



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 6 June 11, 2020

SUBJECT: **Unclassified Conditional Use Permit Application No. 3674**

Amend Unclassified Conditional Use Permit Application No. 3028 and master plan for the Interstate Freeway Commercial Development to allow expansion of a travel center on a 38.01-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: **The project site is located at the southwest corner of Interstate 5 and State Route 269 (Lassen Avenue), approximately eight miles southeast of the nearest city limits of the City of Coalinga (44779 South Lassen Avenue, Huron, CA) (Sup. Dist. 4) (APN 085-130-26S).**

OWNER: **Interstate 5 Travel Center, Inc.**
APPLICANT: **Pilot Travel Centers, LLC.**

STAFF CONTACT: **Thomas Kobayashi, Planner**
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RECOMMENDATION:

- Adopt the Addendum prepared for Initial Study (IS) Application No. 4795;
- Approve Unclassified Conditional Use Permit Application No. 3674 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Master/Site Plans, Elevations, and Floor Plans
6. Applicant's Operational Statement
7. Addendum and Summary of Initial Study Application No. 4795
8. Conditional Use Permit Application No. 3028 Resolution and Mitigation Monitoring, Conditions of Approval and Project Notes

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Westside Rangeland / Minor Commercial Center	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	38.01 acres	No change
Project Site	Portion of the 38.01-acre parcel improved with a travel center including two fuel canopies	Expansion of existing travel center including expansion of diesel fuel canopy and addition of an above ground tank farm
Structural Improvements	Travel center including a commercial building, two fuel canopies, underground storage tanks, aboveground storage tanks, dumpster enclosure, and paved parking areas	Expansion of commercial building, diesel fuel canopy to include two new lanes and an above ground storage tank farm
Nearest Residence	Approximately 2,710 feet east of the project site	No change
Surrounding Development	Agricultural land and vacant land; Interstate 5 abuts the project site.	No change

Criteria	Existing	Proposed
Operational Features	24 hours a day, 7 days a week, year round	No change
Employees	Approximately 20-65 employees	Approximately 75 employees
Customers	2,000 to 5,000 customers a day	No change
Traffic Trips	Up to 65 round trips based on employee and up to 5,000 customers a day	Up to 75 round trips based on employees and no change on customer traffic
Lighting	LED site lighting	Site lighting added onto expanded structures
Hours of Operation	24 hours a day	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

Initial Study Application (IS) No. 4795 was considered with Unclassified Conditional Use Permit (CUP) Application No. 3028. The Mitigated Negative Declaration associated with IS No. 4795 was adopted by the Planning Commission with approval of CUP No. 3028 on May 13, 2004, which allowed construction of the existing travel center.

The current application and previous environmental analysis were reviewed under the provisions of Section 15162 of the CEQA Guidelines to analyze the proposal and determine if preparation of a subsequent Mitigated Negative Declaration was necessary.

The Santa Rosa Rancheria Tachi Yokut Tribe expressed concern with the subject application and requested additional mitigation be implemented to address potential impacts to cultural resources. It was determined by staff that although new information was being presented, the information and additional mitigation did not qualify under the provisions of Section 15162 for the preparation of a subsequent Mitigated Negative Declaration. Per Section 15164 of CEQA Guidelines, an addendum may be prepared for an adopted Negative Declaration if minor technical changes or additions are necessary, or if none of the conditions stated in Section 15162 calling for preparation of a subsequent Negative Declaration has occurred. Therefore, an Addendum has been prepared addressing additions made to the previously prepared Initial Study and Mitigated Negative Declaration.

PUBLIC NOTICE:

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

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit Application may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

BACKGROUND INFORMATION:

The subject application proposes to amend Unclassified Conditional Use Permit Application No. 3028 to allow expansion of an existing travel center. The project specifically proposes to expand the existing travel center building by approximately 1,200 square feet, remodel the interior of the subject building, add two (2) diesel lanes to the Truck/Diesel Canopy increasing the canopy by 1,200 square feet, add a second aboveground storage fuel tank farm and an underground storage tank for Diesel Exhaust Fluid, the abandonment of an existing scale and addition of a CAT scale, and an approximately 1,500 square-foot expansion of a dumpster enclosure.

On March 4, 1972, the Fresno County Parcel Map Ordinance went into effect requiring a mapping procedure be completed for the subdivision of land of four or less parcels. Prior to the implementation of the Parcel Map Ordinance, a parcel of any size and dimension could be created through the recordation of a deed. However, parcels created in such a manner were still subject to the development standards prescribed by the Zoning Ordinance. Per the 1971 - 1972 Assessor's Parcel Number (APN) Map, the subject site was cited as a 40-acre parcel. The next earliest available APN Map from 1996 depicts the subject parcel as a 38.01-acre parcel with the change in parcel size being associated with the expansion of public right-of-way. The APN Map record from 1996 to present shows that the subject parcel has not changed in configuration.

On December 8, 1964, the Board of Supervisors approved the Fresno County Zoning Ordinance and the subject parcel was zoned A-1 (Agricultural District). On February 23, 1965, the Board of Supervisors adopted Amendment Application (AA) No. 1246 that rezoned the subject property from the A-1 Zone District to the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The subject parcel continues to be AE-40. Based on the current size of the parcel from Assessor records, the subject parcel is considered legal nonconforming.

The existing travel center development was allowed by approval of Unclassified Conditional Use Permit Application No. 3028 (CUP No. 3028) by the Planning Commission on May 13, 2004. CUP 3028 approved a master plan for Interstate Freeway Commercial Development to allow a travel center, including automobile and truck refueling, truck scale, convenience store, and diner on the subject property. Building permit records indicate that the subject property has been developed with the approved travel center. The current proposal requests to expand existing building along with new construction of a tank farm and underground storage tank.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 310 feet Side: 660 feet Rear: 530 feet	Y
Parking	2 square feet of off-street parking for each one square-foot of retail floor space	No change	Y
Lot Coverage	No requirement	N/A	Y
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within forty feet of any dwelling or other building used for human habitation	No change	Y
Wall Requirements	No requirement	N/A	Y
Septic Replacement Area	One hundred percent replacement	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Department of Public Works and Planning: A Site Plan Review (SPR) Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance prior to issuance of Building Permits. Items to be addressed under the SPR may include but are not limited to design of parking and circulation, driveway access, grading and drainage, fire protection, and lighting. **This shall be included as a Condition of Approval**

Plan submittal is required for all proposed structures and expansions. **This shall be included as a project note.**

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

Analysis:

The proposed expansions will be confined to the existing travel center building, dumpster enclosure, and the existing diesel canopy. The expansions will not encroach into minimum setbacks of the zone district. The proposed new construction is located near the existing tank farm toward the southern portion of the developed site. The proposed aboveground tank farm and an underground storage tank will be located outside of established setbacks. As the current use is established under an approved Conditional Use Permit (CUP), and proposed expansions and construction is not encroaching into established setbacks, staff finds that the subject parcel is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	The project site does not front a private road	N/A
Public Road Frontage	Yes	The project site fronts South Lassen Avenue (State Route 269)	No change
Direct Access to Public Road	Yes	Direct access to South Lassen Avenue (SR 269)	No change
Road ADT		N/A	N/A
Road Classification		Expressway	No change
Road Width		N/A	N/A
Road Surface		Paved	No change
Traffic Trips		161 total Friday peak hour trips accessing site	No change
Traffic Impact Study (TIS) Prepared	No	A TIS was prepared for the previously approved CUP No. 3028. The results of the TIS addressed impacts from the original project proposal	Reviewing agencies and departments stated that the current proposal fits within the scope of the previous environmental

		Existing Conditions	Proposed Operation
			documents and conclusions related to transportation impacts, therefore an additional TIS was not required.
Road Improvements Required		Improvements for site egress and ingress were a part of the original CUP	Reviewing agencies and departments did not require additional road improvements.

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

Development Engineering Section of the Department of Public Works and Planning: All Mitigation Measures, Conditions of Approval, and Project Notes for any previous applications shall be implemented if not already in place. **This shall be included as a Condition of Approval.**

Refer to California Department of Transportation (Caltrans) for requirements on State Route 269 (South Lassen Avenue) and Interstate 5.

Typically, any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet by 9 feet and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also, 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction. **This shall be included as a project note.**

Typically, any access driveway should be set back a minimum of 10 feet from the property line. **This shall be included as a project note.**

Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or length of the longest truck entering the site and shall not swing outward. **This shall be included as a project note.**

Typically, for unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way line must be graded and asphalt concrete paved or treated with a dust palliative. **This shall be included as a project note.**

A grading permit or voucher is required for any grading proposed with this application. **This shall be included as a project note.**

California Department of Transportation (Caltrans): No new access to State Route 269 (South Lassen Avenue) will be allowed. **This shall be included as a project note.**

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

Analysis:

Access to the project site is from South Lassen Avenue (State Route 269), 1,130 feet south of its intersection with Interstate 5. Based on review of the current proposal and review of the analysis conducted from the previous approved CUP, reviewing agencies and departments did not express concern that indicates the project proposal would result in streets and highways being inadequate to support the expansion. Therefore, based on staff's analysis, the roads and highways used for site access are adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	2.82 acres	Vacant	AE-40	N/A
	117.73 acres	Field Crops	AE-40	
South	101.3 acres	Grazing	AE-40	N/A
East	68.2 acres	Field Crops	AE-40	N/A
	15.7 acres	Field Crops	AE-40	
West	101.3 acres	Grazing	AE-40	N/A

Reviewing Agency/Department Comments:

Development Engineering Section of the Department of Public Works and Planning: According to FEMA FIRM Panel 2450H, the northern tip of the subject property is located in the Special Flood Hazard Area. Any development within the area identified as Flood Zone A shall conform to provisions established in the Fresno County Ordinance Code, Title 15, Chapter 15.48 Flood Hazard Areas. Typically, any associated electrical equipment/electrical system components shall be above the Base Flood Elevation (BFE). No net import or fill shall be allowed within the flood zone. **This shall be included as a project note.**

An intermittent stream may be present within the subject parcel based on the contour lines shown in the U.S.G.S. Quad Map. Typically, any development within or near a stream will

require clearance from the California Department of Fish and Wildlife. **This shall be included as a project note.**

Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines or into the road right-of-way and must be retained on-site per County standards. **This shall be included as a project note.**

Typically, if the proposed development does not increase the net impervious surface on-site and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, according to the site plan, additional impervious surface appears to be created. Therefore, a grading and drainage plan or calculations may be required to verify the new drainage pattern and the adequacy of the existing basin. **This shall be included as a project note.**

Department of Public Health, Environmental Health Division: Prior to issuance of building permits, if there are any modifications/changes made to the interior of the existing food facilities, the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division for review and approval. **This shall be included as a project note.**

Should the project involve any modifications to the existing restroom facilities, then the operator is advised that a food facility must have a functioning restroom facility at all times for the employees. Since the food facility conducts food preparation, then a restroom trailer is required. The restroom trailer must be equipped with hot/cold running water and a toilet capable of flushing. Porta-potty type restrooms are not acceptable for facilities with unpackaged food or food preparation activities. **This shall be included as a project note.**

In addition, the remodel activities must be conducted in such a manner as to not contaminate any food product or food contact surfaces if the applicant is proposing to conduct construction activities during operational hours. The applicant's contractor shall take all necessary measures to ensure contamination does not occur, or the facility will be required to be closed until the remodel is complete or remodel activities occur strictly during off hours. **This shall be included as a project note.**

The applicant should contact their local Fire Authority concerning construction and installation requirements for aboveground fuel storage tanks. **This shall be included as a project note.**

Within 30 days of the occurrence of any of the following events that applicant/operators shall update their Hazardous Materials Business Plan and site map:

1. There is a 100% or more increase in the quantities or a previously disclosed material;
2. The facility begins handling a previously undisclosed material at or above the Hazardous Materials Business Plan threshold amounts.

The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. **This shall be included as a project note.**

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

The proposed construction and commercial project(s) have the potential to expose nearby residents to short-term elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance Code. **This shall be included as a project note.**

County of Fresno Department of Agriculture: The site is surrounded by agricultural operations; the applicant needs to acknowledge the Right to Farm ordinance to protect customers and staff from ongoing agricultural operations. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage the development of its agricultural land and industries for the production of food and other agricultural products. Residence of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years." **This shall be included as a project note.**

State Water Resources Control Board, Division of Drinking Water: The subject site is receiving drinking water from the City of Avenal, an existing public water system, therefore, the division has no further comment.

San Joaquin Valley Air Pollution Control District: Based on information provided to the District, project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

Per District Rule 9510 (Indirect Source Review) Section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District Rule 9510 requirements and related fees do not apply to the project. Therefore, the project proponent is 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. **This shall be included as a project note.**

The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). **This shall be included as a project note.**

Fresno County Fire Protection District: The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the applicant must submit construction plans to the County of Fresno Public Works and Planning for review. It is the applicant's responsibility to

deliver a minimum of three sets of the plans to the FCFPD. **This shall be included as a project note.**

Project/Development including Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. **This shall be included as a project note.**

Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. **This shall be included as a project note.**

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

Analysis:

The project site is located in a predominantly agricultural area. The subject site is zoned AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) and is utilized as a travel center approved under Unclassified Conditional Use Permit Application No. 3028. Surrounding parcels are used for agricultural operations or are vacant. The subject parcel is located within close proximity of Interstate 5 (I-5) and State Route 269 (South Lassen Avenue). This area has been specifically identified in the Fresno County Zoning Ordinance as an Interstate Interchange Impact Area and can be developed with commercial uses subject to the provisions of Section 860 of the Zoning Ordinance.

Potential environmental impacts were analyzed with the previously approved CUP No. 3028 and IS No. 4795. A Mitigated Negative Declaration (MND) was recommended and approved, which addressed potential impacts from the travel center. After review of the current proposal, reviewing Agencies and Departments determined that the proposal was within the scope of the previously approved Initial Study. The Santa Rosa Rancheria Tachi Yokut Tribe expressed concern with the subject application and requested additional mitigation be implemented to address potential impacts to cultural resources and additional Mitigation Measures have been included in an addendum.

Comments provided by the Department of Public Health, Environmental Health Division, San Joaquin Valley Air Pollution District, Fresno County Department of Agriculture, and the Fresno County Fire Protection District will be implemented with the project proposal to address all standards and regulations that further ensures that the project will not have an adverse effect on abutting property and the surrounding area.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-D.4: The County shall generally limit development at major or minor commercial interchanges to one square-mile of land centered on the freeway interchange structure.</p>	<p>The project site has already been improved with commercial development, with proposed additions on existing structures. New development will be limited and located in close proximity of the existing commercial development.</p>
<p>General Plan Policy LU-D.5: The County shall allow commercial uses only in areas designated as major and minor commercial interchange subject to the provisions of the County Zoning Ordinance Section 860, entitled “Regulations for Inter-State Freeway Interchange Commercial Development.” Both types of commercial interchanges shall allow a range of commercial, service, agriculturally related, and value-added agricultural uses serving the needs of freeway uses and the agricultural community, with major commercial centers allowing a broader range of uses than minor commercial centers.</p>	<p>The project site is identified as a minor commercial interchange development area. The previously approved CUP 3028 that originally allowed the travel center was considered consistent with Section 860 for proposed uses. The current proposal does not propose any new use and only requests to expand the existing uses.</p>
<p>General Plan Policy LU-D.6: The County shall require commercial interchange development to be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints.</p>	<p>The proposed expansions of existing structures will be constructed with similar architectural elements to match the existing buildings. The site has already been improved with the travel center that has taken into consideration design elements discussed in Policy LU-D.6.</p>
<p>General Plan Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</p> <p>Criteria “a”: A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</p>	<p>The Applicant has provided evidence that the subject travel center is supplied by the City of Avenal for water services. The proposed expansion will not change or require additional water service outside of the existing service.</p>

Relevant Policies:	Consistency/Considerations:
<p>Criteria “b”: A determination of the impact of use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</p> <p>Criteria “c”: A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</p>	

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: The subject parcel is located in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District and is designated as Westside Rangeland in the Coalinga Regional Plan. However, the subject parcel is located within a Minor Interstate Freeway Interchange Commercial Center authorized by the Westside Freeway Corridor Overlay of the County General Plan.

The subject parcel is not enrolled in the Williamson Act Program.

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

Analysis:

Based on the above considerations and relevant General Plan Policies, there are no conflicts between the project and the policies of the Fresno County General Plan, therefore staff is able to make Finding 4.

Recommended Conditions of Approval:

None

Conclusion:

Finding 4 can be made.

Finding 5: That the conditions stated in the Resolution are deemed necessary to protect the public health, safety and general welfare

Per Section 873-F of the Fresno County Zoning Ordinance, Finding 5 addresses whether the included Mitigation Measures, Conditions of Approval, and Project Notes are deemed necessary to protect the public health, safety, and general welfare of the public and such other conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division.

Reviewing Agency Comments:

Comments received from reviewing Agencies and Department have been analyzed and included in corresponding Findings. All comments that have been determined to be applicable are included as Mitigation Measures, Conditions of Approval, and Project Notes for this project are provided in Exhibit 1.

Analysis:

Mitigation Measures, Conditions of Approval, and Project Notes are based upon comments and recommendations received from reviewing Agencies and Department. Finding 1 addresses the adequacy of the subject parcel/project site and determines whether or not the subject parcel is sufficient in size to accommodate the proposed use while maintaining development standards set forth by the underlying zone district, which is in place to provide standardizations to all parcels under a certain zone district and protect adjacent parcels through setbacks and buffers. Finding 2 addresses potential impacts to roadways adjacent to the subject parcel and the adequacy of the facility in terms of traffic generation and road quality. Finding 3 analyzes impacts to surrounding parcels. Finding 4 focuses on the project's consistency with the Fresno County General Plan, which guides development of the County through conformance with applicable goals and policies.

Staff believes that the proposed Mitigation Measures, Conditions of Approval, and Project Notes included as Exhibit 1, should be adopted to protect the public health, safety and general welfare and such other conditions as will make possible the development of the County in an orderly and efficient manner and in conformance with the intent and purposes set forth in this Division.

Conclusion:

Finding 5 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit Application can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit Application No. 3674, subject to the

recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Addendum prepared for Initial Study Application No. 4795;
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit Application No. 3674, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit Application No. 3674; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

TK:

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**Mitigation Monitoring and Reporting Program
Unclassified Conditional Use Permit Application No. 3674
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
4.	Cultural Resources	Forty-Eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor be present during ground-disturbing activities. Notification shall be by email to the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at spowers@tachi-yokut-nsn.gov	Applicant	Applicant/Department of Public Works and Planning (PW&P)	During ground-disturbing activities.
5.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.
Conditions of Approval					
1.	Development shall be in substantial compliance with the Master Plan, floor plans, and elevations approved by the Commission				
2.	A Site Plan Review (SPR) Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance prior to issuance of Building Permits. Items to be addressed under the SPR may include, but are not limited to, design of parking and circulation, driveway access, grading and drainage, fire protection, and lighting.				
3.	All Mitigation Measures, Conditions of Approval, and Project Notes for all previous project approvals at this site shall be implemented if not already in place.				

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	Plan submittal is required for all proposed structures and expansions.
2.	Typically, any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet by 9 feet and backing distances must be a minimum of 29 feet for 90-degree parking stalls. Also, five feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.
3.	Typically, any access driveway should be set back a minimum of 10 feet from the property line.
4.	Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or length of the longest truck entering the site and shall not swing outward.
5.	Typically, for unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way line must be graded and asphalt concrete paved or treated with a dust palliative.
6.	A grading permit or voucher is required for any grading proposed with this application.
7.	No new access to State Route 269 (South Lassen Avenue) will be allowed.
8.	According to FEMA FIRM Panel 2450H, the northern tip of the subject property is located in the Special Flood Hazard Area. Any development within the area identified as Flood Zone A, shall conform to provisions established in the Fresno County Ordinance Code, Title 15, Chapter 15.48 Flood Hazard Areas. Typically, any associated electrical equipment/electrical system components shall be above the Base Flood Elevation (BFE). No net import or fill shall be allowed within the flood zone.
9.	An intermittent stream may be present within the subject parcel based on the contour lines shown in the U.S.G.S. Quad Map. Typically, any development within or near a stream will require clearance from the State Department of Fish and Game.
10.	Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines or into the road right-of-way and must be retained on-site per County standards.
11.	Typically, if the proposed development does not increase the net impervious surface on-site and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, according to the site plan, additional impervious surface appears to be created. Therefore, a grading and drainage plan or calculations may be required to verify the new drainage patterns and the adequacy of the existing basin.
12.	Prior to issuance of building permits, if there are any modifications/changes made to the interior of the existing food facilities, the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division for review and approval.

Notes	
13.	Should the project involve any modifications to the existing restroom facilities, then the operator is advised that a food facility must have a functioning restroom facility at all times for the employees. Since the food facility conducts food preparation, then a restroom trailer is required. The restroom trailer must be equipped with hot/cold running water and a toilet capable of flushing. Porta-potty type restrooms are not acceptable for facilities with unpackaged food or food preparation activities.
14.	In addition, the remodel activities must be conducted in such a manner as to not contaminate any food product, or food contact surfaces if the applicant is proposing to conduct construction activities during operational hours. The applicant's contractor shall take all necessary measures to ensure contamination does not occur, or the facility will be required to be closed until the remodel is complete or remodel activities occur strictly during off hours.
15.	The Applicant should contact their local Fire Authority concerning construction and installation requirements for aboveground fuel storage tanks.
16.	<p>Within 30 days of the occurrence of any of the following events that applicant/operators shall update their Hazardous Materials Business Plan and site map:</p> <ol style="list-style-type: none"> 1. There is a 100% or more increase in the quantities or a previously disclosed material; 2. The facility begins handling a previously undisclosed material at or above the Hazardous Materials Business Plan threshold amounts. <p>The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency.</p>
17.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes.
18.	The proposed construction and commercial project(s) have the potential to expose nearby residents to short-term elevated noise levels. Consideration should be given to the County of Fresno Noise Ordinance Code.
19.	The site is surrounded by agricultural operations, the applicant needs to acknowledge the Right to Farm ordinance to protect customers and staff from ongoing agricultural operations. Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage the development of its agricultural land and industries for the production of food and other agricultural products. Residence of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years."
20.	Per District Rule 9510 (Indirect Source Review) Section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District Rule 9510 requirements and related fees do not apply to the project. Therefore, the project proponent is 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.

Notes	
21.	The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
22.	The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the applicant must submit construction plans to the County of Fresno Public Works and Planning for review. It is the applicant's responsibility to deliver a minimum of three sets of the plans to the FCFPD.
23.	Project/Development including Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.
24.	Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3674\SR\CUP 3674 MMRP.docx

LOCATION MAP



GLENN



LASSEN



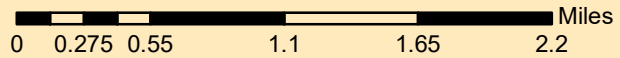
CALIFORNIA AQUEDUCT

SUBJECT PROPERTY

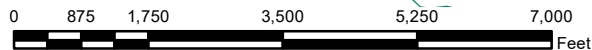
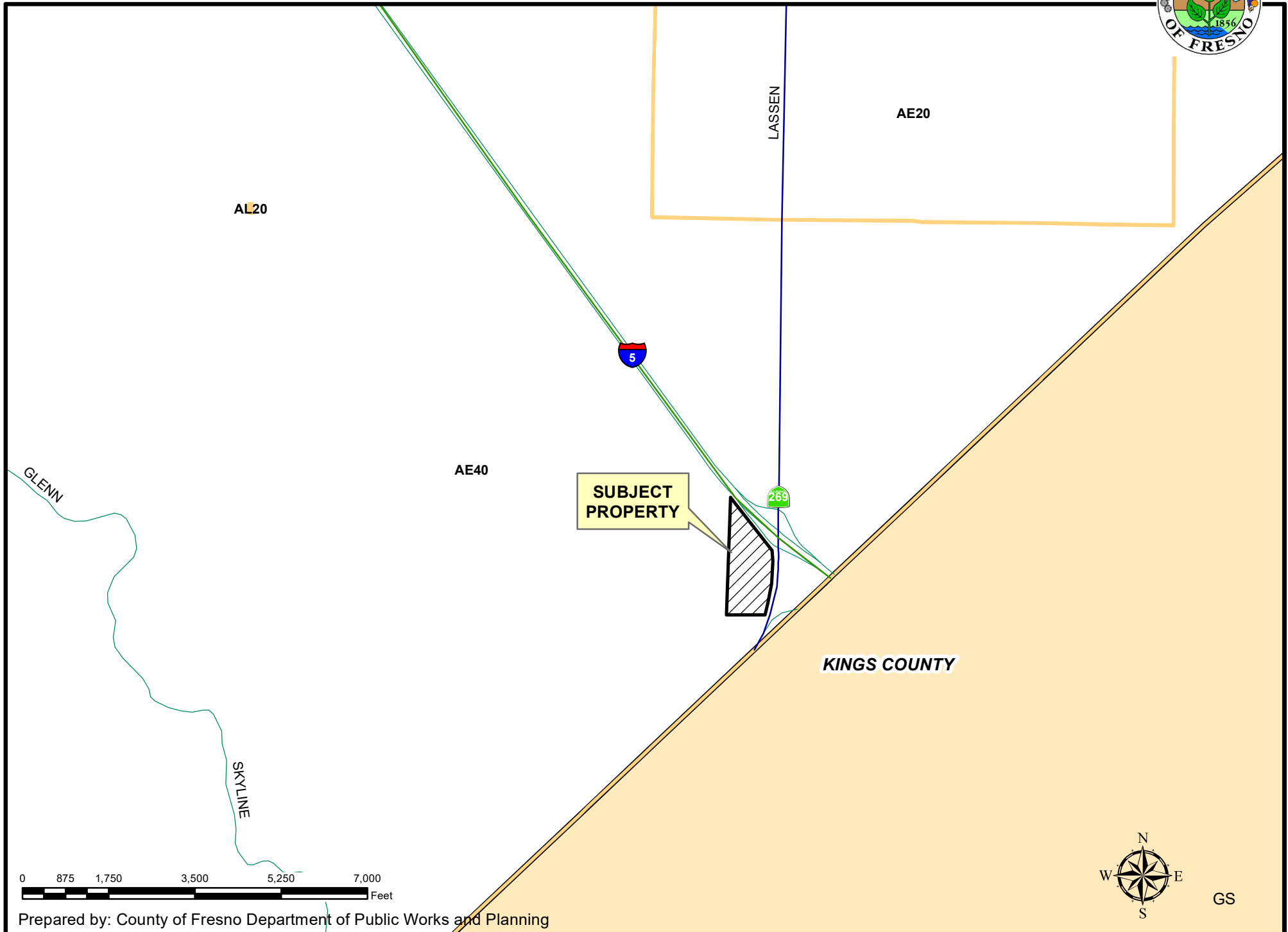


SKYLINE

KINGS COUNTY

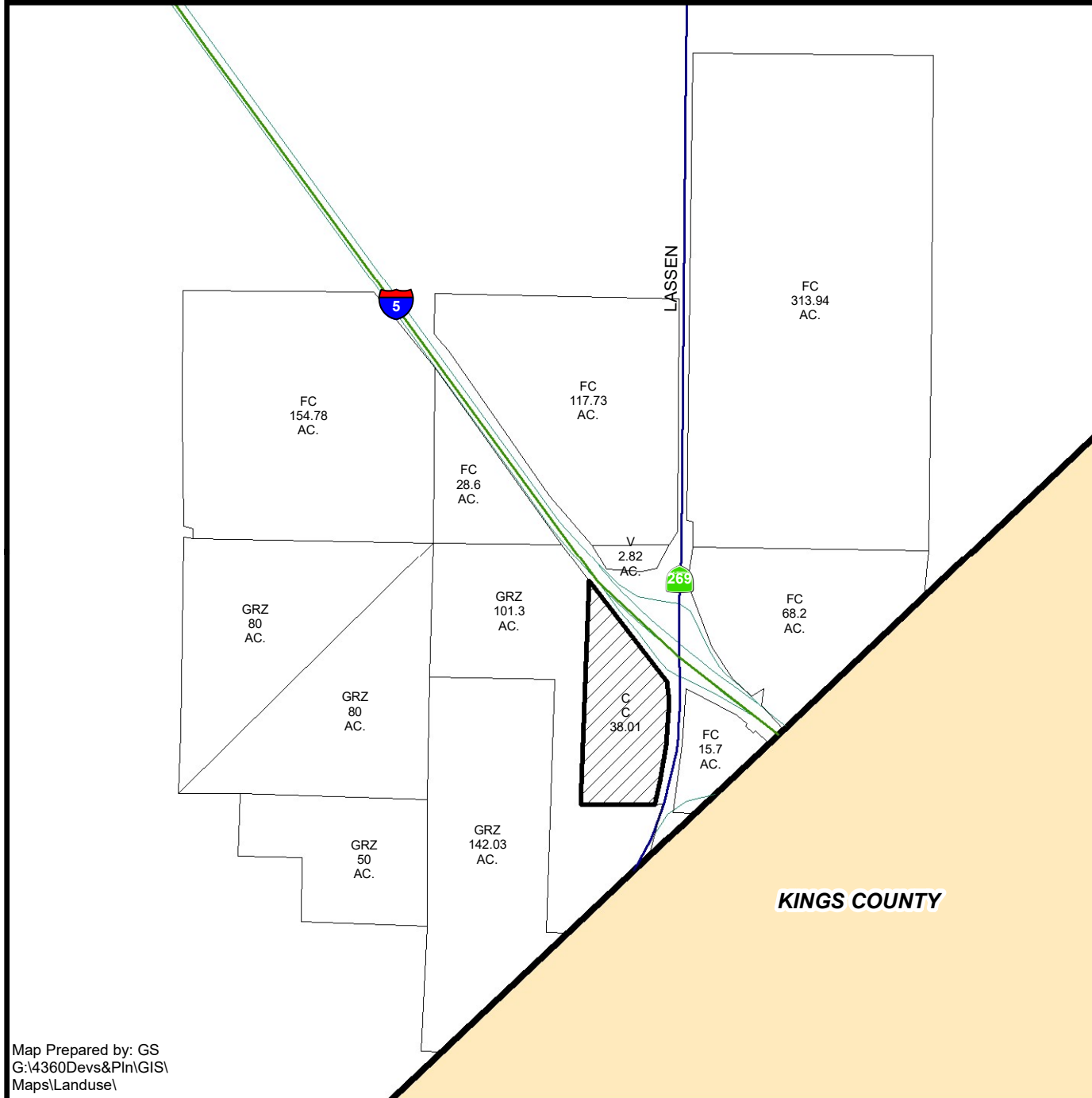


EXISTING ZONING MAP



GS

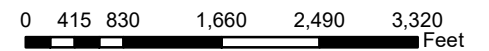
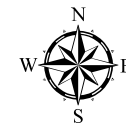
EXISTING LAND USE MAP



LEGEND
C - COMMERCIAL
FC - FIELD CROP
GRZ - GRAZING
V - VACANT

LEGEND:

 Subject Property



Department of Public Works and Planning
Development Services Division



Know what's below.
Call before you dig.

CONSTRUCTION NOTES

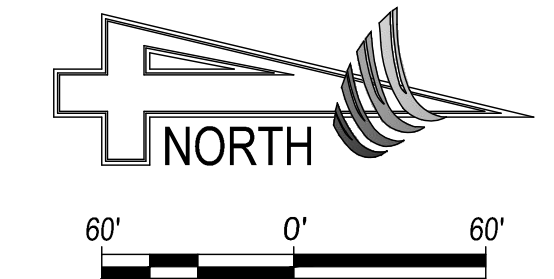
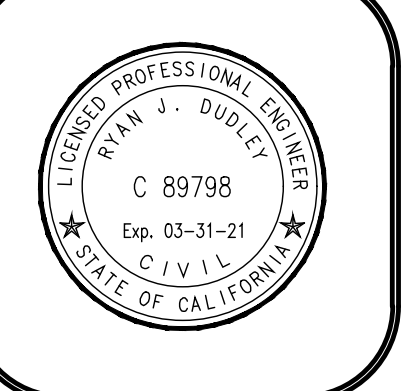
- 01 EXISTING CONVENIENCE STORE BUILDING TO BE REMODELED (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
- 02 EXISTING AUTO CANOPY TO BE RE-IMAGED BY CANOPY SUPPLIER.
- 03 EXISTING TRUCK CANOPY TO BE RE-IMAGED BY CANOPY SUPPLIER.
- 04 34'-0" x 29'-4" TRUCK CANOPY ADDITION, FURNISHED AND INSTALLED BY CANOPY SUPPLIER, CANOPY FOUNDATIONS INSTALLED BY CONTRACTOR.
- 05 44'-10" x 39'-0" 6" REINFORCED CONCRETE PAD FOR TRUCK CANOPY ADDITION, INSTALLED BY CONTRACTOR.
- 06 NEW CONCRETE ISLAND WITH A DIESEL DISPENSER AND CONTAINMENT BOX TYPICAL AT (2) PLACES, INSTALLED BY CONTRACTOR.
- 07 EXISTING SITE LIGHT POLE TO BE RELOCATED AS REQUIRED FOR INSTALL OF NEW UNDERGROUND STORAGE TANK.
- 08 TANK #1, 2, 3, & 4, EXISTING UNDERGROUND GASOLINE AND DIESEL STORAGE TANKS, NOT TO BE DISTURBED. SEE PRODUCT PIPING DRAWINGS FOR EXTENT OF MODIFICATIONS.
- 09 TANK #5, 6, 7, & 8, EXISTING ABOVEGROUND DIESEL STORAGE TANKS, NOT TO BE DISTURBED. SEE PRODUCT PIPING DRAWINGS FOR EXTENT OF MODIFICATIONS.
- 10 TANK #9 & 10, PRODUCT #3, NEW 12,000 GALLON UL 142 DOUBLE-WALL STEEL ABOVEGROUND DIESEL STORAGE TANKS (21'-8" x 10'-0") FURNISHED BY PILOT, INSTALLED BY CONTRACTOR. (SEE PP DRAWINGS FOR MORE INFORMATION).
- 11 TANK #11 & 12, PRODUCT #4, NEW 12,000 GALLON UL 142 DOUBLE-WALL STEEL ABOVEGROUND B99 STORAGE TANKS (21'-8" x 10'-0") FURNISHED BY PILOT, INSTALLED BY CONTRACTOR. (SEE PP DRAWINGS FOR MORE INFORMATION).

- 12 TANK #13, PRODUCT #5, 12,000 GALLON, 8'-0" x 37'-0 1/2" LONG, DOUBLE-WALL FIBERGLASS UNDERGROUND DIESEL EXHAUST FLUID (DEF) TANK, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR. SEE PP DRAWINGS FOR MORE INFORMATION. (TYP (1) PLACE).
- 13 B99 INJECTION SHED WITH SUMP, SUPPLIED BY OWNER. (SEE PRODUCT PIPING DRAWINGS FOR MORE INFORMATION).
- 14 SITE LIGHT, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR. (SEE SHEET ES2)
- 15 EXISTING TRUCK SCALE TO BE REMOVED (SEE SHEET C2). PIT TO BE FILLED AS REQUIRED AND PREPPED FOR INSTALLATION OF NEW HEAVY DUTY TRUCK ASPHALT PAVING. SEE DETAILS ON SHEET C5.1.
- 16 NEW TRUCK SCALE, CONCRETE TRUCK SCALE PIT AND TRUCK SCALE FURNISHED AND INSTALLED BY TRUCK SCALE SUPPLIER, ELECTRICAL, COMMUNICATIONS AND DRAINAGE PROVIDED TO THE SCALE PIT BY CONTRACTOR, COORDINATION BY CONTRACTOR.
- 17 TRASH ENCLOSURE CMU w/STUCCO EXTERIOR ON REINFORCED CONCRETE PAD WITH PROTECTIVE STEEL BOLLARDS, INSTALLED BY CONTRACTOR (SEE ARCH DWGS FOR DETAILS).
- 18 TRASH ENCLOSURE 8' CHAIN LINK FENCE WITH VINYL INSERTS MOUNTED ON REINFORCED CONCRETE PAD WITH PROTECTIVE STEEL BOLLARDS, INSTALLED BY CONTRACTOR (SEE ARCH DWGS FOR DETAILS).
- 19 TRASH COMPACTOR, FURNISHED AND INSTALLED BY TRASH COMPACTOR SUPPLIER.
- 20 CARDBOARD BAILER OR RECYCLE DUMPSTER, FURNISHED AND INSTALLED BY DUMPSTER SUPPLIER.
- 21 GREASE CONTAINER, PROVIDED BY OWNER.

- 22 4" STEEL PIPE BOLLARD FURNISHED, INSTALLED BY CONTRACTOR (SEE CIVL DWGS FOR SPECS.).
- 23 TRUCK AIR STAND, TYPICAL AT EVERY OTHER TRUCK FUELING ISLAND, SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
- 24 TRUCK FREEZE PROOF WATER STAND TYPICAL AT EVERY OTHER TRUCK FUELING ISLAND FURNISHED AND INSTALLED BY CONTRACTOR.
- 25 EXISTING PROPANE TANKS, NOT TO BE DISTURBED.
- 26 DEF LED PRICER SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER, ELECTRICAL INSTALLED BY CONTRACTOR.
- 27 PAINTED (SAFETY YELLOW) PARALLEL STRIPES AT 16" O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
- 28 "PASSENGER LOADING ZONE ONLY" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- 29 EXISTING INTERNALLY ILLUMINATED HI-RISE SIGN TO BE REFACED, INSTALLED BY SIGN SUPPLIER.
- 30 EXISTING INTERNALLY ILLUMINATED MONUMENT SIGN TO BE REFACED, INSTALLED BY SIGN SUPPLIER.
- 31 "TRUCK SCALE" INTERNALLY ILLUMINATED SIGN FURNISHED AND INSTALLED BY TRUCK SCALE SUPPLIER, CONCRETE FOUNDATION BY TRUCK SCALE SUPPLIER, ELECTRICAL PROVIDED TO SCALE BY CONTRACTOR.
- 32 "TRUCK ENTRANCE ONLY" (INTERNALLY ILLUMINATED) DIRECTIONAL SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER, CONCRETE FOUNDATION AND ELECTRICAL (SOLAR POWERED) INSTALLED BY CONTRACTOR.

- 33 "TRUCKS ENTRY/ EXIT" (INTERNALLY ILLUMINATED) DIRECTIONAL SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER, CONCRETE FOUNDATION AND ELECTRICAL (SOLAR POWERED) INSTALLED BY CONTRACTOR.
- 34 NEW "RV EXIT" SIGN TO REPLACE EXISTING, SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER, ELECTRICAL INSTALLED BY CONTRACTOR.
- 35 CONCRETE SIDEWALK INSTALLED BY CONTRACTOR.
- 36 NEW AUTO ASPHALT PAVING AT EXISTING RV DRIVE WAY. SEE DETAILS ON SHEET C5.1.
- 37 EXISTING SITE LIGHT POLE TO BE REPLACED.
- 38 EXISTING AUTO AIR/VACUUM, TO REMAIN.
- 39 EXISTING STRIPING TO BE REMOVED AND RE-STRIPED, ALL DIRECTIONAL AND PARKING STRIPING TO BE SAFETY YELLOW-UNLESS NOTED OTHERWISE (TYP).
- 40 6" STEEL PIPE BOLLARD FURNISHED, INSTALLED BY CONTRACTOR (SEE CIVL DWGS FOR SPECS.) SEE DETAIL SHEET C8.0
- 41 INSTALL DIRECTIONAL ARROW, ALL DIRECTIONAL AND PARKING STRIPING TO BE SAFETY YELLOW-UNLESS NOTED OTHERWISE (TYP).
- 42 INSTALL TACTILE WARNING DEVICE PER 11, SHEET AS1. TO BE 3" DEEP
- 43 INSTALL (3) ADA ACCESSIBLE PARKING STALL, INCLUDING (1) VAN ACCESSIBLE, ALL ADA PARKING STALLS TO INCLUDE WHEEL STOPS PER DETAIL SHEET C5.1, ISA PAINTED AT REAR OF STALL, AND CA R99C (CA) SIGN
- 44 NOT USED
- 45 INSTALL NEW CONCRETE WALKWAY AT END OF TRUCK CANOPY

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593, VISALIA, CA 93292
TEL: 559.802.3052



LEGEND

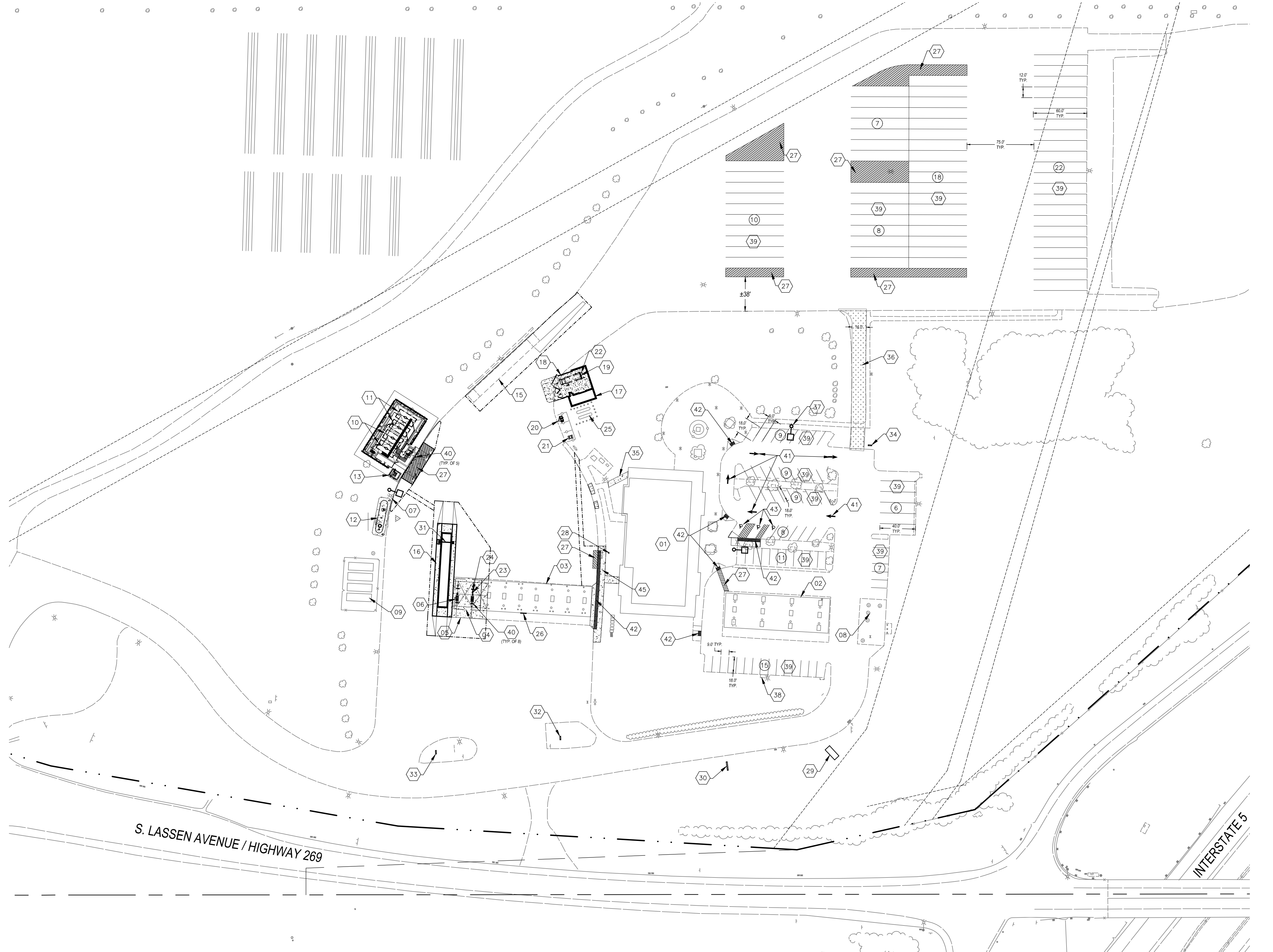
STANDARD CURB & GUTTER	CONCRETE
HEAVY DUTY CURB AND GUTTER	NO PARKING AREA STRIPING
PROPERTY LINE	CHAIN LINK FENCE
PROPOSED PARKING STALLS	

SITE INFORMATION

PARKING	PROVIDED
AUTO PARKING	74
HANDICAP PARKING	03
TRUCK PARKING	65

ACREAGE - 38.01 ACRES

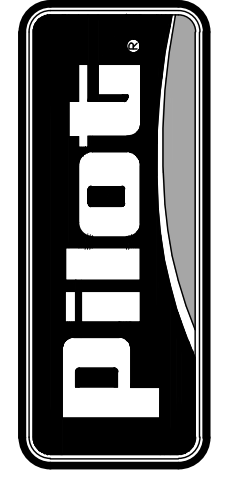
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1



S. LASSEN AVENUE / HIGHWAY 269

INTERSTATE 5

PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 585-7488



SITE PLAN

PILOT TRAVEL CENTER
44779 LASSEN AVE.
AVENAL, CALIFORNIA 93204

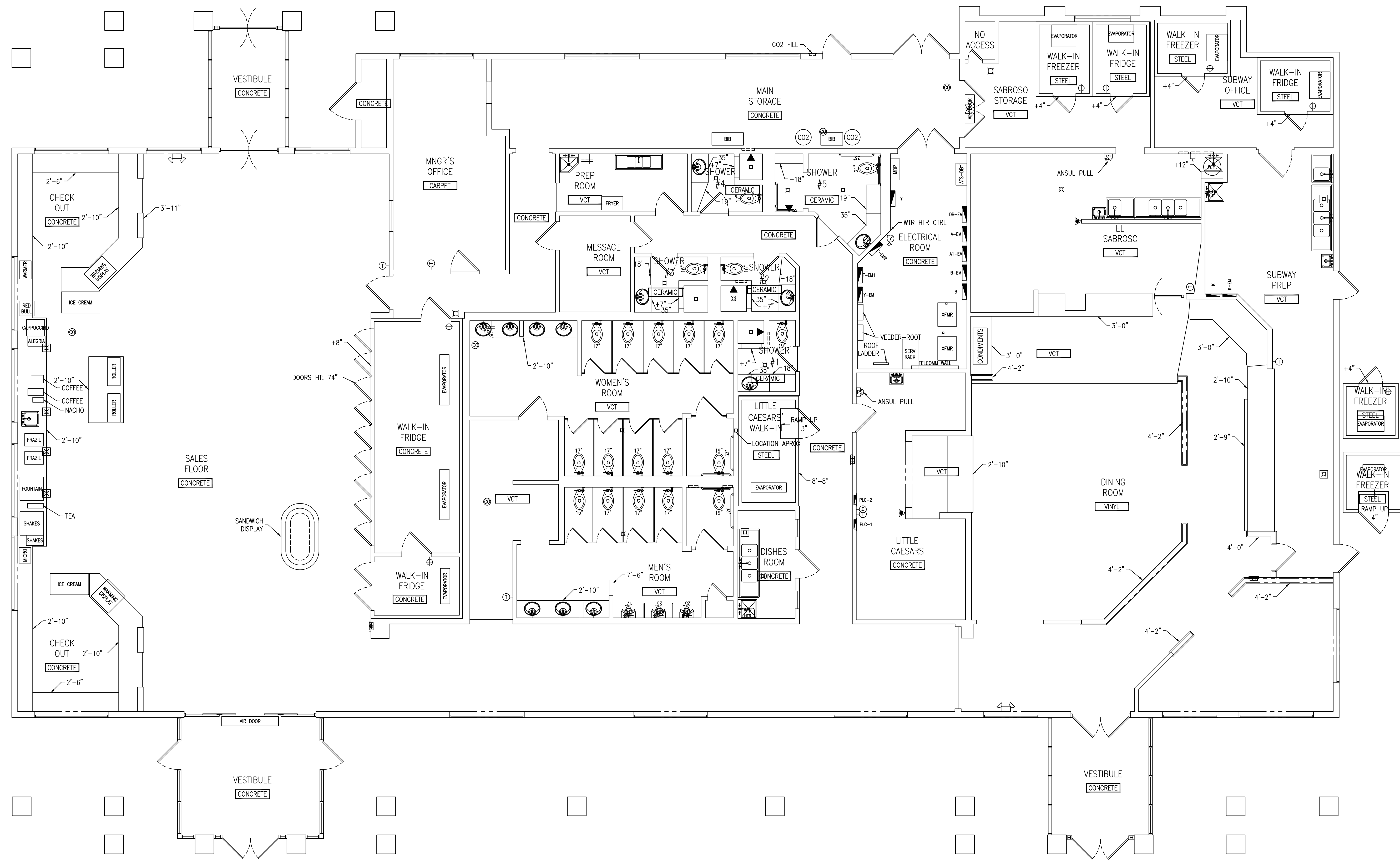
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3/4/20		DRAWN BY: VAB PROJECT: 1277-01
		REVISION DESCRIPTION:

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SHEET:

C3.0

Existing Floor Plan



FLOOR PLAN

SCALE: 3/16" = 1'-0"



TAGS & LABELS

FLOOR MATERIAL	+0'-0"	FLOOR HEIGHT
ROOM NAME	DN (10R)	STAIRS /RAMP INDICATOR
WALL FINISH TAG	DOOR TYPE TAG	
WINDOW TYPE TAG		
ELEVATION NUMBER	SECTION NUMBER	
ELEVATION TAG	SECTION TAG	
ELEVATION SHEET	SECTION SHEET	

DOORS

STANDARD DOOR	TOILET PARTITION DOOR
DOUBLE SWING DOOR	SLIDING & POCKET DOOR
OVERHEAD DOOR	SLIDING DOOR
SINGLE FOLD DOOR	BI-FOLD DOOR
ELEVATOR DOUBLE DOOR	ELEVATOR SINGLE DOOR

ELECTRICAL

SINGLE OUTLET	DUPLEX OUTLET
QUAD OUTLET	GFI OUTLET
220V OUTLET	COVER PLATE
SPEAKER	SECURITY CAMERA
WIFI ROUTER	MOTION SENSOR
DATA	TELEPHONE
CATV, MICROPHONE, SPEAKER, A/V JACKS	DATA/PHONE COMBO
KEYPAD ACCESS	JUNCTION BOX
ELEVATOR BUTTON	CARD ACCESS
A.D.A. DOOR BUTTON	DOOR BELL
ELECTRIC METER	DISCONNECT
FLUSH PANEL	TIMER SWITCH
SURFACE PANEL	POINT OF ENTRY

FIRE PROTECTION

ALARM BELL/STROBE	FIRE COMM JACK
GENERAL ALARM	PULL STATION
SPRINKLER HEAD	EXTINGUISHER
RECESSED EXTINGUISHER	SEMI RECESSED EXTINGUISHER
CARBON MONOXIDE	SMOKE DETECTOR
HEAT DETECTOR	FIRE DEPT CONNECTION

GAS

GAS METER	POINT OF ENTRY
-----------	----------------

HVAC

THERMOSTAT	WALL DIFFUSER
BASEBOARD HEATER	

LIGHTING

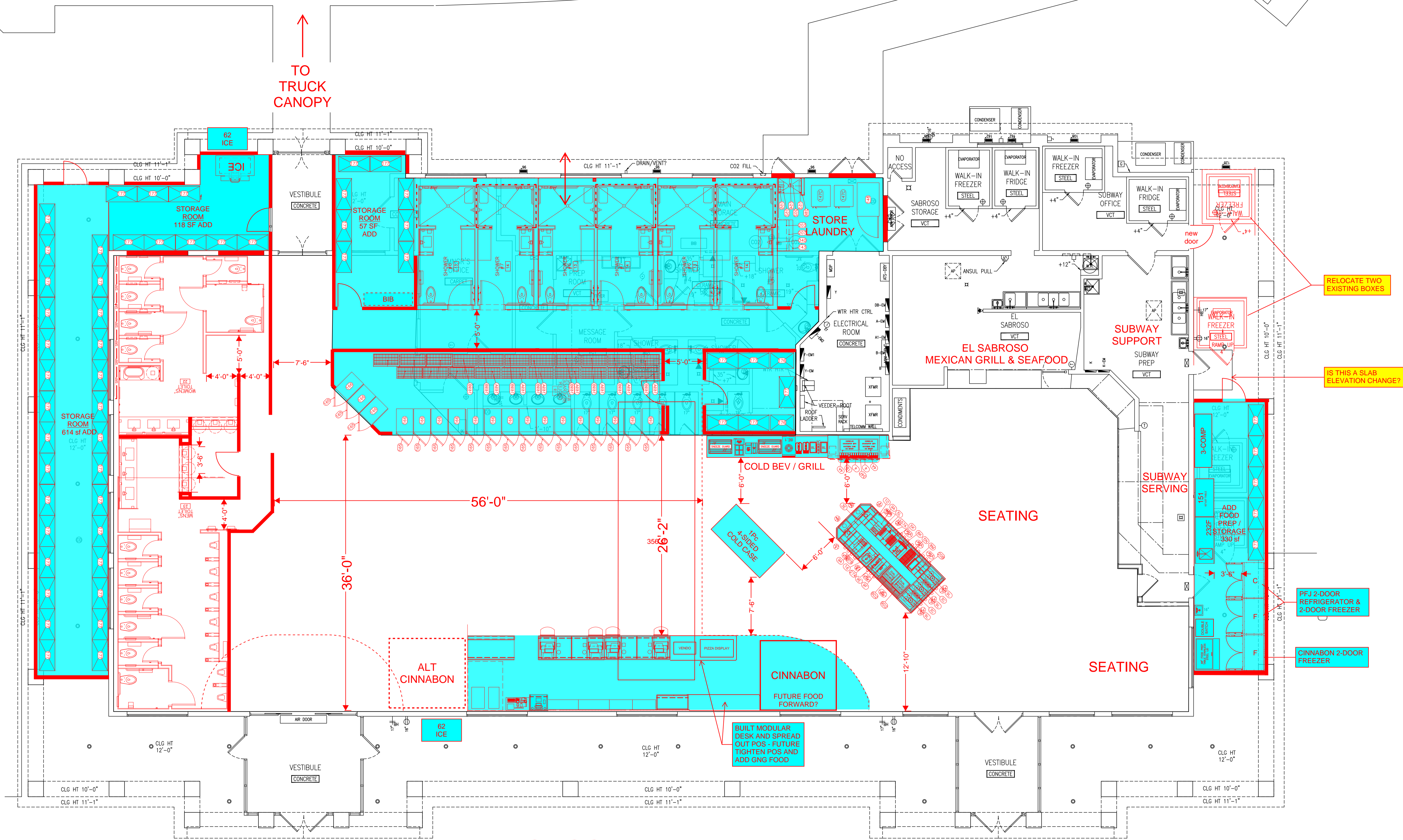
LIGHT SWITCH	EXIT LIGHT
WALL FLUORESCENT LIGHT	EMERGENCY LIGHT WITH EXIT
WALL SCONCE	EMERGENCY LIGHT
RECESSED WALL LIGHT	

PLUMBING

KITCHEN SINK	OVAL SINK
WALL MOUNT SINK	MOP SINK
ADA SINK	WALL MOP SINK
TOILET	TANKLESS TOILET
URINAL	BIDET
SHOWER STALL	WATER FOUNTAIN
WATER HEATER	FLOOR DRAIN
SEWER CLEANOUT	WATER METER
HOSE BIB	POINT OF ENTRY
ADA SHOWER SEAT	GRAB BARS
SEAT	BATH TUB

OTHER

WALL ACCESS PANEL	BREAKLINE
-------------------	-----------



↑
TO
TRUCK
CANOPY

↓
TO
AUTO
CANOPY

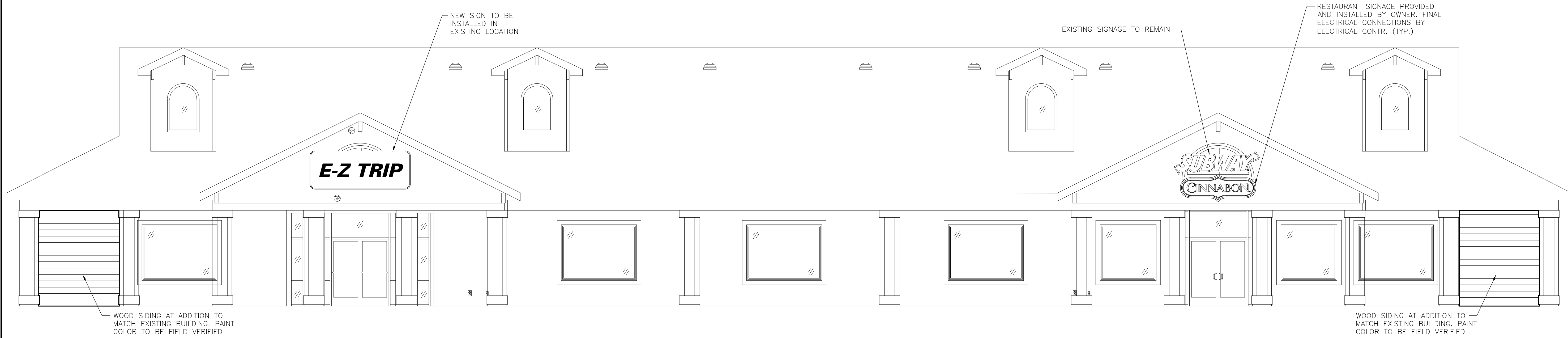
RELOCATE TWO EXISTING BOXES

IS THIS A SLAB ELEVATION CHANGE?

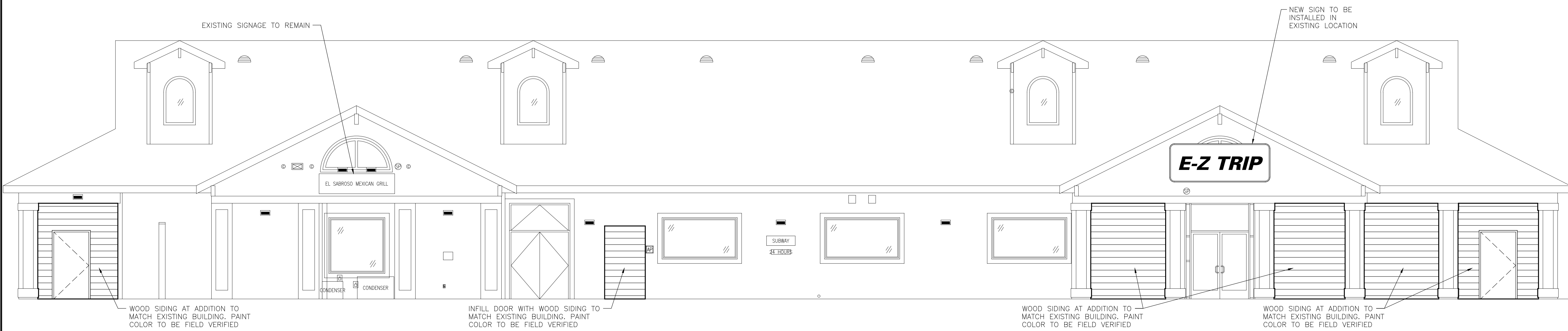
PFJ 2-DOOR REFRIGERATOR & 2-DOOR FREEZER

CINNABON 2-DOOR FREEZER

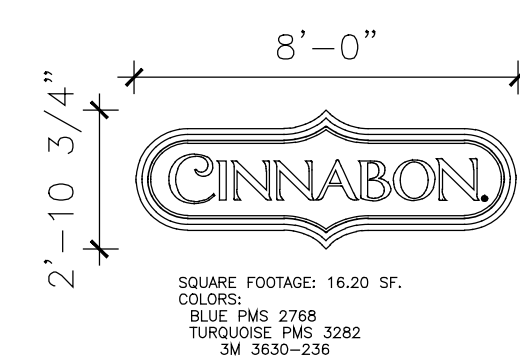
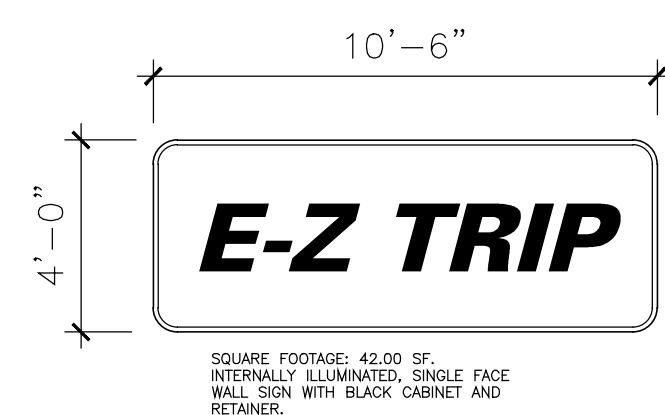
PROPOSED FINAL
 10,049 SF (CONDITIONED)
 1,119 SF (ADDED CONDITIONED)
 11,168 SF (TOTAL CONDITIONED)
 14,257 SF (EXISTING UNDER ROOF) - UNCHANGED



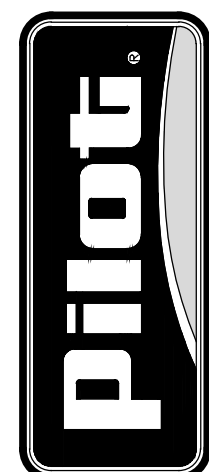
1 FRONT ELEVATION
A6 3/16" = 1'-0"



2 REAR ELEVATION
A6 3/16" = 1'-0"



PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 585-7488



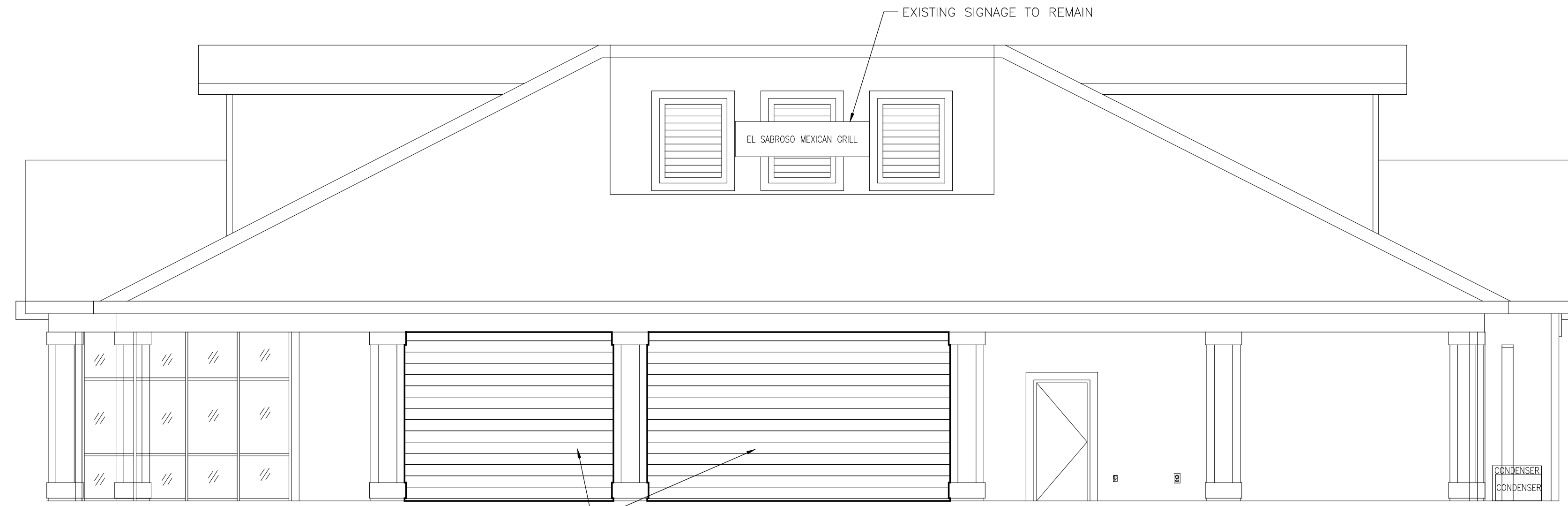
EXTERIOR ELEVATIONS
RENOVATION

PILOT TRAVEL CENTER
44779 LASSEN AVE.
AVENAL, CALIFORNIA 93204

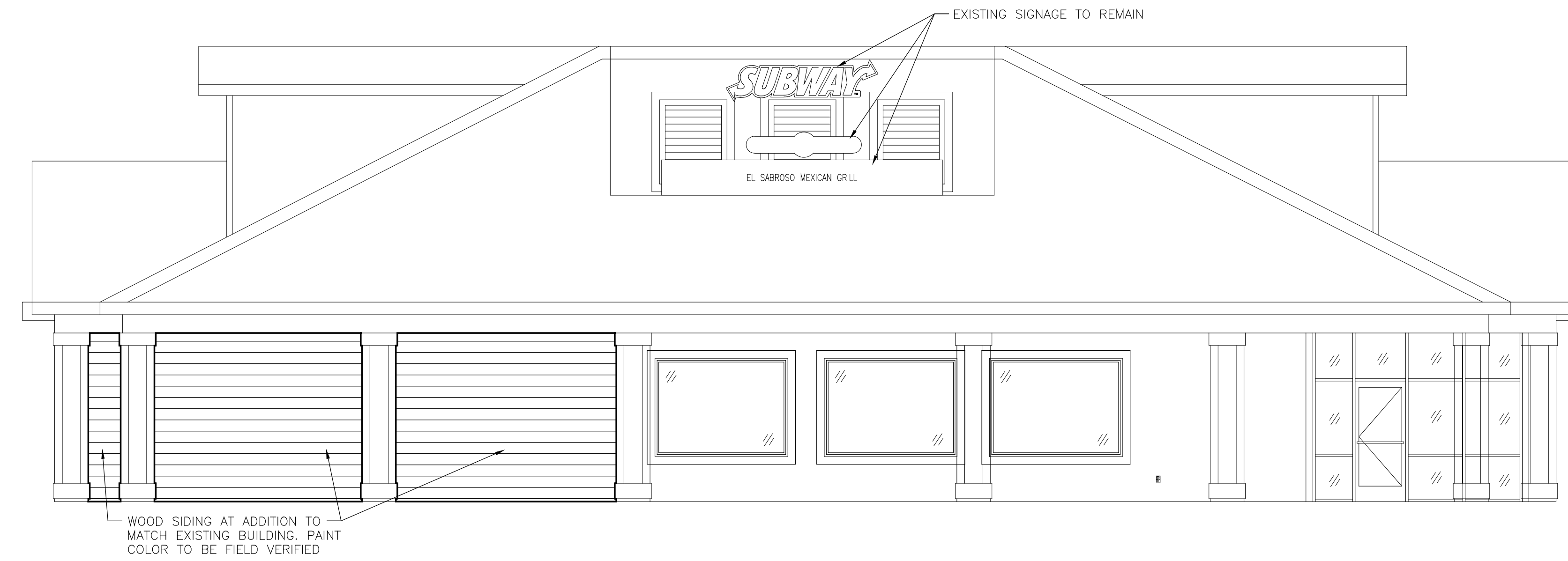
DATE	REV.	DESCRIPTION
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SHEET:
A6

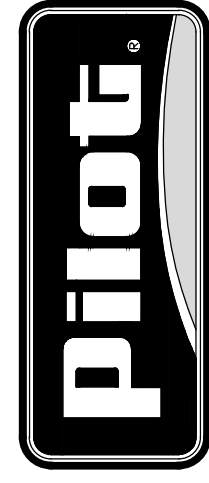


1 **SIDE ELEVATION**
A6.1 3/16" = 1'-0"



2 **SIDE ELEVATION**
A6.1 3/16" = 1'-0"

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DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 588-7488

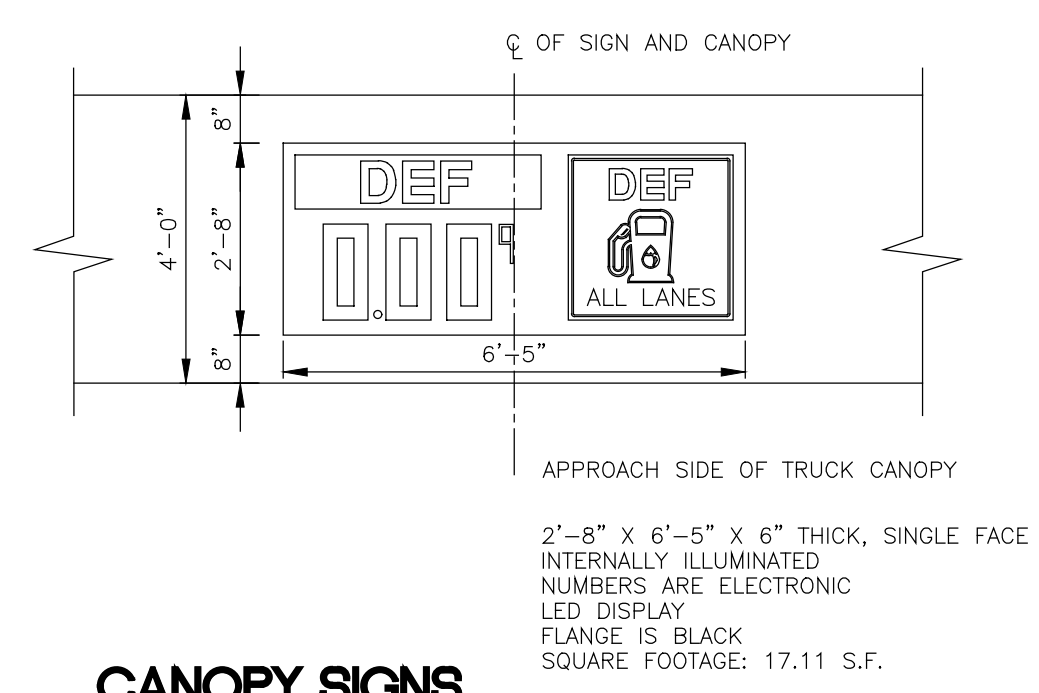
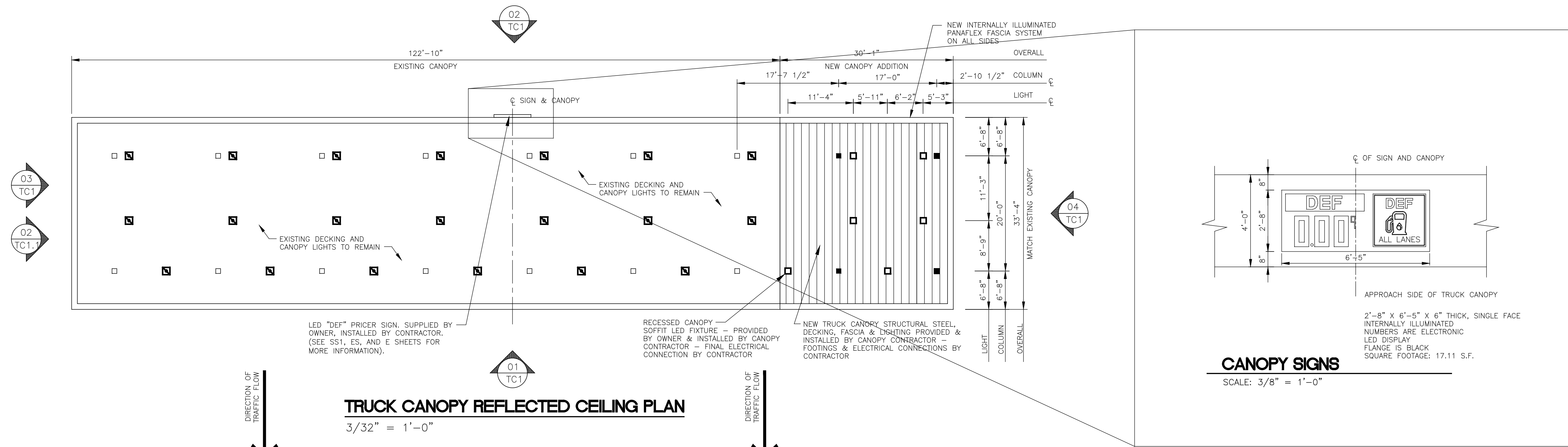


**EXTERIOR ELEVATIONS
RENOVATION**
PILOT TRAVEL CENTER
44779 LASSEN AVE.
AVENAL, CALIFORNIA 93204

DATE:	REV:	DESCRIPTION:	INT.:
3/4/20			

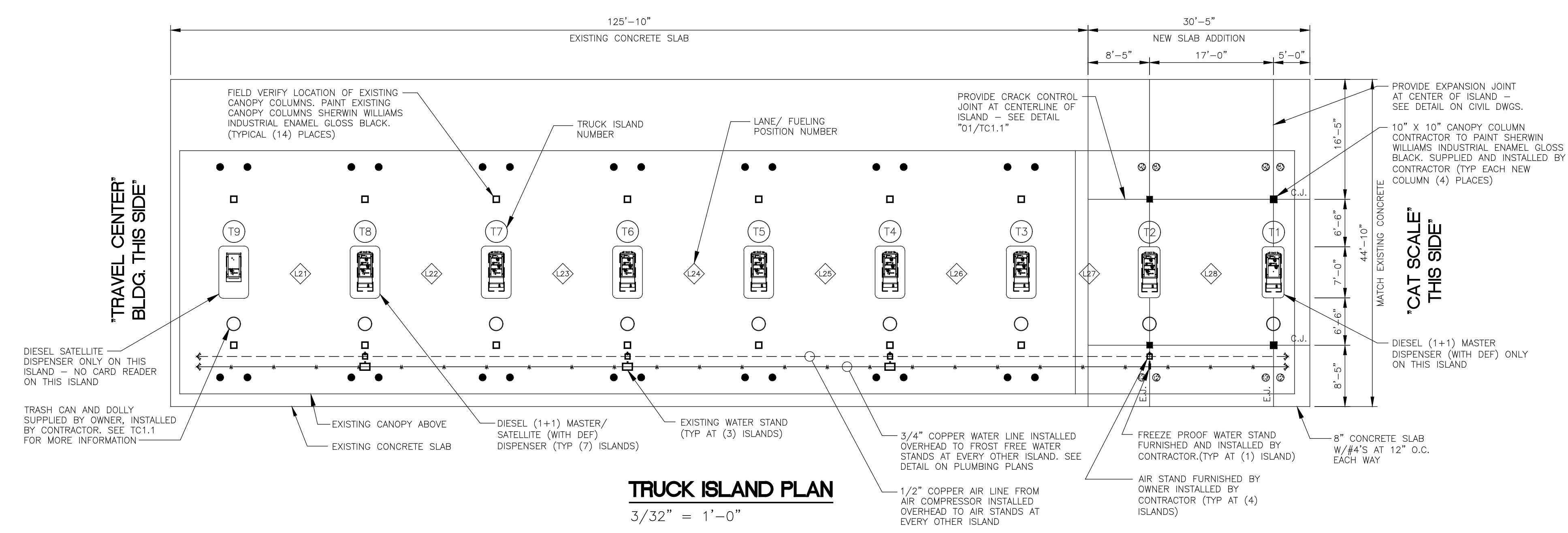
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SHEET:
A6.1

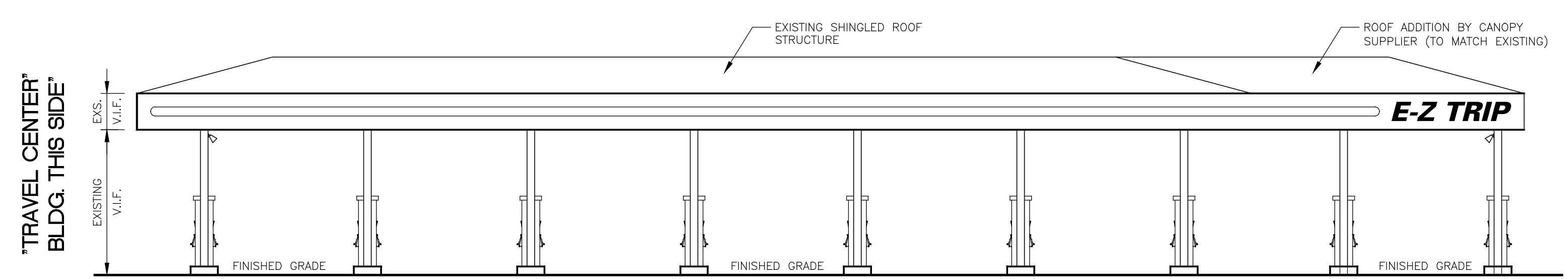


TRUCK CANOPY REFLECTED CEILING PLAN
3/32" = 1'-0"

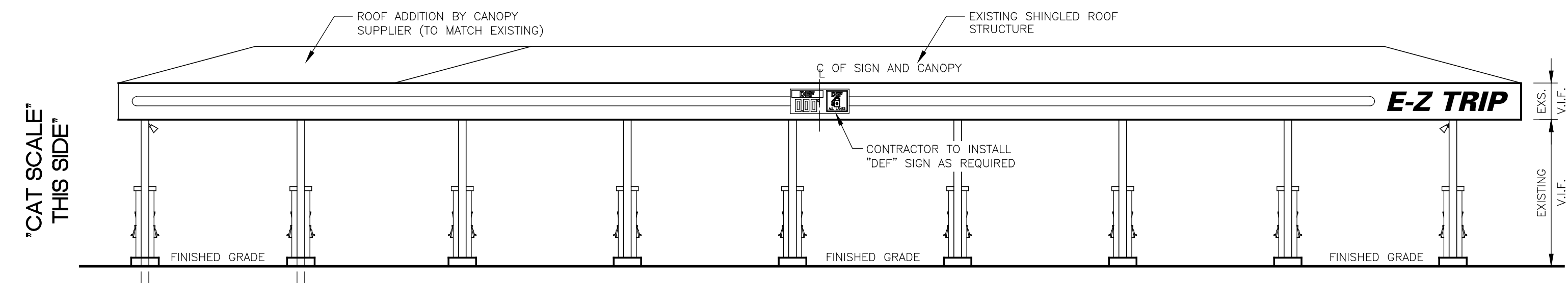
CANOPY SIGNS
SCALE: 3/8" = 1'-0"



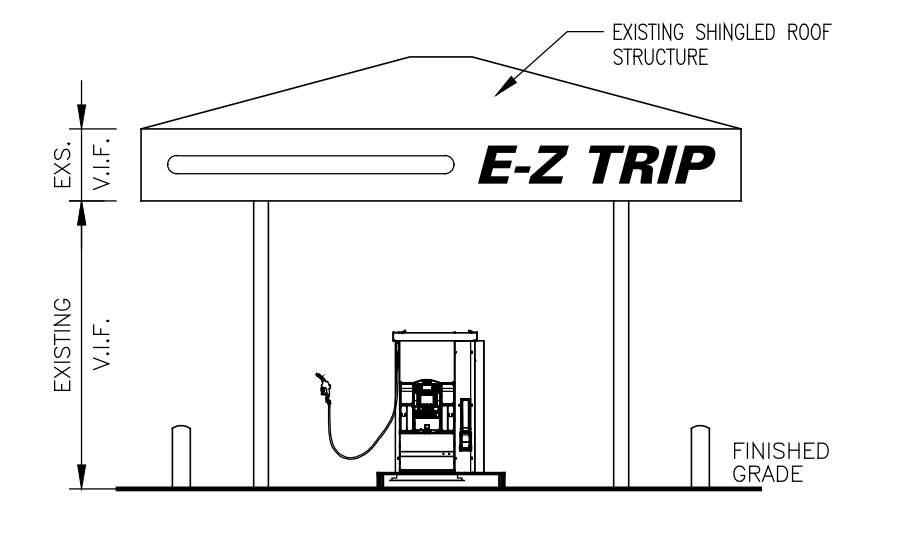
TRUCK ISLAND PLAN
3/32" = 1'-0"



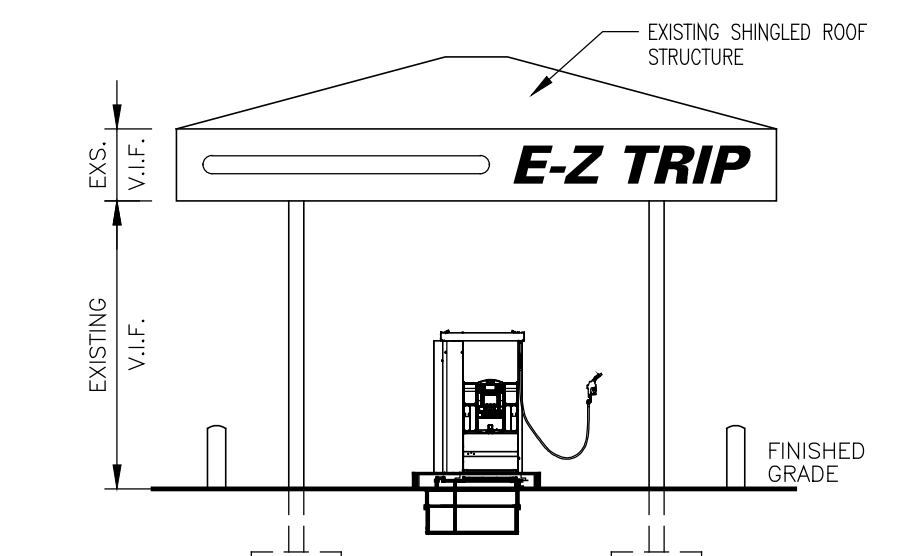
01 TRUCK CANOPY ELEVATION
TC1 3/32" = 1'-0"



02 TRUCK CANOPY ELEVATION
TC1 3/32" = 1'-0"



03 TRUCK CANOPY ELEVATION
TC1 3/32" = 1'-0"



04 TRUCK CANOPY ELEVATION
TC1 3/32" = 1'-0"

PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 585-7488

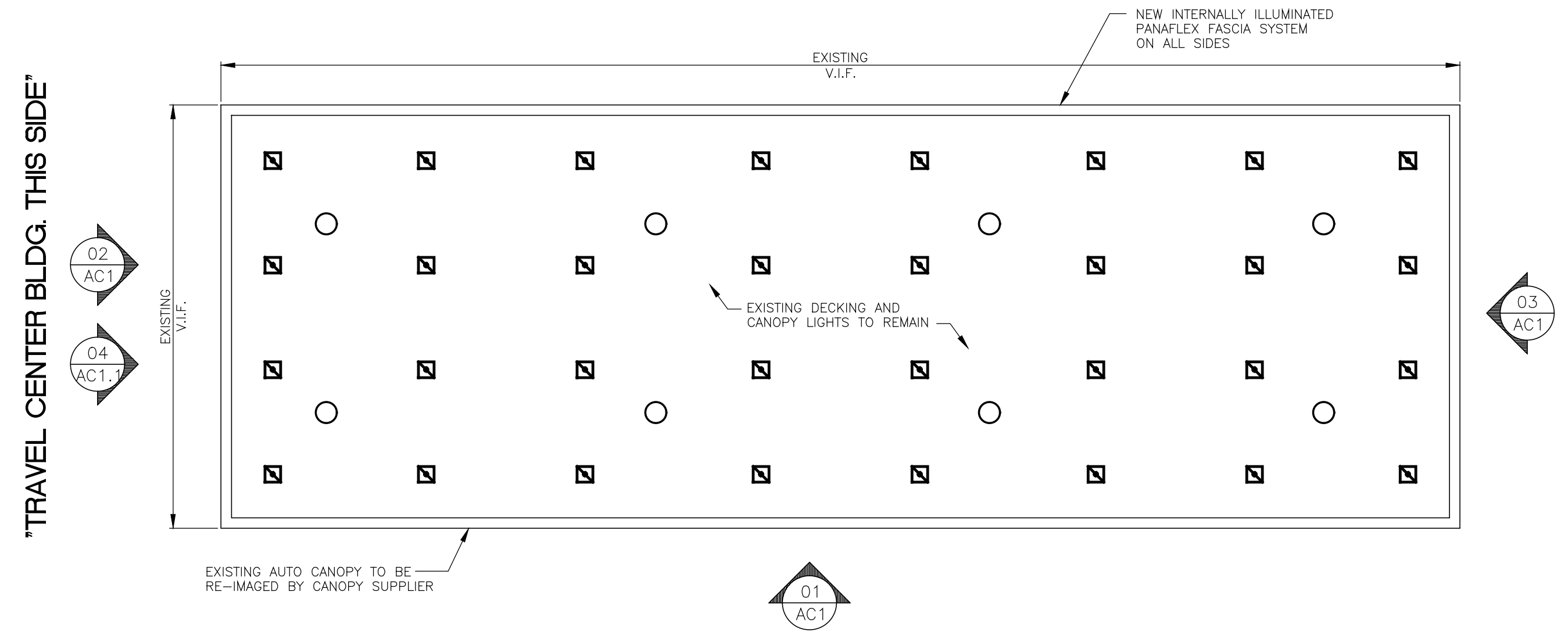
E-Z TRIP

TRUCK CANOPY
PLAN AND ELEVATIONS
E-Z TRIP TRAVEL CENTER
44779 LASSEN AVE.
AVENAL, CALIFORNIA 93204

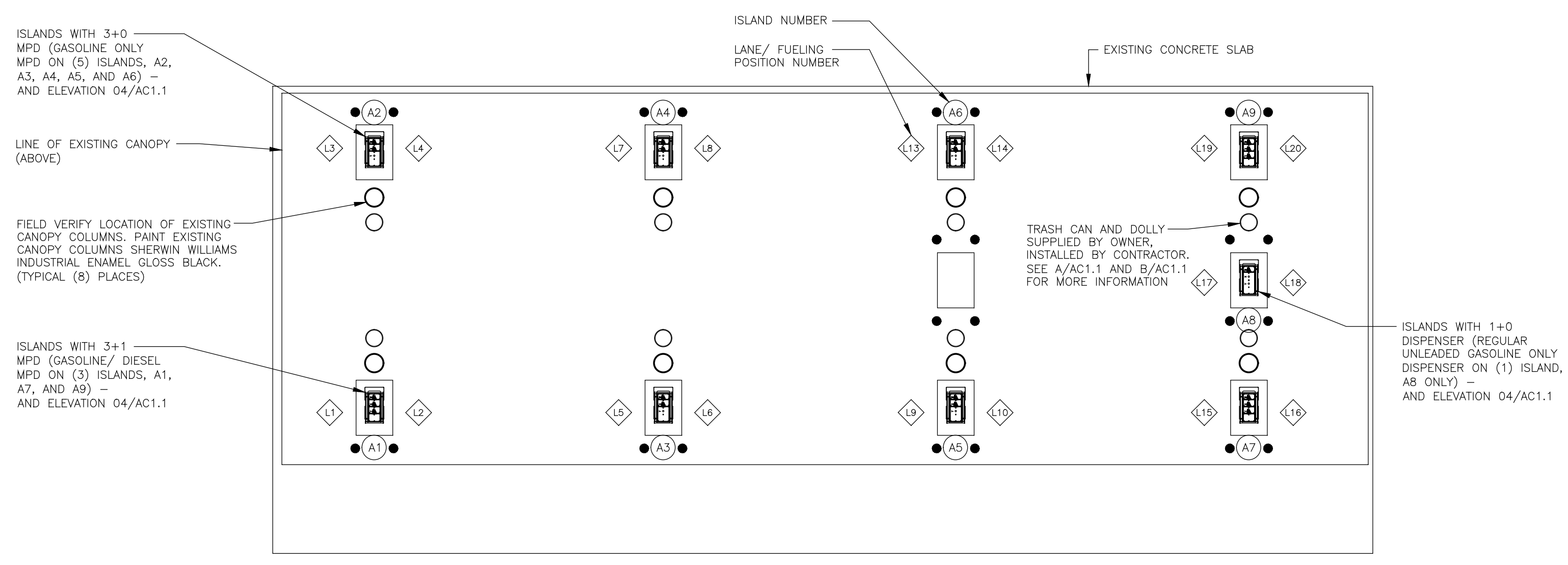
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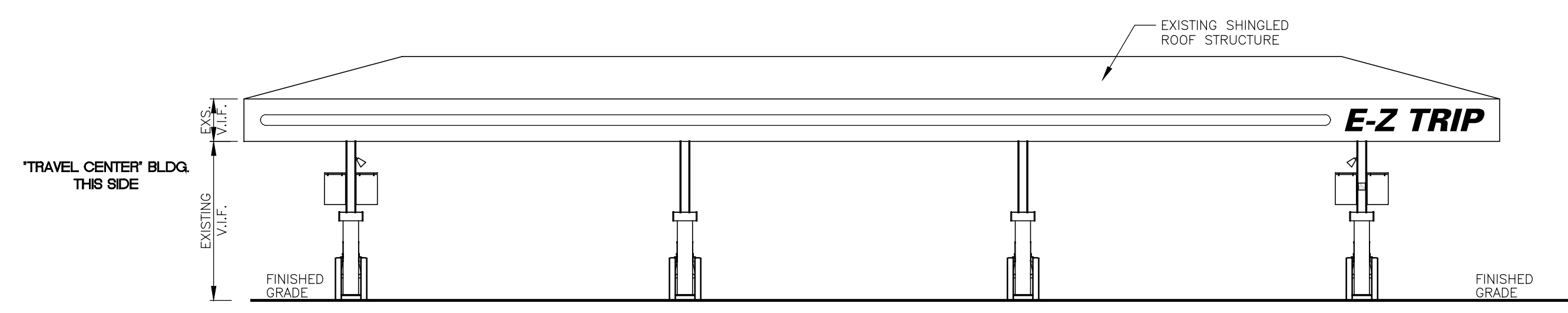
SHEET:
TC1



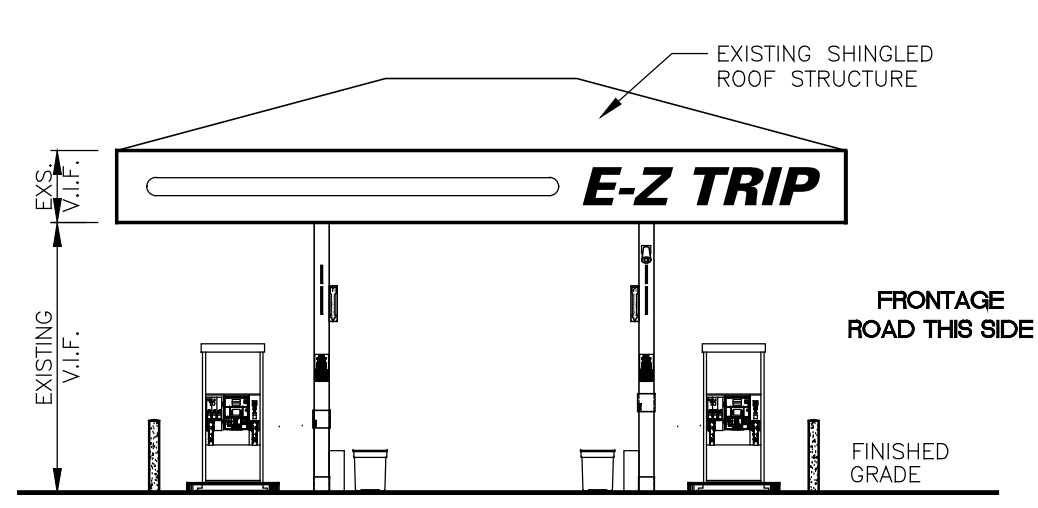
AUTO CANOPY REFLECTED CEILING PLAN
3/32" = 1'-0"



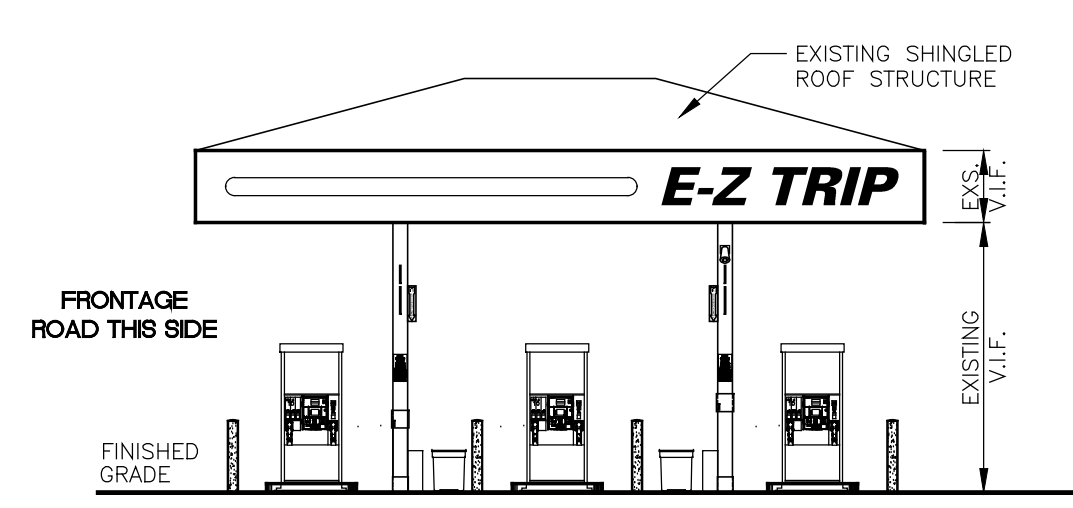
AUTO ISLAND PLAN
3/32" = 1'-0"



01/AC1 AUTO CANOPY ELEVATION
3/32" = 1'-0"



02/AC1 AUTO CANOPY ELEVATION
3/32" = 1'-0"



03/AC1 AUTO CANOPY ELEVATION
3/32" = 1'-0"

PILOT COMPANY
DESIGN DEPARTMENT
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KNOXVILLE, TENNESSEE 37909
(865) 585-7488

E-Z TRIP

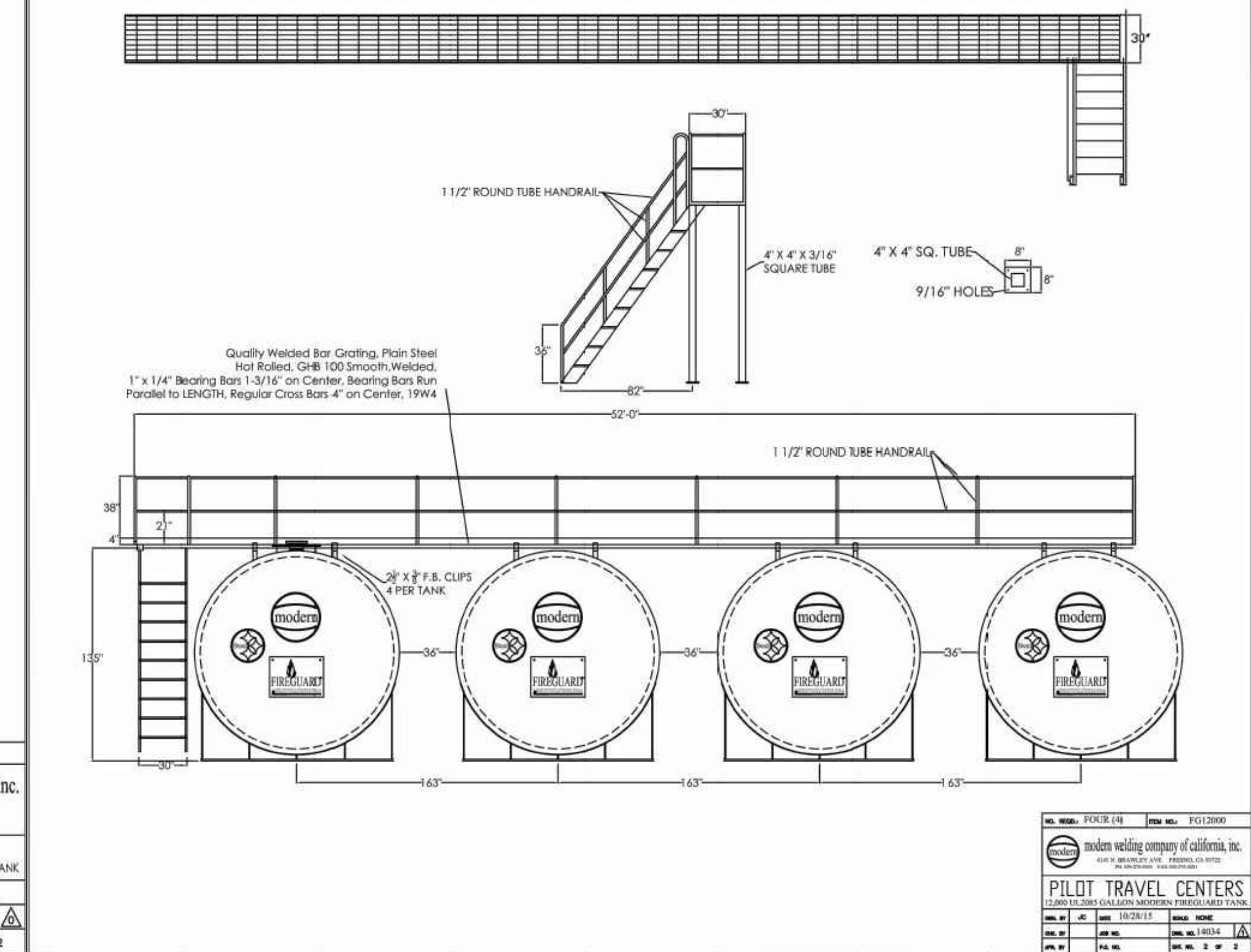
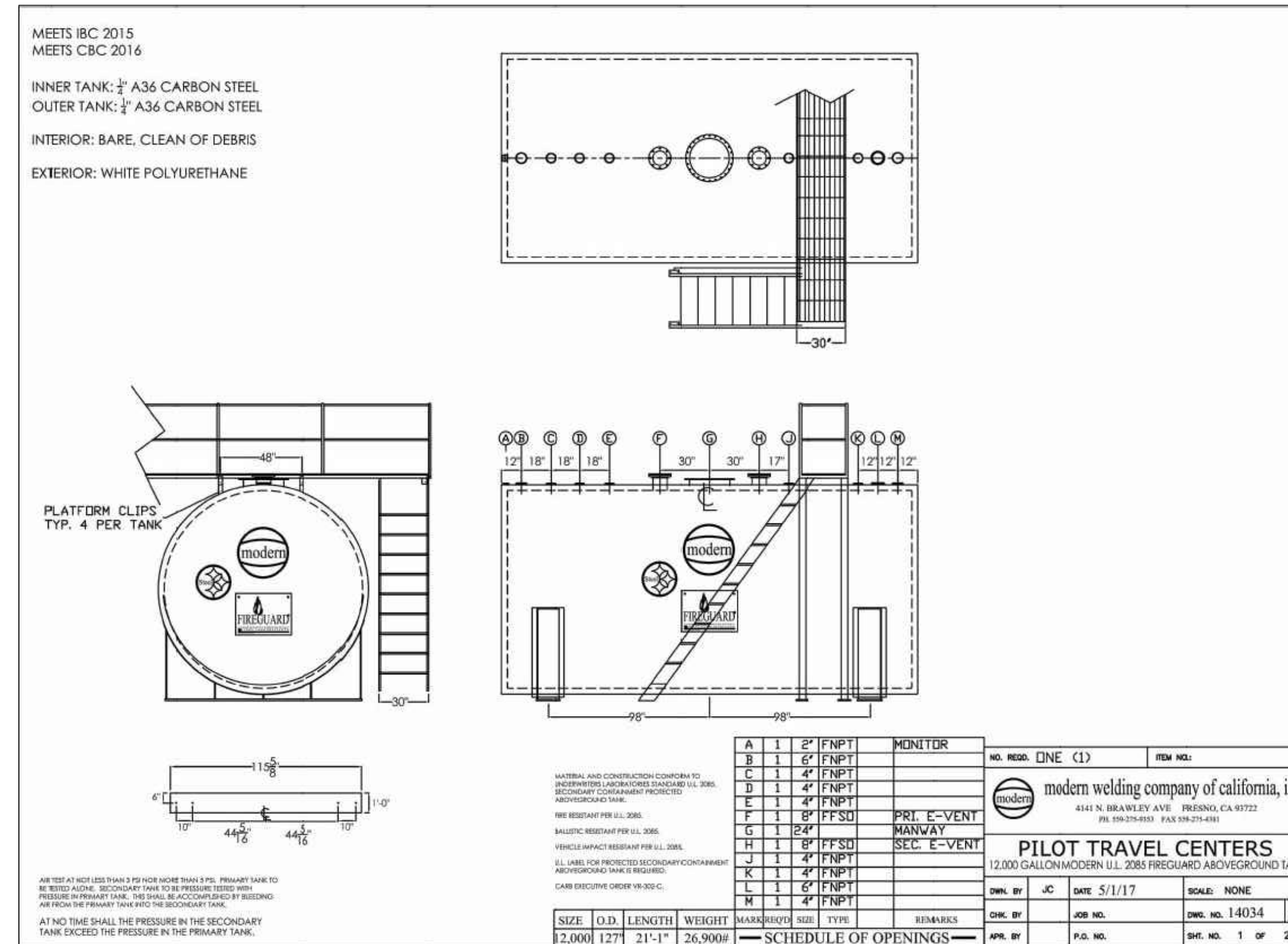
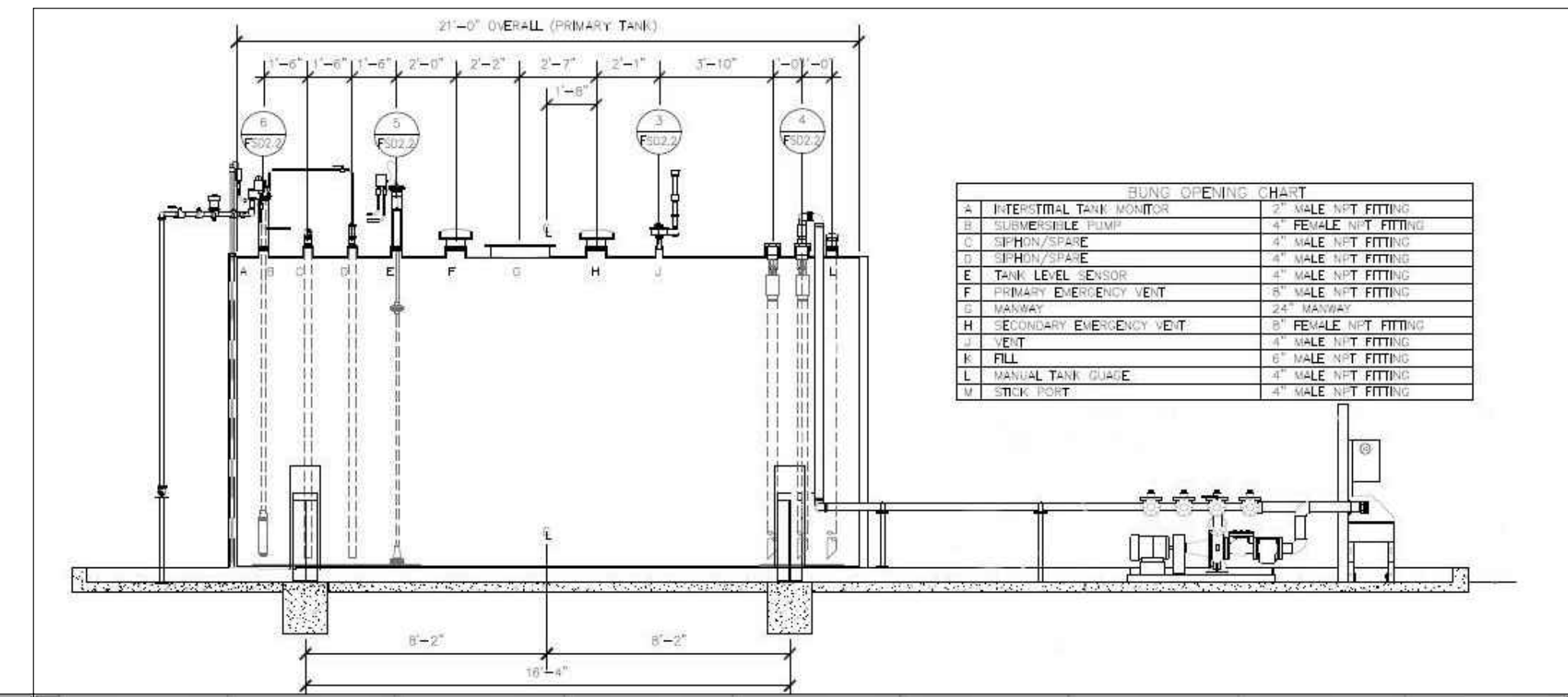
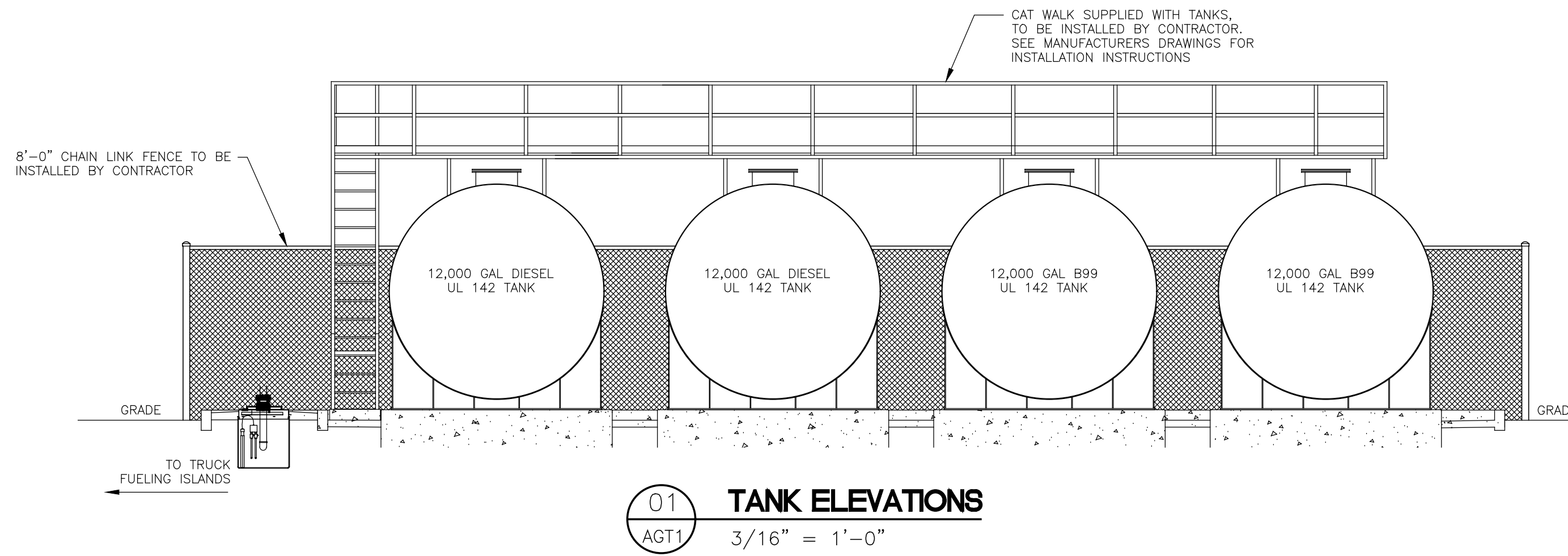
AUTO CANOPY PLAN AND ELEVATIONS
E-Z TRIP TRAVEL CENTER
44779 LASSEN AVE.
AVENAL, CALIFORNIA 93204

DATE:	REV:	DESCRIPTION:	INT.:
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DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 585-7488

E-Z TRIP

ABOVEGROUND TANK
ELEVATIONS

E-Z TRIP TRAVEL CENTER
44779 LASSEN AVE.
AVENAL, CALIFORNIA 93204

DATE:	REV:	DESCRIPTION:	INT.:
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SHEET:
AGT1



3-18-20

County of Fresno
Dept of Public Works and Planning
ATTN: Thomas Kobayashi
2220 Tulare St. Suite A
Fresno, CA 93721

RECEIVED
COUNTY OF FRESNO

MAR 24 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

RE: Operational Statement for CUP Amendment of Hillcrest Travel Plaza

Mr. Kobayashi,

Pilot Travel Centers LLC (Pilot) is in the process of completing a transaction to lease the property and its existing facilities from the current owner. Pilot would like to make improvements to the site and remodel the building once the transaction is complete. The County informed Pilot that a CUP Amendment will be required for the proposed site improvements and building remodel. Please use this letter for the proposal section of the Pre-Application Review form, description of proposed use on the CUP Amendment application form and all other forms seeking project description and an operational statement. Below is a list of Pilot's planned improvements and attached are preliminary plans of the improvements.

- Remodel of the majority of the interior of the building including an approximate expansion of 1,200 s.f. of conditioned space to the building. The total s.f. underroof of the existing facility will not change.
- Addition of (2) diesel lanes to the Truck/Diesel Canopy. The existing s.f. of the Truck/Diesel Canopy is 4,094, the proposed additional s.f. is 1,200 and therefore the new total proposed s.f. is 5,294.
- Addition of a second aboveground storage fuel tank farm (AST) for the Truck/Diesel Canopy and an underground storage tank (UST) for Diesel Exhaust Fluid (DEF). The second AST farm will have a total of (4) 12,000 gallon tanks. Two of the 12k tanks will be for Diesel and two will be for BIO. A pre-fabricated "Bioshed" will contain a pump with blending system that blends the diesel and BIO together at a specified percentage that produces Biodiesel for retail sale. According to the US Dept of Energy, "Biodiesel is a renewable, biodegradable fuel manufactured domestically from vegetable oils, animal fats, or recycled restaurant grease." The "Bioshed" is less than 100 s.f. and less than 10 ft tall, see pictures attached. The DEF UST will be 12,000 gallons and located adjacent to the new AST farm and "Bioshed", see site plan. DEF will be sold for retail at the Truck/Diesel canopy. DEF is an unregulated substance made up of Urea and de-ionized water and is sprayed into the exhaust stream of diesel vehicles to break down emissions into nitrogen and water. The EPA requires all trucks manufactured after 2010 to utilize DEF.
- Addition of a CAT scale and abandonment of existing scale
- A 1,500 s.f. expansion to the existing dumpster enclosure will provide the ability to have proper operation of trach, recyclables, storage and maintenance support to the site and building. The 1,500 s.f. expansion is a 1,000 s.f. of concrete pad and 500 s.f. of a yard storage building, see pictures attached.
- Reimage existing signs, building signs and canopy signs to a Pilot Fling J brand image.



The existing use and operation of the property and facilities will not change as the use is already a Travel Center, Truck Stop, Gasoline Station, Convenience store, Fast-food restaurant and sit-down restaurant. The collective uses were previously approved under CUP 3028 by the Planning Commission in 2004 and furthermore meet the desired intent of the County's use of this property as defined in Section 860 of the code, "Regulations for Interstate Freeway Interchange Commercial Development." Pilot Flying J is the largest owner and operator of travel centers in North America and will operate this facility as such.

Pilot will operate the facility 24/7/365 and estimates that the travel center will have approximately 75 employees. The existing customer count appears to be approximately 2000-2500 customers per day. All customers and deliveries use public roads to access the site where they then turn onto a private road at the intersection of South Lassen and Avenal Cutoff Rd. The private road and all parking surfaces is asphalt. The parking count for auto and truck customers will not change as well as delivery location will remain the same on the site. Information regarding liquid waste and solid waste, water usage, etc. can be found in the Environmental Initial Study.

The sign structures, building signage, and canopy signage will be very similar to the existing except all applicable signage will be rebranded to one of Pilot Flying J's fuel brands. The architecture of the building and canopies will virtually remain the same. All site lights are already LED and any lighting within the scope of the project that is not LED will be converted to LED. Landscaping already exists and any landscaping affected by the improvements will be replaced.

Ownership:

Pilot Corporation: 50.1%

FJM Investments LLC: 11.3%

National Indemnity Company: 38.6%

Officers:

James A. Haslam, III: CEO

Kenneth M. Parent: President

Kevin Wills: SVP/CFO

Kristin Seabrook: VP/General Counsel/Secretary

If there are any additional items needed for the CUP Amendment then please let me know by calling me at 865-660-2868 or emailing me at Ross.Shaver@PilotTravelCenters.com.

Sincerely,

A handwritten signature in black ink that reads "Ross E. Shaver".

Ross Shaver

Project Manager

P: 865-660-2868

Ross.Shaver@PilotTravelCenters.com



County of Fresno

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

CEQA ADDENDUM

Initial Study Application No. 4795

Project No.: Unclassified Conditional Use Permit Application No. 3674

Related Project No.: Unclassified Conditional Use Permit Application No. 3028

Project Location and APN: 44779 S. Lassen Avenue, Huron, CA – 085-130-26S

Project Description: Amend Unclassified Conditional Use Permit Application No. 3028 and master plan for the Interstate Freeway Commercial Development to allow expansion of a travel center on a 38.01-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is appropriate if minor technical changes or modifications to the proposed project occur (CEQA Guidelines 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or substantially increase the severity of previously identified significant impacts. The addendum need not be circulated for public review (CEQA Guidelines 15164(c)); however, an addendum is to be considered by the decision-making body along with the previously-adopted environmental document prior to making a decision on the project (CEQA Guidelines 15164(d)).

The addendum demonstrates that the environmental analysis and impacts identified in the prior Mitigated Negative Declaration remain substantially unchanged by the circumstances described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previously adopted Mitigated Negative Declaration. This Addendum is prepared as an addition to the Mitigated Negative Declaration adopted by the Planning Commission on May 13, 2004. A copy of said document is available for review at the office of the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning, 2220 Tulare St., 6th Floor, Fresno, CA.

Cultural Resources: Per Assembly Bill 52, participating California Native American Tribes were notified of the subject application and given the opportunity to enter into consultation with the County to share information on the presence of cultural resources. The Santa Rosa Rancheria Tachi Yokut Tribe expressed concerns with the subject application and requested that mitigation measures be implemented to sufficiently address cultural and tribal cultural resources. The previously adopted Mitigated Negative Declaration associated with Initial Study Application No. 4795 has implemented mitigation measures that address cultural resources. The intent of this addendum is to make necessary changes and additions to the Mitigation Measures associated with the Cultural Resources Section of Initial Study Application No. 4795. The proposed changes have been determined not to qualify for preparation of a subsequent

Mitigated Negative Declaration per Section 15162 of the CEQA Guidelines as the proposal does not substantially alter findings made in the previously prepared Initial Study and Mitigated Negative Declaration and that the proposal does not substantially change the use when it was considered under the previously prepared environmental documents. The proposed additions have been listed below:

Mitigation Measure #4: Forty-eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor be present during ground-disturbing activities. Notification shall be by email to the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at spowers@tachi-yokut-nsn.gov

Mitigation Measure #5: In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, videos, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.



County of Fresno

Department of Public Works and Planning
Andrew E. Richter
Interim Director

INITIAL STUDY CHECKLIST

IS NO.: 4795
PROJECT NO(S): CUP 3028
APPLICANT: Hillcrest Travel Plaza LLC
PROJECT DESCRIPTION: See attached Initial Study Application
POTENTIAL IMPACTS: Identified on Environmental Checklist
SOURCES CONSULTED: See attached routing memo. Comments received are indicated by a check mark and are attached hereto.

ENVIRONMENTAL RECOMMENDATION

Upon consideration of the evidence, it has been determined that it is not fairly arguable that this project will have a significant impact on the environment and a Negative Declaration will be recommended.

The proposed project may or will have a significant adverse impact on the environment and the preparation of a subsequent or supplemental EIR will be recommended to the decision makers.

Performed by: Low Pond

Reviewed by: Deborah Amshoff

Low Pond, Plng & Resource Mgt. Analyst

Deborah Amshoff, Principal Staff Analyst

Date: April 7, 2004

Date: April 7, 2004

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DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 262-4055 / 262-4029 / 262-4302 / 262-4022 FAX 262-4893
Equal Employment Opportunity • Affirmative Action • Disabled Employer

INITIAL STUDY CHECKLIST FORM

(TO BE COMPLETED BY LEAD AGENCY)

I. BACKGROUND:

- A. Name of Proponent: Hillcrest Travel Plaza LLC
- B. Applications and Project Description: Initial Study No. 4795 and Unclassified Conditional Use Permit Application No. 3028. Approve a master plan for Interstate Freeway Commercial Development for a Major Commercial Center on a 38.01-acre parcel of land in the AE-40 (Exclusive Agriculture, 40-acre minimum parcel size) District.
- C. Location: In the southwest quadrant of the intersection of Interstate Highway 5 and State Route 269, approximately eight miles southeast of the nearest city limits of the City of Coalinga and eight and one-half miles south of the City of Huron. (SUP. DIST.:4) (APN: 085-130-26s)

II. ENVIRONMENTAL IMPACTS:

(Explanations for all "YES" and "MAYBE" answers are required on attached sheets.)

	YES	MAYBE	NO
A. EARTH - Will the proposal result in:			
1. Unstable earth conditions or in changes in geologic substructures?	_____	_____	_____X_____
2. Disruptions, displacements, compaction or overcovering of the soil?	_____X_____	_____	_____
3. Changes in topography or ground surface relief features?	_____	_____	_____X_____
4. The destruction, covering or modification of any unique geologic or physical features?	_____X_____	_____	_____X_____
5. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	_____
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bed of the ocean or any bay, inlet or lake?	_____	_____	_____X_____

DEVELOPMENT SERVICES DIVISION

	YES	MAYBE	NO
7. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u> X </u>
B. AIR – Will the proposal result in:			
1. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u> X </u>
2. The creation of objectionable odors?	_____	_____	<u> X </u>
3. Alteration of air movement, moisture, temperature, or any change in climate, either locally or regionally?	_____	_____	<u> X </u>
C. WATER – Will the proposal result in:			
1. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u> X </u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<u> X </u>	_____	_____
3. Alterations to the course or flow of floodwaters?	_____	_____	<u> X </u>
4. Change in the amount of surface water in any water body?	_____	_____	<u> X </u>
5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u> X </u>
6. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u> X </u>
7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u> X </u>
8. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u> X </u>

	YES	MAYBE	NO
9. Exposure of people or property to water-related hazards such as flooding or tidal waves?	_____	_____	<u> X </u>
10. Change in the quality of ground water?	_____	<u> X </u>	_____
D. PLANT LIFE – Will the proposal result in:			
1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	<u> X </u>	_____
2. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	<u> X </u>	_____
3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u> X </u>
4. Reduction in acreage of any agricultural crop?	<u> X </u>	_____	_____
E. ANIMAL LIFE – Will the proposal result in:			
1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	<u> X </u>	_____
2. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	<u> X </u>	_____
3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<u> X </u>	_____	_____
4. Deterioration to existing fish or wildlife habitat?	<u> X </u>	_____	_____
F. NOISE – Will the proposal result in:			
1. Increases in noise levels?	_____	<u> X </u>	_____
2. Exposure of people to severe noise levels?	_____	_____	<u> X </u>
G. LIGHT AND GLARE – Will the proposal result in:			
1. An increase in light or glare?	_____	<u> X </u>	_____

	YES	MAYBE	NO
H. LAND USE – Will the proposal result in:			
1. Substantial alteration of the present or planned land use of an area?	<u>X</u>	<u> </u>	<u> </u>
I. NATURAL RESOURCES – Will the proposal:			
1. Increase in the rate of use of any natural resources?	<u> </u>	<u> </u>	<u>X</u>
J. RISK OF UPSET – Will the proposal result in:			
1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<u> </u>	<u> </u>	<u>X</u>
2. Possible interference with an emergency response plan or an emergency evacuation plan?	<u> </u>	<u> </u>	<u>X</u>
K. POPULATION – Will the proposal:			
1. Alter the location, distribution, density, or growth rate of the human population of an area?	<u> </u>	<u> </u>	<u>X</u>
L. HOUSING – Will the proposal:			
1. Affect existing housing, or create a demand for additional housing?	<u> </u>	<u> </u>	<u>X</u>
M. TRANSPORTATION / CIRCULATION – Will the proposal result in:			
1. Generation of substantial additional vehicular movement?	<u> </u>	<u>X</u>	<u> </u>
2. Effects on existing parking facilities, or demand for new parking?	<u> </u>	<u>X</u>	<u> </u>
3. Substantial impact upon existing transportation systems?	<u> </u>	<u> </u>	<u>X</u>

	YES	MAYBE	NO
4. Alterations to present patterns of circulation or movement of people and / or goods?	_____	_____	<u> X </u>
5. Alterations to waterborne, rail or air traffic?	_____	_____	<u> X </u>
6. An increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u> X </u>
N. PUBLIC SERVICES – Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
1. Fire protection?	_____	_____	<u> X </u>
2. Police protection?	_____	_____	<u> X </u>
3. Schools?	_____	_____	<u> X </u>
4. Parks or other recreational facilities?	_____	_____	<u> X </u>
5. Maintenance of public facilities, including roads?	_____	_____	<u> X </u>
6. Other governmental services?	_____	_____	<u> X </u>
O. ENERGY – Will the proposal result in:			
1. Use of substantial amounts of fuel or energy?	_____	_____	<u> X </u>
2. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	<u> X </u>
P. UTILITIES – Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
1. Power or natural gas?	_____	_____	<u> X </u>
2. Communication systems?	_____	_____	<u> X </u>
3. Water?	<u> X </u>	_____	_____

	YES	MAYBE	NO
4. Sewer or septic tanks?	<u> X </u>	<u> </u>	<u> </u>
5. Storm water drainage?	<u> </u>	<u> </u>	<u> X </u>
6. Solid waste and disposal?	<u> </u>	<u> </u>	<u> X </u>
Q. HUMAN HEALTH – Will the proposal result in:			
1. The creation of any health hazard or potential health hazard (excluding mental health)?	<u> </u>	<u> </u>	<u> X </u>
2. Exposure of people to potential health hazards?	<u> </u>	<u> </u>	<u> X </u>
R. AESTHETICS – Will the proposal result in:			
1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<u> </u>	<u> X </u>	<u> </u>
S. RECREATION – Will the proposal result in:			
1. An impact upon the quality or quantity of existing recreational opportunities?	<u> </u>	<u> </u>	<u> X </u>
T. CULTURAL RESOURCES – Will the proposal:			
1. Result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<u> </u>	<u> X </u>	<u> </u>
2. Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	<u> </u>	<u> </u>	<u> X </u>
3. Have the potential to cause a physical change which would affect unique ethnic cultural values?	<u> </u>	<u> </u>	<u> X </u>
4. Restrict existing religious or sacred uses within the potential impact area?	<u> </u>	<u> </u>	<u> X </u>

YES

MAYBE

NO

U. MANDATORY FINDINGS OF SIGNIFICANCE –

1. 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 history or prehistory?

X

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

X

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

X

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

X

MITIGATION MEASURES
Initial Study Application No. 4795
Unclassified Conditional Use Permit Application No. 3028
(Hillcrest Travel Plaza LLC)

This project has been modified to incorporate the following provisions to mitigate potential adverse environmental effects identified in the above environmental document. A substantial change in these provisions may affect the validity of the current environmental document, and a new or amended environmental document may be required. These mitigation measures must be included as project conditions and be identified with an asterisk (*) so they can readily be identified as mandatory mitigation measures for this project.

- *1. Engineered sewage disposal systems shall be designed and installed in accordance with the Sewage Feasibility Investigation prepared by Technicon Engineering Services Inc. dated July 14, 2003 (TES #9500.002), or as otherwise approved by the Fresno County Department of Community Health, Environmental Health System.
- *2. To mitigate potential impacts on Federally designated animal species, the applicant shall prepare a Habitat Conservation Plan (HCP) that shall include the following provisions in accordance with the requirements of the U.S. Fish and Wildlife Service:
 - a. The southwest corner of the parcel shall be set aside with a conservation easement recorded and held by a third party non-profit entity approved by the Service. This corner is a triangle with 350 feet on the western edge of the property, 400 feet on the southern edge, and approximately 530 feet on the third side of the triangle connecting the southern and western sides (resulting in 1.61 acres). The purpose of the easement will be to keep open space available in perpetuity so as not to preclude a future corridor if development continues, allowing movement of wildlife, specifically the kit fox, along the west side of the Central Valley between Interstate 5 and the Kettleman Hills. The Service agrees that the acreage of this conservation easement shall be credited toward the applicant's mitigation obligation at a 2 to 1 ratio ($1.61 \times 2 = 3.22$ acres). The corridor shall be protected from uses that negatively impact the kit fox (such as vehicle or recreational use). The applicant shall include in the HCP details for mitigation measures to provide protection of this acreage for the use of kit fox movement.

- b. The impacts on 9.27 acres of kit fox habitat (minus the 3.22 acres being mitigated onsite) shall be mitigated by purchasing 6.05 credits for land on the Kreyenhagen Hills property managed by Wildlands, Inc. The applicant shall include in the HCP a description of the location identification of the lands to be acquired, and funding assurances which could include a contract or evidence that the credits have been purchased.
- *3. All ground disturbance activities relating to this project shall be carefully observed. Should cultural resources be accidentally unearthed, all work in the area of the find shall be halted and a qualified professional archeologist shall evaluate the findings and make any necessary mitigation recommendations. A report of any evaluation thus required shall be provided by the archeologist to the Fresno County Department of Public Works and Planning to be forwarded to the office of the Southern San Joaquin Archeological Information Center within 30 days of the completion of the project. Occupancy of the facility shall not be

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**Initial Study Attachment
Initial Study Application No. 4795
Unclassified Conditional Use Permit Application No. 3028
(Hillcrest Travel Plaza LLC)**

This discussion is keyed to the attached Initial Study Checklist Form prepared for this project and based on the comments received during the Initial Study process.

Project Description

Approve a master plan for Interstate Freeway Commercial Development to allow a travel center, including automobile and truck refueling, truck scale, and convenience store, on a 38.01-acre parcel of land in the AE-40 (Exclusive Agriculture, 40-acre minimum parcel size) District.

A. Earth

(2.) Development of the project site could result in the compaction and over covering of the soil due to construction activities. This potential impact is unavoidable, but is not considered significant because the applicant will be required to adhere to the Grading and Building Sections of the County Ordinance Code, and County permit requirements. The potential effect is not expected to be significant with adherence to these mandatory requirements.

(5.) Disruption of the soil during construction may result in an increase in wind or water erosion of soils on the site. This effect is not expected to be significant because the applicant will be required to adhere to the Building and Grading Sections of the County Ordinance Code and County permit requirements.

B. Air Quality

(1.) The San Joaquin Valley Unified Pollution Control District (Air District) reviewed this project and indicated that the entire San Joaquin Valley is non-attainment for ozone and fine particulate matter (PM-10) and that the subject project would contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. The Air District indicated that although the project alone would not generate significant air emissions, the increase in emissions from the project and others like it, cumulatively reduce the air quality in the San Joaquin Valley. The Air District indicated that a concerted effort should be made to reduce project-related emissions. The construction phase of the project will be subject to certain aspects of District Regulation VIII, which is a series of rules designed to reduce PM-10 emissions generated by human activity. The gasoline service islands will be subject to the permitting requirements of the Air District, requiring that the applicant obtain an authority to construct (ATC) from the Air District.

The Air District further stated that there are a number of recommended, but non-mandatory, measures that can be incorporated into the design of the project to

reduce the project's overall level of emissions. A list of these measures has been provided to the applicant.

C. Water

(2.) The project could result in changes in absorption rates, drainage patterns and the rate and amount of surface run-off, in the form of drainage from the roof of the new building and from new paved areas. These effects are not considered significant because the applicant will be required to adhere to the Grading and Drainage Sections of the County Ordinance Code.

(10.) The Department of Environmental Health reviewed the application and requested that a sewage feasibility analysis be conducted of the site to determine if installation of the proposed septic system would cause impacts on groundwater quality. Based upon the analysis, dated July, 2003 and prepared by Technicon Engineering Services, Inc., the Health Department has determined that installation of the septic system will not result in significant impacts on groundwater quality if installed in accordance with the study. A mitigation measure has been included requiring that the septic system be installed in accordance with the study.

D. Plant Life; E. Animal Life

D. (1.)(2.); E. (1.) (2.) (3.) (4.) The California Department of Fish and Game (F&G) reviewed the project and requested that a reconnaissance-level biological survey be prepared based on the possible impact of the project on listed and unlisted biological resources. Based upon the survey, prepared by Technicon Engineering Services, Inc. dated September, 2002, F&G requested that additional surveys be conducted to determine what species use small mammal burrows found on the site and that the project be referred to the U.S. Fish and Wildlife Service (Service) because of possible impacts on Federally-listed species. Based upon the follow up surveys, also performed by Technicon Engineering Services, F&G determined that the burrows do not support State-listed sensitive species. However, the Service determined that the project would impact both habitat area and movement of a Federally endangered species, the San Joaquin Kit Fox. The Service has determined that 9.27 acres of habitat will be impacted and has approved two mitigation measures that will reduce habitat impacts to a level of insignificance. The first requires the recording of a 3.22-acre conservation easement held by a non-profit entity approved by the Service that will provide habitat and a movement corridor for the San Joaquin Kit Fox in the southwest corner of the property. The second requires that the applicant purchase credits for 6.05 acres of identified land for habitat off-site.

D. (4.) The site is currently in agricultural production. However, the relatively small size of the site together with the prior designation of the interchange as a Major Commercial Center result in a determination that the reduction of agricultural acreage is not significant.

F. Noise

(1.) The project will introduce a new source of noise to the area, but because there are no residences within at least one mile of the site, there will be no noise impacts.

G. Light and Glare

The project will result in the creation of new sources of light. A condition will be added to the project requiring that outdoor lighting shall be hooded and arranged and controlled so as not to cause glare or illuminate neighboring parcels. All outdoor lighting shall be hooded and directed so as not shine toward public roads or the surrounding properties. This will reduce any potential impact to a level of insignificance.

H. Land Use

(1.) The project will result in the conversion of agricultural land to commercial use. As indicated in D.(4.) above, this impact is not considered to be significant.

M. Transportation/Circulation

(1.)(2.) The Design Division and the State Department of Transportation (Caltrans) reviewed the project and indicated that a Traffic Impact Study (TIS) should be prepared to determine impacts of County and State roads. Based upon the study, prepared by Peters Engineering, the Design Division expressed no concerns with potential impacts to County roads. Caltrans requested that revisions be made to the site plan to address site access issues. These revisions reduce impacts to State roads to a level of insignificance.

P. Utilities

(3.) (4.) The applicant has obtained a "will serve" letter from the City of Avenal indicating that the City will be able to provide sufficient water to serve the needs of the development. As indicated in C.(10.) above, the applicant intends to install an on-site septic system for liquid waste generated by the project, and he will be required to provide the system in accordance with a sewage feasibility study prepared for the site.

R. Aesthetics

(1.) Interstate Highway 5 in the area of the subject site is designated as a Scenic Highway in the Open Space and Conservation Element of the General Plan, raising the potential for aesthetic impacts. The Zoning Ordinance contains a section entitled "Regulations for Interstate Freeway Interchange Commercial Development" that is intended, among other purposes, to assure "architectural and landscape design that will result in an attractive appearance from the highway and a harmonious relationship among the various elements of the development and with the existing landscape". The section requires submission of a Master Plan that includes an architectural design theme and further requires that the project be subject to the County Site Plan Review process. The applicant's Master Plan and Operational Statement propose an architectural style between "Colonial" and "American Country", with exterior vertical surfaces of apparent clapboard style and a color scheme of off-white or creamy yellow with a dark green roof. Together with the Site Plan Review requirement for a landscape plan, this design theme will reduce any potential aesthetic impacts to a level of insignificance.

T. Cultural Resources

(1.) The project was reviewed by the California Archeological Information Center in Bakersfield, who indicates that there are no recorded cultural resources within the project area or within a one-mile radius, and that the property has been extensively disturbed by past farming and industrial uses, including oil extraction. Because the site is in an area of high cultural sensitivity, however, a mitigation measure is included requiring all ground disturbance activities relating to this project to be carefully observed. Should cultural resources be accidentally unearthed, all work in the area of the find shall be halted and a qualified professional archeologist shall evaluate the findings and make any necessary mitigation recommendations.

Conclusion:

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3028, staff has concluded that the project will not have a significant effect on the environment. Potential impacts related to soil compaction and increase in wind or water erosion of soils will not be significant with adherence to the Grading and Building Sections of the County Ordinance Code and County permit requirements. Changes in absorption rates, drainage patterns and the rate and amount of surface runoff will not be significant with adherence to the Grading, Drainage and Building Sections of the County Ordinance Code. Potential impacts on groundwater quality and utilities will not be significant with adherence to a mitigation measures requiring installation of a septic system in accordance with a sewage feasibility analysis prepared for the site and provision of an approved, piped, potable water supply. Potential impacts related to air quality will be addressed by compliance with the permit requirements of the San Joaquin Valley Air Pollution Control District. Light and glare will be addressed by a condition requiring lights to be hooded so as not to shine upon adjacent property or public roadways. Potential impacts to plant and animal life will be addressed by mitigation measures requiring protection/replacement of habitat and movement corridor for the San Joaquin Kit Fox. Potential noise, land use and aesthetic impacts and impacts resulting from loss of agricultural land are not considered to be significant. Potential impacts on cultural resources will be addressed with a mitigation measure requiring a report and recommendation from a qualified archeologist in the event cultural resources are identified during ground disturbance activity. 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, Ste. "A", Fresno, CA.

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Inter Office Memo

DATE: May 13, 2004

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: Resolution No. 11817 - Initial Study Application No. 4795 and Classified Conditional Use Permit Application No. 3028

APPLICANT: Hillcrest Travel Plaza LLC

REQUEST: Approve a master plan for Interstate Freeway Commercial Development to allow a travel center, including automobile and truck refueling, truck scale, convenience store, and diner on a 38.01-acre parcel of land in the AE-40 (Exclusive Agriculture, 40-acre minimum parcel size) District.

LOCATION: Southwest quadrant of the intersection of Interstate Highway 5 and State Route 269 (Lassen Avenue) approximately eight miles southeast of the City of Coalinga and approximately eight and one-half miles south of the City of Huron. (SUP. DIST.: 4) (APN: 085-130-26s)

PLANNING COMMISSION ACTION:

At its hearing of May 13, 2004, the Commission considered the Staff Report and testimony (summarized on Exhibit "A").

A motion was made by Commissioner Pierce and seconded by Commissioner Downing to adopt the Mitigated Negative Declaration prepared for the project, adopt the recommended findings of fact and approve Classified Conditional Use Permit Application No. 3028, subject to the conditions listed in Exhibit "B".

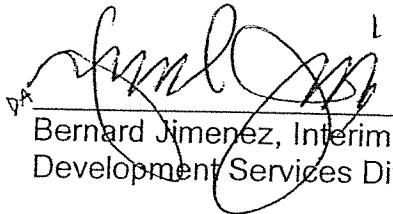
This motion passed on the following vote:

VOTING: Yes: Commissioners Pierce, Downing, Abrahamian, Ferguson, Hammerstrom, Milligan

No: Commissioner Hurtt

Absent: Commissioners Hall, Phillips

ANDREW E. RICHTER, Interim Director
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Bernard Jimenez, Interim Manager
Development Services Division

- NOTES:
1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
 2. The approval of this Classified Conditional Use Permit will expire two years from the date of approval unless substantial development has occurred. When circumstances beyond the control of the applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Classified Conditional Use Permit.

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Attachments

EXHIBIT "A"

Initial Study Application No. 4795
Classified Conditional Use Permit Application No. 3028

Staff: The Fresno County Planning Commission considered the Staff Report dated May 13, 2004, and heard a summary staff presentation.

Applicant: The applicant's representative expressed agreement with staff's recommendation, described the project, and provided the following points of information in response to questions raised by the Commission:

- Currently, Caltrans is widening the overcrossing at I-5 and SR 269 and is widening SR 269.
- The site is considered a San Joaquin Kit Fox movement corridor by the U.S. Fish and Wildlife Service to allow movement and interbreeding between the north and south valley species.
- The 9.06-acre site is considered the habitat area that is also in the movement corridor, and the mitigations have been determined on this basis.
- The off-site mitigation area is within an area designated by the Fish and Wildlife Service.

Others: No other individuals presented information in support of or in opposition to the proposal.

EXHIBIT "B"

Conditions of Approval
Initial Study Application No. 4795
Classified Conditional Use Permit Application No. 3028

1. Development and operation of the use shall be in accordance with the operational statement as approved by the Planning Commission and the site plan, floor plan, and elevation drawings as approved by the Commission.
2. All outdoor lighting shall be hooded and arranged and controlled so as not to cause glare or illuminate neighboring parcels.
3. To increase security at the mini-mart location, facilitate suspect identification, and potentially deter crime, the applicant shall perform the following improvements and adhere to following requirements:
 - a. To facilitate the identification and apprehension of suspects a video camera security system will be installed that will record activity at the cash register, gas pumps, and front of the store. All exterior videotape shall operate 24 hours.
 - b. All videotape shall be maintained a minimum of (7) seven days before the tape content is destroyed or taped over. Tapes shall represent a 24-hour period of time and be clearly marked and identified. The original video tape, discs, or other recording devices shall be turned over to law enforcement upon request. The business may make a copy of the original for their records.
 - c. There must be a clear and unobstructed view of the cash register from the exterior of the store.
 - d. There shall be no signage on the front door(s). Glass in the door(s) will be clear and unobstructed.
 - e. A physical barrier such as concrete-filled posts shall be constructed in front of windows and doors to deter the use of vehicles to breach the structure for purposes of theft or vandalism.
4. All storm water run-off from new development and existing impervious surfaces shall remain on site.

- *5. Engineered sewage disposal systems shall be designed and installed in accordance with the Sewage Feasibility Investigation prepared by Technicon Engineering Services Inc. dated July 14, 2003 (TES #9500.002) or as otherwise approved by the Fresno County Department of Community Health, Environmental Health System.
- *6. To mitigate potential impacts on Federally designated animal species, the applicant shall prepare a Habitat Conservation Plan (HCP) that shall include the following provisions in accordance with the requirements of the U.S. Fish and Wildlife Service:
- a. The southwest corner of the parcel shall be set aside with a conservation easement recorded and held by a third party non-profit entity approved by the Service. This corner is a triangle with 350 feet on the western edge of the property, 400 feet on the southern edge, and approximately 530 feet on the third side of the triangle connecting the southern and western sides (resulting in 1.61 acres). The purpose of the easement will be to keep open space available in perpetuity so as not to preclude a future corridor if development continues, allowing movement of wildlife, specifically the kit fox, along the west side of the Central Valley between Interstate 5 and the Kettleman Hills. The Service agrees that the acreage of this conservation easement shall be credited toward the applicant's mitigation obligation at a 2 to 1 ratio ($1.61 \times 2 = 3.22$ acres). The corridor shall be protected from uses that negatively impact the kit fox (such as vehicle or recreational use). The applicant shall include in the HCP details for the minimization measures concerning protection of this acreage for the use of kit fox movement.
 - b. The impacts on 9.27 acres of kit fox habitat (minus the 3.22 acres being mitigated onsite) shall be mitigated by purchasing 6.05 credits for land on the Kreyenhagen Hills property managed by Wildlands, Inc. The applicant shall include in the HCP a description of the location identification of the lands to be acquired and funding assurances, which could include a contract or evidence that the credits have been purchased.
- *7. All ground disturbance activities relating to this project shall be carefully observed. Should cultural resources be accidentally unearthed, all work in the area of the find shall be halted and a qualified professional archeologist shall evaluate the findings and make any necessary mitigation recommendations. A report of any evaluation thus required shall be provided by the archeologist to the Fresno County Department of Public Works and Planning to be forwarded to the office of the Southern San Joaquin Archeological Information Center within 30 days of the completion of the project. Occupancy of the facility shall not be allowed until this report is provided as required.

*MITIGATION MEASURE – A measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.

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