




County of Fresno

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

DATE: November 19, 2021

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 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 Spauhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno Irrigation District; Attn: 'Engr-Review@fresnoirrigation.com
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
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
North King GSA, Attn: Kassy D. Chauhan
Fresno County Fire Protection District, Attn: FKU.Prevention.Planning@fire.ca.gov

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

SUBJECT: Classified Conditional Use Permit Application No. 3717 (**Amended**); Initial Study Application No. 8111

APPLICANT: Ken and Susan Blair

DUE DATE: December 4, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend CUP No. 2402 to allow a micro-brewery and

tasting room to an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The site is located on the east side of Academy Avenue, approximately 180 feet north of Shaw Avenue, and 3.9 miles east of the City of Clovis (308-400-19)

Note: CUP 3717 was originally routed for comments on July 20, 2021 to allow a micro-brewery and tasting room in Suite – A and a grocery store with meat, beer, and wine sales in Suite – B of an existing Agriculture Commercial Center building on the property. This application has been amended to allow a micro-brewery and tasting room in Suite – A and Suite - B of the building. The proposed grocery store with meat, beer, and wine sales has been eliminated from the project.

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 **December 4, 2021**. Any comments received after this date may not be used.

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\CUP\3700-3799\3717\ROUTING\CUP 3717(Amended) Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Date Received:

CUP3717
(Amended)
(Application No.)

Fresno County Department of Public Works and Planning

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 _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amend CUP No. 2402 to allow a microbrewery tasting room in the AE-20 zone district.

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: East side of N. Academy (NEC)
between N. Academy and Shaw Aves
Street address: 5054 N. Academy Ave., Suites A and B

APN: 308-400-19 Parcel size: 1.87 +/- acres Section(s)-Twp/Rg: S ____ - T ____ S/R ____ E

ADDITIONAL APN(s): None.

I, M. Blair (for DP) (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.

Ken and Suzan Blair	3393 Tenton Ave	Clovis	93619	559-289-9391
Owner (Print or Type)	Address	City	Zip	Phone
Same as above				
Applicant (Print or Type)	Address	City	Zip	Phone
Maria Spora, Dirk Poeschel Land Developemnt	923 Van Ness	Fresno	93721	559-445-0374
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3717 Fee: \$ 571.00
 Application Type / No.: (Amended) Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 PER/Initial Study No.: _____ Fee: \$ _____
 Ag Department Review: _____ Fee: \$ _____
 Health Department Review: _____ Fee: \$ _____
 Received By: EJAZ Invoice No.: _____ TOTAL: \$ 571.00

UTILITIES AVAILABLE:

WATER: Yes / No
Agency: See Operationa Statement
SEWER: Yes / No
Agency: See Operational Statement

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____ Sect-Twp/Rg: _____ - T ____ S/R ____ E

Related Application(s): _____ APN # _____ - _____ - _____
Zone District: AE-20 APN # _____ - _____ - _____
Parcel Size: 1.87 acres. APN # _____ - _____ - _____



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). _____

Application Rec'd.: _____

GENERAL INFORMATION

- Property Owner: Ken and Suzan Blair Phone/Fax 559-289-9391
Mailing Address: 3394 Trenton Ave. Clovis CA/93619
Street City State/Zip
- Applicant: Ken and Suzan Blair Phone/Fax: 559-289-9391
Mailing Address: 3394 Trenton Ave. Clovis CA/93619
Street City State/Zip
- Representative: Dirk Poeschel Land Development Services, Inc. Phone/Fax: 559-445-0374
Mailing Address: 923 Van Ness Ave, #200 Fresno CA/93721
Street City State/Zip
- Proposed Project: Amend CUP No. 2402 to allow for a
microbrewery.
- Project Location: NEC of N. Academy and Shaw Aves.
- Project Address: 5054 N. Academy Ave., Suite "A" & "B"
- Section/Township/Range: 1 1 8. Parcel Size: 1.87 ac.
- Assessor's Parcel No. 308-400-19

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

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

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

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Ag Commercial Center
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Please see the attached site and floor plan.

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:
N/A

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

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 X
Lot Size X
Single Family X
Apartments X

II. Commercial - Number of Employees
Number of Salesmen
Number of Delivery Trucks
Total Square Footage of Building

III. Describe and quantify other traffic generation activities: See attached
operational statement.

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
() community system³--name:

24. Anticipated volume of water to be used (gallons per day)²: Existing volumes
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Existing volumes
27. Anticipated type(s) of liquid waste: Existing Volumes
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Existing volumes
32. Anticipated amount of solid waste (tons or cubic yards per day): Existing Volumes
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Existing Volumes
34. Proposed method of solid waste disposal: Private hauler- Granite Solid Waste
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: _____
CUP 2402
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

M. J. [Signature] (for DP)
 SIGNATURE

11/18/2021
 DATE

¹Refer to Development Services 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

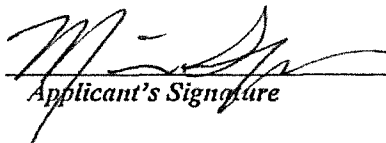
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

 (for DP)
Applicant's Signature

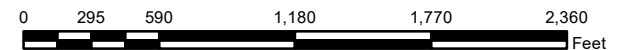
11/18/2021
Date

EXISTING ZONING MAP

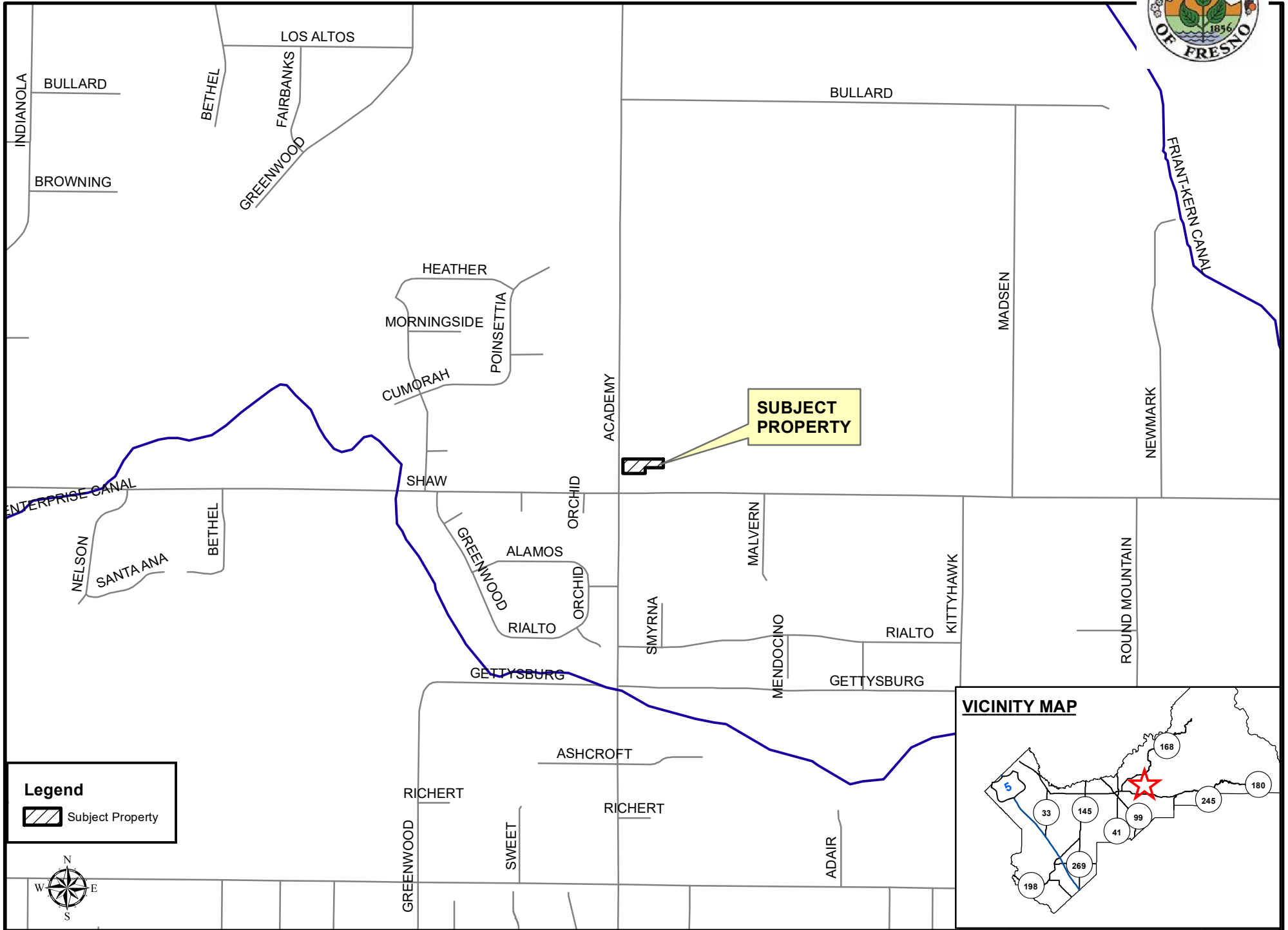


Legend

- Subject Property
- AE20
- AL20
- O
- RCC
- RR
- RR5

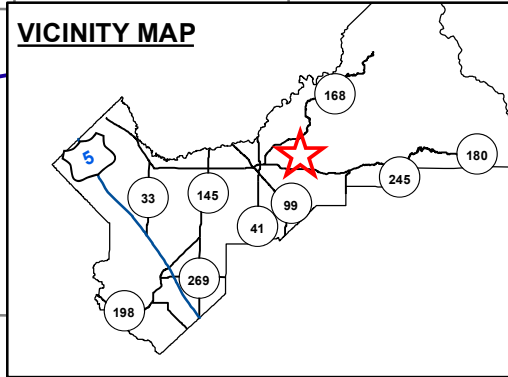


LOCATION MAP



Legend

 Subject Property



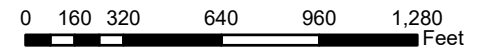
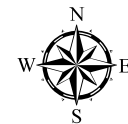
EXISTING LAND USE MAP



LEGEND	
C	- COMMERCIAL
C#	- COMMERCIAL
DAIRY	
FC	- FIELD CROP
GRZ	- GRAZING
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

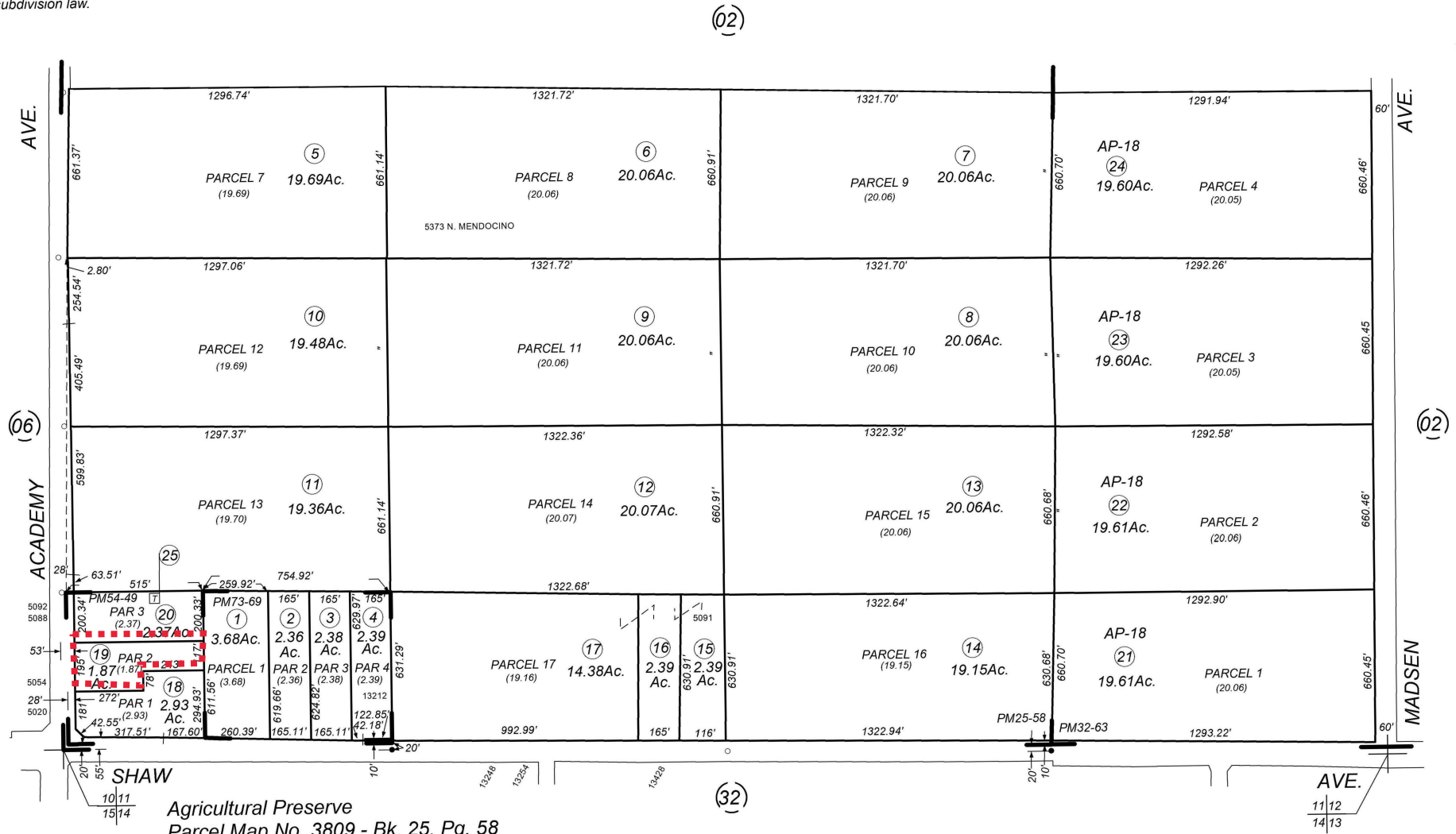
LEGEND:

 Subject Property



-NOTE-

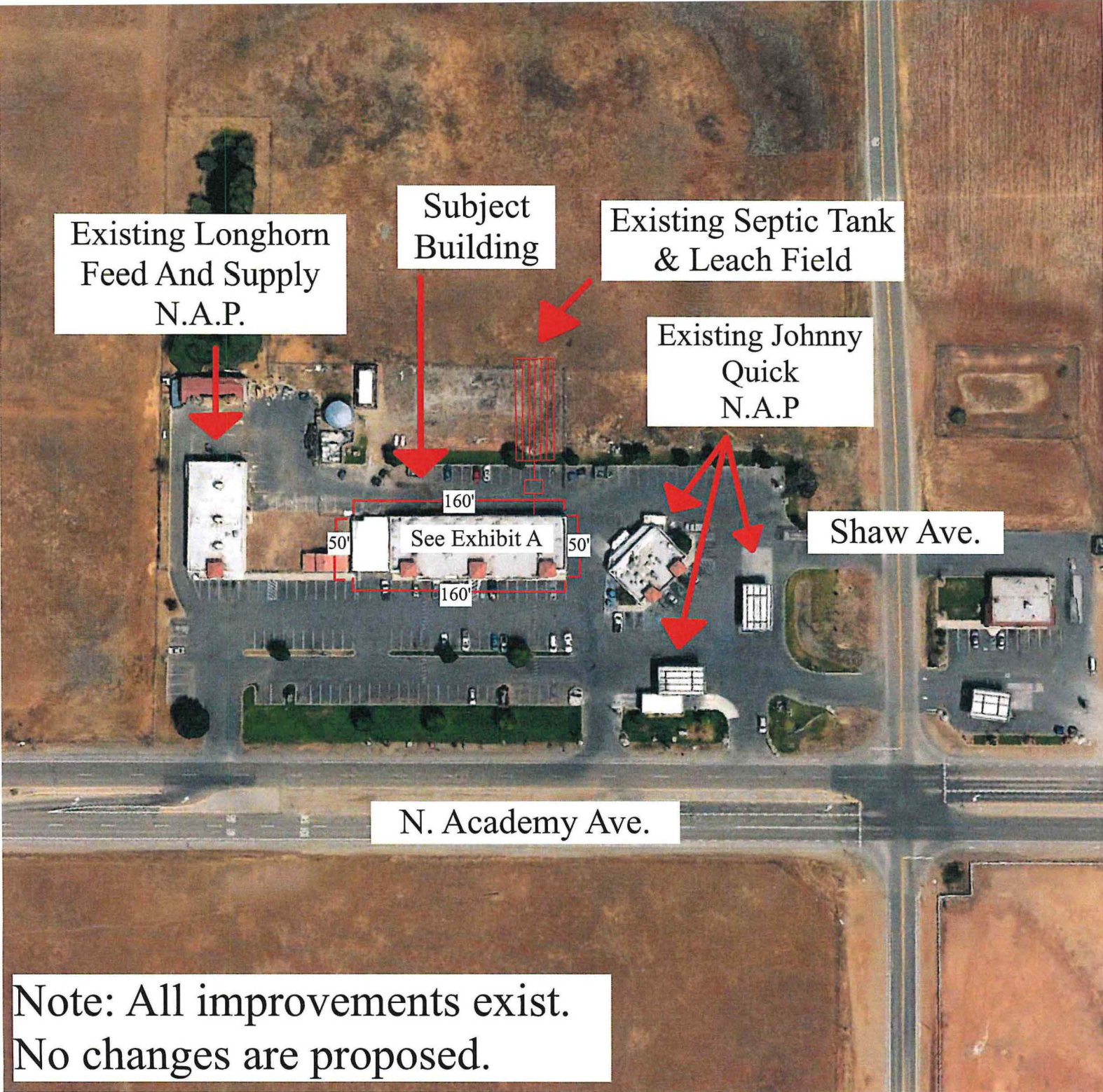
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
 Parcel Map No. 3809 - Bk. 25, Pg. 58
 Parcel Map No. 4700 - Bk. 32, Pg. 63
 Parcel Map No. 7532 - Bk. 54, Pgs. 49-50
 Parcel Map No. 8141 - Bk. 73, Pgs. 69-71

Assessor's Map Bk. 308 - Pg. 40
 County of Fresno, Calif.

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



Existing Longhorn
Feed And Supply
N.A.P.

Subject
Building

Existing Septic Tank
& Leach Field

Existing Johnny
Quick
N.A.P.

Shaw Ave.

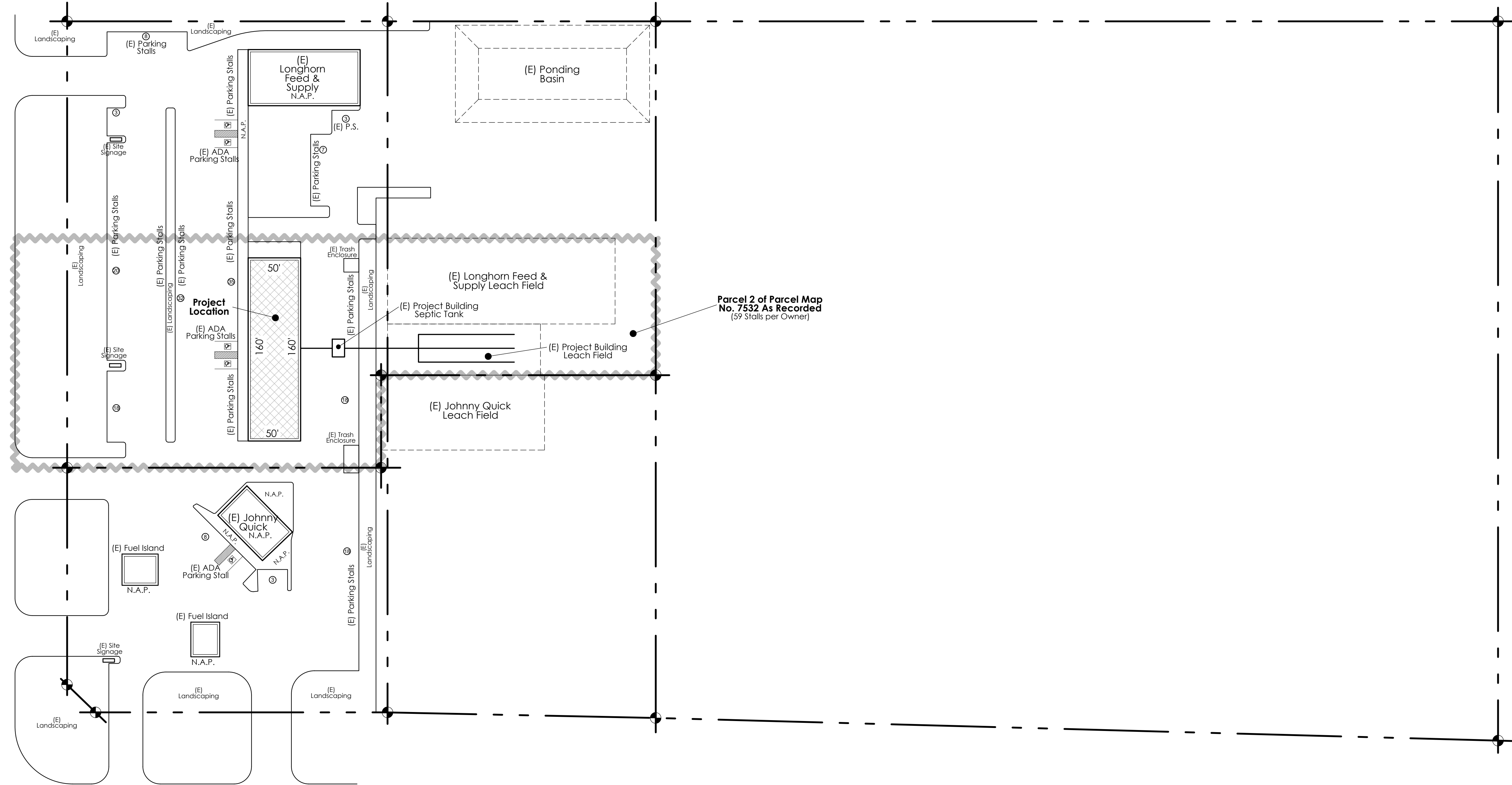
N. Academy Ave.

160'
50'
See Exhibit A
50'
160'

Note: All improvements exist.
No changes are proposed.

RECEIVED
COUNTY OF FRESNO
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
JUL 16 2021
CUP3717

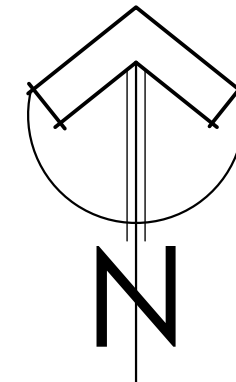
ACADAMEY AVENUE



SHAW AVENUE

SITE PLAN

Scale: 1" = 50'-0"

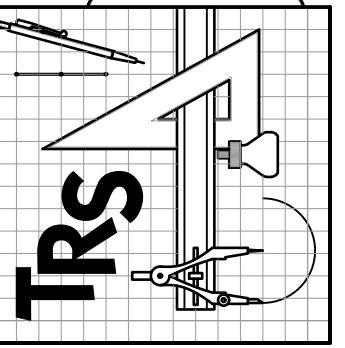


Site Plan Legend

APN:	308-400-19
Address:	5054 N. Academy Ave. Clovis, CA 93619
Site Area:	1.87 +/- acres
Existing Use:	Neighborhood commercial center
General Plan Designation:	Agriculture
Zoning:	AE-20 Exclusive Agricultural
Source of Water:	Community system
Source of Sewer:	Community system
Source of Gas:	Propane
Solid Waste:	Granite solid waste
Storm Drainage:	Existing on site
Site Owner:	Ken and Suzan Blair
Applicant:	Same as owner
Applicant Representative:	Dirk Poeschel Land Development Services, Inc. 923 Van Ness Avenue, Suite 200 Fresno, CA 93721 (559) 445-0374

Submittal Set

Revisions:	
No.	Date

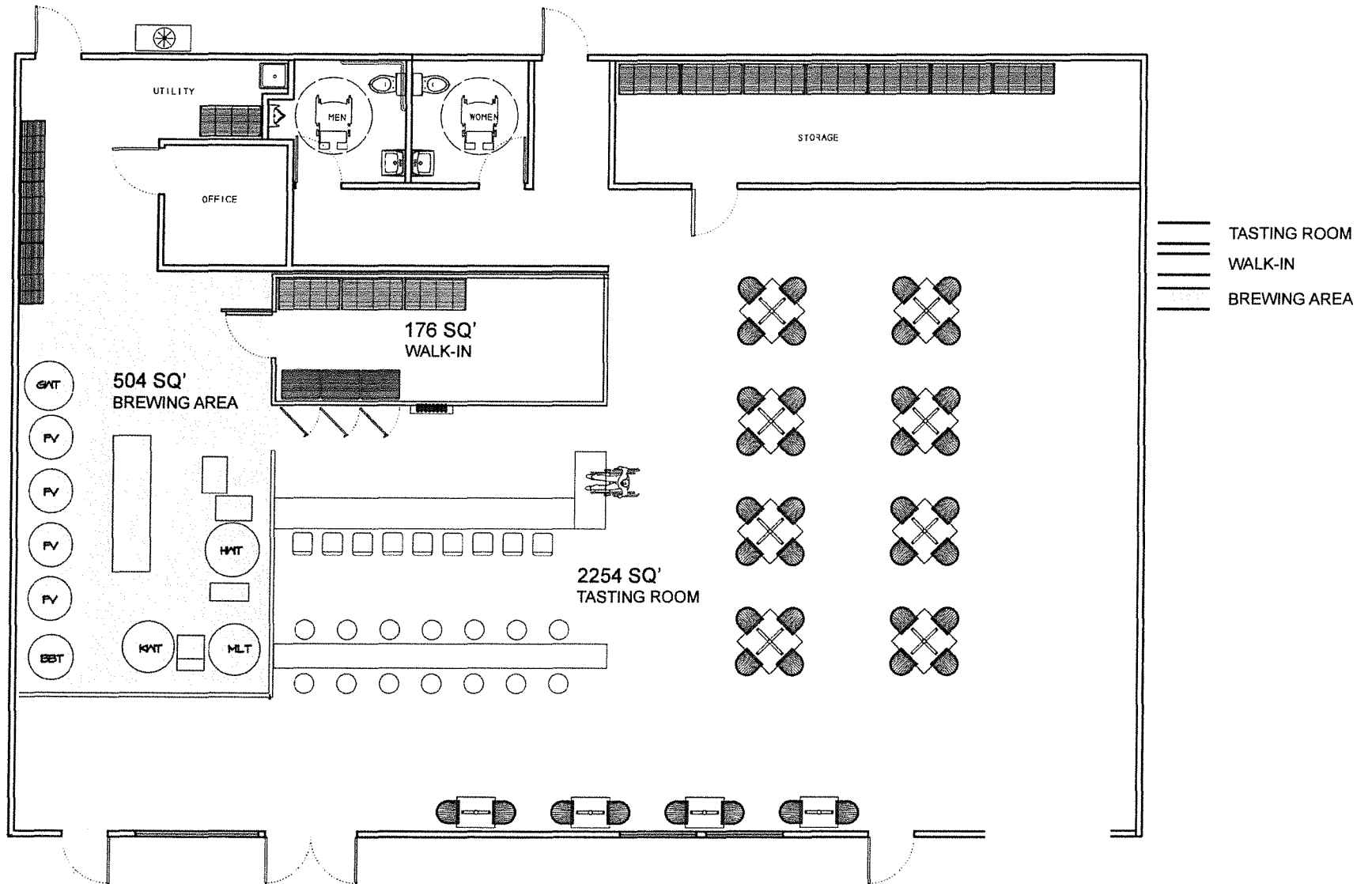


Terry R. Shrum
Building Designer
 Drafting Services Provider
 Space Planning, Interior Design, Small Commercial, Residential
 630 Dual Lane -- Roseburg, OR 97471-9248
 Email: trs@trsbldg.com • 541.555.5441

Land Development Services, Inc.
 923 Van Ness Ave., Suite 200
 Fresno, CA 93721 -- 559-445-0374
 Dirk Poeschel, AICP
 CalBRE No. 01882606

Project Title: Conditional Use Permit
Conditional Use Permit Application No. 3717
Ken & Suzan Blair
 50454 N. Academy Ave. -- Clovis, CA. 93619
 Sheet Title: **Site Plan**

Drawn by: **TR Shrum**
 Checked by:
TR Shrum
 Date: **10-04-2021**
 Project No.: **0721**
 Sheet No.: **1**
 of **1** Sheets



SUITE A & B (FLOOR PLAN)

BLAIR EXISTING SHOPPING CENTER SUITES

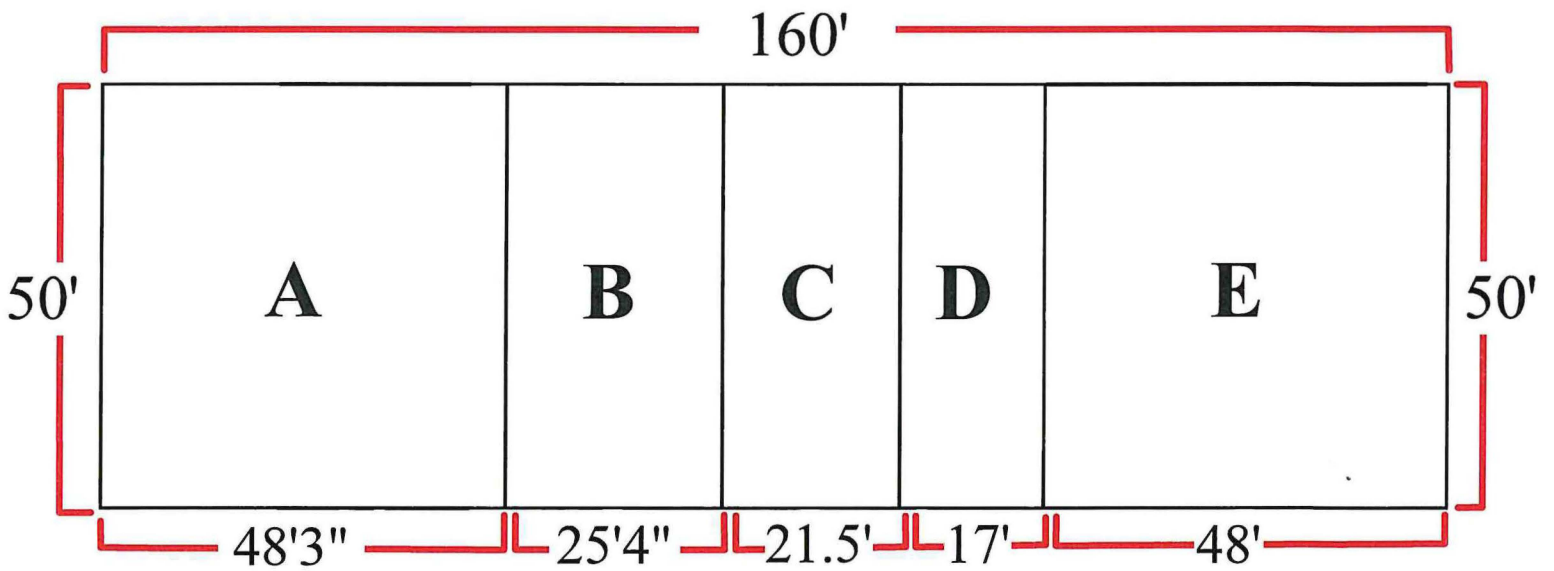


EXHIBIT A

CUP3717

RECEIVED
COUNTY OF FRESNO

JUL 16 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

**Conditional Use Permit Project Operational Statement
Academy Ave. Shopping Center
Ken and Suzan Blair**

Revised November 16, 2021

Applicant:

Ken and Suzan Blair
3396 Trenton Ave.
Clovis, CA 93619

RECEIVED
COUNTY OF FRESNO
NOV 16 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Record Owners:

Same as above

APN: 308-400-19

Area: 1.87 +/- acres

Location: NEC of N. Academy & Shaw Avenues
5054 N. Academy Ave.
Clovis, CA 93619

Request: Amend CUP No. 2402 to allow a microbrewery tasting room in the AE-20 zone district.

Background

The existing 8,000 square foot mall is located on approximately 1.87 acres and was purchased by the applicants in 2009. The mall consists of five suites and was vacant when purchased by the applicant.

This center operates under a CUP which was approved in December 1990. A corresponding Site Plan Review was approved regarding septic system design and location, flood control, parking, right-of-way dedication, traffic study, off-site road improvements and building design.

A flood study as part of the Site Plan Review was submitted and approved. The on-site sewage disposal system and community non-transient water system is operated and maintained per state guidelines.

1. Nature of the Operation

Existing

Suite “A” consists of 2,412.5 sq. ft. It has been occupied since late 2009 by Two Sisters Vintage Home and Garden. Apotheca Brewing requests to open a microbrewery in Suite “A”.

Suite “B” is 1,275 sq. ft. and is currently vacant but had previously been used by a propane sales company. Apotheca Brewing requests to use this suite as well for the operation of the proposed microbrewery.

Suite “C” is 1,050 sq. ft. and is leased to Farrier Supply. They have been tenants for three years. They sell horseshoes and related supplies. It is a family run business with a part-time employee.

Suite “D” is 850 sq. ft. and is occupied by Box Car Pizza.

Suite “E” is 2,412 sq. ft. and is occupied by The Red Caboose Café for over 11 years.

Proposed Uses

Apotheca Brewing (Mr. Marc Dyson) requests to operate a microbrewery in Suites “A” and “B”.

2. Operational Time Limits

The mall is open from 8am to 10pm. No change in time is proposed. Apotheca Brewing hours are 11am to 10pm Wednesday thru Sunday. Closed Monday and Tuesday. Some special private seattings may occur from 6-8 times a year on Monday or Tuesday evenings.

3. Visitors - Traffic

As originally proposed, Suite “B” was planned for a different use. When the lease of Suite “B” became available, the applicant for the proposed microbrewery saw an opportunity to expand the leasing area. Also, Suite “B” provided an opportunity for additional storage space that was to be off-site and additional existing restroom facilities for the proposed use.

A compilation of trip generation information found in Trip Generation, 10th Edition, of the ITE was used to estimate trips that would be generated for the proposed microbrewery use. Since “microbrewery” is not a land use category according to the ITE, a combination of trip generation sources was used. The proposed microbrewery will have a tasting room of 2,254 sq. ft. and a brewing/storage area of 504 sq. ft. For the tasting room, Land Use Code 925 – Drinking Place was used from the cited reference. For the brewing area, there will be a maximum of 2 employees from 6am to 1pm, and from 4pm to 10pm there will be two bartenders. The brewing area of the microbrewery was compared to Land Use Code 110 – Light Industrial. This is study protocol that was used in other communities where microbreweries have been proposed.

The previous uses within suite “A” and “B” are best described in ITE, Land Use Code 820 for a *Shopping Center*, which estimates 3.81 PM Peak trips will be generated for rural shopping centers for each 1,000 sq. ft. of floor area. Both suite “A” and “B” floor area totals 3,688 sq. ft. **The total current PM Peak trips generated for both suites is 13.72 PM Peak trips (3.6 X 3.81 PM Peak trips = 13.72 PM Peak trips).**

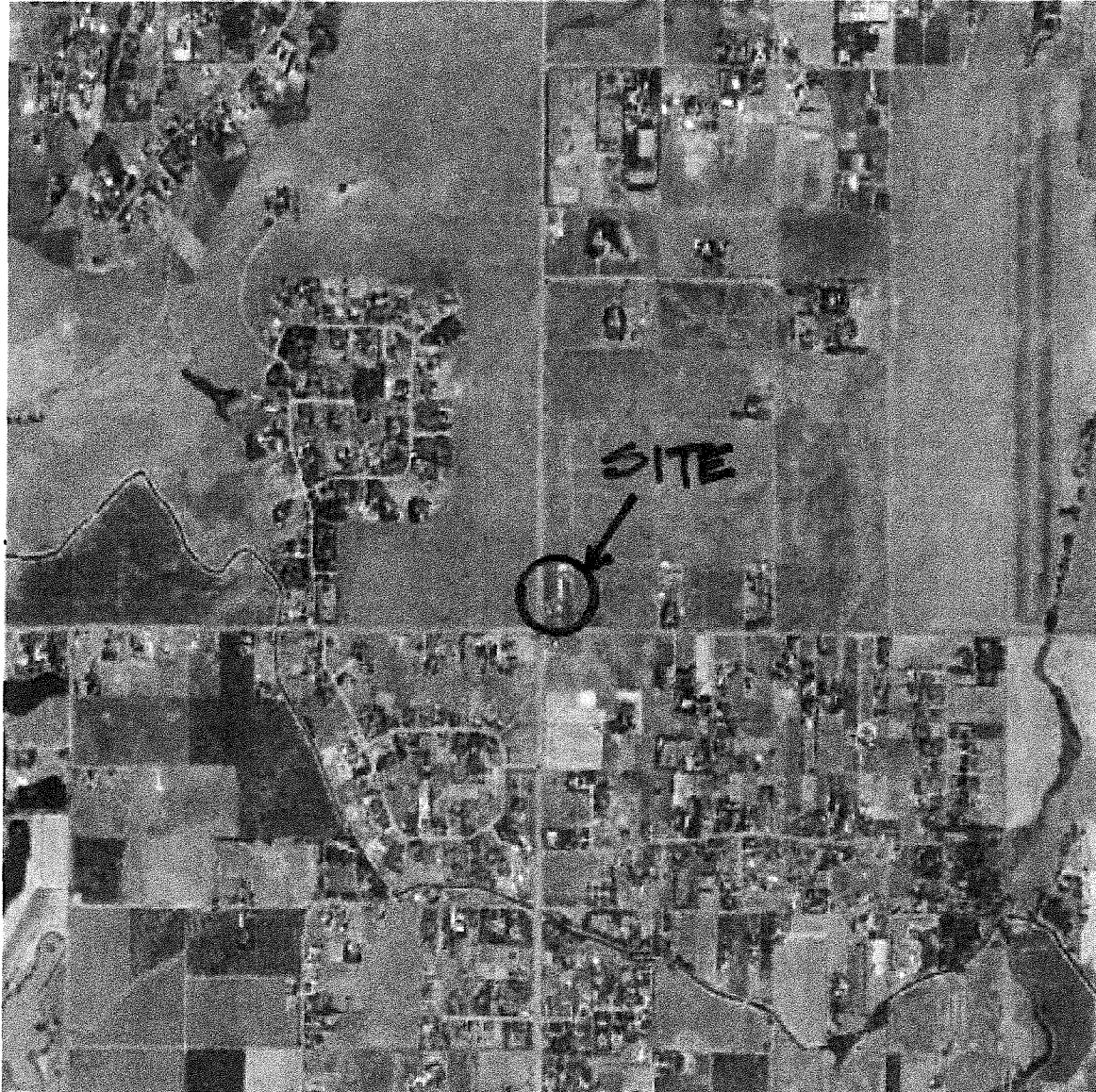
The proposed microbrewery is best described by the ITE, Land Use Code 925 for a *Drinking Place*, which estimates 11.36PM Peak trips will be generated for a tasting room for each 1,000 sq. ft. of floor area. Therefore 26.1 PM Peak trips (2.3 X 11.36PM Peak trips = 26.1PM Peak trips) will be generated by the proposed tasting room of the microbrewery. **No AM peak trips will be generated by the tasting room.**

The proposed microbrewery will operate Wednesday through Sunday, and will be closed Monday and Tuesday. Recall no AM Peak trips will be generated by the tasting room of the proposed microbrewery. As stated above, the very rural and isolated nature of the proposed use likely means the estimated trips are likely overstated.

The brewing area for the proposed microbrewery is best described by the ITE, Land Use Code 110 for *Light Industrial* estimates 4.96 PM Peak trips will be generated for the brewing area for each 1,000 sq. ft. of floor area. **Therefore 2.5 PM Peak trips (.504 X 4.96 PM Peak trips = 2.5 PM Peak trips) will be generated by the brewing area of the proposed microbrewery.**

In summary, a total of 28.6 PM Peak trips will be generated by the proposed microbrewery use (26.1 Drinking Place + 2.5 Light Industrial = 28.6 PM Peak trips). However, 13.72 PM Peak trips have historically been generated by suite “A” and “B”. **Therefore, 12.4 net new PM Peak trips are estimated to be generated by the proposed use (26.1 drinking place PM Peak trips + 2.5 light industrial PM Peak trips – 13.7 PM Peak current trips for both suite “A” and “B” = 12.4 net new trips).**

Recall the use will only operate for three (3) days of PM trip sensitivity. When averaged, the proposed microbrewery would generate 8.16 average daily PM Peak trips. In “worst case” scenario, the proposed microbrewery would generate 40.8 PM Peak trips. As stated before, the rural and isolated nature of the proposed microbrewery likely means the estimated trips are insignificant.



Trip Distribution

Assuming 12.4 total new PM Peak trips are generated by the proposed use it is logical to assume an equal split for north and south bound N. Academy Ave. and westerly Shaw Ave. Therefore, about 4 new PM Peak trips are associated with the proposed project over each roadway segment. Using the Fresno Council of Governments, *County Regional Traffic Modeling Report*, Shaw Ave. traffic at N. Academy Ave. has the most conservative example where 2011 traffic counts totaled 1,290 trips, the estimated 4 new PM Peak project trips represent 0.003 percent of all *existing + project traffic*.

The proposed use will not generate any AM Peak traffic which is atypical of microbreweries. The net increase in total trips is insignificant and the cumulative contribution to background traffic on N. Academy and Shaw Avenues is similarly insignificant and practically imperceptible. Therefore, no further, traffic analysis is necessary.

4. Employees

Apotheca Brewing will have two brewing employees from 6am to 1pm. From 4pm to 10pm there will be two bartenders.

5. Service/Delivery Vehicles

No tenants have service vehicles.

Apotheca Brewing may have two deliveries of beer to wholesale customers per week. Grain, hops, and yeast will be delivered twice a month to the brewery.

6. Site Access

The site is directly accessible from N. Academy Ave. No changes to access paths, driveways or parking areas, parking stalls are necessary or proposed.

7. Number of Parking Spaces

The 8,000 sq. ft. mall has 53 parking spaces in front of the building with an additional 3 handicap parking spaces. There are an additional 13 parking spaces behind the building for employees, etc. The rear parking area is wide enough to allow for loading at each suite's rear door.

8. Goods Sold on Site

Apotheca Brewing will sell approximately 300 barrels of beer a year. Some incidental goods such as corkage, party napkins, wine enthusiasts books etc. will be sold. Small kegs and crower cans will be sold for off sale consumption. Food will be prepared and provided by The Red Caboose Café.

9. Equipment Used

Apotheca Brewing uses their own equipment and will have a still, refrigerator and bottling machine.

10. Supplies/Materials

Apotheca stores its own materials and supplies within the leased suites.

11. Does the Use Cause an Unsightly Appearance, Noise, Glare, Dust, Odor

Appearance

Except for tenant signage, the site exterior will not change.

Noise

Apotheca Brewing will have tasteful background music. All such music will occur indoors.

Odors and Air Quality

Odors

This project will not produce odors. Apotheca Brewing will vent its brewing as per applicable regulations. The very small volume of beer production of 300 barrels will not cause odors.

Air Quality

Apotheca microbrewery uses a distillation system that is heated by an electric steam generator. The system gently heats the hot liquor tank, boil kettle and mash by transferring heat from the generator to jackets built around the tanks. The only byproduct of the system is steam. The thermal efficiency of the generator is 98%. Typically, distillation occurs twice a week. All other microbrewery equipment will be powered by electricity.

By letter dated September 1, 2021, to Fresno County Planner Ejaz Ahmad from Mr. Brian Clements, Director of Permit Services, *“annual emissions from construction and operation emissions of criteria are no expected to exceed any of significance thresholds. Due to various circumstances, “the project does not meet the definition of a Development Project as defined and related fees do not apply.”*

As for the CEQA air quality checklist,

- a. Due to the project’s extremely small size and electrical based power equipment, it will not conflict or obstruct implementation of applicable Air Quality Plans.
- b. Due to the project’s extremely small size, the project will not result in cumulatively considerable *net* increases of any criteria pollutant.
- c. No excessive pollutant concentrations will be generated by the proposed use due to their size, type of equipment used and the nature of the use. As noted, the byproduct of the distillation process is simply an odorless steam so no sensitive receptors will be exposed to excessive pollutants concentrations.
- d. The project will not result in other emissions adversely affecting a substantial number of people given that the proposed use replaces previous tenants that had a similar use profile that have occurred at this site for decades.

- e. Due to the project's very small size, the project will not generate greenhouse gas emissions either directly or indirectly that may have a significant impact on the environment. Again, the proposed use will replace similar uses that have occurred on this site for decades.
- f. The project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases. As mentioned above, all equipment will utilize electric power. Indirect sources of greenhouse gases have existed at essentially an identical level as the two tenant spaces have been occupied for decades.

12. Solid/Liquid Waste Produced

Typical residential solid waste will be placed in the existing mall trash bins. Said waste is disposed of in county mandated trash receptacles for removal by a private hauler.

Apotheca Brewing will dispose of its brewing waste in special waste containers. It is estimated that waste will be about 100 gallons per month and not placed in the mall's sewer system.

It is estimated a total of 65 gallons of water daily to 102 gallons/day will be used per day. The project will utilize a CIP (Clean-In-Place) machine that recovers tank cleaning detergent and post-cleaning rinse water in two separate tanks. It is estimated the CIP device will reduce water use by 5% and detergent use by 50% so the reuse of detergent can be used all week not just once.

All high BOD and TSS loads, (spent grain, hops, trub, spent yeast and waste beer) will be trucked off site for disposal.

13. Estimated Volume of Water Used

Water is supplied by an on-site well and storage tank. It is a Transient Noncommunity Water System, System No. 1000453 as assigned by the California Water Board. Annual fees are paid to the California Water Board with required testing and treatment performed by a local water testing lab.

Apotheca Brewing will consume about 250 gallons of water per day for all production components.

14. Proposed Advertising

Apotheca will have its own sign. All signage will meet Fresno County standards.

15. Existing or New Buildings Constructed

No exterior modifications are proposed.

16. Building/Proportion of Buildings Used in the Operation

The applicant intends to utilize the existing suite configuration of the mall. No exterior changes to the mall are proposed or required.

17. Outdoor Lighting or Sound Amplification

During night operation, existing hooded outdoor lighting will illuminate the site. The project will also utilize security cameras covering the facility 24/7. There is no sound amplification system.

18. Landscaping/Fencing

The site is landscaped. No new landscaping is proposed.

19. Other Information Providing Clear Understanding of the Project Operations

All site improvements will be in accordance with Fresno County standards.

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J.F. FARRIER SUPPLY

Kings River PROPANE

TWO SISTERS VINTAGE HOME & GARDEN

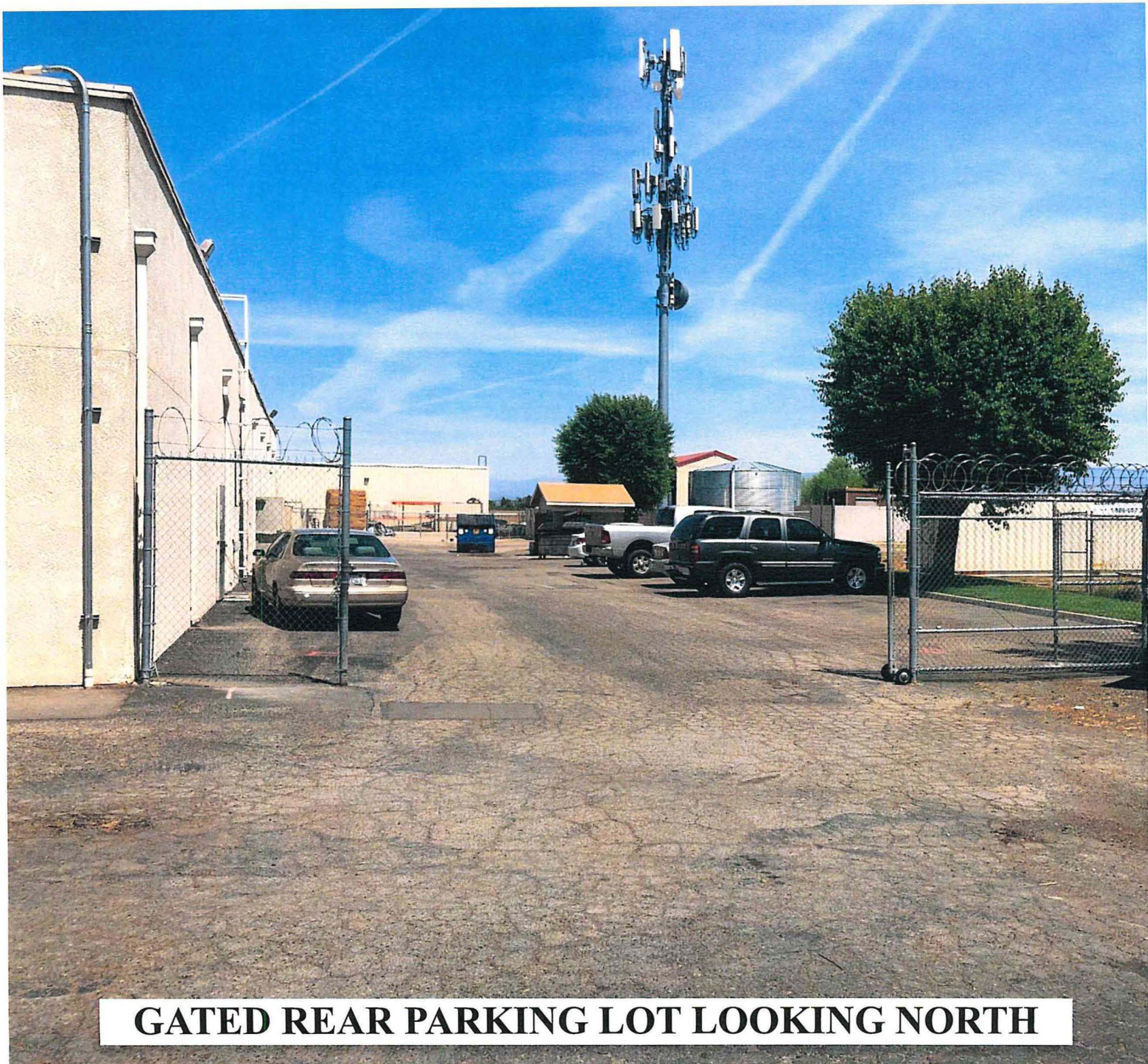
TWO SISTERS

FREE 30 ft

FRONT ELEVATION



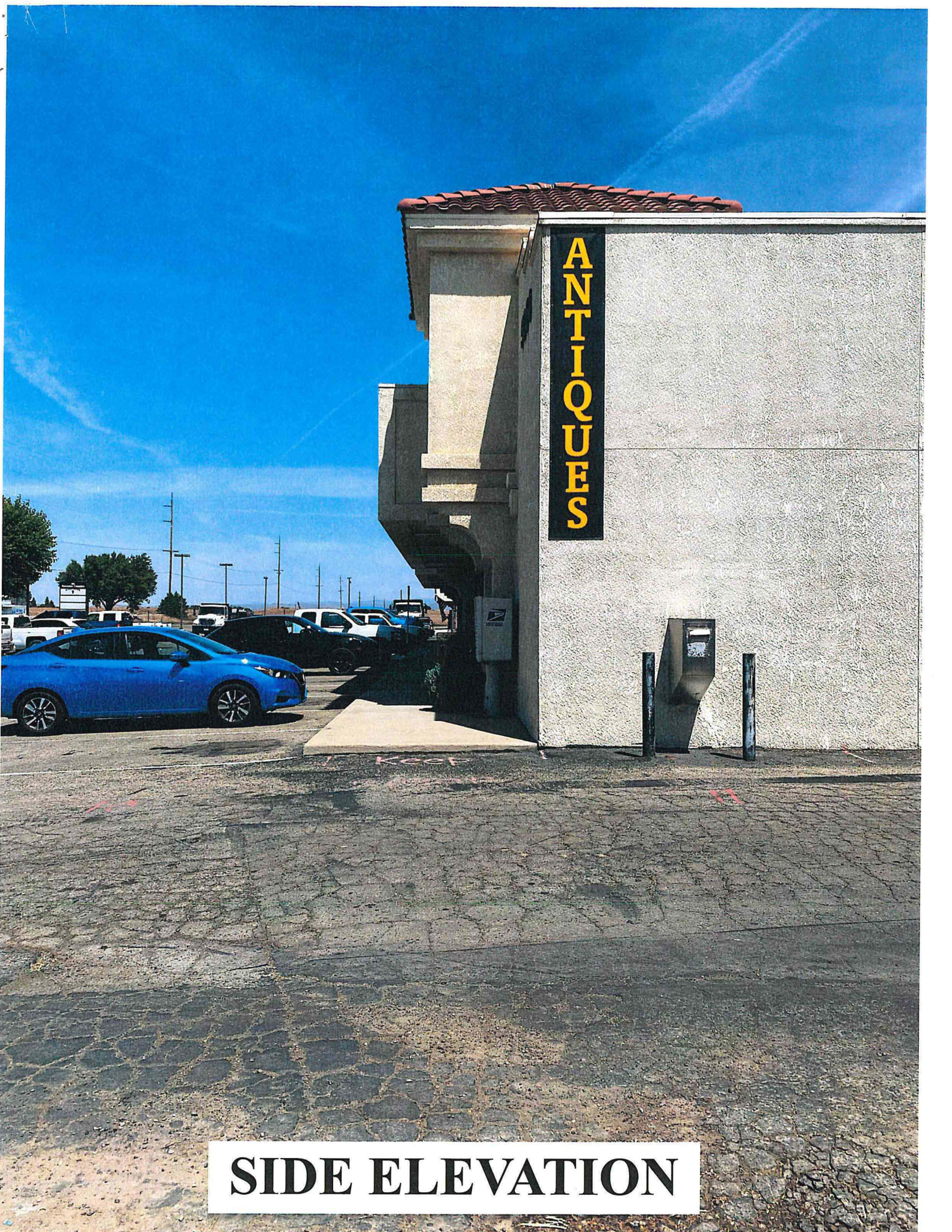
PARKING LOT LOOKING NORTH



GATED REAR PARKING LOT LOOKING NORTH

SHAW / ACADEMY
CENTER
**THE RED CABOOSE
CAFE**
*The Place To Eat
— The Place To Meet*
TWO SISTERS
A CONSIGNMENT SHOP
J.J. FARRIER SUPPLY

EXISTING SIGNAGE



ANTIQUES

SIDE ELEVATION