

Document Root (Read-Only)

Selected Document
(New SCH Number) - MND - Initial Study Application No. 7578; Classified... Fresno County Created - 11/6/2020 Submitted - 11/6/2020 Ejaz Ahmad

Document Details
Lead Agency Fresno County
Document Type Mitigated Negative Declaration
Document Status Submitted
Title Initial Study Application No. 7578; Classified Conditional Use Permit Application No. 3636
Project Applicant Mehtab Turna
Present Land Use Minimarket
Document Description Allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District.

Attachments
CUP 3636 Evaluation of Environmental Impacts.pdf
CUP 3636 Initial Study.pdf
CUP 3636 Mitigation Monitoring.pdf
CUP 3636 MND Draft.pdf
CUP 3636 NOC (signed).pdf
CUP 3636 NOI (recorded).pdf
CUP 3636 Rev'g Agencies Cklist (signed).pdf
CUP 3636 Routing Pkg.pdf
CUP 3636 SCH Summary Form.pdf

Contact
Ejaz Ahmad Fresno County Department of Public Works & Planning 2220 Tulare Street, 6th Floor Fresno, CA 93721 Phone : (559) 600-4204 Fax : (559) 600-4200 eahmad@fresnocountyca.gov

Regions

Counties
Fresno

Cities

Location Details**Cross Streets**

southeast corner of W. Olive and N. Valentine Avenues

Total Acres - 38,520 sq. ft | **Parcel Number** - 449-090-26 | **Township** - 13S | **Ran...**

Local Action Types

Use Permit

Development Types

Commercial (Sq. Ft. 38,520, Acres 0.8)

Project Issues

Aesthetic/Visual | Agricultural Land | Air Quality | Archaeologic-Historic | Biological...

Review Agencies

Air Resources Board | Conservation, Department of | Fish and Wildlife, Region 4 -...

Review Period**Review Started**

11/9/2020

Review Ended

12/8/2020

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study Application No. 7578; Classified Conditional Use Permit Application No. 3636

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov Phone Number: 559-600-4204

Project Location: Fresno Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

Allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District. The project site is located on the southeast corner of W. Olive and N. Valentine Avenues, approximately 1,756 feet west of the nearest city limits of the City of Fresno (3375 W. Olive Ave., Fresno) (SUP. DIST. 1) (APN 449-090-26).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AESTHETICS: D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? The project will result in the creation of new sources of light and glare in the area. The proposed mitigation to hood and direct lighting away from adjacent properties and public right-of-ways would reduce impacts to a less than significant level.

ENERGY: A. B. Would the project Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency? The proposed mitigation requiring idling of on-site vehicles and equipment be avoided to the most extent possible to avoid wasteful or inefficient energy consumption would reduce impacts to a less than significant level.

TRANSPORTATION: A. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? The proposed mitigation requiring the project to pay its fair share cost of signalization to various road intersections pursuant to year 2040 traffic scenario would reduce impacts to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the lead agency (Fresno County)

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 7578 (Mehtab Turna)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: Southeast corner of W. Olive and N. Valentine Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Section: 36 Twp.: 13S Range: 19E Base: Mt. Diablo
Assessor's Parcel No.: 449-090-26
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. Acres 0.8 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Minimarket/RCC (Rural Commercial Center)/Rural Density Residential in the Fresno-High Roeding Community Plan

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

Allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District. The project site is located on the southeast corner of W. Olive and N. Valentine Avenues, approximately 1,756 feet west of the nearest city limits of the City of Fresno (3375 W. Olive Ave., Fresno) (APN 449-090-26).

Reviewing Agencies Checklist

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

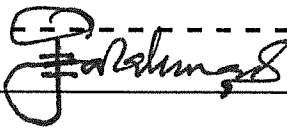
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California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

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

Starting Date November 9, 2020 Ending Date December 8, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Mehtab Turna</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>6670 N. Gentry Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno CA 93711</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 285-8361; (559) 444-1730, James Otto</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: NOV. 6, 2020

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

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service
- S. J. Valley Air Pollution Control District

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

Starting Date: November 9, 2020

Ending Date: December 8, 2020

Signature _____



Date _____

NOVEMBER 6, 2020

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: Baker Commodities, Inc.
 Address: 6670 N. Gentry Avenue
 City/State/Zip Fresno, CA 93711
 Phone: (559) 285-8361; (559)444-1730, James Otto)

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
 Clearance Date: _____
 Notes:

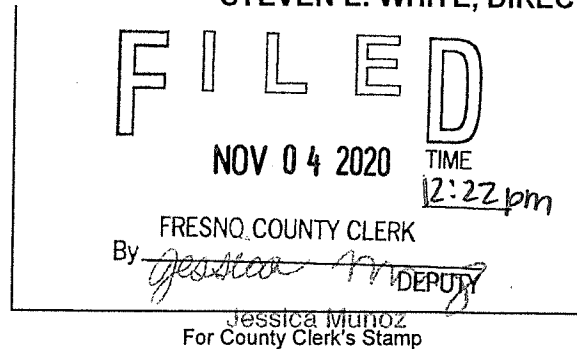


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County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7578 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7578 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3636 filed by **MEHTAB TURNA** proposing to allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District. The project site is located on the southeast corner of W. Olive and N. Valentine Avenues, approximately 1,756 feet west of the nearest city limits of the City of Fresno (3375 W. Olive Ave., Fresno) (SUP. DIST. 1) (APN 449-090-26). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7578 and take action on Classified Conditional Use Permit Application No. 3636 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7578 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from November 9, 2020 through December 8, 2020.

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

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

IS Application No. 7578 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

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*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*
- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
 - *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements*

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should be made by contacting the Planning Commission Clerk at (559) 600-4230.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at imoreno@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Public Hearing

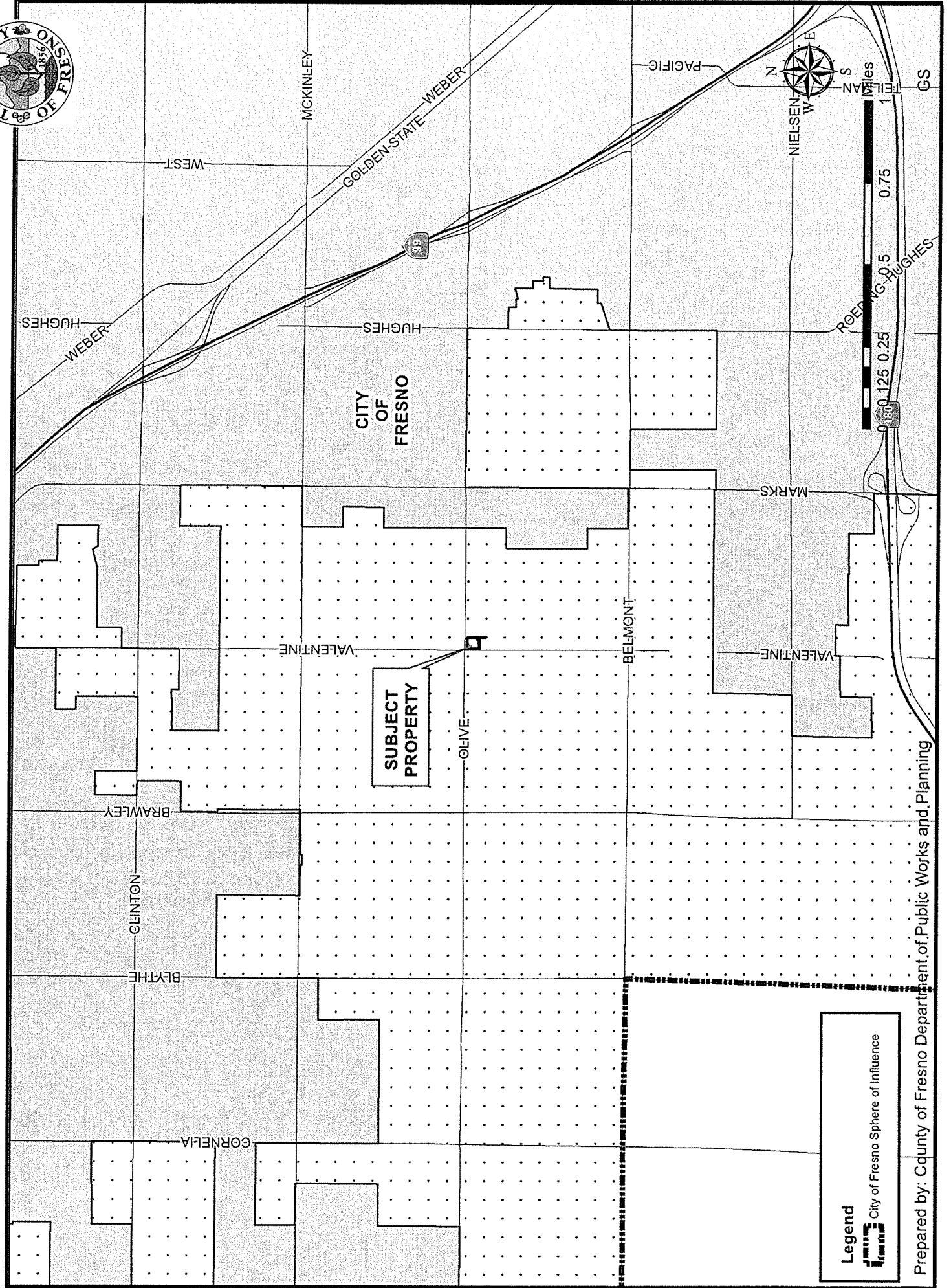
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on December 10, 2020, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204


Published: November 9, 2020

LOCATION MAP

CUP 3636



Legend

 City of Fresno Sphere of Influence

Prepared by: County of Fresno Department of Public Works and Planning



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7578 and Classified Conditional Use Permit Application No. 3636
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The project is located on the southeast corner of W. Olive and N. Valentine Avenues, approximately 1,756 feet west of the nearest city limits of the City of Fresno (3375 W. Olive Ave., Fresno) (SUP. DIST.: 1) (APN 449-090-26).
5. **Project sponsor's name and address:**
Mehtab Turna
6670 N. Gentry Avenue
Fresno, CA 93711
6. **General Plan designation:**
Rural Residential in the County-adopted Fresno High-Roeding Community Plan
7. **Zoning:**
RCC (Rural Commercial Center)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project area is rural in nature, lacks any farming and is developed with single-family residences on one half-acre to 10 acres parcels. The nearest City of Fresno urban developments are located less than one-half mile east of the property.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project is not located in an area of moderate or high sensitivity to archaeological finds. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Staff receiving no response resulted in no further action on the part of the County.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



David Randall, Senior Planner

Date: NOV. 4, 2020

Date: 11. 6. 20

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7578 and
Classified Conditional Use Permit Application No.
3636)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 3 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 3 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 1 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
 - 1 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to substantially 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, substantially 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?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Air Quality and Green House Gas Analysis Report by Mitchell Air Quality Consulting, dated August 2, 2019
- Traffic Impact Study prepared by Peters Engineering, dated May 19, 2020

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Mehtab Turna
- APPLICATION NOS.: Initial Study Application No. 7578 and Classified Conditional Use Permit Application No. 3636
- DESCRIPTION: Allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District.
- LOCATION: The project site is located on the southeast corner of W. Olive and N. Valentine Avenues, approximately 1,756 feet west of the nearest city limits of the City of Fresno (3375 W. Olive Ave., Fresno) (SUP. DIST. 1) (APN 449-090-26).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is developed with an approximately 5,300 square-foot minimarket and related improvements. The site is located along Olive and Valentine Avenues which are not identified as scenic drives in the County General Plan. There are no scenic vistas or scenic resources, rock outcroppings, or historic buildings on or near the site that could potentially be impacted by the project. No impact on scenic resources would occur.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is rural residential, consisting of single-family homes on one half-acre to 10 acre parcels. There are no farming activities in the area.

The subject proposal would allow addition of a gas station to an existing minimarket on the property. This addition includes four gasoline pumps (eight fueling positions), fuel island canopy and underground fuel storage tanks. The proposal also involves redesigning of the existing onsite parking to accommodate the proposed improvements. No changes are proposed to the current ingress and egress to the property off Olive and Valentine Avenues. Besides the four above-ground gasoline pumps, the proposed 19-foot-tall, 1,976 square feet fuel island canopy supported by four pillars would be the only visible structure from adjacent roadways and properties. Because the canopy will be small in size, will maintain low height, and be consistent of design and material typical of such structures, the project will have a less than significant visual impact on the surrounding area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will require lighting underneath the proposed fuel island canopy. Additional lighting may be provided in parking area. To minimize any potential impacts resulting from new sources of lighting, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The project site is not farmland. The Fresno County 2016 Important Farmland Map classifies the site as Urban and Built-Up Land suited for commercial uses and is not enrolled in a Williamson Act Program. The subject proposal is not in conflict with Rural Commercial Center zoning on the property and is an allowed use with discretionary land use approval and adherence to the applicable General Plan Policies.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not farmland or forest land. The project is appropriately allowed for RCC zone district with the approval of subject conditional use permit and will not bring any significant physical changes to the area.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Analysis Report, was prepared for the project by Mitchell Air Quality Consulting, dated August 2, 2019. The Report was reviewed by the San Joaquin Valley Air Pollution Control District (SJVAPCD) with no concerns expressed.

Construction and operation of the project would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}).

As discussed in III. B below, emissions of ROG, NO_x, PM₁₀, and PM_{2.5} associated with the construction and operation of the project would not exceed the District's

significance thresholds and would not result in inconsistency with the AQP (Air Quality Plan) for this criterion. The project will comply with all applicable rules and regulations (e.g. Regulation VIII Fugitive PM10 Prohibitions; Rule 2201- New and Modified Stationary Source Review Rule; Rule 4621-Gasoline Transfer into Stationary Storage Containers; Rule 4622-Gasoline Transfer into Motor Vehicle Fuel Tanks) from the applicable air quality plans. Additionally, as discussed in III. C below, the project would not result in CO hotspot that would violate CO standards.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The primary pollutants of concern during project construction and operation are ROG, NO_x, CO, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI) adopted in 2015 contains threshold for CO, NO_x, ROG, SO_x PM₁₀ and PM_{2.5}. The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions are 10 tons per year ROG, 10 tons per year NO_x 100 tons per year CO, 27 tons per year SO_x, 15 tons per year PM₁₀ and 15 tons per year PM_{2.5}. The project does not contain sources that would produce substantial quantities of SO₂ emissions during construction and operation.

Per the Air Quality and Greenhouse Gas Analysis Report, the 2020 construction emissions (ton per year) associated with the project would be 0.03 for ROG, 0.19 for NO_x, 0.15 for CO, and 0.01 for PM₁₀ and PM_{2.5} which are less than the threshold of significance. Likewise, the operational emission over the life of the project, primarily from mobile sources, would be 0.35 for ROG, 0.66 for NO_x, 2.00 for CO, 0.26 for PM₁₀ and 0.07 for PM_{2.5} which are also less than the threshold of significance.

As discussed above, the regional analysis of the construction and operational emissions indicates that the project would not exceed the District's significance thresholds and is consistent with the applicable Air Quality Attainment Plan. Therefore, the project would not result in significant cumulative health impacts.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as hospitals, residences, convalescent facilities, and schools. The closest sensitive receptor, a single-family residence, is located approximately 96 feet north of the project site.

Per the Air Quality and Greenhouse Gas Analysis Report, an analysis of maximum daily emissions during construction and operation of the project was conducted to determine if emissions would exceed 100 pounds per day for any pollutant of concern

which include NO_x, CO, PM₁₀ or PM_{2.5}. The maximum daily construction emissions (pound per day) would be 23.42 for NO_x, 8.56 for CO, 1.62 for PM₁₀ and 0.74 for PM_{2.5} and would not exceed SJVAPCD screening thresholds for any pollutant.

Operational emissions are generated on-site by area sources such as consumer products, landscape maintenance, energy use, and onsite motor vehicle operation at the project site. Most motor vehicle emissions would occur distant from the site and would not contribute to a violation of ambient air quality standards, making the analysis highly conservative. Maximum daily air pollutant Emissions (pound per day) during operations (2020) would be 3.73 for NO_x, 12.26 for CO, 1.47 for PM₁₀ and 0.41 for PM_{2.5} and would not exceed SJVAPCD screening thresholds for any pollutant.

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. Given the average daily project related trips generated, modeling to demonstrate that a CO hotspot is possible was not required for the project.

Project construction would involve the use of diesel-fueled vehicles and equipment that emit DPM (diesel particulate matter), which is considered a Toxic Air Contaminants (TAC). The SJVAPCD's latest threshold of significance for TAC emissions is an increase in cancer risk for the maximally exposed individual of 20 in a million.

The California Air Resources Board (ARB) recommends a 50-foot separation for typical gas dispensing facilities. The proposed fueling station (gas pumps) is located more than 96 feet from the nearest sensitive receptor (a residence). An analysis prepared using the SJVAPCD Health Risk Prioritization Screening Tool to determine if a health risk assessment would be required showed that the project cancer risk score result was 0.11 compared to the threshold of 10 and chronic and acute risk scores were 0.0055 and 0.033 respectively compared to the screening threshold of 1. Health risk would be further minimized by the implementation of SJVAPCD Rule 4622 which limit emissions of gasoline vapors from storage tanks and from the transfer of gasoline into motor vehicle fuel tanks primarily through the installation of vapor recovery systems.

In conclusion, localized impacts from criteria pollutant emissions would not exceed SJVAPCD screening thresholds and that the project does not include substantial amounts of diesel equipment and truck trips that would result in a significant increase in cancer risk, chronic risk, and acute risk due to TAC emissions. The impacts would be less than significant.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. The project is located near residences in an agricultural/rural residential area where similar odors are common.

Per the SJVAPCD, gasoline fueling station is not a common land use type that is known to produce odors in the Air Basin. The common odor producing land uses are landfills, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roasters, asphalt batch plants, and rendering plants. The project would not engage in any of these activities. Therefore, the project would not be considered a generator of objectionable odors during operations.

During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts would therefore be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site is developed with a minimarket and paved parking. The project will allow addition of gas pumps, a fuel island canopy and underground storage tanks to the minimarket.

The project site, or the neighboring rural residential zoned parcels developed with single family residences do not provide habitat for state or federally listed species. Also, the site contains no riparian features, wetlands or waters under the jurisdiction of the United States.

The project was routed to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service comments. Neither agency expressed any concerns with the project.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on the property. No impact to these resources would occur.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources.

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project site is within an area covered by the PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP) which applies only to PG&E's activities and not the subject proposal.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not in an area determined to be highly or moderately sensitive to archeological finds. A Sacred Lands Search requested from the Native American Heritage Commission (attached) reported negative results in its search for any sacred sites. The project will have no impact on archeological resources.

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project is unlikely to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. To minimize the potential for wasteful or inefficient consumption of energy resources, the project will require adherence to the following Mitigation Measure.

* **Mitigation Measure**

- 1. *The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.*

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report relating to probabilistic seismic hazards, the project site is within an area of peak horizontal ground acceleration of 0 to 20 percent. Any impact resulting from seismic activity would be less than significant.

- 4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in any identified landslide hazard area.

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The area of the proposed development is currently asphalt concrete paved. As such, no soil erosion or loss of topsoil would occur from this proposal.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

Per Figure 9-6 of Fresno County General Plan Background Report, the project site is not in an area at risk of landslides. Also, the project involves no underground materials movement and therefore poses no risks related to subsidence.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not located in an area where the soils exhibit moderately high to high expansion potential. However, the project development will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

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

FINDING: NO IMPACT:

The subject proposal involves no changes to the existing sewage disposal system currently serving a minimarket on the property.

Per the City of Fresno, Department of Public Utilities, the nearest City sanitary sewer main is approximately 2,425 feet (0.4 mile) east of the project site at the intersection of Marks and Olive Avenues. The project is subject to County sewer ordinance and given the significant distance between the project site and the nearest sewer line is not required to connect to the City sanitary system at this time.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Analysis Report (GHG Analysis) completed by Mitchell Air Quality Consulting, dated August 2, 2019, estimated project GHG emissions for construction and operation using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

The total GHG emission generated during all phases of construction for 2020 is 26.24 metric tons of CO₂ per year. However, in order to account for the construction emissions, amortization of the total emission generated during construction based on 30-year life of the development amounts to 0.87 metric tons of CO₂ per year which is less than significant.

The total GHG emission generated during operation of the project would be approximately 373.94 metric tons of CO_{2e} under Business as Usual (BAU) and 274.86 metric tons of CO₂ for year 2020. The project would achieve a reduction of 26.5 percent from BAU which is 4.8 percent beyond the 21.7 percent average reduction required by Assembly Bill (AB) 32 targets (AB 32 requires GHGs emitted in California be reduced to 1990 levels by the year 2020). Likewise, the total GHG emission generated during operation of the project would be approximately 373.94 metric tons of CO_{2e} under Business as Usual (BAU) and 199.04 metric tons of CO₂ for year 2030. The project would achieve a reduction of 48.6 percent from BAU which is 21.5 percent beyond the 21.7 percent average reduction required by AB 32 targets. The project is consistent with the 2017 Scoping Plan and will contribute a reasonable fair-share contribution (through compliance of Title 24 and CALGreen; regulations on energy production, fuels, and voluntary actions to improve energy efficiency in existing development) to achieving 2030 target.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Adopted in 2006, Assembly Bill (AB) 32 focuses on reducing Greenhouse Gases to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the Air Resources Board (ARB) adopted the Climate Change Scoping Plan in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan calls for reduction in California's

GHG emissions, cutting approximately 30 percent (currently 21.7 percent) from BAU emission levels projected for 2020 to achieve AB 32 targets. The Scoping Plan contains a variety of strategies to reduce the State's emissions. The project is consistent with most of the strategies contained in the Scoping Plan while others are not applicable to the project.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following to be included as Project Notes: 1) Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.; 3) any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95; and 4) All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations, Title 22, Division 4.5.

The nearest school (McKinley Elementary School) is located approximately 1.1 miles northwest of the project site. Given the distance and with adherence to the above-noted requirements, the project will have no impact on the school facilities.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to the search results of the U.S. EPA's NEPAAssist Tool, the project site is not listed as a hazardous materials site. The project will not create hazards to the public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility* Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, New Coalinga Municipal Airport, is approximately 6.6 miles east of the project site. At that distance, the airport will not result in a safety hazard or excessive noise for people visiting the project site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (*e.g.*, permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. No persons or structures will be exposed to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS concerning waste discharge requirements.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following to be included as Project Notes: 1) in an effort to protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of

agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction; and 4) the "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and expressed no concerns with the project.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The subject proposal requires no use of water. The onsite water well will continue to supply water to the existing minimarket on the property.

Comments provided by the City of Fresno Department of Public Utilities indicate that the subject property is located within City's Growth Area 2. In accordance with Ground Water Sustainability Act of 2014, the City of Fresno is prohibited from serving the project area until the General Plan Year of 2035.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, and the North Kings Groundwater Sustainability Agency (GSA) expressed no adverse impacts on groundwater resulting from this proposal.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site?
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The United States Geological Survey Quad Map shows no natural drainage channels running adjacent to or through the project site. The Fresno Irrigation District (FID) noted that the agency does not own, operate or maintain any facilities within the subject property.

Comments from the Development Engineering Section of the Fresno County Department of Public Works and Planning indicate that a Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. This will be included as a Project Note.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not located in a 100-Year Flood Inundation Area

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The subject proposal would not conflict with a Water Quality Control Plan as Fresno County has none. For Groundwater Management Plan, see discussion in Section X. B. above.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide a community. The nearest city, City of Fresno, is approximately 1,756 feet east of the project site.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Rural Residential in the County-adopted Fresno High-Roeding Community Plan and is within the City of Fresno Sphere of Influence (SOI). The project will not conflict with any land use plan, policy, or regulation of the City of Fresno and was referred to the City for annexation. The City elected not to pursue annexation due to the property being located within Growth Area 2 and within a Disadvantaged Unincorporated Community.

The County General Plan allows the proposed non-agricultural use on the land zoned Rural Commercial Center (RCC) provided applicable General Plan policies are met. Concerning General Plan Policy LU-E.1 Criteria a. b. c. d. f. g. h., the subject proposal is not a new commercial use; rather, it is the expansion of an existing commercial use on the property located approximately 0.42 mile from another similar use; will provide needed gasoline service to the surrounding rural residential area.

Concerning General Plan Policy LU-E.2 the current Rural Commercial Center (RCC) zoning on the property was enacted prior to September 20, 1990. The subject parcel was zoned RCC on April 7, 1980 and building permits for the existing convenient store were issued on June 22, 1965.

Concerning General Plan Policy PF-C.17, the subject proposal requires no use of groundwater. The water demand for the existing minimarket on the property will remain unchanged and will not be affected by this proposal.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

According to Figure 7-8 of the Fresno County General Plan Background Report the project site is not located within a principal mineral-producing area of the County.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise. The proposed development will be subject to the requirements of the County Noise Ordinance, Fresno County Ordinance Code Section 8.40.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project involves no housing. As such, no increase in population would occur.

XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19 – Public Safety. A Project Note would require that upon County approval of the project and prior to the issuance of the building permits, the applicant shall submit approved plans for the NCFPD approval.

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

FINDING: NO IMPACT:

The project development will not result in additional police protection, or need schools, parks or other any public facilities.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project involves no residential development which may increase demand for neighborhood and regional parks or other recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal and required that a Traffic Impact Study (TIS) be prepared for the project to assess the project's potential impacts to County roadways and intersections

Peters Engineering Group prepared a Traffic Impact Study (TIS), dated May 19, 2020 and was reviewed by the Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning, and the California Department of Transportation.

Per the TIS, adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. The proposed project (gas station added to an existing minimarket) is a local-serving retail use may be presumed to create a less-than-significant transportation impact. TIS found that the study intersections (Olive Avenue/Brawley Avenue, Olive Avenue / Marks Avenue, and Olive Avenue/Hughes intersections Avenue) are currently operating at levels of service below the target LOS during the a.m. peak hour. The LOS during the p.m. peak hour is C or better. The other study intersections, including the

site access driveways, are operating at acceptable LOS. The TIS found that the intersections will operate with similar conditions in the existing-plus-Project scenario, the near-term no-Project scenario, and the near-term with Project scenario. In order to operate at acceptable LOS, the study intersections listed above would require signalization, including road widening as necessary to accommodate left-turn lanes for eight-phase traffic signal operations. Considering that the Project creates a less-than-significant transportation impact, the Project is not required to construct the traffic signals but pay for fair share cost of signalization in lieu of physical impact. In the year 2040 scenario, all the study intersections, except for the site access driveways, are expected to operate below the target LOS and will require signalization to operate at acceptable LOS. TIS recommends that payment of a fair share cost of the improvements be considered as acceptable mitigation of the Project's share of the cumulative effects at the study intersections.

The County Design Division has identified the following Mitigation Measures, pro-rata share percentages, and estimated costs to ensure that potential traffic impacts are mitigated to less than significant levels:

* **Mitigation Measures:**

1. *Prior to the issuance of building permits for the proposed use, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvements defined in items a, b, c, d, e, and f below. The traffic improvements and the project's maximum pro-rata share costs are as follows:*
 - a. *The project's percent fair share for Olive Avenue signalization at Brawley Avenue for 2040 scenario is 1.27% construction cost, or \$14,308.00; 15% preliminary engineering, or \$ 2,146; and 15% construction engineering, or \$2,146, totaling \$18,601.00.*
 - b. *The project's percent fair share for right-of-way acquisition for Olive Avenue at Brawley Avenue is 1.27 % construction cost, or \$1,041.00.*
 - c. *The project's percent fair share for Olive Avenue signalization at Marks Avenue for 2040 scenario is 1.43% construction cost, or \$15,997.00; 15% preliminary engineering, or \$ 2,400; and 15% construction engineering, or \$2,400, totaling \$20,796.00.*
 - d. *The project's percent fair share for right -of-way acquisition for Olive Avenue at Marks Avenue is 1.43 % construction cost, or \$644.00.*
 - e. *The project's percent fair share for Olive Avenue signalization at Hughes Avenue for 2040 scenario is 1.26% construction cost, or \$13,150.00; 15% preliminary engineering, or \$1,972.00; and 15% construction engineering, or \$1,972.00, totaling \$17,095.00.*
 - f. *The project's percent fair share for right -of-way acquisition for Olive Avenue*

at Hughes Avenue is 1.26% construction cost, or \$567.00.

The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.

The subject proposal is within City of Fresno Sphere of Influence. The City also commented on the TIS regarding the project's impact on City roadways/intersections. Per the City's comments, the project shall be paying Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) prior to issuance of building permits.

The California Department of Transportation expressed no concerns related to traffic and the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning offered no comments on the TIS.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, the subject property is approximately 1,756 feet west of the City of Fresno. The project will add gas pumps and a fuel island canopy to an existing minimarket.

The proposed facility will primarily provide gasoline services to those residing in the area which will help reduce vehicle miles travelled (VMT) outside the area by the residents. Considering this scenario, staff believes the proposed development would not conflict or be inconsistent with above-noted CEQA Guidelines.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project design would result in no change to the existing roadway designs within the project area, which were designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features.

A Condition of Approval would require additional road right-of-way for Valentine and Olive Avenues and a Project Note would require an encroachment permit from the Fresno County Road Maintenance and Operations Division prior to any work done in the road right-of-way.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site gains access off Valentine and Olive Avenues. These accesses require no change to accommodate the proposal. The site will continue to have adequate number of points of scape during emergencies.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe)?

FINDING: NO IMPACT:

The project is not located in an area of moderate or high sensitivity to archaeological finds. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Staff receiving no response resulted in no further action on the part of the County.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new electric power, natural gas, or telecommunications facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will not produce solid wastes. The solid waste currently produced by minimarket will continue to be removed by regular trash collection service.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or

- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is not located in or near a State Responsibility Area for wildfire. See discussion above in Section XV. A. 1. PUBLIC SERVICES.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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?

FINDING: NO IMPACT:

The project would not degrade the quality of the environment; 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; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological or cultural resources were identified in the project analysis.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts relating to Agricultural and Forestry Resources or Air quality were

identified in the project analysis. Impacts identified for Aesthetics, Energy and Transportation will be mitigated by compliance with the Mitigation Measure listed in Sections I, Section VI and Section XVII of this report.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study No. 7578 prepared for Conditional Use Permit Application No. 3636, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to agriculture and forestry resources, biological resources, cultural resources, mineral resources, noise, population and housing, recreation, tribal cultural resources, utilities and service systems or wildlife.

Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, and public services have been determined to be less than significant.

Potential impacts to aesthetics, energy and transportation have been determined to be less than significant with the identified Mitigation Measures.

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

EA:im

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only.			
Agency File No: IS 7578		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno		Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner		Area Code: 559	Telephone Number: 600-4204		Extension: N/A
Applicant (Name): Mehtab Turna		Project Title: Classified Conditional Use Permit Application No. 3636			
Project Description: Allow the addition of a gas station (Rural Residential Commercial Center) to an existing minimarket on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District. The project site is located on the southeast corner of W. Olive and N. Valentine Avenues, approximately 1,756 feet west of the nearest city limits of the City of Fresno (3375 W. Olive Ave., Fresno) (SUP. DIST. 1) (APN 449-090-26).					
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7578) prepared for Classified Conditional Use Permit Application No. 3636, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agriculture and forestry resources, biological resources, cultural resources, mineral resources, noise, population and housing, recreation, tribal-cultural resources, utilities and service systems or wildlife. Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, and public services have been determined to be less than significant. Potential impacts related to aesthetics, energy and transportation have been determined to be less than significant with the included Mitigation Measure. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.					
FINDING: The proposed project will not have a significant impact on the environment.					
Newspaper and Date of Publication: Fresno Business Journal – November 9, 2020			Review Date Deadline: Planning Commission – December 10, 2020		
Date: November 4, 2020	Type or Print Name: David Randall, Senior Planner		Submitted by (Signature):		

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7578
Classified Conditional Use Permit Application No. 3636

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	On-going; for duration of the project
*2.	Energy	The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.	Applicant	Applicant/PWP	During the project construction
*3.	Transportation	<p>Prior to the issuance of building permits for the proposed use, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvements defined in items a, b, c, d, e, and f below. The traffic improvements and the project's maximum pro-rata share costs are as follows:</p> <p>a. The project's percent fair share for Olive Avenue signalization at Brawley Avenue for 2040 scenario is 1.27% construction cost, or \$14,308.00; 15% preliminary engineering, or \$ 2,146; and 15% construction engineering, or \$2,146 totaling \$18,601.00.</p> <p>b. The project's percent fair share for right-of-way acquisition for Olive Avenue at Brawley Avenue is 1.27 % construction cost, or \$1,041.00.</p> <p>c. The project's percent fair share for Olive Avenue signalization at Marks Avenue for 2040 scenario is 1.43% construction cost, or \$15,997.00; 15%</p>	Applicant	Applicant/PWP	Prior to issuance of building permits

	<p>preliminary engineering, or \$ 2,400; and 15% construction engineering, or \$2,400 totaling \$20,796.00.</p> <p>d. The project's percent fair share for right-of-way acquisition for Olive Avenue at Marks Avenue is 1.43 % construction cost, or \$644.00.</p> <p>e. The project's percent fair share for Olive Avenue signalization at Hughes Avenue for 2040 scenario is 1.26% construction cost, or \$13,150.00; 15% preliminary engineering, or \$1,972.00; and 15% construction engineering, or \$1,972.00 totaling \$17,095.00.</p> <p>f. The project's percent fair share for right-of-way acquisition for Olive Avenue at Hughes Avenue is 1.26% construction cost, or \$567.00.</p> <p>The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.</p>	

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.



County of Fresno

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

DATE: March 15, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Frank Daniele/Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Sarah D. Yates
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
City of Fresno, Public Utilities Department, Attn: Scott Mozier
City of Fresno, Planning & Development Department, Attn: Mike Sanchez
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Hector Franco, Director/Shana Powers, Cultural Specialist
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
North Central Fire Protection District, Attn: Laurie Sawhill, Senior Fire Inspector

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

SUBJECT: Initial Study Application No. 7578, Classified Conditional Use Permit Application No. 3636

APPLICANT: Mehtab Turna

DUE DATE: March 29, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a gas station addition (Rural Commercial Center) to an existing mini-market on a 38,520 square-foot (0.8-acre) parcel in the RCC (Rural Commercial Center) Zone District. The subject parcel is located on the southeast corner of W. Olive and N. Valentine Avenues (APN 449-090-26; 3375 W. Olive Ave., Fresno).

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

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

We must have your comments by **March 29, 2019**. Any comments received after this date may not be used.

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

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

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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 01/17/19

Application No. CUP3636

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

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level, Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type) 39333
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLOC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

ALLOW a gas station addition (Rural Commercial Ctr) to an existing mini-mart in the RCC (Rural Comm. Ctr) zone District.

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

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

LOCATION OF PROPERTY: West side of Valentine Ave. between Olive Ave. and Belmont Ave. Street address: 3375 W. Olive Ave., Fresno, 93722

APN: 449-090-26 Parcel size: Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

Owner (Print or Type) Kevin M. Gentry Address 6670 N. Gentry City Fresno Zip 93711 Phone (559) 295-8361

Applicant (Print or Type) Same as Above Address Address City City Zip Zip Phone Phone

Representative (Print or Type) Kevin Brown Address 3887 N. VALENTINE City FRESNO Zip 93722 Phone 444-1730

CONTACT EMAIL: KEVINBROWN@LCSERVICES.COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3636 Fee: \$ 4,569.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 1578 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 992.00
Health Department Review: Fee: \$
Received By: EAZ Invoice No.: TOTAL: \$ 9,462.00

UTILITIES AVAILABLE:

WATER: Yes [X] No []
Agency:
SEWER: Yes [X] No [X]
Agency:

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

Related Application(s): N/A APN #
Zone District: RCC APN #
Parcel Size: 0.88 Acre APN #



Development Services Division

6670 N. Gentry Ave. Fresno, CA 93711

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39333
APPLICANT: Mehtab Turna
PHONE: 559-285-8361

PROPERTY LOCATION: 3375 W. Olive
APN: 449 - 090 - 26 ALCC: No X Yes # VIOLATION NO. 16-109977
CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No Yes Fresno
ZONE DISTRICT: RCC; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes

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

SCHOOL FEES: No Yes X DISTRICT: Central Unified Trustee Area 4, State Center CC Trustee Area 5 PERMIT JACKET: No Yes X
FMFCD FEE AREA: () Outside (X) District No.: UU3 FLOOD PRONE: No X Yes
PROPOSAL CUP to allow a Gas Station (Rural Residential Commercial Center) to an existing Mini Market on a .8ac lot within the RCC Zone District.

COMMENTS:
ORD. SECTION(S): 840.3-A; 820.3-K; & 867-A.2.b. BY: Ober Ramirez DATE: 11/17/17

GENERAL PLAN POLICIES: Rural Density
LAND USE DESIGNATION: Residential () GPA: () MINOR VA:
COMMUNITY PLAN: Fresno High Reading () JAA: () HD: \$ 992.00
REGIONAL PLAN: () CUP: \$ 4,561.00 () AG COMM:
SPECIFIC PLAN: () DRA: () ALCC:
SPECIAL POLICIES: () VA: () IS/PER*: \$ 3,901.00
SPHERE OF INFLUENCE: () JAT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

COMMENTS:
Filing Fee: \$ 9,462.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 9,215.00

- FILING REQUIREMENTS: (X) Land Use Applications and Fees, (X) This Pre-Application Review form, (X) Copy of Deed / Legal Description, (X) Photographs, () Letter Verifying Deed Review, (X) IS Application and Fees*, (X) Site Plans - 4 copies, (X) Floor Plan & Elevations - 4 copies, (X) Project Description / Operational Statement (Typed)
OTHER FILING FEES: (X) Archaeological Inventory Fee: \$75 at time of filing, (X) CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25)

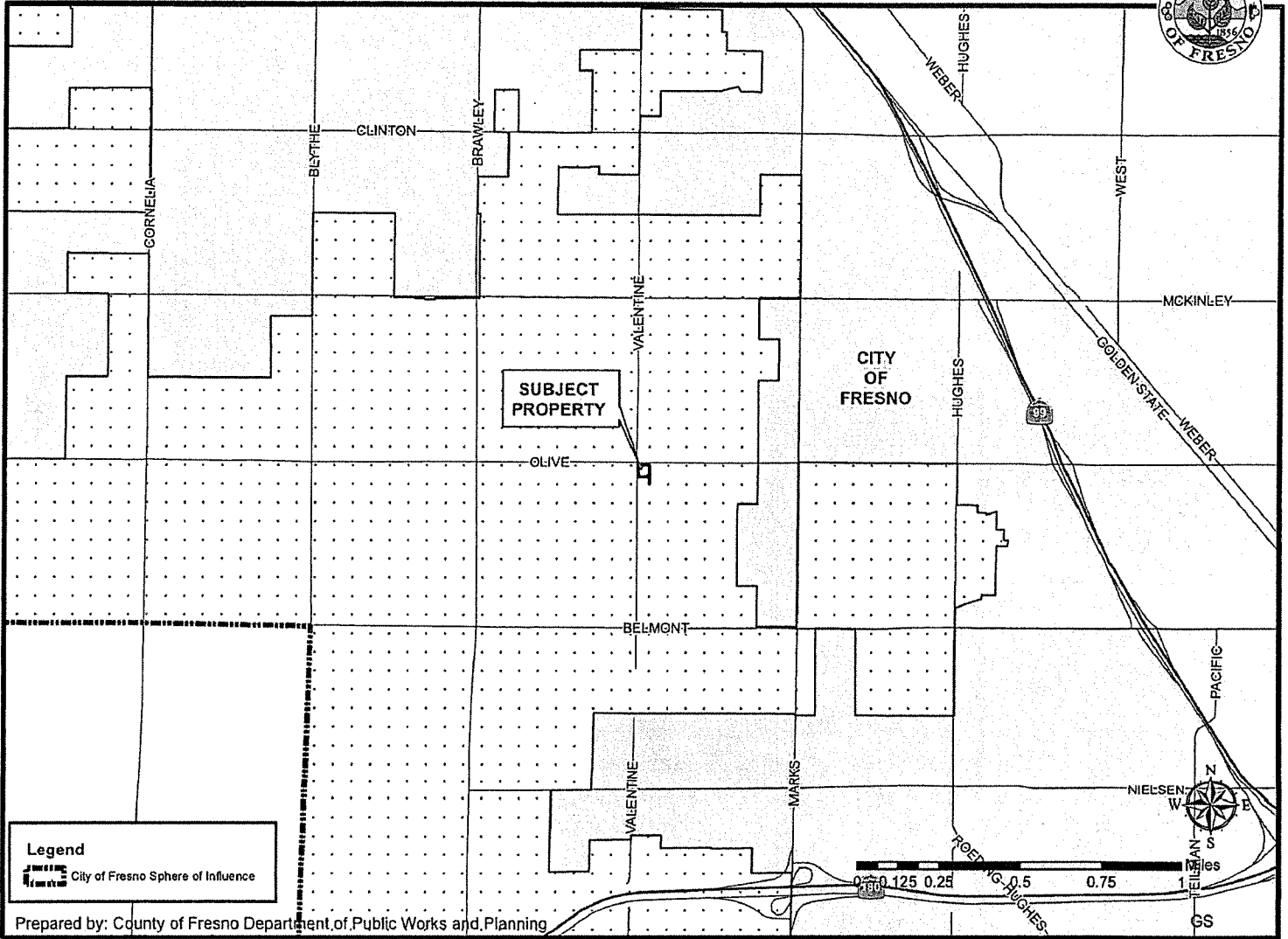
BY: [Signature] EJAZ AHMAD DATE: 12/22/17
PHONE NUMBER: (559) 600-4204
Referral Letter #

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
() COVENANT (X) SITE PLAN REVIEW
() MAP CERTIFICATE (X) BUILDING PLANS
() PARCEL MAP (X) BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES (X) SCHOOL FEES
() ALUC or ALCC () OTHER (see reverse side)

CUP 3636

LOCATION MAP



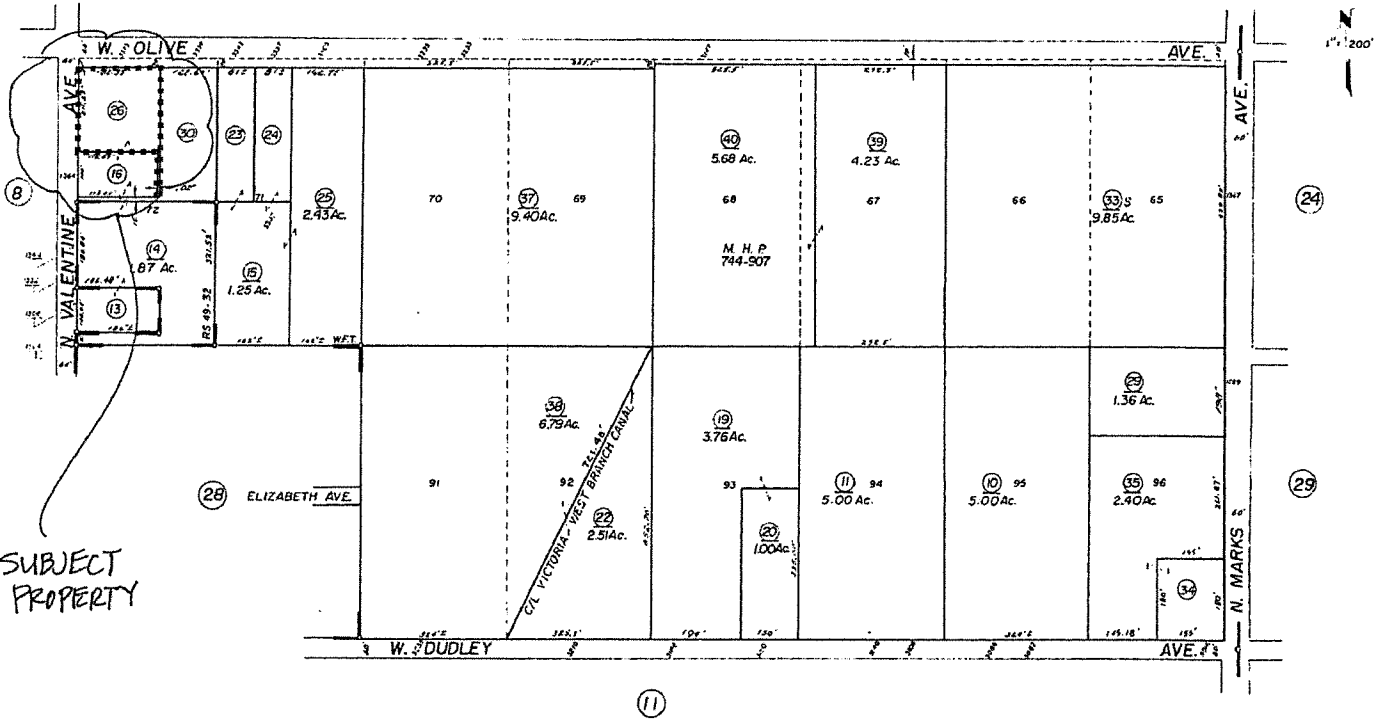
SUBDIVIDED LAND IN POR. SEC.36,T.13S.,R.19E. M.D.B.&M.

Tax Area
 5-973 62-426
 5-835 96-001
 5-974

449-09

— NOTE —

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

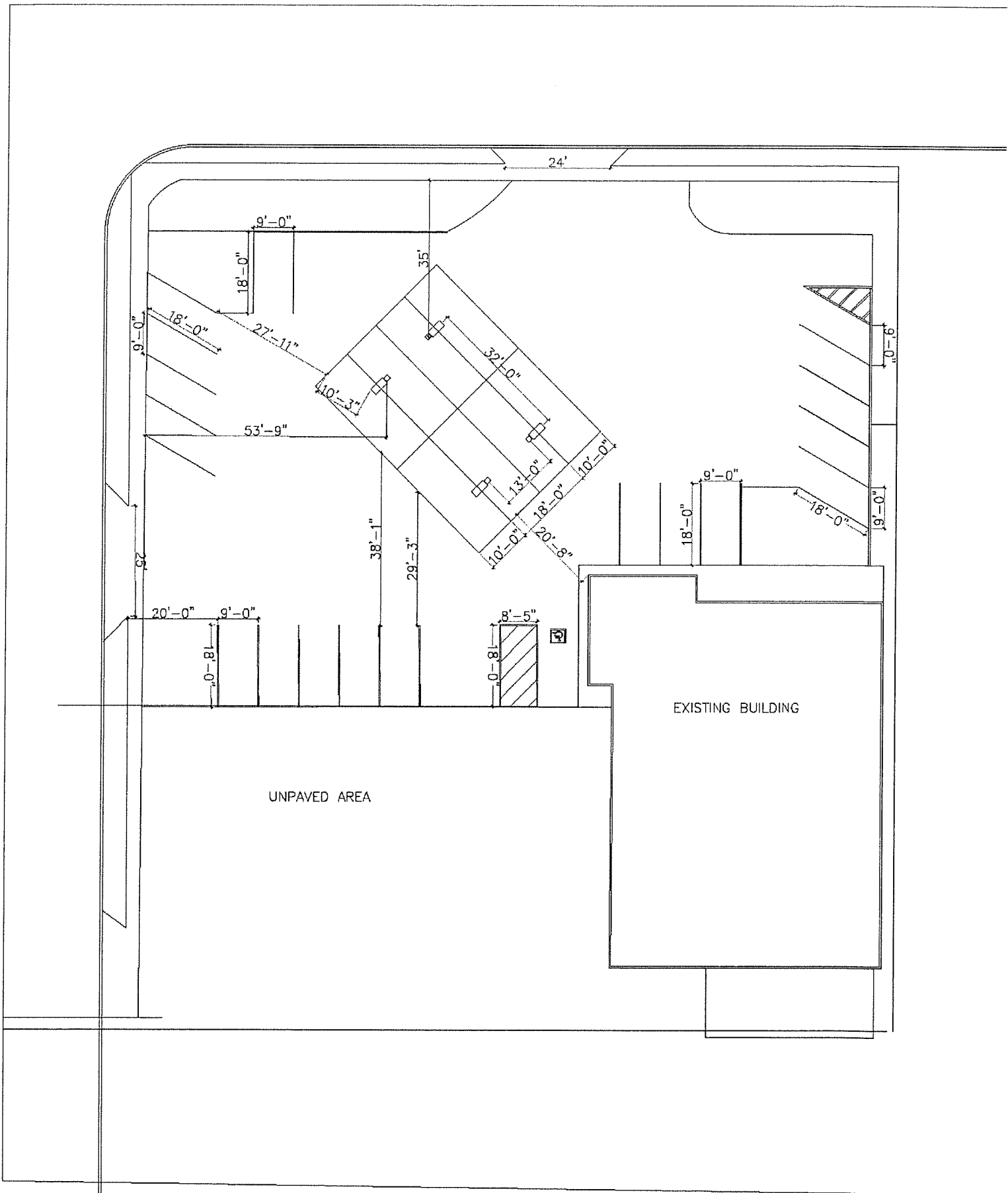


SUBJECT
PROPERTY

West Fresno Tract - R.S. Bk.3, Pg.17
 Record of Survey - Bk. 49, Pg.32

Assessor's Map Bk. 449-Pg.09
 County of Fresno, Calif.

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



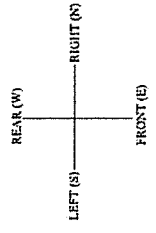
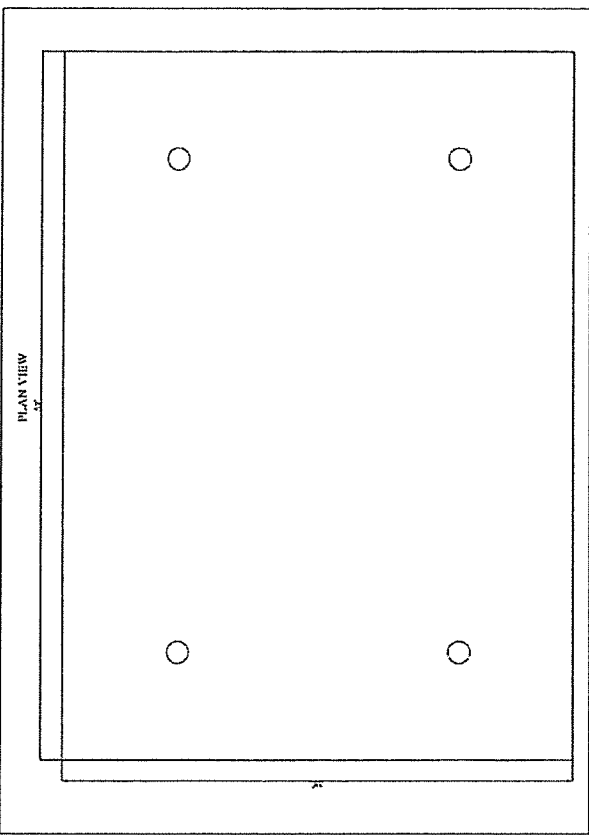
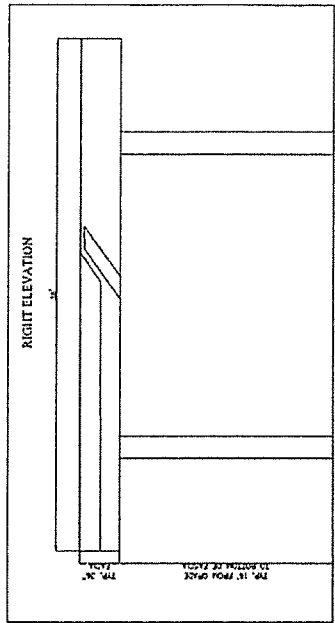
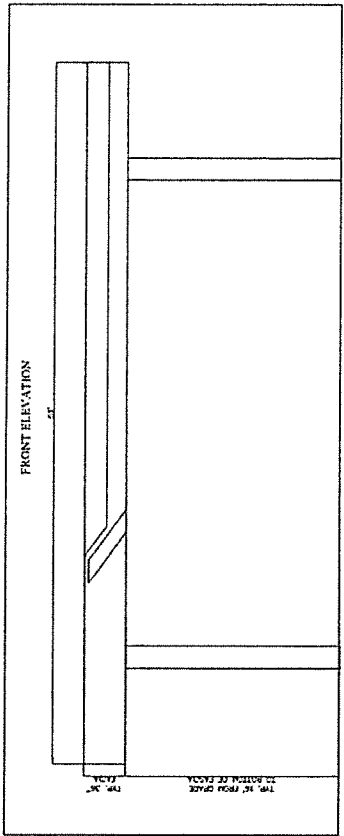


LARRY & CLIFF ENTERPRISES
 5807 N. VALENTINE
 FRESNO, CA 93722

JOB NUMBER
 DRAWINGS DATE 01/21/19
 SCALE

CITY STATE
 FRESNO, CA 93722
 FACILITY NAME TOWN & COUNTRY
 ADDRESS 1375 W. CLINE AVE.
 CITY STATE FRESNO, CA 93722
 OWNER NAME TOWN & COUNTRY
 ADDRESS 1375 W. CLINE AVE.
 CITY STATE FRESNO, CA 93722

PAGE NUMBER
 CANOPY



ENGINEER STAMP
 L.C. BISHOP
 3847 N. VALENTINE AVE.
 FRESNO, CA 93722
 License No. 50310

CANOPY ELEVATIONS

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 COUNTY OF FRESNO
 FEB 12 2019
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 AND PLANNING
 DEVELOPMENT SERVICES DIVISION



LARRY & CURF ENTERPRISES
 dba: LC SERVICES
 1807 N. VALENTINE
 FRESNO, CA 93722

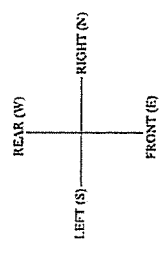
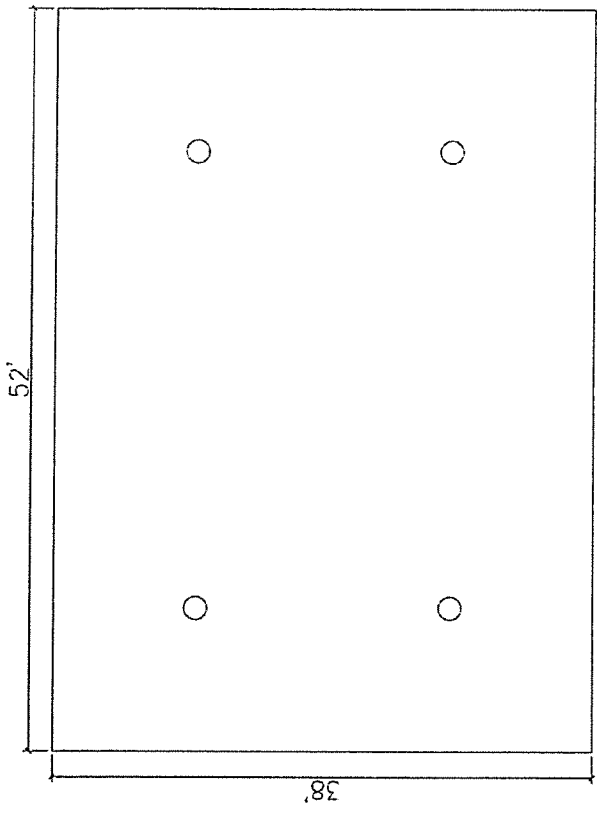
SCALE NA

JOB NUMBER

DRAWING DATE 01/21/19

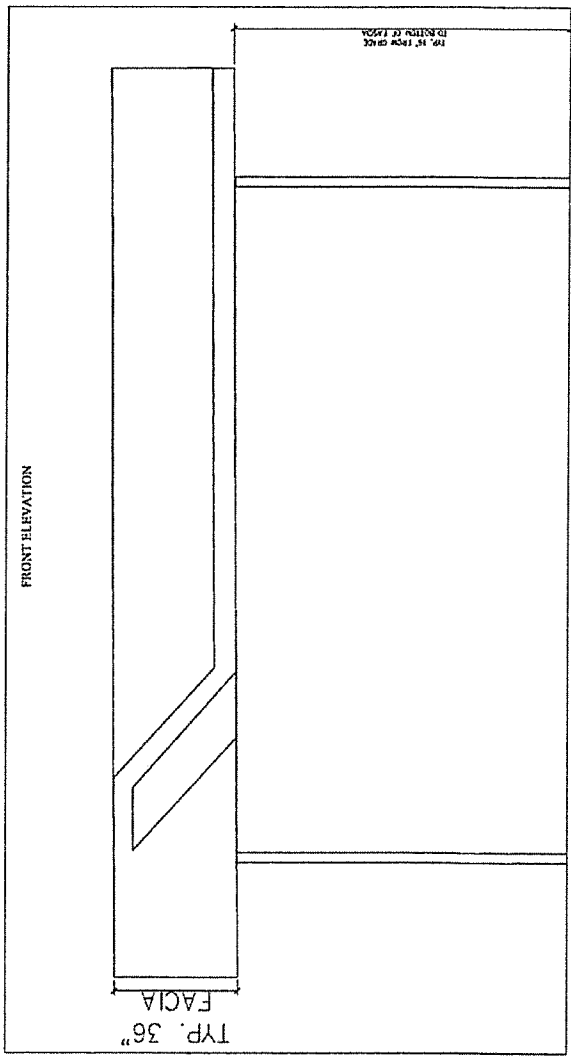
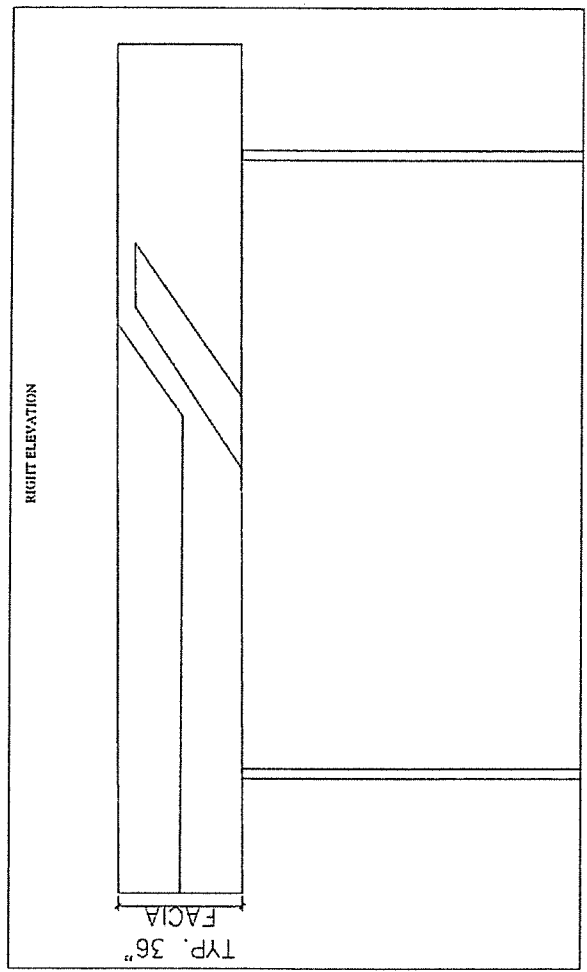
TOWN & COUNTRY
 1375 W OLIVE AVE
 FRESNO, CA 93722

PAGE NUMBER
 CANOPY

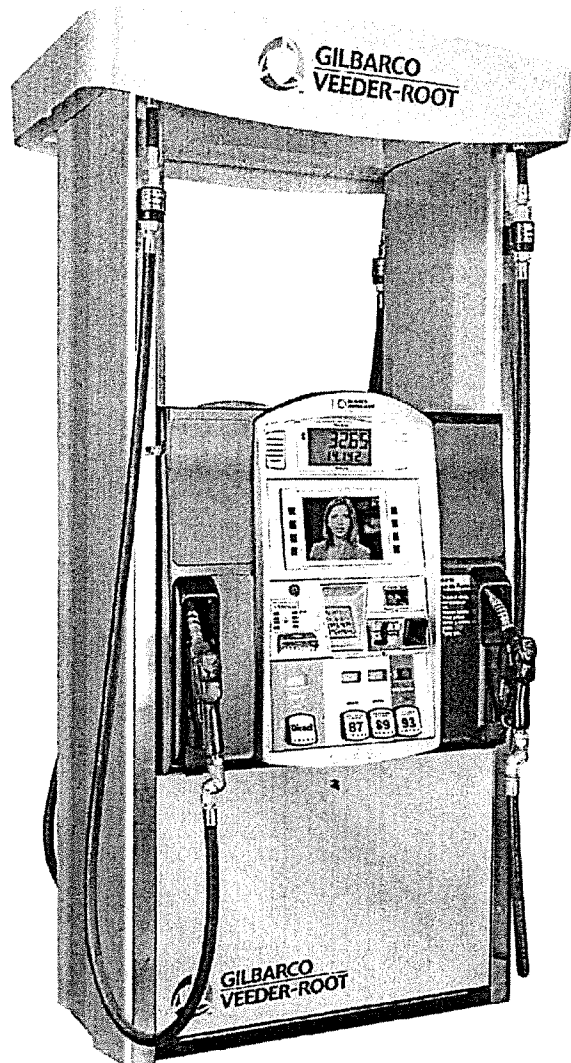


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ENGINEER STAMP
 Signature: _____
 1807 N. VALENTINE AVE.
 FRESNO, CA 93722
 LARRY & CURF ENTERPRISES



PAGE TITLE



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FEB 07 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Encore® 700 S Dispensers

Secure your competitive advantage and increase profits with Gilbarco® Veeder-Root's Encore 700 S – your best dispenser investment for today and tomorrow. Highly secure, powerful CRIND® electronics build a flexible and innovative platform for your changing forecourt marketing and payment needs. Enjoy peace of mind with a leading foundation that is highly secure today and upgradeable to meet the payment security and technology needs of tomorrow.

Encore 700 S delivers:

- > **EMV Readiness** – Encore 700 S is the cornerstone of Gilbarco's suite of EMV technology.
- > **Reliability** – Gilbarco's proven quality provides durable construction for lower cost of ownership.
- > **Flexibility** – Encore 700 S offers the most configurations and options to fit your forecourt.
- > **Marketing Capability** – Gilbarco's future-ready electronics platform, FlexPay™ IV, supports technologies such as Applause pump media to drive in store traffic.
- > **Security** – Enhanced features minimize potential for fuel loss and payment fraud.

Technology with a human touch.

Encore® 700 S Dispensers

Options. Uptime. Reliability.

Proven design guarantees uptime.

You get the best of Gilbarco's field-proven Encore® 700 S series:

- > Familiar ATM-style customer interface
- > Full range of alternative fuel options
- > Industry's most comprehensive warranty

Enhanced, upgradeable security.

You'll benefit from Gilbarco's global EMV® leadership and experience, including the largest installed base of EMV® fueling pay points in North America. The Payment Card Industry and EMV® certified platform in Encore 700 S include:

- > FlexPay™ Encrypting PIN Pad (EPP) to protect PIN data
- > FlexPay™ Hybrid (Chip and Magnetic Stripe) Card Reader
- > EMV® certification
- > PCI-UPT certification
- > Secure Controller to protect the entire electronics platform

Superior merchandising improves profits.

Encore® 700 S gives you field-proven tools to inform, persuade, and motivate your fuel customers to come inside your store and buy higher-margin goods, through:

- > Flexible content management options, with the industry leading Applause merchandising system
- > Superior image clarity, resolution and video performance
- > 5.7" color screen as standard for clear, effective communication
- > 10.4" color upgrade option for maximum impact

Platform for continued growth.

Encore® 700 S provides a strong foundation for growth with powerful, future ready electronics to support your innovation needs, such as mobile payments, enhanced loyalty, expanded merchandising and other applications:

- > Enhanced applications processor for future growth
- > Enhanced CRIND® memory for improved application speed
- > CAT-5 connectivity for ultimate flexibility

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FEB 07 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Encore® 700 S Specifications

Regulatory / Governmental Approvals:	Processor:	Component Options:
> UL, cUL	> Up to 400-MHz ARM A9 Core for enhanced CRIND applications speed	> 5.7" QVGA (10.4" VGA upgrade option available)
> Measurement Canada, Weights & Measures, FCC	> Secure processor for data encryption and tamper responsiveness	> NFC Contactless Reader
> PCI PED 4.x	> Memory:	> 2D Barcode Scanner
> EMV® Compatible	> NAND Flash: 512 MB	> Door switches to notify the POS to limit access and prevent tampering*
	> DDR SRAM: 256 MB	> Key components that self-disable in the event of tampering
	> eMMC: 4GB	> High Speed Graphic Thermal Printer
		> Encrypted Pulser (optional)

*POS Dependent

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www.gilbarco.com



CUP 3636

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COUNTY OF FRESNO

FEB 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Larry Carpenter & Cliff Woods
3887 N. Valentine
Fresno CA 93722

Telephone (559) 444-1730

Fax (559) 444-1735

E-mail engineeringdivision@lcservices.com

March 15, 2019

TOWN & COUNTY MARKET
3375 W. OLIVE AVE.
FRESNO, CA. 93722

Operational Statement

1. Nature of the operation-what do you proposed to do?
 - a. The current nature of the Town & Country's current nature of business is a neighborhood food market. The facility owner wants to expand his business and open a gas station on site to better serve the community. The proposed gas station will include a 38' x 52' gas station canopy with (4) above ground dispensers and two (2) 20, 000gallon underground storage tanks.
2. Operational time limits:
 - a. Mon. – Sun. 7:00am until 10:00pm
3. Number of employees:
 - a. 3 full time employees on staff
4. Service and delivery vehicles.
 - a. Number: Existing
 - b. Type: Existing
 - c. Frequency: Existing
5. Access to the site:
 - a. Public road: There is access onto the property from both Olive Avenue (East & West bound traffic) as well as Valentine Avenue (North and Southbound)
6. Number of parking spaces for employees, customers, and service/delivery vehicles:
 - a. 25 (including gas stalls)
7. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?
 - a. This is a small neighborhood market providing many dried and canned goods for the community.
 - b. There is a small butchers counter in the back of the store offering various cuts of fresh meats.
8. What is equipment used for?
 - a. The proposed addition to the property will be a four-dispenser gas station.
9. Does the use cause any unsightly appearance?
 - a. No. Today's gas stations are very well designed
10. List any solid or liquid wastes to be produced:
 - a. No additional volumes of water will be used beyond the existing convenience store's usage.

11. Describe any proposed advertising including size, appearance, and placement
 - a. TBD
12. Will existing buildings be used or will new buildings be constructed?
 - a. The current existing building on the property will continue to be used as a Food Market.
13. Explain which buildings or what portion of buildings will be used in the operation.
 - a. The cashier area of the existing market will be used as a point of sale location inside the store.
14. Will any outdoor lighting or an outdoor sound amplification system be used?
 - a. Individual intercom communication devices will be located at each dispenser. Volumes will be kept to a minimum as not to disturb the community abroad.
 - b. Canopy covered lighting will be managed in a way that the hours of operation will be controlled by ambient light sensors and spread of light onto adjacent properties will be controlled by the placement of the fascia surrounding the canopy.
15. Landscaping and fencing proposed?
 - a. TBD by owner. No new landscaping or fencing will be added
16. Any other information that will provide a clear understanding of the project or operation.
 - a. The current existing Town & Country Food Market property has ample room to install a four-dispenser gas station. The surrounding area of Town & Country only provides one other gas station.
17. Identify all Owners, Officers and/or Board members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.
 - a. Mehtab Turna (Husband/owner) (559) 285-8361
 - b. Sukhbir Turna Wife/owner (559) 451-6816



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7578

Project No(s) CUP 3636

Application Rec'd.: 01-17-2019

GENERAL INFORMATION

1. Property Owner: Mehrab Turna Phone/Fax: (559) 295-8361

Mailing Address: 6670 N. CENTRAL Fresno CA/93711
Street City State/Zip

2. Applicant: same as above Phone/Fax: _____

Mailing Address: _____
Street City State/Zip

3. Representative: Kevin Brown Phone/Fax: (559) 444-1730

Mailing Address: 3887 N. Valentine Ave Fresno CA 93722
Street City State/Zip

4. Proposed Project: Addition of gas station to existing convenience store.

5. Project Location: _____

6. Project Address: 3375 W. Olive Ave, Fresno, 93722

7. Section/Township/Range: 1 / 1 / _____ 8. Parcel Size: 1.8 ac.

9. Assessor's Parcel No. 449-090-26 OVER.....

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

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

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

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

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

13. Existing Zone District¹: _____

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: minimal

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

Is property in a flood-prone area? Describe:

N/A

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

North: Residential

South: Residential

East: Residential

West: Residential

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 2
Number of Salesmen 0
Number of Delivery Trucks 0
Total Square Footage of Building ~ 5500 sq. ft.

III. Describe and quantify other traffic generation activities: plastic and
aluminum recycle operation on site.

20. Describe any source(s) of noise from your project that may affect the surrounding area: General construction until project is complete

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

22. Describe the probable source(s) of air pollution from your project: Gas station built to comply with all local, state, and federal regulations.

23. Proposed source of water:
 private well
 community system³—name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 50 g.p.d.
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 50
27. Anticipated type(s) of liquid waste: water
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: General trash
32. Anticipated amount of solid waste (tons or cubic yards per day): 1 cu yd.
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): _____
34. Proposed method of solid waste disposal: _____
35. Fire protection district(s) serving this area: 5th district
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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

M. H. [Signature]
SIGNATURE

12-11-18
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

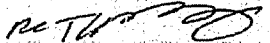
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

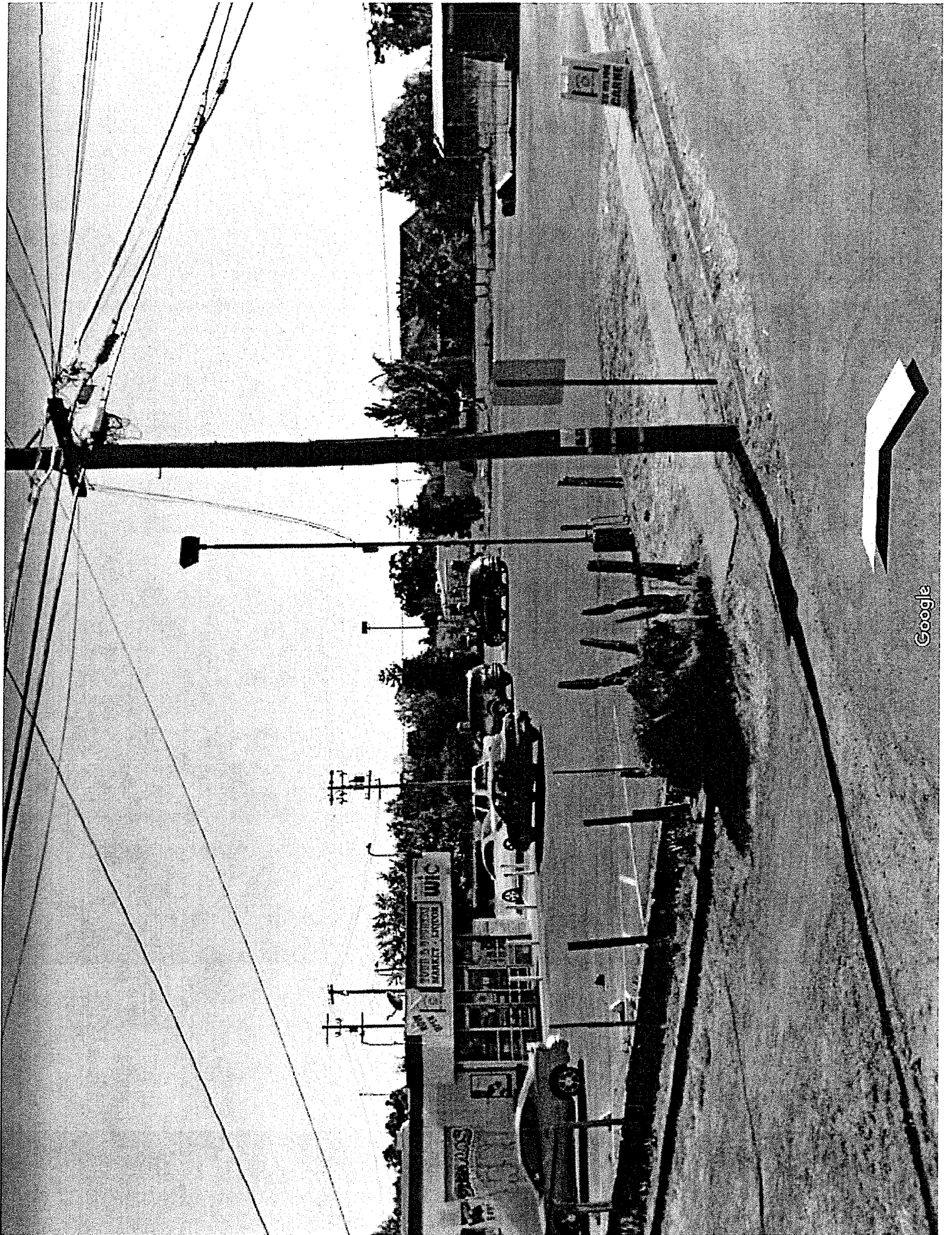
1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

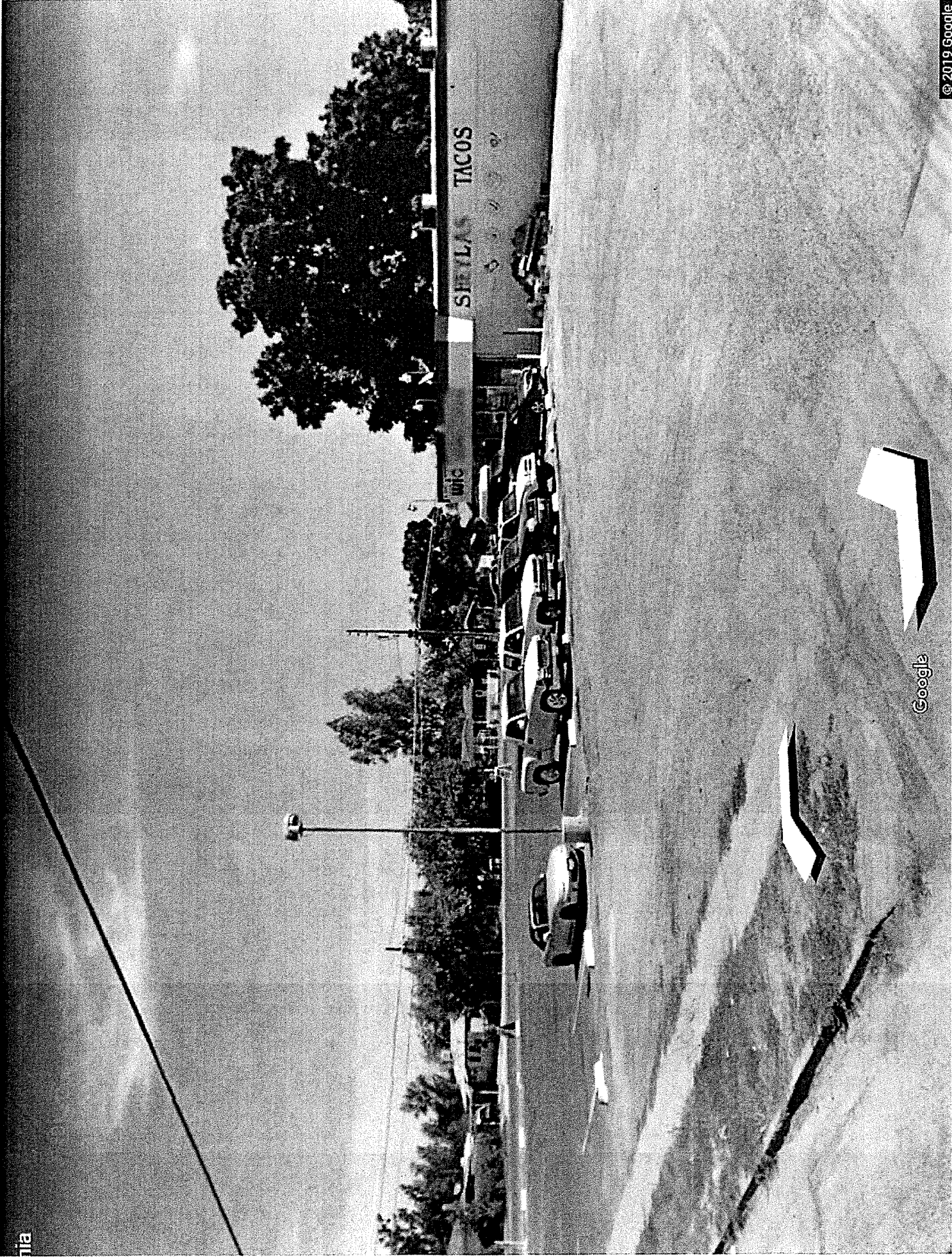
A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more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

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


Applicant's Signature

12/11/18
Date





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