



County of Fresno

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

REVISED ROUTING

DATE: July 25, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta, Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga
Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall,
Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn:
Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Site Plan Review, Attn:
James Anders, Principal Planner
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:
Arnold Valdivia, Supervising Building Inspector
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa
Design Division, Transportation Planning Unit, Attn: Hector Luna
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez
Fresno Metropolitan Flood Control District; Attn:
developmentreview@fresnofloodcontrol.org
Agricultural Commissioner, Attn: Melissa Cregan
City of Fresno, Planning Manager, Attn: Israel Trejo
City of Fresno, Public Works Department, Attn: Scot Mozier, Andreina Aguilar
City of Fresno, Public Utilities Department, Attn: Brock Buche
City of Fresno, Traffic Engineering, Attn: Jill Gormley/Harmanjit Dhaliwal
Malaga County Water District (Provost & Pritchard), Attn: Michael Taylor
Malaga County Water District (Office Manager), Attn: Norma Melendez
North King GSA, Attn: Kassy D. Chauhan
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Department of Public Health, Environmental Health Division, Attn:
Deep Sidhu/Kevin Tsuda
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Justin Salon
CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Cinthia Reyes
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural

Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/
Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources
Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov

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

SUBJECT: Initial Study Application No. 7870, Amendment Application No. 3842; Classified
Conditional Use Permit Application No. 3682

APPLICANT: Angelo & Beatrice Paolucci

DUE DATE: August 8, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone a 3.46-acre, .05-acre, and a 19.65-acre parcel identified by APN: 316-071-36, 38 & 75 respectively totaling 23.6 acres from the existing AL-20 Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District and allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel identified by APN 316-071-37 onto the subject 3.46-acre parcel and a 0.5-acre parcel. excluding 19.65-acre parcel. The subject parcels are located at the northwest corner of S. Peach Avenue and E. North Avenue approximately 2,704 feet southeast of the nearest city limits of the City of Fresno (2976 S. Peach Avenue).

Note. The original routing for AA 3842 and CUP 3682 was sent to agencies for comments on June 17, 2020, and is attached hereto this Revised Routing for reference purposes. The project has been scaled down. It proposes to allow conditional M-3 Zoning with limited industrial uses verses all uses allowed in the M-3 Zone District and no development on 19.65-acre parcel.

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

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

We must have your comments by **August 8, 2024**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno

County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

EA

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3800-3899\3842-SEE CUP 3682\AA3842 (Revision)\Routing\AA 3842 Routing Ltr (revised).doc

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 7/24/24

Amendment
to
AA 3842/CUP 3682
(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

A rezoning from AL-20 Limited Agriculture to conditional M-3, Heavy Industrial (Please see Attachment "A") on APN 316-071-36, -38 & -75 for a total of 23.60 +/- acres.

A Conditional Use Permit (CUP) 3682 to allow an inorganic fertilizer facility and one caretaker residence on 8.07 +/- acres (APN 316-071-36, -37 & -38) in the M-3 conditional zone. Note that the CUP does not include APN 316-071-75.

The applicant proposes to construct the expansion in three phases.

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

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

LOCATION OF PROPERTY: West _____ side of S. Peach Ave.

between E. North Ave. _____ and E. Annadale Ave. _____

Street address: 2948 S. Peach Ave.

APN: 316-071-75 Parcel size: Total 20.63 Section(s)-Twp/Rg: S 19 - T 14 S/R 21 E

ADDITIONAL APN(s): 316-071-36, -37 & 38

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

Angelo & Beatrice Paolucci	12716 E. Sierra Ave.	Fresno	93619	559-324-7830
Owner (Print or Type)	Address	City	Zip	Phone
Angelo & Beatrice Paolucci	12716 E. Sierra Ave.	Fresno	93619	559-324-7830
Applicant (Print or Type)	Address	City	Zip	Phone
Dirk Poeschel	923 Van Ness, Suite 200	Fresno	93721	559-445-0374
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Amendment AA 3842 Fee: \$ 2,125.25
Application Type / No.: CUP 3682 Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Eja2 Invoice No.: TOTAL: \$ 2,125.25

UTILITIES AVAILABLE:

WATER: Yes ☒ / No ☐

Agency: _____

SEWER: Yes ☒ / No ☐

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): AA 3842/CUP 3682

APN # _____ - _____ - _____

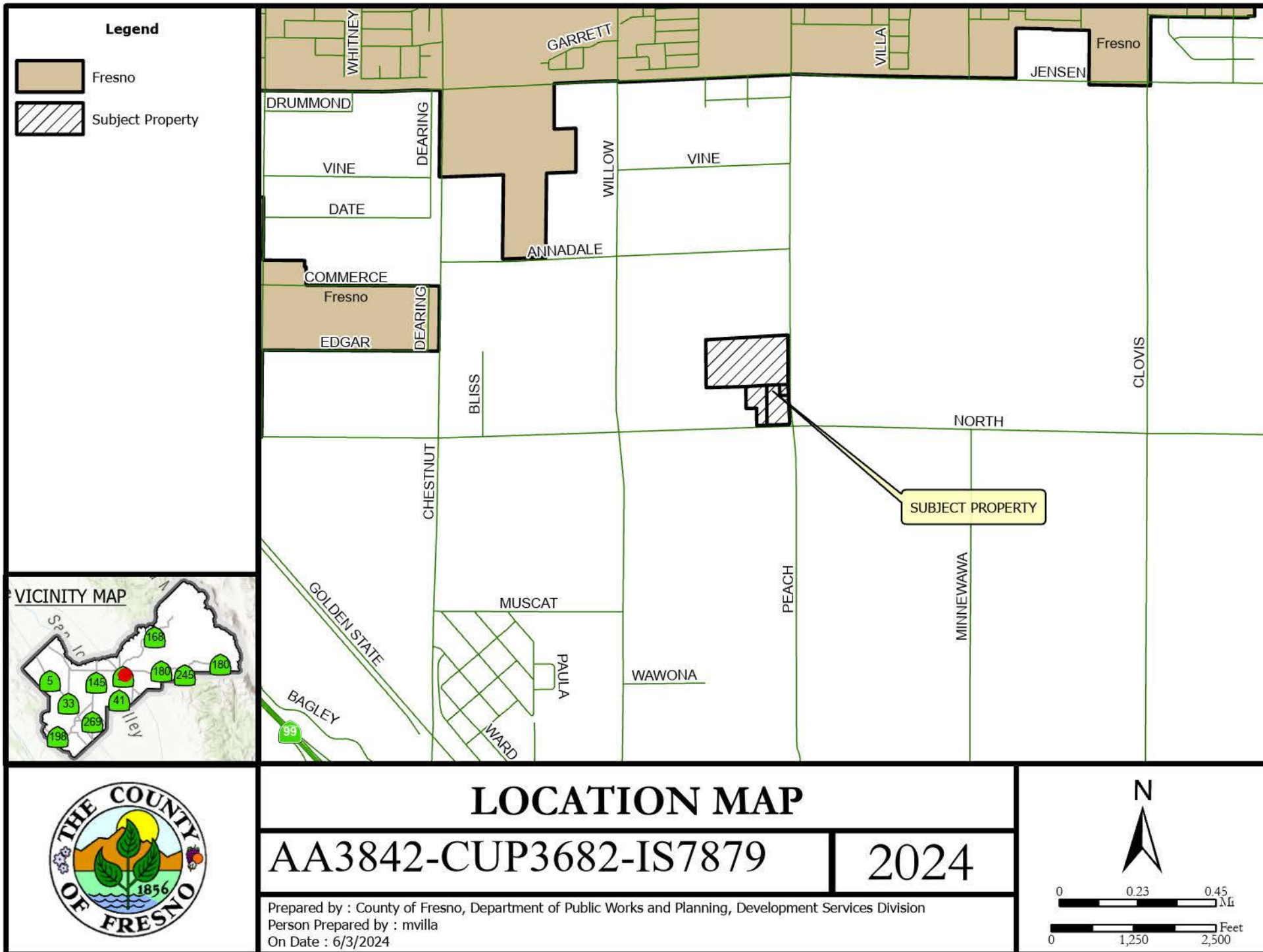
APN # _____ - _____ - _____

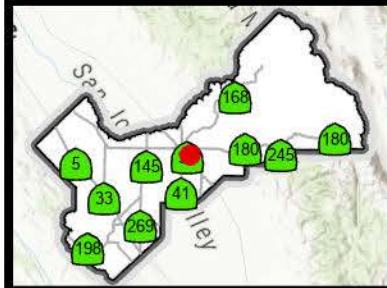
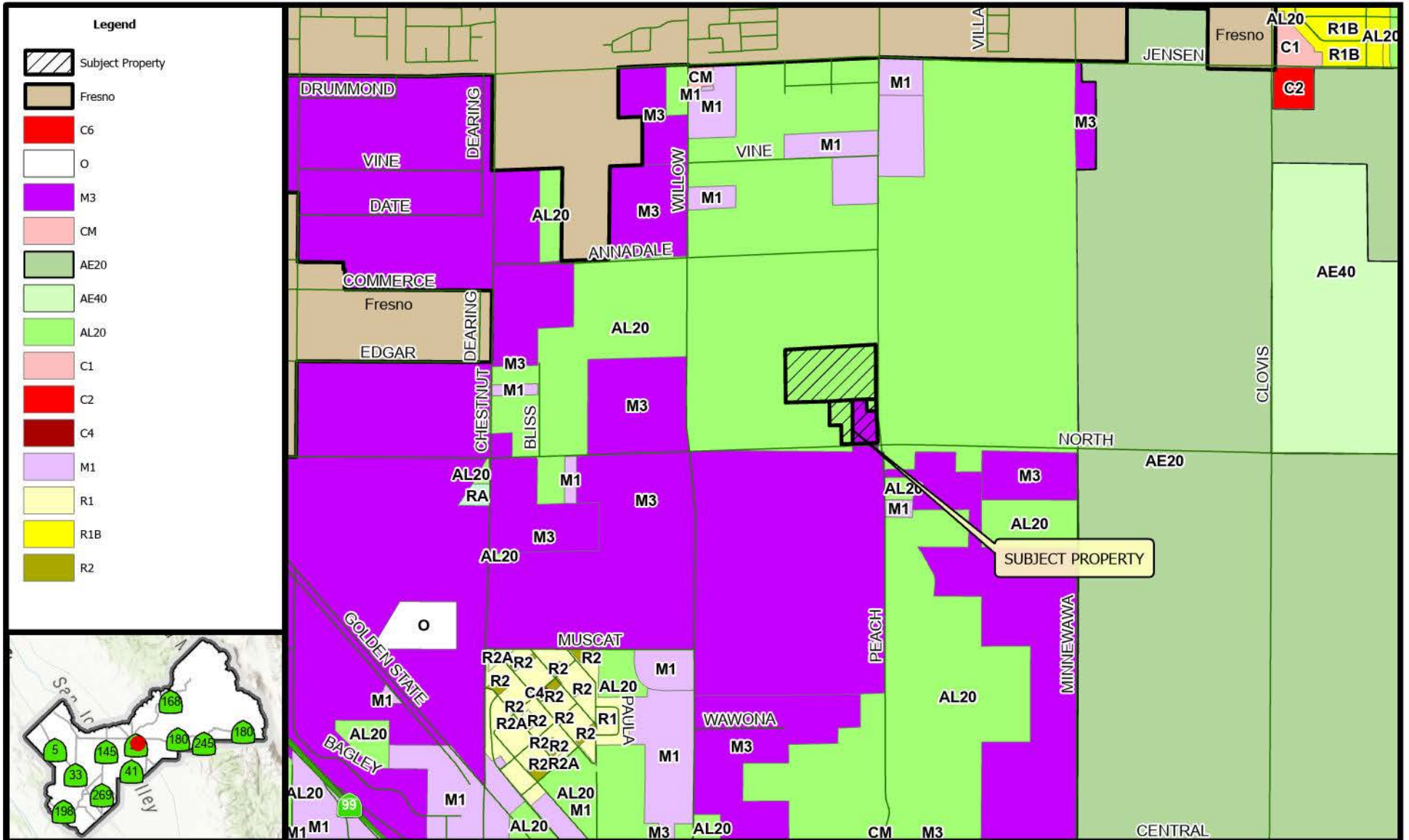
APN # _____ - _____ - _____

APN # _____ - _____ - _____

Zone District: _____

Parcel Size: _____





Existing Zoning Map

AA3842-CUP3682-IS7879

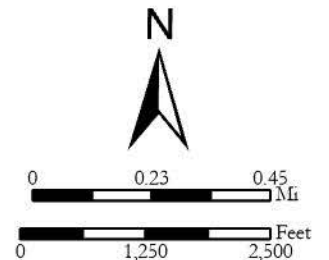
STR 19 - 14S / 210E

2024

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

Person Prepared by : mvilla

On Date : 6/3/2024

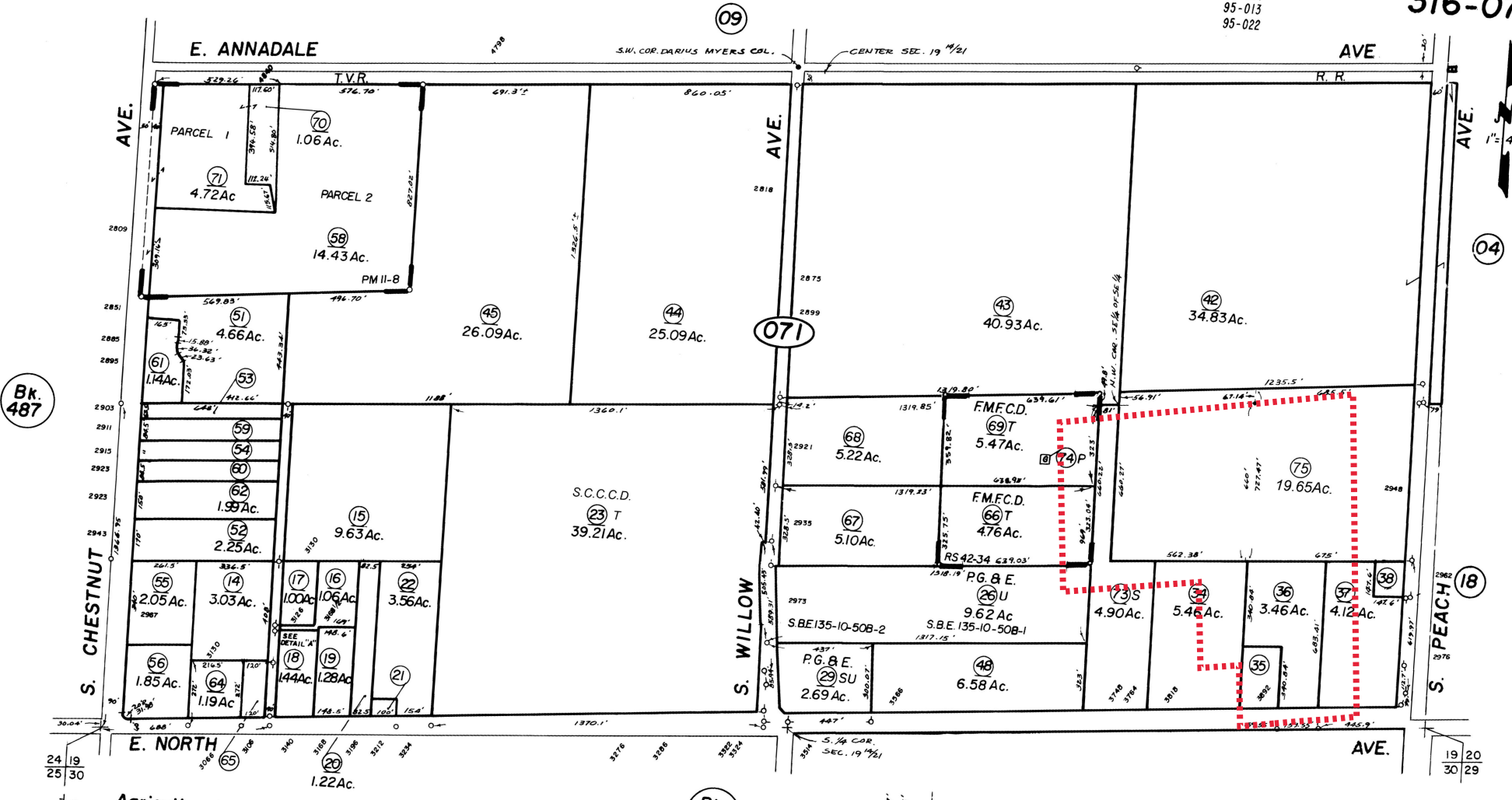


This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 19, T.14 S., R. 21 E., M. D. B. & M.

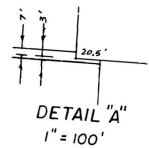
Tax Rate Area
95-011
95-013
95-022

316-07



Agricultural Preserve
Parcel Map No. 1710, Bk. II, Pg. 8
Record of Survey - Bk. 42, Pg. 34

H 05-06-2020 NCW 20R



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

Assessor's Map Bk. 316 - Pg. 07
County of Fresno, Calif.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project
No(s). AA 3842; CUP 3682

Application Rec'd.:

GENERAL INFORMATION

1. **Property Owner :** Angelo Paolucci & Rosanna DiLallo **Phone/Fax:** (559) 498-0388
Mailing Address: 1865 Herndon Ave., Suite #K321 Clovis CA, 93611
Street City State/Zip
2. **Applicant:** Angelo Paolucci & Rosanna DiLallo **Phone/Fax:** (559) 498-0388
Mailing Address: 1865 Herndon Ave., Suite #K321 Clovis CA, 93611
Street City State/Zip
3. **Representative:** Dirk Poeschel **Phone/Fax:** 559-445-0374
Mailing Address: 923 Van Ness, Suite 200 Fresno CA 93721
Street City State/Zip
4. **Proposed Project:** Expansion of Inorganic Fertilizer Manufacturing Storage and Sales Facility
5. **Project Location:** West side of Peach Ave. between E. North Ave. and E. Annadale Ave.
6. **Project Address:** 2948 S. Peach Ave.
7. **Section/Township/Range:** 19 / 14 / 21 8. **Parcel Size:** 23.60 acres (total)
9. **Assessor's Parcel No.** 316-071-36, -37, -38 & -75 **OVER.....**

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

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

13. *Existing Zone District*¹: M-3, AL-20

14. Existing General Plan Land Use Designation¹: Reserve (Liminted Ind.) & Limited Ind.

15. Present land use: Existing fertilizer warehouse & manufacturing, vacant agricultural land, two residential structures.

See attached Site Plan

Describe the major vegetative cover: _____

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

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

North: Agriculture

South: *Industrial*

East: *Rural Residential, Convelescent Hospital*_____

West: *Agriculture, Rural Residential*

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project? N/A

19. **Transportation:**

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

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

B. **Daily traffic generation:**

I.	Residential - Number of Units	<u>N/A</u>
	Lot Size	<u>23.60 acres (total)</u>
	Single Family	<u>N/A</u>
	Apartments	<u>N/A</u>
II.	Commercial - Number of Employees	<u>15-20</u>
	Number of Salesmen	<u>No onsite sales</u>
	Number of Delivery Trucks	<u>1 per day off-season/six per day peak season</u>
	Total Square Footage of Building	<u>56,950 sq. ft. (see Operational Statement)</u>
III.	Describe and quantify other traffic generation activities: <u>15 – 20 employees per day</u> <u>Office hours Monday to Friday, 8 a.m. to 5 p.m.; 7 a.m. to 5 p.m. peak season. No on-</u> <u>site sales.</u>	

20. Describe any source(s) of noise from your project that may affect the surrounding area: All
manufacturing activities occur indoors. Exterior noise includes forklifts, employee vehicles and trucks
delivering raw materials or picking up finished product.

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

22. Describe the probable source(s) of air pollution from your project: The manufacturing process occurs in
an enclosed building equipped with a baghouse and filtration system. The project is permitted by the San
Joaquin Valley Air Pollution Control District (Facility #C-8901).

23. **Proposed source of water:**

(X) private well

() community system³--name: Fire line connected to Malaga Water District OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 800 gallons
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name Public sewer, City of Fresno
26. Estimated volume of liquid waste (gallons per day)²: approximately 10 gallons per day from restrooms
27. Anticipated type(s) of liquid waste: Bathroom and kitchen water
28. Anticipated type(s) of hazardous wastes²: Material with pH <2 and corrosive material
29. Anticipated volume of hazardous wastes²: Less than 20 lbs per month
30. Proposed method of hazardous waste disposal²: Contract with authorized hazardous waste disposal companies
31. Anticipated type(s) of solid waste: Paper, plastic, glass, and compost
32. Anticipated amount of solid waste (tons or cubic yards per day): 0.12 cubic yards per day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.3 cubic yards per day
34. Proposed method of solid waste disposal: Industrial waste and salvage
35. Fire protection district(s) serving this area: Cal Fire
36. Has a previous application been processed on this site? Yes If so, list title and date: Initial Study Application No. 7879; Amendment Application No. 3842; Classified Conditional Use Permit Application No. 3682, June 17, 2020
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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

Angelo Paolucci
 SIGNATURE

3/28/2024
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2021: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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

Angelo Paolucci

Applicant's Signature

3/28/2024

Date

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

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

Key to Permit Requirements

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

Notes:

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

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

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

Key to Permit Requirements

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

Notes:

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

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

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

Key to Permit Requirements

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

Notes:

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

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

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services					
Advertising Structures	P	P	P	P	
Animal Hospitals/Veterinary Clinics	C	P	P	P	
Auction Houses	P	C			
Automated Teller Machines (ATM's), Drive-Up	P	P	P	P	
Automated Teller Machines (ATM's), Walk-Up	P	P	P	P	
Banks and Financial Services	P	P	P	P	
Bars and Alcoholic Beverage Drinking Places	D	D	D	D	814.4.080
Business Support Services	P				
Carpet and Rug Cleaning Plants	P				814.4.450
Cleaning and Dyeing Shops	P				
Copy Services	P				
Delicatessens	P	P	P	P	
Equipment Rental/Sales	P	P	P		
Farm Equipment Services	P				
Kennels	C	P	P	P	
Laboratories	P	P	P		

Key to Permit Requirements

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

Notes:

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

**Amendment Application No. 3842 &
Conditional Use Permit No 3682
AgroPlantae, Inc.
Operational Statement
July 23, 2024**

Applicant:

Angelo Paolucci, CEO
Rosanna DiLallo, CFO

1865 Herndon Ave.
Suite K321
Clovis CA 93611
(559) 498-0388

Representative

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

Project Address: 2976 S. Peach Ave., Fresno, CA 93725

APN/Acreage: 316-071-36 – 3.46 +/- acres
316-071-37 – 4.12 +/- acres
316-071-38 – 0.49 +/- acres
316-071-75 – 19.65 +/- acres

Existing Land Use: Fertilizer manufacturing, warehousing and distribution.

Proposed Land Use: Expanded fertilizer manufacturing, warehousing and distribution.

Existing General Plan: Limited Industrial, Reserve & Limited Industrial

Proposed General Plan: No Change

Existing Zoning: AL-20 – 316-071-36
M-3 – 316-071-37
AL-20 – 316-071-38
AL-20 – 316-071-75

Proposed Zoning: Conditional M-3 – 316-071-36
Conditional M-3 – 316-071-37 (to remain)
Conditional M-3 – 316-071-38
Conditional M-3 – 316-071-75

Community Plan Area: Roosevelt Community Plan

Request:

The applicant requests the following land use approvals:

1. A rezoning from AL-20 Limited Agriculture to conditional M-3, Heavy Industrial (Please see Attachment “A”) on APN 316-071-36, -38 & -75 for a total of 23.60 +/- acres.
2. A Conditional Use Permit (CUP) 3682 to allow an inorganic fertilizer facility and one caretaker residence on 8.07 +/- acres (APN 316-071-36, -37 & -38) in the M-3 conditional zone. Note that the CUP does not include APN 316-071-75.

Background Information:

The existing fertilizer manufacturing facility is located on a 4.12 +/- acre parcel (APN 316-071-37) at the northwest corner of S. Peach and E. North Avenues. The 4.12 +/- acre parcel is designated as Limited Industrial, Reserve and Limited Industrial in the Fresno County General Plan and is zoned M-3, Heavy Industrial. In 2015, the county approved CUP No. 3406 to allow for the existing agricultural fertilizer manufacturing facility on APNs 316-071-36 & -37. The primary purpose of the project is to improve production efficiency at the facility and to meet current product demands with adequate capacity for growth.

The applicant proposes to construct the expansion in three phases (Please see Attachment “B” – Overall Site Plan).

Phase 1 includes the following:

1. A new 44,550 sq. ft. manufacturing/warehouse building for the storage of inorganic fertilizer products, raw materials and finished products on APN 316-071-36. Please see Attachment “C”, Proposed Site Plan and Attachment “D”, Manufacturing/Warehouse Building Plan.
2. A 4,900 sq. ft. quality control laboratory on APN 316-071-36 (Please see Attachment “E”, Lab Building Plan).
3. A 7,500 sq. ft. administrative offices on APN 316-071-36 (Please see Attachment “F”, Office Building Plan).

Phase 2 includes the following:

1. Demolition of Building “A” (Please see Attachment “G” Demolition Plan).
2. Construction of an 11,199 sq. ft. canopy on APN 316-071-37
3. Construction of a 10,535 sq. ft. future warehouse building on APN 316-071-36.

Phase 3 is anticipated to include:

1. Likely four buildings of 75,000 sq. ft. each not to exceed 300,000 sq. ft. of manufacturing/warehouse space on APN 316-071-75 (Please see Attachment “B”).

Project Operations:

Photographs of existing operations at the facility are included in Attachment “H”. Storage of materials, production processes and equipment are depicted in the photographs. The company will operate 5 days a week as described below with a peak production season from February to July.

The agitation tanks will be connected to a hot water heater to allow faster solution blending of certain dry soluble raw materials. Once the final solution is blended, the majority will be packaged 275-gallon totes or 6,000-gallon tanks. Some products will be packaged in 2.5-gallon jugs with two jugs placed in a box, stacked on pallets of 36 boxes (180 gallons) and shrink wrapped for shipping. If sold in bulk, products would be pumped into a 4,000-gallon tank truck.

For the powder products, raw materials in 55 lb. sacks or large sacks of 2,000 lbs. are weighed and loaded into the blender then packed in 25 lb. bags. The majority of these products will be packaged in 25 lb. bags stacked on pallets of 80 bags (2,000 lbs.) and shrink wrapped for shipping.

Finished goods are stored in dedicated areas inside a building and when staged for shipping will be loaded with forklifts into trucks. The new building will increase the warehouse storage capacity avoiding the need to store raw materials and finished goods outside.

1. Operational Time Limits

Standard hours of operation are summarized in the table below. Office hours will be from Monday to Friday, 8 a.m. to 5 p.m., 8 hours per day with 1 hour for lunch. During peak season, production hours will be up to 10 hours per day from 7 a.m. to 5 p.m. On some occasions, estimated to be 3 or 4 times per year, the facility may operate 6 or 7 days a week to meet consumer demand. All manufacturing activities will be conducted indoors.

Standard Hours of Operation

Activity		Current	Proposed
Office		8 a.m. to 5 p.m.	No change
Material Receiving		7 a.m. to 4 p.m.	No change
Material Shipping		7 a.m. to 4 p.m.	No change
Production		10 hrs/day	No change

2. Number of Visitors

Products are sold to distributors. Project customers are medium and large retail distributors who are usually contacted through sales calls. Customers include Simplot, Gar Bennet and Nutrien. Buyer visits to the plant typically average one visit per bimonthly. Shipments and deliveries will occur from 7 a.m. to 5 p.m. averaging approximately one per day in the off-season and a maximum of six per day in the peak season February through July. No on-site sales occur at the facility substantially limiting the number of trucks visiting the facility.

3. Employees

Facility operations require 15 to 20 employees working a single shift from 7 a.m. to 4 p.m. As identified on the project site plan, the existing 1,500 sq. ft. residence on APN 316-071-36 will be demolished per county standards. The existing 2,300 sq. ft. residence on APN 316-071-37 will continue to be used for administrative functions and as a caretaker residence.

4. Service and Delivery Vehicles

Raw material deliveries will be made with 40-ft. containers, dry van or flatbed trucks. Local suppliers will make deliveries in light duty trucks. A scale area for trucks to be weighed will be constructed on site under a covered canopy as illustrated on the project site plan located between the existing building and the proposed manufacturing building.

5. Site Access

Access to the site is from S. Peach Ave. on the west side of the subject property. S. Peach Ave. is a two-lane undivided road that is maintained by Fresno County and designated as an arterial roadway in the Fresno County General Plan. Trucks currently enter at the existing automatic sliding gate located approximately 350 ft. north of the intersection of S. Peach and E. North Avenues. As detailed in the project site plan, a proposed driveway will be constructed in the northeast corner of the property serving only as an entrance with the exit remaining at the current gate location approximately 350 feet north of the intersection of E. North and N. Peach Avenues. Construction of the proposed driveway will allow the facility to operate more efficiently and reduce possible conflicts between trucks as the volume of the plant increases to its operational volume limits establishes with the approval of CUP No. 3682.

6. Parking

All parking for employees and company trucks will be located on site. The site currently has 22 parking stalls. Thirty new stalls (ten per building) are required for the new manufacturing/warehouse building, the lab building and the office building for a total of 52 stalls. All parking stalls will be designed and built consistent with county standards.

7. Goods Sold on Site

The facility is a fertilizer manufacturing and shipping location. No goods or products will be sold directly on-site. Company sales representatives will contact distributors at the buyer's headquarters to make sales.

8. Equipment List

Equipment used for liquids storage are 500 to 6,000 gallon stainless and polypropylene tanks. Tanks containing raw materials are connected to a piping system which pumps the required quantity of 500 to 3,000 gallons to four existing blender tanks with agitation.

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

The site is fully fenced with a combination of 6-foot-high wrought iron and chain-link fencing. A small section along E. North Ave. has 6-foot brick fencing. All raw materials used in production are stored inside existing or proposed buildings. All materials are stored consistent with the Department of Homeland Security (DHS), Fresno County Hazardous Materials Business Plan (HMBP), and CalFire requirements.

The existing main building has a fire protection sprinkler system and wireless fire alarm system connected to CalFire. This building also has a security alarm system connected 24/7 to ADT Alarm Company. The site is also monitored by video cameras viewed from the administrative office and by the applicant via PC or Smart Phone.

Material used in production include: Amino Acids, Ammonium Molibdate, Ammonium Nitrate, Boric Acid, Calcium Chloride, Calcium EDTA, Calcium Lignosulphonate, Calcium Nitrate, Citric Acid, Copper Chloride, Copper EDTA, Copper Nitrate, Copper Sulfate, Di-Ammonium Phosphate, Humic Acids, Iron Chloride, Iron DTPA, Iron EDDHA, Iron EDTA, Iron Sulfate, Magnesium EDTA, Magnesium Nitrate, Magnesium Sulfate, Manganese EDTA, Manganese Nitrate, Manganese Sulfate, Monoammonium Phosphate, Monopotassium Phosphate, Phosphoric Acid, Phosphorous Acid, Potassium Carbonate, Potassium Chloride, Potassium Hydroxide, Potassium Nitrate, Seaweed, Urea, Urea low Biuret, Zinc Chloride, Zinc EDTA, Zinc Nitrate, Zinc Sulfate. Storage of all material complies with the respective UBC and Fire Codes.

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

All production activities will take place inside buildings and will not generate outdoor noise, glare, dust or odor. Raw materials and finished products will be stored on site in totes and on pallets.

Noise

All production activities will take place inside buildings thereby eliminating any outside noise associated with manufacturing. No outdoor amplification system will be used on the property. Some noise would be generated by vehicle trips in conjunction with delivery of raw materials and shipment of finished products. This noise would be generated along E. North Ave. and for a short distance along N. Peach Ave. as trucks turn in and out of the facility. The closest sensitive receptors are located across N. Peach Ave. and include two residential homes (approximately 150 feet away) as well as the Sunnyside Convalescent Hospital (approximately 300 feet away). A noise study will be prepared to assess project noise.

Odor

All production activities will take place inside buildings and will not generate outdoor odor. The production and manufacturing process is completely enclosed and sealed with no open mixing of any kind. The facility is outfitted with a baghouse and air filtration system to prevent raw material particles from being released to the outside environment. All the blending tanks for dry and liquid materials are approved with a Permit to Operate issued by the San Joaquin Valley Air Pollution District (Facility Locator #C-8901). That agency also inspects the site regularly.

11. Solid and Liquid Waste

There will be 0.5 to 2 tons per year of dry waste stored in sacks and 500 to 1,000 gallons of liquid waste stored in 265-gallon totes. Waste removal will occur semi-annually under contract with an appropriate disposal company and applicable storage standards.

Groundwater pollution will be prevented by reducing, reusing and recycling practices. Raw materials, final products and waste materials will be stored inside the buildings in approved containers. The blending process will avoid handling materials which generate by-product waste through the purchase and use of semi-finished raw products which have already been processed.

Best Practices will be applied to generate the least amount of rinse water practical and reuse that water for the next batch of the same product. Operational procedures will include steps to avoid any production spillage contacting the soil. Per the requirements of the Regional Water Quality Control Board, containment basins designed with curbs have been installed in specific areas inside the buildings with permanent tanks and materials traps. Monitoring of this basin will also occur per applicable regulations.

As may be required, all tanks will have double containment to retain any spillage. In addition, floors of the manufacturing and warehouse buildings and areas surrounding the buildings will be paved to prevent any raw materials, finished products or waste materials from contacting bare soil. The floor of the manufacturing building is recessed two inches below grade to contain any spillage that may occur. Any spillage will be cleaned immediately per approved protocols. Spillage kits are strategically placed for operators to access quickly. The applicant regularly cleans the site with an electric sweeper and electric scrubber and trains employees in properly dealing with spills.

12. Water Consumption

Water consumption will be approximately 800 gallons per day from an on-site well.

13. Signage

Per county standards, signage will be a 4 ft. by 8 ft. company logo attached to the building.

14. Will existing buildings be used or will new buildings be constructed?

The two existing warehouse buildings will be used as storage for raw materials and finished packaged products and blending. As illustrated in the attached project site plan, a new metal warehouse/manufacturing building will be constructed to warehouse raw materials and finished products.

The existing larger warehouse building with fire sprinklers will continue to be used for product manufacturing. The existing smaller building will be used as storage for plastic jugs, totes and other packaging materials. The office will be used for administration. The new metal warehouse/manufacturing building will be used for storage of raw materials and finished goods. The laboratory will be used for quality control of the materials received and the final blends to be sold.

15. Outdoor Lighting

There will be outdoor security lights which are hooded and diverted downward so as to avoid annoying neighboring property owners.

16. Landscaping & Fencing

As previously described, the entire site is surrounded with 6-foot-tall fencing. A project landscaping plan will be prepared for the site frontage on E. North and N. Peach Avenues.

17. Other information that will provide a clear understanding of the project.

The applicant has proposed conditional M-3 zoning which will limit the uses that can be developed on the rezoned parcels to uses which would not generate significant traffic, noise or odors (see Attachment “A”, Conditional M-3).

The applicant contemplates constructing the proposed structures in phases. Assuming current product demand, the table below provides an anticipated building construction schedule. Note prior to construction of the canopy, the building that is attached to the existing Manufacturing/Warehouse building will be demolished after the new Manufacturing/Warehouse building has been constructed and operational. (Please see Attachment “G” Demolition Plan).

Proposed Buildings	Size	Estimated Year
Manufacturing/Warehouse	44,550 sq. ft.	2024
Office	7,500 sq. ft.	2024
Lab	4,900 sq. ft.	2024
Demolition of Building “A”	9,600 sq. ft.	2026
Future Canopy following demolition	11,199 sq. ft.	2027
Future Warehouse (southern parcel)	10,535 sq. ft.	2028
Future Manufacturing/Warehouse	300,000 sq. ft.	2032

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

correspond to the building sequence and schedule. All grading will be performed per county standards and a master grading plan prepared by project civil engineer.

Safety Protocols

The only flammable material stored on site, Ethylenediamine, is kept in three specially designed rooms to prevent and contain fire caused by ignition of this liquid. The three specially designed rooms are only accessible from doors on the exterior of the existing building with no interior access.

The project has numerous protocols and permits that direct operation of the facility to ensure it is safely operated and maintained. These include the following:

- 1) Environmental Health Permit issued by Fresno County.
- 2) Inspections and annual reporting to the Department of Homeland Security. This includes maintaining logs of materials, having cameras monitor the site, etc. Locations where potassium nitrate is stored are also identified.
- 3) Hazardous Materials Business Plan with an inventory of hazardous materials and proper handling of storage of same as required by the California Environmental Protection Agency.
- 4) Hazardous Waste Generator Permit from the Environmental Protection Agency (#CAC003279024) and CA State ID # CAR000369397.
- 5) State Water Board Stormwater Waste Discharge Identification #5F10I030636.
- 6) Permit to Operate and yearly inspection by San Joaquin Valley Air Pollution District, (Facility Locator # C-8901).
- 7) Electronically reporting, collecting, and managing hazardous materials-related data to the California Environmental Reporting System. (CERS).
- 8) Signage for materials classifications and parking as required by CalFire.
- 9) Compliance with Federal Occupational Safety and Health Administration – Process Safety Management Standard (29 CFR 1910.119) which includes requirements for preventing or minimizing the consequences of catastrophic releases of toxic, reactive, flammable, or explosive chemicals. Requirements of this standard include providing employees with information pertaining to hazardous chemicals, training employees on the operation of equipment with hazardous materials, and employer requirements to perform a process hazards analysis.
- 10) Compliance with the provisions of the Toxic Substances Control Act (TSCA) including reporting, record-keeping and testing requirements, and restriction relating to chemical substances and/or mixtures.

Discharge Permits for Washing Equipment

Rinse water from washing contains minimal traces of fertilizer and is reused in making the same fertilizer product. All rinse and run-off water is captured in traps and basins on-site. No permits are required for the rinse water discharged from the washing operation because the water is recycled back into the production process.

Project Compliance History

The project has a good record of safety and regulatory compliance. The facility has had no issues of reported spills, fume exposure or employee injuries due to a malfunction or human error.

Inside Operations

All manufacturing operations will occur inside the main building. Some raw materials and finished products will also be temporarily stored inside until used or picked up for shipment.

FRESNO COUNTY ORDINANCE CODE - DIVISION 6, ZONING ORDINANCE

Chapter 816.2

Special Purpose Zones

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

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

Key to Permit Requirements

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

Notes:

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

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

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

Key to Permit Requirements

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

Notes:

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

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

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

Key to Permit Requirements

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

Notes:

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

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

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services					
Advertising Structures	P	P	P	P	
Animal Hospitals/Veterinary Clinics	C	P	P	P	
Auction Houses	P	C			
Automated Teller Machines (ATM's), Drive-Up	P	P	P	P	
Automated Teller Machines (ATM's), Walk-Up	P	P	P	P	
Banks and Financial Services	P	P	P	P	
Bars and Alcoholic Beverage Drinking Places	D	D	D	D	814.4.080
Business Support Services	P				
Carpet and Rug Cleaning Plants	P				814.4.450
Cleaning and Dyeing Shops	P				
Copy Services	P				
Delicatessens	P	P	P	P	
Equipment Rental/Sales	P	P	P		
Farm Equipment Services	P				
Kennels	C	P	P	P	
Laboratories	P	P	P		

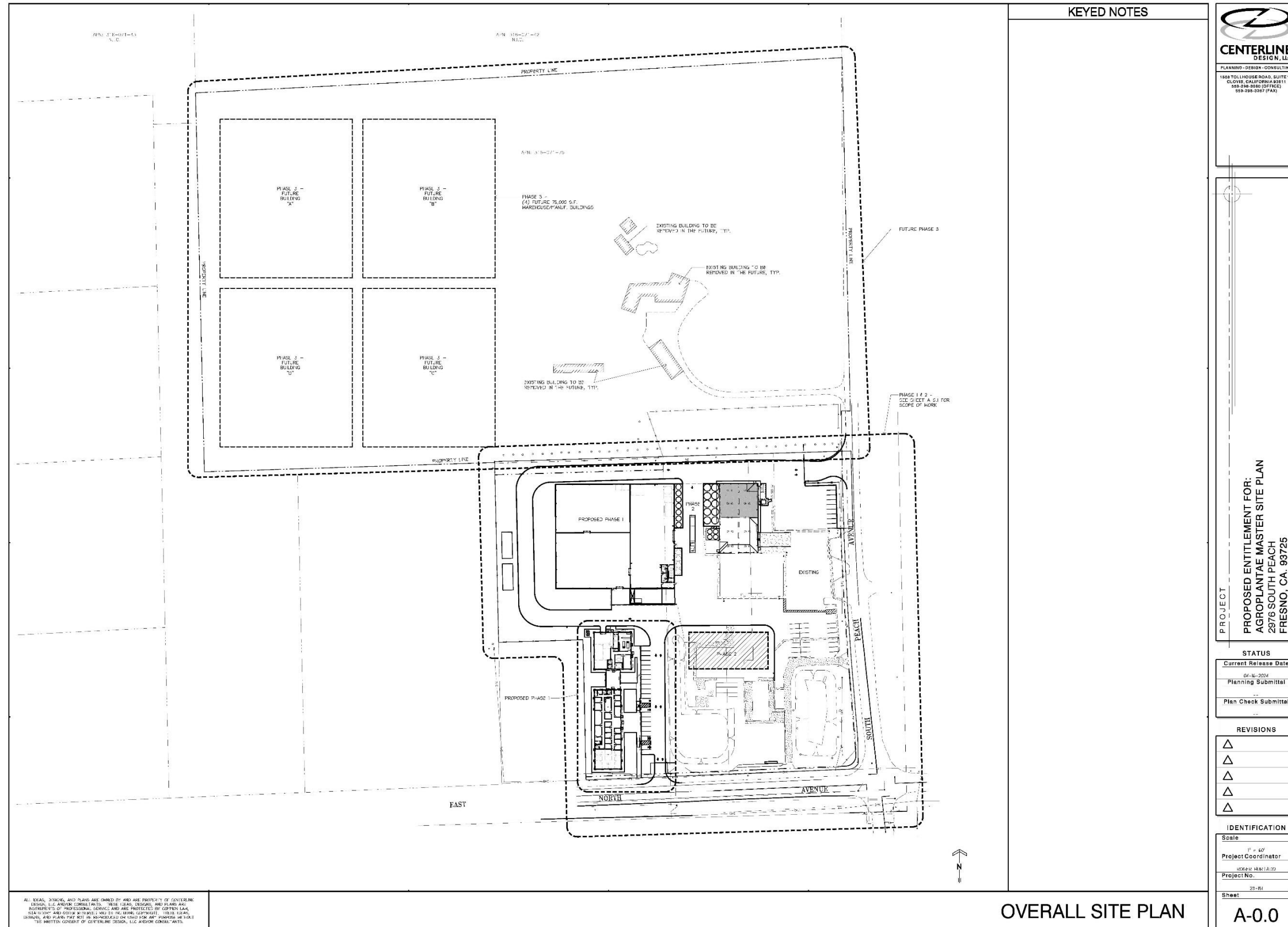
Key to Permit Requirements

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

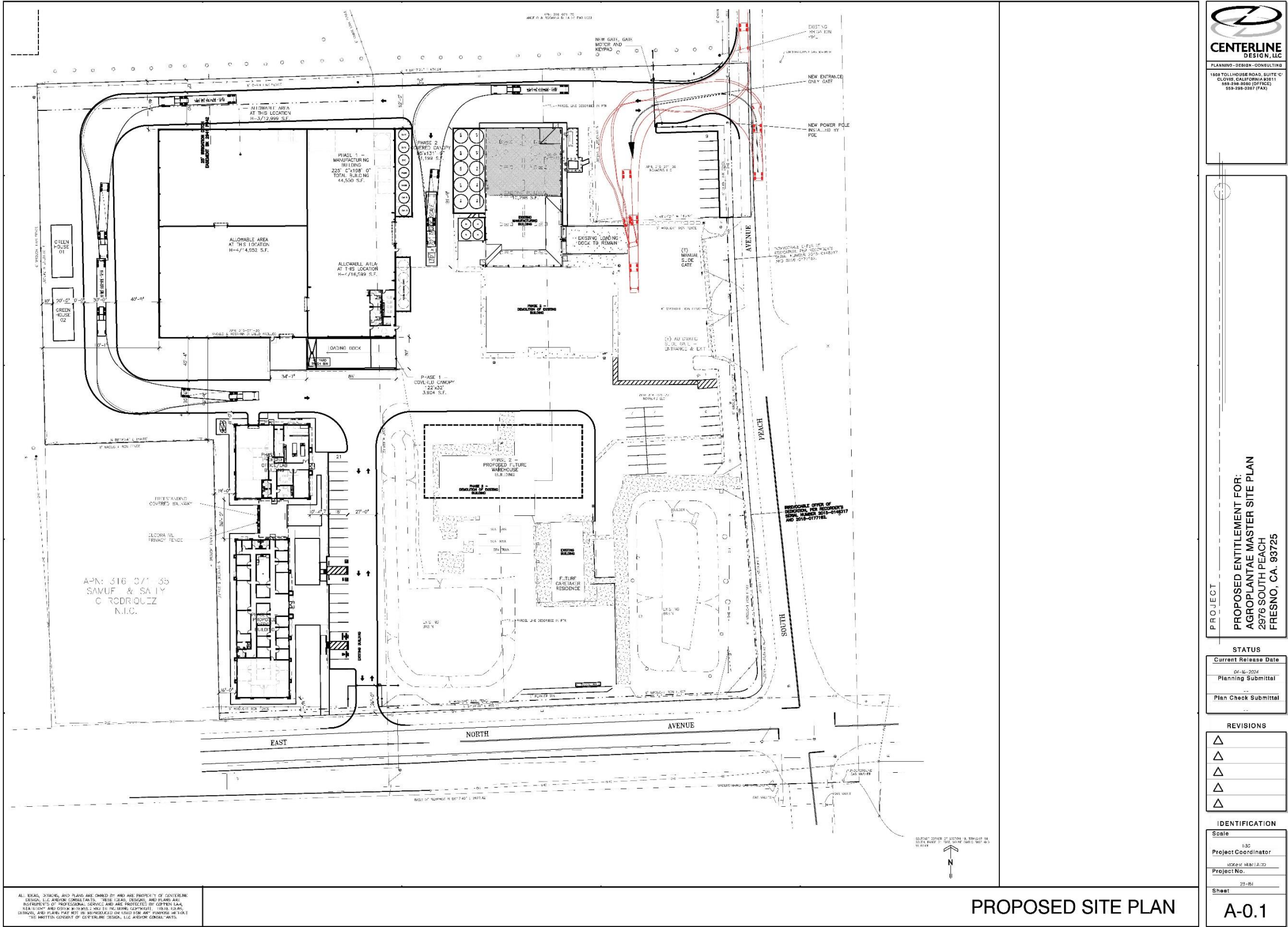
Notes:

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

Attachment “B” Overall Site Plan



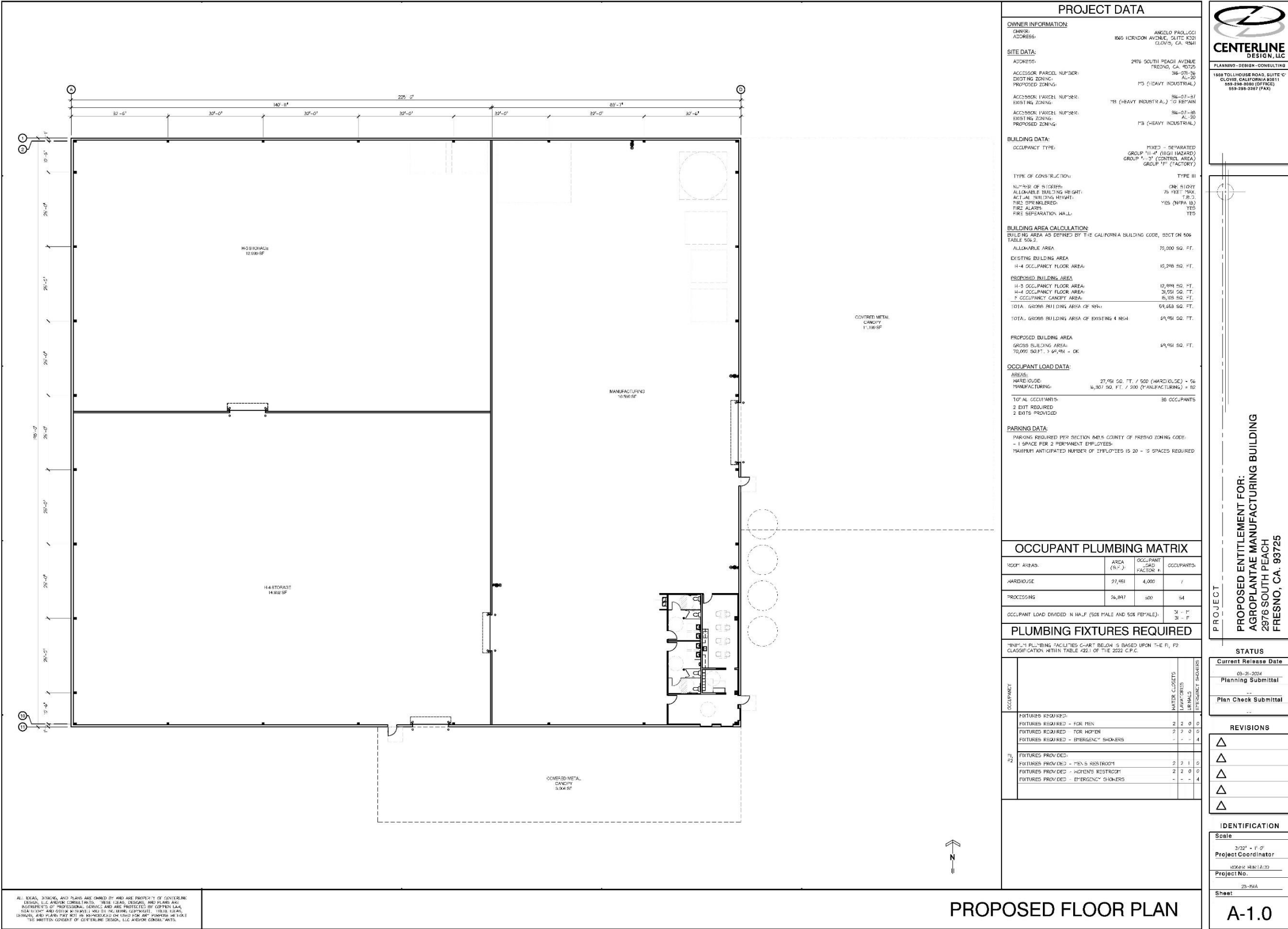
Attachment “C” Proposed Site Plan



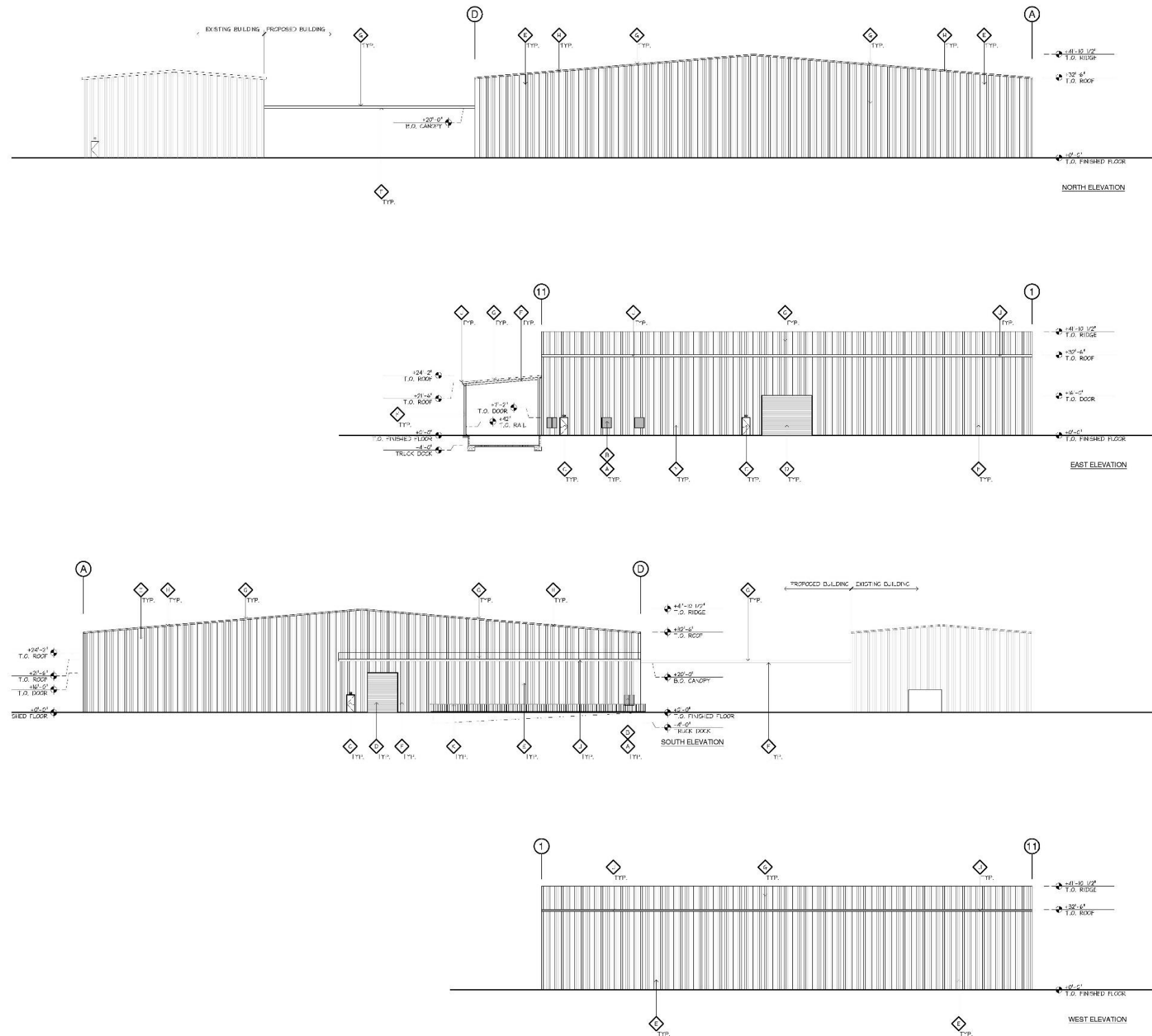
PROPOSED SITE PLAN

Attachment "D"

Manufacturing/Warehouse Building Plan



Attachment "D"
Manufacturing/Warehouse Building Plan



KEYED NOTES

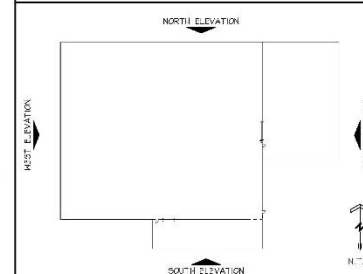


PROJECT _____
 PROPOSED ENTITLEMENT FOR:
 AGROPLANTAE MANUFACTURING BUILDING
 2976 SOUTH PEACH
 FRESNO, CA. 93725

COLOR / MATERIAL LEGEND

	MATERIAL	FINISH	COLOR
◆	GLAZING	FACTORY FINISH	"30
◆	ALUMINUM STORM-BLOCK SYSTEM	FACTORY FINISH	"30
◆	WULFON METAL DOOR AND FRAME	PAINTED	"30
◆	ROLL-UP DOOR	FACTORY FINISH	"30
◆	METAL PANELS	FACTORY FINISH	"30
◆	METAL CANTY SUPPORTS	PAINTED	"30
◆	STANDING SEAM ROOF PANELS	FACTORY FINISH	"30
◆	METAL FASOA	FACTORY FINISH	"30
◆	GUTTERS & DOWNGUTTERS	FACTORY FINISH	"30
◆	METAL RAILING	PAINTED	"30

REFERENCE PLAN



STATUS

Current Release Date	03-21-2024
Planning Submittal	
Plan Check Submittal	

REVISIONS

△
△
△
△
△

IDENTIFICATION

Scale	1/8" = 1'-0"
Project Coordinator	ROGER HURTADO
Project No.	23-15 A
Sheet	

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INVENTIONS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT, PATENT, AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT © 1994-2005. IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROPOSED EXTERIOR ELEVATIONS

Attachment "F"
Office Building Plan

OCCUPANT PLUMBING MATRIX					PROJECT DATA	
ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANT'S:		OWNER INFORMATION:	
OFFICE	5,762	30	39		OWNER: ANGELO PAOLINO ADDRESS: 1865 HICKSON AVENUE, SUITE 300 GLENVIEW, CA 94025	
					SITE DATA:	
OCCUPANT LOAD DIVIDED IN HALF (308 MALE AND 308 FEMALE):					ADDRESS: 2976 SOUTH BEAGI AVENUE FREMONT, CA 94536	
20 - M 20 - F					ACCESSOR: PARCEL NUMBER: 386-07-000 DISTING ZONING: AL-1 PROPOSED ZONING: MS (HEAVY INDUSTRIAL)	
PLUMBING FIXTURES REQUIRED						
MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE B CLASSIFICATION WITHIN TABLE 402.1 OF THE 2000 C.F.C.						
OCCUPANT			WATER	SEWER	VENTS	EQUIVALENTS
		FIXTURES REQUIRED:				
		FIXTURES REQUIRED - FOR MEN	1	1		
		FIXTURES REQUIRED - FOR WOMEN	2	0		
		FIXTURES PROVIDED:				
B		FIXTURES PROVIDED - DAT100001 #1	1	1		
		FIXTURES PROVIDED - DAT100001 #2	1	0		
		FIXTURES PROVIDED - DAT100001 #3	1	0		

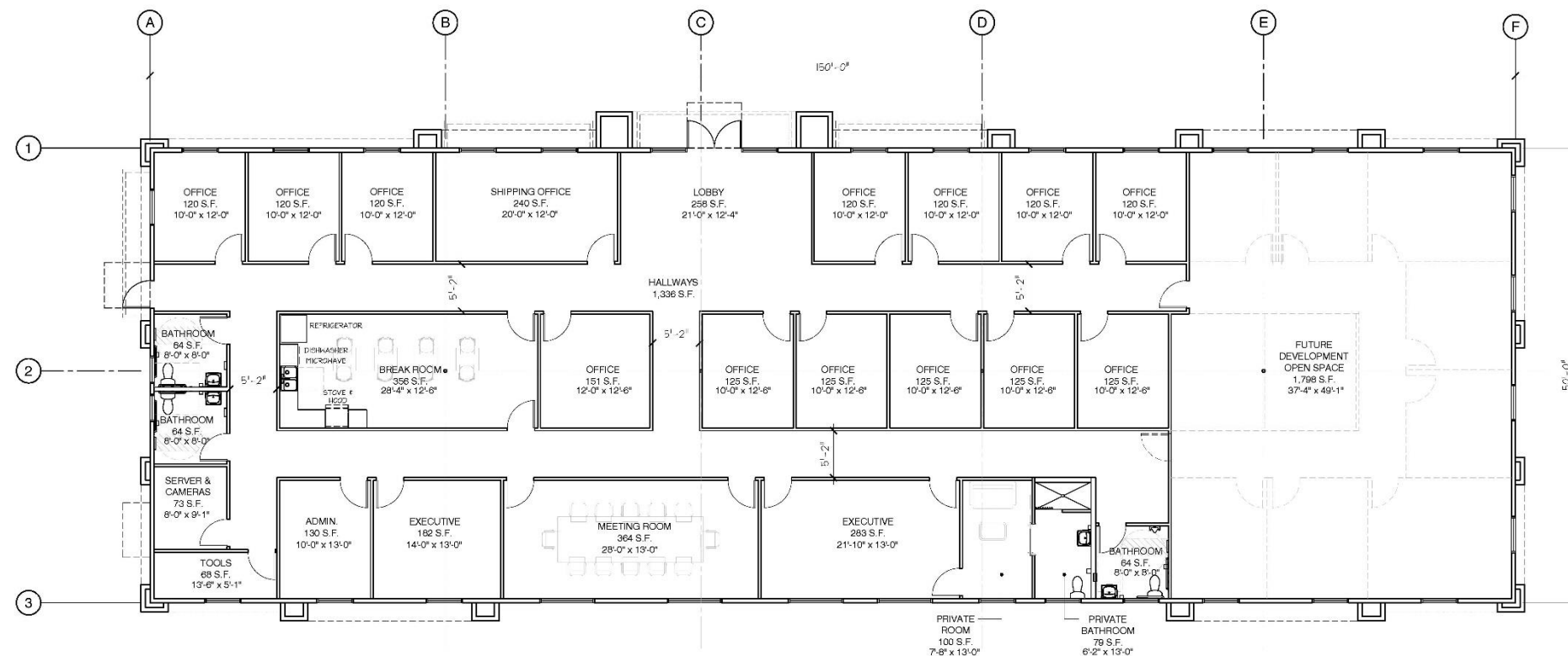
BUILDING AREA CALCULATION	
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2:	36,000 SQ. FT.
ALLOWABLE FLOOR AREA	36,000 SQ. FT.
PROPOSED BUILDING AREA	36,000 SQ. FT.
GROSS BUILDING AREA	36,000 SQ. FT. -> 7,500 = OK

OCCUPANT LOAD DATA:	
AREAS:	3,902 SQ. FT. / 150 (OFFICE) =
OFFICE:	5,762 SQ. FT. / 150 (OFFICE) =
TOTAL OCCUPANTS:	39 OCCUPANTS
2 EXITS REQUIRED	
2 EXITS PROVIDED	

PARKING DATA:	
PARKING REQUIRED PER SECTION 849.5 COUNTY OF FRESNO ZONING CODE:	
- 1 SPACE PER 2 PERMANENT EMPLOYEES	
MINIMUM ANTICIPATED NUMBER OF TRIPLES IS 20 - 10 SPACES REQUIRED	



PLANNING-DESIGN-CONSULTING
1508 TOLLHOUSE ROAD, SUITE 1
CLOVIS, CALIFORNIA 93611
559-298-8080 (OFFICE)
559-298-3267 (FAX)



ALL IDEAS, SKETCHES, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT LAW, PATENT LAW, AND OTHER RESERVATION RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROPOSED FLOOR PLAN

STATUS

Current Release Date

03-21-2024
Planning Submittal

Plan Check Submittal

REVISIONS



IDENTIFICATION

Scale

3/16" = 1'-0"
Project Coordinator

MDX+R 00001A102

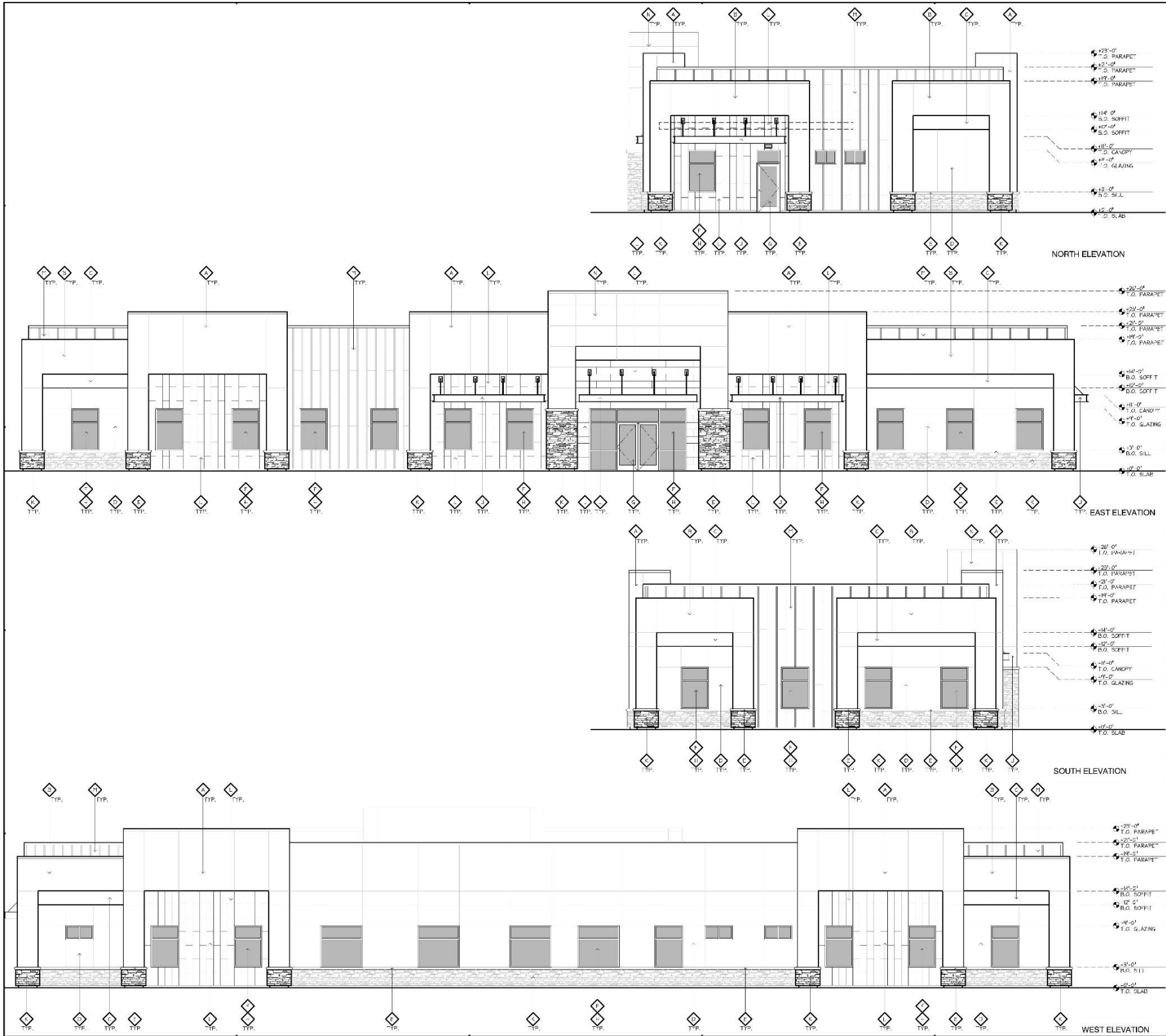
23-15C

Sheet _____

A 12

A-1.0

Attachment "F"
Office Building Plan

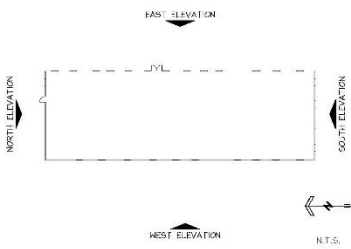


KEYED NOTES

COLOR / MATERIAL LEGEND

MATERIAL	FINISH	COLOR
CEMENT PLASTER (FIELD)	PAINTED	"B0"
CEMENT PLASTER (FIELD)	PAINTED	"B0"
CEMENT PLASTER (ACCENT)	PAINTED	"B0"
CEMENT PLASTER (ACCENT)	PAINTED	"B0"
CEMENT PLASTER (TRIM)	PAINTED	"B0"
GLAZING	FACTORY FINISH	"B0"
STOREFRONT DOOR	FACTORY FINISH	"B0"
ALUMINUM STOREFRONT SYSTEM	FACTORY FINISH	"B0"
METAL CANOPY	PAINTED	"B0"
STONE VENEER	FACTORY FINISH	"B0"
FIBER BOARD PANEL	FACTORY FINISH	"B0"
VERTICAL STANDING SEAM PANELS	FACTORY FINISH	"B0"
METAL PANEL	FACTORY FINISH	"B0"

REFERENCE PLAN



PROPOSED EXTERIOR ELEVATIONS



PROPOSED ENTITLEMENT FOR:
AGROLANTAE OFFICE BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS

Current Release Date
03/21/2024
Planning Submittal
Plan Check Submittal

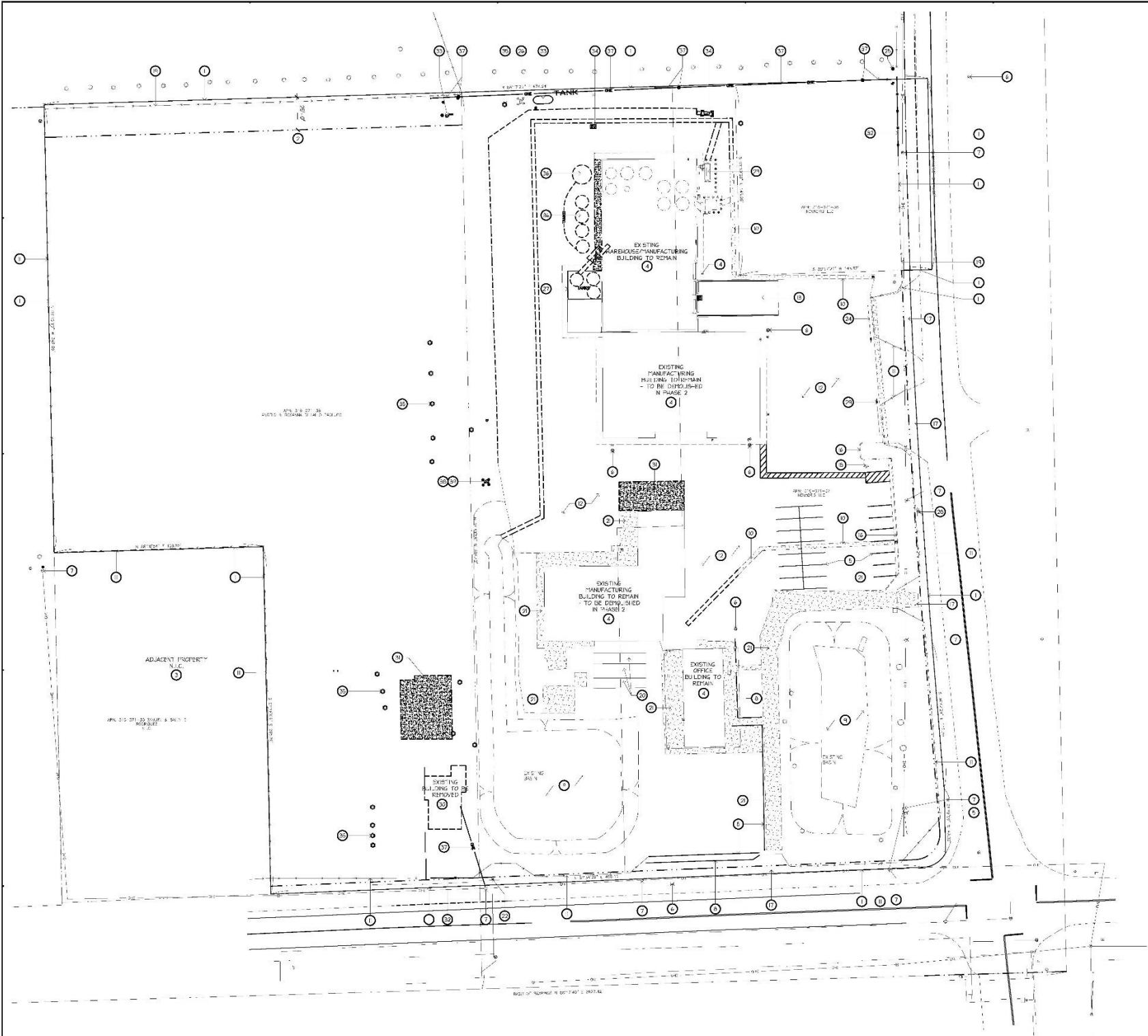
REVISIONS

Δ
Δ
Δ
Δ
Δ

IDENTIFICATION

Scale
3/8" = 1'-0"
Project Coordinator
ROGER HURTADO
Project No.
23-51C
Sheet
A-3.0

Attachment "G"
Demolition Site Plan



- KEYED NOTES**
- 1. LOCATION OF EXISTING PROPERTY LINE TO REMAIN, TYP.
 - 2. LOCATION OF EXISTING 20' IRRIGATION EASEMENT TO REMAIN.
 - 3. LOCATION OF EXISTING ADJACENT PARCEL - N.I.C.
 - 4. LOCATION OF EXISTING BUILDING TO REMAIN.
 - 5. LOCATION OF EXISTING UTILITY POLE TO REMAIN.
 - 6. LOCATION OF EXISTING UNDERGROUND UTILITIES TO REMAIN.
 - 7. LOCATION OF EXISTING POLE POLES/POLES/OVERHEAD LINES TO REMAIN.
 - 8. LOCATION OF EXISTING BLOCK WALL TO REMAIN.
 - 9. LOCATION OF EXISTING RASHN TO REMAIN.
 - 10. LOCATION OF EXISTING VALLEY GUTTER TO REMAIN.
 - 11. LOCATION OF EXISTING WROUGHT IRON FENCE TO REMAIN.
 - 12. LOCATION OF EXISTING AC PAVING TO REMAIN.
 - 13. LOCATION OF EXISTING TRUCK DOOR TO REMAIN.
 - 14. LOCATION OF EXISTING AT GRADE LOADING AREA TO REMAIN.
 - 15. LOCATION OF EXISTING PARKING STALLS TO REMAIN.
 - 16. LOCATION OF EXISTING CONCRETE CURB TO REMAIN.
 - 17. LOCATION OF EXISTING DRIVE APPROACH TO REMAIN.
 - 18. LOCATION OF EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
 - 19. LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
 - 20. LOCATION OF EXISTING SEA TRAIN TO REMAIN.
 - 21. LOCATION OF EXISTING CONCRETE TO REMAIN.
 - 22. LOCATION OF EXISTING BACK FLOW PREVENTOR TO REMAIN.
 - 23. LOCATION OF EXISTING SWITCHGEAR TO REMAIN.
 - 24. LOCATION OF EXISTING MANUAL SLIDE GATE TO REMAIN.
 - 25. LOCATION OF EXISTING IRRIGATION PIPE TO REMAIN.
 - 26. LOCATION OF EXISTING FIRE HYDRANT & PROTECTION DOLLARDS TO REMAIN.
 - 27. LOCATION OF EXISTING CHU CONTAINMENT CURBS TO REMAIN.
 - 28. LOCATION OF EXISTING MAILBOXES TO REMAIN.
 - 29. LOCATION OF EXISTING ENTRANCE & EXIT AUTOMATIC SLIDING GATE TO REMAIN.
 - 30. DASHED LINES INDICATE LOCATION OF EXISTING BUILDING TO BE REMOVED.
 - 31. DASHED LINES INDICATE LOCATION OF EXISTING CONCRETE PAVING TO BE REMOVED.
 - 32. LOCATION OF EXISTING CHAIN LINK FENCE / WROUGHT IRON FENCE TO BE REMOVED.
 - 33. LOCATION OF EXISTING PROPANE TANK TO BE REMOVED.
 - 34. LOCATION OF EXISTING UNDERGROUND UTILITIES TO BE REMOVED.
 - 35. LOCATION OF EXISTING VEGETATION TO BE REMOVED.
 - 36. DASHED LINES INDICATE LOCATION OF EXISTING STORAGE TANKS TO BE REMOVED AND RELOCATED.
 - 37. LOCATION OF EXISTING POWER POLES/OVERHEAD LINES/GUY WIRE TO BE REMOVED.
 - 38. LOCATION OF EXISTING FIRE HYDRANT TO BE REMOVED.
 - 39. LOCATION OF EXISTING ROLLARD TO BE REMOVED.

- UTILITY LEGEND**
- ELECTRIC BOX/PEDESTAL
 - ELECTRIC MANHOLE
 - ⋈ GUY WIRE
 - POWER POLE
 - ⬤ AREA LIGHT
 - ⊕ FIRE HYDRANT
 - ⊞ FIRE DEPARTMENT CONNECTION
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ BACK FLOW PREVENTOR
 - ⊞ DOMESTIC WELL
 - ⊞ GAS METER
 - ⊞ GAS VALVE
 - ⊞ UNDERGROUND GAS MARKER
 - ⊞ STAND PIPE
 - ⊞ STORM DRAIN GRATS
 - ⊞ OTHER MANHOLE
 - ⊞ CLEAN OUT
 - ⊞ UNKNOWN MANHOLE
 - ⊞ DOLLARD
 - ⊞ TV PEDESTAL/BOX
 - ⊞ MAILBOX
 - TREE
 - ⊞ SIGN
 - HOSE BIB
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SEWER LINE
 - OVERHEAD POWERLINE
 - WALL LINE
 - HAND RAIL LINE
 - FENCE LINE
 - BUILDING OVERHANG
 - TOP/ TOE OF BANK
 - CONCRETE
 - PAVEMENT

DEMOLITION SITE PLAN

CENTERLINE DESIGN, LLC
PLANNING-DESIGN-CONSULTING
1808 TOLLHOUSE ROAD, SUITE C
CLOVIS, CALIFORNIA 95111
559-298-8900 (OFFICE)
559-298-3267 (FAX)

**PROPOSED ENTITLEMENT FOR:
AGROPLANTAE MASTER SITE PLAN
2976 SOUTH PEACH
FRESNO, CA. 93725**

STATUS
Current Release Date
04-16-2024
Planning Submittal
Plan Check Submittal

REVISIONS

Δ	
Δ	
Δ	
Δ	
Δ	

IDENTIFICATION
Scale
1:30
Project Coordinator
Project No.
22-161
Sheet
D-0.0

ALL EXISTING, DEMOLITION, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INHERENTLY OF PROFESSIONAL, SERVICE AND ARE PROTECTED BY COPYRIGHT LAW. REVISIONS AND OTHER INFORMATION NOT BEING INCLUDED IN THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

Attachment “H”
Photographs



Indoor storage of bagged raw materials stacked on pallets.



Outdoor storage of finished materials in 275-gallon totes with DOT label.



Outside storage tanks and totes. Tyvek containment in place beneath tanks.

Attachment “H”
Photographs



Mixing tanks inside main building. The manufacturing process is entirely indoors.



Baghouse operation inside manufacturing facility. Dust and particles are captured with not outside release.

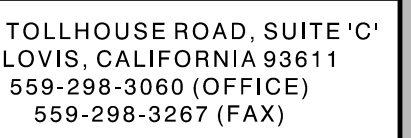
Attachment “H”
Photographs



Outside filter system connected to indoor baghouse.



Water heater for generating hot water piped to indoor mixing tanks.



PROPOSED ENTITLEMENT FOR:
AGROPLANTAE MASTER SITE PLAN
2976 SOUTH PEACH
FRESNO, CA. 93725

an Check Submittal

Δ
Δ
Δ
Δ
Δ

eet

A-0.0

SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 14
SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND
MERIDIAN.

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROPOSED SITE PLAN

project:

AGROPLANTAE

2976 SOUTH
PEACH AVENUE
FRESNO, CA
93725

client:

desⁱgnlab 252

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	05/23/2024
No. 2	06/06/2024
No. 3	XX/XX/XXXX
No. 4	XX/XX/XXXX

scale: 1"=20'-0"

sheet title:

LANDSCAPE
SITE PLAN

sheet no.

LSP-1

project no. 24-03-005

REFERENCE NOTES SCHEDULE

SYMBOL	PRELIMINARY DESIGN DESCRIPTION	QTY
	PARKING LOT AREA	8,200 SF

SYMBOL	MULCH DESCRIPTION	QTY
	ORGANIC RECYCLED MULCH-3" DEPTH	192.91 CY

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	WATER USE	WIDTH	QTY
--------	-------------------------	------	-----------	-------	-----

TREES

	LAGERSTROEMIA INDICA 'ALBA' WHITE GRAPE MYRTLE	15 GAL	LOW	10' TO 15' DIA	10
	QUERCUS ILEX HOLLY OAK	15 GAL	LOW	25' TO 30' DIA	20

EXISTING TREES

	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	EXISTING	LOW	15' TO 20' DIA	2
	JUGLANS CALIFORNICA SOUTHERN CALIFORNIA BLACK WALNUT	EXISTING	LOW	25' TO 30' DIA	1
	PHOENIX DACTYLIFERA DATE PALM	EXISTING	LOW	10' TO 15' DIA	1
	PINUS PINEA ITALIAN STONE PINE	EXISTING	LOW	20' TO 25' DIA	1
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	EXISTING	LOW	30' TO 35' DIA	1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	WIDTH	QTY
--------	-------------------------	------	-----------	-------	-----

SHRUBS

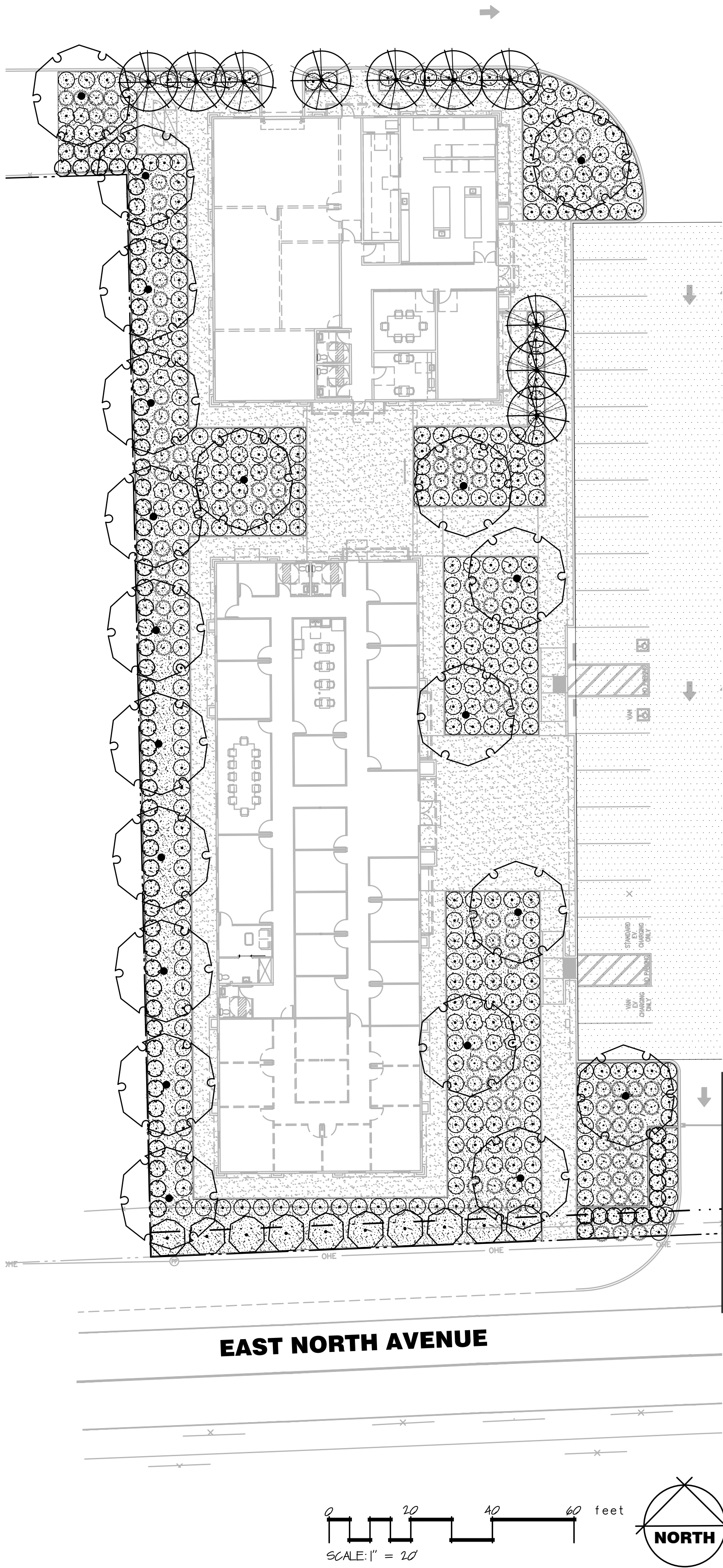
	CISTUS X PURPUREUS ORCHID ROCKROSE	1 GAL	LOW	5' DIA	41
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	LOW	5' DIA	125
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	LOW	5' DIA	110
	NERIUM OLEANDER 'WHITE' WHITE OLEANDER	5 GAL	LOW	10' DIA	95
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	5' DIA	251
	SALVIA CLEVELANDII CLEVELAND SAGE	1 GAL	LOW	5' DIA	45

EXISTING SHRUBS

	NERIUM OLEANDER 'WHITE' WHITE OLEANDER	EXISTING	LOW	10' DIA	4
--	---	----------	-----	---------	---

PARKING LOT SHADE CALCULATIONS

SPECIES	MATURE CANOPY RADIUS (ft)	TOTAL CANOPY AREA (sf)	QUANTITY BY SHADE COVERAGE				TOTAL SHADE (SF)
			25%	50%	75%	100%	
LAGERSTROEMIA INDICA	10	314.0	0	3	0	0	471.0
QUERCUS ILEX	15	1017.4	0	7	0	0	3560.3
TREE AREA SHADE							4031.3
CARPORT AREA SHADE							0.0
TOTAL AREA PARKING LOT							8200.0
PERCENT SHADE							49.17%



project:

AGROPLANTAE

2976 SOUTH
PEACH AVENUE
FRESNO, CA
93725

client:

desⁱgnlab 252

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	05/23/2024
No. 2	06/06/2024
No. 3	XX/XX/XXXX
No. 4	XX/XX/XXXX

scale: 1"=20'-0"

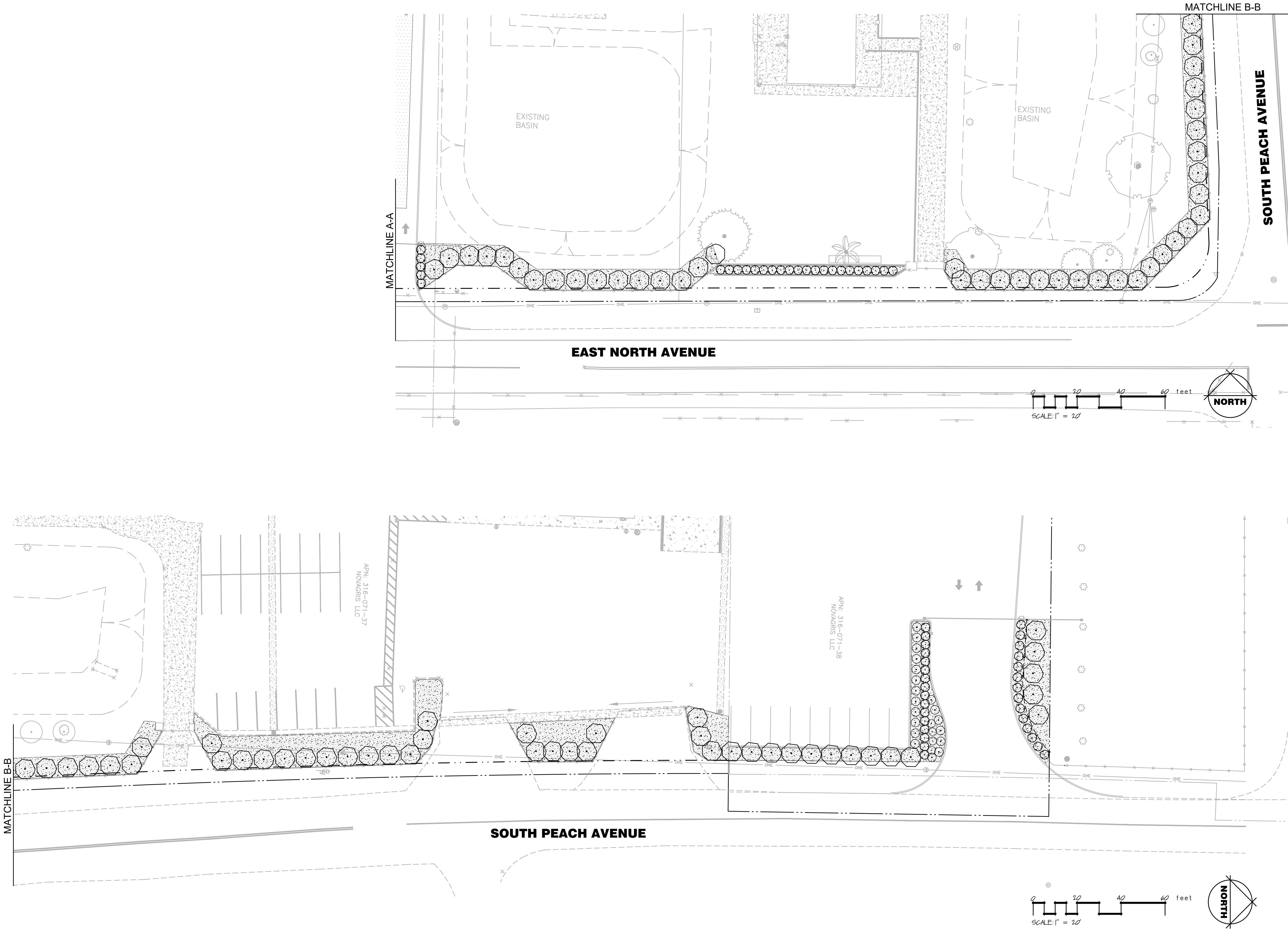
sheet title:

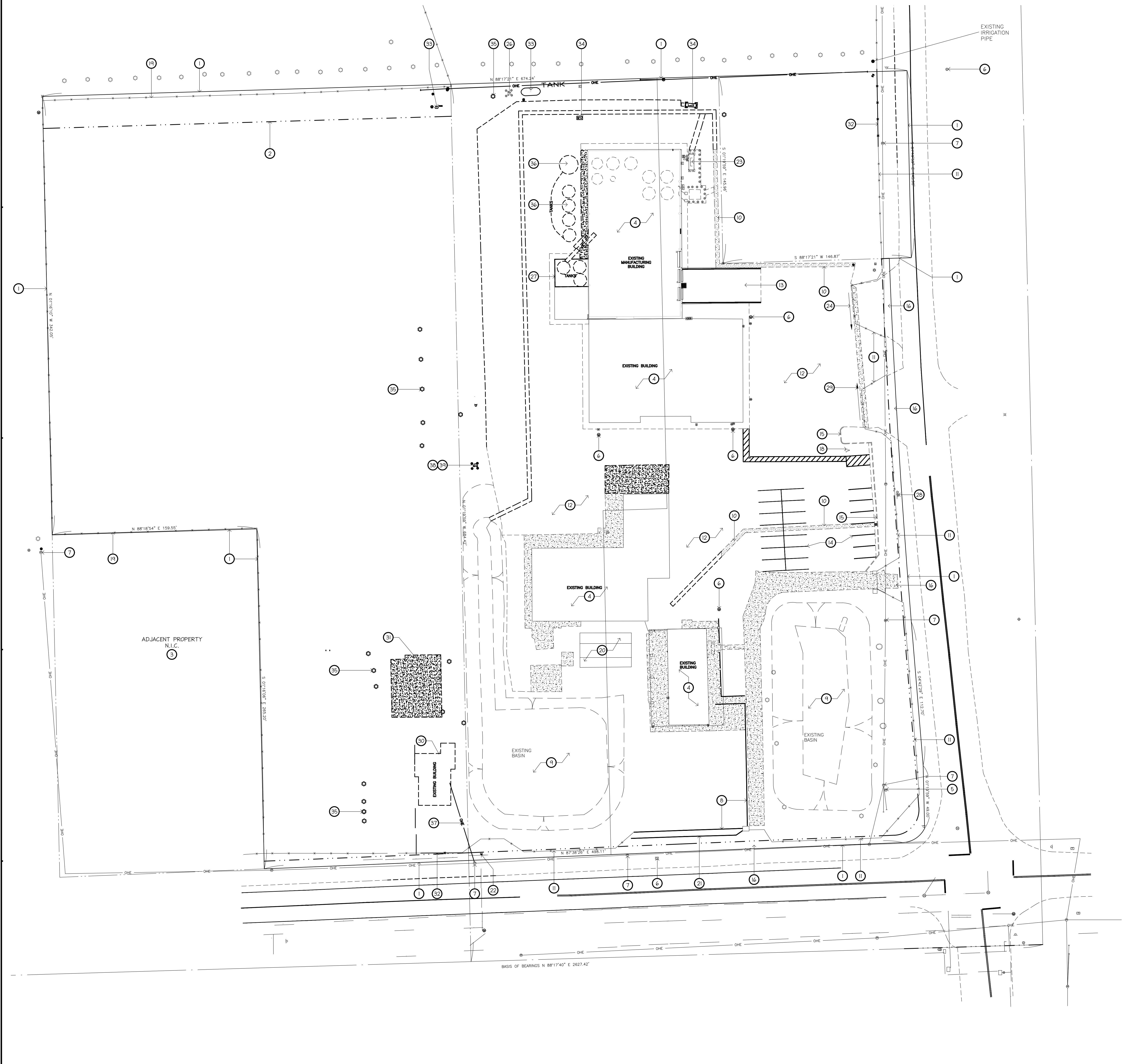
LANDSCAPE
SITE PLAN

sheet no.

LSP-2

project no. 24-03-005





- ### KEYED NOTES
- 1 LOCATION OF EXISTING PROPERTY LINE TO REMAIN, TYP.
 - 2 LOCATION OF EXISTING 25' IRRIGATION EASEMENT TO REMAIN.
 - 3 LOCATION OF EXISTING ADJACENT PARCEL - N.I.C.
 - 4 LOCATION OF EXISTING BUILDING TO REMAIN.
 - 5 LOCATION OF EXISTING UTILITY POLE TO REMAIN.
 - 6 LOCATION OF EXISTING UNDERGROUND UTILITIES TO REMAIN.
 - 7 LOCATION OF EXISTING PG&E POWER POLES/OVERHEAD LINES TO REMAIN.
 - 8 LOCATION OF EXISTING BLOCK WALL TO REMAIN.
 - 9 LOCATION OF EXISTING BASIN TO REMAIN.
 - 10 LOCATION OF EXISTING VALLEY GUTTER TO REMAIN.
 - 11 LOCATION OF EXISTING WROUGHT IRON FENCE TO REMAIN.
 - 12 LOCATION OF EXISTING AC PAVING TO REMAIN.
 - 13 LOCATION OF EXISTING TRUCK DOCK TO REMAIN.
 - 14 LOCATION OF EXISTING AT GRADE LOADING AREA TO REMAIN.
 - 15 LOCATION OF EXISTING PARKING STALLS TO REMAIN.
 - 16 LOCATION OF EXISTING CONCRETE CURB TO REMAIN.
 - 17 LOCATION OF EXISTING DRIVE APPROACH TO REMAIN.
 - 18 LOCATION OF EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
 - 19 LOCATION OF EXISTING CHAIN LINK FENCE TO REMAIN.
 - 20 LOCATION OF EXISTING SEA TRAIN TO REMAIN.
 - 21 LOCATION OF EXISTING PLANTER WALL TO REMAIN.
 - 22 LOCATION OF EXISTING BACK FLOW PREVENTOR TO REMAIN.
 - 23 LOCATION OF EXISTING SWITCHGEAR TO REMAIN.
 - 24 LOCATION OF EXISTING MANUAL SLIDE GATE TO REMAIN.
 - 25 LOCATION OF EXISTING IRRIGATION PIPE TO REMAIN.
 - 26 LOCATION OF EXISTING FIRE HYDRANT & PROTECTION BOLLARDS TO REMAIN.
 - 27 LOCATION OF EXISTING CMU CONTAINMENT CURBS TO REMAIN.
 - 28 LOCATION OF EXISTING MAILBOXES TO REMAIN.
 - 29 LOCATION OF EXISTING ENTRANCE & EXIT AUTOMATIC SLIDING GATE TO REMAIN.
 - 30 DASHED LINES INDICATE LOCATION OF EXISTING BUILDING TO BE REMOVED.
 - 31 DASHED LINES INDICATE LOCATION OF EXISTING CONCRETE PAVING TO BE REMOVED.
 - 32 LOCATION OF EXISTING CHAINLINK FENCE TO BE REMOVED.
 - 33 LOCATION OF EXISTING PROPANE TANK TO BE REMOVED.
 - 34 LOCATION OF EXISTING UNDERGROUND UTILITIES TO BE REMOVED.
 - 35 LOCATION OF EXISTING VEGETATION TO BE REMOVED.
 - 36 DASHED LINES INDICATE LOCATION OF EXISTING STORAGE TANKS TO BE REMOVED AND RELOCATED.
 - 37 LOCATION OF EXISTING OVERHEAD LINES TO BE REMOVED.
 - 38 LOCATION OF EXISTING FIRE HYDRANT TO BE REMOVED.
 - 39 LOCATION OF EXISTING BOLLARD TO BE REMOVED.

UTILITY LEGEND

■	ELECTRIC BOX/PEDESTAL
●	ELECTRIC MANHOLE
↓	GUY WIRE
⊙	POWER POLE
✱	AREA LIGHT
⦿	FIRE HYDRANT
▽	FIRE DEPARTMENT CONNECTION
■	WATER METER
●	WATER VALVE
●	BACK FLOW PREVENTOR
⊙	DOMESTIC WELL
■	GAS METER
⊙	GAS VALVE
○	UNDERGROUND GAS MARKER
●	STAND PIPE
■	STORM DRAIN GRATE
●	SEWER MANHOLE
○	CLEAN OUT
●	UNKNOWN MANHOLE
●	BOLLARD
■	TV PEDESTAL/BOX
■	MAILBOX
○	TREE
▽	SIGN
⊙	HOSE BIB
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND SEWER LINE
—	OVERHEAD POWERLINE
—	WALL LINE
—	HAND RAIL LINE
—	FENCE LINE
—	BUILDING OVERHANG
—	TOP/ TOE OF BANK
■	CONCRETE
○	TANK



**CENTERLINE
DESIGN, LLC**

PLANNING • DESIGN • CONSULTING

1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

PROJECT

PROPOSED ENTITLEMENT FOR:
AGROPLANTAE MASTER SITE PLAN
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS

Current Release Date
03-14-2024
Planning Submittal
--
Plan Check Submittal
--

REVISIONS

△	
△	
△	
△	
△	

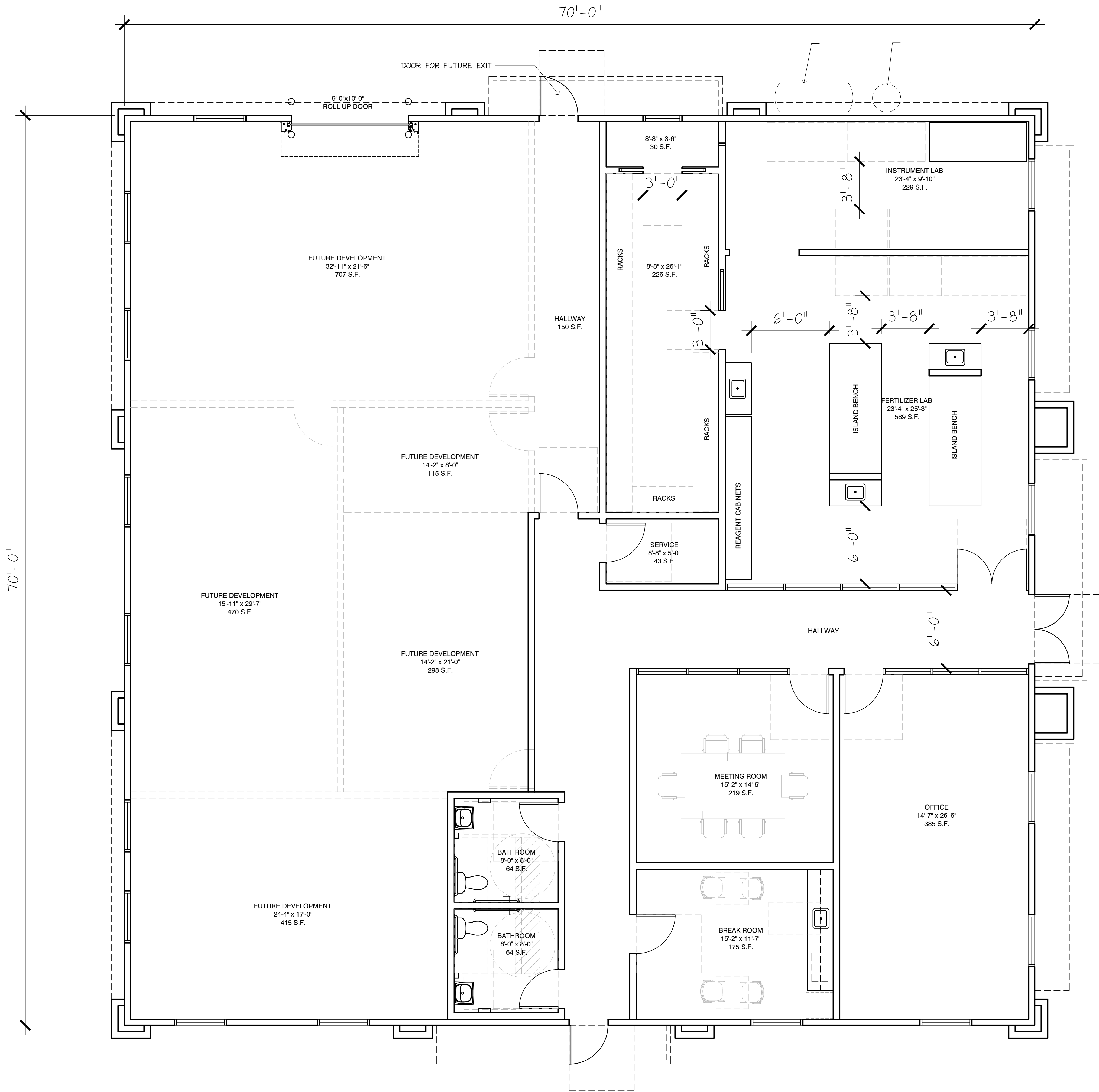
IDENTIFICATION

Scale	1:30
Project Coordinator	ROGER HURTADO
Project No.	23-151
Sheet	

D-0.0

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

DEMOLITION SITE PLAN



PROPOSED FLOOR PLAN

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROJECT DATA

OWNER INFORMATION:
OWNER: ANGELO PAOLUCCI
ADDRESS: 1865 HERNDON AVENUE, SUITE K321 CLOVIS, CA. 93611

SITE DATA:
ADDRESS: 2976 SOUTH PEACH AVENUE FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER: 316-071-36
EXISTING ZONING: AL-20
PROPOSED ZONING: M3 (HEAVY INDUSTRIAL)

ACCESSOR PARCEL NUMBER: 316-071-37
EXISTING ZONING: M3 (HEAVY INDUSTRIAL) TO REMAIN

ACCESSOR PARCEL NUMBER: 316-071-38
EXISTING ZONING: AL-20
PROPOSED ZONING: M3 (HEAVY INDUSTRIAL)

BUILDING DATA:
OCCUPANCY TYPE: GROUP "B" (OFFICE)
TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: ONE STORY
ALLOWABLE BUILDING HEIGHT: 75 FEET MAX.
ACTUAL BUILDING HEIGHT: T.B.D.
FIRE SPRINKLERED: YES (NFPA 13)
FIRE ALARM: YES
FIRE SEPEARATION WALL: NO

BUILDING AREA CALCULATION:
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2.
ALLOWABLE AREA 36,000 SQ. FT.
PROPOSED BUILDING AREA
GROSS BUILDING AREA: 4,900 SQ. FT.
36,000 SQ.FT. > 4,900 = OK

OCCUPANT LOAD DATA:
AREAS:
OFFICE: 3,533 SQ. FT. / 150 (OFFICE) = 24
TOTAL OCCUPANTS: 24 OCCUPANTS
1 EXIT REQUIRED
3 EXITS PROVIDED

PARKING DATA:
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:
= 1 SPACE PER 2 PERMANENT EMPLOYEES
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED

OCCUPANT PLUMBING MATRIX

ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANTS:
OFFICE	3,533	150	24
OCCUPANT LOAD DIVIDED IN HALF (50% MALE AND 50% FEMALE):			12 = M 12 = F

PLUMBING FIXTURES REQUIRED

MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE B CLASSIFICATION WITHIN TABLE 422.1 OF THE 2022 C.P.C.

OCCUPANCY		WATER CLOSETS			LAVATORIES		URINALS
B	FIXTURES REQUIRED:						
	FIXTURES REQUIRED - FOR MEN		1	1	1		
	FIXTURES REQUIRED - FOR WOMEN		1	1	0		
	FIXTURES PROVIDED:						
	FIXTURES PROVIDED - BATHROOM #1		1	1	1		
	FIXTURES PROVIDED - BATHROOM #2		1	1	0		



PROJECT

PROPOSED ENTITLEMENT FOR:
AGROPLANTAE LAB BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS

Current Release Date
02-23-2024
Planning Submittal
--
Plan Check Submittal
--

REVISIONS

△
△
△
△
△

IDENTIFICATION

Scale
1/4" = 1'-0"
Project Coordinator
ROGER HURTADO
Project No.
23-151B
Sheet

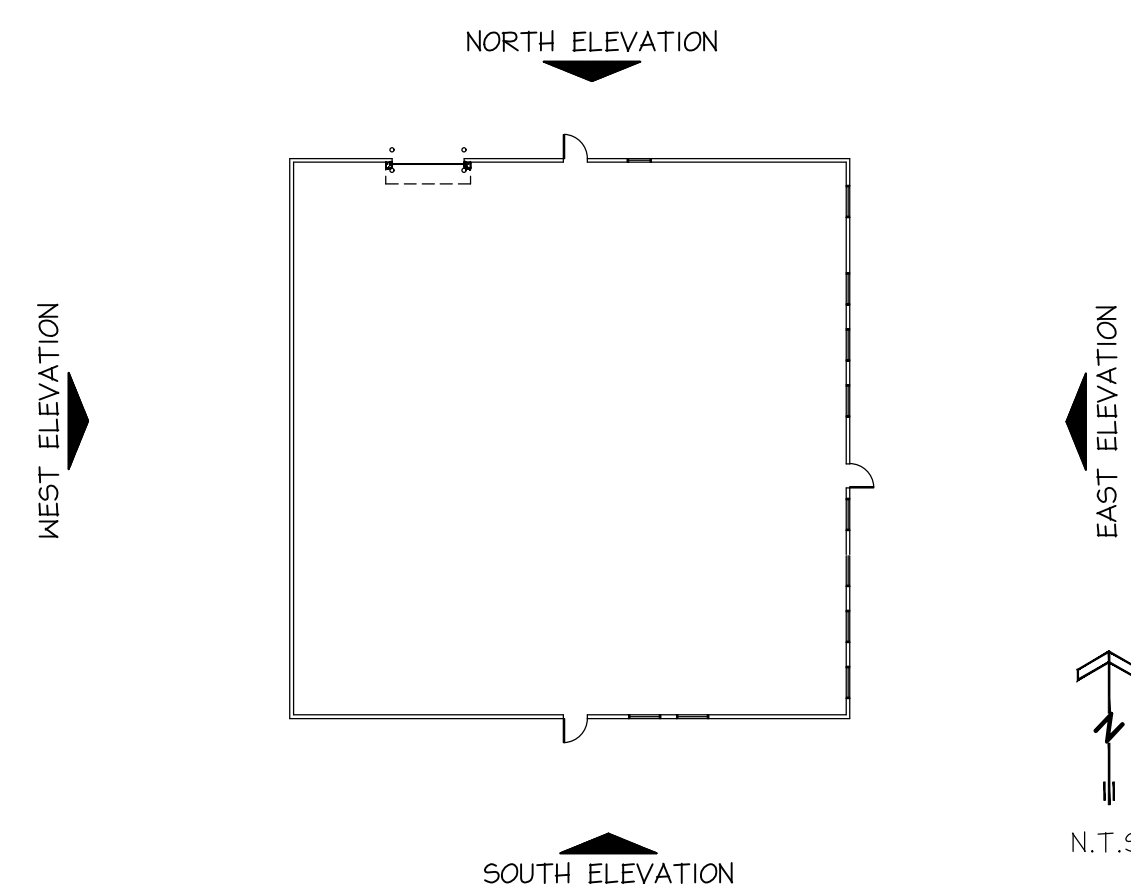
A-1.0

KEYED NOTES

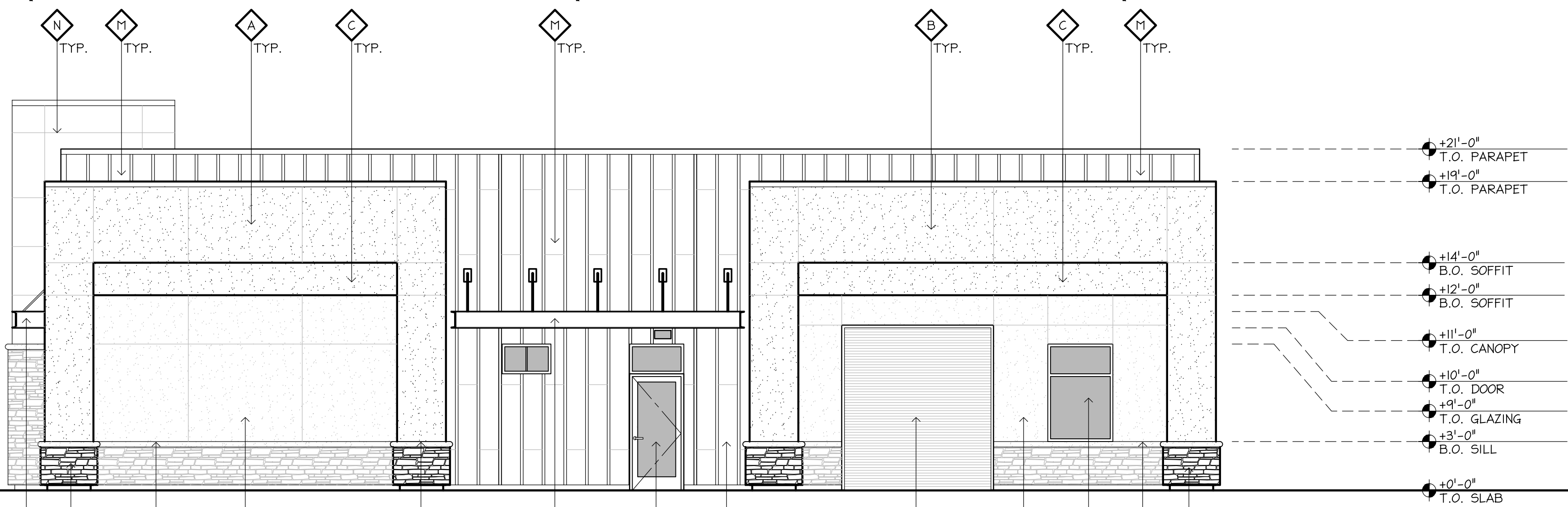
COLOR / MATERIAL LEGEND

MATERIAL	FINISH	COLOR
A CEMENT PLASTER (FIELD)	PAINTED	DUNN EDWARDS TBD
B CEMENT PLASTER (FIELD)	PAINTED	DUNN EDWARDS TBD
C CEMENT PLASTER (ACCENT)	PAINTED	DUNN EDWARDS TBD
D CEMENT PLASTER (ACCENT)	PAINTED	DUNN EDWARDS TBD
E CEMENT PLASTER (TRIM)	PAINTED	DUNN EDWARDS TBD
F GLAZING	FACTORY FINISH	REFLECTIVE/TINTED INSULATED GLASS - 1" GLAZING (1/4" SOLAR BRONZE, 1/2" AIR SPACE, 1/4" SUNGUARD S668) - REFER TO T-24 FOR FENESTRATION VALUE REQUIREMENTS.
G STOREFRONT DOOR	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
H ALUMINUM STOREFRONT SYSTEM	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
I METAL CANOPY	PAINTED	DIUNN EDWARDS TBD
J STONE VENEER	FACTORY FINISH	ELDORADO STONE TBD
K FIBER BOARD PANEL	FACTORY FINISH	FIBERON WILDWOOD TBD
L VERTICAL STANDING SEAM PANELS	FACTORY FINISH	AEP SPAN TBD
M METAL PANEL	FACTORY FINISH	PAC-CLAD TBD
N ROLL-UP DOOR	FACTORY FINISH	TBD
O PRIVACY SCREEN	PAINTED / FACTORY FINISH	TBD
P COVERED WALK-WAY	PAINTED	DIUNN EDWARDS TBD

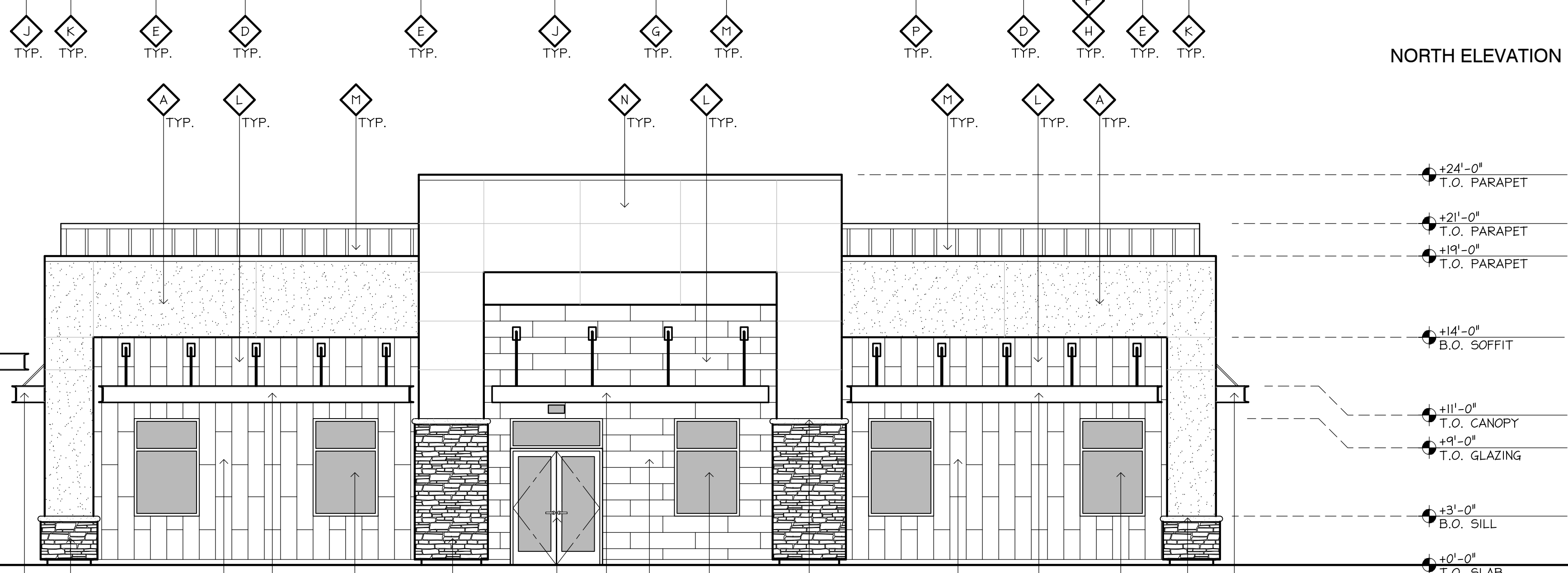
REFERENCE PLAN



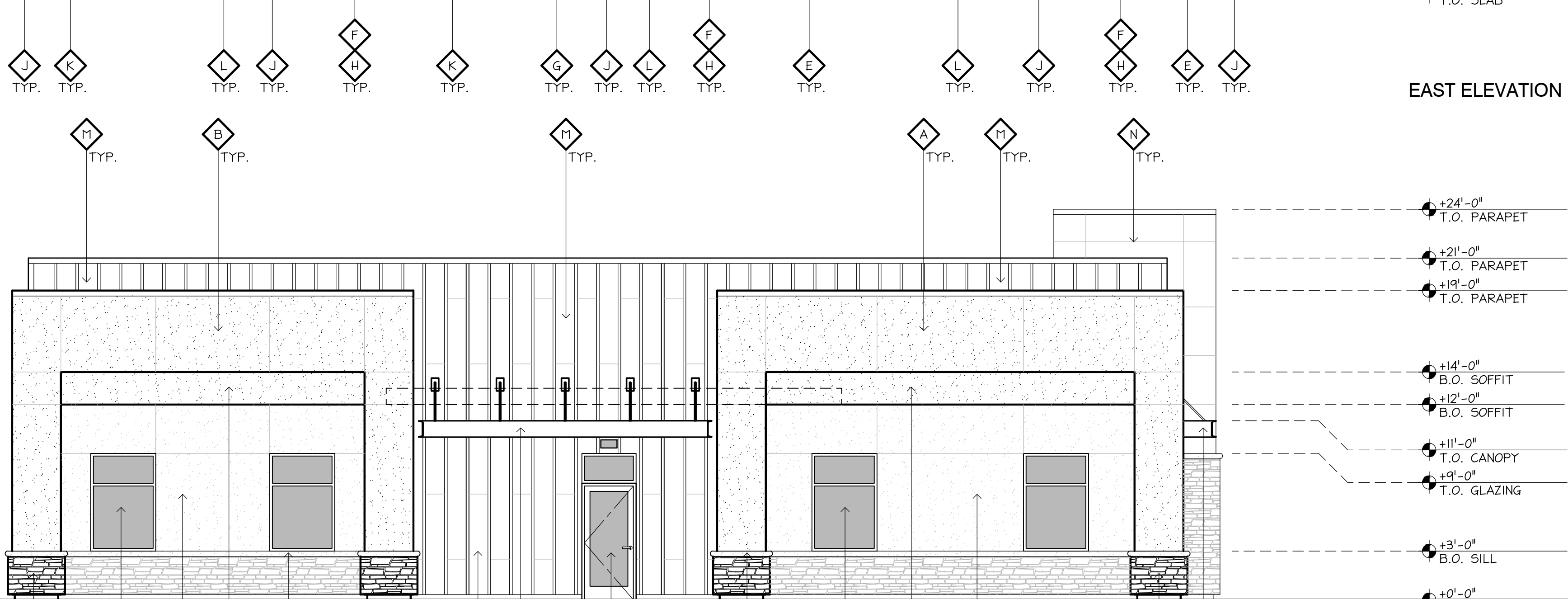
PROPOSED EXTERIOR ELEVATIONS



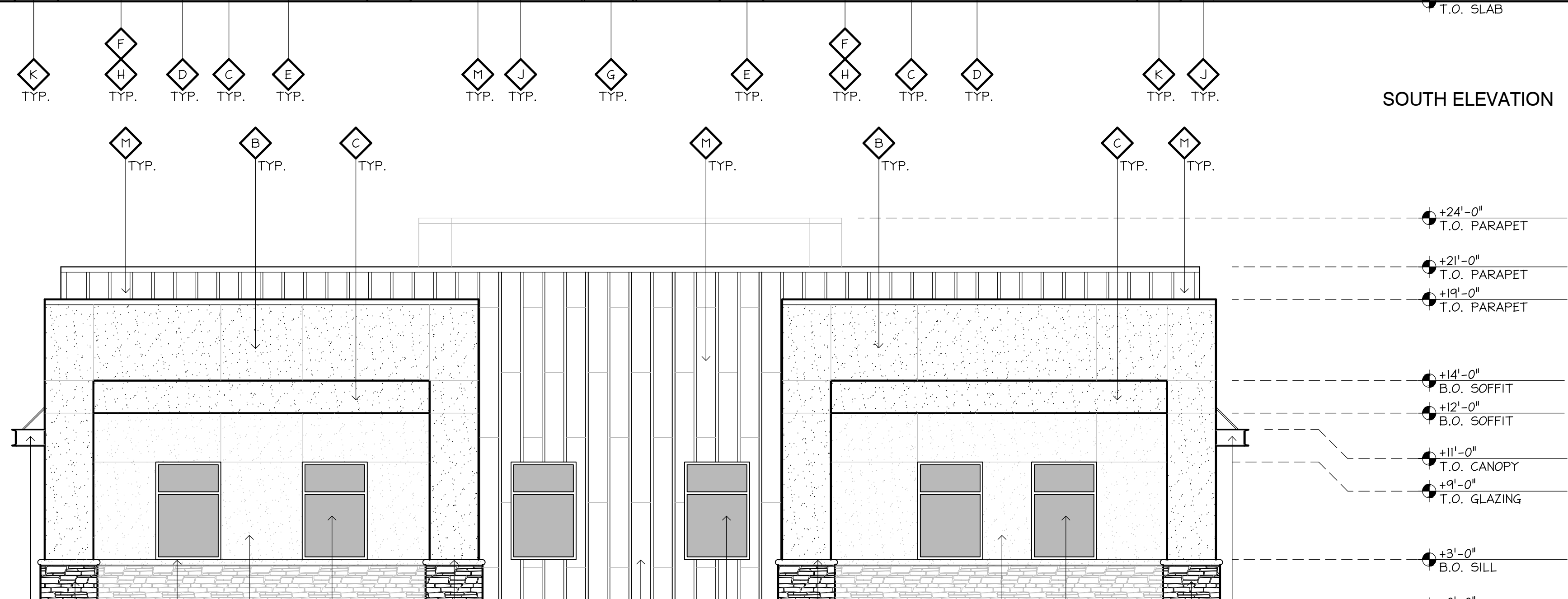
NORTH ELEVATION



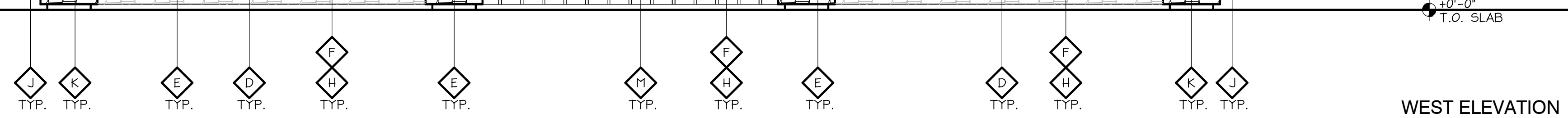
EAST ELEVATION



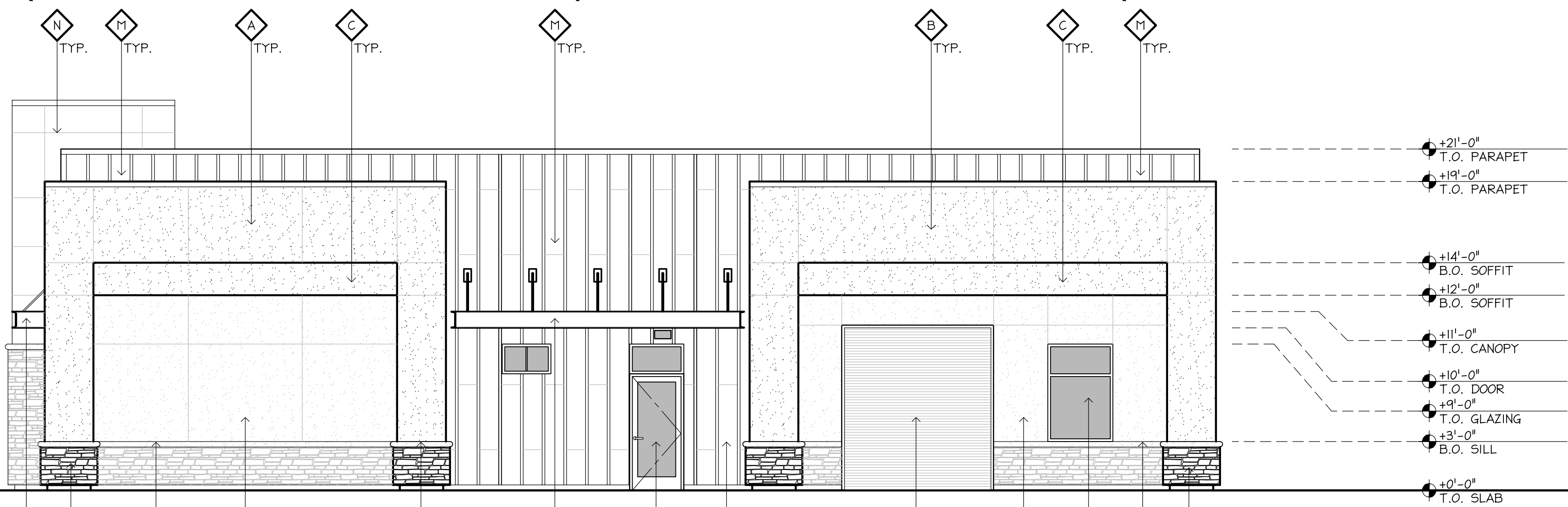
SOUTH ELEVATION



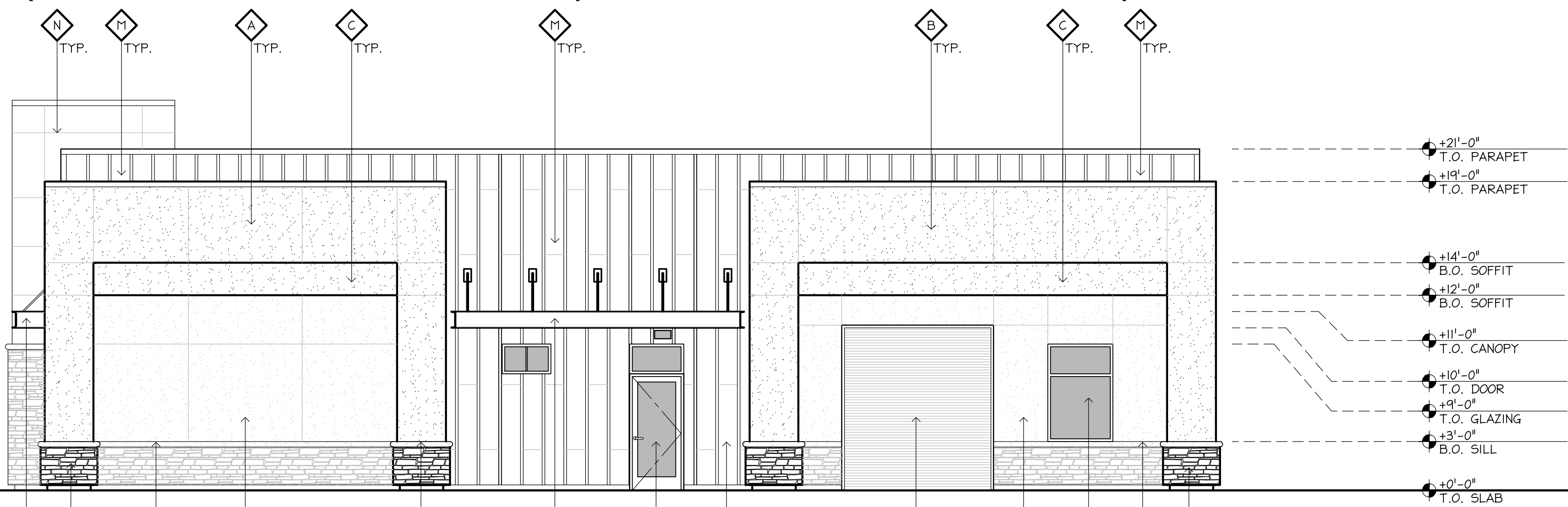
WEST ELEVATION



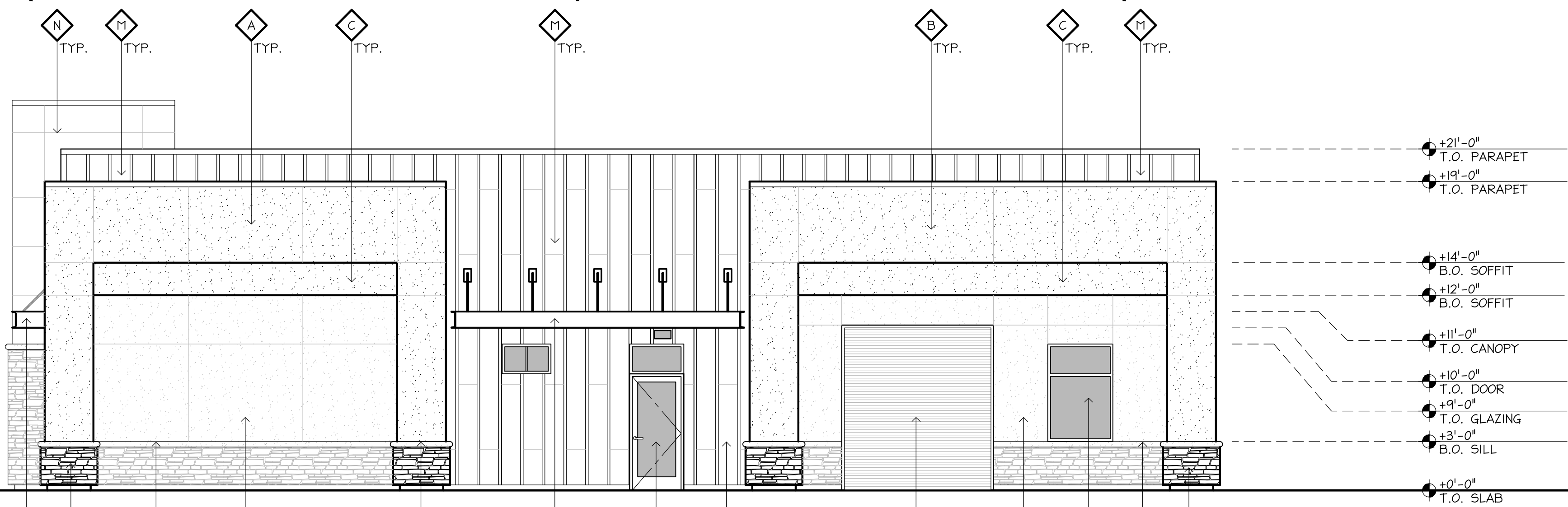
WEST ELEVATION



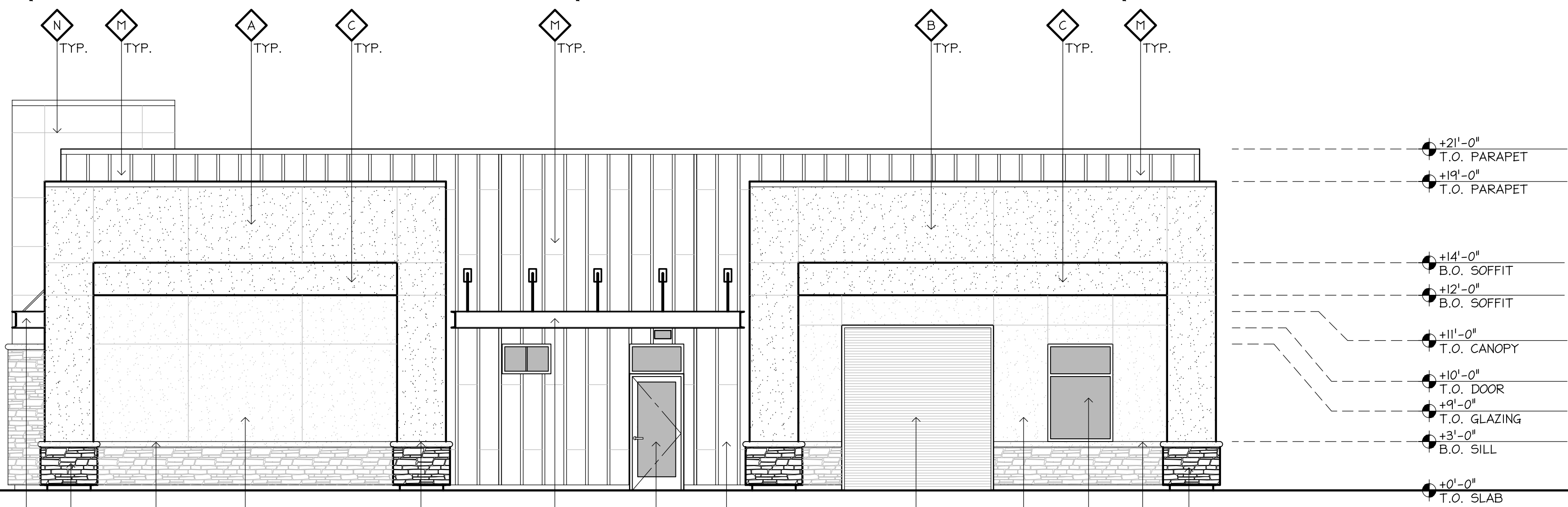
NORTH ELEVATION



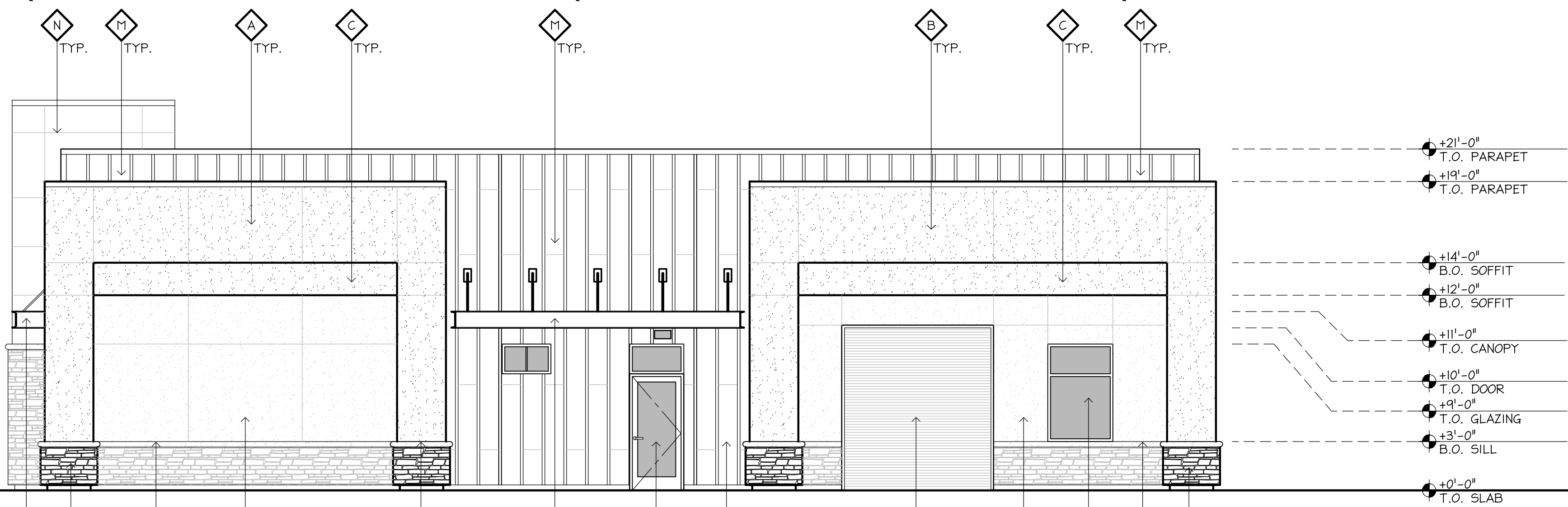
NORTH ELEVATION



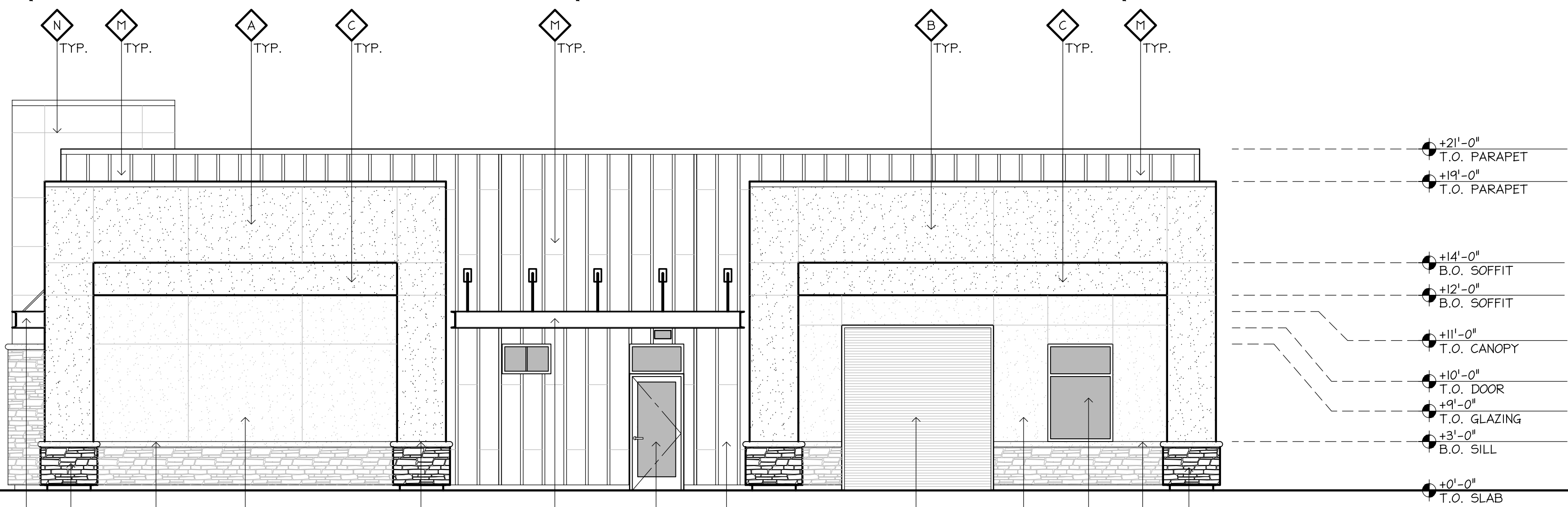
NORTH ELEVATION



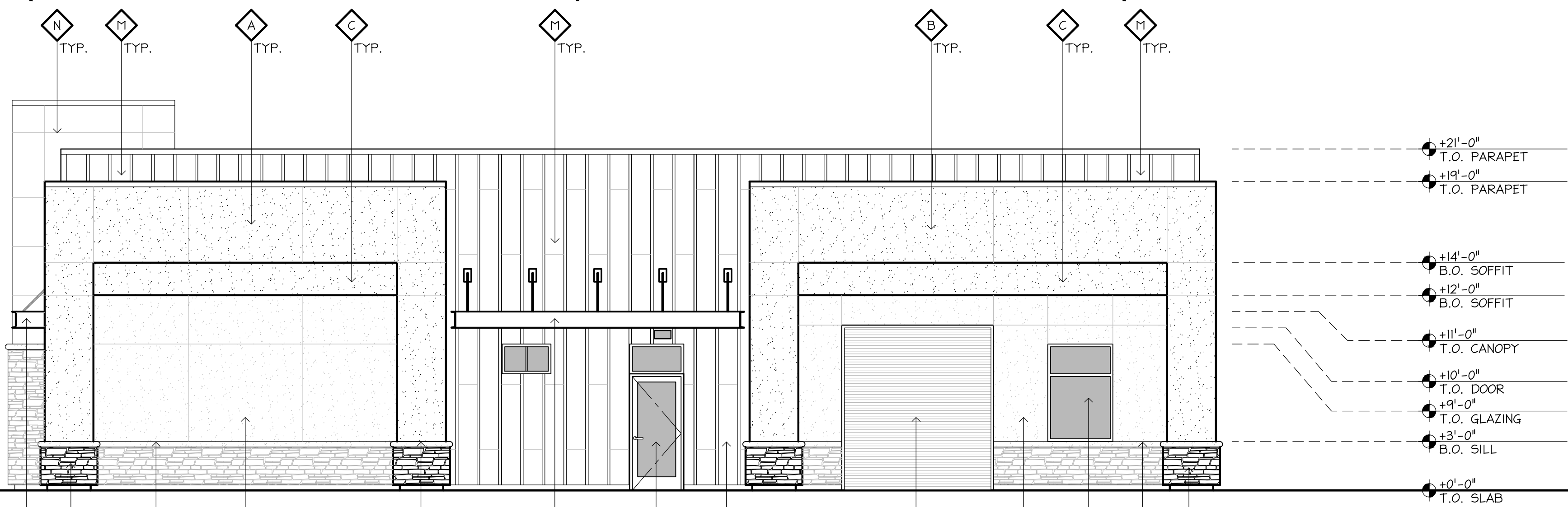
NORTH ELEVATION



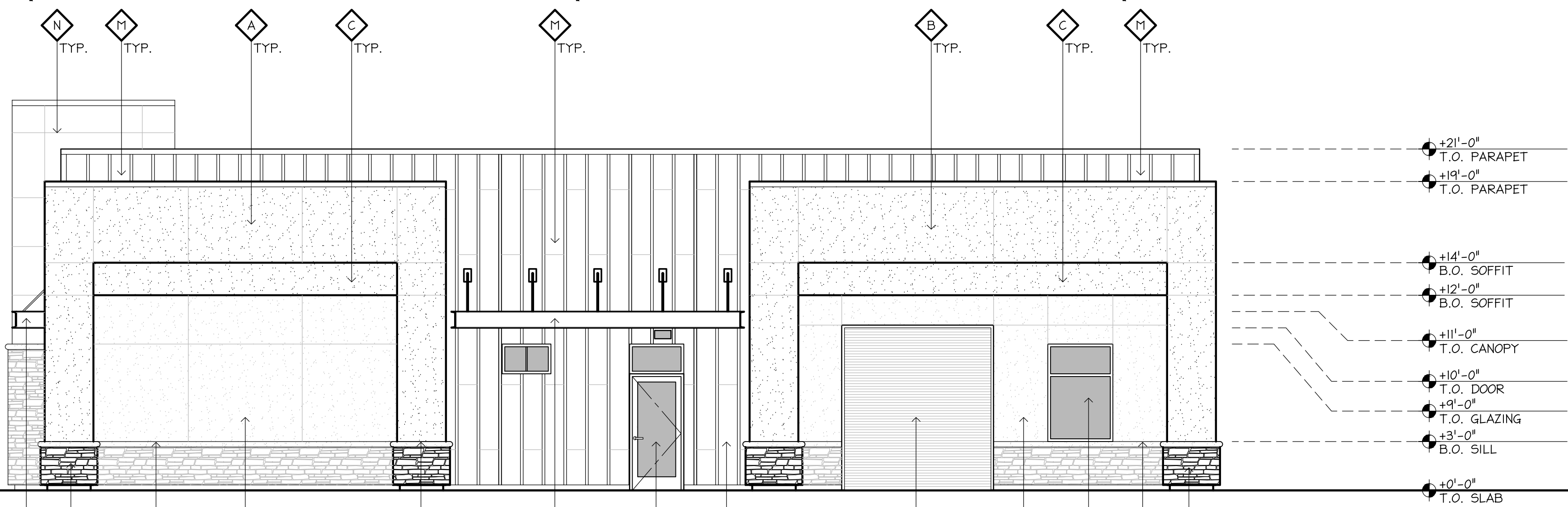
NORTH ELEVATION



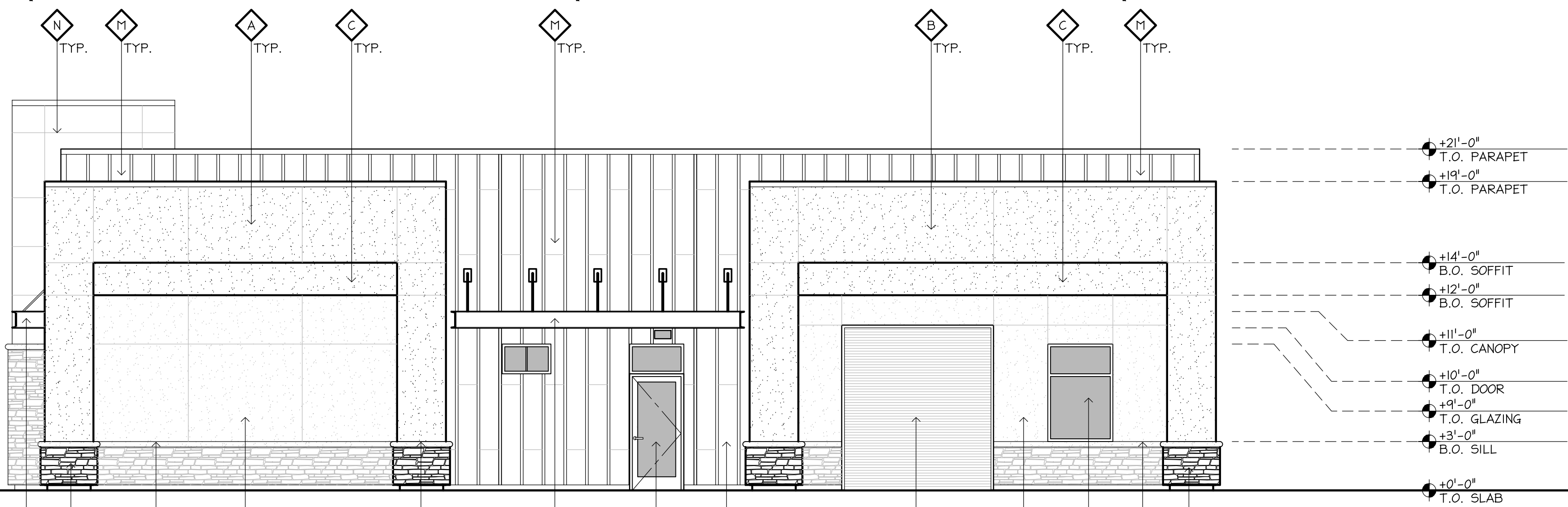
NORTH ELEVATION



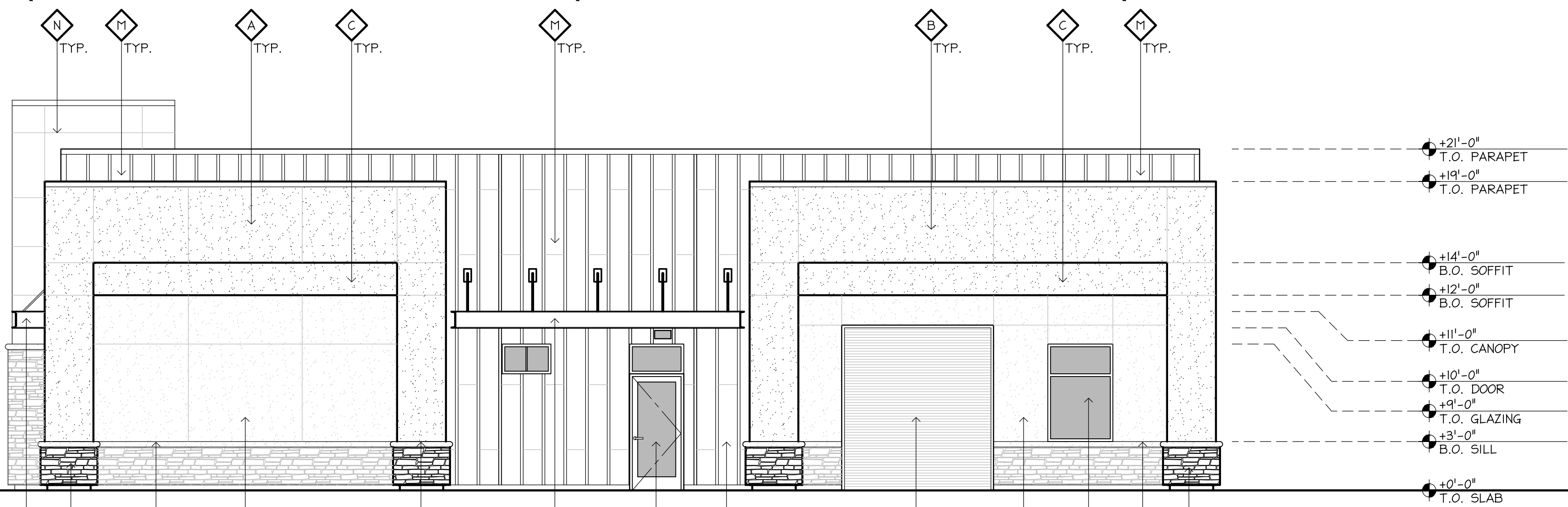
NORTH ELEVATION



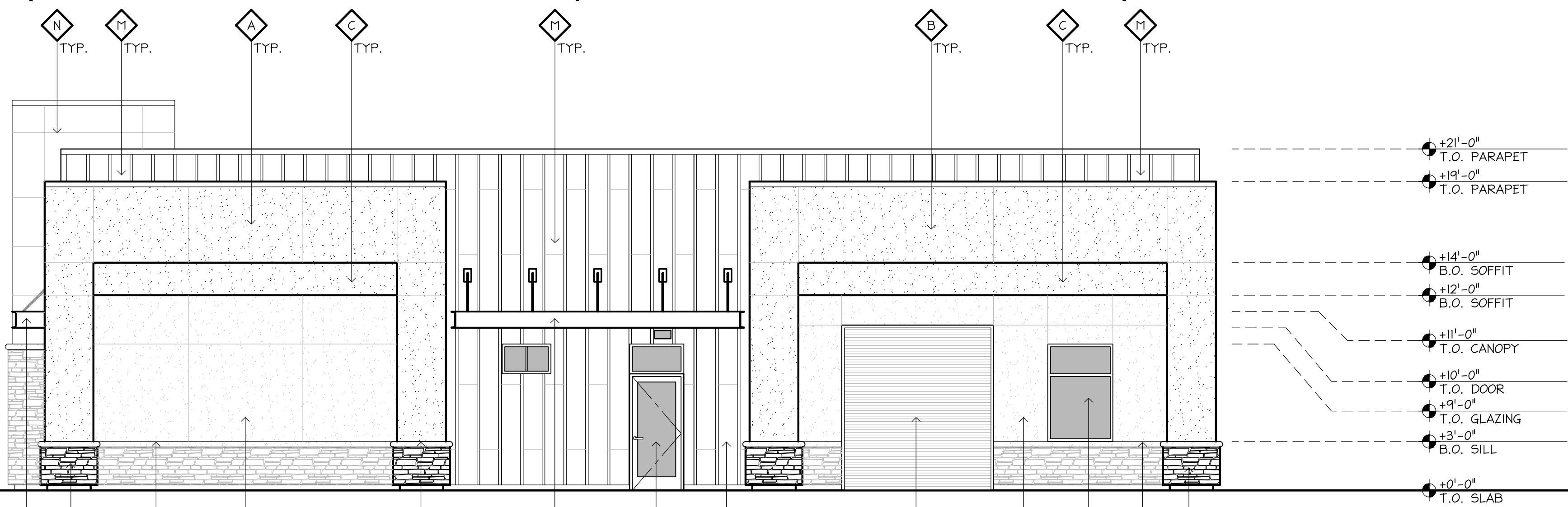
NORTH ELEVATION



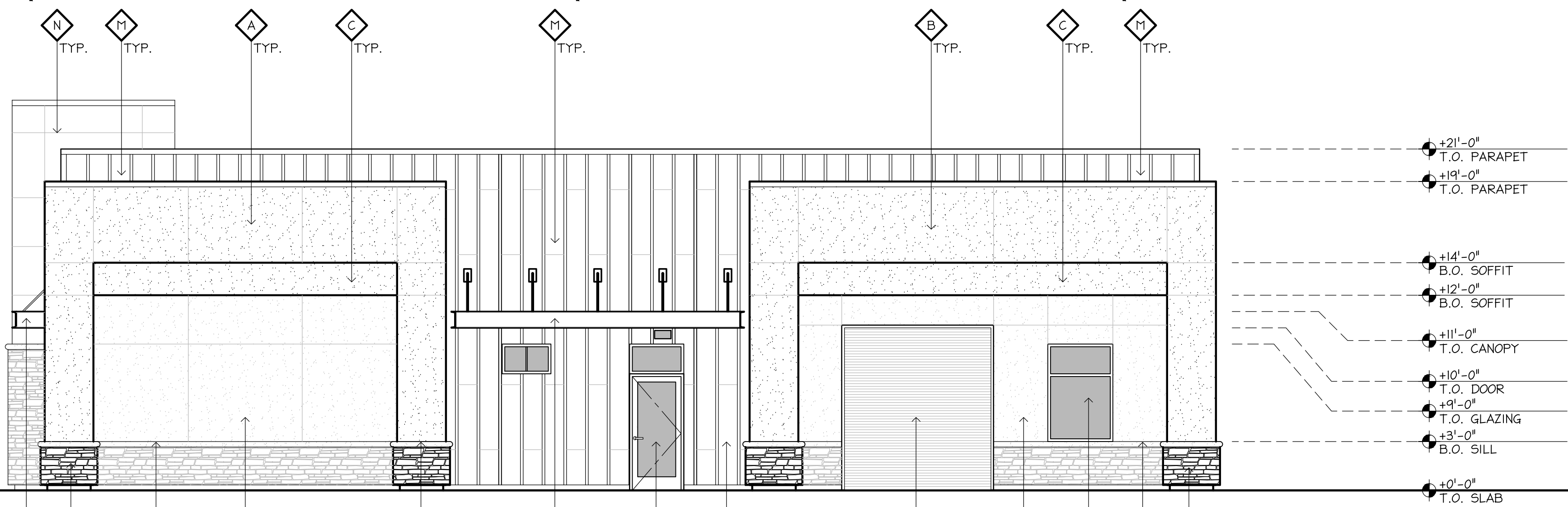
NORTH ELEVATION



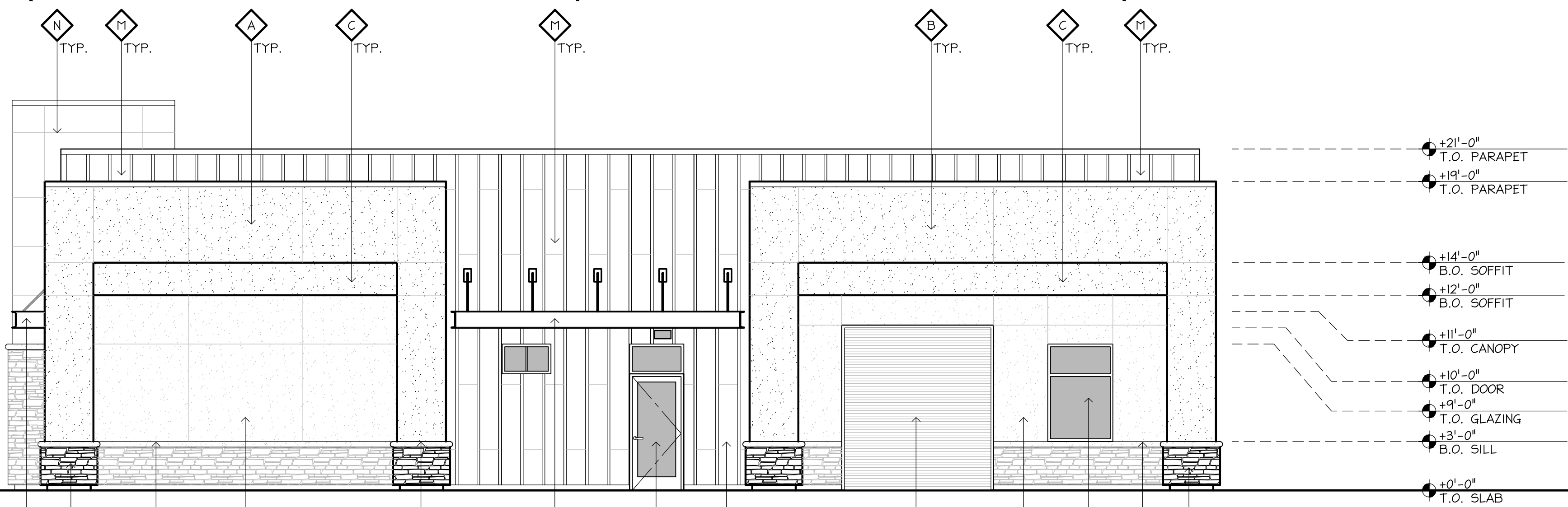
NORTH ELEVATION

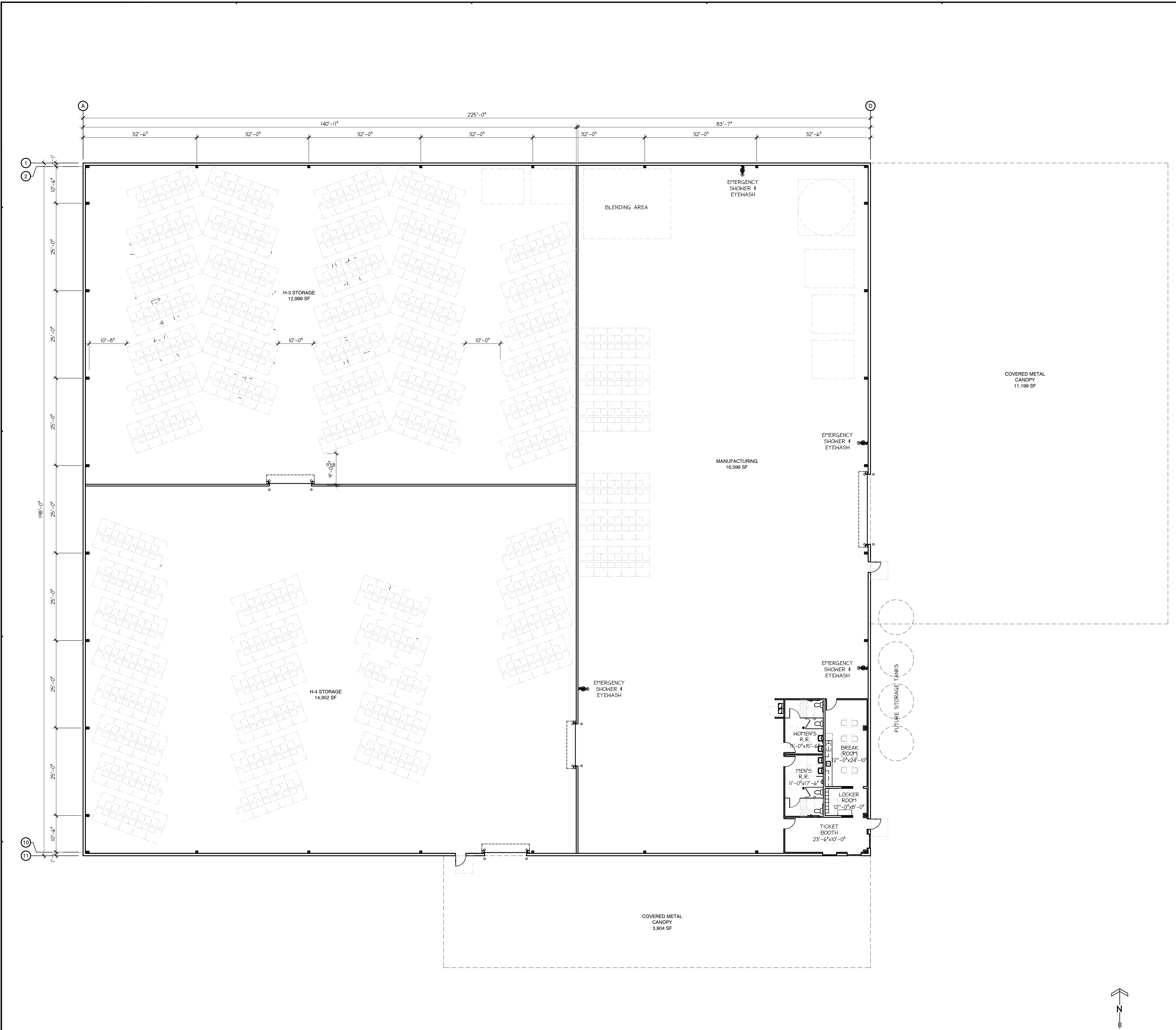


NORTH ELEVATION



NORTH ELEVATION





PROJECT DATA

OWNER INFORMATION:

OWNER:ANGELO PAOLUCCI
ADDRESS:1865 HERNDON AVENUE, SUITE K321
CLOVIS, CA. 93611

SITE DATA:

ADDRESS:2976 SOUTH PEACH AVENUE
FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER:316-071-36
EXISTING ZONING:AL-20
PROPOSED ZONING:M3 (HEAVY INDUSTRIAL)
ACCESSOR PARCEL NUMBER:316-071-37
EXISTING ZONING:M3 (HEAVY INDUSTRIAL) TO REMAIN
ACCESSOR PARCEL NUMBER:316-071-38
EXISTING ZONING:AL-20
PROPOSED ZONING:M3 (HEAVY INDUSTRIAL)

BUILDING DATA:

OCCUPANCY TYPE:MIXED - SEPARATED
GROUP "H-4" (HIGH HAZARD)
GROUP "H-3" (CONTROL AREA)
GROUP "F" (FACTORY)

TYPE OF CONSTRUCTION:

TYPE III

NUMBER OF STORIES:

ONE STORY

ALLOWABLE BUILDING HEIGHT:

75 FEET MAX.

ACTUAL BUILDING HEIGHT:

T.B.D.

FIRE SPRINKLERED:

YES (NFPA 13)

FIRE ALARM:

YES

FIRE SEPEARATION WALL:

YES

BUILDING AREA CALCULATION:

BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506
TABLE 506.2.

ALLOWABLE AREA

70,000 SQ. FT.

EXISTING BUILDING AREA

H-4 OCCUPANCY FLOOR AREA:

10,298 SQ. FT.

PROPOSED BUILDING AREA

H-3 OCCUPANCY FLOOR AREA:

12,999 SQ. FT.

H-4 OCCUPANCY FLOOR AREA:

31,551 SQ. FT.

F OCCUPANCY CANOPY AREA:

15,103 SQ. FT.

TOTAL GROSS BUILDING AREA OF NEW:

59,653 SQ. FT.

TOTAL GROSS BUILDING AREA OF EXISTING & NEW:

69,951 SQ. FT.

PROPOSED BUILDING AREA

GROSS BUILDING AREA:

69,951 SQ. FT.

70,000 SQ.FT. > 69,951 = OK

OCCUPANT LOAD DATA:

AREAS:

WAREHOUSE:

27,951 SQ. FT. / 500 (WAREHOUSE) = 56

MANUFACTURING:

16,307 SQ. FT. / 200 (MANUFACTURING) = 82

TOTAL OCCUPANTS:

138 OCCUPANTS

2 EXIT REQUIRED

2 EXITS PROVIDED

PARKING DATA:

PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:

- 1 SPACE PER 2 PERMANENT EMPLOYEES.

MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED

OCCUPANT PLUMBING MATRIX

ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANTS:
WAREHOUSE	27,951	4,000	7
PROCESSING	26,897	500	54
OCCUPANT LOAD DIVIDED IN HALF (50% MALE AND 50% FEMALE):			31 - M 31 - F

PLUMBING FIXTURES REQUIRED

MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE F1, F2 CLASSIFICATION WITHIN TABLE 422.1 OF THE 2022 C.P.C.

OCCUPANCY	FIXTURES REQUIRED:	WATER CLOSETS	LAVATORIES	URNALS	EMERGENCY SHOWERS
F1, F2	FIXTURES REQUIRED - FOR MEN	2	2	0	0
	FIXTURES REQUIRED - FOR WOMEN	2	2	0	0
	FIXTURES REQUIRED - EMERGENCY SHOWERS	-	-	-	4
	FIXTURES PROVIDED:				
F1, F2	FIXTURES PROVIDED - MEN'S RESTROOM	2	2	1	0
	FIXTURES PROVIDED - WOMEN'S RESTROOM	2	2	0	0
	FIXTURES PROVIDED - EMERGENCY SHOWERS	-	-	-	4

IDENTIFICATION

Scale

3/32" = 1'-0"

Project Coordinator

ROGER HURTADO

Project No.

23-151A

Sheet

CENTERLINE
DESIGN, LLC

1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

PROPOSED ENTITLEMENT FOR:
AGROPLANTA MANUFACTURING BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

PROJECT

STATUS

Current Release Date

02-15-2024

Planning Submittal

--

Plan Check Submittal

--

REVISIONS

△

△

△

△

△

IDENTIFICATION

Scale

3/32" = 1'-0"

Project Coordinator

ROGER HURTADO

Project No.

23-151A

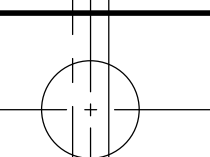
Sheet

A-1.0

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROPOSED FLOOR PLAN

KEYED NOTES



PROJECT

PROPOSED ENTITLEMENT FOR:
AGROPLANTAE MANUFACTURING BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS

Current Release Date
02-15-2024
Planning Submittal
--
Plan Check Submittal
--

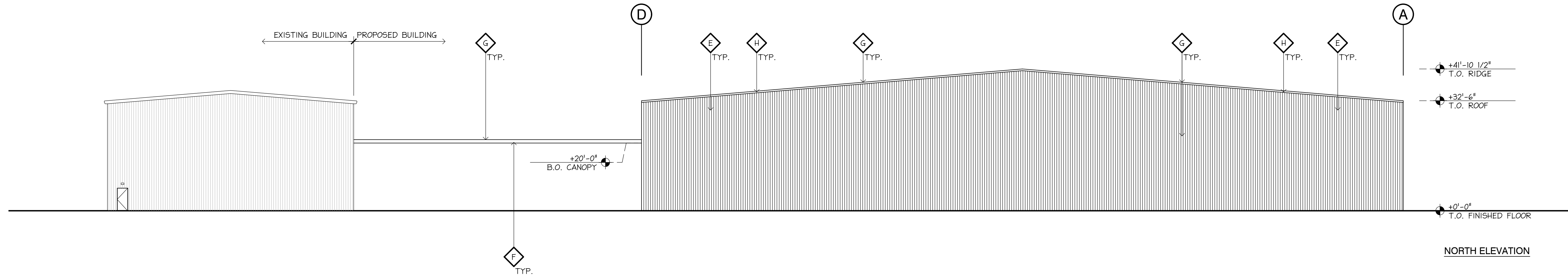
REVISIONS

△	
△	
△	
△	
△	

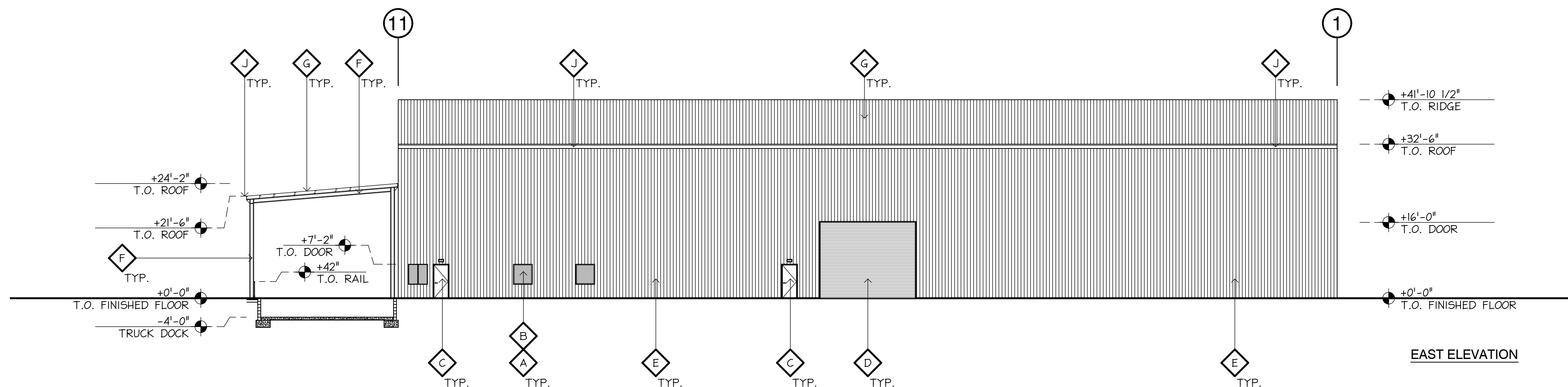
IDENTIFICATION

Scale
1/16" = 1'-0"
Project Coordinator
ROGER HURTADO
Project No.
23-151A
Sheet

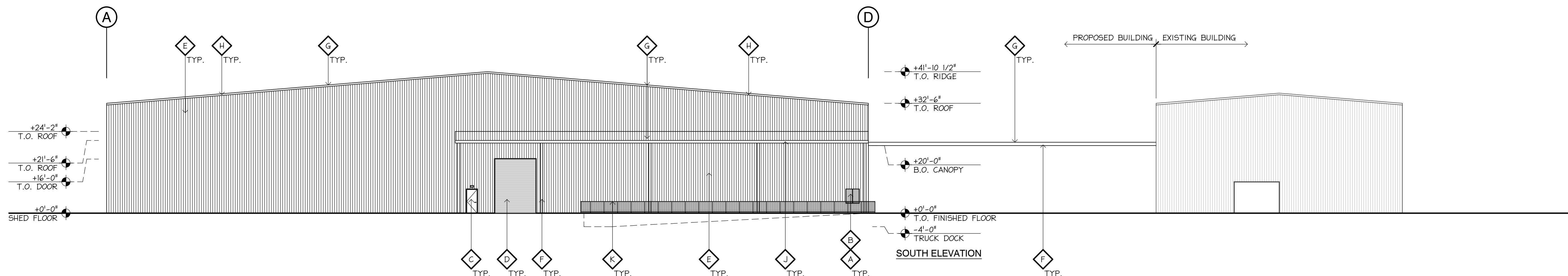
A-3.0



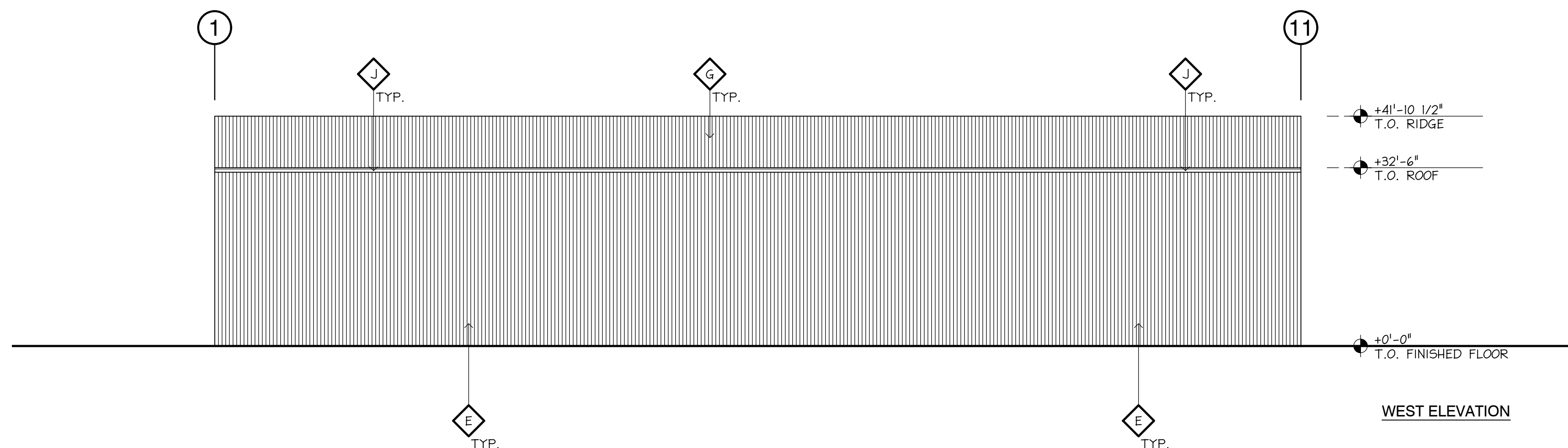
NORTH ELEVATION



EAST ELEVATION

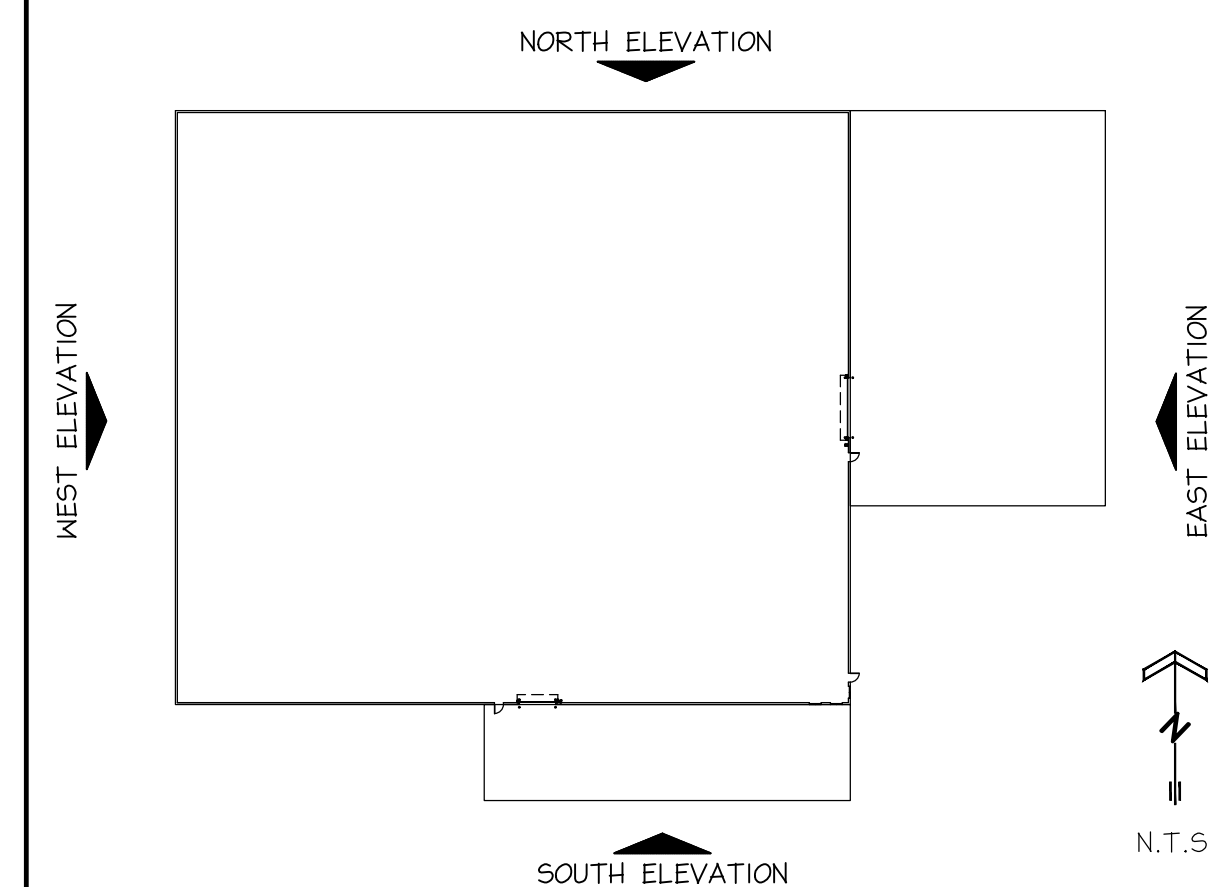


SOUTH ELEVATION



WEST ELEVATION

REFERENCE PLAN



PROPOSED EXTERIOR ELEVATIONS



OCCUPANT PLUMBING MATRIX

ROOM AREAS:	AREA (S.F.):	OCCUPANT LOAD FACTOR #:	OCCUPANTS:
OFFICE	5,782	150	39
OCCUPANT LOAD DIVIDED IN HALF (50% MALE AND 50% FEMALE):		20 - M	20 - F

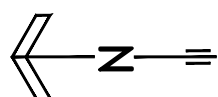
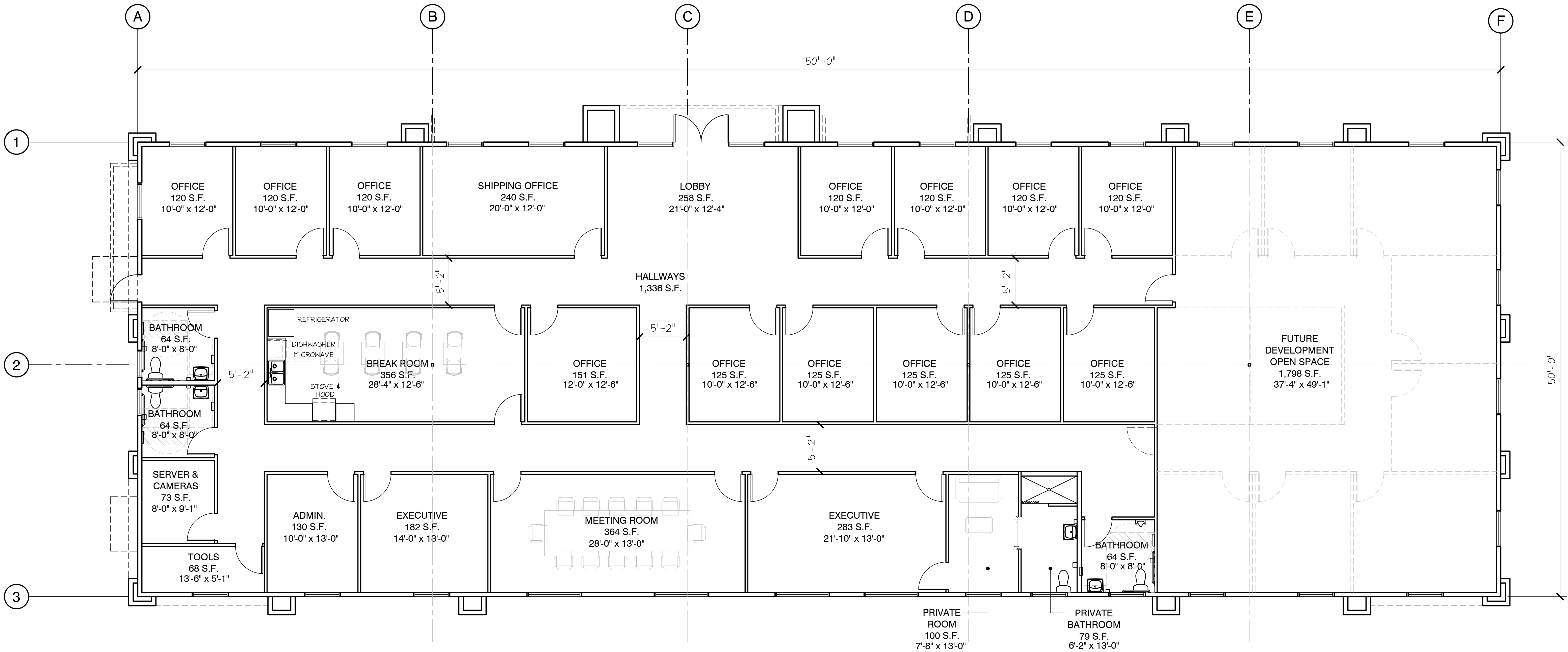
PLUMBING FIXTURES REQUIRED

MINIMUM PLUMBING FACILITIES CHART BELOW IS BASED UPON THE B CLASSIFICATION WITHIN TABLE 422.1 OF THE 2022 C.P.C.

OCCUPANCY		WATER CLOSETS	LAVATORIES	URINALS
B	FIXTURES REQUIRED:			
	FIXTURES REQUIRED - FOR MEN	1	1	1
	FIXTURES REQUIRED - FOR WOMEN	2	1	0
	FIXTURES PROVIDED:			
	FIXTURES PROVIDED - BATHROOM #1	1	1	1
	FIXTURES PROVIDED - BATHROOM #2	1	1	0
	FIXTURES PROVIDED - BATHROOM #3	1	1	0

PROJECT DATA

OWNER INFORMATION:		ANGELO PAOLUCCI 1865 HERNDON AVENUE, SUITE K321 CLOVIS, CA. 93611
SITE DATA:		2976 SOUTH PEACH AVENUE FRESNO, CA. 93725
ACCESSOR PARCEL NUMBER:		316-071-36
EXISTING ZONING:		AL-20
PROPOSED ZONING:		M3 (HEAVY INDUSTRIAL)
ACCESSOR PARCEL NUMBER:		316-071-37
EXISTING ZONING:		M3 (HEAVY INDUSTRIAL) TO REMAIN
ACCESSOR PARCEL NUMBER:		316-071-38
EXISTING ZONING:		AL-20
PROPOSED ZONING:		M3 (HEAVY INDUSTRIAL)
BUILDING DATA:		
OCCUPANCY TYPE:		GROUP "B" (OFFICE)
TYPE OF CONSTRUCTION:		TYPE VB
NUMBER OF STORIES:		ONE STORY
ALLOWABLE BUILDING HEIGHT:		75 FEET MAX.
ACTUAL BUILDING HEIGHT:		T.B.D.
FIRE SPRINKLERED:		YES (NFPA 13)
FIRE ALARM:		YES
FIRE SEPARATION WALL:		NO
BUILDING AREA CALCULATION:		
BUILDING AREA AS DEFINED BY THE CALIFORNIA BUILDING CODE, SECTION 506 TABLE 506.2:		
ALLOWABLE AREA		36,000 SQ. FT.
PROPOSED BUILDING AREA		
GROSS BUILDING AREA:		7,500 SQ. FT.
36,000 SQ.FT. > 7,500 = OK		
OCCUPANT LOAD DATA:		
AREAS:		
OFFICE:		5,782 SQ. FT. / 150 (OFFICE) = 39
TOTAL OCCUPANTS:		39 OCCUPANTS
2 EXITS REQUIRED		
2 EXITS PROVIDED		
PARKING DATA:		
PARKING REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:		
- 1 SPACE PER 2 PERMANENT EMPLOYEES:		
MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES IS 20 = 10 SPACES REQUIRED		



ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

PROPOSED FLOOR PLAN

PROJECT
PROPOSED ENTITLEMENT FOR:
AGROPLANTAE OFFICE BUILDING
2976 SOUTH PEACH
FRESNO, CA. 93725

STATUS
Current Release Date
02-23-2024
Planning Submittal
--
Plan Check Submittal
--

REVISIONS
▲
▲
▲
▲
▲

IDENTIFICATION
Scale
3/16" = 1'-0"
Project Coordinator
ROGER HURTADO
Project No.
23-151C
Sheet

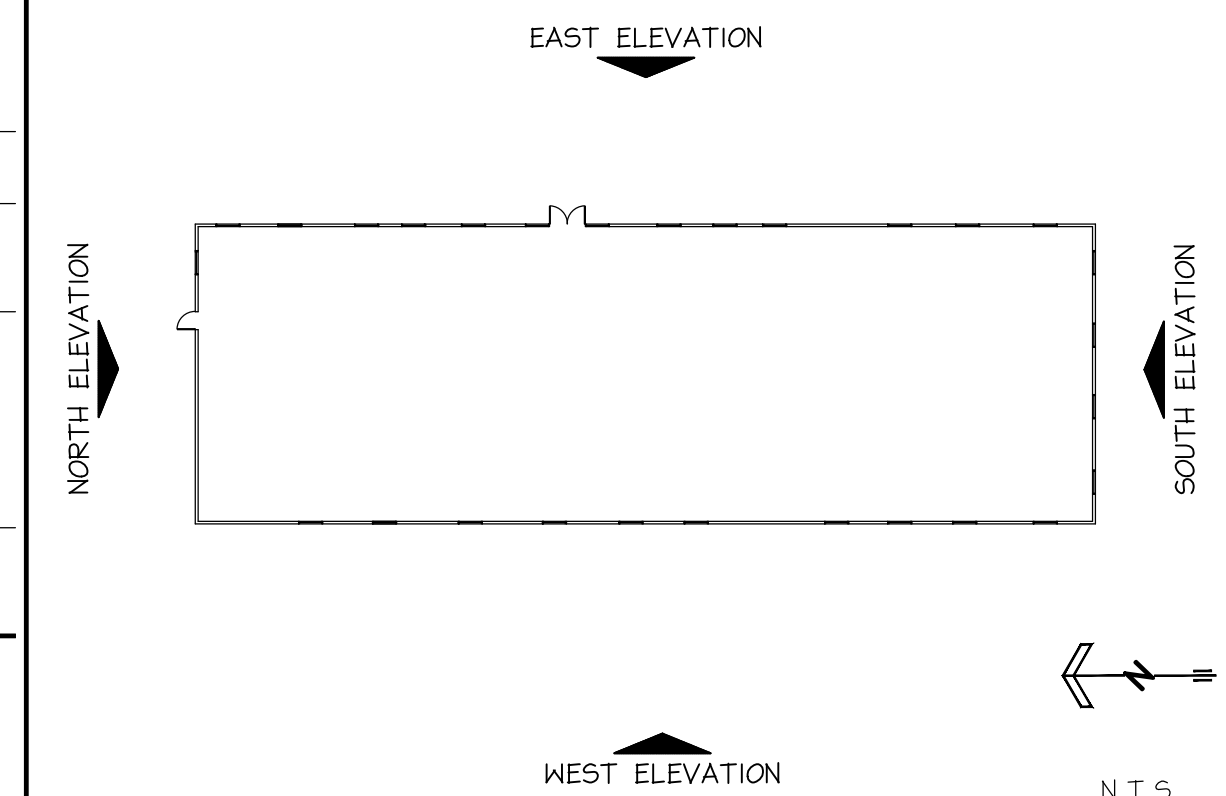
A-1.0

KEYED NOTES

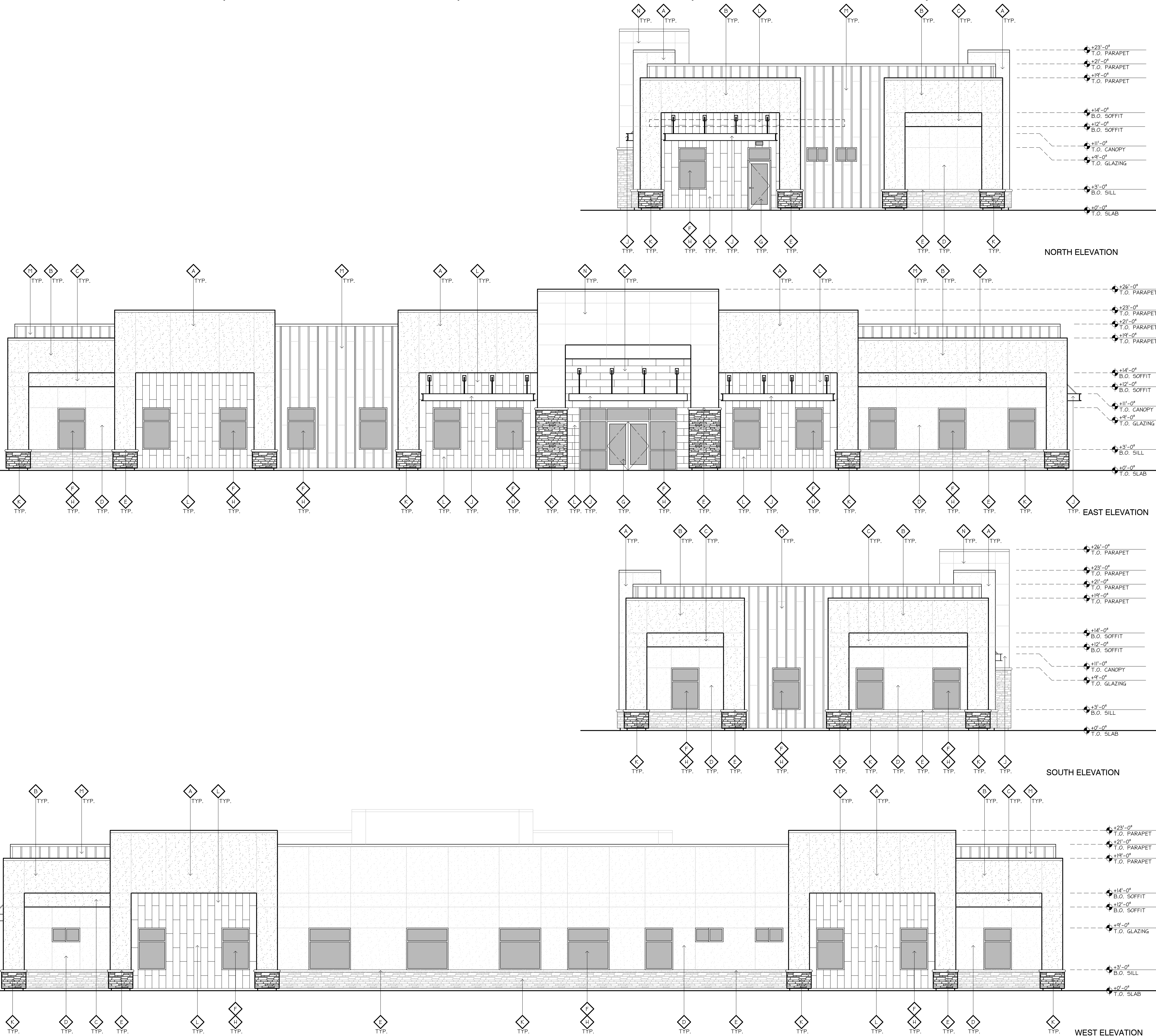
COLOR / MATERIAL LEGEND

MATERIAL	FINISH	COLOR
A CEMENT PLASTER (FIELD)	PAINTED	DUNN EDWARDS TBD
B CEMENT PLASTER (FIELD)	PAINTED	DUNN EDWARDS TBD
C CEMENT PLASTER (ACCENT)	PAINTED	DUNN EDWARDS TBD
D CEMENT PLASTER (ACCENT)	PAINTED	DUNN EDWARDS TBD
E CEMENT PLASTER (TRIM)	PAINTED	DUNN EDWARDS TBD
F GLAZING	FACTORY FINISH	REFLECTIVE/TINTED INSULATED GLASS - 1" GLAZING (1/4" SOLAR BRONZE, 1/2" AIR SPACE, 1/4" SUNGUARD S68) - REFER TO T-24 FOR PENETRATION VALUE REQUIREMENTS.
G STOREFRONT DOOR	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
H ALUMINUM STOREFRONT SYSTEM	FACTORY FINISH	STOREFRONT SYSTEM AT ALL WINDOWS TO BE: 2" x 4 1/2" CENTER GLAZED STOREFRONT SYSTEM (ANODIZED CLEAR MILL FINISH)
I METAL CANOPY	PAINTED	DIUNN EDWARDS TBD
J STONE VENEER	FACTORY FINISH	ELDORADO STONE TBD
K FIBER BOARD PANEL	FACTORY FINISH	FIBERON WILDWOOD TBD
L VERTICAL STANDING SEAM PANELS	FACTORY FINISH	AEP SPAN TBD
M METAL PANEL	FACTORY FINISH	PAC-CLAD TBD

REFERENCE PLAN



PROPOSED EXTERIOR ELEVATIONS



ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT LAW. STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

BIOLOGICAL RESOURCE ASSESSMENT

2975 S. Peach Avenue, Fresno, CA

APNs

316-081-36/37/38/75

Prepared for:



Table of Contents

1.0	<u>EXECUTIVE SUMMARY AND INTRODUCTION</u>	1
	EXECUTIVE SUMMARY	1
1.1	INTRODUCTION	1
1.2	STUDY OBJECTIVES	1
1.3	REGULATORY JURISDICTION AND BACKGROUND	3
	WETLAND PROTECTION	3
	LISTED PROTECTED SPECIES AND HABITAT PROTECTION	4
	CALIFORNIA ENDANGERED SPECIES ACT	5
	CALIFORNIA ENVIRONMENTAL QUALITY ACT	6
	LAND USE ENTITLEMENTS	6
2.0	<u>RESOURCES CONSULTED, METHODS</u>	7
2.1	DATA AND LITERATURE REVIEW	7
2.2	AERIAL PHOTOGRAPHY AND WETLAND MAPPING	7
2.3	FIELD INVESTIGATION	7
3.0	<u>RESULTS AND CONCLUSIONS</u>	8
3.1	PHYSICAL RESOURCES AND ELEMENTS	8
	CLIMATE	8
	TOPOGRAPHY AND DRAINAGE, SOILS	8
	LAND USE	10
	HABITAT	10
	WATERS/WETLAND	12
	SPECIAL STATUS SPECIES	12
3.2	CONCLUSIONS/RECOMMENDATIONS	17
	REFERENCES	18
	List of Figures	
	Figure 1: Location Map	3
	Figure 2: Topographic Map	9
	Figure 3: Habitat Map	11
	Figure 3: National Wetland Inventory Map	14
	List of Tables	
	Table 1: Summary of Special Status Species	15
	Attachments	
	Attachment A: Photographs	

1.0 EXECUTIVE SUMMARY AND INTRODUCTION

EXECUTIVE SUMMARY

Argonaut Ecological, Inc. conducted a biological evaluation of an approximately 27.78 acre site bordered by E. North Ave. on the South and S. Peach Ave. on the east in Fresno County.

The assessment included evaluating the types of habitats present and sensitive species associated with those habitats. The biological evaluation focused on mapping existing habitat types based on a site reconnaissance and a review of public and commercial databases, aerial photographs (current and historical), and other published information and available data.

The Study Area is a mixture of agricultural, residential, and commercial/industrial uses. There are no sensitive habitats within the Study Area, including Waters/wetlands or critical habitat for species of concern. There is some limited habitat for a State species of concern (Western burrowing owl).

1.1 INTRODUCTION

Argonaut conducted a biological resource assessment of the subject, approximately 27.78 acre site. The parcels are at the northwest corner of S. Peach Avenue and E. North Avenue. There is an existing business (AgroPlantae) at the southeast corner of the Study Area, and the applicant proposes to expand the business footprint within the Study Area boundary.

1.2 STUDY OBJECTIVES

This report describes the biological resources present within and adjacent to the Study Area, describes the area's biological characteristics, and evaluates the Study Area's likelihood to support sensitive biological resources (such as wetlands, creeks/drainages, and special status species). This evaluation is based on available literature, aerial photography, historic topographic and aerial maps, as well as a site visit. For this study, wetland habitat includes those areas possibly considered "Waters of the U.S." by the U.S. Army Corps of Engineers (Army Corps) or Waters of the State of California. As described in Section 1.2.1, wetlands are a subset of "Waters of the U.S." under the Federal Clean Water Act (CWA).

This report assesses the project's potential effects on biological resources and evaluates whether any associated regulatory approvals or permits are required. This report also evaluates potential impacts that site development may have on protected habitat, species protected by the Federal Endangered Species Act (ESA), or those protected under the California Environmental Quality Act (CEQA) or California Endangered Species Act (CESA).

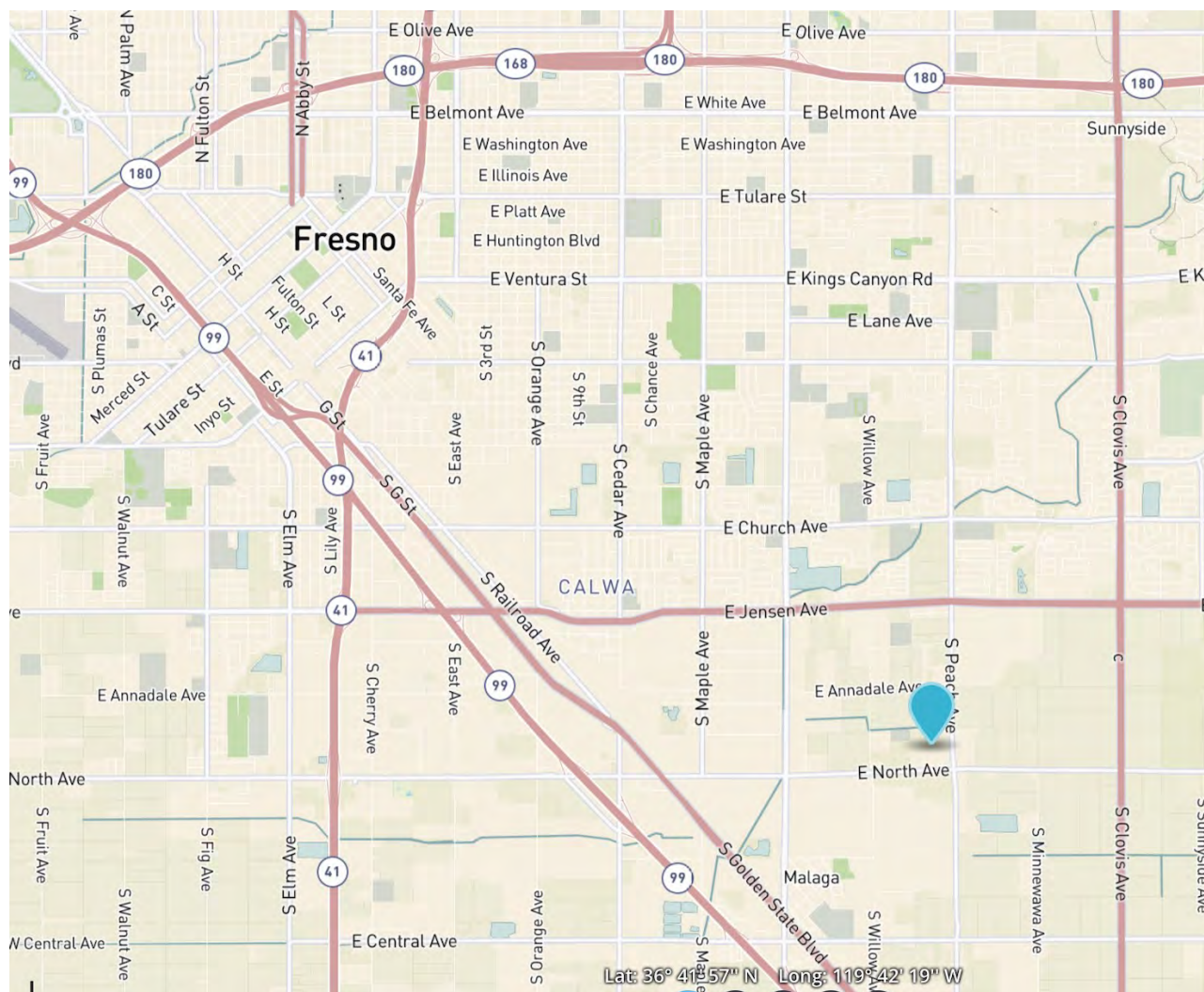


Figure 1

Location Map

1.3 REGULATORY JURISDICTION AND BACKGROUND

Several agencies share regulatory jurisdiction over biological resources. The following is a brief description of the primary jurisdiction of each agency.

Wetland Protection

U.S. Army Corps of Engineers

Wetlands are a type of Waters of the U.S. The U.S. Army Corps of Engineers (Army Corps) and the U.S. Environmental Protection Agency (EPA) regulate the placement of fill into the Waters of the U.S. under Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbor Act. For this purpose, the term "Waters of the U.S." is legally defined under Section 404 of the Federal CWA and includes interstate streams, creeks, and adjacent wetlands. The Army Corps defines wetlands as *"those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions"* (Environmental Laboratory 1987). In California, seasonally inundated areas that meet the criteria of all three wetland parameters (soils, hydrology, and vegetation), as defined in the recently issued Wetland Delineation Manual for the Arid West (USACE 2006), are also considered jurisdictional wetlands.

Since 2001, several U.S. Supreme Court rulings regarding the regulation of isolated, intrastate Waters by the Army Corps have limited the scope of federal jurisdiction under the CWA and excluded many California wetlands from federal regulation.

In December 2019, the U.S. EPA and the U.S. Army published the final rule to repeal the 2015 Clean Water Rule. The "Clean Water Rule" clarified what constitutes Waters of the U.S. (Waters), and presumably, more precisely define and make permitting more predictable, thus less costly, and more straightforward.

After several challenges to the "Clean Water Rule," the U.S. EPA and the Department of the Army proposed the pre-2015 (pre-Obama-era rules) definition "of Waters of the United States," updated to reflect consideration of Supreme Court decisions. The new rule went into effect on May 23, 2023; however, on May 25, 2023, the U.S. Supreme Court's issued a decision in the case of *Sackett v. Environmental Protection Agency* that rolled back the definition of Waters of the U.S. to better align with the original definition as included in the *Rapanos* decision. The new definition limits "Waters" as "limited geographic[al] features that are described in ordinary parlance as 'streams, oceans, rivers, and lakes' and to 'adjacent wetlands that are 'indistinguishable' from those bodies of water due to a continuous surface connection.'" The prior use of a "significant nexus" was set aside by the Court.

Waters typically do not include prior converted cropland (those areas converted prior to December 23, 1985). Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency for the purposes of the CWA, the final authority to determine jurisdiction remains with the EPA.

California State Water Resources Control Board

Since 1993, California has had a Wetlands Conservation Policy (a.k.a. Executive Order W-51 59-93). It is commonly referred to as the *No Net Loss policy* for wetlands, establishing a state mandate for developing and adopting a policy framework and strategy to protect the State's wetland ecosystems. The policy was to be implemented voluntarily and was expressly not to be implemented on a "project-by-project" basis (See EO W-59-93, Section III).

In 2020 California adopted the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. The State definition of wetland differs from the Federal definition in that the state definition includes areas with no vegetation, assuming the other criteria are met. Wetlands of the State include 1) natural wetlands, 2) wetlands created by modification of water of the State (at any point in history), and 3) artificial wetlands that meet specific criteria. The State definition only exempts a few types of Waters. Examples of water features excluded from the State's definition include industrial or municipal wastewater, certain stormwater treatment facilities, agricultural crop irrigation, industrial processing or cooling, and fields flooded for rice growing.

Listed Protected Species and Habitat Protection

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) implements the Migratory Bird Treaty Act (16 USC Section 703-711), Bald and Golden Eagle Protection Act (16 United States Code [USC] Section 668), and Federal Endangered Species Act (FESA; 16 USC § 153 *et seq.*).

The **Migratory Bird Treaty Act (MBTA)** was first enacted in 1918 to protect migratory birds between the United States and Great Britain (acting on behalf of Canada). The MBTA makes it illegal for anyone to take, possess, import, transport, purchase, barter, offer for sale, or purchase any migratory birds, nests, or eggs unless a federal agency has issued a permit. The USFWS has statutory authority and responsibility for enforcing the MBTA. The MBTA was reformed in 2004 to include all species native to the U.S. or its territories due to natural biological or ecological processes (70 FR 12710, March 15, 2005). The Act does not include nonnative species whose occurrences in the U.S. are solely the result of intentional or unintentional human introduction. The USFWS maintains a list of bird species not protected under the MBTA.

In January 2021, the USFWS published a new rule in the Federal Register. Under the rule change, the unintentional killing of migratory birds does not violate the MBTA. Only the intentional "pursuing, hunting, taking, capturing, killing, or attempting to do the same ... directed at migratory birds, their nests, or their eggs" would be illegal under the changes.

The **Federal Endangered Species Act (FESA)** prohibits "take" "of any federally listed wildlife species (the destruction of federally listed plants on private property is not prohibited and does not require a permit). "Take" under the federal definition means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct. "Incidental take" is harm death that may occur during the implementation of an otherwise lawful activity. "Candidate

species" do not have the full protection of FESA. However, the USFWS advises project applicants that it is prudent to address these species since they could be elevated to "listed status" before the completion of projects with long planning or development schedules.

The Projects that would result in "take" of any federally-listed threatened or endangered species can obtain authorization from the USFWS through either Section 7 (interagency consultation) or Section 10(a) (incidental take permit) of FESA. The authorization process determines if a project would jeopardize a listed species' continued existence and what mitigation measures would be required to avoid jeopardizing the species.

An Incidental Take Permit (ITP) or Take Permit is required when an activity would either kill, harm, harass or interrupt a listed species' breeding or nesting. The ESA definition of "harm" is somewhat less definitive since it includes ubiquitous activities. In 1999 the USFWS clarified the term "harm" as it applies to the ESA in the Federal Register. As stated, the final rule defined the term "harm" "to include any act which causes actual harm (kills or injures fish or wildlife) and emphasizes that such actions may have significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) is a Trustee Agency responsible under CEQA for reviewing and evaluating project impacts on plant and wildlife resources. Under the Fish and Game Code Section 1802, the CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations. The California Fish and Game Code also provides authority for the CDFW to regulate projects that could result in the "take" of any species listed by the State as threatened or endangered (Section 2081). CDFW also has authority over all state streams, as described below.

Perennial and intermittent streams also fall under the jurisdiction of CDFW according to Sections 1601-1603 of the Fish and Game Code (Streambed Alteration Agreements). CDFW's jurisdictional extent includes work within the stream zone, including the diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream, or lake. Before issuing a 1601 or 1603 Streambed Alteration Agreement, the CDFW must demonstrate compliance with CEQA. In most cases, CDFW relies on the CEQA review performed by the local lead agency. However, in cases where no CEQA review was required for the project, CDFW would act as the lead agency under CEQA.

The CDFW also has authority for the protection of state-listed species issues under Section 2081 Incidental Take Permit if a project has the potential to negatively affect state-protected plant or animal species or their habitats, either directly or indirectly. Protected species include those "listed" by the State as endangered or threatened. Besides listed species, other species protection categories include "fully protected" and California Species of Special Concern (CSC). Adverse impacts to species that are "fully protected" are prohibited.

Under the California Fish & Game Code (FGC Section 3503), "it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird...." Birds of prey (falcons, hawks, owls, and eagles) get extra protection under the law (FGC Section 3503.5).

As with USFWS, CDFW does not have the authority to require a landowner to apply for an ITP authorizing take. Instead, the landowner has the legal obligation to avoid any take of state-listed species if it does not seek an ITP. CDFW (and USFWS) can initiate an enforcement action if they believe that an illegal take has occurred or will occur.

California Endangered Species Act

The California Endangered Species Act (CESA) protects candidate plants and animal species and those listed under CESA as rare, threatened, or endangered. This Act prohibits the take of any such species unless authorized. Section 2081 authorizes the State to issue ITPs. The state definition of taking applies only to acts that result in death or adverse impacts on protected species. The CESA mirrors the federal regulation as it relates to "take"; however, there is no State equivalent definition of "harm" or "harass." Incidental take is also not defined by the CESA statute or regulation. Unlike the federal ESA, CESA does qualify that incidental take "is not prohibited" if it is the result of an act that occurs on a farm or ranch during an otherwise lawful routine and ongoing agricultural activity." Where disagreement occurs (and in some cases, this has been the subject of court cases) is in the common understanding of "routine and ongoing agricultural activity."

California Environmental Quality Act

The CEQA Guidelines require a review of projects to determine their environmental effects and identify mitigation measures to reduce impacts to a less than significant level. The Guidelines state that an effect may be significant if it affects rare and endangered species. Section 15380 of the Guidelines defines *rare* to include listed species and allows agencies to consider rare species other than those designated as State or Federal threatened or endangered but that meet the standards for rare under the Federal or State endangered species acts. On this basis, plants designated as rare by non-regulatory organizations (e.g., California Native Plant Society), species of special concern defined by CDFW, candidate species defined by USFWS, and other designations must be considered in CEQA analyses.

Land Use Entitlements

Fresno County

The Project site is located in Fresno County. The County is responsible for all local land-use decisions within its jurisdiction under CEQA and would serve as the lead agency. As the lead agency, the County will consider other responsible agencies' recommendations during the CEQA review.

2.0 RESOURCES CONSULTED AND METHODS

The following section describes the methods used to assess the Study Area and includes data review and evaluation, field studies, and aerial photograph interpretations.

2.1 DATA AND LITERATURE REVIEW

Documents and sources of information used to prepare this evaluation include the following:

- Aerial photography (Google Earth®, Bing®, and historic aerials).
- California Department of Fish and Wildlife, California Natural Diversity Database (CNDDDB/RareFind - Recent version with updates)
- EcoAtlas 2023.
- U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Fresno County (Soils mapper).
- U.S. Fish and Wildlife Service, National Wetland Inventory Map.
- U.S. Fish and Wildlife Service, Information for Planning and Consultation (IPaC) query, July 28, 2023.
- U.S. Geological Survey, Historical Topographic Map, Malaga Quadrangle, 1924, University of Texas, Austin, Perry-Castañeda Map Collection

Before conducting a site review, the California Natural Diversity Database/RareFind (CNDDDB) and the USFWS IPaC were consulted to determine the species potentially present within the Study Area based on location. The review aimed to assess the likelihood of special status species being present based on the site's distance from documented species occurrences and the presence or absence of habitat types utilized by such species. The CNDDDB includes records of reported observations for special status plant and animal species and is queried based on a search radius of USGS quadrangle maps. Before conducting the fieldwork, high-resolution aerial photographs were also reviewed to determine if any areas on the site supported the presence of Waters of the U.S.

2.2 AERIAL PHOTOGRAPHY AND WETLAND MAPPING

Historical aerial photographs dating back to the 1980s of the Study Area were reviewed to identify site features and determine land-use changes over time. Also reviewed were wetland mapping and aerial photographs to determine if the Study Area recently supported wetlands.

2.3 FIELD INVESTIGATION

A site investigation was performed on June 17, 2023. The entire Study Area was reviewed, and all habitat features were mapped. Soils, vegetation, and drainage patterns within the Study Area were inspected to determine the habitat present and suitability for species of concern. The site was walked using transects to provide full coverage.

3.0 PHYSICAL RESOURCES, RESULTS, AND CONCLUSIONS

Section 3.1, below, describes the physical features (i.e., land use, soils, vegetation, hydrology, etc.) and the study area's biological features. The physical components and land use strongly influence the types of plants and animals present. This section also describes the habitats present and the specific biological resources observed during the site review.

Section 3.2 presents conclusions, and Section 3.3 contains recommended avoidance and minimization measures to avoid potential impacts.

The following is not an exhaustive inventory of plants and animals present. Instead, the discussion provides sufficient information to characterize the habitat and habitat components present on site. This field survey identified the biological resources present. The biological evaluation discusses the habitat present and the potential for that habitat to support any species considered unique, sensitive, or protected by current law. The conclusion section (3.2) summarizes the results of the data review, fieldwork, and evaluation of biological resources and potential impacts. The conclusion sections also include recommendations for measures to minimize any potential impacts.

3.1 PHYSICAL RESOURCES

Climate

The Study Area climate is typical of the central San Joaquin Valley, with long, hot, dry summers and cool, mild winters. In the winter, rainfall averages approximately 9.99 inches per year, falling mainly between November and April (Western Regional Climate Center, 2004). During 2021, the Fresno region had a total of 8.22 inches of rainfall; in 2022, there was a total of 5.43 inches. Since the fall of 2022, the regional rainfall near Fresno totaled 21 inches (through May 2023).

Topography, Drainage, and Soils

Topography and Drainage:

The Study Area lies within the Central Valley and is at an elevation of 300 (mean sea level). The elevation has remained roughly the same since the early 1900s. The Washington Canal extends north and south, east of S. Peach Avenue. An agricultural ditch that is tied to the Washington Canal extends along the northern boundary of the Study Area. The ditch was excavated sometime in the 1950s. There is no defined drainage path within or from the Study Area. The general direction of drainage is likely toward the southwest. Figure 2 shows a topographic map of the area from 1946.

Soils:

The site soil types are Hesperia fine sandy loam, deep (16% of the Study Area) and Hanford coarse sandy loam (84%)

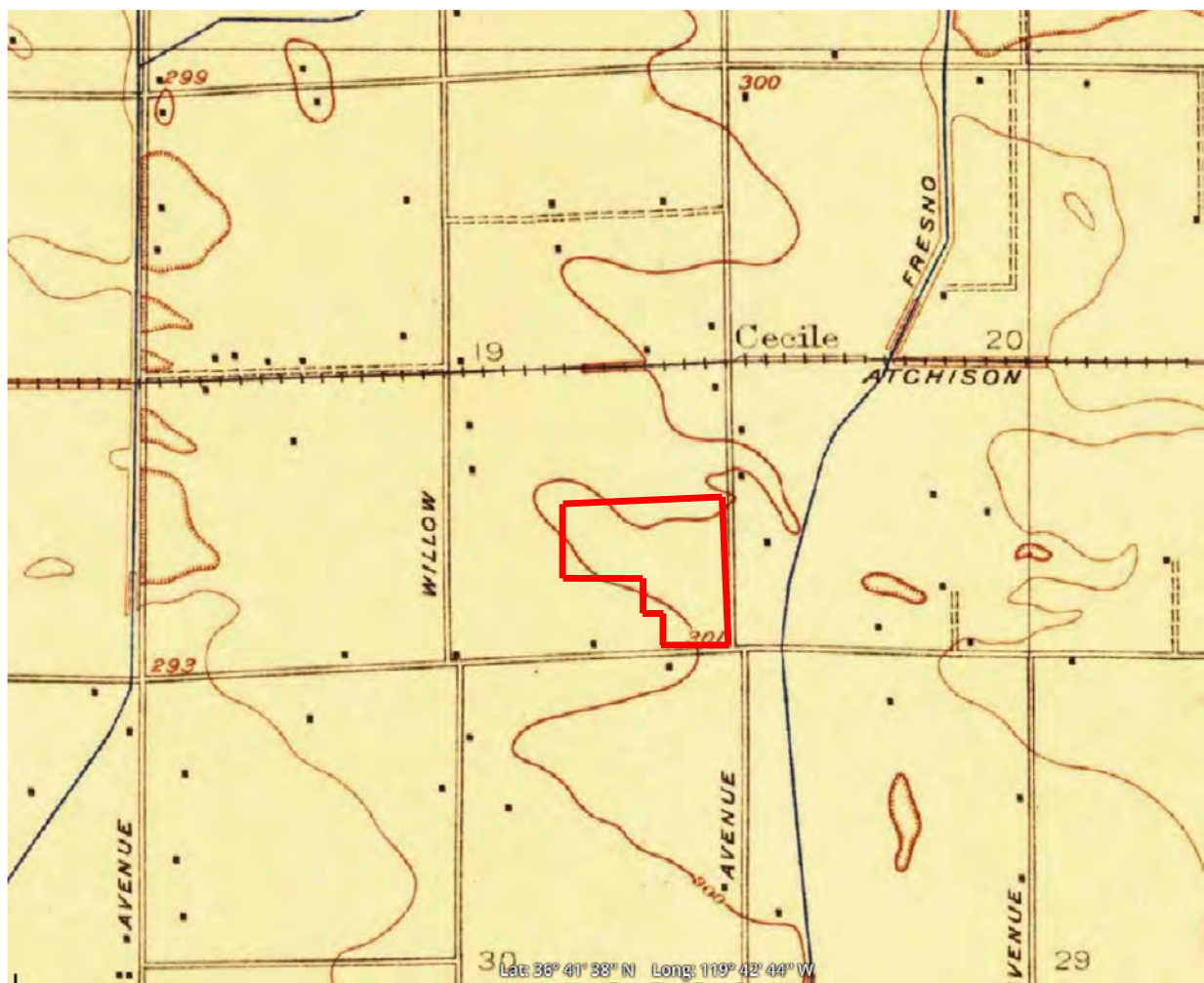


Figure 2

Topographic Map: 1946

Land Use

The Study Area is in a historically rural, agricultural area of Fresno County. The surrounding land uses include residential homes, a senior care facility/skill care, and commercial and light industrial.

Historically there were three homes within the Study Area. Two of the homes are vacant and the third was converted into commercial office for AgroPlantae. One of the other two residences is located immediately behind/west of the AgroPlantae office and the third residence is located north of AgroPlantae within a roughly 5 acre parcel. This vacant five 5-residential parcel has a large home, numerous landscape trees, a built-in swimming pool, orchards, and a driveway.

AgroPlantae purchased a roughly 4.5 acre parcel within the Study Area in 2012 and began to make improvements including remodeling an existing residence and other building projects and paving an existing parking area) AgroPlantae began *operating the business in this location in 2017 (personal communication with A. Paolucci of AgroPlantae)* . The business produces specialized agricultural nutrients/fertilizers.

The remainder of the Study Area, which includes agricultural lands and disturbed area has remained relatively unchanged for a few decades. The agricultural land is periodically in row crop production.

Habitat

There are several California habitat classification systems. Most classification systems describe natural communities without established classifications for developed or agricultural habitats. CALVEG is a USDA Forest Service product providing a comprehensive spatial dataset of existing vegetation covering California. The data were created using a combination of automated systematic procedures, remote sensing classification, photo editing, and field-based observations. Analyses are based “on a crosswalk of the CALVEG classifications to the California Wildlife Habitat Relationships (CWHR).”

Calveg lists the site as “Commercial/Mixed Urban,” “Residential,” and “Field Crops.” Attachment A shows photographs of the Study Area. Figure 3 shows the habitats within the Study Area.

Surrounding the existing business office (former residence) and warehouse are various landscape trees and shrubs (old orchard trees, palm, Chinese elm, bottlebrush, white mulberry, pine, and eucalyptus). Interspersed within the ruderal habitat are desiccated nonnative grasses (e.g., *Bromus diandrus*, *Hordeum murinum*, *Vulpia myuro*) and other weedy species, including storksbill and dove weed, wild oats, horseweed, hairy fleabane, lamb’s quarters and yellow mustard. No mammals were observed surrounding the current business office and warehouse. Bird species observed include mourning dove, black-capped chickadee, and crow.

The habitat surrounding a vacated residence within the area proposed for expansion of the business includes a habitat similar to the habitat described above. A variety of orchard trees are also scattered throughout the property.



Figure 3
Habitat Map



The western half of the Study Area is currently fallow agricultural land. However, based on aerial photographs, the area appears to typically be used for row crops. A colony of ground squirrels was identified along the northern edge of the Study Area between the agricultural field and an elevated farm access road. The property immediately north and west of the Study Area is also in agricultural production. Disturbed/ruderal habitat areas are scattered throughout the agricultural lands in equipment lay-down areas, well sites, etc. A dense hedge row of wild mustard and blackberry thickets is located along the western boundary of the Study Area. Several bird species (mourning dove and several killdeer) were observed onsite. Killdeer nests on the ground. A red-tailed hawk was observed perched on the property north of the Study Area. Several house cats were observed along the edges of the Study Area. Two mature trees are located on the southern edge of the Study Area, but no raptor nests were identified in either tree.

Waters/Wetland

According to the National Wetland Inventory Map (Figure 4), there are no mapped Waters (streams, drainages, wetlands) within or immediately adjacent to the Study Area, either currently or historically.

The entire Study Area was walked to look for any evidence of potential wetlands/waters habitat, and wetland, Waters, or any other aquatic habitat (either perennial or seasonal). There are no seasonal wetlands within the Study Area or other Waters of the U.S./Waters of the State.

Special Status Species

A query of the California Natural Diversity Database (CNDDDB) (Attachment B) and the USFWS IPaC was performed to determine which special status species could be present within the Study Area. No critical habitat exists for any species within or near the Study Area. The CNDDDB Bios mapping is shown in Figure 4¹. This map shows the location of known records of special status species near the Study Area, and Table 1 includes a summary of the CNDDDB query results.

The Study Area is not within any Critical Habitat for any listed species.

Birds

The CNDDDB and the IPaC include several bird species that have the potential to be present within or near the Study Area, including migratory birds. There are two mature trees, but no raptor nests are present. The old orchard trees scattered throughout the Study Area could provide some habitat for nesting migratory birds. Only one ground-nesting raptor (burrowing owl) has potentially suitable habitat within the Study, as described below.

Burrowing owl (*Athene cunicularia*). This is a small ground-nesting owl that depends on ground-burrowing mammals for underground burrows for nesting. Burrowing owls prefer somewhat open grassland that affords better visibility and avoids areas with tall, dense forbs. Active ground-burrowing mammals

¹ It is important to keep in mind that a number of records in the CNDDDB database are historic records (beginning around the 1900s) and are not intended to affirm current presence or absence.

(California ground squirrels) were observed at the northern end of the Study Area, at the edge of the agricultural fields, and within equipment laydown areas. The suitability of the Study Area for this species is low, given the lack of vegetative cover; however, occupation in the near future cannot be ruled out, especially within areas with some vegetative cover, such as equipment lay down areas.

Mammals

The IPaC list one species of mammal that occur within the region San Joaquin kit fox (*Vulpes macrotis*). However, there are no known records of San Joaquin kit fox within a 10-mile radius of the Study Area, and the habitat within the Study Area is unsuitable for this species.

Amphibians, Reptiles, and Invertebrates

The Study Area does support any aquatic habitat. Therefore, species that depend on aquatic habitats for any part of their life cycle are absent within the Study Area.

Plants

The CNDDDB and IPaC identify numerous special status plant species. The majority of the plants are species associated with wetlands or aquatic habitats. There is no suitable habitat for any of these species within or immediately adjacent to the Study Area because the Study Area is in row crop production and, before 2015, was planted with orchards.

The site review was conducted during the prime bloom period for a majority of plants found within this region. No special status species of plants are present.

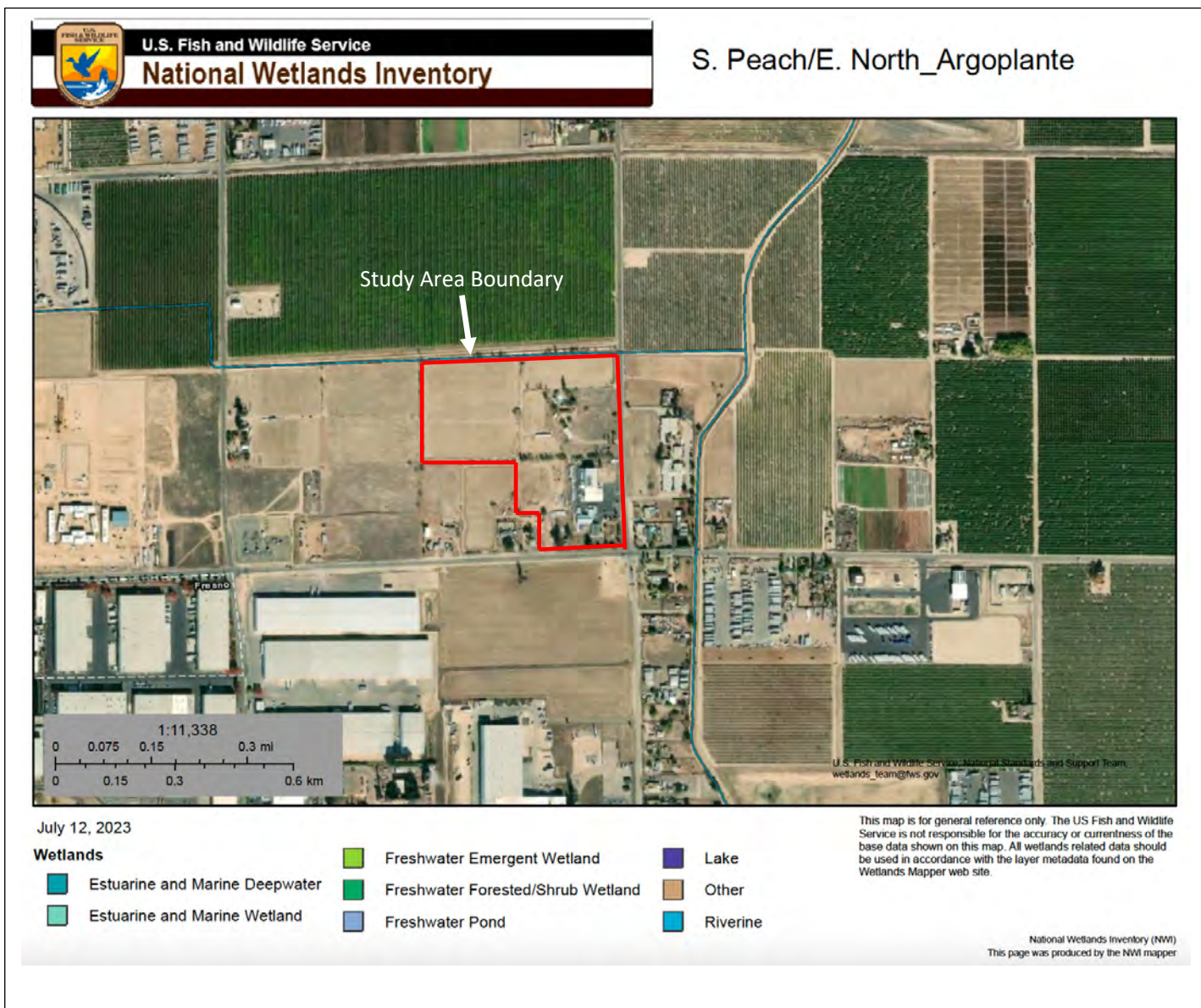


Figure 4

National Wetland Inventory (NWI) Mapping

Project: S. Peach Avenue_Aroglante

Table 1
Summary of Special Status Species, Potential Occurrence, and Impact

<i>Common Name</i>	<i>Scientific Name</i>	<i>Status¹</i>	<i>Effects²</i>	<i>Occurrence in the Study Area³</i>
Birds				
Western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	FT/CE	NE	Absent. Nests in riparian areas, willow thickets. No suitable habitat near Study Area.
Burrowing owl	<i>Athene a cunicularia</i>	SSC	ME	Likely Absent. Occupies grasslands and some disturbed sites but needs ground burrowing mammal burrows for nesting. Ground burrows are present but no evidence of current burrowing owl occupation.
Swainson's hawk	<i>Buteo swainsoni</i>	--/CT	NE	Likely Absent. Nests in mature trees. No raptor nests were observed.
Amphibians, Reptiles, and Invertebrates				
Coast horned lizard	<i>Phrynosoma blainvillii</i>	--/--	NE	Absent. Inhabitants arid scrub, grassland, and chaparral habitats. Suitable habitat not present.
California tiger salamander	<i>Ambystoma californienwe</i>	FT/CT	NE	Absent. Requires seasonal wetlands/ponds for breeding; no suitable habitat present and no suitable upland aestivation habitat present.
Northern California legless lizard	<i>Anniella pulchra</i>	--/--	NE	Absent. Occurs in moist warm loose soil with plant cover. Moisture is essential. Suitable habitat not present.
California glossy snake	<i>Arizona elegans occidentalis</i>	--/--	NE	Absent. Open dry habitat, grassland. CNDDDB record from 1989 in the vicinity of Fresno. The current range in Fresno County is the western edge of the County.
Plants				
California jewelflower	<i>Caulanthus californicus</i>	FE/CE	NE	Absent: Occurs in grassland and shadescale scrub. One known record within the Malaga quadrangle. Suitable habitat not present.
Madera leptosiphon	<i>Leptosiphon serulatus</i>	FE/CE 1B.2	NE	Absent. Occurs in yellow pine forests and foothill woodlands. Suitable habitat not present.

1 Status= Listing of special status species, unless otherwise indicated

CE: California listed as Endangered

CT: California listed as Threatened

SSC: California Species of Special Concern

FE: Federally listed as Endangered

FT: Federally listed as Threatened

1B.1, 1B.2, 2B.2, 2B.3: California Native Plant

Society Ranking

Source: CNDDB = California Natural Diversity Database provided by CDFG and U.S. Fish and Wildlife Service, Information for Planning and Consultation. (IPaC). Accessed online between June 18, 2023.

2 Effects = Effect determination

NE: No Effect

ME: May Effect, not likely to adversely effect

3 Definition of Occurrence Indicators: Present/Potentially: Species recorded in the area and some habitat elements in the Study Area similar to known occurrences. **Absent/Likely Absent:** Species not recorded in Study Area and/or suitable habitat or critical habitat components not present.

3.2 CONCLUSIONS/RECOMMENDATIONS

CONCLUSIONS

- The Study Area has historically been disturbed in agricultural, residential, and light industrial uses. Agricultural areas remain in production.
- The habitat value of the Study Area is limited, and the only wildlife, or signs of wildlife, was a few birds and ground squirrels.
- There are few suitable nesting trees for tree-nesting raptors within the Study Area. No evidence of nests was found.
- The Study Area could support habitat for the ground-nesting burrowing owl, a species of special concern in California. No evidence of occupation was observed, but species could occupy the non-industrial/commercial portions of the property in the future.
- There are no potential Waters or wetlands within or near the Study Area.

References

California Natural Diversity Database (CNDDB) Online. Subscription with updates. Available at: URL <https://www.wildlife.ca.gov/Data/CNDDB>

Brian L Cypher and Kenneth A. Spencer. Competitive Interactions between Coyotes and San Joaquin Kit Foxes. Published in *Journal of Mammalogy*, Volume 79, Issue 1, 20 February 1998, Pages 204–214, <https://doi.org/10.2307/1382855>

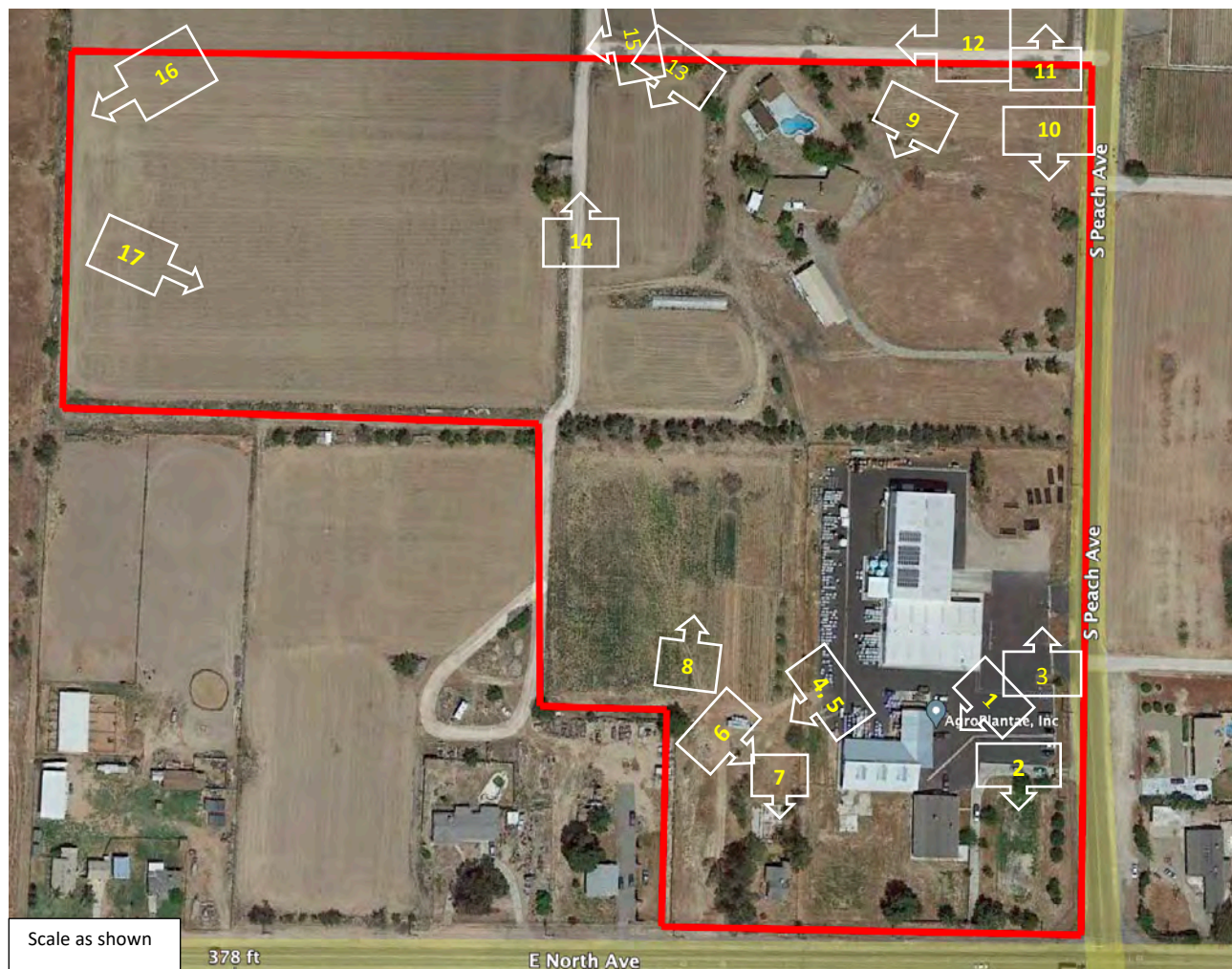
National Resource Conservation Service (NRCS), Web Soils Survey.
Available at: URL
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

U.S. Fish and Wildlife Service. Information for Planning and Consultation (IPaC).
Available at URL: <https://ipac.ecosphere.fws.gov/>

U.S. Fish and Wildlife Service, National Wetland Inventory Maps. Available at
URL: <https://www.fws.gov/wetlands/data/mapper.html>

U.S. Geologic Survey, Historic topographic Map, Malaga Quadrangle, 1919,
University of Texas, Austin, Perry-Castañeda Map Collection. Available
at: URL: <https://legacy.lib.utexas.edu/maps/>

Attachment A: Photographs



Photograph Key





Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 1

Existing AgroPlante office in the southeast corner of the Study Area.



Photograph 2

View of southern end of Study Area looking south. S. Peach Avenue to the left.



Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 3

Typical view of industrial parking lot in the southeast corner of the Study Area.



Photograph 4

View looking south toward E. North Avenue behind business office.



Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 5

Storage area behind
AgroPlantae office.



Photograph 6

View looking southeast
behind ArgoPlantae office
building.



Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 7

View looking south toward E. North Avenue at southern end of Study Area.



Photograph 8

View of western side of Study Area looking northeast. Agroplante building (white) in background.



Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 9

View of vacant home front yard,
looking south.



Photograph 10

View looking east across
front yard of vacant
residential home north of
the AgroPlante buildings.



Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 11

View looking north along eastern edge of Study Area (S. Peach Avenue to the right).



Photograph 12

View looking northwest across agricultural field.



Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 13

View of agricultural land.



Photograph 14

View looking north along
internal farm road.



Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 15

View looking west along the northern Study Area boundary looking along access road.



Photographic Documentation

Photographs: June 19, 2023

Project: S. Peach Avenue at E. North Avenue



Photograph 16

Western edge of Study Area, looking south along hedgerow.



Photograph 17

View of agricultural field, looking south.



County of Fresno

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

DATE: June 17, 2020

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

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

SUBJECT: Initial Study Application No. 7879; Amendment Application No. 3842; Classified
Conditional Use Permit Application No. 3682

APPLICANT: Paolucci Angelo and Rosanna Dilallo

DUE DATE: July 1, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone of three contiguous parcel totaling 23.6 acres from the AL-20 Zone District to the M-3 Zone District and allow the expansion of an existing inorganic fertilizer manufacturing facility on a 4.12-acre parcel onto the subject parcels.

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

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

We must have your comments by **July 1, 2020**. Any comments received after this date may not be used.

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

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

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3842 - SEE CUP 3682\ROUTING\AA 3842 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 06/16/2020

AA 3842
CUP 3682

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- | | |
|--|--|
| <input type="checkbox"/> Pre-Application (Type) | <input type="checkbox"/> Director Review and Approval |
| <input checked="" type="checkbox"/> Amendment Application | <input type="checkbox"/> for 2 nd Residence |
| Amendment to Text | <input type="checkbox"/> Determination of Merger |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Agreements |
| <input type="checkbox"/> Variance (Class)/Minor Variance | <input type="checkbox"/> ALCC/RLCC |
| <input type="checkbox"/> Site Plan Review/Occupancy Permit | <input checked="" type="checkbox"/> Other Rezoning |
| <input type="checkbox"/> No Shoot/Dog Leash Law Boundary | |
| <input type="checkbox"/> General Plan Amendment/Specific Plan/SP Amendment | |
| <input type="checkbox"/> Time Extension for | |

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amendment application to rezone parcel from AL-20 to M-3 zone District and Conditional Use permit to allow the expansion of an inorganic fertilizer manufacturing facility onto the subject parcel.

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

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

LOCATION OF PROPERTY: West side of S. Peach Ave.

between E. North Ave. and E. Annadale Ave.

Street address: 2948 S. Peach Ave.

APN: 316-071-75 Parcel size: 19.65 Section(s)-Twp/Rg: S 19 - T 14 S/R 21 E

ADDITIONAL APN(s): 316-071-36 & 38 & 37

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

Owner (Print or Type) Angelo Paolucci Address 12716 E Sierra Ave. City Clavis Zip 93619 Phone 559-324-7830

Applicant (Print or Type) SAME AS ABOVE Address _____ City _____ Zip _____ Phone _____

Representative (Print or Type) ALSO/IS Address 906 "N" St. #100 City Fresno State CA Zip 93721 Phone 559-709-0805

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	AA3842; CUP 3682	Fee: \$ 8,501. ⁰⁰
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
PER/Initial Study No.:	IS 7879	Fee: \$ 3,901. ⁸⁰
Ag Department Review:		Fee: \$ 93.
Health Department Review:		Fee: \$ 1,375. ⁰⁰
Received By: <u>EJAZ</u>	Invoice No.:	TOTAL: \$ 13,870. ⁸⁰

UTILITIES AVAILABLE:

WATER: Yes ☒ / No ☐

Agency: _____

SEWER: Yes ☒ / No ☐

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): CUP 3406

Zone District: M-3 & AL-20

Parcel Size: 23.6 ACRES

APN # _____

APN # _____

APN # _____

APN # _____



Development Services
and
Capital Projects
Division

Mail To:
906 "N" Street, Ste. 100
Fresno, CA 93721

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39679
APPLICANT: Al Solis, AICP
PHONE: (559) 497-1900

Email: al@soldevelopment.com

PROPERTY LOCATION: 2976 S. Peach Ave.

APN: 316 - 071 - 36,37,38,75 ALCC: No ☒ Yes ☒ VIOLATION NO. None

CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No Yes ☒

ZONE DISTRICT: M3, AL-20; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes

LOT STATUS:

Zoning: (X) Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No ☒ Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other History; () Deeds Req'd (see Form #236)

SCHOOL FEES: No ☒ Yes DISTRICT: Fowler USD PERMIT JACKET: No Yes ☒

FMFCD FEE AREA: () Outside (X) District No.: CU FLOOD PRONE: No ☒ Yes

PROPOSAL AA to re-zone parcels 316-071-36, 38, & 75 from AL-20 to M3 Zone District & CUP to allow the expansion of an Inorganic Fertilizer Manufacturing, Storage and Sales Facility to all parcels (Concurrent AA & CUP).

CUP-3406 previously approved use on parcel 316-071-37. Zoning acknowledged parcels 316-071-39, 46, 47 (currently

COMMENTS: known as APN: 316-071-75) as one parcel and a merger is not required. (NO GPA REQ'D. The property is

ORD. SECTION(S): 845.3, 23, 845.5, 817.5 BY: Daniel Gutierrez DATE: 4/10/2019

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Reserve (Limited Industrial) & Limited Industrial)GPA: () MINOR VA:

COMMUNITY PLAN: Roosevelt () AA: 7 \$8,501.00 () HD: \$1,375.00

REGIONAL PLAN: () CUP: 1 \$8,501.00 () AG COMM: \$93.00

SPECIFIC PLAN: () DRA: (Combo) () ALCC:

SPECIAL POLICIES: () VA: () IS/PER*: \$3,901.00

SPHERE OF INFLUENCE: () AT: () Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): () TT: () Other:

COMMENTS:

Filing Fee: \$13,870.00

Pre-Application Fee: \$247.00

Total County Filing Fee: \$13,623.00

FILING REQUIREMENTS:

(☒) Land Use Applications and Fees

(☒) This Pre-Application Review form

(☒) Copy of Deed / Legal Description

(☒) Photographs

() Letter Verifying Deed Review

(☒) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.

(☒) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

(☒) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

(☒) Project Description / Operational Statement (Typed)

() Statement of Variance Findings

() Statement of Intended Use (ALCC)

() Dependency Relationship Statement

(☒) Resolution/Letter of Release from City of Fresno

Referral Letter # 1012

BY: EJAZ AHMAD DATE: 04/22/19

PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT

() MAP CERTIFICATE

() PARCEL MAP

() FINAL MAP

() FMFCD FEES

() ALUC or ALCC

(☒) SITE PLAN REVIEW

(☒) BUILDING PLANS

(☒) BUILDING PERMITS

() WASTE FACILITIES PERMIT

(☒) SCHOOL FEES

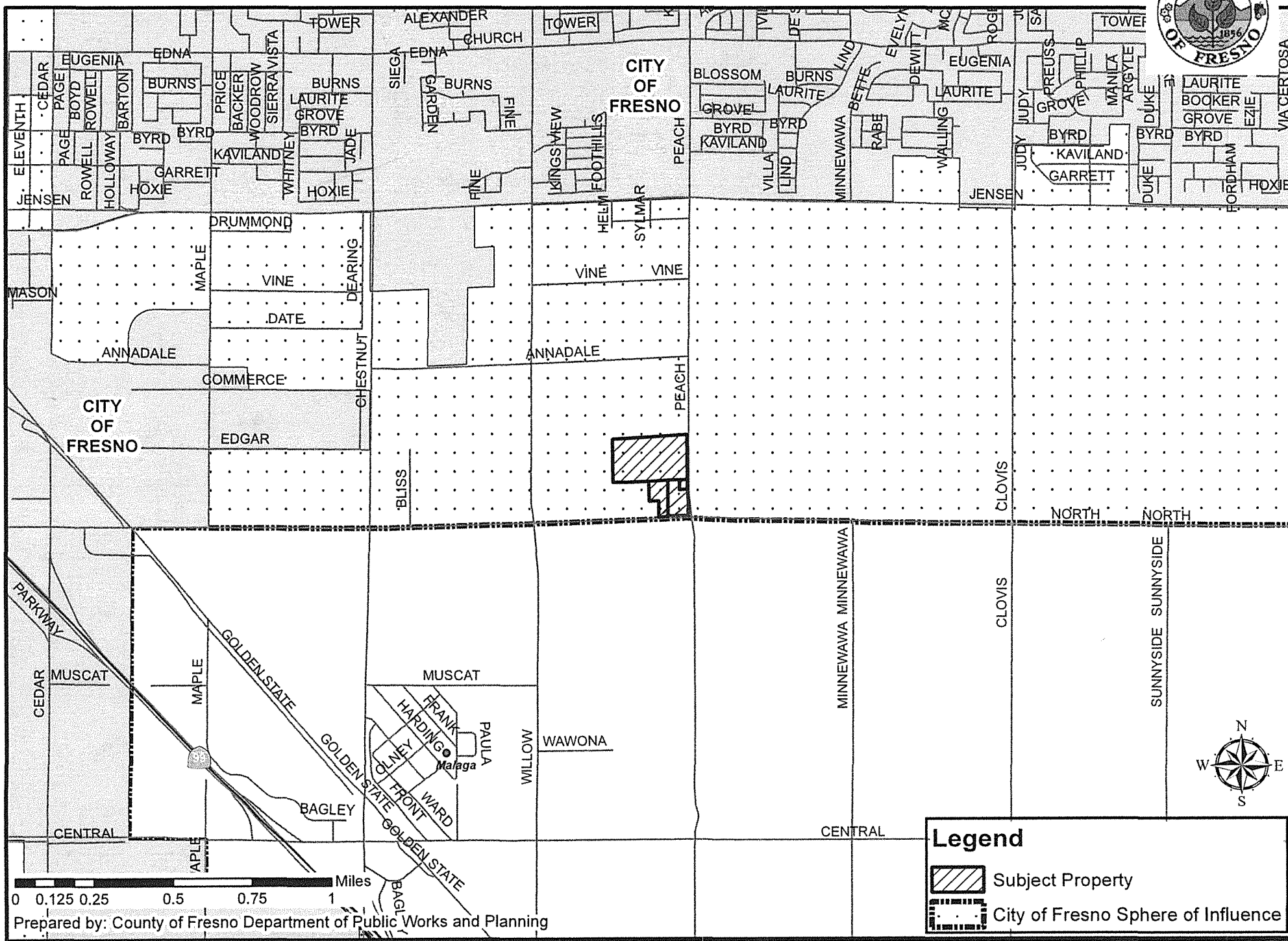
() OTHER (see reverse side)

PLU # 113 Fee: \$247.00

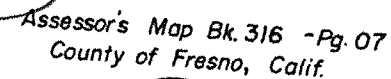
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

Designated as Limited Industrial (Reserve)
in the County-adopted Roosevelt Community Plan



316-07





County of Fresno

Classified Conditional Use Permit Application No. -----

Initial Study Application No. -----

Operational Statement

AgroPlantae, Inc.

2976 S. Peach Avenue, Fresno

AA3842
CUP 3682-
RECEIVED
COUNTY OF FRESNO
JUN 10 2020
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1. Nature of the operation--what do you propose to do? Describe in de tail:

The proposed business operations for AgroPlantae, Inc. at the above location will include expansion of buildings for the manufacturing of inorganic fertilizer products, storage of raw materials, storage and shipping of finished products, administration offices, internal laboratory for quality control and a two residence for a caretakers.

The primary operation will consist of two fertilizer manufacture blending lines; one for liquids and another for powders. All liquid raw materials will be purchased from producers and delivered in bulk containers such as 4200 gallons tanks 1 265 gallons totes and 55 gallons drums and 2 x2.5 Gal cases. Dry materials will be delivered in large 1 ton sacks and 55 lb. bags. Based upon specific formulas, some dry materials will be dissolved and blended with liquids and others will be blended and remain in a dry form. Liquid products are mainly sold in 2.5 gallons jugs in boxes of 2- and 265-gallons totes. Powders are mainly sold in 5 lbs. and 25 lbs. bags.

2. Operational time limits:

The company will operate year-round with a peak season from February through July. Daily business hours will be from Monday to Friday, 8 am to 5 pm, 8 hours per day. All activities will be conducted indoors.

3. Number of customers or visitors:

Typical customers are medium and large distributors that are usually contacted through site visits and sales calls. Customer visits to the plant would be exceptional occasions at an average rate of approximately 1 per month. Shipments and deliveries will be performed from 8:00 am to 4.30 pm at rate of approximately 1 per day in the off-season and a maximum of 6 per day in the peak season.

**4. Number of employees:**

When the plant is operational, the number of employees will be 15-25, 8 hours per day from 8:00 am to 5.00 pm. One or two employees may live on site as a caretaker in the existing two houses.

5. Service and delivery vehicles:

Material deliveries will be made with 40 ft. container trucks and some smaller trucks from local suppliers.

6. Access to the site:

Access to the site will be from South Peach Avenue which is a paved public road currently maintained by Fresno County.

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

Total paved parking spaces on site will be more than 60; which are plenty for employees and for visitors/customers.

8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?

No goods or products will be sold directly on-site. Company sales representatives will contact distributors at their main headquarters and branches to make sales. These are typically a manufacturing and shipping facility location.

9. What equipment is used?

Equipment used for liquids are 500-6000 gallon stainless and polypropylene tanks mostly containing agitation devices for blending. Tanks containing raw materials are connected to a piping system which pumps the required quantity into 500-3000 gallons blender tanks with agitation. The tanks with agitation will also be connected to a hot water heater to allow faster solution blending of certain dry soluble raw materials. Once the final solution is obtained, most of the products will be packaged in 2.5 gallons jugs in boxes of two, stacked on pallets of 36 boxes (180 gallons) and shrink wrapped for shipping. Some products will be packaged in 265 gallons totes and occasionally, if to be sold in bulk, would be pumped into a 4000 gallons tank truck.

For the powder products, raw materials in 55 lb. sacks or large sacks of 2000 lb. are dosed and loaded into a ribbon blender and when properly blended will be packaged in 5 to 25 lb. bags. The majority of these products will be packaged in 25 lb. bags stacked on pallets of 80 bags (2000 lbs.) and shrink wrapped for shipping.



Finished goods will be stored in dedicated areas inside a building and when readied for shipping will be loaded with forklifts into trucks.

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

All raw materials used in production of products will be secured inside buildings on the fenced site in quantities legally allowed by the DHS (Department of Homeland Security), and stored per a HMBP (Hazardous Materials Business Plan) per Fresno County and CalFire requirements. The existing main building has a sprinkler system and wireless fire alarm system connected to the fire department. This building also has the alarm system connected 24/7 to SAFECO Alarm Company. It is also monitored with video cameras viewed from inside the office and from any remote company PC and Smart Phone.

Materials used are: Amino Acids, Ammonium Molibdate, Ammonium Nitrate, Boric Acid, Calcium Chloride, Calcium EDTA, Calcium Lignosulphonate, Calcium Nitrate, Citric Acid, Copper Chloride, Copper EDTA, Copper Nitrate, Copper Sulfate, Di-Ammonium Phosphate, Humic Acids, Iron Chloride, Iron DTPA, Iron EDDHA, Iron EDTA, Iron Sulfate, Magnesium EDTA, Magnesium Nitrate, Magnesium Sulfate, Manganese EDTA, Manganese Nitrate, Manganese Sulfate, Monoammonium Phosphate, Monopotassium Phosphate, Phosphoric Acid, Phosphorous Acid, Potassium Carbonate, Potassium Chloride, Potassium Hydroxide, Potassium Nitrate, Seaweed, Urea, Urea low Biuret, Zinc Chloride, Zinc EDTA, Zinc Nitrate, Zinc Sulfate.

11. Does the use cause an unsightly appearance?

All production activities will take place inside buildings and will develop no outdoor noise, glare, dust or odor. All raw materials and finished products will be contained inside buildings.

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

There will be 0.5-2 tons per year of dry waste stored in sacks and 500 to 1000 gallons of liquid waste stored in 265 gallons totes. Removal will be done semi-annually under contract with an appropriate disposal company.

Groundwater Pollution will be prevented by reducing, reusing and recycling practices. Feed stock, final products and waste materials will be stored inside the buildings in approved containers. The blending process will basically avoid handling materials which generate by-product waste through the purchase and utilization of semi-finished raw products which have already been processed. Best practices will be applied to generate the least amount of rinse water possible which will then be reutilized entirely to make the next batch of the same product. Operational procedures will include taking necessary steps to avoid any product spillage coming in contact with the soil by the design and installation of containment basins with curbs inside the buildings in specific areas with permanent tanks and by providing ramps for forklifts over the curbs. Some of larger tanks will have double containment to retain any spillage. In addition to all raw materials and finished products being stored inside buildings, areas surrounding the buildings will be paved to further prevent any raw materials, finished products and waste materials from coming in contact with the soil.



13. Estimated volume of water to be used (gallons per day).

Water utilized will be 1000-4000 gallons per day from the water well currently available on the property.

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

Signage will be a 4 ft. x 8 ft. company logo attached to the building.

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

The two existing buildings will be used as storage for raw materials and finished packaged products and blending. A new metal building will be built to house all blending operations and warehousing raw materials and finished products.

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

The existing larger two building with fire sprinklers will be used for storage of raw materials, finished products and manufacturing. The existing smaller building will be used as storage for plastic jugs, totes and other packaging materials. The office will be utilized for administration. The existing house on the property will be utilized for a caretaker. The new metal building to be constructed will be utilized for storage of raw materials and manufacturing. The laboratory will be utilized for quality control of the materials received and the final blends to be sold.

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

There will be outdoor security lights and no outdoor amplification system will be used.

18. Landscaping or fencing proposed? Describe type and location.

Fencing will be metal chain-link surrounding the entire property.

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

None at this time

20. Identify all Owners, Officers and/or Board Members for each application submitted.

Angelo Paolucci (President-CEO), Rosanna Di Lallo (CFO)



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7879
Project AA3842
No(s). CUP382
Application Rec'd: 06/10/2020

GENERAL INFORMATION

1. **Property Owner:** Angelo Paolucci & Rosanna D. Lalw **Phone/Fax:** 498-0388
Mailing Address: 1865 Herndon Ave. Suite #K321 Clovis CA 93611

StreetCityState/Zip
2. **Applicant:** Alvin P. Solis **Phone/Fax:** 497-1900
Mailing Address: 906 "N" Street, Suite 100 Fresno CA 93721

StreetCityState/Zip
3. **Representative:** As above **Phone/Fax:** _____
Mailing Address: _____

StreetCityState/Zip
4. **Proposed Project:** Expansion of an Inorganic Fertilizer Manufacturing Storage and Sales Facility

5. **Project Location:** West side of Peach Avenue between E. North Ave. and E. Annadale Ave.

6. **Project Address:** 2948 S. Peach Ave.

7. **Section/Township/Range:** 19 / 14 / 21
8. **Parcel Size:** 19.65 +
9. **Assessor's Parcel No.** 316-071-⁷35 & 316-071-36 & 38 & 37 **OVER.....**

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

RECEIVED
COUNTY OF FRESNO

JUN 10 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

10. *Land Conservation Contract No. (If applicable):* N/A

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

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

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

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

13. *Existing Zone District*¹: M-3, AL-20

14. *Existing General Plan Land Use Designation*¹: Reserve (Limite Ind.) & Limited Ind.

ENVIRONMENTAL INFORMATION

15. *Present land use:* Ag., 2 Resid.

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

Describe the major vegetative cover: _____

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

Is property in a flood-prone area? Describe:

No _____

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Ag., Ind., Rural Resid.

South: Ind.

East: Covel, Home

West: Ag., Rural Resid.

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project?: N/A

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units	<u>N/A</u>
Lot Size	<u>28 Ac' (including all)</u>
Single Family	<u>N/A</u>
Apartments	<u>N/A</u>
II. Commercial - Number of Employees	<u>15-25</u>
Number of Salesmen	<u>3-5</u>
Number of Delivery Trucks	<u>1</u>
Total Square Footage of Building	<u>Existing + all new 28,000+ 380,000 sq. ft.</u>
III. Describe and quantify other traffic generation activities:	<u>From March to July, 4 times/week for</u>
	<u>the rest of the year 4 times/month.</u>

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

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

22. Describe the probable source(s) of air pollution from your project: N/A

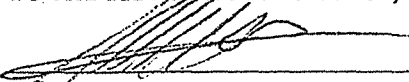
23. Proposed source of water:

() private well

(X) community system³--name: Malaga Co Water District OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 600 gal/day
25. Proposed method of liquid waste disposal:
() septic system/individual
() community system³-name Public sewer City of Fresno
26. Estimated volume of liquid waste (gallons per day)²: None
27. Anticipated type(s) of liquid waste: None
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: None
31. Anticipated type(s) of solid waste: None
32. Anticipated amount of solid waste (tons or cubic yards per day): None
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): None
34. Proposed method of solid waste disposal: None
35. Fire protection district(s) serving this area: Cal Fire
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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


SIGNATURE

5-13-2020
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

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

The following projects are exempt from the fees:

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

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

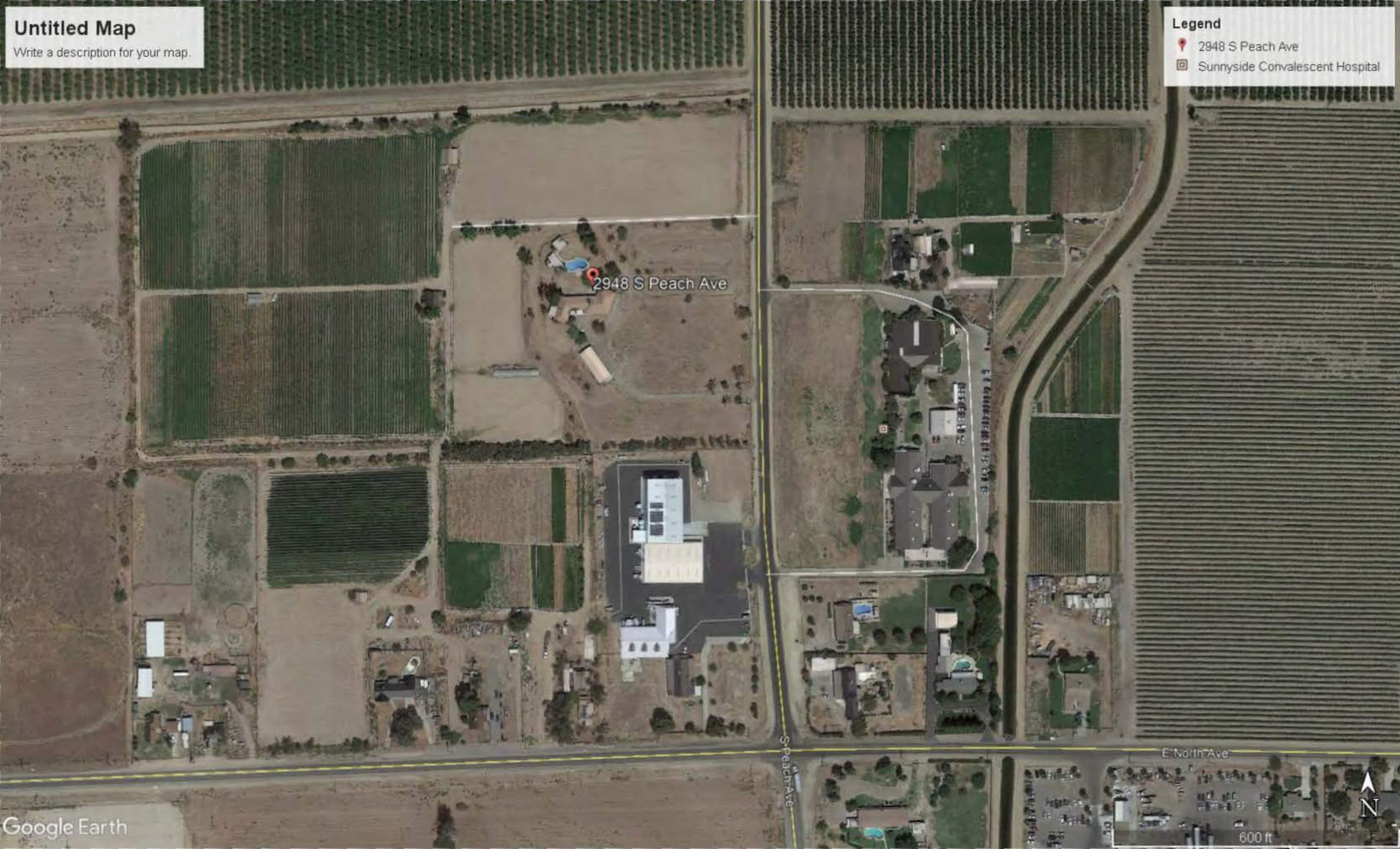
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the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





Applicant's Signature

5-13-2020

Date



Legend

-  2948 S Peach Ave
-  Sunnyside Convalescent Hospital

2948 S Peach Ave

S Peach Ave

E North Ave

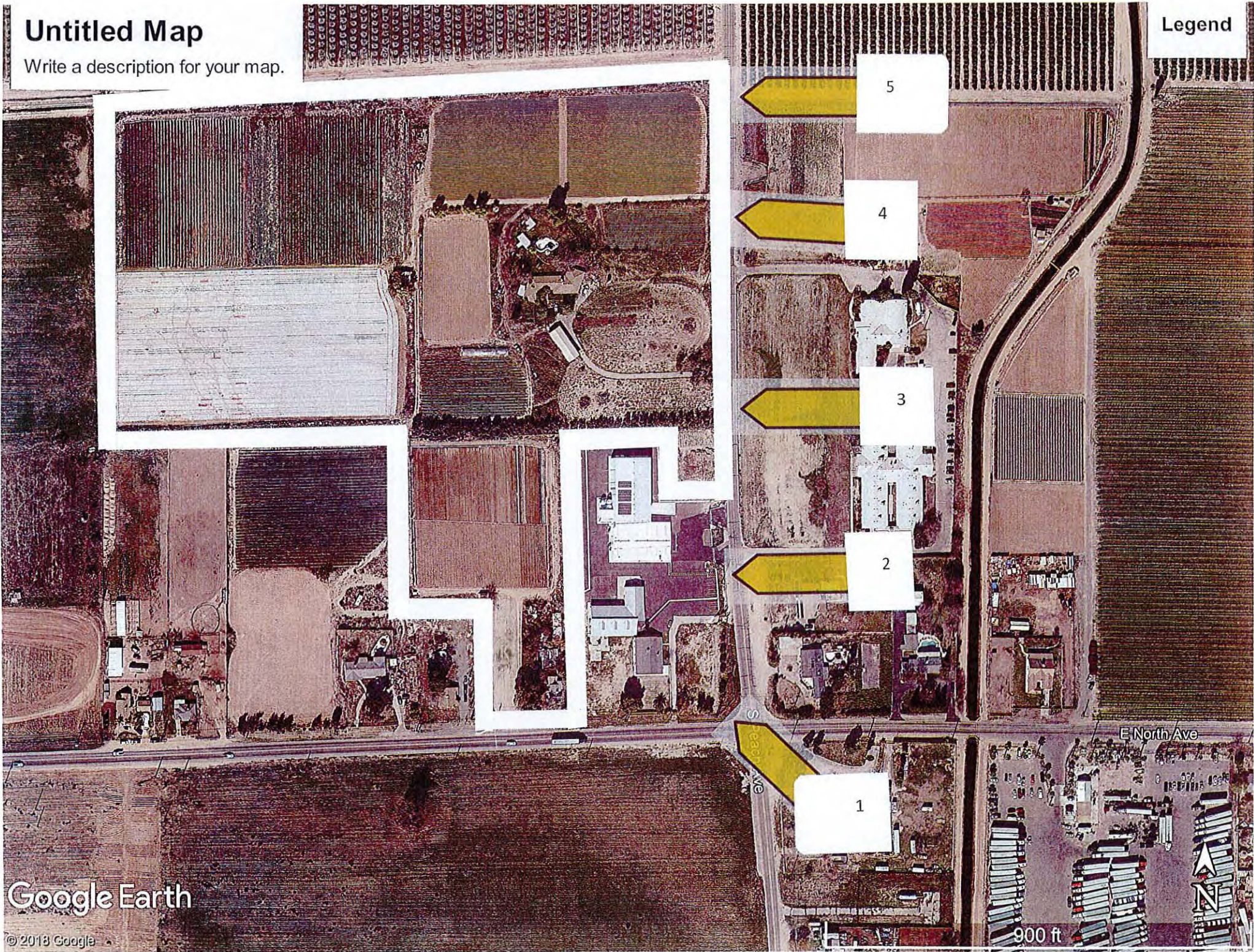
600 ft



Untitled Map

Write a description for your map.

Legend

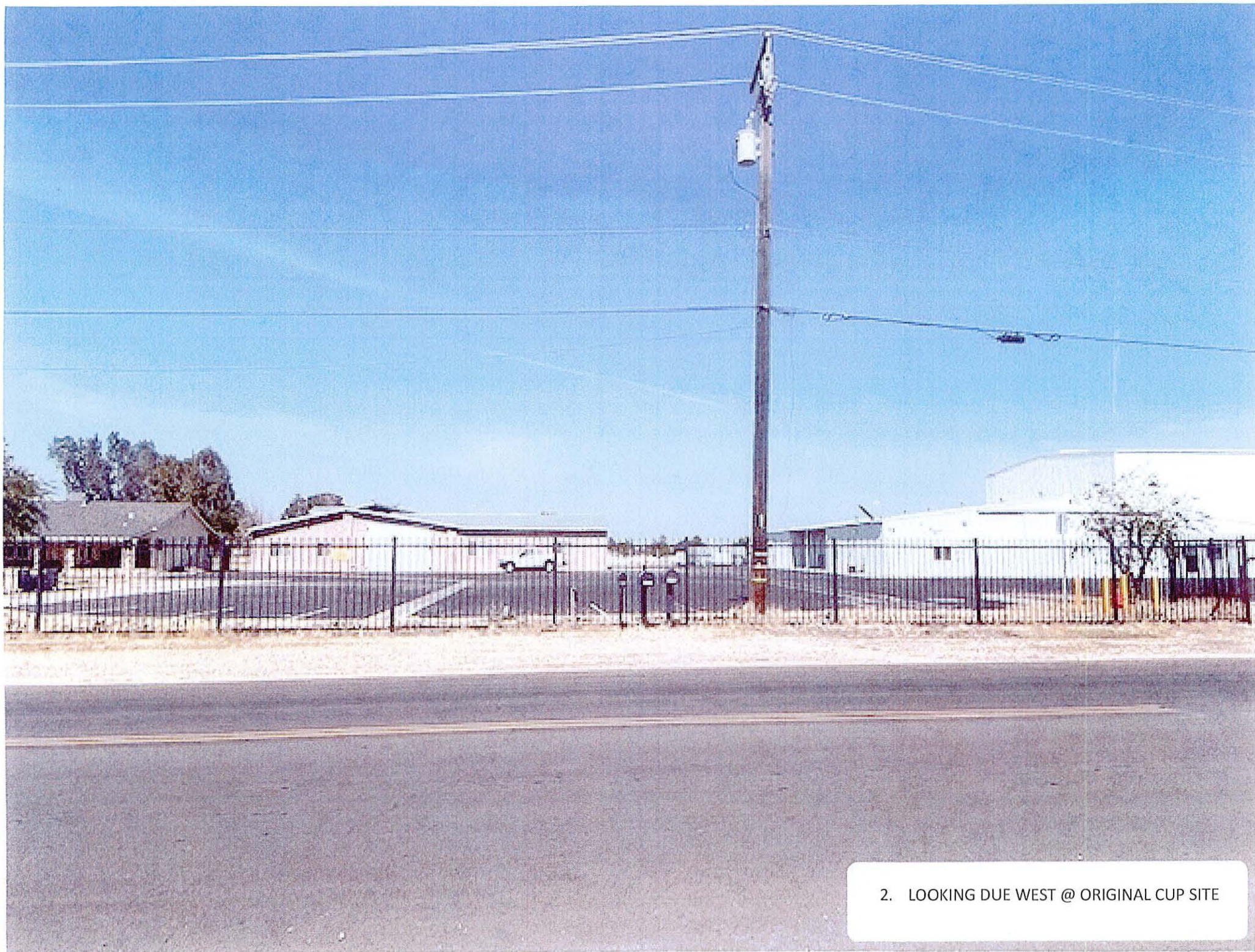


Google Earth

© 2018 Google



1. LOOKING N.W. @ E. NORTH & S. PEACH
AVENUES



2. LOOKING DUE WEST @ ORIGINAL CUP SITE



3. LOOKING DUE WEST @ S.E. CORNER OF NEW SITE



4. LOOKING DUE WEST @ NEW SITE



5. LOOKING DUE WEST @ N.E. CORNER OF NEW SITE

SITE GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR RESOLVING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS OF SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BIDS.
- PROVIDE MINIMUM OF 26% SLOPE AWAY FROM BUILDING FOR A DISTANCE OF 5'-0" AT LANDSCAPE AREAS, 18% MINIMUM AT PAVING AREAS.
- NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
- PROVIDE 1/2" MAX. STEP FROM EXTERIOR DOOR THRESHOLDS TO EXTERIOR SURFACE. CHANGES IN ELEVATIONS MORE THAN 6" ALONG EXIT PATHS SHALL BE BY MEANS OF AN APPROVED RAMP.
- LAY OUT FORMS FOR WALKWAYS AND EXTERIOR SLABS IN FIELD FOR ARCHITECTS APPROVAL BEFORE POURING.
- CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- THE APPLICANT SHALL INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY ADJACENT TO THE WATER METER AND SHALL BE TESTED BY AN APPROVED AMVA CERTIFIED TESTER WITHIN 5 DAYS OF INSTALLATION WITH THE RESULTS SENT TO THE CITY UTILITIES DIVISION.
- CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL) INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS, READY FOR SERVICE.
- THE SOILS REPORT SHALL BE A PART OF THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING WORK.
- PROVIDE ILLUMINATED ADDRESS SIGN VISIBLE FROM THE STREET PRIOR TO FINAL INSPECTION PER FIRE DEPT. STANDARD.
- THE SANITARY SEWER SERVICES, WATER, GAS AND OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PRIOR TO PLACEMENT OF PAVING ON SITE.
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACoustically BATTLED.
- ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) (800) 642-2444.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED OR UNCOVERED DURING PROJECT SURVEYING, GRADING, EXCAVATION OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY AND CONTACT THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY TO OBTAIN A MATERIAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE (916) 699-4082) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE (800) 644-2288) SHALL BE CONTACTED TO OBTAIN A LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- APPROVAL OF THE SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE AND ALL ENGINEERING STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR CHANGES RESULTING FROM THIS SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SPECIAL PERMIT SHALL BE PERMITTED.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ALL PREVIOUSLY IMPOSED CONDITIONS OF APPROVAL FOR SPECIAL PERMITS PERTAINING TO THE SUBJECT PROPERTY SHALL REMAIN IN EFFECT AND ARE INCORPORATED HEREIN BY REFERENCE EXCEPT AS MAY BE SPECIFICALLY MODIFIED BY THIS SPECIAL PERMIT.
- ALL ACCESSIBLE PARKING STALLS SHALL BE LOCATED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM THE ACCESSIBLE PARKING STALL.
- ALL OUTDOOR LIGHTING SHALL BE HOODED AND DIRECTED FORWARD SO AS TO NOT SHINE TOWARD ADJACENT PROPERTIES AND PUBLIC STREETS.
- NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED OR MOVED IN ANY ZONING DISTRICT EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDINGS, AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- A PERMIT GRANTED UNDER THIS CODE SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE. REFER TO SECTION 15-504, EXPIRATION OF PLANNING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXERCISE OF RIGHTS.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURY ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS, AND DISEASE. ANY TREE SHOWING SUCH DAMAGE SHALL BE REPLACED WITH ANOTHER TREE.
- NO TREE FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED SHALL BE REMOVED UNTIL ALL CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED AND THE DECISION HAS BECOME FINAL. IN ADDITION, TREES APPROVED FOR REMOVAL IN CONNECTION WITH A DEVELOPMENT APPLICATION SHALL NOT BE REMOVED BEFORE THE ISSUANCE OF A BUILDING PERMIT OR UNLESS ALL OF THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION ARE SATISFIED.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DEPARTMENT.
- NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA GREEN BUILDING DESIGN STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
- FUTURE TRAVEL IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 14069 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY OF SEVEN-FOOT POLES.
- ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FPC SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING SPACES OR DRIVEWAYS.
- BICYCLE PARKING SPACES SHALL BE SUPPLIED ACCORDING TO TABLE 15-2429-D, REQUIRED ON-SITE BICYCLE PARKING SPACES OR THE FRESNO MUNICIPAL CODE (FMC). EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF 30 INCHES IN WIDTH AND EIGHT FEET IN LENGTH AND SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. AT LEAST 30 INCHES OF CLEARANCE SHALL BE PROVIDED BETWEEN BICYCLE PARKING SPACES AND ADJACENT WALLS, POLES, LANDSCAPING, STREET LIGHTS, DRIVE AISLES, AND PEDESTRIAN PATHS AND AT LEAST FIVE FEET FROM VEHICLE PARKING SPACES TO ALLOW FOR THE HANDLING OF BICYCLES. BICYCLE PARKING SPACES SHALL NOT ENCROACH ON PEDESTRIAN OR VEHICLE PARKING SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS-SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.

PROJECT INFORMATION

SITE ADDRESS: 2976 S. PEACH AVE
FRESNO, CA 93725

APN: 316-071-36/316/38/34/46/47

EXISTING ZONING: M-3 (HEAVY INDUSTRIAL) 316-071-37
AL20 (LIMITED AGRICULTURAL) 316-071-36/38/34/46/47

PROPOSED ZONING: M-3 (HEAVY INDUSTRIAL) 316-071-37
M-3 (HEAVY INDUSTRIAL) 316-071-36/38/34/46/47

EXISTING USE: B (OFFICE) / R (RESIDENCE) / H-4 (FERTILIZER MANUFACTURING)

PROPOSED USE: B (OFFICE/LABORATORY) / H-4 (FERTILIZER MANUFACTURING)

SITE AREA: 28.45 ACRES (1,234,282 SQ. FT.)

BUILDING AREA:

(E) 00: RESIDENTIAL (DEM0)	1,500 SQ. FT.
(E) 01: RESIDENTIAL	12,300 SQ. FT.
(E) 02: STORAGE	17,175 SQ. FT.
(E) 03: FERTILIZER MANUF.	18,434 SQ. FT.
(E) 04: FERTILIZER MANUF.	18,434 SQ. FT.
(E) 05: STORAGE	15,500 SQ. FT.
(E) 06: RESIDENTIAL	14,140 SQ. FT.
(E) 07: RESIDENTIAL	15,750 SQ. FT.
(E) 08: RESIDENTIAL	15,000 SQ. FT.
A1: FERTILIZER MANUF.	14,400 SQ. FT.
A2: FERTILIZER MANUF.	14,400 SQ. FT.
B1: OFFICE	17,500 SQ. FT.
C1: LABORATORY	15,900 SQ. FT.
D1: WAREHOUSE	145,000 SQ. FT.
D2: WAREHOUSE	145,000 SQ. FT.
D3: WAREHOUSE	145,000 SQ. FT.
D4: WAREHOUSE	145,000 SQ. FT.
D5: WAREHOUSE	145,000 SQ. FT.
D6: WAREHOUSE	145,000 SQ. FT.
D7: WAREHOUSE	145,000 SQ. FT.
D8: WAREHOUSE	145,000 SQ. FT.
D9: WAREHOUSE	150,000 SQ. FT.

BUILDING HEIGHT: 15'-6"

TYPE OF CONSTRUCTION: V-B W FIRE SPRINKLERS

OCCUPANCY GROUP: MIXED / SEPARATED - H-4 / B

COVERAGE: 34% (BLDG. FOOTPRINT/SITE AREA)
HARDSCAPE AREA: 519,626 SQ. FT.
LANDSCAPE AREA: 300,771 SQ. FT.

PARKINGS REQUIRED PER SECTION 843.5 COUNTY OF FRESNO ZONING CODE:
- 1 SPACE PER 2 PERMANENT EMPLOYEES.

MAXIMUM ANTICIPATED NUMBER EMPLOYEES 220 = 110 SPACES REQ'D.

PARKING PROVIDED (9' x 18') = 114 SPACES

LOADING SPACES PROVIDED = 22 SPACES

FUTURE NON RESIDENTIAL E.V. CHARGING STATIONS: 114 = 7 MIN. REQ'D.
(PER CALGREEN 5.106.5.3)

NON RESIDENTIAL CLEAN AIR VEHICLE PARKING: 114 = 11 MIN. REQ'D.
(PER CALGREEN 5.106.5.2)

PROJECT DIRECTORY

OWNER
AGROPLANTAE, INC.
2976 S PEACH AVE
FRESNO, CA 93725
(559) 498-0388

CONTACT: ANGELO PAOLUCCI
E-MAIL: apolucci@agroplanta.com

PROJECT ARCHITECT
THE TAYLOR GROUP ARCHITECTS
410 PARK CREEK DRIVE
GLOVIS, CA 93811
(559) 708-4046

CONTACT: RUSS TAYLOR, CLAUDIO DADDATO
E-MAIL: russ.t@tgrouparchitects.com
claudio.d@tgrouparchitects.com

PLANNING CONSULTANT
SOL DEVELOPMENT, LLC
808 N STREET, SUITE 100
FRESNO, CA 93721
(559) 497-1800

CONTACT: AL SOLIS
E-MAIL: al@soldevelopment.com

KEYNOTES

(NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS SHEET)

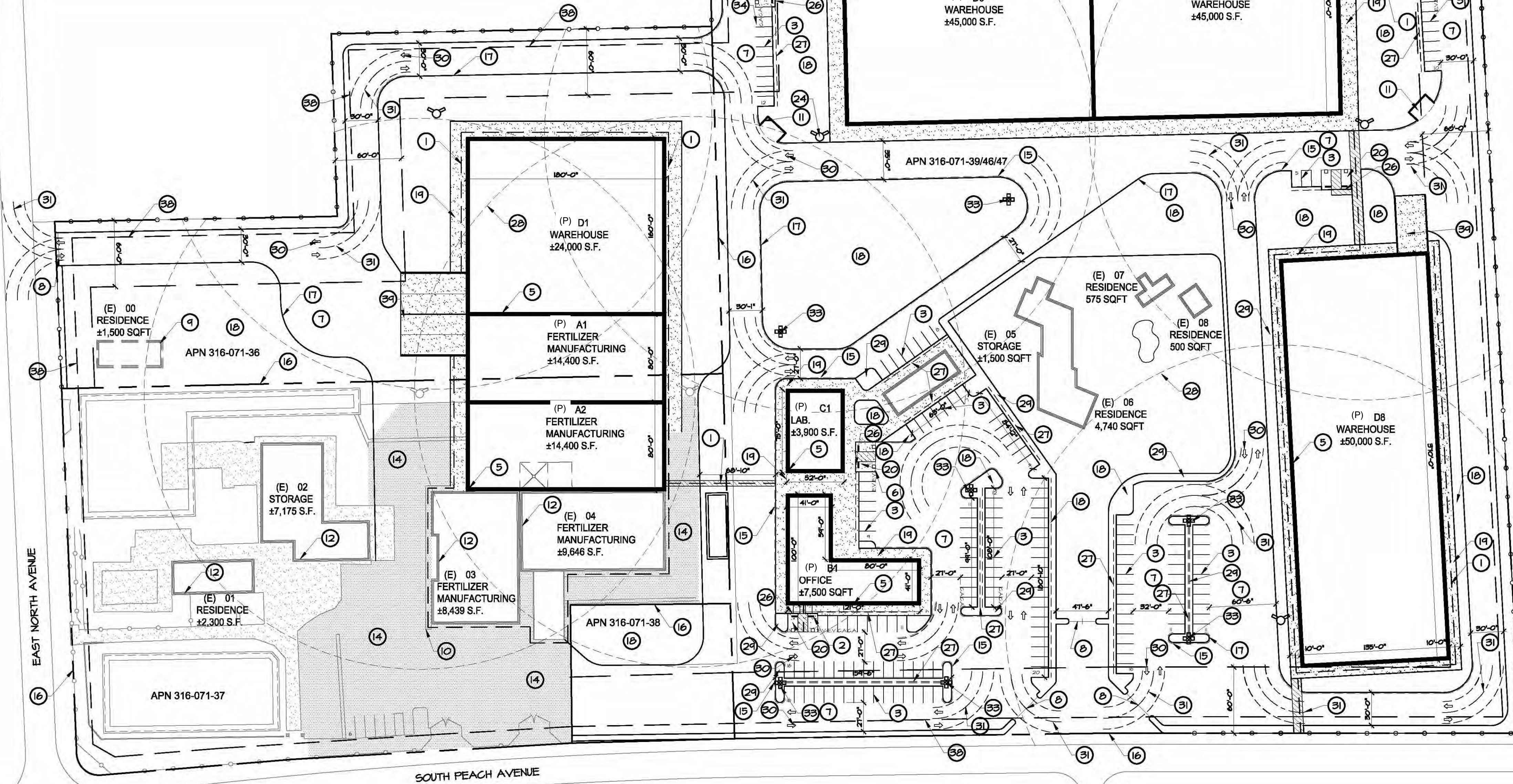
- DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL (2% MAX. SLOPE, 15% MAX. CROSS-SLOPE) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
- INDICATES (N) CONCRETE WHEEL STOP; SEE DETAIL 12/A101.
- INDICATES (N) PAINTED WHITE PARKING STRIPE; TYP.
- ACCESSIBLE BUILDING ENTRANCE AT PROPOSED (N) BUILDING.
- INDICATES (N) PROPOSED BUILDING FOOTPRINT; TYP.
- (N) CONCRETE SIDEWALK TO FLUSH WITH (E) SIDEWALK PER DETAIL 10/A101.
- (N) AC PARKING LOT PAVEMENT; SEE CIVIL DRAWINGS.
- (N) DRIVEWAY ENTRANCE.
- (E) BUILDING TO BE DEMOLISHED.
- (E) CURB.
- (N) SOLID-WASTE ENCLOSURE.
- INDICATES (E) BUILDING FOOTPRINT.
- (E) CONCRETE CURB & GUTTER WHERE INDICATED.
- (E) AC PARKING LOT PAVEMENT.
- DASHED LINE INDICATES DRIVE AISLES IDENTIFIED AS FIRE LINES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 225001. DESIGNATE CURBS AS FIRE LINES (RED CURB WITH "FIRE LANE" IN 3 INCH WHITE LETTERS EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET); TYP.
- INDICATES PROPERTY LINE; TYP.
- (N) 6" RAISED CONCRETE CURB PER DETAILS 8 & 9/A101 AND CIVIL DRAWINGS; TYP.
- (N) LANDSCAPED AREA.
- (N) CONCRETE SLAB/SIDEWALK; 1:20 MAX. SLOPE, 15% MAX. CROSS-SLOPE; SEE CIVIL DRAWINGS & DETAILS 6 & 7/A101. LIGHT BROOM FINISH; TYP.; PROVIDE FIBER EXPANSION JOINT WHERE WALKWAY MEETS BUILDING FOOTPRINTS; SLOPE MIN. 15% AWAY FROM BUILDING.
- (N) VAN-ACCESSIBLE AND STANDARD ACCESSIBLE PARKING STALLS W/ ACCESSIBLE ACCESS AISLES. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL 8/A101.
- (N) PAVEMENT FLUSH WITH CURB OR WALK; TYP. AT ACCESSIBLE STALLS AND ACCESS AISLES.
- (E) LANDSCAPE AREA.
- (N) BICYCLE RACK W/ MIN. 10 BICYCLE CAPACITY (SHORT TERM); SEE SPECIFICATIONS.
- (N) FIRE HYDRANT.
- (N) PARKING ENTRANCE SIGN; SEE DETAIL 4/A101.
- (N) PARKING SIGN FOR ACCESSIBLE SPACES; TYP.; SEE DETAIL 5/A101.
- INDICATES (N) 36" VEHICLE BUMPER OVERHANG; TYP.
- INDICATES 250' FIRE HYDRANT RADIUS.
- (N) TREE HELL PLANTER; TYP.; ALL TREES TO BE LOCATED OUTSIDE OF 2' BUMPER OVERHANG AREA.
- (N) DIRECTIONAL ARROW PAINTED WHITE PER DETAIL 21/A101.
- INDICATES TURNING RADIUS W/ 44' CENTER RADIUS; TYP.
- INDICATES 12 FT. MIN. VISIBILITY TRIANGLE EA. SIDE OF DRIVEWAY PER F.M.C. 15-2010B.
- (N) SITE LIGHTING STANDARD; SEE ELECTRICAL DRAWINGS.
- FUTURE CLEAN AIR VEHICLE PARKING.
- (N) SIDEWALK TRANSITION RAMP; 2% MAX. SLOPE.
- FUTURE E.V. CHARGING STATIONS PER CALGREEN NON RESIDENTIAL CODE 5.106.5.3.3 (SEE TOTAL HILL); SEE ELECTRICAL DRAWINGS & TYP. DETAIL 16/A101.
- INDICATES (N) CONT. TRUNCATED DOME DETECTABLE WALKING SURFACE; TYP. PER DETAIL 2/A101.
- INDICATES 15' SETBACK.
- LOADING DOCK.
- (N) PAINTED WHITE STRIPING AT 3'-0" O.C. AT PEDESTRIAN AISLE.
- INDICATES COMPACT CAR STALL.
- (N) 6 FT. HIGH MIN. CMU WALL.
- RED PAINTED CURB NO PARKING.

FIRE PROTECTION NOTES

- PROVIDE SIGNS (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH HAVE SIGN SITE. THE WARNING SIGN SHALL BE REMOVED IMMEDIATELY UPON THE PROPERTY BEING IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300.
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2" OUTLET SHALL FACE THE ACCESS LANE.
- WALKING ACCESS IS REQUIRED TO REACH BUILDING OPENINGS WITHIN 200 FT. OF A PAVED SURFACE DESIGNED FOR FIRE APPARATUS USE. REQUIRED WALKING ACCESS SHALL BE DESIGNED TO PREVENT SHARP TURNS OR OBSTACLES THAT WOULD HINDER THE CARRYING OF GROUND LADDERS AND OTHER HAND-HELD EQUIPMENT. GATES SHALL BE A MINIMUM OF 4 FEET IN WIDTH IF THEY ARE USED IN THE WALKING ACCESS PATH.
- ALL PEDESTRIAN GATES (WHERE PROVIDED) FOR COMPLIANCE OF THE 200' RULE, SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS OR BESTA-X LOCK BOX ("BEST" PADLOCK MODEL 218700 SERIES).
- INSTALL ON SITE HYDRANT WITH A MINIMUM 8 INCH MAIN AND A FIRE FLOW OF 1500 GPM. SEE PLAN FOR LOCATION.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE ALARM SYSTEM. SEE FPD DEVELOPMENT POLICY 401.02.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY WITH MORE THAN 50 OCCUPANTS SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED PERMANENT DESIGN AND BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
- THE GENERAL CONTRACTOR AND THE SPRINKLER CONTRACTOR SHALL COORDINATE THE PROTECTION OF ROOF "CRICKETS" OR OTHER CONCEALED COMBUSTIBLE SPACES (WHERE APPLICABLE), FPD POLICY SECTION 405.7.
- SPRINKLERS SHALL BE INSTALLED UNDER EXTERIOR ROOFS OR CANOPIES EXCEEDING 4 FEET IN WIDTH. OBTAIN PERMIT FROM FRESNO FIRE DEPARTMENT, PREVENTION, SUPPORT & TECHNICAL SERVICES DIVISION, 2016 NFPA 13, FPD POLICY SECTION 405.4, EXCEPTION: SPRINKLERS ARE PERMITTED TO BE OMITTED WHERE THE CANOPY OR ROOF IS OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXHAUSTING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.). ALL WORK MUST REMAIN VISIBLE AND MAY NOT BE COVERED UNTIL THE REQUIRED FIRE INSPECTIONS HAVE BEEN COMPLETED BY THE FIRE DEPARTMENT.
- PROVIDE MINIMUM 2A10B.C PORTABLE FIRE EXTINGUISHER(S) (PER NFPA 10). ONE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF OF FLOOR SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET. A MINIMUM OF 3 PORTABLE FIRE EXTINGUISHERS ARE REQUIRED BASED ON SQUARE FOOTAGE. 2016 CFC, SECTION 906.3.

LEGEND

- | | |
|-----|-----------------------------|
| --- | PROPERTY LINE |
| --- | CENTERLINE |
| --- | EASEMENT BOUNDARY |
| --- | BUMPER OVERHANG |
| --- | 6" HIGH METAL FENCE |
| --- | 250' FT FIRE HYDRANT RADIUS |
| ⊕ | SITE LIGHTING FIXTURE |
| ⊕ | (E) FIRE HYDRANT |
| ⊕ | (E) STREET VALVE |
| ⊕ | (N) FIRE HYDRANT |



CLEAN AIR VEHICLE PARKING NOTE:
PROVIDE 91 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS PER DETAIL 18/A101; CLEAN AIR VEHICLE STALLS ARE TO BE DISTRIBUTED EVENLY THROUGHOUT NEW PARKING STALLS. (CALGREEN 5.106.5.2)

NOTE:
ALL WALKWAYS TO HAVE MAX. 5% SLOPE IN DIRECTION OF TRAVEL AND MAX. 15% CROSS SLOPE



PROJECT NORTH

SCALE: 1" = 60'-0"

SITE MASTER PLAN

THE TAYLOR GROUP ARCHITECTS
410 PARK CREEK DRIVE • GLOVIS, CA 93811 • P: 559.708.4046



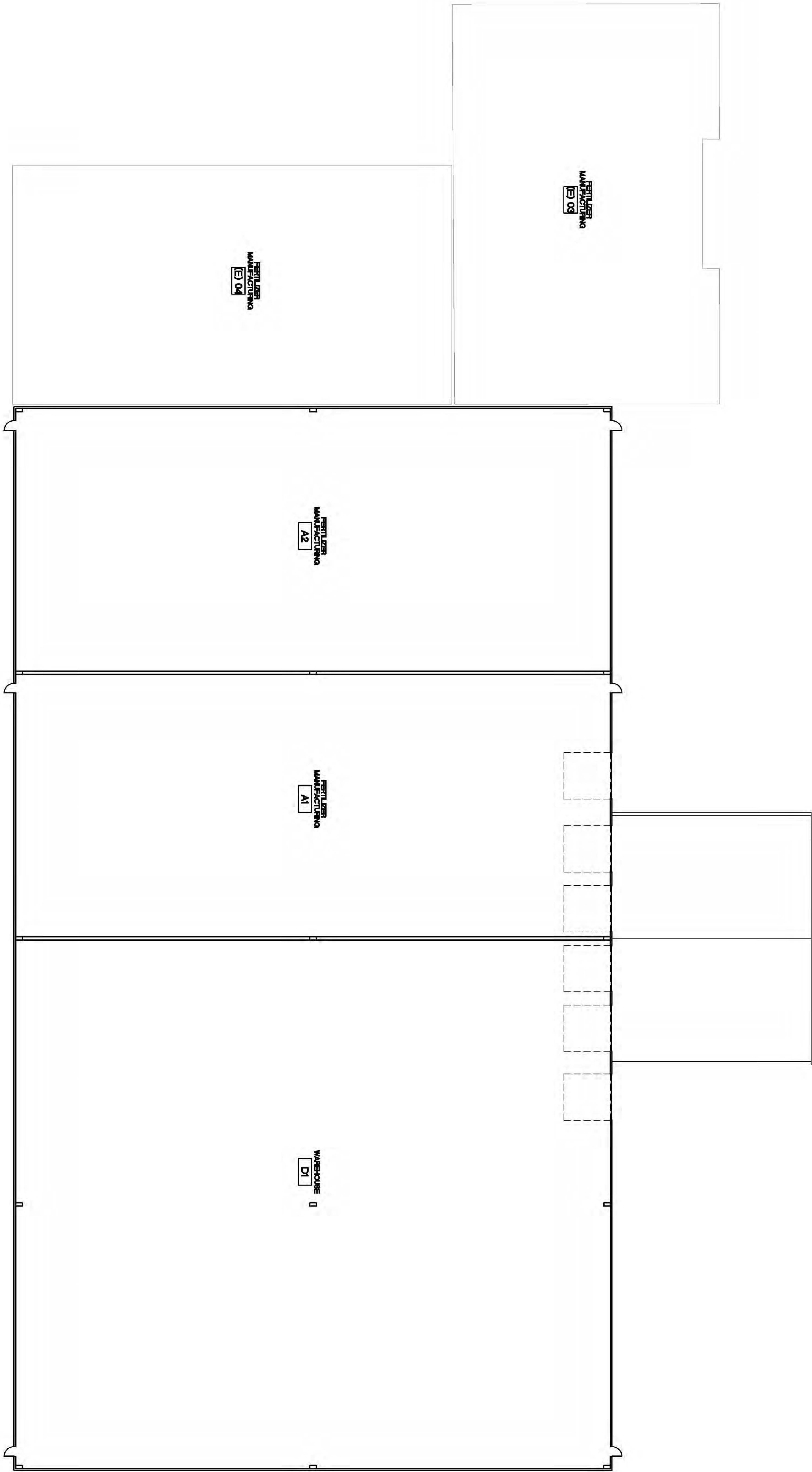
MARK	DATE	DESCRIPTION
Δ	-	-

PROPOSED DEVELOPMENT:
AGROPLANTAE INC.
2976 SOUTH PEACH AVE.
FRESNO, CALIFORNIA 93725

SITE MASTER PLAN

PROJECT NO. 19-014-01
DRAWING **A100**
www.tgrouparchitects.com

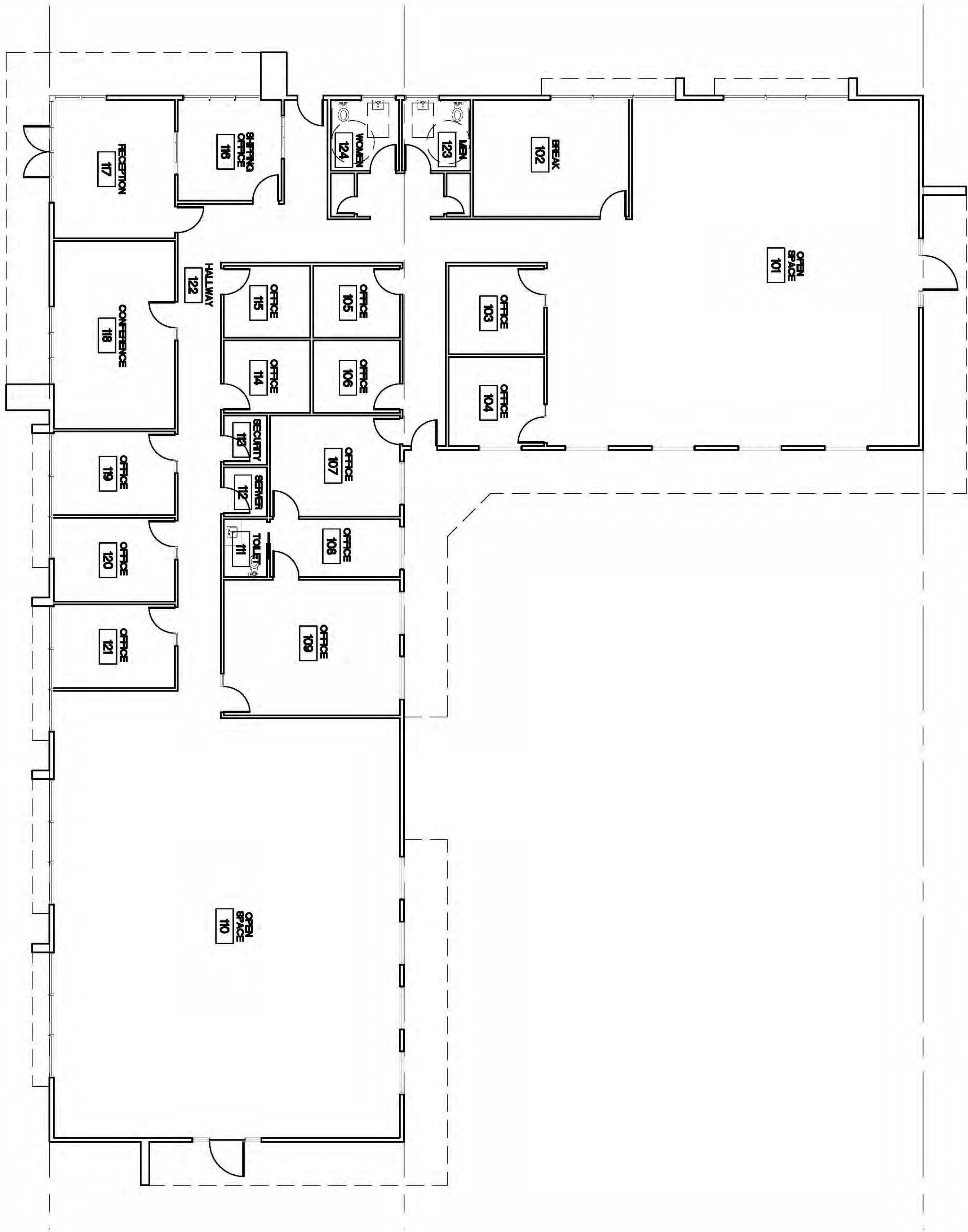
3/4/A1/A2/D1 SHELL BUILDING FLOOR PLAN



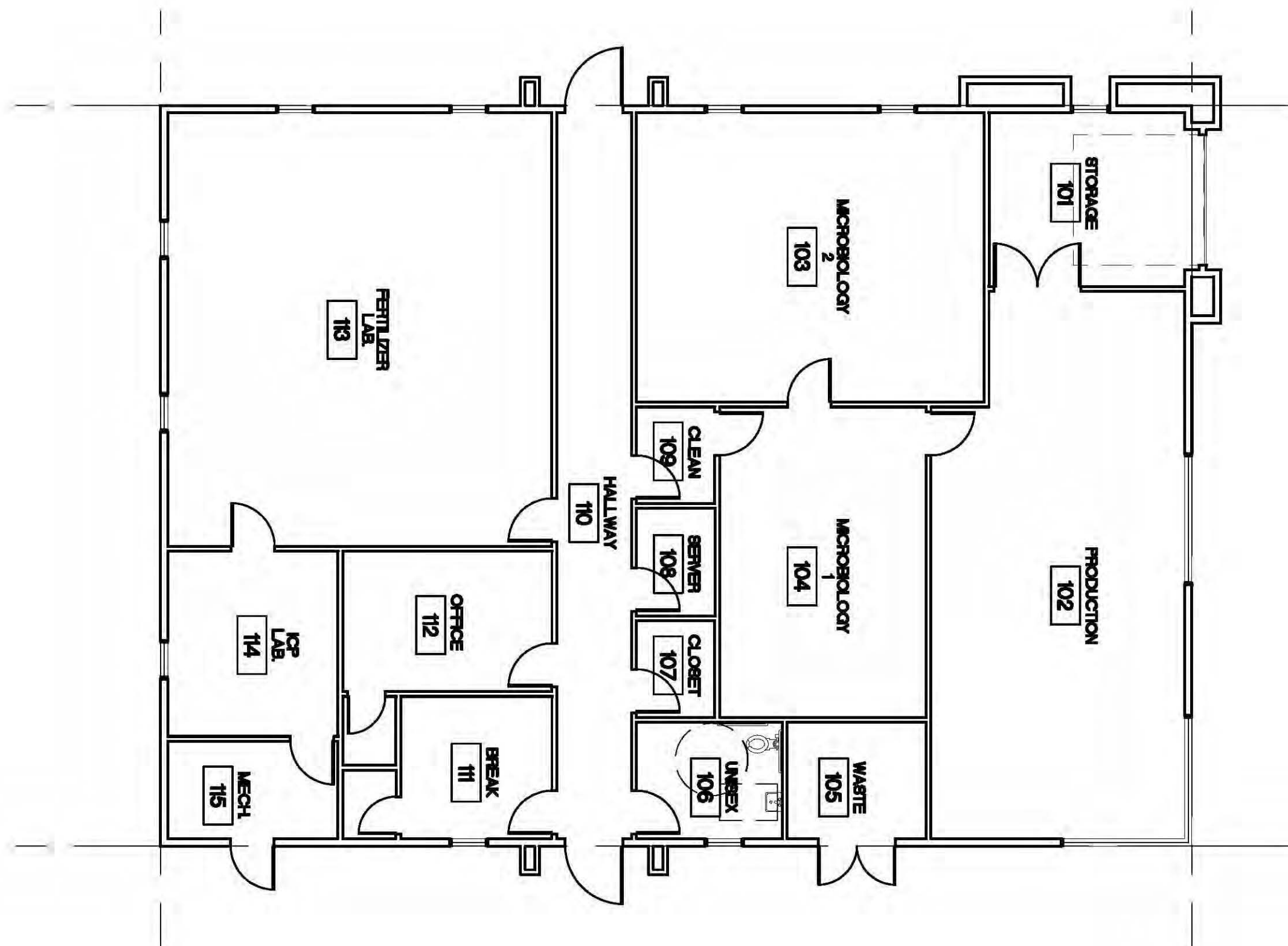
MARK	DATE	DESCRIPTION
△	-	-



OFFICE BUILDING - B1 - FIRST FLOOR PLAN

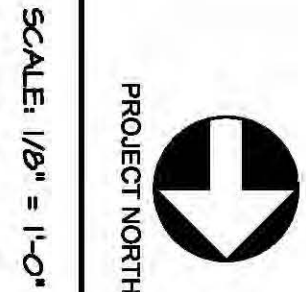


LABORATORY BUILDING C1 FIRST FLOOR PLAN



PLOT DATE:

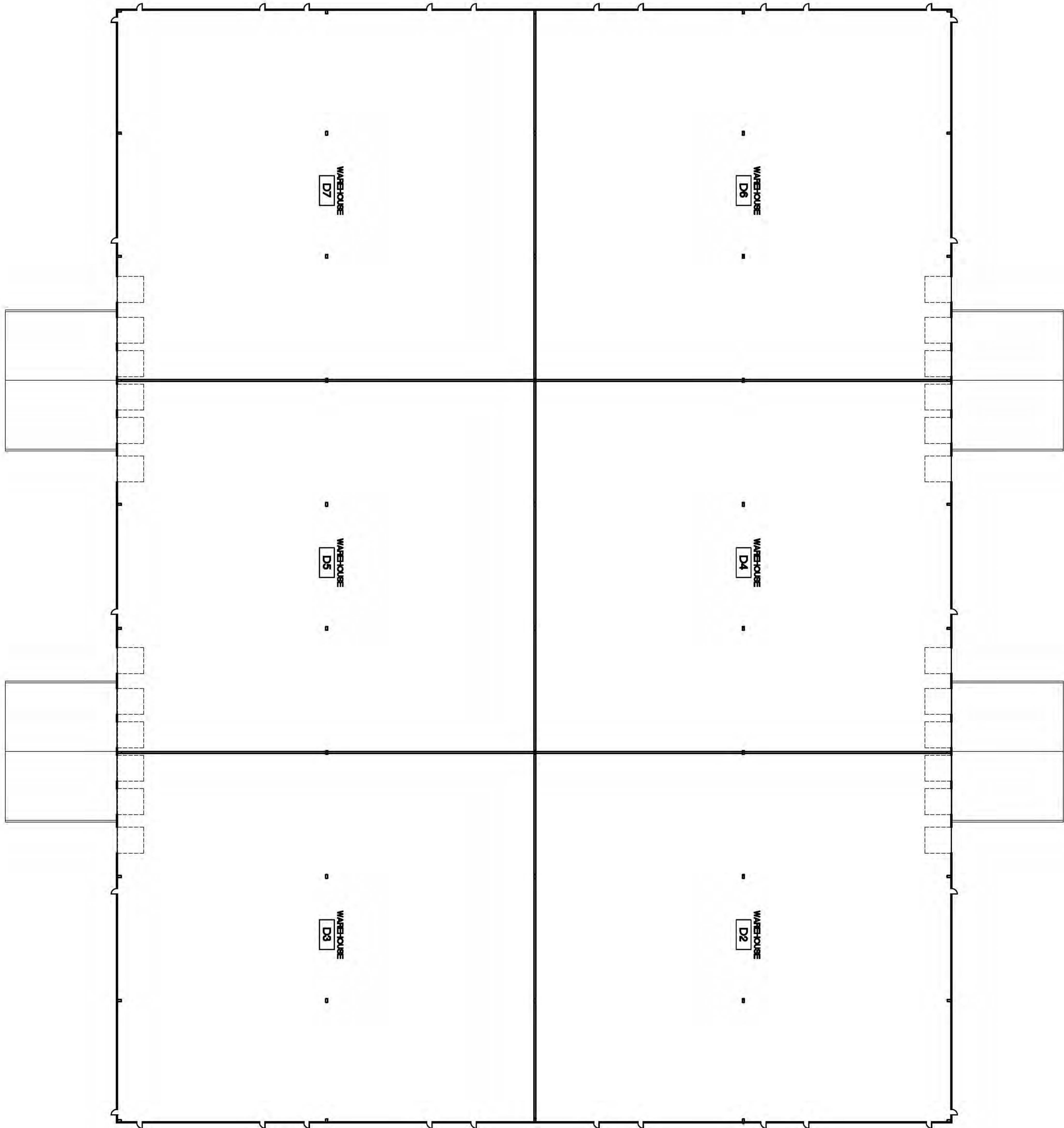
FLOOR PLAN - B1 - C1 BUILDINGS



MARK	DATE	DESCRIPTION
△	-	-



D2 > D7 SHELL BUILDING FLOOR PLAN

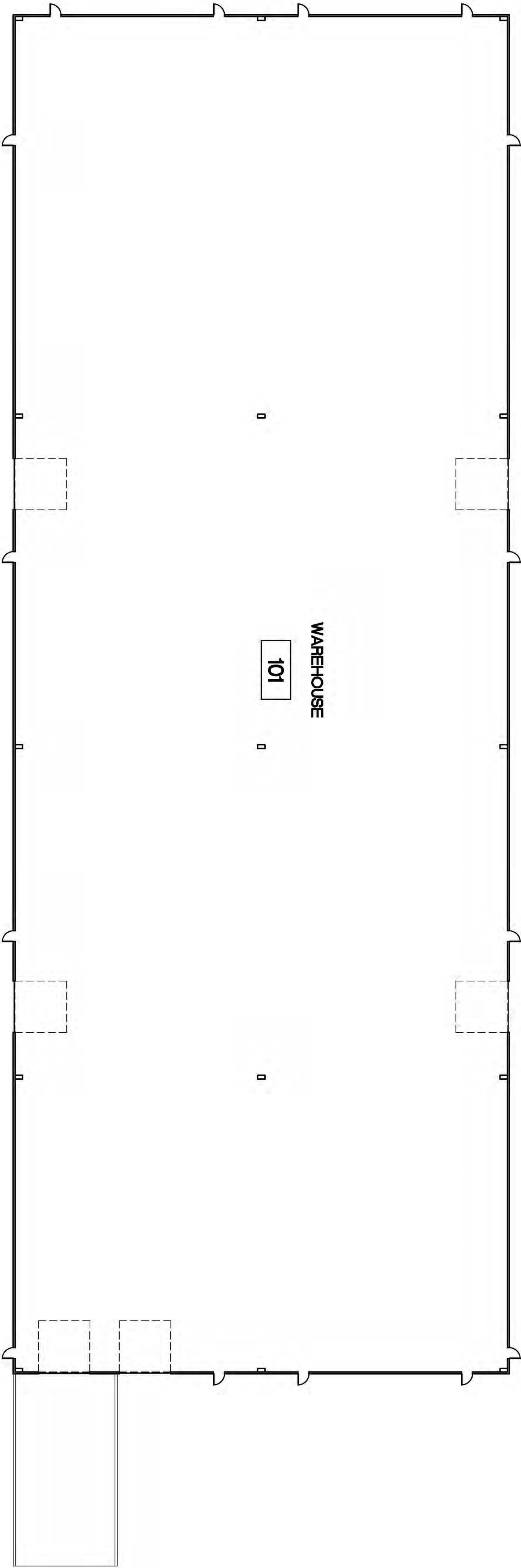


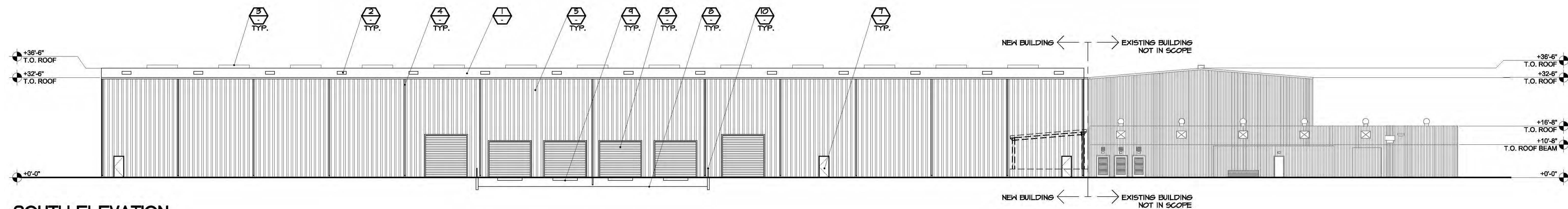
MARK	DATE	DESCRIPTION
△	-	-



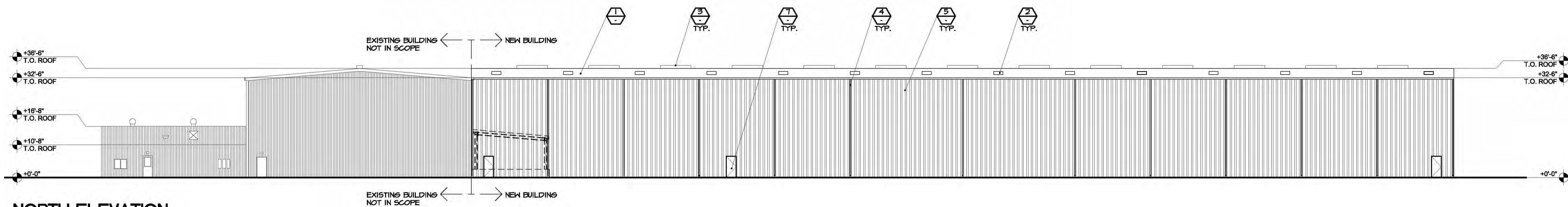
D8 SHELL BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

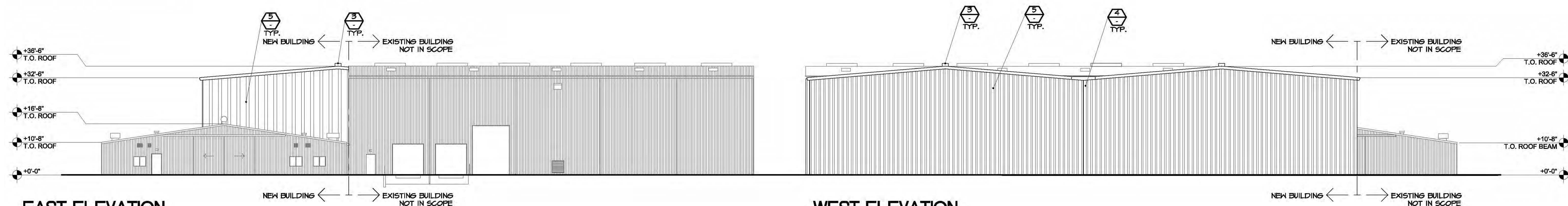




SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

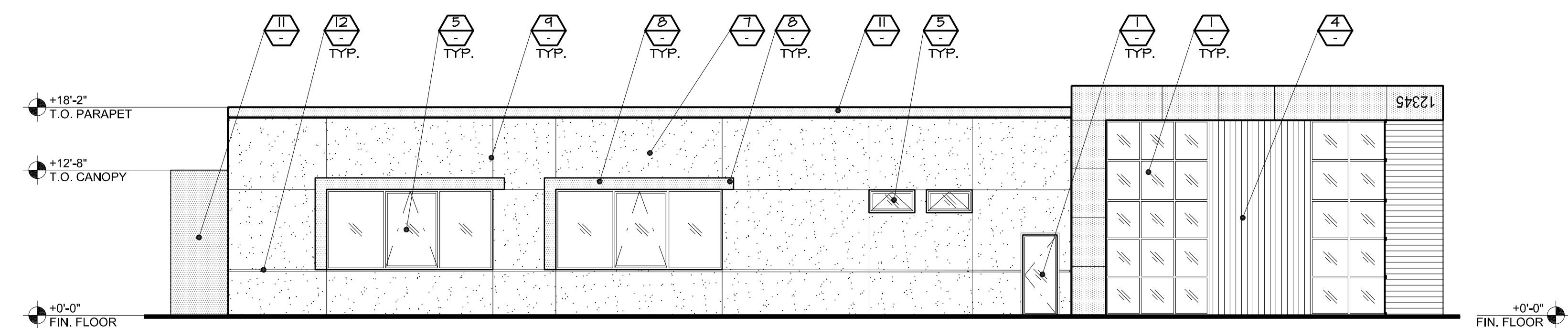
WEST ELEVATION

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED, UNLESS OTHERWISE INDICATED, PAINTING REQUIRED AT ALL (N) AND (E) OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED GSM FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/BULKHEAD ROOF ACCESS HATCH SOFFIT VENTS	STOREFRONT SYSTEM EXTERIOR CEMENT PLASTER (B) PRECAST CONC. PANELS (C) CMU BUILDING WALLS (D) MASONRY CHIMNEY (E) SPLIT-FACE CMU PREFIN. ALUM. MECHANICAL SCREEN
EXPANSION JOINTS: IN EXT. CEMENT PLASTER O/ PLYWOOD SHTG. O/ WOOD STUDS ---- SEE DETAIL 16/A904	

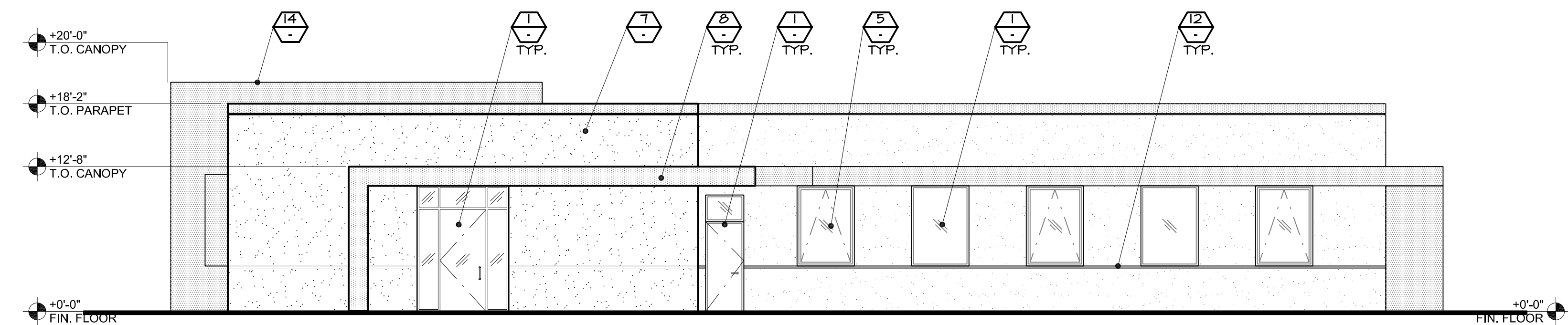
- NOTES:
- ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
 - SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
 - FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL 18/A904
 - FOR TYPICAL SEALANT JOINTS, SEE DETAIL 19/A904
 - FOR FLASHING AROUND BOX PENETRATIONS AT PLASTER, SEE DETAIL 21/A904
 - ALL EXPOSED STEEL WELDS TO MEET NOMMA VOLUNTARY JOINT FINISH STANDARD FINISH NO. 2, UNLESS OTHERWISE INDICATED.

EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
1	METAL ROOFING	-
2	TRANSLUCENT PANEL	-
3	NEW RIDGE VENT	-
4	DOWN SPOUT	-
5	METAL SIDING	-
6	ROLL UP DOOR	-
7	DOOR	-
8	TRUCK LOADING DOCK	-
9	TRUCK BUMPER	-
10	METAL GUARD	-

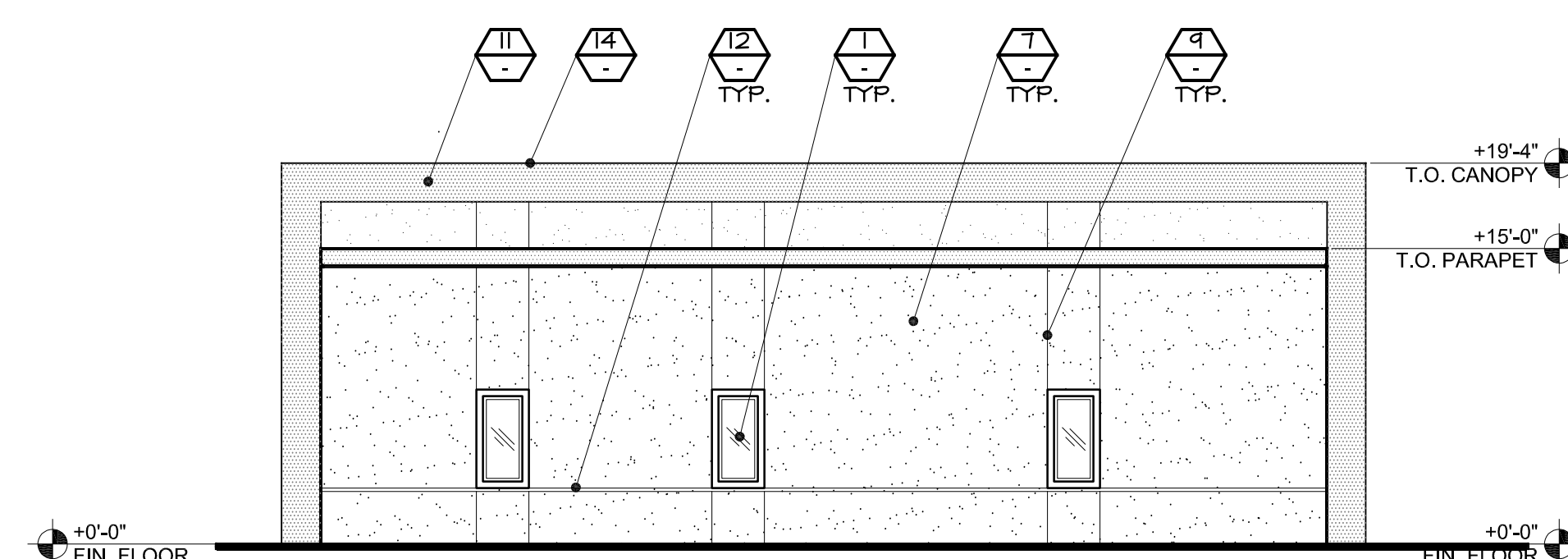
MARK	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-



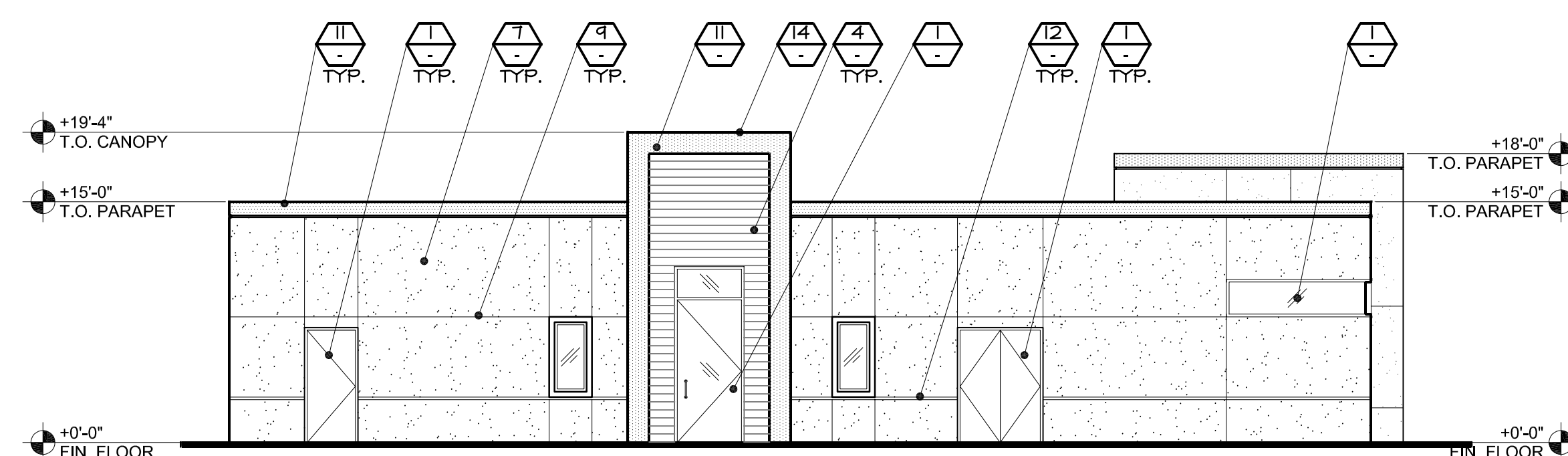
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOTES:

1. ALL SHEET METAL FLASHINGS TO BE MIN 24 GA, UNLESS OTHERWISE INDICATED.
2. SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
3. PROVIDE GYP. SHTG. BELOW ALL EIFS AND ACM PANEL. RAINSCREEN SYSTEMS AT ALL VERT. SURFACES; SEE SECTIONS AND DETAILS FOR LOCATIONS WHERE REQ'D.
4. FOR TYPICAL SEALANT JOINTS, SEE DETAIL **1/A906**
5. FOR FLASHING AROUND WALL OPENINGS, SEE DETAIL **26/A906**
6. FOR FLASHING AROUND BOXPIPE PENETRATIONS AT EIFS, SEE DETAIL **21/A906**
7. ANTI-GRAFFITI COATING TO BE APPLIED TO EIFS, & CONCRETE BELOW HORIZONTAL JOINT AT +10'-0". APLIED CONT. AROUND ENTIRE BUILDING.
8. SEE STRUCTURAL DRAWINGS FOR DETAIL JOINT DETAILS

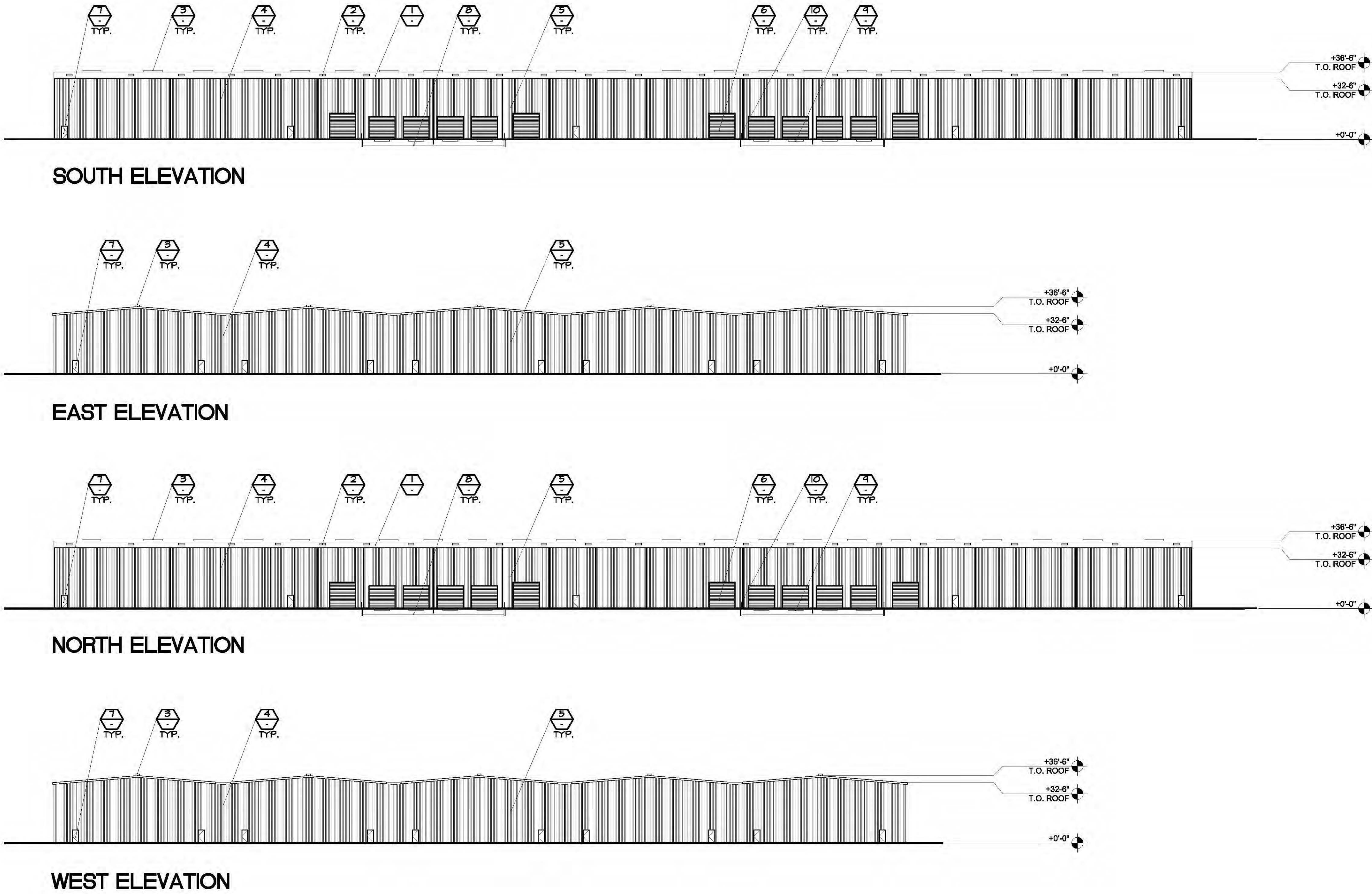
EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED, UNLESS OTHERWISE INDICATED, PAINTING REQUIRED AT ALL (N) AND (E) OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED GSM FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/BULKHEAD ROOF ACCESS HATCH SOFFIT VENTS	STOREFRONT SYSTEM EXTERIOR CEMENT PLASTER (B) PRECAST CONC. PANELS (C) CMU BUILDING WALLS (E) MASONRY CHIMNEY (F) SPLIT-FACE CMU PREFIN. ALUM. MECHANICAL SCREEN
EXPANSION JOINTS: IN EXT. CEMENT PLASTER O/ PLYWOOD SHTG. O/ WOOD STUDS ---- SEE DETAIL 16/A904	

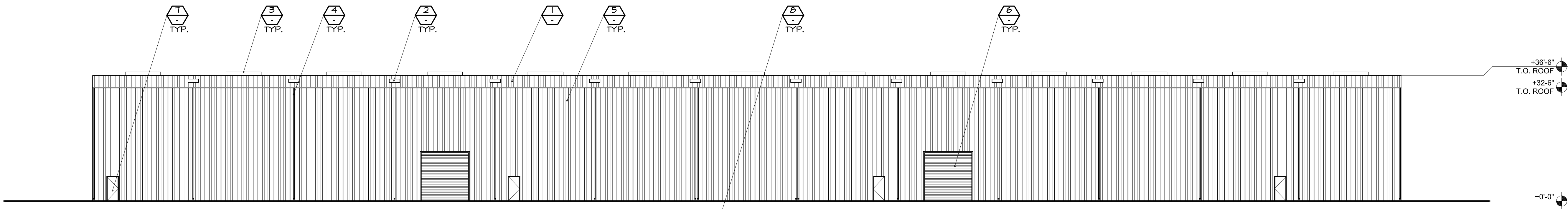
NOTES:

1. ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
2. SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
3. FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL 18/A904
4. FOR TYPICAL SEALANT JOINTS, SEE DETAIL 19/A904
5. FOR FLASHING AROUND BOX PENETRATIONS AT PLASTER, SEE DETAIL 21/A904
6. ALL EXPOSED STEEL WELDS TO MEET NOMMA VOLUNTARY JOINT FINISH STANDARD FINISH NO. 2, UNLESS OTHERWISE INDICATED.

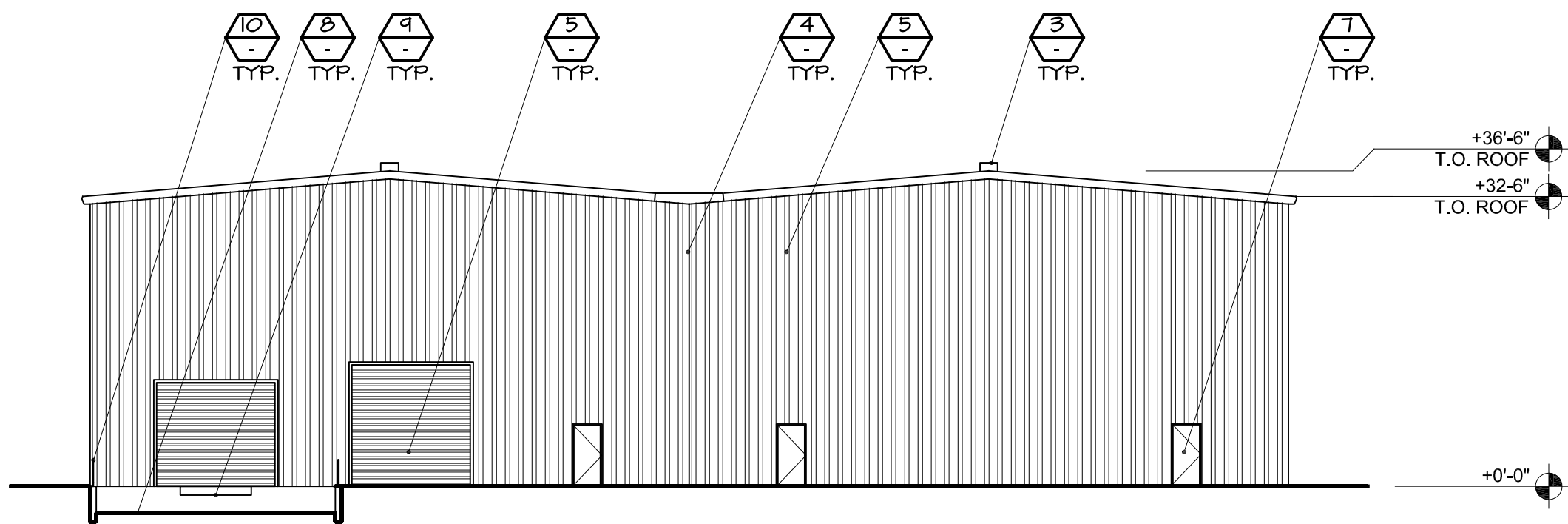
EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
1	METAL ROOFING	-
2	TRANSLUCENT PANEL	-
3	NEW RIDGE VENT	-
4	DOWN SPOUT	-
5	METAL SIDING	-
6	ROLL UP DOOR	-
7	DOOR	-
8	TRUCK LOADING DOCK	-
9	TRUCK BUMPER	-
10	METAL GUARD	-

MATERIAL MK.
COLOR MK.

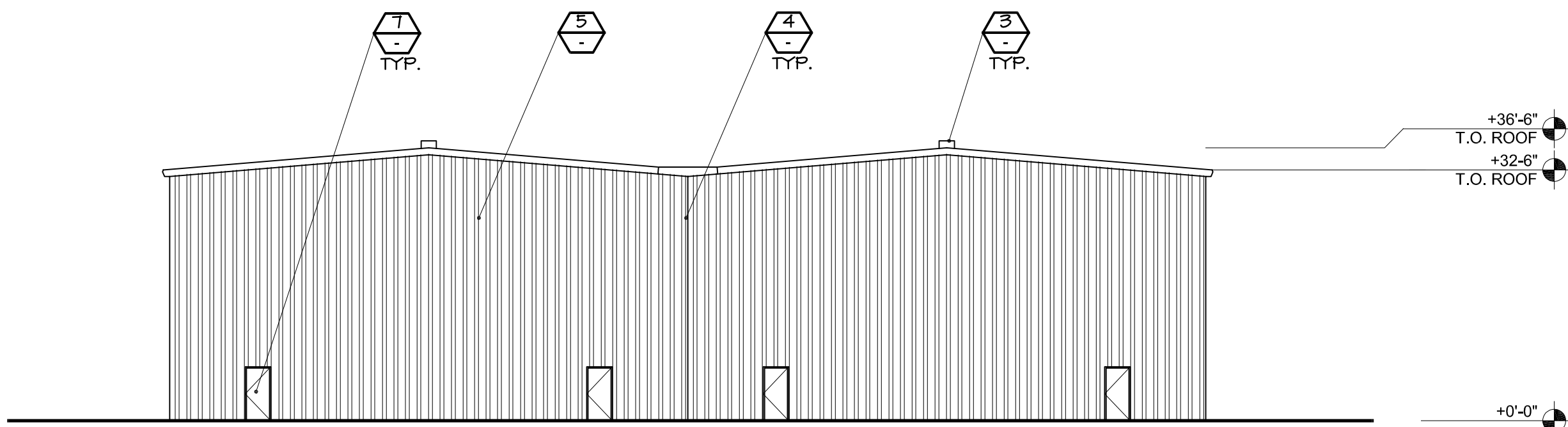




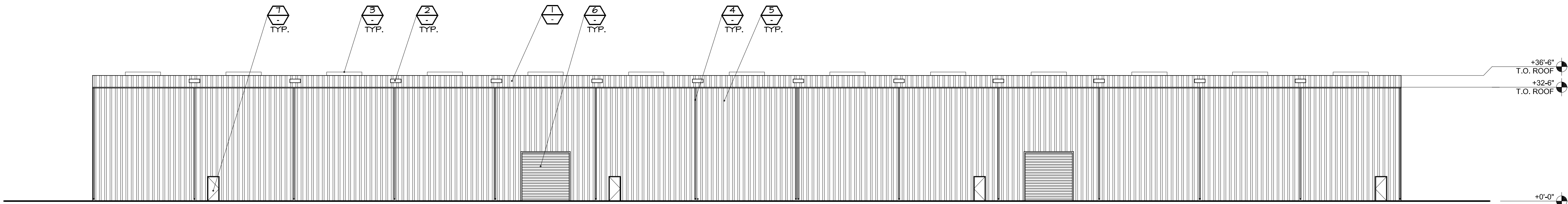
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED, UNLESS OTHERWISE INDICATED, PAINTING REQUIRED AT ALL (N) AND (E) OF EA. ITEM LISTED	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
EXPOSED GGM FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/BULKHEAD ROOF ACCESS HATCH SOFFIT VENTS	STOREFRONT SYSTEM EXTERIOR CEMENT PLASTER (E) PRECAST CONG. PANELS (E) CMU BUILDING WALLS (E) MASONRY CHIMNEY (E) SPLIT-FACE CMU PREFIN. ALUM. MECHANICAL SCREEN
EXPANSION JOINTS: IN EXT. CEMENT PLASTER O/ PLYWOOD SHTG. O/ WOOD STUDS ---- SEE DETAIL 16/A904	

- NOTES:
- ALL SHEET METAL FLASHING TO BE MIN 24 GA., UNLESS OTHERWISE INDICATED.
 - SEE REFLECTED CEILING PLANS FOR SOFFIT MATERIALS.
 - FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL 18/A904
 - FOR TYPICAL SEALANT JOINTS, SEE DETAIL 19/A904
 - FOR FLASHING AROUND BOX PENETRATIONS AT PLASTER, SEE DETAIL 21/A904
 - ALL EXPOSED STEEL WELDS TO MEET NOMMA VOLUNTARY JOINT FINISH STANDARD FINISH NO. 2, UNLESS OTHERWISE INDICATED.

EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
1	METAL ROOFING	-
2	TRANSLUCENT PANEL	-
3	NEW RIDGE VENT	-
4	DOWN SPOUT	-
5	METAL SIDING	-
6	ROLL UP DOOR	-
7	DOOR	-
8	TRUCK LOADING DOCK	-
9	TRUCK BUMPER	-
10	METAL GUARD	-

MARK	DATE	DESCRIPTION
A	-	-