



County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED

AUG 18 2017

TIME
1:47pm

FRESNO COUNTY CLERK
By [Signature] DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7091 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7091 and AMENDMENT APPLICATION NO. 3816 filed by **NICK'S TRUCKING, INC.**, proposing to rezone a 30.05-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1 (c) (Light Manufacturing, conditional) Zone District to allow a limited number of Light Manufacturing uses as requested by the Applicant. The subject parcel is located on the southwest corner of W. Belmont Avenue and N. Marks Avenue, adjacent to the limits of the City of Fresno. (SUP. DIST. 1) (APN 326-060-31). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7091 and take action on Amendment Application No. 3816.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7091 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from August 18, 2017 through September 18, 2017.

Email written comments to cmonfette@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services Division
Attn: Christina Monfette
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7091 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/viewdocument.aspx?id=73927. An

electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Christina Monfette at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on September 21, 2017, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions please call Christina Monfette (559) 600-4245

Published: Friday, August 18, 2017



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Nick's Trucking
- APPLICATION NOS.: Initial Study Application No. 7091 and Amendment Application No. AA 3816
- DESCRIPTION: Rezone a 30.05-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, conditional) Zone District to allow a limited number of Light Manufacturing uses as requested by the Applicant.
- LOCATION: The subject parcel is located on the southwest corner of W. Belmont Avenue and N. Marks Avenue, adjacent to the limits of the City of Fresno. (SUP. DIST. 1) (APN 326-060-31)

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The project site is located at the intersection of W. Belmont Avenue and N. Marks Avenue, neither of which are designated as Scenic Drives or State Scenic Highways by the Fresno County General Plan. This project relates to the rezoning of this 30.05-acre parcel, and does not have the potential to impact resources within the highway. No scenic vistas or scenic resources were identified on or around the property.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located in an area which has been designated by the Fresno High-Roeding Community Plan for Limited Industrial Uses. North of the subject parcel are three parcels within the City of Fresno and owned by the Fresno Metropolitan Flood Control District (FMFCD). These have been improved with a drainage basin. On other parcels to the north, there are industrial uses and commercial/professional offices. East

of the subject parcel are four 1.89-acre parcels which are currently vacant. Beyond those is another large parcel within the City limits, which has been improved with the West Side Auto Dismantlers, an industrial/commercial use. The parcel is again bounded by the City to the south, abutting a vacant 6-acre parcel. Of the six parcels south of this application, two are developed with industrial uses and four are vacant. To the west, a 26.85-acre parcel has been improved with a station for the Fresno Fire Department, two 1.7-acre parcels have been improved with single-family residences. The operation of a solid waste disposal facility was approved by Unclassified Conditional Use Permit No. 2859 on the subject parcel.

Given that this area is a combination of commercial, industrial, and vacant uses, the proposed rezoning to Light Manufacturing will not adversely impact the visual character of this area.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The allowed uses may result in the creation of new sources of light and glare in the area. The nearest neighboring residential unit is located 500 feet northwest of the subject parcel. Potential light and glare impacts will be mitigated to a less than significant impact by requiring that all outdoor lighting be hooded and directed so as not to shine towards adjacent properties and public streets.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded, directed, and permanently maintained as not to shine towards adjacent properties and public roads.*

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: NO IMPACT:

The 2014 Fresno County Important Farmlands Map designates the soil of the subject parcel as Vacant or Disturbed land. The northwestern corner of the parcel is designated as urban and built up land. This area is not dedicated for agricultural use and therefore no conversion of prime or unique farmlands will occur as a result of this project. The current zoning on the parcel is Limited Agricultural, which is a designation for land which is ultimately intended for intensive development and is permitted limited agricultural uses on an interim basis. Currently, the parcel is used as a construction/demolition recycling operation under CUP No. 2859, which was approved by the Planning

Commission on November 12, 1998. The parcel was not restricted by a Williamson Act Contract.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not located near land zoned for Timberland Production, therefore the project will not convert forest land to non-forest uses. In some locations, the AL-20 Zone District can be considered a "hold" zone, where the intention is to allow some agricultural uses on a parcel ultimately designated for industrial uses, typically until the parcel is annexed into the City. In this case, the City limits are adjacent to the parcel on the north and south and only 375 feet east of the parcel. The City declined to annex the parcel in a letter dated February 3, 2016, due to the existing unincorporated property east of this parcel. Surrounding development is industrial or commercial in nature and many parcels not engaged in commercial or industrial uses lie undeveloped. It is the intent of the Fresno High-Roeding Community Plan that these parcels will eventually be industrial in nature and conversion of this parcel to that ultimate goal will not result in the conversion of Farmland to non-agricultural uses or convert forestland to non-forest use.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application proposes to change the zoning on the subject property from Limited Agricultural uses to Light Manufacturing uses, with some uses omitted. A change in the zoning will change the uses which are allowed by-right on the property; however, such developments will be subject to the Air Pollution Control District's rules and regulations to reduce air pollution. Any development of this parcel will be subject to Site Plan Review, which will ensure compliance at that time. The impacts to existing or

projected air quality violations and increases to criteria pollutants have been determined to be less than significant with compliance to existing Air District regulations.

- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT:

The subject parcel is located in an area industrial and commercial uses scattered in amongst vacant lots. There are a few single-family residences, but the nearest of these is more than 500 feet to the northwest. This rezoning application will allow new uses to be allowed without additional discretionary review; however, development on this parcel of by-right uses will be subject to Site Plan Review, which will ensure compliance with existing San Joaquin Valley Air Pollution Control District. There is a limited number of parcels in the area which allow residential uses; only a few parcels remain zoned AL-20 and the rest are various levels of Industrial uses, which only permit a caretaker's residence and no other opportunities to build or occupy a residence.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The California Natural Diversity Database shows that special status species were once common in this area; however, many such species have been determined to be extirpated. This means that the species had been observed in the past, but has not been seen in many years and is unlikely to be present. The parcel is has been in use as a construction/demolition recycling operation and is located near several high intensity uses, such as the repair shop to the east, which do not provide habitat for special status species.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

There are no natural wetlands within or adjacent to the subject parcel. Review of the U.S. Fish and Wildlife Service's National Wetlands Inventory identifies two canals, maintained by the Fresno Irrigation District (FID) in near the project site. The Victoria Colony – East Branch No. 43 runs southerly and crosses Belmont Avenue approximately 870 feet west of the subject property. This canal is a riverine system with an unconsolidated bottom which is semi-permanently flooded. FID's Houghton No. 78 runs westerly approximately 150 feet southwest of the subject property at its closest point. This canal is a riverine system with intermittent water flow throughout the year and is considered to be a streambed class. In addition to the two canals identified by the Wetlands Mapper, FID's Cole – South Branch No. 40 runs westerly and crosses Marks Avenue in a southern direction approximately 95 feet south of the subject property. This part of the canal is piped underground. North of the parcel lies the FMFCD Basin UU3.

These canals and the basin do not provide habitat for special status species, nor do they serve as a migratory corridor. The canals provide irrigation water to productive farmlands and the basin is part of FMFCD's Storm Drainage and Flood Control Master Plan. Therefore, the project will have no impacts on riparian habitat, sensitive natural communities, federally protected wetlands, or migratory fish.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: NO IMPACT:

The subject parcel is not located within an applicable Natural Community Conservation Plan or Habitat Conservation Plan. The rezoning request does not conflict with any local policies or ordinances protecting biological resources. The PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan includes the subject parcel, however; this plan relates to PG&E operations and does not apply to this application.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

The project is not located within any area designated to be highly or moderately sensitive for archeological resources. In compliance with the provisions of Assembly Bill (AB) 52, this project was routed to Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut, and the Dumna Wo Wah Tribal Governments. Table Mountain Rancheria declined participation and staff received no response from the other Tribal Governments. Since there was no response within 30 days of sending the letter, staff assumes that those agencies similarly declined participation in consultation. No impact on historical, archeological, or paleontological resources would result from this proposal.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
 - 1. Rupture of a known earthquake?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: LESS THAN SIGNIFICANT:

The subject parcel is not located in the vicinity of an active fault line per the Department of Conservation's Fault Activity Map of California (2010). The Fresno County General Plan Background Report (FCGPBR) Figure 9-5 identifies areas of seismic hazards in Fresno County. Review of that map shows the subject parcel is not at risk of damage due to horizontal ground acceleration. Figure 9-6 identifies areas at risk of subsidence and landslide hazards and review shows that this project is outside those areas.

- B. Would the project result in substantial erosion or loss of topsoil; or
- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The U.S. Department of Agriculture, Natural Resources Conservation Service's Web Soil Survey identifies three different soil types present at the subject parcel: approximately 78.3% San Joaquin sandy loam, 11.3% Greenfield sandy loam, and 10.4% pits. San Joaquin sandy loam is a moderately well-drained soil with a very high run-off class and Greenfield sandy loam is a well-drained soil with a very low run-off class. The pits designation does not contain drainage or run-off information. The current use of this parcel involves excavation and fill activities approved under CUP 2859 and Special Use Permit No. 187. The applicant will be required to comply with Fresno County Regulations which require that all run-off is maintained on the subject parcel, reducing the chance for soil to run off the property. In addition, this area is part of the FMFCD's Storm Drainage and Flood Control Master Plan. Development of this parcel will be required to comply with FMFCD regulations. Figure 7-1 (FCGPBR) shows that the subject parcel is not located in an area where soils exhibit a moderate or high expansion potential.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

The project site will connect to the City of Fresno for sewer service.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Approval of this rezoning application would allow new uses on the subject parcel. However, all development will be subject to approval of a Site Plan Review process through the County of Fresno. This review will ensure that the project complies with existing San Joaquin Valley Air Pollution Control District regulations, which are designed to reduce project emissions to a less than significant level.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The rezone will allow, by right, some uses that may require the routine transport, use, or disposal of hazardous materials; however, such uses will be restricted by the California Health and Safety Code, which will reduce the impact of such use and potential accidental releases to less than significant. If such uses are developed, the applicant will be required to file and comply with a Hazardous Materials Business Plan.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

The nearest school to the project site is Madison Elementary School, which is approximately 1.3 miles southeast of the project site.

- D. Would the project be located on a hazardous materials site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the Environmental Protection Agency's Superfund Enterprise Management System revealed no Superfund sites along North Marks Avenue or West Belmont Avenue. Review of the County's Certified Unified Protection Agency's (CUPA) list of hazardous materials generators revealed a number of such locations in the vicinity of the subject parcel: Fresno Fire Station #19, which is adjacent to the subject parcel, is reported as being under the reportable threshold for hazardous materials; further west are Bet R Roofs (under reporting quantity) and Agri-Valley Irrigation, Inc., which was determined by site visit in 2008 not to contain hazardous materials; to the east is the Westside Auto Dismantlers, which has a permit to operate under their existing Hazardous Materials Business Plan. These nearby generators are in compliance with CUPA regulations and will not have adverse impacts on employees which may be hired when the subject parcel is developed. There were no records of the subject parcel having been designated as a hazardous materials site.

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The subject parcel is located within two miles of the Fresno-Chandler Downtown Airport; however, it is not located within the review area. Therefore, there will be no impacts to persons working in the project area.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The subject parcel is not in an area at risk of wildfire. Approval of this application would allow new uses by-right on the subject parcel. There is no authorization of development associated with this application, and therefore no interference with an Emergency Response Plan or Emergency Evacuation Plan.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

This parcel will connect to the City of Fresno for sewer and water services and will not impact the local groundwater table. A condition of approval will be placed on the project which will require that all abandoned wells and septic systems are properly destroyed by a licensed contractor, which will further protect groundwater quality and quantity.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no streams or rivers in the vicinity of the project site. FID's canals are not located within the project area and will not be impacted by development of the parcel. The site is located within FMFCD's Drainage Area "UU"; storm runoff produced by land development is controlled through a system of pipelines and storm drainage retention

basins. At the time of development, FMFCD will collect the pro-rata share for construction of necessary flood control improvements. Until the public facilities are built, the applicant will be required to comply with Fresno County Regulations which require that stormwater run-off is retained on site.

F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

This application does not approve any development. By-right industrial uses on this parcel are further limited by the conditional nature of the zoning requested by the applicant and the required Site Plan Review, which will ensure compliance with all existing regulations. More intensive uses would require the approval of another discretionary application, which would be subject to a separate CEQA review.

G. Would the project place housing within a 100-year floodplain; or

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

No housing is proposed as part of this application. A caretaker's residence is one of the uses that is allowed on this parcel; however, according to FEMA FIRM Panel 2105H, the subject parcel is not subject to flooding from the 1% chance storm.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject parcel is not located in an area at risk of inundation by levee or dam failure, according to Figure 9-8 (FCGPBR). The parcel is not located near a body of water that would be subject to tsunami or seiche and is not located in an area of steep slopes, which could cause mudflow.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This application proposes to change the zoning of a 30.05-acre parcel from AL-20 to M-3(c). The limits of this project correspond to the property limits of that parcel and therefore, approval will not divide an established community.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project; or
- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

This application proposes to change the zoning of this parcel from AL-20 to M-1(c). The Fresno High-Roeding Community Plan designates this parcel for Limited industrial uses, and the proposed M-1(c) zoning is compatible with this designation. Typically, parcels which are zoned AL-20 and within the Sphere of Influence of a city should be annexed prior to development; however, because doing so would create a County island, the City declined to annex the parcel and pursuant to the Memorandum of Understanding between the City and the County, the County accepted the subject rezone application. Rezoning this parcel to industrial is still consistent with the General Plan despite annexation not occurring because the existing development is already industrial in nature.

The applicant has requested the rezoning of this parcel to accommodate the relocation of the existing Nick's Trucking operation. The current site for that project along Golden State Boulevard has been impacted by the California High Speed Rail (CAHSR) project. This public transportation project has required the acquisition of industrial property within the City of Fresno and many of those business owners, like this applicant, have relocated to the County of Fresno, where space is available.

There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to this project.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

Figure 7-7 (FCGPBR) identifies the location of locally-important mineral resources. The subject parcel is not located on or near one of those locations. The project site is located in an area that has been classified by the Surface Mining and Reclamation Act of 1975 (SMARA) as containing sand and gravel deposits suitable for production as high-quality Portland cement concrete (PCC) aggregate. This area extends throughout the center of Fresno County and north of the County lines well into Madera County. However, surface mining and reclamation is allowed in all Fresno County Zone Districts subject to discretionary application, and staff believes this proposal will not impact such operations.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project could result in an increase in noise level due to future construction activities on the property. Noise impacts associated with construction are expected to be temporary and will be subject to the County Noise Ordinance, which is enforced by the Fresno County Public Health Department.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located near a private airstrip, and is outside the review area for Chandler Downtown Airport and therefore will not be impacted by airport related noise.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The project will allow for specific industrial uses on the subject property and will not allow or generate the need for additional housing. There is currently no development on the subject parcel and the General Plan does not designate this area for residential uses.

XIV. PUBLIC SERVICES

A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:

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

FINDING: NO IMPACT:

The project has been reviewed by the Fresno County Fire Protection District, who expressed no concerns with the proposal. No impacts to police, schools, or parks were identified in the analysis.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The proposal is not located on or near a public park and will not require expansion of recreational facilities. As previously indicated by staff, the site is in a predominately industrial area with several properties already in the City limits.

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

A Traffic Impact Study (TIS) was prepared by Peter's Engineering Group, dated January 18, 2017. An addendum, dated July 19, 2017 is part of the complete study. Data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th

Edition, was used to estimate the number of trips anticipated to be generated by uses that would be allowed in the proposed M-1(c) zoning. The study estimated an AM peak of 32 truck trips, a PM peak of 34 truck trips, and 239 truck trips daily, based on development of the entire 30 acres.

Study of the existing conditions show that the Olive and Marks Avenues intersection currently operates below the target Level of Service (LOS) during both the AM and the PM peak hours and that the intersection of Brawley and Belmont Avenues operates below the target LOS during the AM peak hour. All other segments are currently operating at an acceptable LOS.

The existing-plus-Project conditions analyses represent conditions that would occur after construction of the Project in the absence of other pending projects and regional growth. This scenario isolates the specific impacts of the Project. The results of the analyses for the project by itself indicate that the Project is expected to cause a significant impact at the intersection of Olive and Marks Avenues by causing the existing LOS E to drop to LOS F during both the a.m. and p.m. peak hours. The intersection of Brawley and Belmont Avenues will continue to operate at LOS F during the a.m. peak hour, but the Project does not exacerbate the existing delays by a significant amount. The other study intersections and the study road segments are expected to continue to operate at acceptable levels of service.

The near-term with-Project conditions analyses represent conditions that are expected to occur after construction of the Project plus construction of the pending projects. This scenario estimates the near-term cumulative impacts. The results of the analyses indicate that a combination of the pending projects and the Project would result in cumulative significant impacts at the following intersections: Olive and Marks Avenues (AM and PM peak hours); Brawley and Belmont Avenues (AM and PM peak hours); Marks and Belmont Avenues (AM and PM peak hours); and SR 99 Northbound ramps and Belmont Avenue (PM peak hour). The other study intersections and the study road segments are expected to continue to operate at acceptable levels of service.

The year 2037 With-Project conditions analyses were based on the assumption that the Project site is developed with the proposed Project. This scenario estimates the long-term cumulative impacts. The results of the analyses indicate the combination of the Project, the pending projects, and regional growth over the next 20 years (in the absence of planned transportation improvements) is expected to cause a significant impact at all of the study intersections and the following road segments: Belmont Avenue between Brawley and Valentine Avenues (eastbound during the AM and both directions during the PM peak hour); and Belmont Avenue between Valentine and Marks Avenues (eastbound during the AM and both directions during the PM peak hour).

The TIS analyzed the project's pro-rata share towards these developments and estimated the required mitigation for this project to be \$236,983.00. Due to the size of the parcel, it was determined that the applicant could pay this fee on a per-acre basis as the development is undertaken.

In addition to reviewing the potential impacts of the industrial rezoning, the TIS analyzed for direct impacts from the proposed trucking operation, which is a by-right use on this property. Impacts from the trucking operation will significantly impact the intersection of Olive and Marks when the size of the operation reaches ten acres. Therefore, prior to development of the tenth acre, the applicant shall pay the per-acre fee and shall widen and stripe for a northbound right-turn lane at the intersection of Olive and Marks. At that time, or earlier if the developer proposes to take access from Belmont Avenue, the Applicant shall improve that frontage to City Standards.

* **Mitigation Measures**

1. *Prior to issuance of building permits for development of the 10th-acre of the project site, the applicant shall construct a 100-foot long storage length with transitions for Northbound right turn lane at intersection of Olive Avenue and Marks Avenue. Construction shall be to Fresno City standards.*
2. *At such time as encroachment permits are sought for direct access off Belmont Avenue, or at the time of issuance of building permits for development of the 10th acre of the project site, the applicant shall construct Belmont Avenue frontage improvements, including curb, gutter, drainage facilities, striping, and paving. Improvements shall be to County of Fresno standards.*
3. *The applicant shall enter into a Traffic Mitigation Agreement with the County of Fresno agreeing to participate in the funding of the following future off-site traffic improvements:*
 - a. *Signalization and lane additions at Olive Avenue and Marks Avenue Intersections: add a left turn lane and additional through lanes for Northbound, Southbound, Eastbound and Westbound. The project's maximum share is 1.18% which is \$13,170.00 for the entire parcel or \$439.00 per acre developed.*
 - b. *Signalization and lane additions at Brawley Avenue and Belmont Avenue Intersections: add a left turn lane and additional through lane for Northbound, Southbound, Eastbound and Westbound. The project's maximum share is 0.81% which is \$11,125.00 for the entire parcel or \$371.00 per acre developed.*
 - c. *Signalization and Lane additions at Valentine Avenue and Belmont Avenue Intersections: add a left turn lane and additional through lane for Northbound, Southbound, Eastbound and Westbound. The project's maximum share is 1.80% which is \$21,658.00 for the entire parcel or \$722.00 per acre developed.*
 - d. *Signalization and lane additions at Marks Avenue and Belmont Avenue Intersections: add a left turn lane, a right turn lane, and an additional through lane for Northbound, Southbound, Eastbound and Westbound.*

The project's maximum share is 6.25% which is \$65,673.00 for the entire parcel or \$2,189.00 per acre developed.

- e. *Signalization and lane additions at Hughes Avenue and Belmont Avenue Intersections: add a left turn lane for Northbound and Southbound; and add a left turn lane and an additional through lane for Eastbound and Westbound. The project's maximum share is 2.59% which is \$22,976.00 for the entire parcel or \$766.00 per acre developed.*
- f. *Widening Belmont Avenue from two lanes to four lanes from Brawley Avenue to Marks Avenue:*
 - i. *From Brawley Avenue to Valentine Avenue, the project's maximum share is 1.36% which is \$28,508.00 for the entire parcel or \$950.00 per acre developed.*
 - ii. *From Valentine Avenue to Site Access, the project's maximum share is 1.86% which is \$32,072.00 for the entire parcel or \$1,069.00 per acre developed.*
 - iii. *From Site Access to Marks Avenue, the project's maximum share is 9.69% which is \$41,801.00 for the entire parcel or \$1,393.00 per acre developed.*

C. Would the project result in a change in air traffic patterns; or

D. Would the project substantially increase traffic hazards due to design features; or

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The rezoning of this parcel will not result in a change in air traffic patterns because the parcel is outside the review area for Chandler Downtown Airport and no deviation from building height standards is proposed as part of this application.

F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The TIS determined that approval of this application could reduce the performance of Belmont Avenue at its intersection with Brawley Avenue, Valentine Avenue, Marks Avenue, and Hughes Avenue. In addition, the intersection of Olive Avenue and Marks Avenue would also be significantly delayed. The Mitigation Measures outlined in Section XVI.B (above) require the project applicant to contribute their share towards road improvements and perform site-specific improvements to mitigate these impacts.

* **Mitigation Measures**

1. See Section XVI.B.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: NO IMPACT:

The City of Fresno has sufficient capacity to accept wastewater from this site.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in FMFCD's Storm Drainage and Flood Control Master Plan. Development of this site will be subject to a pro-rata share for flood drainage improvements in this area. All properties within this area are required to participate in this program and all development is subject to review for its pro-rata share. Since no development is proposed as part of this application, no new facilities are required to be built at this time; however, future development allowed by this application will be. The mandatory SPR required of all development on this parcel will ensure that plans are submitted to FMFCD and that fees are paid.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant will connect to the City of Fresno for water services.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Approval of the rezoning for this parcel would not result in inadequate wastewater treatment capacity or an inadequate landfill.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: NO IMPACT:

The project site is not located in an area of habitat for special-status plants or animals and does not contain any riparian habitat or other natural waters. The parcel is similarly not located in an area which is known to be sensitive to archeological finds and no Tribal Government requested consultation regarding potential resources.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Review of this project's contribution to traffic determined that traffic impacts would be individually and cumulatively significant. These impacts have been mitigated to less than significant with adherence to the Mitigation Measures outlined in Section XVI.B.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No environmental impacts which could cause substantial adverse effects on human beings were identified in the course of this analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3816, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Utilities and Service Systems have been determined to be less than significant.

Potential impacts relating to Aesthetics and Transportation/Traffic have determined to be less than significant with compliance with the noted mitigation measures.

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

CMM

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study Application No. 7091 and Amendment Application No. 3816

Lead Agency: County of Fresno, Development Services

Contact Person: Christina Monfette

Mailing Address: 2220 Tulare Street, 6th Floor

Phone: 559-600-4245

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno

Cross Streets: Belmont Avenue and Marks Avenue

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres:

Assessor's Parcel No.: Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 99, 180

Waterways:

Airports: Fresno Chandler Downtown

Railways: Southern Pacific

Schools: Fremont Elem, Sunset

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. _____ Acres 30.05 Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: |

Present Land Use/Zoning/General Plan Designation:

Use: Construction/Demo Recycling Operation, Zoning: AL-20 (Limited Ag., 20-acre minimum size) Designation: Limited Industrial

Project Description: (please use a separate page if necessary)

Rezone a 30.05-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, conditional) Zone District to allow the uses in the attached list.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

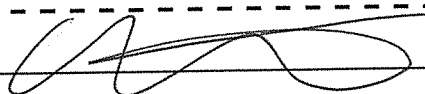
- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #6 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 18, 2017 Ending Date September 18, 2017

Lead Agency (Complete if applicable):

| | |
|---|---|
| Consulting Firm: <u>County of Fresno</u> | Applicant: <u>Nicks Trucking, Inc.</u> |
| Address: <u>2220 Tulare Street, 6th Floor</u> | Address: <u>7420 N. Van Ness</u> |
| City/State/Zip: <u>Fresno, CA 93721</u> | City/State/Zip: <u>Fresno, CA 93711</u> |
| Contact: <u>Christina Monfette</u> | Phone: <u>559-281-2267</u> |
| Phone: <u>559-600-4245</u> | |

Signature of Lead Agency Representative:  Date: 8/18/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

| | | | | |
|---|---|---|---|------------------------------------|
| File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721 | | Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00 | | |
| Agency File No: IS 7091 | | LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION | | County Clerk File No: E- |
| Responsible Agency (Name): The County of Fresno | Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor | | City: Fresno | Zip Code: 93721 |
| Agency Contact Person (Name and Title): Christina Monfette, Planner | | Area Code: 559 | Telephone Number: 600-4245 | Extension: N/A |
| Applicant (Name): Nick's Trucking, Inc. | | Project Title: Amendment Application No. 3816 | | |
| Project Description: Rezone a 30.05-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, conditional) Zone District to allow a limited number of Light Manufacturing uses as requested by the Applicant. | | | | |
| Justification for Negative Declaration: Based upon the Initial Study prepared for Amendment Application No. 3816, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Cultural Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation. Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics and Transportation/Traffic have determined to be less than significant with compliance with the noted mitigation measures. | | | | |
| FINDING: The proposed project will not have a significant impact on the environment. | | | | |
| Newspaper and Date of Publication: Fresno Business Journal – August 18, 2017 | | | Review Date Deadline: Planning Commission – September 21, 2017 | |
| Date: | Type or Print Signature: Chris Motta, Principal Planner | | Submitted by (Signature): Christina Monfette, Planner | |

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of

DEPARTMENT OF PUBLIC WORKS AND PLANNING
FRESNO DIRECTOR

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study Application No. 7091, Amendment Application No. 3816

Location: The subject parcel is located on the southwest corner of W. Belmont Avenue and N. Marks Avenue, adjacent to the limits of the City of Fresno. (SUP. DIST. 1) (APN 326-060-31)

Description: Rezone a 30.05-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, conditional) Zone District to allow a limited number of Light Manufacturing uses as requested by the Applicant.

This is to advise that the County of Fresno (Lead Agency Responsible Agency) has approved the above described project on BOS DATE, and has made the following determination:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was not prepared for this project pursuant to the provisions of CEQA. / A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were were not made a condition of approval for the project.
4. A statement of Overriding Consideration was was not adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Christina Monfette, Planner
(559) 600- 4245 / cmonfette@co.fresno.ca.us

Date

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County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7091 and Amendment Application No. 3816
- 2. Lead agency name and address:**
*Fresno County Department of Public Works and Planning
2220 Tulare Street, Sixth Floor
Fresno, California, 93721*
- 3. Contact person and phone number:**
Christina Monfette (559) 600-4245
- 4. Project location:**
The subject parcel is located on the southwest corner of W. Belmont Avenue and N. Marks Avenue, adjacent to the limits of the City of Fresno. (SUP. DIST. 1) (APN 326-060-31)
- 5. Project Applicant's name and address:**
*Nick's Trucking, Inc.
7420 N. Van Ness Avenue
Fresno, CA 93711*
- 6. General Plan designation:**
Limited Industrial
- 7. Zoning:**
AL-20 (Limited Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Rezone a 30.05-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, conditional) Zone District to allow the uses described by the attached list.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
North of the project site are three parcels which contain a single stormwater drainage basin. To the east are four 1.89-acre parcels which are vacant and beyond those (within the city limits) lies a large parcel which has been improved with an automobile dismantling operation. Of the six parcels south of this application, six are vacant and two have been improved with industrial uses. The parcel to the west has been improved with a fire station and there are two 1.7-acre parcels which have been improved with single-family residences.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

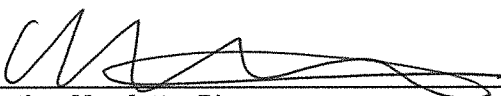
- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:



Christina Monfette, Planner

Date: 8/18/2017

REVIEWED BY:



Chris Motta, Principal Planner

Date: 8/18/2017

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7091 and
Amendment Application No. 3816)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 1 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 2 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 2 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage

systems or provide substantial additional sources of polluted runoff?

- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Cause inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

XI. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XII. NOISE

Would the project:

- 2 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 2 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

- 1 a) Fire protection?
- 1 b) Police protection?
- 1 c) Schools?
- 1 d) Parks?
- 1 e) Other public facilities?

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 3 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 3 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

California Natural Diversity Databased, Accessed August 3, 2017
Certified Unified Program Agency's Hazardous Materials Generators list, updated June 30, 2017
Fresno County General Plan, Policy Document, Background Report, and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2014 Map, State Department of Conservation
Natural Resources Conservation Service Web Soil Survey, Accessed August 4, 2017
Superfund Enterprise Management System, accessed August 4, 2017
U.S. Fish and Wildlife National Wetlands Mapper, accessed August 3, 2017

CMM

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- 3 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 1 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 3 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

DATE: February 9, 2016

TO: Department of Public Works and Planning, Attn: Alan Weaver, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Deputy Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Current Planning, Attn: Eric VonBerg
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resources, Attn: Augustine Ramirez
Development Services, Zoning & Permit Review/Site Plan Review, Attn: Tom Navarro
Development Services, Building & Safety/Plan Check, Attn: Jeff Janes
Development Engineering, Attn: Augustine Ramirez, Grading/Mapping
Road Maintenance and Operations, Attn: Robert Palacios/Frank Daniele
Design Division, Transportation Planning, Attn: Mohammad Alimi
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/
Janet Gardner/Kevin Tsuda
Agricultural Commissioner, Attn: Les Wright
Sheriff's Office, Attn: Captain Greg Gularte
City of Fresno, Development Department, Attn: Mike Sanchez, Assistant Director,
Current Planning, Dan Zack, Assistant Director, Advanced Planning
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Steve Hulbert
U.S. Department of Interior, Fish & Wildlife Service, Endangered Species Division,
Attn: Thomas Leeman
State Department of Health Services, Office of Drinking Water, Fresno District,
Attn: Betsy Lichti
Fresno Unified School District, Attn: Lisa LeBlanc
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Fresno Metropolitan Flood Control District
Kings River Conservation District, Attn: Rick Hoelzel
Fresno Irrigation District, Attn: William R. Stretch and Sen Saetern
Fresno County Fire Protection District, Attn: Eric Watkins, Battalion Chief

FROM: Christina Monfette, Planner *CMM*
Development Services Division

SUBJECT: Initial Study Application No. 7091, Amendment Application No. 3816 HSR

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to rezone the subject parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District.

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

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

We must have your comments by **February 24, 2016**. 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, Christina Monfette, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email cmonfette@co.fresno.ca.us.

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Activity Code (Internal Review):2369

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 2/9/2016

AA 3816

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

REZONE PARCEL FROM AL-20 TO M-3

CEQA DOCUMENTATION: Initial Study PER NA

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: side of SOUTH WEST CORNER OF between W. BELMONT AVE. and N. MARKS AVE.

APN: 326.060.31 Parcel size: 30.05 AC Section(s)-Twp/Rg: S 1 - T 14 S/R 19 E

ADDITIONAL APN(s):

I, [Signature] (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) NICKS TRUCKING 7420 N. VAN NESS FRESNO 93711 (559) 231-2267

Applicant (Print or Type) Address City Zip Phone
ROBIN TANI 3885 H. WRICO AVE. GANGER CA 93657 (559) 916-6243
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: robintani@comcast.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3816 Fee: \$ 7,326.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: 7091 Fee: \$ 5,151.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 121.00
Received By: [Signature] Invoice No.: TOTAL: \$ 13,198.00

UTILITIES AVAILABLE:

WATER: Yes [checked] / No []
Agency: CITY OF FRESNO
SEWER: Yes [checked] / No []
Agency: CITY OF FRESNO

STAFF DETERMINATION: This permit is sought under Ordinance Section:
Sect-Twp/Rg: - T - S/R - E
APN # - - -
APN # - - -
APN # - - -
APN # - - -
Related Application(s):
Zone District:
Parcel Size:



Development ROBIN TANI
 Services
 Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 38784
 APPLICANT: ROBIN TANI
 PHONE: (559) 916-6243

PROPERTY LOCATION: SEC 1 - 14/19
 APN: 326 - 060 - 31 ALCC: No Yes # _____ VIOLATION NO. NONE
 CNEL: No Yes _____ (level) LOW WATER: No Yes _____ WITHIN 1/2 MILE OF CITY: No _____ Yes
 ZONE DISTRICT: AL-20; SRA: No Yes _____ HOMESITE DECLARATION REQ'D.: No Yes _____
 LOT STATUS:

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
 Merger: May be subject to merger: No Yes _____ ZM# _____ Initiated _____ In process _____
 Map Act: () Lot of Rec. Map; () On '72 rolls; Other VM 1863; () Deeds Req'd (see Form #236)

SCHOOL FEES: No _____ Yes DISTRICT: CENTRAL UNIFIED/FRESNO UNIFIED PERMIT JACKET: No Yes _____
 FMFCD FEE AREA: () Outside District No.: 1113 FLOOD PRONE: No _____ Yes

PROPOSAL ALLOW A CHANGE IN ZONE FROM AL-20 (LIMITED AGRICULTURAL - 20 ACRE) DISTRICT TO AN M-3 (HEAVY INDUSTRIAL) DISTRICT ON A 3.05 ACRE PARCEL.

COMMENTS:
 ORD. SECTION(S): 817 & 845 BY: Tom N DATE: 11/3/2015

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Limited Industrial () GPA: _____
 COMMUNITY PLAN: Fresno High-Roofing () JAA: 7,326 () HD: 721.00
 REGIONAL PLAN: _____ () JCU: _____ () JAG COMM: _____
 SPECIFIC PLAN: _____ () JDRA: _____ () ALCC: _____
 SPECIAL POLICIES: _____ () JVA: _____ () IS/PER*: 5,151.00
 SPHERE OF INFLUENCE: Fresno () JAT: _____ () Viol. (35%): _____
 ANNEX REFERRAL (LU-G17/MOU): 970 () JTT: _____ () Other: _____

PROCEDURES AND FEES:

Filing Fee: \$ 13,198.00
 Pre-Application Fee: ~~247.90~~
 Total County Filing Fee: 13,198.00*

COMMENTS: * fees to be reimbursed to The County by CA#58A

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 - 24 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 8 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 # 970

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25)
(Separate check to Fresno County Clerk for pass-thru to DFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Chrissy Manfette DATE: 11/4/2015
 PHONE NUMBER: (559) 600 - 4245

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
 COVENANT SITE PLAN REVIEW
 MAP CERTIFICATE BUILDING PLANS
 PARCEL MAP BUILDING PERMITS
 FINAL MAP WASTE FACILITIES PERMIT
 FMFCD FEES SCHOOL FEES
 ALUC or ALCC 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.



Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8003 FAX (559) 498-1012
www.fresno.gov

Jennifer K. Clark
Director

February 3, 2016

Christina Moffette
Public Works and Development Services Division
2220 Tulare Street, Suite A, First Floor
Fresno, California 93721

Dear Mr. Brannick:

SUBJECT: FRESNO COUNTY REFERRAL NO. 970 RELATED TO PROPERTY LOCATED AT THE
SOUTHWEST ORNER OF BELMONT AND MARKS AVENUE (APN: 326-060-31)

County Referral No. 970 relates to an approximately 30-acre property located on the southwest corner of West Belmont and North Marks Avenue (326-060-31). The applicant is proposing a relocation of Nick's Trucking from it's current site along Golden State Avenue which is being impacted by High Speed Rail. The City of Fresno General Plan designates the site for Industrial Light planned land uses which would permit the proposed use upon annexation to the City of Fresno.

Annexation of the subject property would create a County Island for the area generally bound by Marks, Olive, Hughes and Belmont Avenues which is a clear violation of the MOU between the City of Fresno and County of Fresno. This "island" area is characterized by rural residential development and is presently not completely served by City sewer and water facilities and may be lacking in other infrastructure needs such as standard streets and drainage facilities.

The City remains committed in working with the County in addressing these infrastructure deficiencies, especially during the upcoming West Area Specific Plan. At this time it the position of the City to conditionally release County Referral No. 970 back to the County for further processing subject to the following::

1. The project applicant submit all necessary dedications for Marks and Belmont Avenue along the entire project frontage.
2. Connection to City sewer and water facilities be made conditions of project approval.
3. The applicant shall be responsible for payment of City impact fees.

If you have any additional questions regarding this matter, please contact me at (559a) 621-8040.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Sanchez", written over a white background.

Mike Sanchez, AICP, MCRP
Assistant Director

c: Bernard Jimenez

RECORDING REQUESTED BY
Central Title Company

96162328

RECORDED AT REQUEST OF
CENTRAL TITLE COMPANY

AT MIN. PAST *8:11* M

DEC 10 1996

And when recorded mail this Deed and, mail tax statements to:

Nicks Trucking
7420 North Van Ness
Fresno, Ca 93711



FRESNO COUNTY, CALIFORNIA
WILLIAM C. GREENWOOD, County Recorder
Denita Ghimenti
BY DEPUTY RECORDER

FEE \$10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
Documentary Transfer Tax is \$174.90

- Computed on full value of property conveyed
- or computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated area, or City of _____

APN 326-060-15

Escrow No. 108868-10-RH

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CRAYCROFT BRICK COMPANY INC., a California corporation

hereby GRANT(S) to
NICKS TRUCKING INC., a California corporation

the following described real property in the county of Fresno, State of California:
See Exhibit "A" attached hereto

Dated November 8, 1996

STATE OF CALIFORNIA

COUNTY OF Fresno

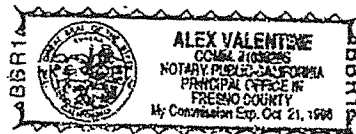
On Nov. 13, 1996, before me, the undersigned,
personally appeared Gary Craycroft

CRAYCROFT BRICK COMPANY INC.,
a California corporation

BY: *[Signature]*
Gary Craycroft, Pres.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature *Alex Valentine*
Alex Valentine
Notary Public in and for said County and State



(Space above for official notarial seal)

FRESNO COUNTY RECORDERS OFFICE

DEC 10 1996

EXHIBIT "A"

PARCEL 1:

The Fractional East half of the Northeast quarter of the Northeast quarter of Section 1, Township 14 South, Range 19 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats;

Except any part thereof lying within fifty feet of the center line of the S.P.R.R. Company's Railroad as granted unto Southern Pacific Railroad Company by Deed dated May 17, 1892 and recorded in Book 144 of Deeds at Page 363.

Also excepting therefrom a parcel described as follows:

Commencing at the Northwest corner of the Fractional East half of the Northeast quarter of the Northeast quarter of said Section 1, Township 14 South, Range 19 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, thence East along the center line of Belmont Avenue a distance of 90 feet, thence at right angles South a distance of 270 feet, thence at right angles West a distance of 90 feet to the West line of the fractional East half of the Northeast quarter of the Northeast quarter of said Section 1, thence North along said West line 270 feet to the point of beginning.

PARCEL 2:

The North 270 feet of the West 90 feet of the East half of the Northeast quarter of the Northeast quarter of Section 1, Township 14 South, Range 19 East, Mount Diablo Base and Meridian.

PARCEL 3:

The East 430.60 feet of the West half of the Northeast quarter of the Northeast quarter of Section 1, Township 14 South, Range 19 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats.

Excepting therefrom any part thereof lying within 50 feet of the center line of the Southern Pacific Railroad Company's railroad as granted to Southern Pacific Railroad Company by Deed dated May 17, 1892, recorded May 17, 1892 in Book 144 Page 363 of Deeds, Fresno County Records.

FRESNO COUNTY RECORDERS OFFICE

DEC 10 1988



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

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. 7091

Project No(s). AA 3816

Application Rec'd.: 2/4/2016

GENERAL INFORMATION

- Property Owner: NICK'S TRUCKING Phone/Fax: (559) 281-2267
Mailing Address: 7420 N. VANNESS FRESNO 93711
Street City State/Zip
- Applicant: SAME Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Representative: ROBIN TANI Phone/Fax: (559) 916-6243
Mailing Address: 3885 N. WRICO AVE. SANGER, CA 93657
Street City State/Zip
- Proposed Project: AMENDMENT APPLICATION TO REZONE PARCEL FROM
AL-20 TO M-3
- Project Location: SOUTH WEST CORNER OF BELMONT AND MARKS
- Project Address: _____
- Section/Township/Range: 1 / 14 / 19
- Parcel Size: 20.05 AC
- Assessor's Parcel No. 326-060-31

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:

- | | |
|--|--|
| <input type="checkbox"/> LAFCo (annexation) | <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: AL-20 (LIMITED AGRICULTURAL)

14. Existing General Plan Land Use Designation¹: LIMITED INDUSTRIAL

ENVIRONMENTAL INFORMATION

15. Present land use: CONSTRUCTION/DEMOLITION RECYCLING OPERATION - CUP 2859
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: NONE (WEEDS)

Any perennial or intermittent water courses? If so, show on map: NONE

Is property in a flood-prone area? Describe:

YES PER PRE-APP / SEE FEMA MAPS

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

North: FMFCD DRAINAGE BASIN / VARIOUS LIGHT INDUSTRIAL USES

South: VACANT

East: 2 PARCELS BEING DEV. AS TRUCK YARDS / VACANT / ILLEGAL USED MAT'L SALES

West: ABANDONED FARM HOUSE / FIRE STATION

17. What land use(s) in the area may be impacted by your Project?: NONE

18. What land use(s) in the area may impact your project?: NONE

19. Transportation:

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

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

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: THIS APPLICATION IS
TO CHANGE THE ZONING DESIGNATION. NO SPECIFIC PROJECT / USE
IS PROPOSED AT THIS TIME

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: NONE

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

23. Proposed source of water:

() private well

() community system³ -- name: CITY OF FRESNO

24. Anticipated volume of water to be used (gallons per day)²: N/A
25. Proposed method of liquid waste disposal:
 () septic system/individual
 (✓) community system³-name CITY OF FRESNO
26. Estimated volume of liquid waste (gallons per day)²: N/A
27. Anticipated type(s) of liquid waste: N/A
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: N/A
32. Anticipated amount of solid waste (tons or cubic yards per day): N/A
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: NORTH CENTRAL FIRE / CITY OF FRESNO
36. Has a previous application been processed on this site? If so, list title and date: CUP 2859, SPR 6948
37. Do you have any underground storage tanks (except septic tanks)? Yes No
38. If yes, are they currently in use? Yes No

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

Chris Vyzar
SIGNATURE

2/4/16
DATE

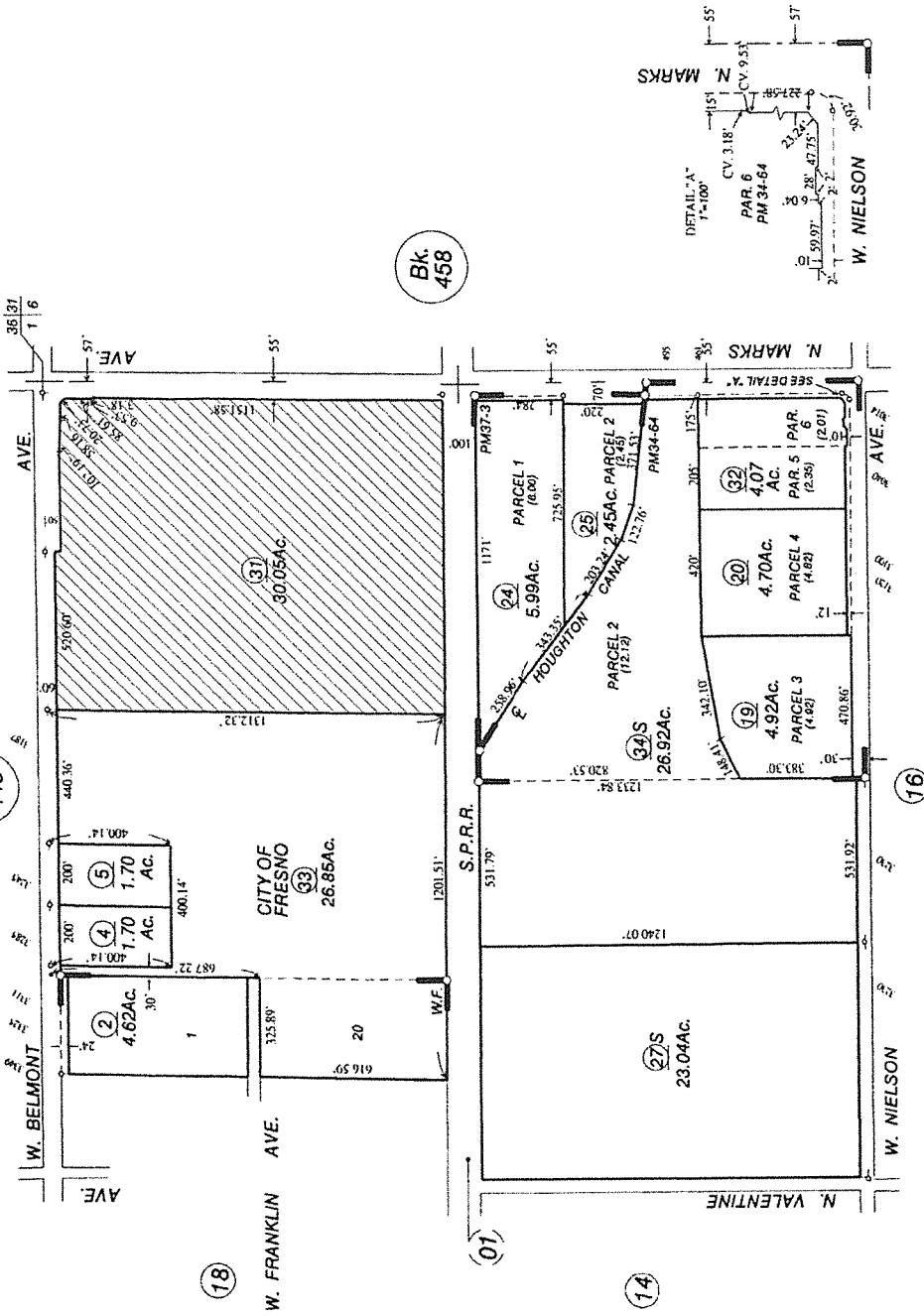
¹Refer to Development Services Conference Checklist
²For assistance, contact Environmental Health System, (559) 600-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

POR. SEC. 1, T. 14 S., R. 19 E., M.D.B. & M.

Tax Rate Area
5-642
96-220

326-06

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
West Fresno Tract No. 2 - R.S. Bk.3, Pg.42
Parcel Map No. 5427 - Bk.34, Pg.64
Parcel Map No. 5686 - Bk.37, Pgs. 3-4

Assessor's Map Bk. 326 - Pg. 06
County of Fresno, Calif.

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