



County of Fresno

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

June 22, 2018

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7357/ Unclassified Conditional Use Permit No. 3591.
(Taco Bell)

Enclosed Please find the following documents:

1. Reviewing agencies checklist
2. Notice of Completion & Environmental Document Transmittal
3. Notice of Intent to Adopt a Mitigated Negative Declaration, Location Map, and proposed Mitigated Negative Declaration (Draft)
4. Fifteen (15) hard copies of the Draft Environmental Assessment/Initial Study and Project Routing
5. One (1) electronic copy of the Draft Environmental Assessment/Initial Study and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to jshaw@co.fresno.ca.us.

Sincerely,

Jeremy Shaw, Planner
Development Services Division

JS:
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Enclosures

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: Unclassified Conditional Use Permit Application No. 3591

Lead Agency: <u>Fresno County</u>	Contact Person: <u>Jeremy Shaw</u>
Mailing Address: <u>2220 Tulare Street, 6th Floor</u>	Phone: <u>559-600-4207</u>
City: <u>Fresno</u> Zip: <u>93721</u>	County: <u>Fresno</u>

Project Location: County: Fresno City/Nearest Community: Mendota
 Cross Streets: Interstate 5 and Panoche Road Zip Code: 93622
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 0.58
 Assessor's Parcel No.: 027-190-29S Section: 11 Twp.: 15S Range: 12E Base: MDBM
 Within 2 Miles: State Hwy #: Interstate 5 Waterways: Panoche Creek
 Airports: _____ Railways: _____ Schools: _____

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 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 checked="" 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 checked="" type="checkbox"/> Commercial: Sq.ft. <u>1,823</u> Acres _____ Employees <u>25-30</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ 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 checked="" 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 checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" 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 checked="" type="checkbox"/> Other: <u>Greenhouse Gases</u>

Present Land Use/Zoning/General Plan Designation:

Vacant/AE-40(Exclusive Agricultural, 40-acre minimum parcel size) Zone District

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

Allow an Interstate Freeway Interchange Commercial Development, consisting of a 1,823 square-foot Taco Bell restaurant with drive through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 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 type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 25, 2018 Ending Date July 25, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>Comprehensive Planning Associates, Inc.</u>	Applicant: <u>Ghai Management, Inc.</u>
Address: <u>5414 East Pitt</u>	Address: <u>25 East Airport Blvd.</u>
City/State/Zip: <u>County of Fresno</u>	City/State/Zip: <u>Livermore, CA 94551</u>
Contact: <u>Joe Guagliardo</u>	Phone: <u>(510) 573-5905</u>
Phone: <u>(559) 259-5000</u>	

Signature of Lead Agency Representative:  Date: 6-22-18

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



Inter Office Memo

DATE: June 22, 2018

TO: County Clerk's Office

FROM: Jeremy Shaw, Department of Public Works and Planning

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration
Initial Study No. 7357
Conditional Use Permit No. 3591

Please note that in the attached Notice of Intent the project description should read that the project proposes a 1,823 square-foot Taco Bell, not 1,633 square-feet.

If you have any questions, please call me at 600-4207.

Thank you for your assistance.



E201810000158

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
JUN 22 2018 TIME 2:36
FRESNO COUNTY CLERK
By *Maria S. Curtis*
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7357 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7357 and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3591** filed by **GHAI MANAGEMENT, INC.**, proposing to allow an Interstate Freeway Interchange Commercial Development, consisting of a 1,633 square-foot Taco Bell restaurant with drive through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the north side of West Panoche Road approximately 1,000 feet southwest of its intersection with Interstate 5, and approximately 15 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-190-29S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7357, and take action on Unclassified Conditional Use Permit No. 3591 with Findings and Conditions.

(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. 7357 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 June 22, 2018 through July 22, 2018.

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

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Jeremy Shaw
2220 Tulare Street, Suite A
Fresno, CA 93721

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IS Application No. 7357 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/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Jeremy Shaw 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 July 26, 2018 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.

For questions please call Jeremy Shaw (559) 600-4207.

Published: June 25, 2018

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 7357	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Applicant (Name): Ghai Management, Inc.	Project Title: Unclassified Conditional Use Permit Application No. 3591		
Project Description:	Allow an Interstate Freeway Interchange Commercial Development, consisting of a 1,823 square-foot Taco Bell restaurant with drive through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the north side of West Panoche Road approximately 1,000 feet southwest of its intersection with Interstate 5, and approximately 15 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-190-29S).		
Justification for Negative Declaration:	<p>Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3591, 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, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services and recreation.</p> <p>Potential impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, and utilities and service systems have determined to be less than significant.</p> <p>Potential Impacts relating to Aesthetics, Cultural Resources and Transportation/Traffic have been determined to be less than significant upon compliance with the identified mitigation measures.</p>		
FINDING:	The proposed project will not have a significant impact on the environment.		
Newspaper and Date of Publication: Fresno Business Journal – June 25, 2018	Review Date Deadline: Planning Commission – July 26, 2018		
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



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. 7357 and Unclassified Conditional Use Permit Application No. 3591
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Jeremy Shaw, Planner (559) 600-4207
- 4. Project location:**
The subject parcel is located on West Panoche Road, approximately 1,000 feet west of Interstate 5, and approximately 15 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-190-29S).
- 5. Project Applicant's name and address:**
Ghai Management, Inc.
25 East Airway Blvd.
Livermore, CA 95991
- 6. General Plan designation:**
Agriculture/Westside Freeway Corridor Overlay
- 7. Zoning:**
AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District
- 8. Description of project:**
Allow an Interstate Freeway Interchange Commercial Development, consisting of a 1,823 square-foot Taco Bell restaurant with drive through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The subject parcel is located in an area designated for commercial development within a one square mile area centered on the intersection of Interstate 5 and West Panoche Road. The surrounding area consists primarily of agricultural uses.

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 |

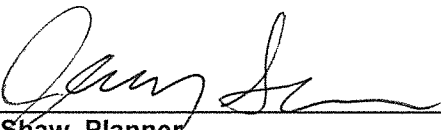
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

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:

REVIEWED BY:



Jeremy Shaw, Planner



Marianne Mollring, Senior Planner

Date: 4-22-18

Date: 6-22-18

JS:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7357 and
Unclassified Conditional Use Permit
Application No. 3591)**

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:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 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?
- 2 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?
- 2 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?
- 2 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?
- 2 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 2 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:

- 3 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 3 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?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?

- 1 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:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 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?
- 1 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?
- 2 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?
3 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- 2 e) Result in inadequate emergency access?

- 1 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:

- 2 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
2 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?
2 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?
2 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
2 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 3 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?

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 and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2014 Map, State Department of Conservation
Traffic Impact Study, prepared by Peters Engineering Group, dated April 19, 2018
Equitable Share of Cost Estimate prepared by the Peters Engineering Group, dated April 2018



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Ghai Management, Inc.
- APPLICATION NOS.: Initial Study Application No. 7357 and Unclassified Conditional Use Permit Application No. 3591
- DESCRIPTION: Allow an Interstate Freeway Interchange Commercial Development consisting of a 1,823 square-foot Taco Bell restaurant with drive-through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of West Panoche Road, approximately 1,000 feet southwest of Interstate 5 and approximately 15 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-190-29S).

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

FINDING: LESS THAN SIGNIFICANT:

Policy LU-D.6 of the Fresno County General Plan requires that a commercial interchange development be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints. The proposal involves the construction of a new 1,823 square-foot Taco Bell restaurant with drive-through service on a currently vacant parcel within an existing commercial development that includes restaurants, gas stations, convenience stores and a motel. The project site is located approximately 1,000 feet southwest of Interstate 5 and westerly adjacent to the southbound exit ramp. Given the limited size of the proposed development, and the requirement that it be aesthetically consistent with surrounding commercial development in an area designated for such development by Section 860 of the Fresno County General Plan, it would not degrade the visual

character or quality of the site and its surroundings. Additionally, no scenic vistas, scenic resources or landscape features were identified in the project analysis, and accordingly, no such resources will be adversely impacted by this proposal. Interstate 5, easterly adjacent to the project site is designated as a scenic highway in the Fresno County General Plan. General Plan Policy OS-L.3.d. requires that commercial developments provide for maintenance of a natural open space area that is 200 feet in depth parallel to the right-of-way of the scenic drive or roadway. However, the proposed development is not within the 200-foot-wide natural Open Space Area, and therefore will not impact the scenic quality of the landscape adjacent to Interstate 5, consistent with General Plan Goal OS-I.

Section 860.E.2 of the Fresno County Zoning Ordinance addresses development standards for Freeway Interchange Development, and requires that landscaping be provided and maintained, and that plants and related materials shall be arranged in a manner consistent with and complementary to the building design and materials.

- 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:

Development of this proposal will generate new sources of light and glare resulting from outdoor lighting around the building and parking and circulation areas. Mitigation would require that all outdoor lighting be hooded and directed downward as to not shine toward adjacent property and public streets. The Road Maintenance and Operations Division expressed concerns that headlights from vehicles queuing in the proposed drive-through would shine toward oncoming traffic on the adjacent roadway. As such, a Mitigation Measure has been included under Section XVI. D. Transportation/Traffic to address these concerns. See further discussion under the above-referenced section.

* **Mitigation Measure:**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.*

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; or
- 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 zoned AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District, however, it is located in an area designated for commercial development and is not restricted under Williamson Act Contract. The 0.58-acre subject parcel is classified as Urban and Built-Up Land according to the 2014 Fresno County Important Farmlands Map. Therefore, this proposal is not in conflict with existing Agricultural zoning. General Plan Policy LU-D.4 states that the County shall generally limit development at major or minor commercial interchanges to one square mile of land centered on the freeway interchange structure. The subject proposal is therefore consistent with this policy.

There are existing agricultural operations in the vicinity of the project site, however, much of the land within the one square-mile Interstate Freeway Interchange Area has been commercially developed as prescribed by the Fresno County General Plan and the approved Master Plan. Therefore, the project will not result in the conversion of farmland to non-agricultural uses, other than that area which has been designated for commercial development. The subject property is not located on forestland. This proposal was reviewed by the Fresno County Department of Agriculture, which did not express any concerns.

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; or
- 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 IMPACT:

This proposal was reviewed by the San Joaquin Valley Air Pollution Control District, which determined that project-specific criteria pollutant emissions are not expected to have an adverse impact on air quality. The Air District required that the applicant submit an application for an Air Impact Assessment per District Rule 9510 (Indirect Source Review). An Air Impact Assessment application was submitted by the applicant and

approved by the Air District on February 14, 2018. The proposed restaurant with drive-through service will be part of an existing commercial development, and once construction is complete, any impacts to air quality will be less than significant. Per the Air District's recommendation, the following District Enforced Emission Reduction Measures will be included as Conditions of Approval: (1) Within 30-days of the issuance of building permits and certification of occupancy, the applicant shall submit a summary report of the construction start and end dates, and date of the first permit issuance and occupancy certification; and (2) The project shall maintain records on site during construction, and for a period of ten years following either the end of construction and/or issuance of permits and certification of occupancy, whichever date is later. Records shall be made available for Air District inspection upon request.

Additionally, the applicant may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Per District Rule 2010, the applicant may be required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including, but not limited to, emergency internal combustion engines, boilers, and baghouses.

According to the Air District, particulate matter 2.5 microns or less in size (PM_{2.5}) from under-fired char-broilers (UFC) pose an immediate health risk because the cooking of meat can release carcinogenic compounds, and controlling such emissions will have a positive impact on public health. In order to reduce potential impacts from the release of carcinogenic compounds into the air, a Condition of Approval will be included requiring that the applicant install emission control systems during the construction phase of the project.

The project will not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors that would affect a substantial number of people in or near the project area.

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; or
- 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; or
- 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: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located within an existing Interstate Freeway Interchange commercial development, consisting of gas stations, convenience stores, restaurants and a motel, located on both the north and south sides of Panoche Road. Large parcels utilized for farming and other agriculture-related operations characterize the surrounding area. As a result of the existing commercial development, the ground on and surrounding the project site, has been previously disturbed.

The project was reviewed by the California Department of Fish and Wildlife, and United States Fish and Wildlife Service. Neither agency expressed any concerns relating to adverse effects upon any sensitive or special-status species through habitat modification, either riparian habitat or other sensitive species. Additionally, no federally-protected wetlands, native resident or migratory fish, or wildlife species were identified in the analysis.

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 a 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is located in an area designated as “moderately” sensitive for the existence of archaeological resources, and has been previously disturbed. The project

was routed to the Southern San Joaquin Information Center, which recommended that a cultural resources survey be undertaken. A Phase-One Archaeological Survey was complete by Soar Environmental Consulting on October 20, 2017. No historical, tribal-cultural resources or unique paleontological resources were identified during the survey; however, this does not preclude the existence of subsurface cultural deposits. To address this possibility, a Mitigation Measure has been included requiring further evaluation upon the discovery of any historical or tribal cultural resources, or human remains during ground-disturbing activities.

* **Mitigation Measure:**

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel and surrounding area is in California Building Code Seismic Zone 4 according the Fresno County General Plan Background Report (FCGPBR) Figure 9-4, and in an area of Probabilistic Seismic Hazards (10% probability in 50 years). It is not located in a known earthquake fault zone per the California Department of Conservation, California Geological Survey (CGS) Information Warehouse: Interactive Regulatory Maps. The project will be subject to current building code with regard to seismic design category requirements. Additionally, the subject parcel is not in an area subject to liquefaction as described in the FCGPBR, Chapter 9, or as indicated on State of California Department of Conservation, California Geological Survey, and other Regulatory Maps.

- 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: NO IMPACT:

The proposed project is not in an area subject to expansive soils nor in an area prone to liquefaction, landslides, lateral spreading, or collapse. According to the Fresno County General Plan Background Report (FCGPBR), Figure 9-6, the project site is located in an area of shallow subsidence; however, no impacts related to the potential for soil subsidence were identified in the analysis or in reviewing agency comments.

Additionally, the project area is confined to the 0.58-acre subject parcel, limiting any potential erosion resulting from grading activity; However, a Condition of Approval will be included, requiring that any grading activity proposed with this project would necessitate a grading permit or grading voucher from the Fresno County Department of Public Works and Planning, and any additional runoff generated by the proposed development is required to be stored on site or disposed of per County standards.

- 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 proposes to connect to existing wastewater treatment facilities located in the vicinity for the provision of sanitary sewer services. No new on-site wastewater treatment systems are proposed with this application.

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:

The project was reviewed by the San Joaquin Valley Air Pollution Control District for potential adverse impacts to air quality (see discussion under Section III. Air Quality). The Air District did not express any concerns related to greenhouse gas emissions.

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; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school; or
- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project is not located on or near a hazardous materials site, will not involve the transport, use or disposal of hazardous materials, and is not located within one quarter-mile of a school.

- 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 project site is not located within two miles of any public or private airstrip or airport.

- 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 project will not impair implementation of or physically interfere with an adopted Emergency Response Plan or 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. While the project site is located in a wildland fire area, and is in a moderate-severity fire hazard zone, according to the CAL FIRE Hazard Severity Zone Map for Fresno County, dated November 6, 2007, the immediate area has been commercially developed and residential development is limited. The nearest residence is located more than one half-mile from the project site. If approved, the project will be subject to current fire code,

Title 24 California Code of Regulations (CCR), at the time that permits or a certificate of occupancy is issued.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: NO IMPACT:

The project will connect to an existing community system for the provision of water and sewer services, and it is not anticipated that the proposed operation will violate any water quality standards, waste discharge requirements or degrade water quality in any way. With regard to sewer and water services, the applicant's operational statement indicates that the existing off-site water treatment facility has a design capacity of 90,000 gallons per day and is currently operating at 40,000 gallons per day. The California State Water Resources Control Board, Division of Drinking Water, reviewed this proposal, and did not express any concerns related to water quality standards or waste discharge requirements.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to use up to 2,000 gallons of water per day, and will connect to a non-transient, non-community public water system operated by I-5 Property Services, Inc., which supplies surface-water to the surrounding commercial development. I-5 Property Services has indicated that it would provide up to two acre-feet of water per year for the proposed Taco Bell restaurant. Westlands Water District, which supplies water to I-5 Property Services, Inc., stated that I-5 Property Services must secure an alternate water supply to support the demand created by the proposed development if current allocations from Westlands Water District are exceeded.

- 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:

The project proposal entails the establishment of a 1,823 square-foot restaurant with drive-through services, within an existing commercial development. Given the limited size of the proposed development, it is not anticipated to alter drainage patterns, alter the course of a stream, or result in substantial erosion or siltation, and no streams or other watercourses were identified in the vicinity of or traversing the subject parcel. Panoche Creek is located approximately one half-mile west of the project site. This project will require the submission of an Engineered Grading and Drainage Plan prior to the issuance of a grading permit or grading voucher. Any additional runoff generated by the project must be retained on site or disposed of per County Standards.

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

The project proposes to connect to existing facilities for the provision of water and sewer services. None of the reviewing agencies or departments expressed any concerns that this project would have an impact on water quality in the area.

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

FINDING: NO IMPACT:

The subject parcel is not located in an area within a 100-year floodplain according to Figure 9-7 of the Fresno County General Plan Background Report, nor is it located in a Dam Failure Flood Inundation Area, identified by Figure 9-8 of the FCGPBR. Additionally, comments from the Development Engineering Section of the Fresno County Department of Public Works and Planning indicate the subject parcel is not subject to flooding from the 100-year, one-percent-chance storm event, per FEMA, FIRM Panel1950H.

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

FINDING: NO IMPACT:

The project site is not in an area subject to tsunami or mudflow, and earthquake-induced seiche is not considered a risk in Fresno County, according to the Fresno County General Plan Background Report (FCGPBR) Chapter 9.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project will not divide an established community. The project site is located approximately 15 miles southwest of the nearest city limits of the City of Mendota.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: NO IMPACT:

The subject parcel is designated as agricultural land in the Fresno County General Plan, and located within the Westside Freeway Corridor Overlay, extending for one mile east and west of Interstate 5 where it traverses the County. The overlay area allows for commercial uses at designated interchanges along the Interstate. Section 860 of the Fresno County Zoning Ordinance, Regulations for Interstate Freeway Interchange Commercial Development, specifically designates one square-mile of land centered on the intersection of Panoche Road and Interstate 5 as a Major Commercial Center. The Zoning Ordinance lists specific uses allowed at a Major Commercial Center, subject to discretionary approval through a Conditional Use Permit application, this proposal is consistent with those allowed uses. The Commercial Interchange area consists of four quadrants surrounding the intersection. The subject parcel is located in the northwest quadrant of the interchange. Each quadrant is limited to one master-planned area for development. This proposal is consistent with the allowable uses at such designated interchanges, subject to a Conditional Use Permit, Site Plan Review and applicable development standards.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project is located within the PG&E San Joaquin Valley Operations and Maintenance Habitat Conservation Plan, however, the proposal was reviewed by the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife service (USFWS), and neither agency expressed any concerns with the project proposal. The proposed project will not conflict with any Habitat Conservation Plan or Natural Community Conservation Plan.

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:

The proposed project does not involve the extraction of any known mineral resources, and is not located in an area identified as Mineral Resource Zone by Figures 7-7 and 7-9 of the Fresno County General Plan Background Report (FCGPBR).

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:

No noise-related impacts were identified by any of the reviewing agencies. Noise impacts from construction-related activities are exempt from compliance with the Fresno County Noise Ordinance (Chapter 8.40.060 Noise Source Exemptions) provided that noise-generating construction activity is limited to the hours between 6:00 a.m. and 9:00 p.m., Monday through Friday, and between the hours of 7:00 a.m. and 9:00 p.m., Saturday and/or Sunday.

- 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 in the vicinity of a public airport or private airstrip and 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 not induce population growth directly or indirectly, nor displace any existing housing or people. The nearest dwelling to the proposed project site is more than one half-mile southwest.

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

FINDING: NO IMPACT:

The project will not result in substantial adverse physical impacts related to provision of new facilities for fire or police protection, schools, parks or other public facilities. No concerns were expressed by any reviewing agencies regarding impacts to the provision of public services.

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 project is not located in the vicinity of any existing public parks and is therefore not expected to result in an increase in the use of existing parks or recreational facilities.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposed project will not have direct access from Panoche Road, however it will be accessed from a road labeled on the applicant's submitted site plan as "Farm Access Road Easement", a private easement owned by the State of California, which connects to Panoche Road via Road A as labeled on the Applicants site plan. The Farm Access Road Easement and Road A are both part of the same easement owned by the State of California. After review of the proposal, the Road Maintenance and Operations and Design Divisions, of the Department of Public Works and Planning determined that a Traffic Impact Study (TIS) was required in order to evaluate potential impacts to County roadways.

A Traffic Impact Study (TIS) was prepared by Peters Engineering, for the proposed project on December 15, 2017. After review by County staff and Caltrans, it was determined that some revisions were necessary. A final revised version was submitted to the Department of Public Works and Planning on April 19, 2018. Conclusions of the Traffic Impact Study indicated that the project is expected to cause or contribute to significant impacts, based on Level of Service estimates for the intersection of Panoche Road and Interstate 5 northbound ramps, and the intersection of Panoche Road and Road A. The recommendation of the TIS was that the applicant be required to contribute a fair share of cost (estimated to be 21.5 percent for the northbound ramps and 23.09 percent for the southbound ramps) for the construction of all-way stop control at the intersection of Panoche Road and Road A. However, the all-way stop control should not be installed until the project is in operation and observed traffic volumes indicate that the warrants (standard criteria) for installing said stop controls are met.

The project was reviewed by the California Department of Transportation (Caltrans), which indicated that the Traffic Impact Study shows that the project would cause an increase in traffic congestion at the intersection of Panoche Road and Interstate 5 northbound ramps during peak traffic hours; however, the criteria necessary for the immediate installation of traffic signals at the Panoche Road and Interstate 5 northbound ramps would be met by the addition of the proposed project in the near term. Caltrans did find that the criteria for traffic signals at said intersection would likely be satisfied by 2035, and that installation of signals would then be warranted.

Therefore, the following mitigation is required:

* **Mitigation Measures:**

1. *To address future long-term cumulative traffic impacts identified by the project's Traffic Impact Study, the Applicant/Operator shall be responsible for preparing a traffic analysis at the intersection of Panoche Road and private Road A subsequent to occupancy/opening day and to occur at the approximate one-year anniversary of commencing operations. The Applicant shall provide the traffic analysis to the Fresno County Department of Public Works and Planning at the conclusion of the initial one-year operational period to document changed traffic volumes and determine warrants for intersection control measures.*

Should the traffic analysis indicate that the warrants for an all-way stop are met; the Applicant shall install an all-way stop control at the intersection of West Panoche Road and Private Road A.

Should the traffic analysis indicate warrants for an all-way stop are not be met at the conclusion of the one-year operational period, the Applicant/Operator will be responsible for future participation in the proportionate share (8.60 percent) for installing an all-way stop control at the intersection of West Panoche Road and Road A in conjunction with existing businesses and future development serviced by private Road A for the northwest quadrant of the Panoche Road/I-5 Interstate Interchange.

Note: Due to the length of time that may elapse between opening day and realization of signal warrants, the Applicant/future operator may conduct additional traffic analysis to re-examine the proportionate share amount. As Road A is a private road, shared installation costs shall be between existing and future operators of the northwestern quadrant.

2. *To address project-related traffic impacts as identified by the California Department of Transportation (Caltrans), the Applicant shall enter into a traffic mitigation agreement with Caltrans to ensure the project contributes its fair share toward the cost of future installation of all-way stop control at the intersections of Panoche Road and the Interstate 5 southbound ramps and Panoche Road and the Interstate 5 northbound ramps. Based on the Traffic Impact Study prepared for this project, the Applicant's fair share contribution is currently estimated to be \$4,189.00 (\$2,150.00 for the northbound ramps and \$2,039.00 for the southbound ramps).*

- C. Would the project result in a change in air traffic patterns?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal will not result in a change in air traffic patterns. The nearest airport to the project site is William Robert Johnson Municipal Airport (Mendota), located approximately 16 miles to the northeast.

- D. Would the project substantially increase traffic hazards due to design features?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed this proposal and expressed concerns that cars queuing in the proposed drive through would project their headlights at traffic on Panoche Road, thereby impacting driver visibility. A Mitigation Measure has been included requiring that screening will be added to the drive through to minimize the impacts to traffic on the County roadway.

* **Mitigation Measure:**

1. *To prevent headlights from vehicles in the drive through from impairing the visibility of traffic along Panoche Road, the proposed drive through shall be screened by a fence that is architecturally consistent with the surrounding development. Examples of acceptable screening include a wooden rail fencing, a low-profile solid wall, or other barrier deemed acceptable to the Department of Public Works and Planning.*

E. Would the project result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not propose any changes to existing road configuration and will not result in inadequate emergency access. The project was reviewed by the Fresno County Fire Protection District/CALFIRE, which indicated that the Farm Access Road Easement along the northerly boundary of the project site would be adequate in width, provided there is a minimum of 12 feet of paved road width for each direction of travel with no parking allowed on either side of the easement. As a Condition of Approval, the applicant will be required to paint the south curb along the Farm Access Road Easement red, and install "No Stopping" signage.

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: NO IMPACT:

The project will not conflict with any adopted transportation plans, policies or programs.

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: LESS THAN SIGNIFICANT IMPACT:

The project will be provided community water and sewer services by I-5 Property Services, Inc. According to the applicant's Operational Statement, the project is estimated to use 2,000 gallons of water per day, and will connect to a community water system operated by I-5 Property Services, Inc. with water purchased from Westlands Water District. The project is not anticipated to exceed wastewater facility capacity or require expansion of existing water treatment facilities. A Condition of Approval will be included requiring that the project secure a water supply to support any additional municipal and industrial demand if the water allocation that I-5 Property Services, Inc. receives from Westlands Water District is insufficient to meet the increased demand.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. C., IX. D. and IX. E. Hydrology and Water Quality.

- 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:

See discussion in Section XVII. A. and XVII. B. above.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant-submitted operational statement (addendum) indicates that the proposed Taco Bell restaurant will generate approximately 1,000 gallons of liquid waste per day. The project proposes to connect to the existing off-site wastewater treatment facility operated by I-5 Property Services, Inc. The applicant's supplemental information to the operational statement, it is indicated that the existing sanitary sewer system has a design capacity of 76,000 gallons per day and is currently operating at 30,000 to 40,000 gallons per day. The proposed operation is not anticipated to exceed the capacity of the system.

See additional discussion in Section XVII. A. and XVII. B. above.

- 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: LESS THAN SIGNIFICANT IMPACT:

The applicant's operational statement indicates that the proposed operation will generate approximately .75 cubic yards of solid waste per day. The solid waste material will be stored in bins which will be picked up by a properly licensed solid waste hauler on a regular basis, and be disposed of in an approved landfill and/or recycling facility.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

No impacts to biological resources were identified in the analysis or in reviewing agency comments. Potential impacts to Cultural Resources will be reduced to a less than significant level with incorporation of the Mitigation Measure listed in Section V.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Cumulatively considerable impacts related to Aesthetics, Cultural Resources and Transportation/Traffic were identified in the analysis. Impacts to these resources will be reduced to a less than significant level with incorporation of the Mitigation Measures listed in Sections I, V and XVI.

- 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 would cause substantial adverse effects on human beings were identified in the analysis or in reviewing agency/department comments.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3591, 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, hazards and hazardous materials, 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 gas emissions, hydrology and water quality, noise, and utilities and service systems have been determined to be less than significant.

Potential Impacts relating to Aesthetics, Cultural Resources and Transportation/Traffic have been determined to be less than significant upon compliance with the identified Mitigation Measures.

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

JS

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County of Fresno

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

DATE: August 7, 2017

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resources, Attn: Jennifer Parks
Development Services, Zoning & Permit Review/Site Plan Review, Attn: Tawanda Mtunga
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Jennifer Parks, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/
Janet Gardner/Kevin Tsuda
Agricultural Commissioner, Attn: Les Wright
Sheriff's Office, Attn: Captain John Zanoni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw
U.S. Department of Interior, Fish & Wildlife Service, Endangered Species Division,
Attn: Patricia Cole
CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Steve Hulbert
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo
Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Hector Franco, Director
Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Shana Powers, Cultural Specialist
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman, Eric Smith, Cultural Resources Manager
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Westlands Water District, Attn: Russ Freeman, Jose Gutierrez
Westside Resource Conservation District, Attn: Sarge Green
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson

FROM: Jeremy Shaw, Planner 
Development Services Division

SUBJECT: Initial Study Application No. 7357, Unclassified Conditional Use Permit Application
No. 3591

APPLICANT: Ghai Management, Inc.

DUE DATE: August 21, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing an Interstate Freeway Interchange Commercial Development, consisting of a 2,035 square-foot +/- Taco Bell restaurant with drive through service on a 0.58-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District, within the Westside Freeway Corridor Overlay.

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.

Please review the proposal and respond to the questionnaire. Answer the questions according to your specific area of expertise.

We must have your comments by **August 21, 2017**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Derek Chambers, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4205, or email dchambers@co.fresno.ca.us.

JS:
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Activity Code (Internal Review): 2384

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 8/4/17

CUP 3591

(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:

Allow an Interstate Freeway Exchange Commercial development consisting of a 2,053 SF Taco Bell Restaurant w/ drive thru, on a 0.58-acre parcel in the AE-40 Zone District, with the Westside Freeway Corridor Overlay.

CEQA DOCUMENTATION: [X] Initial Study [] PER [] N/A

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

LOCATION OF PROPERTY: North side of Panoche Road between Road "A" and Highway 5 Ramp
Street address:

APN: 027-190-295 Parcel size: .5 Section(s)-Twp/Rg: S 11 - T 15 S/R 12 E

ADDITIONAL APN(s):

I, Bill Waters (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.

Table with 5 columns: Owner (Print or Type), Address, City, Zip, Phone. Rows include Hewitson Limited Partnership, Ghai Management, Inc., and Joe Guagliardo.

CONTACT EMAIL: joe.guagliardo@comcast.net/julio@milestone-ae.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3591 (Amended) Fee: \$4,561.50
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No: IS 7357 Fee: \$5,151.00
Ag Department Review: Fee: \$93.00
Health Department Review: Fee: \$992.00
Received By: J. SHAW Invoice No.: 99988 TOTAL: \$10,797.50

UTILITIES AVAILABLE:

WATER: Yes [X] No []
Agency: I-5 Property Services, Inc.
SEWER: Yes [X] No []
Agency: I-5 Property Services, Inc.

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -
APN # - - -
APN # - - -
APN # - - -

Zone District: AE-40

Parcel Size:

"ATTACHMENT 1"
FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING
SIGNATURE PAGE TO APPLIUCATION

HEWITSON LIMITED PARTNERSHIP

BY: R L HEWITSON, INC., General Partner

BY: 
Richard L. Hewitson, President

Hewitson Limited Parnership
HC-1 Box 1, 39482 Hwy 33
Avenal, CA 93204

559-386-5829
Email: djh@rlhewitson.com



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7357

Project No(s). CUP 3591

Application Rec'd.:
8/4/2017

GENERAL INFORMATION

- Property Owner: Hewitson Limited Partnership Phone/Fax _____
Mailing Address: 39482 Highway 33 Avenal, CA 93204
Street City State/Zip
- Applicant: GHAH MANAGEMENT, INC Phone/Fax: 510.573.5905
Mailing Address: 25 E. AIRPORT BL LIVERMORE CA 94551
Street City State/Zip
- Representative: JULIO TINAJERO MILESTONE ASSOCIATES Phone/Fax: 530.755.4700
Mailing Address: 1000 LINCOLN RD # H202, YUBA CITY CA 95991
Street City State/Zip
- Proposed Project: CONSTRUCT A NEW TACO BELL RESTAURANT, APPROX 2,053 SF, WITH DRIVE THRU SERVICE.
- Project Location: _____
- Project Address: PORTION OF PARCEL C, FANOCHKE RD
- Section/Township/Range: 11 / 15 / 12 8. Parcel Size: 0.58 AC
- Assessor's Parcel No. 027.190.295

10. Land Conservation Contract No. (If applicable): _____

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

_____ LAFCo (annexation or extension of services)	<input checked="" type="checkbox"/>	SJVUAPCD (Air Pollution Control District)
_____ CALTRANS	_____	Reclamation Board
_____ Division of Aeronautics	_____	Department of Energy
_____ Water Quality Control Board	_____	Airport Land Use Commission
_____ 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: AE40

14. Existing General Plan Land Use Designation¹: AG

ENVIRONMENTAL INFORMATION

15. Present land use: VACANT - UNDEVELOPED
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

SEE ATTACHMENT

Describe the major vegetative cover: NATURAL GRASSES

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

Is property in a flood-prone area? Describe:

NO

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

North: COMMERCIAL

South: COMMERCIAL

East: COMMERCIAL

West: COMMERCIAL

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 25
Number of Salesmen -
Number of Delivery Trucks -
Total Square Footage of Building 2033

III. Describe and quantify other traffic generation activities: _____
STANDARD DRIVE-THRU RESTAURANT

20. Describe any source(s) of noise from your project that may affect the surrounding area: NONE

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: VEHICLES
ENTERING & EXITING SITE

23. Proposed source of water:
() private well
() community system³--name: _____

24. Anticipated volume of water to be used (gallons per day)²: 2000
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 2000
27. Anticipated type(s) of liquid waste: SANITARY
28. Anticipated type(s) of hazardous wastes²: NONE
29. Anticipated volume of hazardous wastes²: NONE
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: _____
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

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

[Signature]
SIGNATURE

8/2/17
DATE

¹Refer to Development Services Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

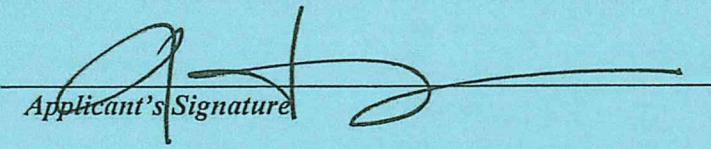
State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a (Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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


Applicant's Signature


Date



First American

*my*FirstAm® Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

State: CA
County: FRESNO

Document Number: 140542
Document Date: 20101020

Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.


12

Recording Requested By:

Bolen Fransen LLP

When Recorded Mail To:

Hal H Bolen II
Bolen Fransen LLP
7405 N First Street
Fresno, CA 93720


FRESNO County Recorder
Robert C. Werner
DOC- 2010-0140542
Check Number 17238
Wednesday, OCT 20, 2010 15 24 56
Ttl Pd \$55.00 Nbr-0003312715
APR/R1/1-12

Mail Tax Information To:

Richard L Hewitson
Susen J Hewitson
HC-1 Box 1
Avenal, CA 93204

CORRECTION QUITCLAIM DEED

The undersigned quitclaimers declare

1 CORRECTION DEED This conveyance is being recorded to correct and supplant the legal description set forth in a Correction Quitclaim Deed, dated June 15, 2010, and recorded in the Official Records of Fresno County, California, on June 16, 2010, as Document No 2010-0077126 (the "2010 Correction Quitclaim Deed"), which was recorded to correct and supplant the legal description set forth in a Correction Quitclaim Deed dated December 7, 2004, and recorded in Official Records of Fresno County, California, on January 7, 2005, as Document No 2005-0005505 (the "2004 Correction Quitclaim Deed"), which was recorded to correct and supplant the legal description set forth in a Correction Quitclaim Deed dated January 12, 2004, and recorded in Official Records of Fresno County, California, on January 20, 2004, as Document No 2004-0013372, which was recorded to correct and supplant the legal description set forth in a Quitclaim Deed, dated December 20, 2002, and recorded in Official Records of Fresno County, California, on September 8, 2003, as Document No 2003-0213076 Certain parcels were incorrectly described in the legal description set forth in the 2010 Correction Quitclaim Deed

2 PROPERTY TAX REASSESSMENT Quitclaimers RICHARD L HEWITSON and SUSEN J HEWITSON, husband and wife, are the same persons as RICHARD HEWITSON and SUSEN J HEWITSON, trustees and beneficiaries of the HEWITSON FAMILY TRUST OF 2002, u/t/d dated December 20, 2002, as amended and restated This conveyance is to a revocable trust for the benefit of quitclaimers and does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code Section 62(d)

3 DOCUMENTARY TRANSFER TAX This conveyance is to a revocable grantor trust, the HEWITSON FAMILY TRUST OF 2002, u/d/t dated December 20, 2002, as amended and restated, originally established on December 20, 2002, by RICHARD L HEWITSON and SUSEN J HEWITSON, settlors and trustees, and is not pursuant to a sale and is without monetary consideration and exempt pursuant to Revenue and Taxation Code Section 11930 from Documentary Transfer Tax otherwise applicable pursuant to Revenue and Taxation Code Section 11911

NOW, THEREFORE, RICHARD L HEWITSON, also known as RICHARD LEE HEWITSON, R L HEWITSON, and RICHARD HEWITSON, and SUSEN J HEWITSON, also known as SUSEN JOEDY HEWITSON, husband and wife, for no monetary consideration, hereby REMISE, RELEASE AND QUITCLAIM to RICHARD L HEWITSON and SUSEN J HEWITSON, as Trustees of the HEWITSON FAMILY TRUST OF 2002, u/d/t dated December 20, 2002, as amended and restated, or their successor trustees, all rights, title, and interest in the real property in the County of Fresno, State of California, described on Exhibit "A" attached hereto and incorporated by this reference

Dated 10-19-2, 2010


RICHARD L HEWITSON


SUSEN J HEWITSON

STATE OF CALIF)
) ss
COUNTY OF FRESNO)

On 10-19-2010 before me, Darla J Harrel, Notary Public, personally appeared Richard L. Hewitson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Darla J Harrel (Seal)



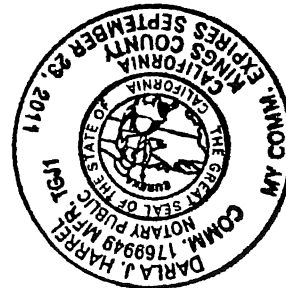
STATE OF CALIF)
) ss
COUNTY OF FRESNO)

On 10-19-2010 before me, Darla J. Harrel, Notary Public, personally appeared Susan J. Hewitson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Darla J Harrel (Seal)



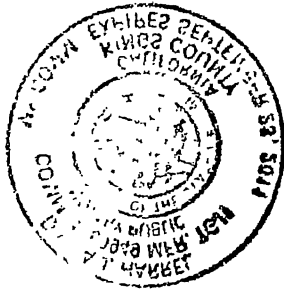


EXHIBIT "A"

THE FOLLOWING PROPERTY IS LOCATED IN FRESNO COUNTY:

Description

PARCEL 1: APN: 027-190-16S

Parcel 2 of Parcel Map 1364, filed May 11, 1973, Document 44467 in Book 7 of Parcel Maps, at Page 65, Fresno County Records

PARCEL 2: APN: 027-190-29S, 027-190-32S, and 027-190-33S

Parcel B and C of Parcel Map 7851, recorded as Document No 2003-009386, in Book 62 of Parcel Maps, at Pages 60-61, in official records of the County of Fresno, State of California filed April 28, 2003

Excepting Therefrom, that portion of the southeast quarter of Section 11, Township 15 South, Range 12, East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, shown as Parcel 2 of Parcel Map No 2664, according to the map thereof recorded in Book 20, Page 7 of Parcel Maps, Fresno County Records

PARCEL 3: APN: 027-190-24S and 027-200-11S

That portion of the southeast quarter of Section 11 and the southwest quarter of Section 12, Township 15 South, Range 12 East, M D B & M , in the County of Fresno, State of California, more particularly described as follows

Parcel 3 of Parcel Map 2077 filed January 6, 1975, in Book 15 of Parcel Maps at Page 17 of Fresno County Records

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED STRIP OF LAND:

Commencing at the point of intersection of the centerline of Interstate 5 Freeway And State Highway 180 (Panoche Road) as established by the State of California, Department of Transportation, thence along the centerline of Panoche Road as shown on Parcel Map No 1364 filed May 11, 1973, in Book 7 of Parcel Maps at Page 65 of Fresno County Records, South 66° 24' 12" West, 1,200 feet, thence leaving said centerline South 23°34'48" East, 201 89 feet to the northeast corner of Parcel 2 of Parcel Map No 2077, thence South 66°24'12" West, 180 0 feet to The True Point of Beginning, thence along a tangent curve to the left with a radius of 20 0 feet and an arc distance of 31 42 feet, thence South 23°35'48" East, 180 00 feet, thence South 66°24'12" West, 18 23 feet, thence North 23°35'48" West, 180 00 feet, thence along a tangent curve to the right with a radius of 20 00 feet and an arc distance of 31 42 feet, thence North 66°24'12" East, 18 23 feet to The True Point of Beginning Said adjusted Parcel 3 containing 28 26 acres, more or less

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Also Excepting Therefrom commencing at a point located at the intersection of the centerline of Interstate Highway I-5 and State Highway 180 (Panoche Road) as shown on Parcel Map No 2076, Recorded on July 19, 1974, in Book 13 of Parcel Maps at Page 49 for the County of Fresno, California, thence along the centerline of Panoche Road South 66°24'12" West, a distance of 1200 00 feet to a point at the intersection of the centerline of Panoche Road and the centerline of highway of the southerly 64 foot wide entrance road as shown on said Parcel Map 2077, thence leaving said centerline of Panoche Road, South 23°35'48" East, a distance of 540 19 feet, thence South 88°58'38" East, a distance of 281 82 feet to a point on the southerly boundary of said Parcel 3 also being The True Point of Beginning, thence North 1°01'22" East, a distance of 45 00 feet, thence North 46°01'22" East, a distance of 63 64 feet, thence South 88°58'38" East, a distance of 161 00 feet, thence North 1°01'22" East, a distance of 55 00 feet, thence South 88°45'38" East, a distance of 129 00 feet, thence North 1°01'22" East, a distance of 55 00 feet, thence South 88°58'38" East, a distance of 420 54 feet to a point on the westerly right-of-way line of Interstate Highway 5, thence along said right-of-way line South 48°14'37" East, a distance of 132 18 feet, thence South 29°32'50" East, a distance of 132 11 feet, thence leaving said right-of-way line North 88°58'38" West along the southerly boundary of said Parcel 3, a distance of 922 89 feet to The True Point of Beginning, said portion containing 3 21 acres more or less

Parcel 4: APN: 027-200-09s

All that Portion of Section 12, Township 15 South, Range 12 East, M D B & M , in the Unincorporated Area, County of Fresno, State of California, described as follows

Beginning at the intersection of the centerline of Panoche Road with the centerline of Interstate Freeway No 5, thence North 66°24'12" East along the centerline of Panoche Road 1200 feet, thence South 23°32'25" East 93 feet, thence South 66°24'12" West 32 feet to The True Point of Beginning, thence South 23°32'25" East 70 feet, thence on a tangent, 268 foot radius curve to the right an arc distance of 121 66 feet, thence South 2°38'09" West 150 73 feet, Thence North 87°21'51" West 210 feet, thence North 2°38'09" East 289 31 Feet, thence North 66°24'12" East 102 47 feet, thence South 82°37'59" East 58 31 feet, thence North 66°24'12" East 2 feet to The True Point of Beginning

Excepting Therefrom 70% of all oil, gas, minerals and other hydrocarbon substances in on or underlying said land as reserved in the Deed from Lyle J Christie, a Single Man, Recorded September 27, 1950, In Book 2906, Page 292, Official Records

Together With a Non-Exclusive Easement for Ingress and Egress to and from the Property hereinabove conveyed over and across a strip of land 64 feet wide, located in Section 12, Township 15 South, Range 12 East, M D B & M , the centerline of which is described as follows

Beginning at a point on the centerline of Panoche Road 1200 feet North 66°24'12" East, of the intersection of said centerline with the centerline of Interstate Freeway No 5, thence South 23°32'25" East 93 feet to The True Point of Beginning, thence continuing South 23°32'25" East 70 feet, thence on a tangent, 300 foot radius curve to the right an arc distance of 136 19 feet, thence South 2°38'09" West 150 73 feet

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Parcel 5: APN: 027-200-13s

That portion of Section 12, Township 15 South, Range 12 East, M D B & M , in the County of Fresno, State of California, according to the Official Plat thereof, described as follows

Commencing at the northeast corner of the northwest quarter of the southwest quarter of Section 12, Township 15 South, Range 12 East, M D B & M , said point being The True Point of Beginning

Thence South $88^{\circ}47'20''$ East, along the north line of the southwest quarter of said Section 12, 95 23 feet, thence South $2^{\circ}38'09''$ West, 1319 79 feet, thence North $88^{\circ}47'45''$ West 756 42 feet, more or less to a point on the easterly right-of-way line of Interstate 5 Freeway as described in Deed dated January 14, 1966 and recorded in Book 5264, Page 78 of Fresno County Official Records, thence along said easterly right-of-way line North $30^{\circ}44'00''$ West, 316 52 feet to a point on a curve whose radian bears South $85^{\circ}28'28''$ West, thence along said curve to the right with a radius of 570 00 feet through a central angle of $23^{\circ}32'27''$, an arc length of 234 19 feet, thence North $15^{\circ}55'15''$ East, 425 22 feet, thence North $57^{\circ}33'04''$ East, 352 03 feet and thence North $23^{\circ}35'48''$ West, 40 36 feet, more or less, to a point on the southerly right-of-way line of Panoche Road, as disclosed by the records of the County Engineer's Office of Fresno County, thence leaving said easterly line of Interstate 5 Freeway and along the southerly right-of-way line of Panoche Road, North $66^{\circ}27'35''$ East, 418 76 feet, more or less to a point on the northerly line of the southwest quarter of Section 12, thence South $88^{\circ}47'20''$ East, 101 11 feet, more or less to The True Point of Beginning

Excepting Therefrom that portion conveyed to the County of Fresno by Deed recorded December 9, 1970 In Book 5842, Page 529 Of Official Records, Document No 85774

Also Excepting Therefrom beginning at the intersection of the centerline of Panoche Road with the centerline of Interstate Freeway No 5, thence North $66^{\circ}24'12''$ East along the centerline of Panoche Road 1200 feet, thence South $23^{\circ}32'25''$ East 93 feet, thence South $66^{\circ}24'12''$ West 32 feet to The True Point of Beginning, thence South $23^{\circ}32'25''$ East 70 Feet, thence on a tangent, 268 foot radius curve to the right an arc distance of 121 66 feet, thence South $2^{\circ}38'09''$ West 150 73 feet, thence North $87^{\circ}21'51''$ West 210 feet, thence North $2^{\circ}38'09''$ East 289 18 feet, thence North $66^{\circ}24'12''$ East, 102 47 feet, thence South $82^{\circ}37'59''$ East, 58 31 feet, thence North $66^{\circ}24'12''$ East, 2 feet to The True Point of Beginning

Also Excepting Therefrom that portion of the southwest quarter of Section 12, Township 15 South, Range 12 East, M D B & M , in the County of Fresno, State Of California, described as follows

Commencing at the northeast corner of the northwest quarter of the southwest quarter of said Section 12, thence South $88^{\circ}47'20''$ East, along the north line of said southwest quarter, 95 23 feet, thence South $02^{\circ}38'09''$ West, 1319 79 feet to the south line of the north half of said southwest quarter, thence along said south line North $88^{\circ}47'45''$ East, 500 00 feet from the easterly right-of-way line of Interstate 5 Freeway, being The True Point of Beginning, thence continuing along said south line North $88^{\circ}47'45''$ West, 500 00 feet to the easterly right-of-way line of Interstate 5 Freeway as described in the Deed Dated January 14, 1966 and recorded in Book 5264 of Official Records of Fresno County, at Page 78, thence along said easterly right-of-way North $30^{\circ}44'00''$ West, 316 52 feet to the beginning

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of a non-tangent curve to the right, having a radius of 570 00 feet, whose radian bears south 78°27'33" West (Cited As South 85°28'28" West in Grant Deed from Chevron Land And Development Co To R L Hewitson And Susen Hewitson Recorded July 2, 1982 In Book 79334 at Page 161 as Document No 56073 and Recorded October 27, 1962 In Book 7994 at Page 586 as Document No 91397), thence continuing along said right-of-way along said curve through a central angle of 18°22'50" an arc distance of 182 86 feet, thence departing said right-of-way South 88°47'45" East, 677 74 feet, thence South 1°12'15" West, 450 feet to The True Point Of Beginning

Also Excepting Therefrom 70% of all oil, gas, minerals and other hydrocarbon substances in, on or underlying said land as reserved in the Deed from Lyle J Christie, A Single Man, Recorded September 27, 1950 In Book 2906, Page 292 Official Records

Parcel 6: APN: 065-260-08s

That portion of the southeast quarter of Section 20, Township 19 South, Range 16 East, M D B & M , according to the Official Plat thereof, more particularly described as follows

Beginning at the northeast corner of said southeast quarter of Section 20, thence along the north boundary of said southeast quarter North 89°52'14" West 420 62 feet more or less, to a point on the easterly boundary of Interstate 5 Freeway Right-Of-Way as described in Deed recorded in Book 5557 Page 115 of Official Records Document, thence along said easterly line South 26°18'00" East, 291 77 feet, thence South 27°26'45" East, 604 71 feet more or less, to a point in the east boundary of said southeast quarter of Section 20, thence along the east boundary of said southeast quarter, North 0°54'15" East, 796 37 feet, more or less, to The Point Of Beginning

Parcel 7: APN: 065-260-17s

Parcel 3 of Parcel Map 3272, in the Unincorporated Area of the County of Fresno, State of California, according to the map filed in Book 24, Page 69 of Parcel Maps, in the Office of the County Recorder of said county

Parcel 8: APN: 065-260-24s

Parcel 2 of Parcel Map 6427, in the Unincorporated Area, County of Fresno, State of California, according to the map filed in Book 41, Pages 57-59 of Parcel Maps, in the Office of the County Recorder of said county

Parcel 9: APN: 065-260-26s

Parcel 4 of Parcel Map 6427 in the Unincorporated Area, County of Fresno, State Of California, according to the map filed in Book 41, Pages 57-59 of Parcel Maps, in the Office of the County Recorder of said county

Parcel 10: APN: 065-260-27s

Parcel 5 of Parcel Map 6427 in the Unincorporated Area of the County of Fresno, State of California, according to the map filed in Book 41, Pages 57-59 of Parcel Maps, in the Office of the County Recorder of said county

Parcel 11: APN: 065-260-29s

Outlot C of Parcel Map No 6427 in the Unincorporated Area of the County of Fresno, State of California, as shown on Map filed February 23, 1984, in Book 41, Pages 57-59 of Parcel Maps, in the Office of the County Recorder of said county

Parcel 12: APN: 065-260-33s

All that portion of Outlot B of Parcel Map No 3272, according to the map thereof recorded in Book 24, Page 69 of Parcel Maps, Fresno County Records, and that portion of Parcel 1 of Parcel Map No 6427, according to the map thereof recorded in Book 41, Pages 57-59 of Parcel Maps, Fresno County records, located in the Southeast quarter of Section 20, Township 19 South, Range 16 East, Mount Diablo Base and Meridian, described as follows

Commencing at the Southeast corner of said Section 20, thence along the South line of said Section 20, North 89° 54' 22" West , 1950 78 feet, thence North 0° 02' 19" East, 122 68 feet, thence North 24° 52' 49" West 209 50 feet to the Southwest corner of said Outlot B, thence South 89°54' 22" East 133 feet, along the South line of said Outlot B, said point being the TRUE POINT OF BEGINNING, thence North 0° 05' 38" East 150 00 feet, thence South 89° 54' 22" East 181 98 feet, thence South 0° 05' 38" West 150 00 feet, along the East line of said Outlot B, thence North 89° 54' 22" West, 181 98 feet, along the South line of said Outlot B, to the TRUE POINT OF BEGINNING

Parcel 13: APN: 065-260-34s

Parcel 1 of Parcel Map No 6427, according to the map thereof recorded in Book 41, Pages 57-59 of Parcel Maps, Fresno County Records, located in the southeast quarter of Section 20, Township 19 South, Range 16 East, M D B & M , also included within said property is that portion shown as private road easement on Parcel Map 4693

Excepting Therefrom All That Portion Described As Follows:

Commencing at the southeast corner of said Section 20, thence along the south line of said Section 20, North 89°54'22" West, 1950 78 feet, thence North 0°02'19" East, 122 68 feet, thence North 24°52'49" West 363 94 feet, to the northwest corner of Outlot B of Parcel Map No 3272, according to the map thereof Recorded in Book 24, Page 69 of Parcel Maps, Fresno County Records, said point being The True Point of Beginning, thence North 24°52'49" West 11 03 feet, thence South 89°54'22" East, 384 85 feet, thence South 0°05'38" West, 10 00 feet to the northeast corner of said Outlot B, thence North 88°54'22" West 380 19 feet more or less, along the northerly line of said Outlot B, to The True Point of Beginning

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Also Excepting Therefrom an Undivided 87-1/2% of all oil, gas and minerals, as reserved in the Deed from Elizabeth M Tellyer, who acquired title as Elizabeth M Dodge, George Lewis Dodge, also known as George Louis Dodge, Bessie B Cobb and Charles L Cobb, Bessie B Cobb and Bert M Green, as Trustees under the provisions of Paragraph Nine of the Will Of Lloyd S Cobb, also known as L S Cobb And Lloyd Stanford Cobb, Deceased, To Five Points Ranch, Inc , A California Corporation, Recorded November 22, 1963, in Book 4932 Page 9, Of Official Records, Document No 92617

Also Excepting Therefrom an undivided one-half interest in and to all oil, gas rights, gas, gas rights and other hydrocarbons and all minerals and mineral rights by whatever name it may be in, on or under the real property described in Deed from Walter R Farrell, Et Al, Recorded May 24, 1971, as Document No 40929 owned by the Grantors at the Date Of Recording of said Conveyance, as reserved in said Deed from Walter R Farrell, Et Al, to Standard Oil Company Of California, A Delaware Corporation, Recorded May 24, 1971 in Book 5897 Page 894, Official Records, Fresno County Records, Document No 40929

Also Excepting Therefrom, such interest in and to all oil, gas and other hydrocarbons geothermal resources as defined in Section 6903 Of The California Public Resources Code, and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property, provided, however, that the surface of said real property shall never be used for the exploration, development, extraction, removal or storage or any thereof, as was reserved in the Deed from Standard Oil Company Of California, A Delaware Corporation, to Chevron Land And Development Company, A Delaware Corporation, Recorded February 26, 1974 In Book 6270 Page 365 Of Official Records, Document No 14649

Also Excepting Therefrom, such interest in all oil, all rights, gas, gas rights and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals and mineral rights whether similar to those herein specified or not held by grantor, within or that may be produced from said real property, and further excepting and reserving to grantor, the sole and exclusive right from time to time drill and maintain wells and other works into or through said real property and the adjoining streets, roads and highways below a depth of five hundred (550) feet and to produce, inject, store and remove and remove from and through such wells or works, oil, gas, water and other substances of whatever, including the right to perform below said depth any and all operations deemed by grantor necessary or convenient for the exercise of such rights The rights hereinabove excepted and reserved to grantor do not include and do not except to grantor any right of grantor to use surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein, as was reserved in Deed recorded July 2, 1982, as Document No 56071 and Re-Recorded October 27, 1982, as Document No 91395, Official Records

Parcel 14: APN: 065-260-36s

That Portion of the southeast quarter of Section 20, Township 19 South, Range 16 East, M D B M , according to the Official Plat thereof, more particularly described as follows

Exhibit A to Correction Quitclaim Deed
Page 6 of 9

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Beginning at the southwest corner of said southeast quarter of Section 20, thence along the south boundary of said southeast quarter South 89°55'17" East 470 15 feet more or less, to a point on the westerly boundary of the Pleasant Valley Canal Right-Of-Way as Described in Deed recorded in Book 5753, Page 251 of Official Records, thence along said westerly line North 0°04'43" East, 104 57 feet, thence North 24°52'48" West, 1079 03 feet, more or less, to a point in the west boundary of said southeast quarter of Section 20, thence along the west boundary of said southeast quarter, South 0°51'50" West, 1082 94 feet, more or less, to The Point Of Beginning

Excepting Therefrom that portion of the southeast quarter of Section 20, Township 19, Range 16 East, M D B M , described as follows

Beginning at the southwest corner of the southeast quarter of said Section, thence (1) along said west line, southeast quarter of said section, North 0°49'40" East, 50 00 feet to the north line of the south 50 feet of said section, thence (2), along said north line, South 89°53'51" East, 469 52 feet to the westerly boundary of the Pleasant Valley Canal Right Of Way as described in the Deed recorded in Book 5753 at Page 251, Fresno County Official Records, thence (3) along said westerly boundary South 0°06'09" West, 50 00 feet to the south line of said section, thence (4), along said south line, North 89°53'51" West, 470 15 feet to The Point Of Beginning

Parcel 15: APN: 085-060-32s

The West half of the northeast quarter and the northeast quarter of the northeast quarter and the southeast quarter of the northeast quarter of Section 20, Township 21 South, Range 16 East, M D B &M , according to the Official Plat thereof

Excepting Therefrom the west half of the northeast quarter and the northeast quarter of the northeast quarter, all oil, gas and casinghead gas and other hydrocarbon substances, now contained or hereafter deposited in, through or under said land, as reserved in the Deed Dated November 15, 1955 from George Van Vleet to William J Mouren and Doris L. Mouren, Husband And Wife, Recorded November 29, 1955 as Document No 80487 in Book 3687, Page 495 of Official Records

Also Excepting Therefrom the southeast quarter of the northeast quarter all oil, gas and casinghead gas and other hydrocarbon substances, now contained or hereafter deposited in, through or under said land, as reserved in the Deed Dated November 9, 1955 From 22 Co , Ltd , A Corporation, To William J Mouren and Doris L. Mouren, Husband and Wife, Recorded November 29, 1955 As Document No 80489 In Book 3687, Page 498 Of Official Records

Parcel 16: APN: 088-060-03s

The north half of the north half of the northwest quarter of the southwest quarter and the south half of the southwest quarter of the northwest quarter, all in Section 2, Township 22 South, Range 15 East, M D B M , according to the official plat thereof

Excepting Therefrom an undivided one-half of all oil, gas, minerals, hydrocarbons therein and thereunder together with all easements and rights necessary or convenience for the production and

Exhibit A to Correction Quitclaim Deed

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storage and transportation thereof and the exploration and testing of the said produce and use water from the said real property in connection with drilling or mining operations thereon, as reserved in the Deed from Norman P Byde, Recorded March 22, 1961, Document No 22127

Parcel 17: APN: 088-190-02s

Lots 35 to 45 inclusive in Block A of Petrolia Subdivision, in Section 14, Township 22 South, Range 15 East in the County of Fresno, State Of California, according to the Map thereof recorded in Book 2, Page 12 of Record of Surveys, Fresno County Records

Excepting Therefrom an undivided ½ interest in all oil, gas, minerals and hydrocarbons and reserved in the Deed from Norman F Byde recorded March 22, 1961 in Book 4528, Page 605 of Official Records, as Instrument No 22127

Parcel 18: APN: 088-210-04s

Lots 29 To 36 inclusive in Block B of Petrolia Subdivision, in Section 14, Township 22 South, Range 15 East in the County of Fresno, State of California, according to the Map thereof recorded in Book 2, Page 12 of Record of Surveys, Fresno County Records

Excepting Therefrom an undivided ½ interest in all oil, gas, minerals and hydrocarbons and reserved in the Deed from Norman F Byde recorded March 22, 1961 in Book 4528, Page 605 of Official Records, as Instrument No 22127

Parcel 19: APN: 027-121-15s

The south half of the east half of the northeast quarter of Section 17, Township 15 South, Range 13 East, Mount Diablo Base And Meridian, according to the Official Plat thereof

Excepting Therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved and/or conveyed in Documents of Record

Parcel 20: APN: 028-111-29s

The south half of the northeast quarter of the northeast quarter of Section 32, Township 15 South, Range 15 East, Mount Diablo Base And Meridian, according to the Official Plat thereof

Parcel 21a: APN: 028-111-34s

The east half of the east half of the northeast quarter of the northwest quarter, and the east half of the north half of the northeast quarter of the southeast quarter of the northwest quarter of Section 32, Township 15 South, Range 15 East, Mount Diablo Base and Meridian, according to the Official Plat thereof

Excepting Therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved and/or conveyed in Documents of Record

Parcel 21b: APN: 028-111-34s

The west half of the northwest quarter of the northeast quarter of Section 32, Township 15 South, Range 15 East, Mount Diablo Base and Meridian, according to the Official Plat thereof

Excepting Therefrom the south 7-1/2 acres thereof

Also Excepting Therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, a reserved and/or conveyed in documents of record

Parcel 22: APN: 028-111-41s

The land referred to herein below is situated in the County of Fresno, State of California, and is described as follows

The south three-fourths of the east half of the southwest quarter of the northwest quarter of Section 32, Township 15 South, Range 15 East, Mount Diablo Base and Meridian, according to the Official Plat thereof

Excepting Therefrom all right, title and interest in and to all oil, gas, minerals and other hydrocarbon substances in, on or under said land, as reserved in the Deed recorded 11/30/2007 Instrument Number 20070213915, Official Records

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Statement of Operations

Taco Bell Restaurant
W. Panoche Road, Firebaugh, Fresno County, CA

Ghai Management, Inc. (COMPANY) intends to develop a new Taco Bell Restaurant at W. Panoche Road, Firebaugh, Fresno County, CA. The COMPANY currently owns and operates numerous Taco Bell Restaurants throughout California. The COMPANY and its owners are also owners of another 71 Quick Service restaurants (soon to be 116 restaurants). The intention with this new development is to operate a Taco Bell restaurant.

The Taco Bell restaurant will have a drive thru which is anticipated to service 75%-80% of its business and will also have an outdoor patio area. It will serve breakfast from 6AM to 10:30AM during those hours. The dining room for Taco Bell will remain open until 10PM and the drive thru will close at 12AM. The restaurant will serve its iconic menu items such as the Burrito Supreme and crunchy Tacos, as well as Pepsi products. The Taco Bell restaurant will provide travelers more food choices.

The COMPANY anticipates the Taco Bell to employ 25-35 employees. The staff and operation will be per Taco Bell's brand standards and will have a full complement of managers. A district manager from the COMPANY's Taco Bell Operation will be assigned to overlook the operation.

Access to the Taco Bell restaurant will be directly from the private drive labeled as "Farm Access Road" on the Plot Plan. No access is proposed directly from W. Panoche Road.

The site plan will provide an asphalt paved parking area for 19 parking spaces, including one accessible parking space.

The Taco Bell restaurant will not cause unsightly appearance, noise, glare, dust, or odors problems. The architectural style of the building incorporates different colors and materials types.

The Taco Bell will have an approximate water usage of 2,000 gallons per day .

Standard building identification signage is proposed on the building and a pylon sign will be located at the north-end of the site.

The site plan will propose landscaping per current guidelines and water efficient standards.

The owner of the project is Sunny Ghai. Sunny will overlook the design and construction process directly. He may be contacted for more information at (510) 573-5905.

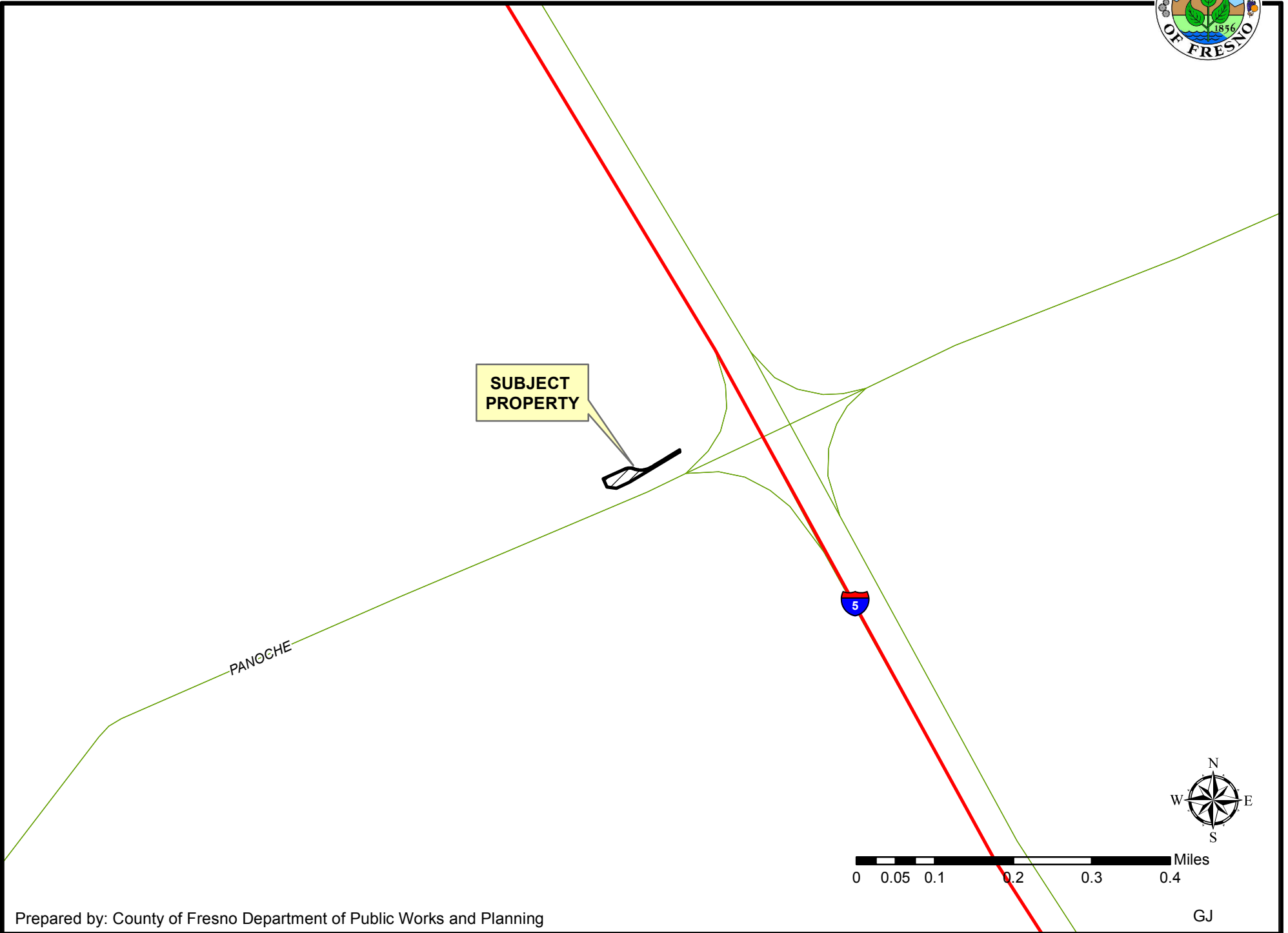
SUPPLEMENTAL INFORMATION
STATEMENT OF OPERATIONS
PROPOSED TACO BELL RESTAURANT
W. PANOCHÉ ROAD
FRESNO COUNTY

Water and sanitary sewer will be provided to the proposed site by I-5 Property Services, Inc. which also provides such services to other properties at the intersection.

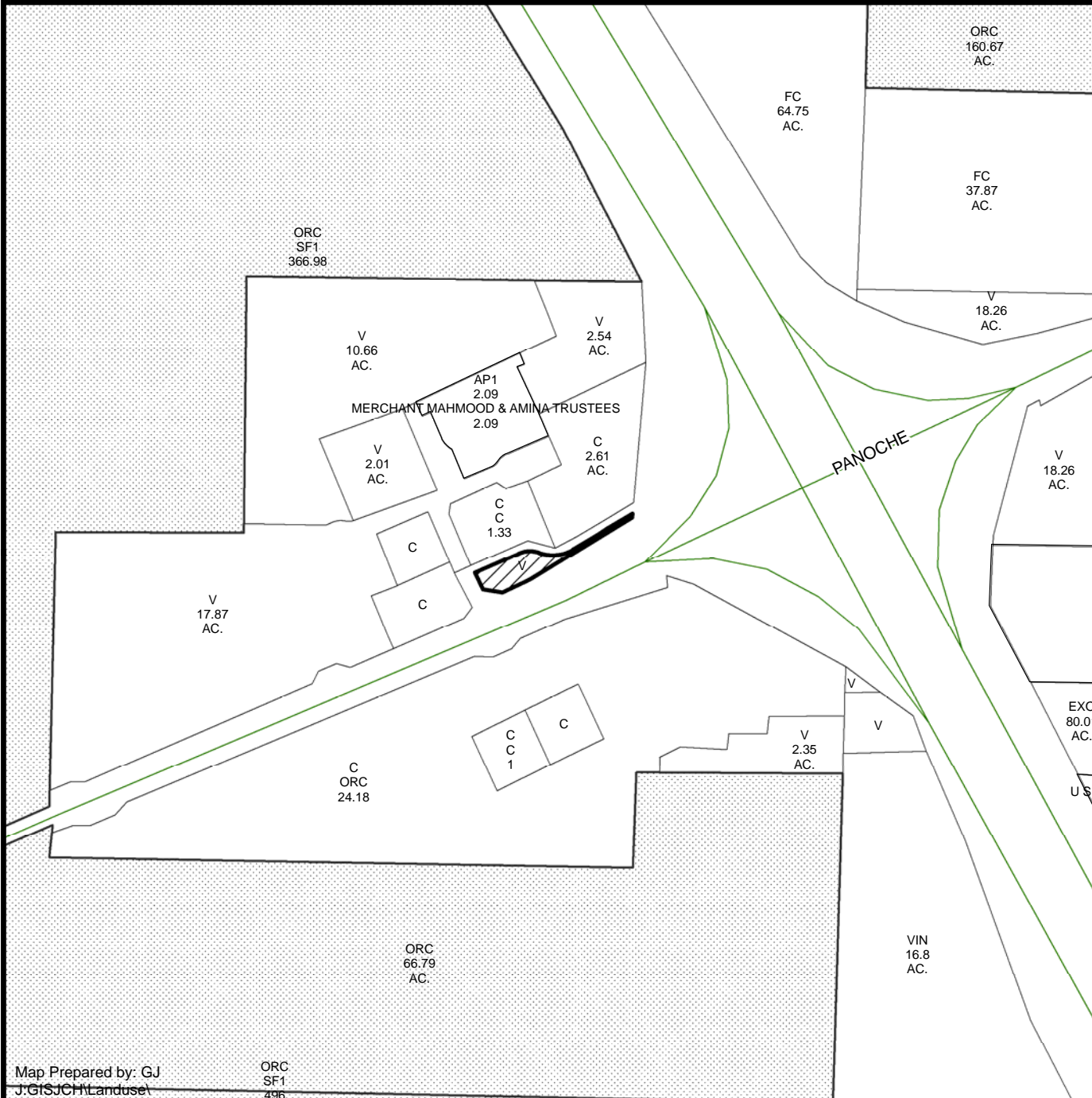
The water system for the proposed site operates under State Water Resources Control Board, Division of Drinking Water Permit no 03-23-09P-016, System No. 100177. The treatment plant has a design capacity of 90,000 gpd and is currently operating at 40,000 gpd +/- . Thus there is sufficient capacity to provide services to the proposed Taco Bell.

The sanitary sewer system has a design capacity of 76,000 gpd and is currently operating at 30,000-40,000 gpd. Thus, there is sufficient capacity to provide services to the proposed Taco Bell.

LOCATION MAP





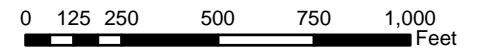
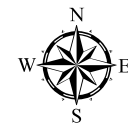
EXISTING LAND USE MAP



LEGEND
SF#- SINGLE FAMILY RESIDENCE
C - COMMERCIAL
EXO - EXOTIC CROP
FC - FIELD CROP
ORC - ORCHARD
V - VACANT
VIN - VINEYARD
AP1 - APARTMENT

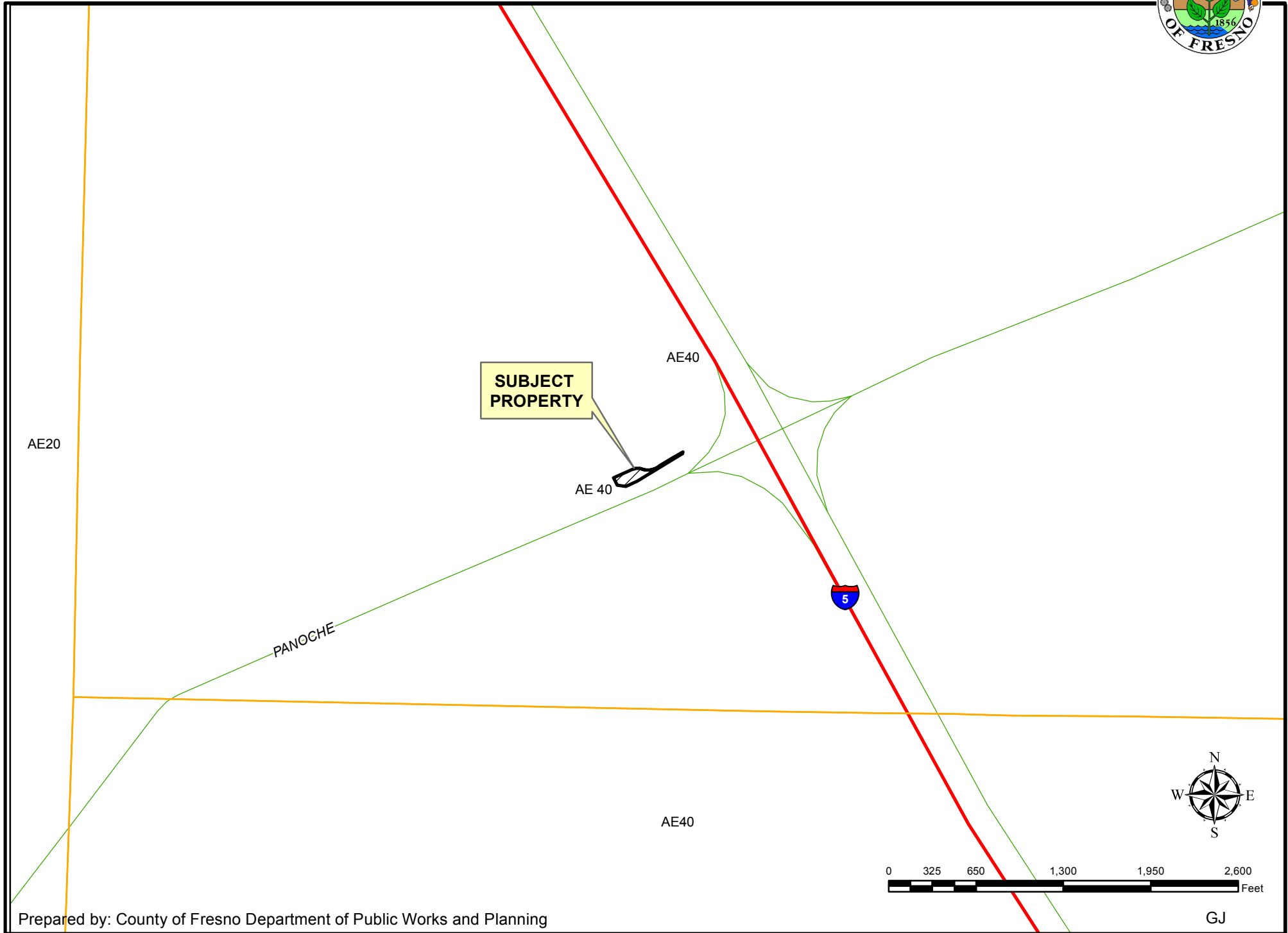
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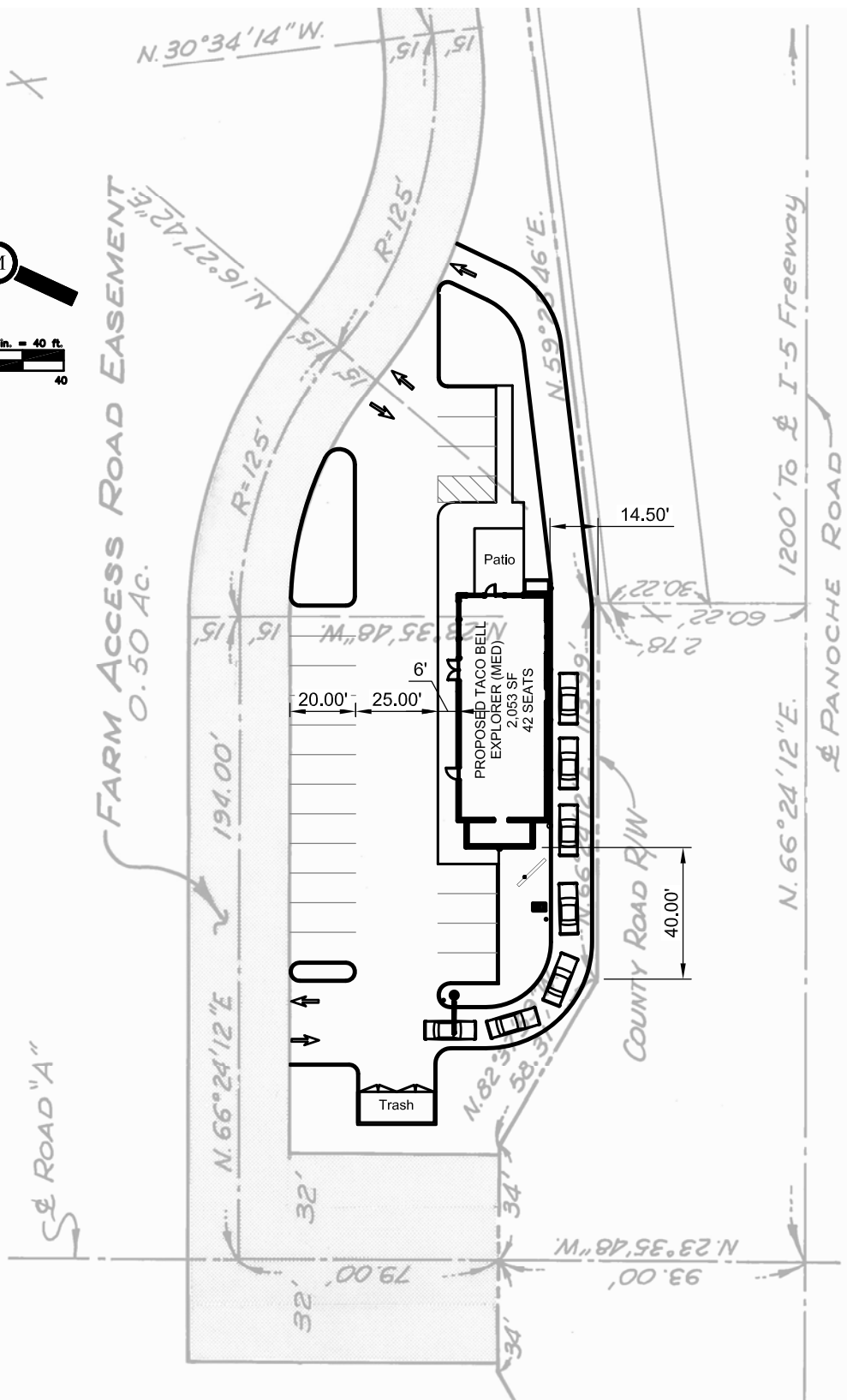
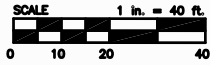
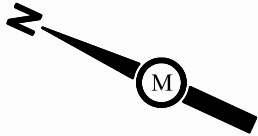
-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP





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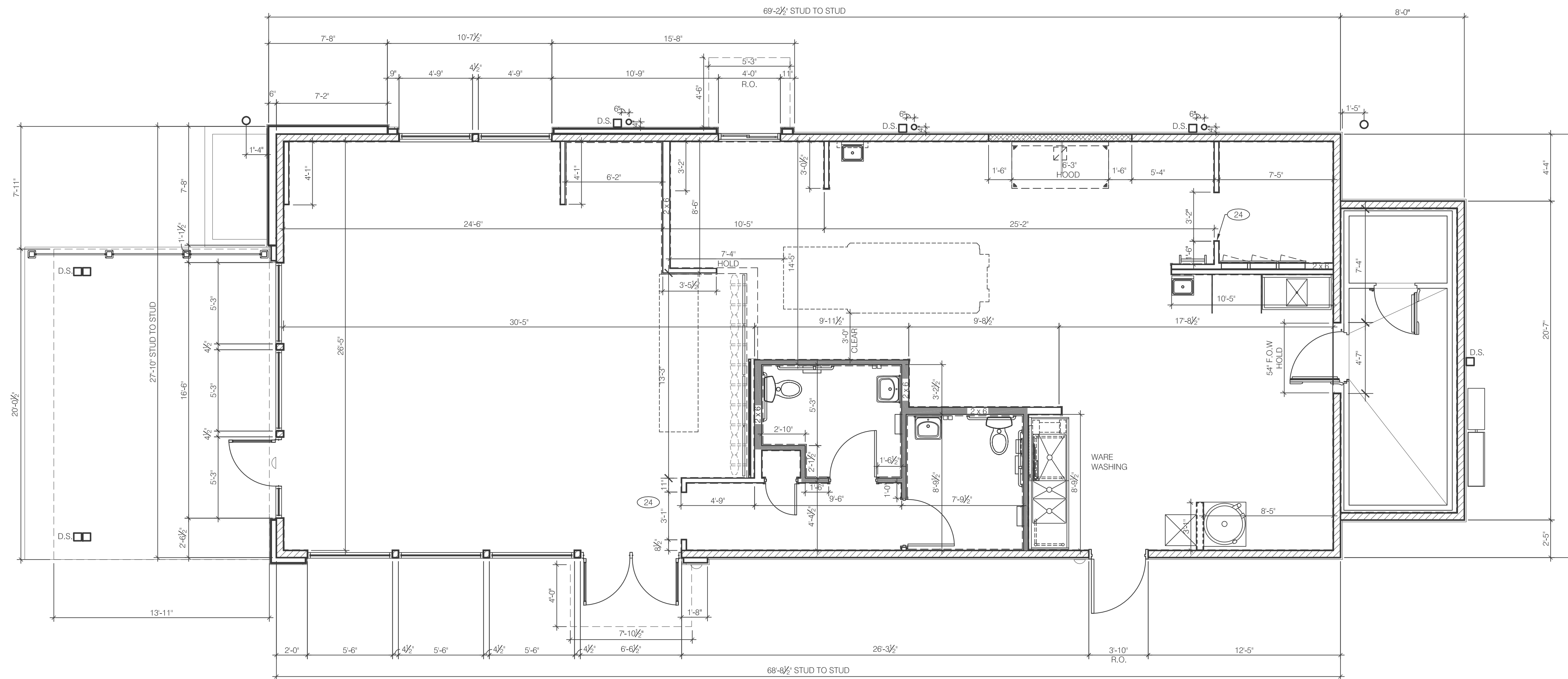
PLOT PLAN

**PROPOSED TACO BELL
GHAI MANAGEMENT INC.
W. PANOCHÉ ROAD
FIREBAUGH, FRESNO COUNTY, CA**

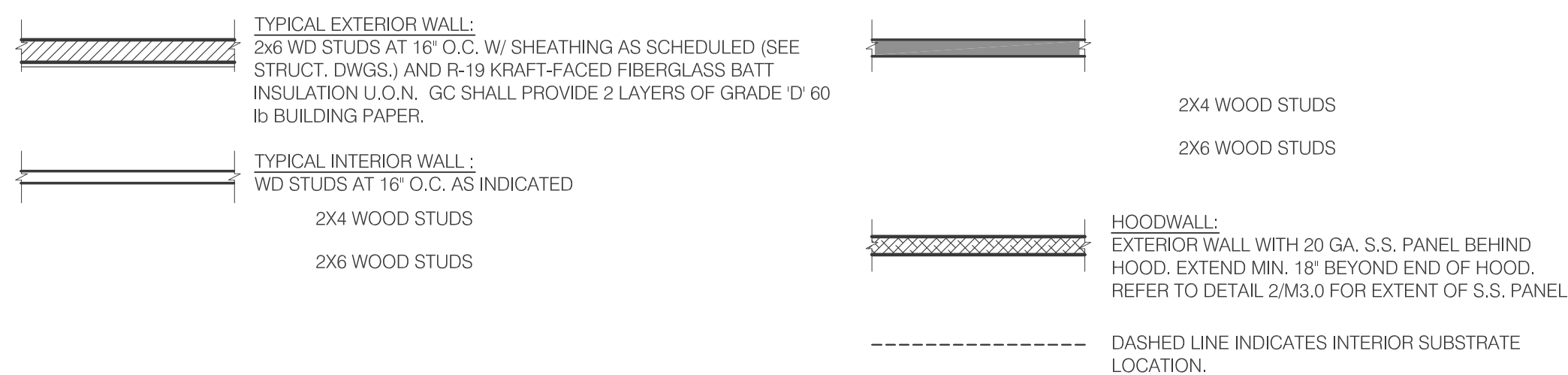


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1000 LINCOLN ROAD, STE. H202, YUBA CITY, CA 95991
TEL (530) 755-4700 FAX (530) 755-4567



FLOOR PLAN 1/4"=1'-0" **A**



WALL LEGEND **E**

WALL SUBSTRATES:
 - DINING ROOM:
 1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6" ABOVE CEILING HEIGHT U.O.N. SEE 6, 8 & 16 / A6.3. (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBILITY.)
 - KITCHEN WALLS AND DINING ROOM CLOSET:
 1/2" CEMENT WALLBOARD FROM T.O. SLAB TO 12" AFF. AT 12" AFF. USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6" ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDED SHEAR WALL PLYWOOD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. SEE 4, 11 & 20 / A6.3.
 - RESTROOM WALLS:
 5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F. WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N.. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED. SEE 11 (SIM), 12 / A6.3.
 - ALL OTHER FRAME WALL CONDITIONS:
 1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULED.

FINISH SUBSTRATES:
 A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES. U.O.N.
 B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
 C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE. U.O.N.

DECOR:
 A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
 B. SEE A7.0 FOR FLOOR FINISHES.
 C. SEE A8.0 - A8.3 FOR WALL FINISHES.
 D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:
 A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
 B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
 C. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH PER 9/A6.2.
 D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFRS. APPROVED METHOD.

FLOOR PLAN NOTES **D**

- 1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).
- 2 NO FRP BEHIND WALK-IN COOLER/FREEZER.
- 3 PIPE BOLLARD. SEE DETAIL 8/C1.0.
- 4 HOOD WALL, SEE WALL LEGEND.
- 5 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
- 6 CO2 FILL BOX LOCATION.
- 7 TILE TO METAL THRESHOLD.
- 8 KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.
- 9 MOP SINK. REFER TO SHEET A2.0 & A2.1.
- 10 S.S. CORNER GUARD / WALL CAP (M-2) TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.
- 11 ELECT. PANELS RECESSED IN 2x6 WALL.
- 12 LIGHTING CONTROL PANEL RECESSED. REFER TO ELECT. DWGS.
- 13 SYRUP LINE CHASE (ABOVE). SEE DETAIL 19/A6.4.
- 14 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 11/A6.4.
- 15 ROOF LADDER SEE 4/A6.0
- 16 ADD SECOND 2X4 WALL ON KITCHEN SIDE.
- 17 REMOVABLE ASTRAGAL FROM INSIDE ONLY.
- 18 METAL STUDS REQUIRED PER LOCAL CODES.
- 19 INDICATES WATER HEATER LOCATION.
- 20 SPLASH GUARD. SEE DETAIL 9/A6.3.
- 21 LINE OF CANOPY ABOVE
- 22 LIGHTED WALL. REFER TO DETAIL 5/A8.0
- 23 LANDSCAPE AREA AT PATIO
- 24 CASED OPENING. REFER TO DETAIL 7/A6.4.
- 25 FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.

KEY NOTES **B**

▲	PROTOTYPE REVISIONS	9-15-15
▲	REVISION B	DEC16
▲	REVISION D	JUN17
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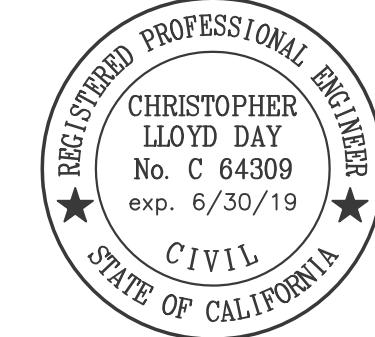
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 BUILDING TYPE: EXPLORER MED42
 PLAN VERSION: DECEMBER 2016
 SITE NUMBER:
 STORE NUMBER:

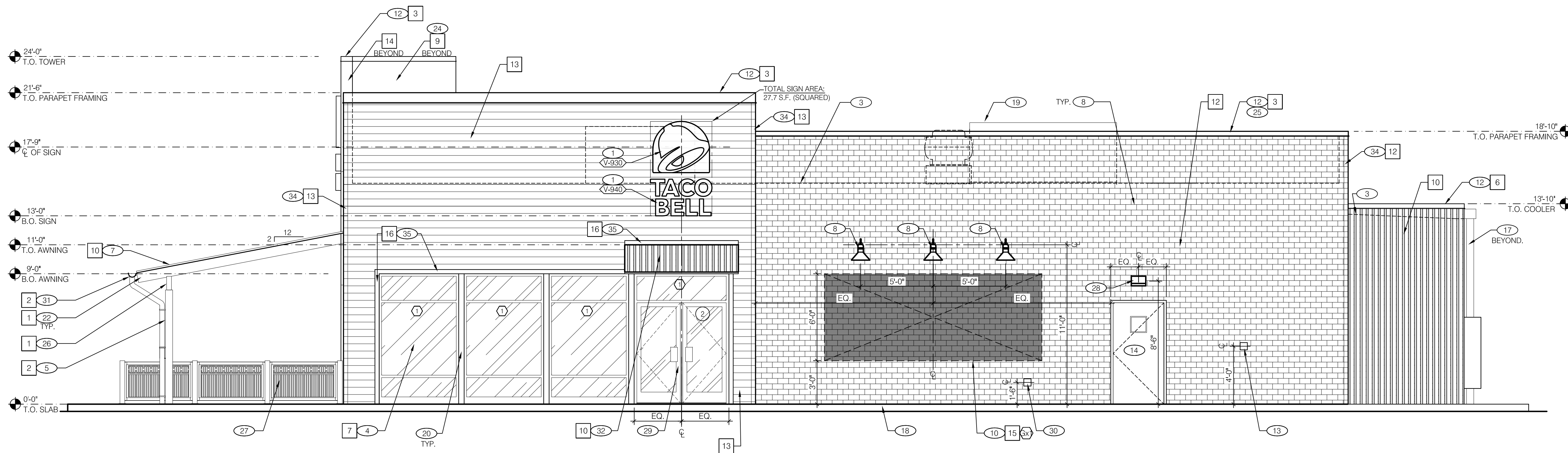
TACO BELL
 PANOCHÉ ROAD
 FIREBAUGH, CA



FLOOR PLAN
A1.0

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 A California Corporation
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 TEL (530) 755-4700 FAX (530) 755-4567





RIGHT SIDE ELEVATION 1/4"=1'-0" **A**

MISCELLANEOUS
 A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
 C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

"CRITICAL" DIMENSIONS:
 A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

ARTWORK SCHEDULE N.T.S. **E**

#	QTY	ITEM DESCRIPTION	REMARKS
Gx1	1	EXTERIOR MURAL - TBD	
Gx2	1	EXTERIOR MURAL - TBD	

SIGN SCHEDULE N.T.S. **C**

NOTE: SIGNAGE UNDER SEPARATE PERMIT

#	QTY	ITEM DESCRIPTION	ELEC
V-930	3	TB 3'-6" x 4'-0" LOGO BELL - FACE LIT	X
V-940	3	TB 14" CHANNEL LETTER WHITE	X

EXTERIOR FINISH SCHEDULE **H**

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
1	CANOPY RAFTER/ BEAM PAINT	SHERWIN WILLIAMS	SW3022 "WOODSCAPES BLACK ALDER"			SHERWIN WILLIAMS; BRAD HARRINGTON, 216-228-54988 (PHONE), BRAD.E.HARRINGTON@SHERWIN.COM (EMAIL)
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	SW 7062 ROCK BOTTOM			
3	PARAPET CAP (TOWER)	DUROLAST (25)	MEDIUM BRONZE (FACTORY FINISH)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"	DURO-LAST; LEE COBB, 800-434-3876 (PHONE)
4	PARAPET CAP (FRONT)	DURALAST	SHERWIN WILLIAMS SW6832 "IMPULSE PURPLE" EGG SHELL (P-4)			
5	PARAPET CAP (SIDES)	DUROLAST (25)	REGAL WHITE (FACTORY FINISH)			
6	PARAPET CAP (COOLER)	DUROLAST (25)	GALVALUME PLUS (FACTORY FINISH)			
7	STOREFRONT WINDOWS	TBD	CLEAR ANODIZED			
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL			
9	PARAPET BACK ROOFING	DUROLAST	THE COLOR SHALL BE FACTORY COLORED "TAN" - EQUAL ALTERNATE ALLOWED.			DURO-LAST; LEE COBB, 800-434-3876 (PHONE)
10	AWNING, PATIO ROOF, COOLER WALL	BERRIDGE	S-DECK PREWEATHERED GALVALUME			
11	FIBER CEMENT PANELS	NICHIHA - VINTAGEWOOD	CEDAR			NICHIHA; CHRIS TATE, 404-538-1261 (PHONE), ctate@nichiha.com (EMAIL)
12	FIBER CEMENT BRICK PANELS	NICHIHA - VINTAGEBRICK	WHITE WASH			
13	FIBER CEMENT PANELS	NICHIHA - ROUGH SAWN	"SMOKE"			NICHIHA; CHRIS TATE, 404-538-1261 (PHONE), ctate@nichiha.com (EMAIL)
14	METAL PANELS	WESTERN STATES METAL ROOFING	18" A606-4 RUSTWALL PANELS			WESTERN METAL DECK; RUSTY FAILS - RUSTY@METALDECK.COM - WWW.METALDECK.COM
15	WALL MURAL	THIS STUFF WORKS	TSW8 ACRYLI-MASTER GRAFFITI RESISTANT COATING			
16	FIBER CEMENT BOARD TRIM	JAMES HARDIE	HARDIETRIM - 5/4" X 3 1/2" SMOOTH			

EXTERIOR FINISH SCHEDULE **H**

- ARTWORK SCHEDULE** N.T.S. **E**
- 1 BUILDING SIGN, BY VENDOR. SEE STRUCTURAL BLOCKING ELEVATIONS, SHEET S5.0 FOR MORE INFORMATION. SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
 - 2 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
 - 3 DASHED LINE INDICATES ROOF BEYOND.
 - 4 STOREFRONT, TYPICAL.
 - 5 TUBE STEEL POST. SEE STRUCTURAL DWGS.
 - 6 SWITCH GEAR. PAINT TO MATCH WALL.
 - 7 CORRUGATED METAL ROOF.
 - 8 GOOSENECK LAMP.
 - 9 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
 - 10 OPTIONAL - DASHED BOX INDICATES AREA OF PAINTED 15W X 6H WALL MURAL.
 - 11 TOWER WITH METAL PANEL FINISH.
 - 12 PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED. USE THE DURO-LAST PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A6.0.
 - 13 CO2 FILLER VALVE & COVER. SEE DETAIL 5/A6.2 SIM.
 - 14 PAINT DOOR TO MATCH BRICK PANELS - SHERWIN WILLIAMS, SW 6098 PACER WHITE.
 - 15 GAS SERVICE.
 - 16 WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.

- SIGN SCHEDULE** N.T.S. **C**
- 17 SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT 6" MIN. PAINT TO MATCH ADJACENT WALL.
 - 18 CONCRETE CURB.
 - 19 RTU BEYOND. PAINT TO MATCH MAIN BUILDING COLOR.
 - 20 BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 3/A6.1
 - 21 OVERFLOW SCUPPER
 - 22 WOOD RAFTERS. SEE STRUCTURAL DWGS.
 - 23 BOLLARD
 - 24 DUROLAST SINGLE MEMBRANE ROOFING OR EQUAL.
 - 25 IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED.
 - 26 WOOD HEADER BEAM. SEE STRUCTURAL DWGS.
 - 27 PATIO RAILING. SEE SHEET A2.0.
 - 28 WALL PACK LIGHT FIXTURE.
 - 29 STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
 - 30 HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 8/A6.2
 - 31 GUTTER AND DOWNSPOUT. PAINT TO MATCH COLUMN
 - 32 METAL AWNING - BY OTHERS
 - 33 4" Ø BOLLARDS AT ALL DOWNSPOUTS.
 - 34 PRE-FAB CORNER TO MATCH FIBER CEMENT PANEL.
 - 35 3 1/2" FIBER CEMENT BOARD TRIM - PAINT TO MATCH ADJACENT FIBER CEMENT BOARD PANEL.

KEY NOTES **D**

Milestone Associates
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 A California Corporation
 1000 LINCOLN ROAD, STE. H202, YUBA CITY, CA 95991
 TEL (530) 755-4700 FAX (530) 755-4567

REGISTERED PROFESSIONAL ENGINEER
 CHRISTOPHER LLOYD DAY
 No. C 64309
 exp. 6/30/19
 CIVIL
 STATE OF CALIFORNIA

REVISION

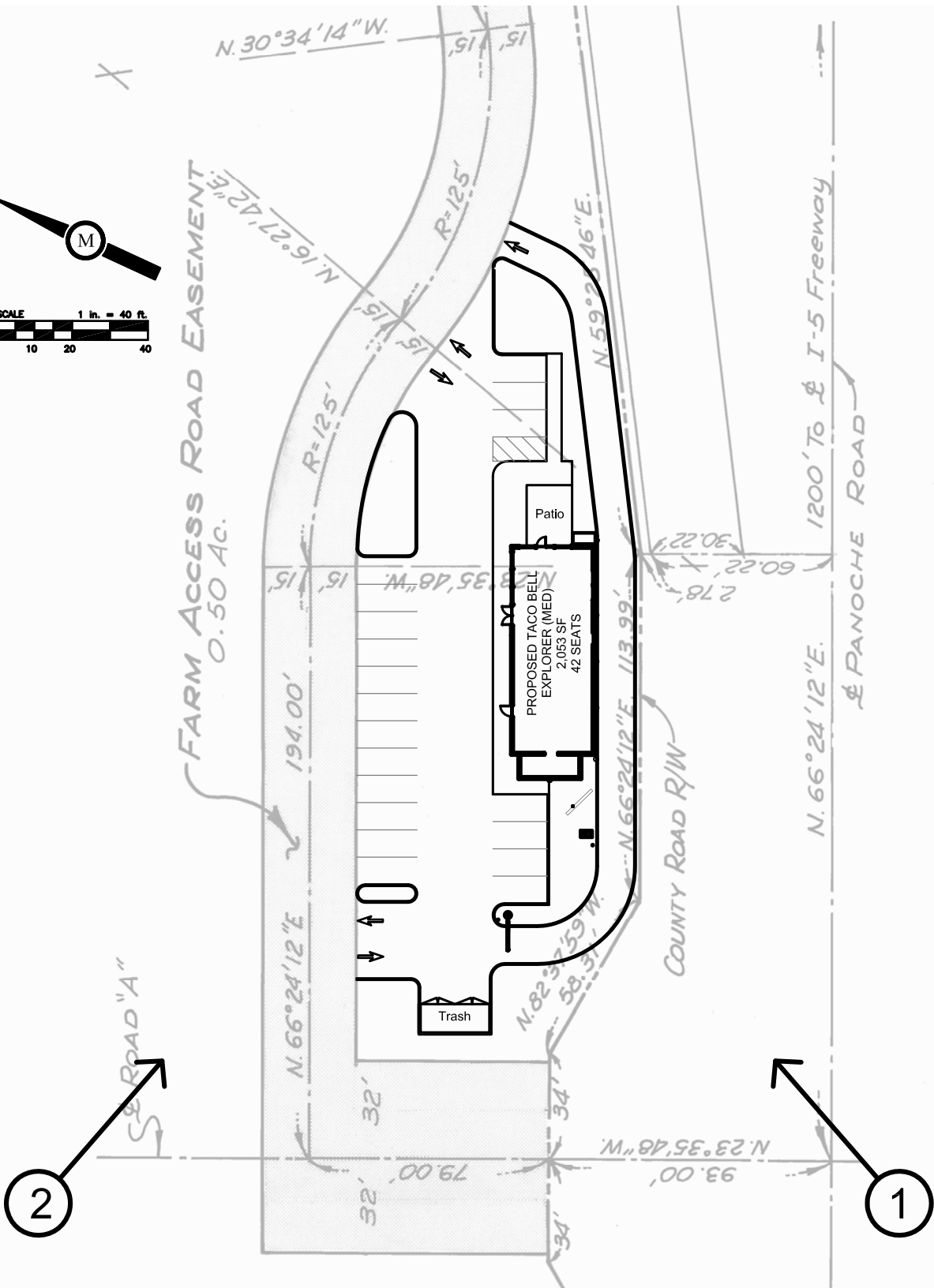
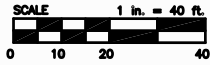
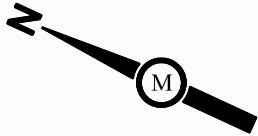
REVISION	DATE
B	REVISION B
C	REVISION C

CONTRACT DATE:
 BUILDING TYPE: EXPLORER MED42
 PLAN VERSION: DECEMBER 2016
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 PANOCHE ROAD
 FIREBAUGH, CA



EXTERIOR ELEVATIONS
A4.0



08-02-17

PHOTO MAP

**PROPOSED TACO BELL
GHAI MANAGEMENT INC.
W. PANOCHÉ ROAD
FIREBAUGH, FRESNO COUNTY, CA**



**Milestone
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AERIAL VIEW OF
PROPOSED SITE





1



2

08-02-17

PHOTOS

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VIEW EAST ON
FRONTAGE ROAD



VIEW SOUTH
OF
WEST PROPERTY FRONTAGE

