					
Community Gardens	D	P	P	P	
Planned Industrial Developments	C	C	C	C	834.4.230

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

814.2.030 Industrial Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-9, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

CHAPTER 814.2 - INDUSTRIAL ZONES

814.2.010 – Purpose of Individual Industrial Zones

The purposes of the individual industrial zones and the manner in which they are applied are as follows.

- A. C-M (Commercial and Light Manufacturing) Zone.** The C-M zone is intended to provide for a close relationship between retail and wholesale sales, light manufacturing, warehousing, and distributing and storage operations which do not create adverse impacts involving dust, gas, lighting, odor, smoke, sound, soot, or vibration to any degree on adjacent uses. The C-M zone is consistent with the Mountain Commercial and Mountain Urban land use designations of the General Plan.
- B. M-1 (Light Industrial) Zone.** The M-1 zone is applied to areas appropriate for restricted non-intensive manufacturing and storage uses, including fabrication, manufacturing, and assembly of processed materials, which do not adversely impact surrounding uses. The M-1 zone is consistent with the Limited Industrial and General Industrial land use designations of the General Plan.
- C. M-2 (General Industrial) Zone.** The M-2 zone is applied to areas appropriate for a wider range of fabrication, manufacturing, processing, and storage uses, including warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing uses adjacent to non-industrial uses. The M-2 zone is consistent with the General Industrial land use designation of the General Plan.
- D. M-3 (Heavy Industrial) Zone.** The M-3 zone is applied to areas appropriate for heavy industrial uses engaged in the mechanical or chemical processing of materials or substances into new products, the assembling of component parts, or the blending of materials, including animal and poultry slaughtering, automobile assembly or recycling, machine shops, petroleum refining, and a variety of heavy manufacturing uses, which may require appropriate buffering from adjacent commercial and residential uses. The M-3 zone is consistent with the General Industrial land use designation of the General Plan.

814.2.020 – Industrial Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-8 indicates the uses allowed within each industrial zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
2. Industrial uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the industrial character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone. Excludes unclassified uses.
- C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).
- D. Land uses not listed.** For land uses not listed in Table 2-8, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.
- E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) and prior to establishment of any use/new use shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Education, Public Assembly, and Recreation					
[REDACTED]		■	■	■	[REDACTED]
[REDACTED]	■				
[REDACTED]	■	■	■	■	
[REDACTED]	■	■			

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Assembly					
[REDACTED]					
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]
Warehousing and Wholesaling (up to 10,000 square feet in gross floor area)	F	P	P	P	834.4.450
[REDACTED]					[REDACTED]
[REDACTED]					[REDACTED]

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing					
Beverage Production	P	P	P	P	834.4.450
Canning and Kindred Food Products Manufacturing				C	834.4.450
Chemical Products Manufacturing				C	834.4.450
Clothing Products Manufacturing		P	P	P	834.4.450
Concrete and Cement Products Manufacturing		C	D	D	834.4.450
Concrete, Gypsum, and Plaster Product Manufacturing				C	834.4.450
Cosmetic Products Manufacturing	P	P	P	P	834.4.450
Dairy Products Manufacturing	D	P	P	P	834.4.450
Electronic Motor Rebuilding	D	P	P		
Explosives, Fireworks, and Ordinance Manufacturing				C	834.4.450
Fabric Product Manufacturing	P	P	P	D	834.4.450
Food and Beverage Manufacturing	P	P	P	D	834.4.450
Furniture/Fixture/Cabinet Shops	P	P	P	P	
Glass Products Manufacturing		P	P	D	834.4.450
Grain Elevators		P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Handcraft Industries, Small – Scale Manufacturing.		P	P	P	
Laboratories	P	P	P	P	
Laundries and Dry Cleaning Plants	P	P	P	P	
Lumber and Wood Products	P	P	P	P	834.4.450
Lumber and Wood Products, Including Planing Mill		P	P	P	834.4.450
Machinery Manufacturing, General (No Punch Presses and/or Drop Hammers greater than 20 tons)	D	P	P	P	834.4.450
Machinery Manufacturing, Heavy (With Punch Presses and/or Drop Hammers greater than 20 tons)		C	C	C	834.4.450
Medical marijuana cultivation facilities		P	P	P	Chapter 6.60
Metal Industries			C	D	
Meat packing and processing (No On-Site Animal Slaughtering)	C	D	P	P	834.4.450
Meat processing, commercial (With On-Site Animal Slaughtering)				C	834.4.450
Monument and Tombstone Works		P	P	P	
Paper Products Manufacturing		P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.

Notes (continued):

- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Paving and Roofing Materials Manufacturing				C	834.4.450
Petroleum Bulk Plants	C	C	C	C	834.4.450
Petroleum Refining and Related Industries				C	834.4.450
Pharmaceutical Manufacturing	P	P	P	P	834.4.450
Plastics and Rubber Products	C	P	P	P	834.4.450
Plastics, Other Synthetics, and Rubber Product Manufacturing				C	834.4.450
Printing and Publishing	P	P	P	P	
Recycling Facilities – Large Collection Facility		P	P	P	834.4.300, 834.4.450
Recycling Facilities – Small Collection Facility		P	P	P	834.4.300
Recycling Facilities – Heavy Processing Facility				C	834.4.300, 834.4.450
Recycling Facilities – Light Processing Facility			P	P	834.4.300
Recycling Facilities – Reverse Vending Machines		P	P	P	834.4.300
Structural Clay and Pottery Products Manufacturing	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Motor Vehicle Retail Trade and Services					
Motor Vehicle Parts and Sales	P	P	P	P	
Motor Vehicle Repair and Maintenance (Only Within an Enclosed Structure)	P	P	P	P	
Motor Vehicle Sales	P	P	P		
Motor Vehicle Service Stations	P	P	P	P	
Motor Vehicle Washes, All	P	P	P	P	
Motorcycle Shops	P	D			
Truck Repairing and Overhauling (Only Within Completely Enclosed Structure)	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade					
Accessory Retail Uses (Only Ancillary to an Industrial Use)	P	P	P	P	See Article 7
Bakeries, Retail	P				
Building Material Stores	P	P	P	P	834.4.450
Cleaning and Dyeing Shops, (Retail Only, Dry Cleaning Clothes In Enclosed Machines, Using Non-Flammable Cleaning Compounds)	P				
Convenience Stores					
Department Stores	P				
Electric Supply Houses	P	P	P	P	
Equipment Rental/Sales Establishment	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Farm Equipment and Supply Sales, with Incidental Repairs	P	P	P	P	834.4.450
Flea Markets	C	C			
Frozen Food Lockers	P	P	P	P	834.4.450
Grocery Stores	P	P	P	P	
Ice Storage	P	P	P	P	834.4.450
Leather Goods and Luggage	P				
Music Stores	P				
Pawn Shops	P				
Plumbing Supplies (Only Within a Completely Enclosed Structure or Sound Wall)	P				834.4.450
Radio and Television Sales and Service	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Retail Stores, General Merchandise (under 5,000 sf.)	P	P	P		
Secondhand Stores (Only Within Completely Enclosed Structure)	P				
Sporting Goods	P				
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Toy Stores	P				
Variety and Notion Shops	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Inside of a Structure)	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Outside of a Structure)	P	P	P		
Video Stores	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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TUP	Temporary Use Permit required	858.5
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Notes:

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**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services					
Advertising Structures	P	P	P	P	
Animal Hospitals/Veterinary Clinics	C	P	P	P	
Auction Houses	P	C			
Automated Teller Machines (ATM's), Drive-Up	P	P	P	P	
Automated Teller Machines (ATM's), Walk-Up	P	P	P	P	
Banks and Financial Services	P	P	P	P	
Bars and Alcoholic Beverage Drinking Places	D	D	D	D	834.4.080
Business Support Services	P				
Carpet and Rug Cleaning Plants	P				834.4.450
Cleaning and Dyeing Shops	P				
Copy Services	P				
Delicatessens	P	P	P	P	
Equipment Rental/Sales	P	P	P		
Farm Equipment Services	P				
Kennels	C	P	P	P	
Laboratories	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

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- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services (Continued)					
[REDACTED]	P				
[REDACTED]	P				
[REDACTED]	P	P	P	P	[REDACTED]
[REDACTED]	P				
[REDACTED]	P	P	P	P	
[REDACTED]	P	P	P	P	
[REDACTED]	P	P	P	P	
[REDACTED]	P	P	P	P	
[REDACTED]	P				
[REDACTED]	P	P	P		[REDACTED]
Taxidermists	P				
[REDACTED]	P	P	P	P	[REDACTED]
Warehousing	P	P	P	P	834.4.450
[REDACTED]	P	P	P	P	[REDACTED]

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
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Notes:

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- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Transportation and Telecommunication Facilities					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
Residential					
Caretaker	D	D	p	p	
Emergency Shelters	P	P			834.4.140
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	


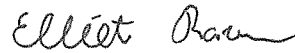
Notes:

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814.2.030 Industrial Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-9, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

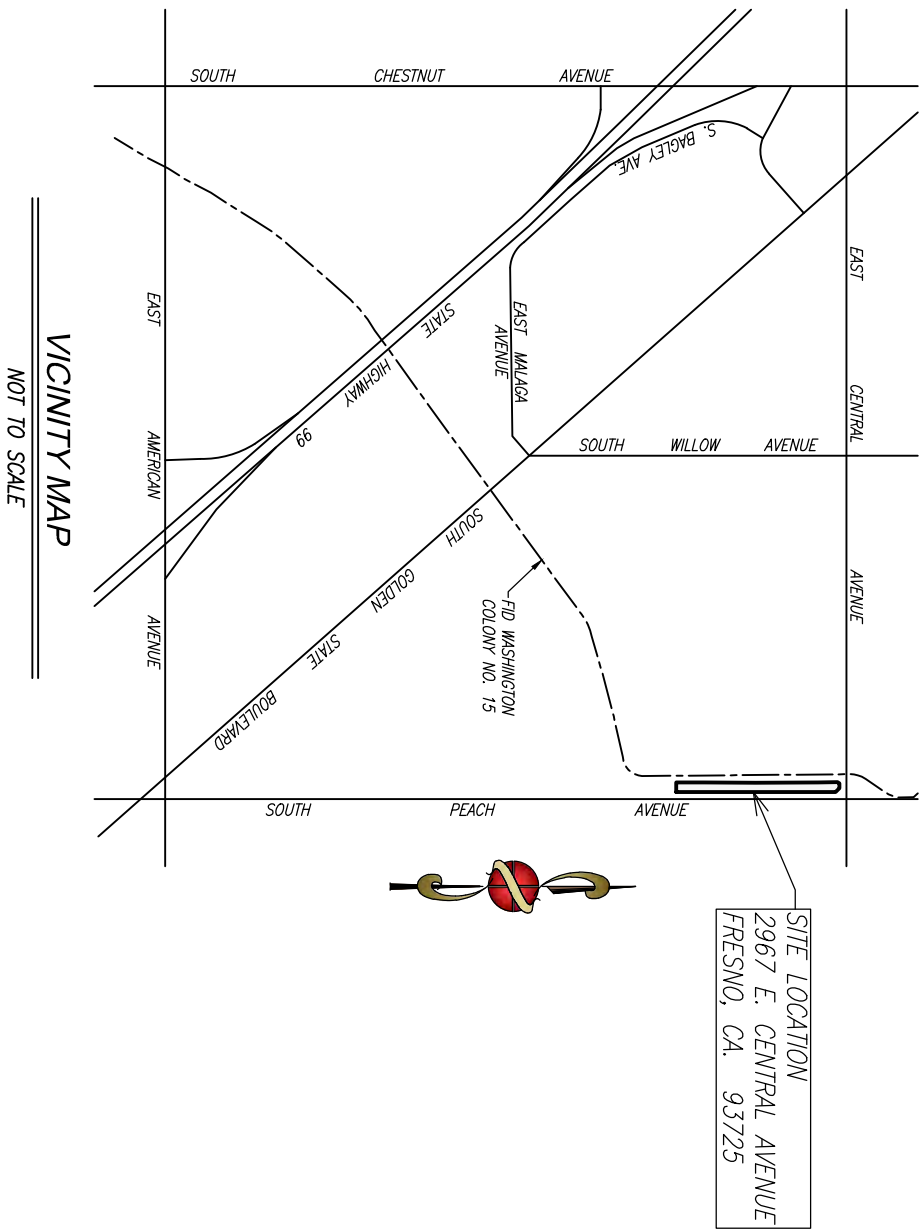
EXHIBIT 8

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8389	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-202410000023
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): Elliot Racusin Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Applicant (Name): Lauren Burgess	Project Title: Amendment Application No. 3856		
Project Description: Rezone an existing 2.15-acre dual zoned M-3 (C) (General Industrial, Conditional) and C-M (C) (Commercial and Light Manufacturing, Conditional) to C-M (C) (Commercial and Light Manufacturing, Conditional).			
Justification for Negative Declaration: Initial Study Application No. 8389 indicates that the proposal will not have a significant effect on the environment. It has been determined that there would be no impacts to hazards and hazardous materials, mineral resources, or recreation. Potential impacts related to agricultural and forestry resources, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, population and housing, public services, and transportation and traffic have been determined to be less than significant. Potential impacts relating to aesthetics, cultural resources, geology and soils, and utilities and service systems have been determined to be less than significant with the identified Mitigation Measures. The Initial Study is available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.			
FINDING: The proposal will not have a significant impact on the environment with the incorporated Mitigation Measures.			
Newspaper and Date of Publication: Fresno Business Journal – January 26, 2024		Review Date Deadline: Planning Commission – TBD	
Date: 1/26/24	Type or Print Signature: David Randall Senior Planner 	Submitted by (Signature): Elliot Racusin Planner 	

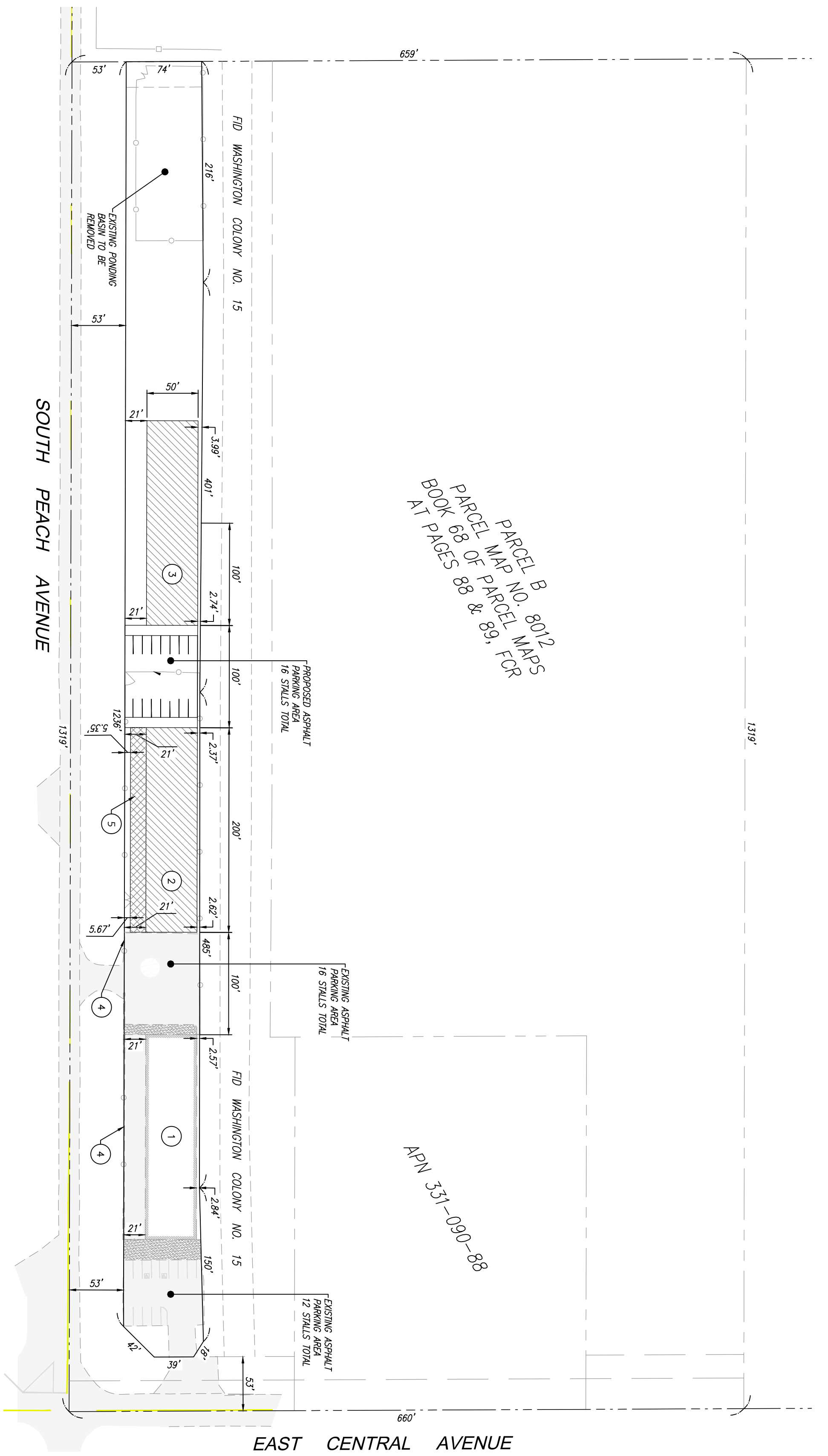
State 15083, 15085

County Clerk File No.: E-202410000023

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



SITE LOCATION
2967 E. CENTRAL AVENUE
FRESNO, CA 93725

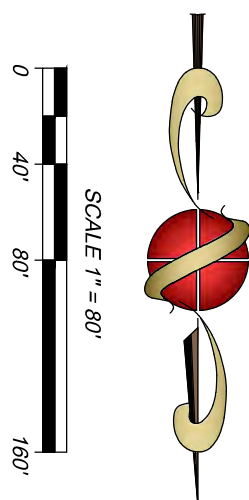


PARCEL B NO. 8012
PARCEL MAP NO. 8012
BOOK 68 OF PARCEL MAPS
AT PAGES 88 & 89, FCR

LEGEND

- ① EXISTING STEEL BUILDING FOR RETAIL SALES AND STORAGE = 10,000 SF, 50' WIDE X 200' LONG
- ② PHASE 1 - PROPOSED STEEL BUILDING FOR STORAGE = 10,000 SF, 50' WIDE X 200' LONG
- ③ PHASE 2 - PROPOSED STEEL BUILDING FOR STORAGE = 10,000 SF, 50' WIDE X 200' LONG
- ④ EXISTING 6' CHAIN LINK FENCE WITH SLATS, ALONG SOUTH PEACH AVENUE
- ⑤ PROPOSED BUILDING OVERHANG (LEAN-TO) = 3,067 SF, 15'-4" WIDE X 200' LONG

PROPERTY DESCRIPTION
PARCEL A OF PARCEL MAP NO. 8012, RECORDED IN BOOK 68 OF
PARCEL MAPS, AT PAGES 88 & 89, FRESNO COUNTY RECORDS.



811
Know what's below.
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SHEET NUMBER: 1 OF 1 JOB NUMBER: 23-123	DRAWN BY: SF CHECKED BY: IMB DATE: 04-18-2023	PREPARED FOR: COST PER MILE, INC. 2967 EAST CENTRAL AVENUE FRESNO, CA. 93725	PROJECT TITLE: COST PER MILE - NEW FACILITY	PLANNING SURVEYING CIVIL ENGINEERING 1234 O STREET, FRESNO, CALIFORNIA 93721 TEL: 559.449.4500 FAX: 559.449.4515 WWW.PRECISIONENG.NET
			SHEET DESCRIPTION: SITE PLAN	

