



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 September 19, 2024

**SUBJECT:** Initial Study No. 8459 and Unclassified Conditional Use Permit  
Application No. 3772

Allow the development of a multi-purpose training facility, with the capacity to host multiple local and regional law enforcement agencies. The project site contains a decommissioned County detention facility located on a 317.12-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the northeast of the intersection of E. Elkhorn Ave. and State Route 41, approximately 3.5-miles southeast of the unincorporated community of Caruthers. (APN: 042-043-51ST) (500 E. Elkhorn Ave., Riverdale) (Sup. Dist. 4).

**OWNER:** County of Fresno

**APPLICANT:** Fresno County Sheriff's Office

**STAFF CONTACT:** Jeremy Shaw, Planner  
(559) 600-4207

David Randall, Senior Planner  
(559) 600-4207

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) No. 8459; and
- Approve Unclassified CUP No. 3772 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. Site Plans and Detail Drawings
6. Applicant's Operational Statement
7. Summary of Initial Study No. 8459

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-40	No change
Parcel Size	317.12-acres	No change
Project Site	317.12-acres	No change
Structural Improvements	Decommissioned County detention facility with approximately six existing buildings (to be modified and repurposed) for use with proposed training facility.	<p>Multipurpose County training facility will construct/install approximately six portable-type (modular) classroom buildings, four of which will be approximately 2,880 square-feet, and two will be approximately 1,440 square feet; along with two 600 square-foot shade structures; a 1,344 square foot scenario training building; an additional 480 square foot modular office building; modular restroom buildings; a 150 square-foot storage building; a 600 square-foot storage building; a 504 square-foot dog kennel and a 320 square-foot vehicle storage and repair shop.</p> <p>Additionally, there will be five or more firearms ranges with covered benches (shade structures); approximately</p>

Criteria	Existing	Proposed
		26-foot tall earthen berms around each; and there will be a 120 square-foot, observation structure adjacent to one of the ranges.
Nearest Residence	Approximately 600 feet north	No change
Surrounding Development	Agricultural land, low density residential development	No change
Operational Features	<u>N/A</u>	<u>Multi-purpose training facility for Fresno County agencies and law enforcement agencies from surrounding counties. On site operations will consist of skills and lecture-based training for law enforcement agencies.</u>
Employees	N/A	Approximately 10-20
Customers/Visitors	N/A	Up to 200 +/- daily visitors; approximately 3,500 law enforcement personal per year.
Traffic Trips	N/A (See table under Finding 2) on page 5 of this staff report.	The project is anticipated to generate approximately 436 new daily trips once fully developed and operational.
Lighting	N/A	Various outdoor lighting fixtures will be installed, such as light poles for training facilities.
Hours of Operation	N/A	The proposed training facility will operate seven days per week and between 6:00 a.m. and 12:00 a.m. (0600-2400).

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**  
**ENVIRONMENTAL ANALYSIS:**

An Initial Study was prepared for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a mitigated negative is appropriate. A summary of the Initial Study is included as Exhibit 7.

**PUBLIC NOTICE:**

Notices were sent to 24 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

An Unclassified CUP may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Chapter 842.5.050 are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified CUP application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The project proposes construction and operation of a multi-purpose County law enforcement training facility comprised of various training venues to include several firearms ranges, indoor area for scenario training, and a defensive driving course. The facility will be equipped to train Fresno County law enforcement personnel, and training events for neighboring County and City law enforcement agencies. The project site is a former County detention facility, which will be expanded to accommodate the proposed new use.

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.*

	<b>Current Standard: AE-40</b>	<b>*Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (south): 192 feet. Side (east): 60 feet Side (west): 1,192 feet Rear (north): 660 feet	Yes
Parking	One (1) parking space for every two (2) employees, one for every salesperson, and adequate parking area for trucks operated by the proposed facility.  Parking spaces shall be a minimum of 9 feet by 18 feet with 29 feet of clear backing space.	The project proposes to add approximately 234 parking spaces to the approximately 76 existing parking spaces for a total of approximately 310 parking spaces.	Yes
Lot Coverage	No requirements	N/A	N/A

	<b>Current Standard: AE-40</b>	<b>*Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within forty (40) feet on any dwelling or other building used for human habitation.	N/A	Yes
Wall Requirements	No requirements	N/A	Yes
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic tank: 100 feet	Septic tank: 100 feet	Yes
	Disposal field: 100 feet;	Disposal field: 135 feet	Yes
	Seepage pit/cesspool: 150 feet	Seepage pit/cesspool: N/A	N/A

\*All distances are approximate

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Based on the analysis, staff believes that the subject parcel is adequate in its dimensions to accommodate the proposed project while complying with the development standards of the AE-40 Zone District..

**Recommended Conditions of Approval:**

*None*

**Conclusion:**

Finding 1 can be made.

*Finding 2:* *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Elkhorn Avenue	No change

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
		State Route 41	No change
Direct Access to Public Road	Yes	Elkhorn Avenue	No change
Road ADT		Elkhorn Avenue ; 1,600 (2011)	No change
Road Classification		Arterial	No change
Road Width		Right-of-way: 76 feet Paved width: 23 feet, 6 inches	No change No change
Road Surface		Asphalt paved.  Pavement Condition Index: 43/100  Condition: Poor (last chip seal in 2009).	No change
Traffic Trips		The trip generation and distribution estimate for the project estimated that...	The project would add approximately 436 daily trips at full development.
Traffic Impact Study (TIS) Prepared	Yes	A traffic impact analysis was required for the project.	A traffic impact analysis was prepared by JLB Engineering, dated May 2024.
Road Improvements Required		No planned improvements to the segment of Elkhorn Avenue fronting the subject parcel.	No road improvements were required for this project.

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Road Maintenance and Operations Division: Elkhorn Avenue is a County maintained road classified as an Arterial, with an existing right-of-way of 60 feet to 106 feet from a point near SR 41 to the Cherry Avenue alignment as per serial No. 55 at which point it changes to 30 feet of right-of-way fronting the subject parcel from the section line.

Elkhorn Avenue has an ultimate right-of-way of 106 feet as per the Fresno County General Plan. Any setbacks for new construction must be based upon the ultimate right-of-way as per Official Plan Line (Serial No. 55) for Elkhorn Avenue.

California Department of Transportation (Caltrans): Caltrans had no comment.

California Highway Patrol (CHP): CHP had no comment.

Transportation Planning Unit: Based on the project’s anticipated number of new traffic trips, a traffic impact analysis dated including a vehicle miles travelled analysis was made a requirement. A traffic impact analysis dated August 6, 2024, was prepared by JLB Traffic Engineering Inc.. The traffic impact analysis considered existing conditions and projected cumulative traffic condition with the project into the year 2046. The conclusions and recommendations of the Traffic Impact Analysis were reviewed by staff and provided to the California Department of Transportation which had no comments.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Analysis:**

The subject parcel is located at the southeast corner of the intersection of State Route 41 and W. Elkhorn Avenue, which is a four-way signalized intersection. At this location SR 41 has two southbound lanes and one northbound lane. W. Elkhorn is a two-lane County maintained road with a paved width of 23.6 feet. The project would take access from W. Elkhorn via north or southbound SR 41 or westbound Elkhorn. The project is not anticipated to generate a substantial amount of traffic on a daily basis. The Traffic Impact Analysis prepared for the project by JLB Engineering found that the project would generate approximately 436 new daily traffic trips, 77 AM peak hour trips and 55 PM peak hour trips. The project was reviewed by the County Road Maintenance and Operations Division, County Transportation Planning Unit, and the California Department of Transportation. None of the reviewing departments, or agencies expressed any concerns that the project would result in significant impacts to surrounding County Roads or State facilities.

Based on the above information, the surrounding streets and highways are adequate to accommodate the traffic generated by the proposed County training facility.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 2 can be made.

*Finding 3: That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	36.99 acres 19.18 acres 18.0 acres 585.5 acres	Orchard Orchard/Single-Family Orchard/Single-Family Orchard	AE-20	Approximately 650 feet
South	11.54 acres 113.79 acres	Orchard Orchard	AE-20 AE-40	Approximately 2,785 feet

<b>Surrounding Parcels</b>				
East	39.09 acres 79.39 acres 77.00 acres	Vineyard Vineyard Orchards	AE-20	Approximately 1.95 miles
West	36.81 acres	Southwest Transportation Authority	AE-40	Approximately 1,260 feet
	585.5 acres	Orchard	AE-20	

**Reviewing Agency/Department Comments:**

Development Engineering Section: According to the U.S. Fish and Wildlife Service Wetlands Mapper, wetlands may be present within or near the subject parcel.

County Health Department, Environmental Health Division: New sewage disposal systems shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.

Facilities that 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. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>).

San Joaquin Valley Air Pollution Control District: Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the thresholds of significance as identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis:**

The project proposes the development and operation of a multi-purpose County training facility, which will host a number of law enforcement agencies from Fresno County, including the Sheriff’s Office, Probation Department and District Attorney’s Office, as well as King’s and Tulare County Sheriff’s Offices, and some City police departments.

Based on the above information, staff believes the proposal would not have an adverse effect upon surrounding properties, in compliance with the suggested mitigation.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*



**Conclusion:**

Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan.

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p><b>Policy PF-C.17:</b> The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. Subject to certain criteria.</p>	<p>The project was reviewed by the Water and Natural Resources Division which determined that the project would have a less than significant impact on existing water levels in the area, and that the project site is not in an area of the County identified as being water short.</p>
<p><b>Policy LU-A.23:</b> For discretionary land use projects that are not directly related to or supportive of agricultural uses and which propose the permanent conversion of twenty acres or more of Prime Farmland, Unique Farmland or Farmland of Statewide (as designated by the Farmland Mapping and Monitoring Program) to nonagricultural uses, the County shall consider and adopt feasible mitigation measures including, but not limited to:</p> <p>Acquisition of conservation easements at a 1:1 ratio for lands lost to nonagricultural uses.</p> <ul style="list-style-type: none"><li>• Fee title of agricultural mitigation land that may be held by a third party or the County.</li><li>• In lieu fees paid to the County that may be used to acquire future mitigation property.</li><li>• Mitigation banks.</li></ul> <p>The County may exempt discretionary land use projects from agricultural mitigation requirements if it finds that the loss of agricultural land caused by the proposed conversion is outweighed by specific overriding economic, legal, social, technological, or other benefits of the conversion, as contemplated by section 21081(b) of the Public Resources Code.</p>	<p>While the subject parcel does contain Farmland as defined by CEQA, however, in order for land to retain its classification as Prime, Unique or Statewide Importance it must have been used for irrigated agricultural production as some time during the four years prior to the mapping date; in this case the 2016 map was used for the CEQA analysis. However, review of the most updated Important Farmlands Map from 2020 indicates that the subject parcel has been reclassified as Farmland of Local Importance, which for purposes of CEQA evaluation indicates that the conversion of Farmland would be less than significant. The project would therefore not convert Prime, Unique or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, nor conflict with the existing Agricultural Zoning.</p>
<p><b>General Plan Policy LU-B.13 - Biological Resources:</b> In conjunction with environmental reviews under CEQA, the County shall require applicants to identify biological resources to determine if there are</p>	<p>Based on staff review of the California Department of Fish and Wildlife Natural Diversity Database BIOS mapper, it was determined</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
sensitive and/or important flora and fauna that require special protection measures.	
<b>TR-A.2 – Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation:</b> The County shall require evaluation of County General Plan land use designation changes, zone changes, zone changes, and discretionary	The VMT analysis determined that the proposed project could be screened from VMT analysis based on the fact that it is an institutional/government and public service use that supports community health, safety, and welfare.

**Reviewing Agency Comments:**

Policy Planning Unit, Development Services and Capital Projects Division: No general plan issues with the proposed project were identified.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

The proposed project will entail the expansion of an existing non-agricultural use within an established agriculturally zoned and agriculturally designated parcel; however, a portion of the subject parcel has historically been utilized as a County detention facility, during which time, a portion of the land was farmed by inmates for food production, with the balance of the land left fallow.

Potential impacts to agricultural land, specifically conversion of productive agricultural land was discussed under Section II of Initial Study (IS) 8459. The following paragraphs contain an excerpt from IS 8459.

*“According to the 2016 Fresno County Important Farmlands Map, the 317.12-acre subject parcel contains land classified as both Prime Farmland, and Farmland of Statewide Importance. Additionally, there is a portion of land classified as urban and built-up land due to the inactive former County detention facility. The balance of the property is currently undeveloped. The proposed project would entail the construction/installation of approximately eight new portable type classroom buildings and related facilities which would result in the conversion of Farmland to non-agricultural uses. The project would incorporate the existing decommissioned facility comprising approximately 14.0-acres, and expand it by an additional 180.0 acres +/- . Most of the balance of the property would contain two stormwater recharge (retention) basins”.*

While the subject parcel does contain Farmland as defined by CEQA, in order for land to retain its classification as Prime, Unique or Statewide Importance it must have been used for irrigated agricultural production as some time during the four years prior to the mapping date; in this case the 2016 Important Farmlands Map was used for the original CEQA analysis.

However, review of the most updated Important Farmlands Map from 2020 indicates that the subject parcel has been reclassified as Farmland of Local Importance, which for purposes of the CEQA evaluation indicates that the conversion of Farmland would be less than significant. The project would therefore not convert Prime, Unique or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, nor conflict with the existing Agricultural Zoning.

Accordingly, the Initial Study summary, attached as Exhibit 7, has been modified to reflect the decrease in potential impacts to Farmland due to development of the site.

The proposed training facility would expand the existing decommissioned detention facility, however, as there is no agricultural production occurring, none will be displaced by the proposed training facility.

Based on these factors, the proposed multi-purpose law enforcement training facility is consistent with the County's General Plan.

**Recommended Conditions of Approval:**

*None*

**Conclusion:**

Finding 4 can be made.

Based on these factors, the proposed conditions of approval for the project are necessary to protect the public health safety and welfare.

**Recommended Conditions of Approval:**

See recommended Conditions of Approval attached as Exhibit 1.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made, and therefore recommends that the Planning Commission approve Unclassified Conditional Use Permit Application No. 3772, subject to the recommended Conditions of Approval.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8459; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3772, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3772 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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**Mitigation Monitoring and Reporting Program  
Initial Study No. 8459 & Unclassified Conditional Use Permit Application No. 3772  
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Biological Resources	<p>Preconstruction surveys shall be conducted by a qualified biologist for the presence of San Joaquin kit fox dens within 14 days before the start of construction activities. The surveys shall be conducted in areas of suitable habitat for San Joaquin kit fox. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur within 14 days before that portion of the site is disturbed. If no potential San Joaquin kit fox dens are present, no further mitigation is required. If the qualified biologist observes potential dens and determines, in consultation with the Project owner and the County, that avoidance is feasible (as defined in CEQA Guidelines Section 15364 consistent with the USFWS [1999] Standardized Recommendations for Protection of the San Joaquin Kit Fox), buffer distances shall be established before each phase of construction activities.</p> <p>2. If construction is scheduled to commence outside of nesting season (September 1 to January 31), no preconstruction surveys or additional measures are required for nesting birds, including raptors. During the nesting bird breeding season (February 1 to August 31), to avoid impacts on nesting birds in the Project site and immediate vicinity, a qualified biologist shall conduct preconstruction surveys of all potential nesting habitat within the Project site where vegetation removal or ground disturbance is planned.</p> <p>The survey shall be performed within the site and shall also include potential nest sites within a 0.5-mile buffer around the site in areas where access to neighboring properties is available or visible using a spotting scope. Surveys shall be conducted no more than 14 days prior to each phase of construction activities. If construction is halted for 14 days or more, the area shall be re-surveyed prior to resuming work. Surveys need not be conducted for the entire project site at one time; they may be phased so that</p>	Applicant	Applicant (Sheriff's Department and Department of Public Works and Planning (PW&P))	No more than 14 days prior to commencement of ground disturbing activity.

		<p>surveys may be completed, shortly before a portion of the project site is disturbed. The surveying biologist must be qualified to determine the status and stage of nesting by migratory birds and all locally breeding raptor species without causing intrusive disturbance. If active nests are found, a suitable buffer around active nests (e.g., 300 feet for common raptors; 0.25 mile for Swainson's hawk; 100 feet for passerines) shall be established and no construction within the buffer shall be allowed until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). Encroachment into the buffer may occur at the discretion of the qualified biologist in coordination with CDFW.</p>			
2.	Cultural/Tribal Cultural Resources/Geology and Soils	<p>In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.</p>	Applicant	Applicant/PW&P	During ground-disturbing activities
3.	Noise	<p>The facility shall be required to have access to a sound level meter and calibrator. The sound level meter shall be of Type 1 or Type 2, meeting American National Standard Institute's Standard 51.4-1971, or equivalent equipment, capable of measuring the statistical noise metrics used in the Fresno County Noise Ordinance in real time. The County Sheriff's Office shall maintain staff trained by a qualified acoustical consultant in the proper use of the sound measurement equipment or contract with an acoustical consultant. In the event of a verified complaint of excess noise from the facility the County shall measure noise levels of the operations of the facility upon adjacent sensitive receptors and make operational or site modifications so that noise levels comply with the Fresno County Noise Ordinance.</p> <p>During all hours of operation of the firing range or any other significant noise generating activities, staff trained by a qualified</p>	Applicant	PW&P and Sheriff's Department staff	Ongoing

	<p>acoustical consultant in the proper use of the sound meter shall be present. The staff person trained in use of the noise measurement equipment shall periodically conduct noise level measurement surveys during operations in particular when there is significant activities that have the potential to generate noise and keep records of all data and readings which will be available on request.</p> <p>If noise level measurement surveys during these operations indicate that noise levels exceed the standards of the Fresno County Noise Ordinance, operational or site modifications shall be made so that noise levels comply with the standards. If noise level measurement surveys during these operations indicate that noise levels exceed the standards of the Fresno County Noise Ordinance, operational or site modifications shall be made so that noise levels comply with the standards.</p>			
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\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

<b>Conditions of Approval</b>	
1.	Development of the property shall be in substantial compliance with the Site Plans, Floor Plans, Elevations, and Operational Statement approved by the Planning Commission.
2.	Plans, permits and inspections shall be required for all structures based upon the current adopted edition of the California Codes at the time of plan check submittal.
3.	A Site Plan Review shall be submitted and approved prior to issuance of building and occupancy permits.

<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Project/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
2.	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 construction activities disturbing 1.0 acre or more of area. Copies of the completed Notice of Intent with WDID # and SWPPP shall be provided to Development Engineering prior to grading work.

<b>Notes</b>	
3.	This Project may be subject to Air District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC.
4.	<p>The Project will be subject to District Rule 4002 since the Project will include demolition, renovation, and removal of existing structures. To protect the public from uncontrolled emissions of asbestos, this rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Any asbestos present must be handled in accordance with established work practice standards and disposal requirements.</p> <p>The Project will be subject to District Rule 4002 since the Project will include demolition, renovation, and removal of existing structures. To protect the public from uncontrolled emissions of asbestos, this rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Any asbestos present must be handled in accordance with established work practice standards and disposal requirements.</p>
5.	Dust Control Plan. Please be aware that you may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.
6.	The project is required to comply with all mitigation measures identified in the approved Air Impact Assessment (Indirect Source Review Project ID Number C-2024020) Monitoring and Reporting Schedule.
7.	The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements.
8.	The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities).
9.	The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).
10.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area

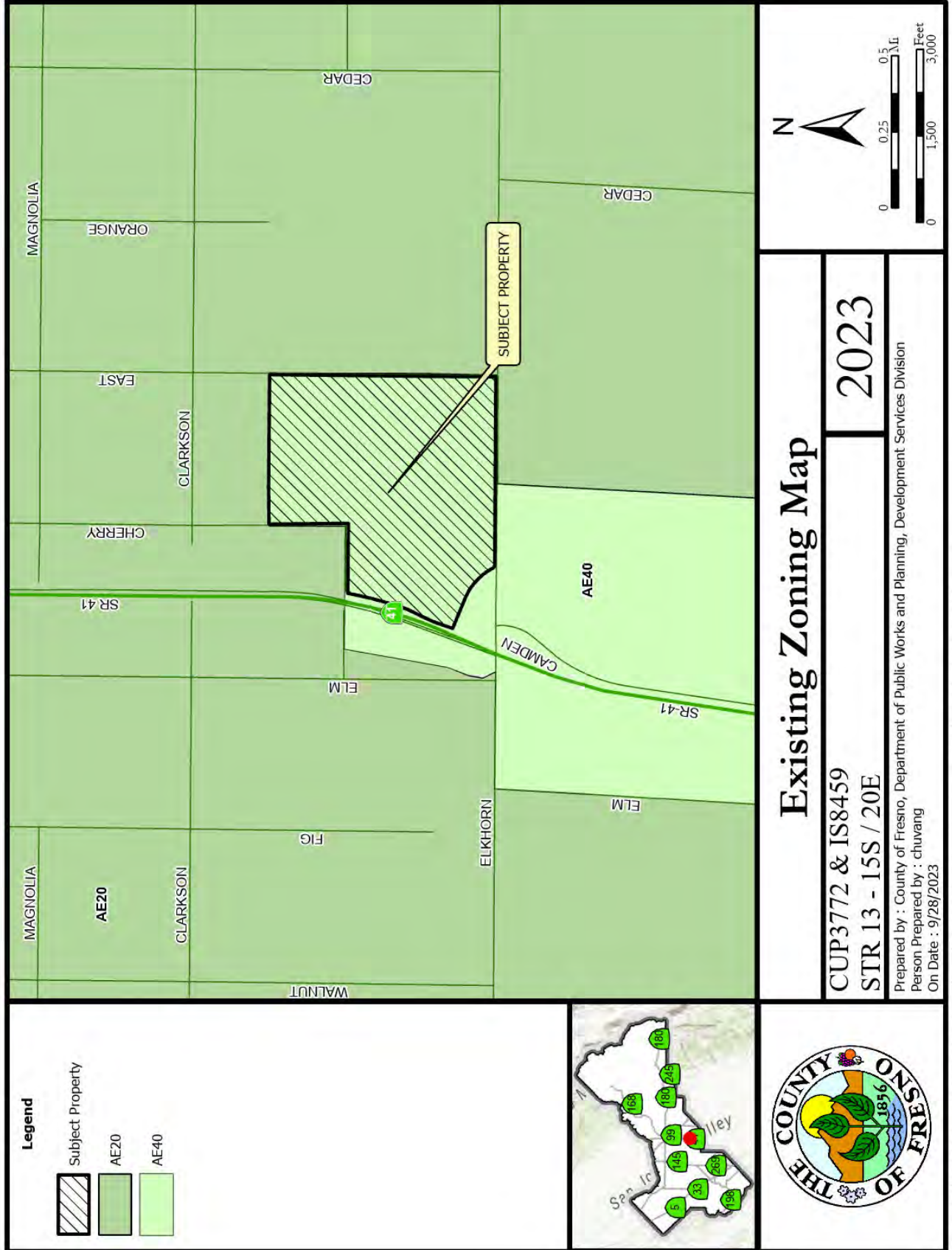


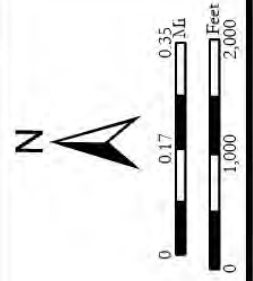
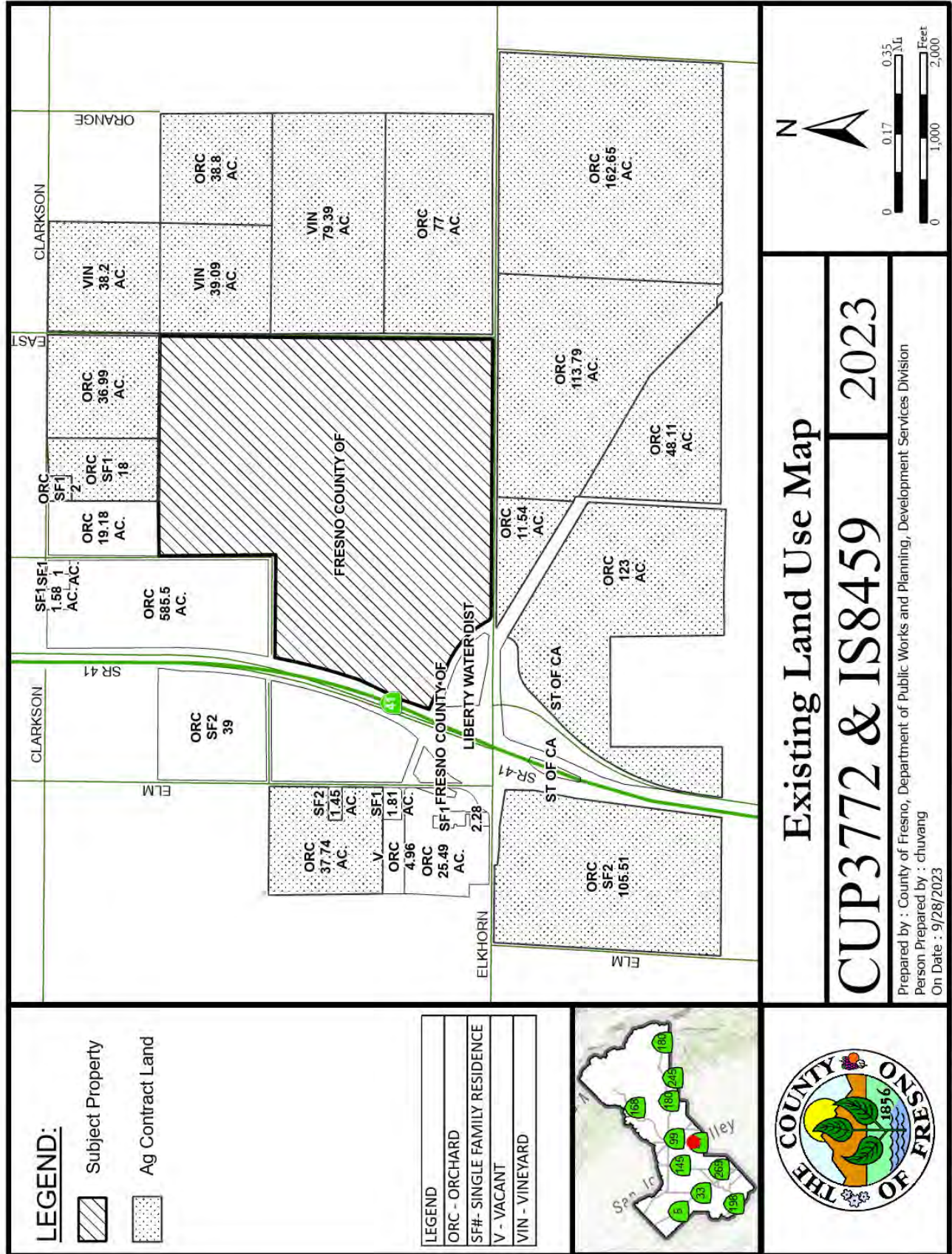
Notes	
	should be properly destroyed by an appropriately licensed contractor.
11.	<ul style="list-style-type: none"> <li>• Parking spaces shall be constructed in compliance with the County and the State standards.</li> <li>• The parking and circulation areas shall be graded, asphalt concrete surfaced, and striped.</li> <li>• There shall be one (1) parking space for each staff member and/or employee, and one (1) parking space for each facility vehicle to be parked on-site, and one (1) parking space for each 3 persons of the facility's maximum attendance. Additional parking space requirements may be required during the Site Plan Review application process.</li> <li>• ADA stall(s) shall be provided for the physically disabled and shall be served by an access aisle 96 inches wide, minimum, and shall be designated van accessible. ADA stalls shall be concrete, or asphalt concrete paved and must be located on the shortest possible route to the main entrance, so the disabled person does not cross the driveway into the parking lot.</li> <li>• A four (4) feet path of travel for disabled persons shall be constructed and striped in accordance with state standards.</li> </ul>
12.	An encroachment permit shall be required from Road Maintenance and Operations for any improvements within the County right-of-way prior to commencement of construction.
13.	<p>Any proposed driveway shall be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division.</p> <p>Any proposed or existing gate that provides initial access to this site shall be setback from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.</p>
14.	<p>Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWEL0) and require submittal of Landscape and Irrigation plans per Governors Drought Executive Order of 2015. The Landscape and irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) unit for review and approval prior to the issuance of Building Permits.</p> <p>A Landscape and Irrigation Audit Report shall be submitted to the Department of Public Works and Planning for review and approval prior to occupancy.</p>
15.	Outdoor lighting shall be hooded and directed away from adjoining streets and properties.

JS

G:\4360Devs&Pin\PROJSEC\PROJDOCS\CUP\3700-3799\3772 (Elkhorn)\SR\CUP 3772 MMRP.docx









# Existing Land Use Map

## CUP3772 & IS8459

### 2023

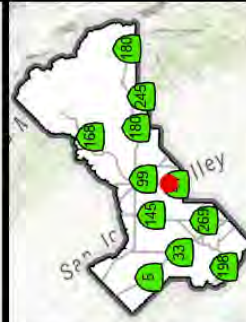
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 9/28/2023


**LEGEND:**

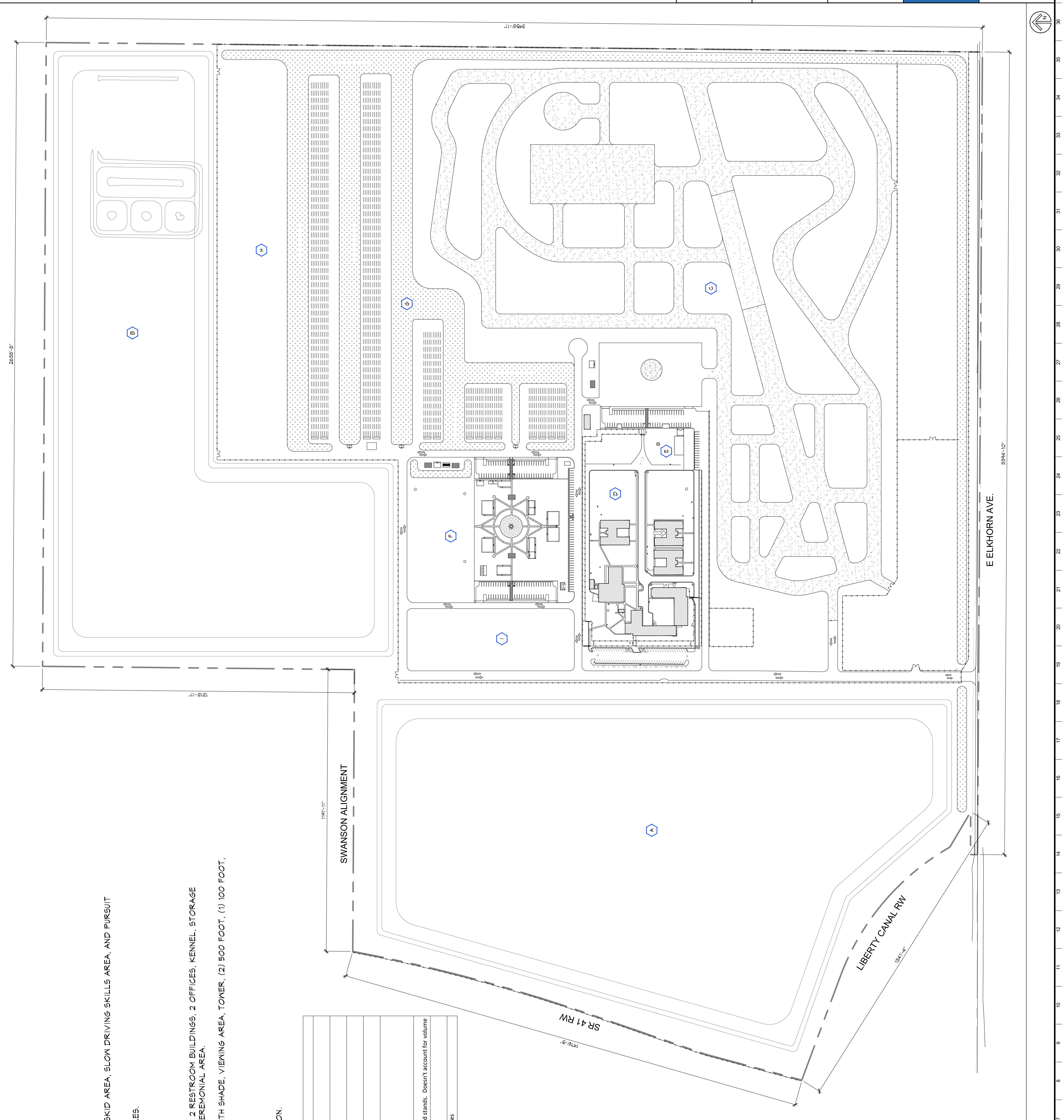
-  Subject Property
-  Ag Contract Land

**LEGEND**

- ORC - ORCHARD
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

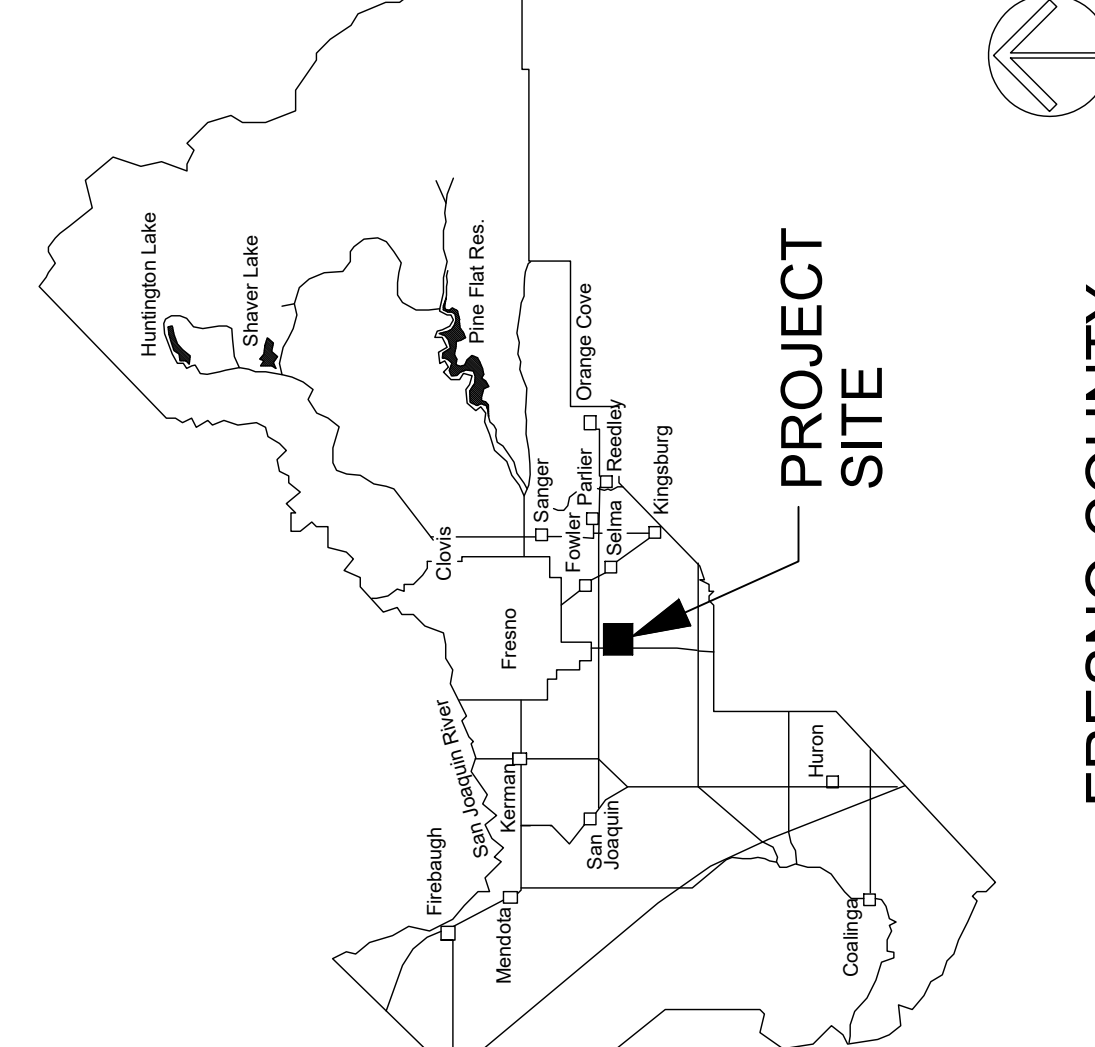


<p><b>Project:</b>                  Elkhorn Training Facility                  500 E Elkhorn Ave. Fresno, CA 93725                  APN: 042049151                  PROJECT NO. T10045                  FILE NAME: G:\CapitalActive\Projects\T10045 - Elkhorn CUP                  Files\01 Design\Drawings\Elkhorn Training Facility 2.7</p>	<p><b>Sheet Content:</b>                  Site Plan</p>	 <p>Fresno County Department of                  Public Works Planning                  Capital Projects                  2220 Tulare Street, 8th Floor                  Fresno, California 93721</p>
<p>Sheet No.: <b>A-001</b></p>		



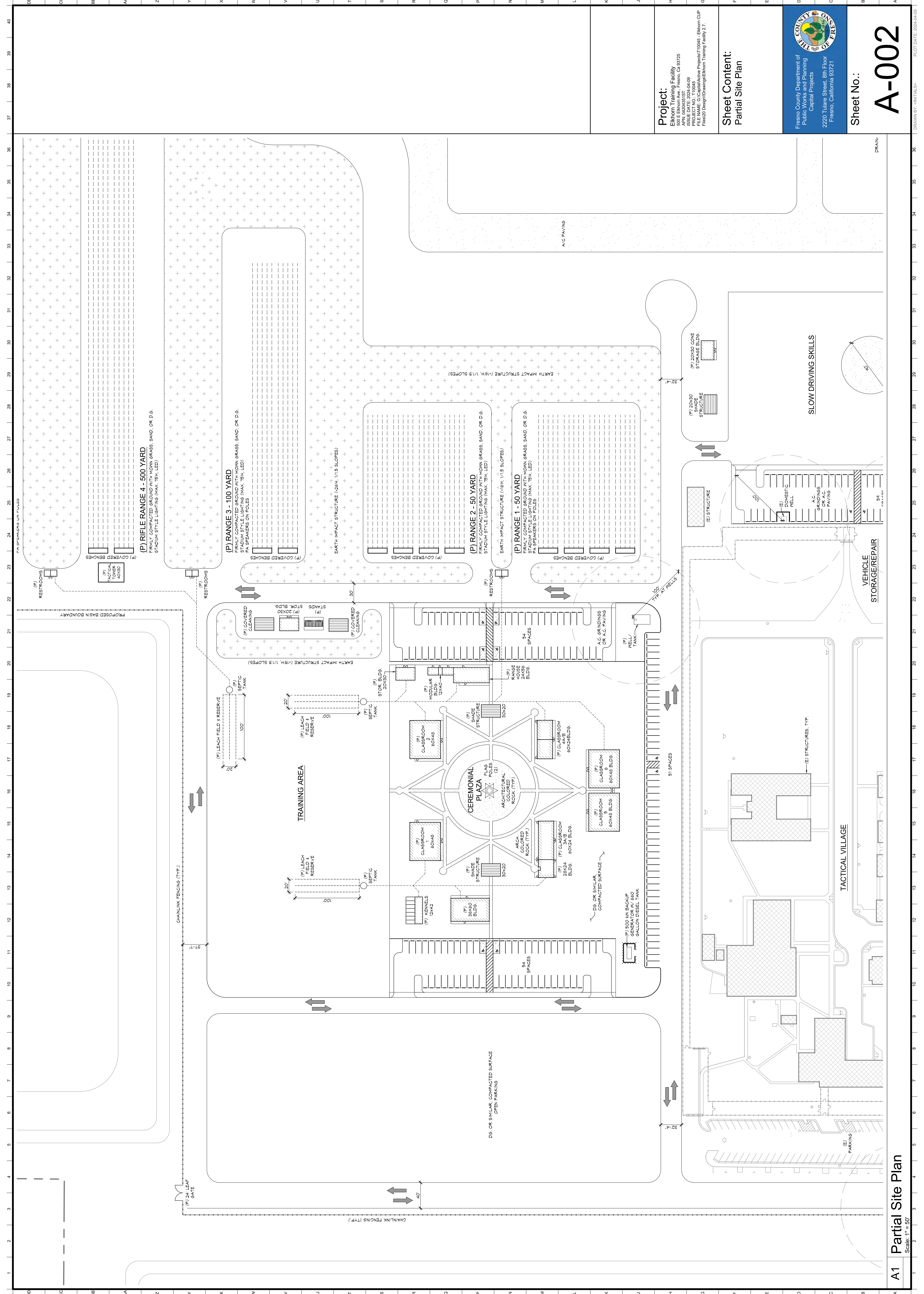
- LEGEND**
- A WATER RECHARGE BASIN.
  - B WATER RECHARGE BASIN.
  - C EYOC COURSE TO INCLUDE BANKED TURNS, NET/SKID AREA, SLOW DRIVING SKILLS AREA, AND PURSUIT MANEUVERS.
  - D EXISTING STRUCTURES AND PARKING FOR VEHICLES.
  - E REPAIR SHOP AND PARKING FOR VEHICLES
  - F EDUCATIONAL AREA TO INCLUDE 6 CLASSROOMS, 2 RESTROOM BUILDINGS, 2 OFFICES, KENNEL, STORAGE BUILDING, 2 SHADE STRUCTURES, PARKING AND CEREMONIAL AREA.
  - G RANGE TRAINING TO INCLUDE CLEANING AREA WITH SHADE, VIEWING AREA, TOWER, (2) 500 FOOT, (1) 100 FOOT, AND (2) 50 FOOT RANGES WITH EARTHEN BERMS.
  - H OPEN TRAINING AREA.
  - I OPEN OVERFLOW PARKING AND FUTURE EXPANSION.

Description	Sq. Ft.	Notes
Dirt Berms (around gun ranges)	862,711	Doesn't account for volume
Decomposed Granite	505,664	
Landscaping (grass at gun ranges)	574,917	
Buildings	29,900	
Portable Classrooms & Restrooms	25,200	
Shade Structures	4,700	
Concrete Slabs	33,864	Buildings, structures shade, and stands. Doesn't account for volume
Concrete Flatwork (sidewalks)	35,924	Doesn't account for volume
AC Paving - Site and Driving Course	1,755,570	Includes 234 new parking spaces



**PROJECT SITE**

FRESNO COUNTY  
 Scale: 1" = 160'



DD DD  
CC CC  
BB BB  
AA AA  
Z Z  
Y Y  
X X  
W W  
V V  
U U  
T T  
S S  
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P P  
N N  
M M  
L L  
K K  
J J  
H H  
G G  
F F  
E E  
D D  
C C  
B B  
A A

37 38 39 40

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

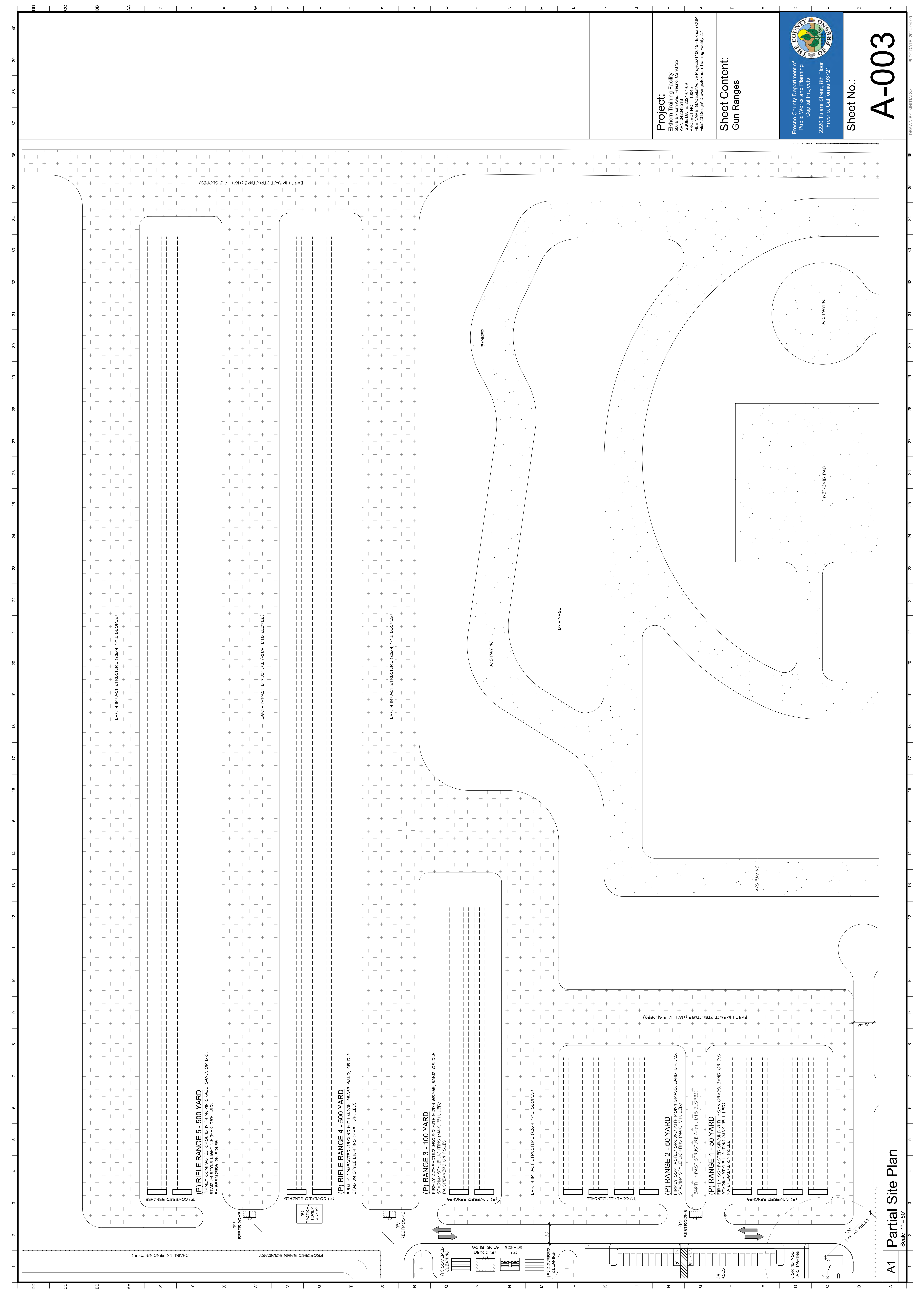
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Elkhorn Training Facility  
500 E Elkhorn Ave., Fresno, CA 93725  
APN: 0020495187  
PROJECT NO.: 110645  
FILE NAME: G-CapitalActive Projects\110645 - Elkhorn CUP  
Files\201\_Design\Drawings\Elkhorn Training Facility 27

**Sheet Content:**  
Partial Site Plan

Sheet No.:  
**A-002**

DRAWN BY: JN-TALS  
PLOT DATE: 2024.04.09

A1 Partial Site Plan  
Scale: 1" = 50'



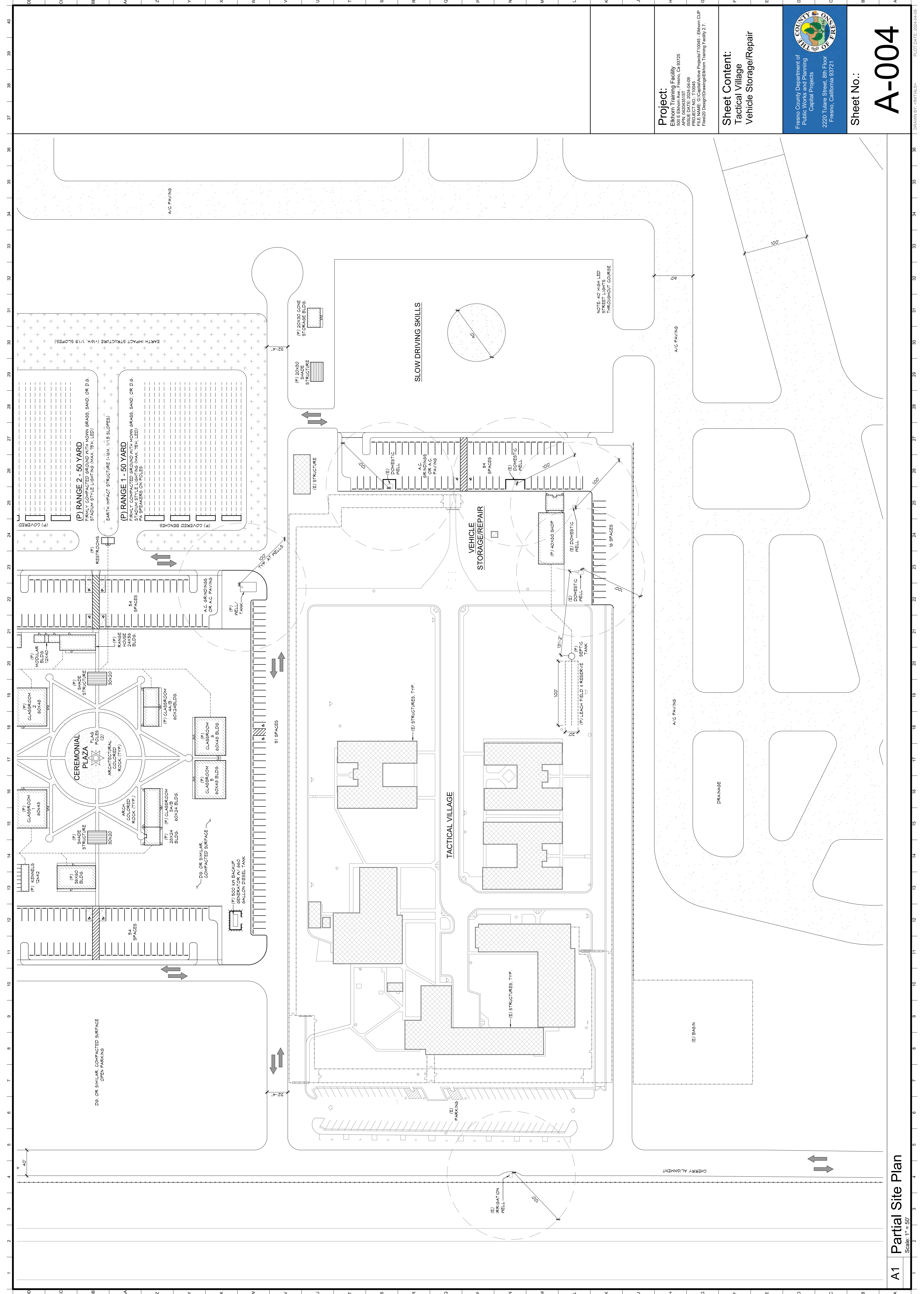
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 Elkhorn Training Facility  
 500 E. Elkhorn Ave., Fresno, CA 93725  
 APN: 0620495187  
 PROJECT NO.: 110945  
 FILE NAME: G:\CapitalActive Projects\110945 - Elkhorn CUP  
 File\2012 Design\Drawings\Elkhorn Training Facility 27

**Sheet Content:**  
 Gun Ranges



**Sheet No.:**  
**A-003**

**A1 Partial Site Plan**  
 Scale: 1" = 50'



**Project:**  
 Elk Horn Training Facility  
 500 E. Ebborn Ave., Fresno, CA 93725  
 APN: 002085187  
 PROJECT NO.: A-004  
 FILE NAME: G:\CapitalActive Projects\10046- Ebborn CUP  
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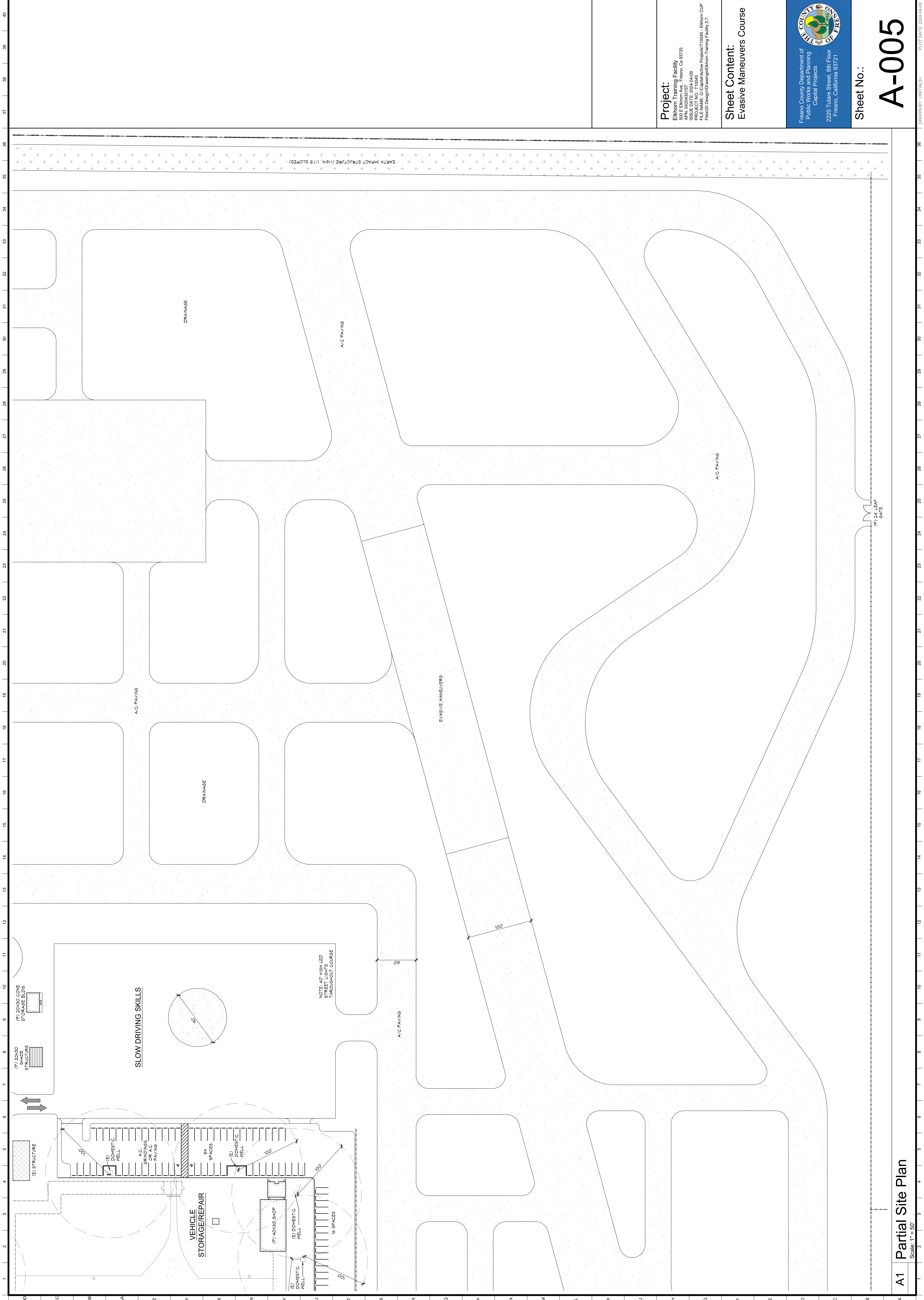
**Sheet Content:**  
 Tactical Village  
 Vehicle Storage/Repair



Sheet No.:  
**A-004**

A1 Partial Site Plan  
 Scale: 1" = 50'





**Project:**  
 Elkhorn Training Facility  
 500 E Elkhorn Ave., Fresno, CA 93725  
 APN: 0620495187  
 PROJECT NO.: A4-09  
 FILE NAME: G-Capital/Active Projects/Elkhorn Training Facility 27  
 File: 201 Drawing/Elkhorn Training Facility 27

**Sheet Content:**  
 Evasive Maneuvers Course



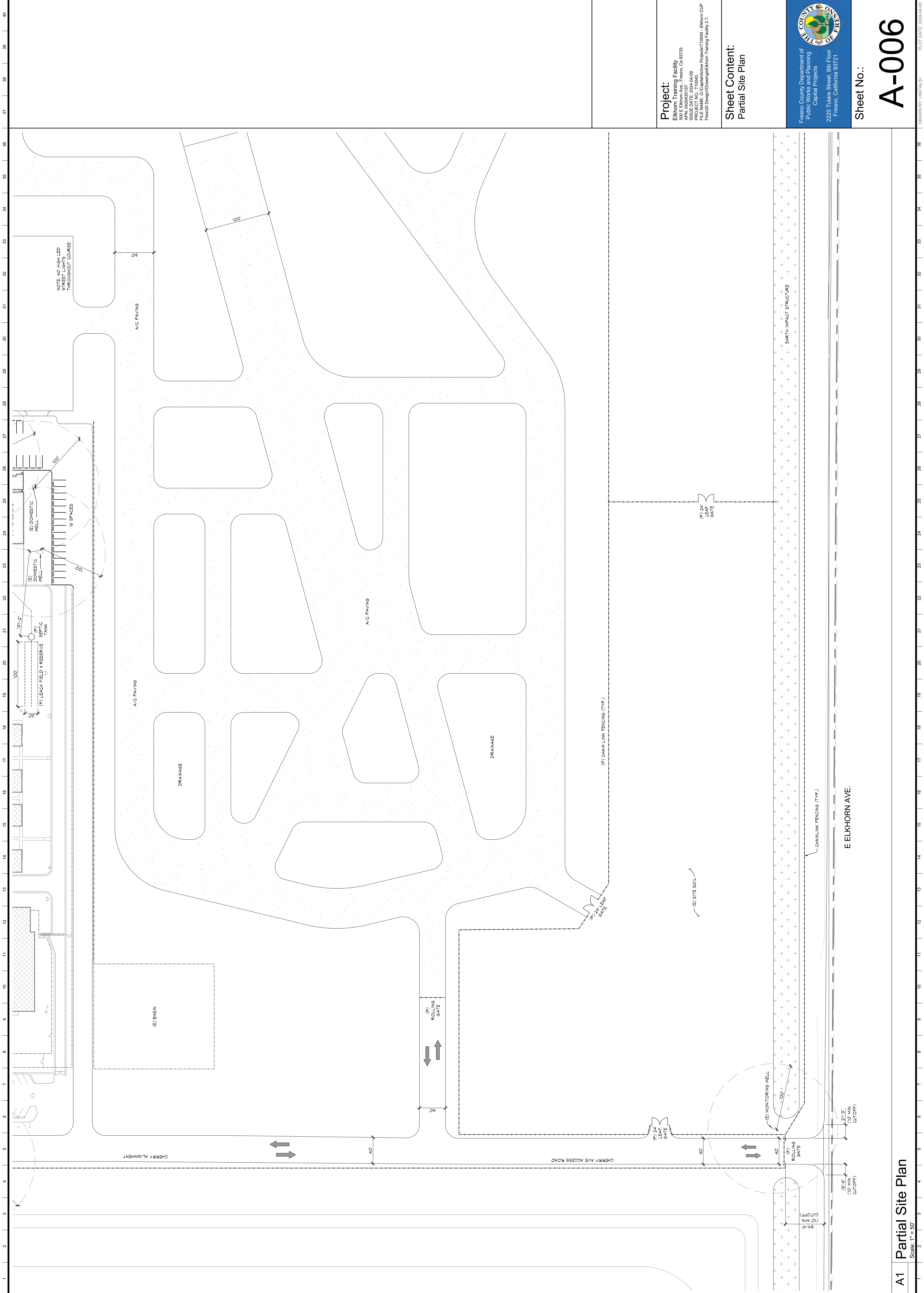
Fresno County Department of  
 Public Works Planning  
 Capital Projects  
 2220 Tulare Street, 8th Floor  
 Fresno, California 93721

Sheet No.:

**A-005**

**A1 Partial Site Plan**  
 Scale: 1" = 50'

DRAWN BY: INITIALS PLOT DATE: 2024-04-09



NOTE: DO NOT LEAD STREET LIGHT THROUGHOUT COURSE

A/C PAVING

A/C PAVING

A/C PAVING

DRAINAGE

DRAINAGE

(P) CHAIN LINK FENCING (TYP)

EARTH IMPACT STRUCTURE

CHAIN LINK FENCING (TYP)

E ELKHORN AVE.

**Project:**  
 Elk Horn Training Facility  
 500 E Elkhorn Ave., Fresno, CA 93725  
 APN: 0620495187  
 DRAWING NO.: 202404-09  
 PROJECT NO.: T10048  
 FILE NAME: G:\CapitalActive Projects\T10048 - Elk Horn CLP Files\20 Design\Drawings\Elk Horn Training Facility 27

**Sheet Content:**  
 Partial Site Plan



Sheet No.:

**A-006**

A1 Partial Site Plan  
 Scale: 1" = 50'

**Operational Statement Checklist**

**Fresno County Sheriff Elkhorn Regional Training Facility**

**April 4, 2024**

**1. Nature of operation:**

The County of Fresno owns 317 acres located at 500 E. Elkhorn Avenue. The property is on the northeast corner of Elkhorn Avenue and Highway 41. The once “Elkhorn Honor Farm” previously housed low-security inmates from the Fresno County Jail from 1959 to 1994. In 1997, it was transitioned to the “Elkhorn Boot Camp” for juvenile offenders and was operational until 2009. The facility was decommissioned in 2009 and has remained vacant since.

The proposed operation would develop and transition a majority of the 313 acres into a multipurpose Fresno County training facility. Due to its geographical and remote location, it is well-suited to host a multitude of law enforcement agencies from the tri-county area. These agencies include Fresno County, Kings County, and Tulare County Sheriff's Offices, as well as their respective allied agency police departments. Fresno County agencies, such as the Probation Department and the District Attorney's Office, would also utilize the facility to conduct their training. It is estimated over 3,500 law enforcement personnel would utilize this facility each year.

On-site training will consist of skills and lecture-based training in the topics of firearms, building searches, slow-speed and pursuit driving, defensive tactics, off road vehicle training, K-9 training, search and rescue training, and other modern law enforcement concepts.

Lead recovery from the firearm ranges will occur on a routine basis to avoid accumulation and potential associated impacts. The lead recovery operation will be completed by a qualified third-party business specializing in lead recovery/ removal.

**2. Operational time limits:**

The facility will likely operate seven (7) days a week from roughly 0600-2400 hours (night-time operations will occur on a limited basis, not daily). Most business will end at dusk, Monday through Friday, however, occasional weekend courses will also be held at the facility. These operations will occur throughout the calendar year (non-seasonal).

**3. Number of customers or visitors:**

There could be as many as 200 (+/-) daily visitors to the site if multiple training sessions or classes are being held at the same time. Aside from that, on an average day, this

number would be significantly less – perhaps 20-40 – at any given time throughout the day.

These visitors will primarily consist of sworn law enforcement personnel. However, volunteers or visiting members of the public might also be present for supply deliveries, public demonstrations, and/or extracurricular events such as departmental fundraisers or community relations events.

**4. Number of employees:**

It is likely there would be roughly 10-20 Fresno County Sheriff's Office employees working on-site. However, this number is entirely dependent on the type of training occurring any given day and the number of students attending such training. Currently, the site is not staffed by anyone from the Sheriff's Office. No employees will live on-site as a caretaker.

The facility might require non-Fresno Sheriff's Office staff to assist with custodian and grounds keeping duties (e.g., weed control, landscaping, mowing, etc.).

**5. Service and delivery vehicles**

We estimate 1-3 commercial vehicles, per day, delivering consumable training products and materials.

**6. Access to the site:**

Public road (Elkhorn Avenue). There is an existing paved entrance that provides ingress/egress to the property from Elkhorn Avenue. This would serve as the main entry point to the property and would be marked with appropriate signage.

**7. Number of parking spaces for employees, customers, and service/delivery vehicles:**

100-200 parking spaces. The parking surface will likely be graded/crushed "reclaimed asphalt pavement" (RAP). This will include (ADA) accessible parking spaces and paths of travel to facilities and restrooms that would consist of a cement base for wheelchair access.

**8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? None.**

**9. What equipment is used? Lawn/yard care equipment, law enforcement training vehicles, and other law enforcement training tools to include firearms, fixed and reactive targets, and a 100+ H.P. utility tractor. The scenario village will be used to conduct an array of law enforcement scenarios to include vehicle stops, subject checks, and criminal investigations. Only paint marking projectiles**

(paint rounds) will be utilized inside the scenario village. No live ammunition will be used in the scenario village (the old jail facility and existing buildings).

County staff will be utilized for lawn care/maintenance duties.

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

Office and classroom equipment, firearms ammunition (stored in a locked/alarmed seatrain), law enforcement training vehicles (stored in a gated and secured fenced area to include seatrains and a pre-existing large metal shop/building.)

All ammunition and weapons will be stored in climate-controlled seatrains. These seatrains will be located inside a closed/fenced area on the training grounds. Appropriate security measures will be implemented to ensure theft does not occur. Outside agencies utilizing the range will be responsible to bring their own weapons and ammunition.

**11. Does the use cause an unsightly appearance?**

Noise: During firearms training.

Dust: Minimal when vehicles are traveling to and from.

Odor: None.

**12. List any solid or liquid wastes to be produced:**

Other than standard human waste from bathroom facilities, none. TBD on method of disposal, but most likely by means of in-ground septic tanks.

**13. Estimated volume of water to be used (Gallons per day.) Source of water?**

250-500 gallons per day from water well. This would be for restrooms, drinking dispensers, and landscaping (depending on season).

**14. Describe any proposed advertising including size, appearance, and placement.**

4'x8' sign at roadway entrance (Elkhorn Avenue) with facility name. Nothing related to advertisement of any products or services. "No trespassing" signs would also surround the curtilage of the property.

**15. Will existing buildings be used or will new buildings be constructed?**

Both existing and new buildings will be utilized. The existing "Elkhorn facility" campus buildings will be re-purposed for scenario-based training grounds. Eight (8) new 3500 sqft. portable-style buildings will also be utilized for office and classroom space, outside of the fenced footprint of the old campus. No buildings will be taller than single-story. (2) – 4000 sqft. metal buildings will be utilized for storage of training equipment and training vehicles.

Outdoor restroom facilities, enough to accommodate 2-4 people at a time, will be on site. These restroom facilities will be modular in design, similar to the modular classrooms seen at various school sites. Dilapidated structures, such as the old milking barn and inmate day-work areas will be demolished.

Portable restrooms will be utilized until permanent, modular bathrooms can be constructed.

**16. Explain which buildings or what portion of buildings will be used in the operation.**

The existing Elkhorn buildings (old jail facility) will be used for a scenario training village. Future modular buildings will include office space, classrooms/training rooms, and storage space.

Props and walls will be constructed within the fenced training area (old jail facility). All props and walls built will be modular and mobile in design to be utilized in several locations around the training facility.

**17. Will any outdoor lighting or an outdoor sound amplification system be use?**

Outdoor lighting will be used for the parking lots, range facilities, the driving course, scenario village area, and surrounding buildings, as well as common ingress/egress areas for security purposes.

A sound amplification system will be used for firearms training and the scenario village; however, it is not anticipated that this sound will amplify outside of the existing perimeter of the property. Potential sound amplification systems would include one (1) large, portable speaker or a handheld megaphone. These systems would be significantly less powerful than amplification systems commonly seen at school sports stadiums or the like.

The following lighting will be utilized for the following areas:

Driving Course: 40 ft light poles. Each pole will include (4) led, dual bank, Compact Area Lights. Each light can produce up to 4,000 lumens.

Scenario Village/Parking lot: 20 ft light poles. Each pole with (2) led, Shoebox Area Lights. Each light can produce up to 3,500 lumens.

Firearms Range: (2) Yoke mounted Slim Area Lights per range and directed down range. Each individual diode features a high-impact durable lens. Each light can produce up to 4,000 lumens.

All facility exterior/interior perimeter and pathway lighting: Traditional Wall Pack (adjustable wattage), to be mounted at 12 feet with a 70w setting.

**18. Landscaping or fencing proposed?**

Drought-resistant landscape will be added for beautification. This will include plants, large shade trees, ground cover, and crushed aggregate. Seven-foot chain-link fencing will surround various portions of the property for security purposes. Keeping the facility grounds clean and aesthetically pleasing will be a priority.

**19. Any other information that will provide a clear understanding of the project or operation:**

The Fresno County Sheriff's Office, in partnership with Public Works and Planning, will develop a majority of the 313-acre parcel into an operational training center (to include a shooting range) capable of supporting the training needs of Fresno County law enforcement agencies and the surrounding tri-county law enforcement agencies.

**20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**

The property is owned by the County of Fresno. This application is submitted on behalf of the current County of Fresno department heads: Sheriff John Zanoni and Public Works and Planning Director Steven White. This property lies within the boundaries of Fresno County Board of Supervisor Ernest "Buddy" Mendes, District 4, who has been consulted through this process and is in support of the project.



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Fresno County Sheriff's Office
- APPLICATION NOS.: Unclassified Conditional Use Permit Application No. 3772 and Initial Study No. 8459
- DESCRIPTION: Allow the construction and operation of a multipurpose law enforcement training facility on an approximately 317.12-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The subject property is located at the northeast corner of the intersection of State Route 41 and E. Elkhorn Avenue, approximately three and one half-mile southeast of the unincorporated community of Caruthers (042-043-51 ST)(500 E. Elkhorn 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
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

No scenic vistas were identified that may be impacted by the proposed project. According to Figure OS-2 (Scenic Roadways) of the Fresno County General Plan, the site is located adjacent to State Route 41; however, this segment of SR 41 is not designated as a state scenic highway.

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



FINDING: LESS THAN SIGNIFICANT IMPACT:

The site is currently occupied by the former County correctional facility which has been vacant since 2009. The proposed training facility is characteristic of the existing use and structures, which will be preserved in place and repurposed for scenario-based training. The project will construct approximately eight new 3,500 square-foot single-story portable buildings in addition to repurposing some or all of the existing buildings, however, the project site will be fenced and landscaped along its perimeter, and it is not anticipated to significantly change or degrade the existing visual character or quality of the site or the surrounding area.

- 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:

The site is in an agricultural area with sparse residential and limited commercial development. The proposed facility will involve the installation of new outdoor lighting fixtures of various types and distributed as needed for safety and security. The proposed lighting is not anticipated to result in significant environmental effects; however, the project will be subject to Zoning Ordinance Chapter 820.3.080.A, which provides in part that; Exterior lighting shall be directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare; lighting shall be installed so that lights do not blink, flash, or be of unusually high intensity or brightness; and lighting shall be of appropriate height, intensity, and scale to the structures and uses they are serving.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the 2016 Fresno County Important Farmlands Map, the 317.12-acre subject parcel contains land classified as both Prime Farmland, and Farmland of Statewide Importance. Additionally, there is a portion of land classified as urban and built-up land due to the inactive former County correctional facility. The balance of the property is currently undeveloped. The proposed project would entail the construction of approximately eight new portable type classroom buildings and facilities which would result in the conversion of Farmland to non-agricultural uses. ~~Review of web-based aerial imagery suggests that the subject property has also been utilized for row crop agriculture intermittently over the last few decades, however, it does not appear to be currently engaged in any agricultural production.~~ The project would entail development of the majority of the 317 acres (approximately 193 acres), approximately 124 acres would be dedicated to two separate storm water detention basins plus two also used for groundwater recharge.

**Historical agricultural activity on the subject property was reserved for crops grown by and for the benefit of the inmates at the facility.**

**While the subject parcel does contain farmland, in order for land to retain its classification as Prime, Unique or Statewide Importance on the Department of Conservation's Important Farmland Map it must have been used for irrigated agricultural production for a period of time during the four years prior to the mapping date; and although the 2016 map indicated the site was predominantly Prime Farmland and Farmland of Statewide Importance, it must be noted the most updated Important Farmland Map from 2020 reclassifies/downgrades the site to Farmland of Local Importance. The project would therefore not convert Prime, Unique or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, nor conflict with the existing Agricultural Zoning. As such the conversion of the site would result in a less than significant impact.**

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

FINDING: NO IMPACT:

The subject parcel is not zoned as forest land, timberland or for timberland production, therefore the project will not result in the loss of any forest or timber land.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The parcel on which the proposed project will be located is within an agricultural area and zoned for agricultural uses. The past use of an approximately 14-acre portion of the property as a correctional-facility did not preclude concurrent agricultural uses. However, the currently proposed use would develop the majority of the property, and dedicate the balance to non-agricultural uses, and as such would result in the conversion of approximately, 300 acres of Farmland to non-agricultural use, of which approximately 124-acres will be used for ponding and recharge basins.

According to available County records, the subject parcel is not enrolled under contract in the Williamson Act Program.

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?

FINDING: NO IMPACT:

The air quality analysis prepared for the project did not identify any conflicts with the San Joaquin Valley Air Pollution Control District adopted Climate Change Action Plan (CCAP) or the Fresno COG adopted 2022 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS).

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was reviewed by the San Joaquin Valley Air Pollution Control District which determined that annual criteria pollutant emissions from construction and operation of the project are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The Air District recommended that the project utilize the cleanest available off-road construction equipment, and that the County should evaluate the risk associated with the project for sensitive receptors in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

An air quality and greenhouse gas assessment and health risk screening analysis was prepared for the project by LSA, dated May 23, 2024. The Air Quality and GHG analysis evaluated both construction emissions and operational emissions. The analysis relied in part on the CalEEMod, emissions modeling software. The evaluation also considered Greenhouse Gas emissions from short term construction activities and long-term operation of the project.

The Air Quality Analysis determined that short-term regional construction emissions would not exceed any established thresholds of significance for criteria pollutants such as Reactive Organic Gases, Nitrates of Oxygen, Carbon Monoxide, Oxides of Sulfur, Particulate Matter (PM) 10 and PM 2.5 microns.

Long term operational emissions would come from area source, energy source, mobile stationary source emissions. Mobile source emissions would be generated by vehicle trips and stationary source emissions. The analysis also determined that project operational emissions would not exceed any Air District established thresholds of significance.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on the results and determinations of the air quality and greenhouse gas analysis, the project would not result in exceedance of any criteria pollutant thresholds of significance or result in adverse impacts on surrounding receptors, therefore the project would not expose receptors to substantial pollutant concentrations. The Air Quality and Greenhouse Gas analysis evaluated the existing sensitive receptors in proximity to the project site, typically single-family residences. In the case of this project, construction may expose surrounding sensitive receptors to airborne particulates from dust and diesel emissions. However, adherence to Air District Regulation VIII and the Fresno County Programmatic EIR Mitigation Monitoring and Reporting Program Air Quality measures 1 and 2, project construction emissions would fall below the San Joaquin Valley Air Pollution Control District's significance thresholds, and not expose sensitive receptors to substantial pollutant concentrations.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposed project and expressed no concerns with the proposal resulting in adverse impacts.

The project does not conflict with the Air Quality Plan, and does not violate any air quality standard, will not result in a cumulative net increase of any criteria pollutant, nor does it expose sensitive receptors to substantial pollutant concentrations or create objectionable odors.

The project will be subject to District Rule 9510 - Indirect Source Review (ISR) based on the square footage of proposed buildings in excess of 10,000 square feet. Compliance with Rule 9510 will require the applicant to apply for an Air Impact Assessment (AIA) to the Air District prior to the project being considered for discretionary approval by the County. According to the Air District, the purpose of the ISR program is to encourage developers to incorporate clean air measures and reduce emissions of Oxides of

Nitrogen (NOx) and PM10 (particulate matter of 10 microns) from new development projects.

#### 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 WITH MITIGATION  
INCORPORATED:

The proposed project was referred to the US Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comments; neither agency returned comments on the project.

Review of the California Natural Diversity Database (CNDDDB) BIOS indicates that the project site is located near reported occurrence areas of special status species, including the endangered San Joaquin Kit Fox, and the state threatened Swainson's Hawk. The project site is within the range and predicted habitat of the San Joaquin Kit Fox, Burrowing Owl, Tri-Colored Black Bird, Swainson's Hawk, and Fresno Kangaroo Rat. The subject parcel is also within the predicted Range of the California Tiger Salamander, but not the predicted habitat area. According to information available on the California Department of Fish and Wildlife Species Information web page, the Tiger Salamander requires access to aquatic and upland habitat as well as standing bodies of fresh water such as ponds and vernal pools. Available data does not indicate the presence of such aquatic features on the project site.

County General Plan Policy LU-B.13 requires that in conjunction with environmental reviews under CEQA, the applicant is required to identify biological resources to determine if there are sensitive and/or important flora and fauna that require special protection measures.

County General Plan Policy OS-E.9 requires that, prior to approval of discretionary development permits, the County shall require, as part of any required environmental review process, a biological resources evaluation of the project site by a qualified biologist. The evaluation shall be based on field reconnaissance performed at the appropriate time of year to determine the presence or absence of significant resources and/or special-status plants or animals. Such evaluation will consider the potential for significant impact on these resources and will either identify feasible mitigation measures or indicate why mitigation is not feasible.

\* **Mitigation Measure(s)**

1. *Preconstruction surveys shall be conducted by a qualified biologist for the presence of San Joaquin kit fox dens within 14 days before the start of*

*construction activities. The surveys shall be conducted in areas of suitable habitat for San Joaquin kit fox. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur within 14 days before that portion of the site is disturbed. If no potential San Joaquin kit fox dens are present, no further mitigation is required. If the qualified biologist observes potential dens and determines, in consultation with the Project owner and the County, that avoidance is feasible (as defined in CEQA Guidelines Section 15364 consistent with the USFWS [1999] Standardized Recommendations for Protection of the San Joaquin Kit Fox), buffer distances shall be established before each phase of construction activities.*

2. *If construction is scheduled to commence outside of nesting season (September 1 to January 31), no preconstruction surveys or additional measures are required for nesting birds, including raptors. During the nesting bird breeding season (February 1 to August 31), to avoid impacts on nesting birds in the Project site and immediate vicinity, a qualified biologist shall conduct preconstruction surveys of all potential nesting habitat within the Project site where vegetation removal or ground disturbance is planned. The survey shall be performed within the site and shall also include potential nest sites within a 0.5-mile buffer around the site in areas where access to neighboring properties is available or visible using a spotting scope. Surveys shall be conducted no more than 14 days prior to each phase of construction activities. If construction is halted for 14 days or more, the area shall be re-surveyed prior to resuming work. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys may be completed, shortly before a portion of the project site is disturbed. The surveying biologist must be qualified to determine the status and stage of nesting by migratory birds and all locally breeding raptor species without causing intrusive disturbance. If active nests are found, a suitable buffer around active nests (e.g., 300 feet for common raptors; 0.25 mile for Swainson's hawk; 100 feet for passerines) shall be established and no construction within the buffer shall be allowed until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). Encroachment into the buffer may occur at the discretion of the qualified biologist in coordination with CDFW.*

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to review of the U.S. Fish and Wildlife Service, National Wetlands Inventory (NWI) Mapper, there was no riparian habitat or sensitive natural community identified.

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No wetlands, either state or federally protected, were identified in the analysis. Review of the U.S. Fish and Wildlife, National Wetlands Inventory (NWS) mapping tool, did not identify and wetlands, including federally protected wetlands.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not have any features which would interfere substantially with the movement of any migratory wildlife species. Mitigation Measures have been included under Section IV.A above requiring that preconstruction surveys be done if construction falls within the migratory bird nesting season. No native wildlife nursery sites or migratory wildlife corridors were identified on or in the vicinity of the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not conflict with any local policies or ordinances protecting biological resources. General Plan Policy LU-B.13 Biological Resources requires applicants to identify biological resources to determine if there are sensitive and or important flora and fauna that require special protection measures. And, General Plan Policy OS-E.9 requires that a biological resources evaluation be undertaken. The included Mitigation Measures require that species appropriate pre-construction surveys be conducted by a qualified biologist, consistent with General Plan Policy.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed project will neither conflict with any local policies or ordinances protecting biological resources, nor will it conflict with the provisions of any identified adopted habitat conservation plan.

V. CULTURAL RESOURCES

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
 INCORPORATED:

The parcel on which the proposed project will be sited is not located within proximity of an area designated a moderately or highly sensitive for archeological resources. No historical or paleontological resources, unique geological features, or evidence of possible human remains were identified in this analysis. As such, no impact on historical, archeological, or paleontological resources are likely to result from this proposal. However, the following mitigation measure has been included to address cultural resources in the unlikely event that they are unearthed during ground-disturbing activities related to the project.

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

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

FINDING: NO IMPACT:

The project will include repurposing some of the existing buildings and construction of new buildings which are subject to local and state standards for building and energy efficiency. The project is expected to have a less than significant impact on energy resources. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. New buildings and structures will be subject to the energy efficiency provisions of the green building standards code.



## 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?
  - 2. Strong seismic ground shaking?
  - 3. Seismic-related ground failure, including liquefaction?
  - 4. Landslides?

FINDING: NO IMPACT:

According to Figures 9-4 & 9-5 of the Fresno County General Plan Background Report (FCGPBR) and the California Department of Conservation, Earthquake Hazard Zone Application (EQ Zapp), the subject parcel is not located on or near an identified earthquake hazard zone area. Construction of the proposed project will be subject to seismic design standards of the California Building Code.

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

FINDING: NO IMPACT:

No geologic unit or unstable soil was identified on the project site. According to Figure 7-4 (Erosion Hazards in Western Fresno County), the subject parcel is not in an area of generalized erosion hazard, while grading and other ground disturbing activities on the site have the potential to result in some limited on-site erosion of topsoil, no substantial impacts were identified in the analysis, based on the project description, therefore, the project will not result in substantial soil erosion or loss of topsoil.

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

FINDING: NO IMPACT:

Landslides and other forms of slope failure form in response to long-term uplift, mass wasting, and disturbance of slopes. The project site contains naturally flat relief (slopes of no more than three percent), which precludes the possibility of land sliding on-site. The potential for seismic-related ground failure (lateral spreading and liquefaction) occurring on the project site is minimal because of the absence of high groundwater levels and saturated loose granular soil. According to Figure 9-6 (Landslide Hazards and Areas of Subsidence) of the Fresno County General Plan Background Report

(FCGPBR), the project site is not in an area identified as being susceptible to liquefaction, subsidence, landslide, lateral spreading or collapse. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on-site.

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

FINDING: NO IMPACT:

Per Figure 7-1 of the FCGPBR, Fresno County General Plan Background Report, the project site is not located within an area of known risk of expansive soils.

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

FINDING: NO IMPACT:

The project will utilize an on-site sewage disposal system. No concerns related to soil capabilities and the septic systems were expressed by the Fresno County Department of Public Health, Environmental Health Division.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The parcel on which the proposed project will be sited is not located within proximity of any area designated to be moderately or highly sensitive for archeological resources. No historical or paleontological resources, unique geological features, or evidence of possible human remains were identified in this analysis. As such, no impact on historical, archeological, or paleontological resources would result from this proposal. However, a mitigation measure will be implemented to address cultural resources in the unlikely event that they are unearthed during ground-disturbing activities related to the project.

\* **Mitigation Measure(s)**

1. *See Mitigation Measure under Section V above.*

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on Emissions Modeling, the conclusions of the Air Quality and GHG analysis were that construction GHG emissions would generate approximately 885.2 metric tons of CO<sub>2</sub>e (CO<sub>2</sub> equivalent), which is a measurement that compares the global warming potential of a given greenhouse gas to carbon dioxide. The anticipated GHG emissions, if amortized over 30 years (the presumed project operational life) show that the actual construction emissions would be approximately 29 Metric Tons of CO<sub>2</sub>e per year. Long Term Operational GHG emissions were estimated to be approximately 694.5 metric tons of CO<sub>2</sub>e, based on use of the California Emissions Estimator Modeler or CalEEMod.

In 2010, US EPA issued reporting rules for air emission sources that emit at least 25,000 metric tons of Greenhouse Gases (GHGs) per year. GHGs are emitted from fuel combustion processes. Operation of the proposed facility is anticipated to result in emissions of approximately 1,129.9 metric tons of CO<sub>2</sub>e per year. Therefore, project related greenhouse gas emissions have been determined to be less than significant. The proposed operation will not conflict with an applicable plan, policy developed for the purpose of reducing greenhouse gas emissions.

No potential conflicts with any adopted Greenhouse emissions reduction plans were identified by the San Joaquin Valley Air Pollution Control District or any review agencies or departments.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division review of the proposal requires that prior to the issuance of building permits, the applicant shall comply with the following:

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. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan electronically pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes.

The operation must have less than 10% residual materials by weight and less than 1% putrescible materials by weight for all incoming loads. If the operation exceeds the 10% or 1% threshold for residual materials the applicant will need to file an application with the Fresno County Public Health Department, Environmental Health Division for a Solid Waste Facilities Permit at least one-hundred and eighty (180) days in advance of the date on which it is desired to commence operation.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The project is not anticipated to result in any hazardous emissions, or involve the handling of any acutely hazardous materials, substances or waste, and is not located within one quarter-mile of an existing school. The nearest school, Caruthers Elementary School, is located approximately 3.6 miles northwest 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; or

FINDING: NO IMPACT:

The subject parcel is not located within one-quarter mile of a school. The proposed project site is not listed on the Hazardous Waste and Substances Site List (Cortese List) which is maintained by the California Department of Toxic Substances Control. There is one listed site located approximately 350 feet west of the proposed project site, identified as the Southwest Transportation Agency.

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

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division review of the proposal states: The proposed project site is not located near a public use airport.

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

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division which administers the Office of Emergency Services to coordinate planning and preparedness, response and recovery efforts for disasters did not express any concerns regarding emergency response or evacuation plans.

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

FINDING: NO IMPACT:

The project site is not located in a wildland fire area, precluding the site from impacts caused by wildland fires.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The project is not anticipated to result in violation of any water quality standards or waste discharge requirements, or degrade surface or groundwater quality. The project will be required to file a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) with the State Water Resources Control Board (SWRCB) prior to commencement of any construction, grading or ground disturbance activity.

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

FINDING: NO IMPACT:

The project site is not located in an area of the County identified as being water short. The project was reviewed by the Water and Natural Resources Division, which did not express any concerns related to water supply, and determined that the project would have a less than significant impact on existing water levels in the area. Additionally,

approximately 124-acres of the subject parcel will be dedicated to several retention-recharge basins. General Plan Policy PF-E.14 directs that the County shall encourage the use of retention-recharge basins for the conservation of groundwater and the recharging of the groundwater supply.

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

FINDING: NO IMPACT:

The project is not located in an area at risk of seiche or tsunami, or in an identified flood hazard area.

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

FINDING: NO IMPACT:

The project site is located within the Kings Groundwater Subbasin, and which is managed by the North Fork Kings Groundwater Sustainability Agency (GSA). The GSA adopted its Groundwater Sustainability Plan (GSP), in accordance with the Groundwater Sustainability Act. The project will be subject to monitoring of groundwater extraction by the GSA in accordance with the Groundwater Sustainability Plan. No conflicts with the Plan's implementation were identified during the review of this proposal.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or

- 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: NO IMPACT:

The proposed project will not physically divide an established community nor cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. The project site is not located within an established community. No conflicts with any land use plan, policy or regulation were identified that would result in a significant environmental impact.

## 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:

No impacts to known mineral resources were identified in the analysis. The site is not located in a designated mineral resource area as identified in Policy OS-C.2 of the General Plan or by Figures 7-12 (Mineral Resource Zones) and Figure 7-13 (Mineral Resources and Producers in Fresno County) of the Fresno County General Plan Background Report (FCGPBR).

## XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

Project construction is expected to generate temporary, intermittent increases in ambient noise levels in the area, however, according to Chapter 8.40 of the Fresno County Ordinance Code (Noise Control), construction activities are generally exempt from the Noise Ordinance. The noise ordinance defines ambient noise level as the composite of noise from all sources, representing the normal or existing level of

environmental noise at a given location for a specified time of the day or night. Daytime for noise measurement purposes is considered as between 7:00 a.m. and 10:00 p.m., and nighttime from 10:00 p.m. to 7:00 a.m. The maximum allowable daytime noise level is 70 decibels and the maximum nighttime noise level is 65 decibels. The project was reviewed by the County Department of Public Health, which did not express concerns with the proposed facility creating adverse noise impacts on surrounding property.

The nearest identifiable sensitive (residential) receptor is located approximately 600 feet (200 yards) north of the subject parcel's northern boundary, however the distance from the nearest firearms range to the receptor is approximately 1,600 feet; there is also a public transportation agency with offices located approximately 725 feet west of the subject parcel's western boundary, however, the distance between the nearest firearms range and the public transportation agency offices is approximately 3,400 feet. Based on review of available aerial imagery, most of the identifiable surrounding receptors are located generally between one quarter-mile and one half-mile from the subject parcel boundaries.

Operation of the project is anticipated to generate temporary increases in daytime ambient noise during use of the fire arms training ranges and other facilities; however, the proposed training facility will be subject to the applicable provisions of the County noise ordinance. Additionally, outdoor shooting range design features will include earthen berms around each of the proposed ranges of between 16 and 26 feet in height, which will serve to further lessen noise impacts on surrounding receptors. However, as the potential remains for project related operational noise to adversely impact adjacent properties, the following Mitigation Measures have been included to minimize any adverse impacts related to operational noise.

\* **Mitigation Measure(s)**

1. *The facility shall be required to have access to a sound level meter and calibrator The sound level meter shall be of Type 1 or Type 2, meeting American National Standard Institute's Standard 51.4-1971, or equivalent equipment, capable of measuring the statistical noise metrics used in the Fresno County Noise Ordinance in real time. The County Sherriff's Office shall maintain staff trained by a qualified acoustical consultant in the proper use of the sound measurement equipment or contract with an acoustical consultant. In the event of a verified complaint of excess noise from the facility the County shall measure noise levels of the operations of the facility upon adjacent sensitive receptors and make operational or site modifications so that noise levels comply with the Fresno County Noise Ordinance.*
2. *During all hours of operation of the firing range or any other significant noise generating activities, staff trained by a qualified acoustical consultant in the proper use of the sound meter shall be present. The staff person trained in use of the noise measurement equipment shall periodically conduct noise level measurement surveys during operations in particular when there is significant activities that have the potential to generate noise and keep records of all data and readings which will be available on request.*



3. *If noise level measurement surveys during these operations indicate that noise levels exceed the standards of the Fresno County Noise Ordinance, operational or site modifications shall be made so that noise levels comply with the standards. If noise level measurement surveys during these operations indicate that noise levels exceed the standards of the Fresno County Noise Ordinance, operational or site modifications shall be made so that noise levels comply with the standards.*

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located near a public airport or public use airport. The nearest public use airport to the project site is the Selma airport, located approximately eight and one half-miles northeast. There is a small private airstrip located northerly adjacent to the subject parcel, however, the private airstrip is not anticipated to result in excessive noise levels.

#### XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The proposed project will not induce population growth, nor will it displace housing or people. The project consists of developing an existing County facility into a multi-purpose County law enforcement training facility. The project is not anticipated to induce substantial unplanned population growth in the area directly or indirectly.

#### XV. PUBLIC SERVICES

Would the project:

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

1. Fire protection;
2. Police protection;
3. Schools;
4. Parks; or
5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is zoned AE-40, Exclusive Agricultural, however, the use of the site has been as a County correctional facility for the past five to six decades. The proposed use is a County Sheriff's Department multi-purpose training facility. The existing buildings would be repurposed and the facility expanded with the addition of several new buildings and various training facilities and supporting infrastructure. None of the reviewing agencies or County departments identified any substantial adverse physical impacts associated with the proposed project.

#### XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project is not located near any neighborhood or regional parks or recreational centers and does not propose any new recreational facilities or require the construction of such facilities, therefore no impacts to recreational facilities will occur.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The County's General Plan utilizes Level of Service (LOS) as one criterion for evaluating the functional efficiency of County roadways. General Plan Policy TR-A.3 directs that the County plan its roadway system in a manner that strives to meet LOS C on rural roadways.

Another methodology for evaluating transportation impacts is Vehicle Miles Travelled or VMT. General Plan Policy TR-A.2 directs that the County shall require evaluation of discretionary development projects for their individual and cumulative transportation impacts based on VMT, in accordance with the California Environmental Quality Act guidelines Section 15604.3. The aforementioned CEQA Guidelines subdivision was developed following the passage of Senate Bill 743 in 2013, which codified the change in Public Resources Code. General Plan Policy TR-A.25 provides that project which generate or attract fewer than 110 daily vehicle trips shall be evaluated for VMT impacts on an individual (rather than cumulative basis). The threshold of significance is 87 percent of the countywide average rate of VMT, thus, any individual project resulting in VMT that exceeds this threshold would be required to implement project-specific mitigation measures to reduce project VMT. Additionally, the CEQA guidelines provides that a lead agency has discretion to choose the most appropriate methodology to evaluate a project's VMT. A Vehicle Miles Travelled (VMT) analysis was completed along with the traffic impact analysis by JLB Traffic Engineering, Inc., dated August 6, 2024. The VMT analysis concluded that because the proposed facility can be classified as an institutional or government service that supports community health, safety and welfare, no quantitative VMT analysis is necessary.

The project was routed to the California Department of Transportation and, upon completing their review, they responded by stating that they had no comments.

The Road Maintenance and Operations Division reviewed the proposal, and commented that Elkhorn Avenue is classified as an Arterial in the County's General Plan, with ultimate right-of-way of 106 feet as per Official Plan Line (Serial #55), and that setbacks for new structures should be based upon the ultimate right-of-way.

Based on comments and recommendations received from the County Transportation Planning Unit, a traffic impact and VMT analysis was prepared for the project by JLB Traffic Engineering, Inc., in consultation with Caltrans, dated August 6, 2024. The traffic impact analysis studied the intersections and road segments identified as most likely to be impacted by the project. The stated purpose of the Traffic analysis was to evaluate potential on and off-site traffic impacts, identify short-term and long-term roadway and circulation needs, determine potential road improvement measures, and identify any critical traffic issues that should be addressed in the planning process.

The Traffic Impact Analysis (TIA) determined that at full buildout, the project would generate approximately 436 daily traffic trips, including 77 a.m. (5:30-7:30) peak hour trips and 55 p.m. (3:00-5:00) peak hour trips. Based on this analysis, study intersection of Elkhorn Avenue and SR43 is expected to exceed LOS C, whereas the study

intersection of Elkhorn and SR41 adjacent to the project site is expected to operate at an acceptable Level of Service.

While the Traffic Impact Analysis did identify some intersections that may benefit from modifications such as signalization, stop control, and lengthening of turn lanes in the near term, by the year 2046, such improvements would necessitate further evaluation by Caltrans where State roadway facilities are concerned. No immediate detrimental impacts to County facilities, requiring modifications to the roadway were identified.

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

FINDING: NO IMPACT:

The design features of the project would not substantially increase transportation hazards. The project proposes to take primary access via an existing driveway located along the north side of Elkhorn Avenue, approximately 2,100 feet (0.4) mile east of State Route 41. The project was reviewed by the California Department of Transportation which did not express any concerns with the projects impacts to State facilities. County reviewing departments requested that a traffic impact analysis be completed for the project. The traffic impact analysis as discussed in subsection A above did not identify any transportation hazards that would be created by the project's design features or operation of the project.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The Fresno County Design Division and the Fresno County Road Maintenance and Operations Division expressed no concerns as the proposed project meets all set back requirements and does not have any major construction that would affect emergency access.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The subject site has been previously used as a County correctional facility, and is in an area zoned for agricultural use, suggesting minimal chance of a cultural resources occurring on the project site. Under the provisions of Assembly Bill 52 (AB 52), participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential tribal cultural resources. No concerns were expressed by notified California Native American Tribes and no consultation request was received. Therefore, mitigation will be implemented to address tribal cultural resources in the unlikely event they are unearthed during ground-disturbing activities related to the project.

\* **Mitigation Measure(s)**

1. *See Mitigation Measure under Section V above.*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project will require the construction of a new expanded onsite wastewater treatment facility to serve the project. The project proposal was reviewed by the County Department of Public Works and Planning which determined that the project site is adequate to accommodate the proposed new wastewater treatment facility.

- 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:

The project was reviewed by the County Water and Natural Resources Division which determined that the project would not result in a significant impact to groundwater supplies in the area. Additionally, the subject parcel is not located in an area of the County identified as being water short.

- 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: NO IMPACT:

The project will utilize an onsite wastewater treatment system, and will be required to comply with applicable state requirements and County Ordinance. No concerns were raised by reviewing agencies or departments related to the construction of a new septic system to serve the proposed development.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will be required to comply with all applicable federal, state and local regulation related to solid waste.

## XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not located in a state responsibility area (SRA) or moderate, high, or very high fire hazard severity zone, according to the September 29, 2023 California

Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area Fire Hazard Severity Zones map.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES INCORPORATED:

\* **Mitigation Measure(s)**

1. See *Mitigation Measures under Section IV (Biological Resources)*.

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

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will not substantially degrade the quality of the environment. Responsible agencies and departments concurred with the findings and conclusions of the prepared technical studies and determined that no substantial adverse impacts on human beings would occur, with adherence to the included mitigation measures.

\* **Mitigation Measure(s)**

1. See *Mitigation Measures under Section V (Cultural Resources), VII (Geology and Soils), and XVII (Tribal Cultural Resources)*.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3772, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to, Energy, Hazardous and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation and Wildfire.

Potential impacts related to Aesthetics, Agricultural and Forestry Resources, Air Quality, Greenhouse Gas Emissions, Public Services, Transportation and Utilities and Service Systems have been determined to be less than significant.

Potential impacts relating to Biological Resources, Cultural/Tribal Cultural Resources, Geology, and Noise have determined to be less than significant with compliance with adherence to the included mitigation.

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

JS

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