

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7877</b>	<b>LOCAL AGENCY DRAFT MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E-</b>	
Responsible Agency (Name): <b>Fresno County</b>	Address (Street and P.O. Box): <b>2220 Tulare St. Sixth Floor</b>	City: <b>Fresno</b>	Zip Code: <b>93721</b>
Agency Contact Person (Name and Title): <b>Jeremy Shaw, Planner</b>	Area Code: <b>559</b>	Telephone Number: <b>600-4207</b>	Extension: <b>N/A</b>
Applicant (Name): <b>Deepinder Grewal</b>	Project Title: <b>Initial Study No. 7877/Unclassified Conditional Use Permit Application No. 3680</b>		
Project Description: <b>Allow the construction and operation of an interstate freeway commercial development consisting of the interior modification of an existing 9,681 square-foot restaurant; the installation of a new convenience store within the existing building and the installation and operation of a new gas station with six fuel pumps and a 3,280 square-foot by 19-foot tall fuel canopy, on a 2.62-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located in the northwest quadrant of the Panoche Road and Interstate 5 Freeway Commercial Interchange Area, approximately 15 miles southwest of the nearest city limits of the City of Mendota (Sup. Dist. 1) ( APN: 027-190-05S) (46272 W. Panoche Road).</b>			
Justification for Negative Declaration: <b>Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3680, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Biological Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation and Wildfire.</b>  <b>Potential impacts related Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Utilities and Service Systems have been determined to be less than significant.</b>  <b>Potential impacts relating to Aesthetics, Cultural Resources, Geology and Soils, Transportation and Tribal Cultural Resources have been determined to be less than significant with compliance with the identified Mitigation Measures.</b>			
FINDING: <b>The proposed project will not have a significant impact on the environment.</b>			
Newspaper and Date of Publication: <b>Fresno Business Journal – June 11, 2021</b>		Review Date Deadline: <b>Planning Commission – July 15, 2021</b>	
Date:	Type or Print Signature: <b>David Randall Senior Planner</b>	Submitted by (Signature): <b>Jeremy Shaw Planner</b>	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY DRAFT  
MITIGATED NEGATIVE DECLARATION**



E202110000133

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**FILED**  
JUN 10 2021  
TIME 4:17pm

FRESNO COUNTY CLERK  
By Jessica Mendoz DEPUTY  
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 7877 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 7877 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3680** filed by **Deepinder Grewal.**, proposing to allow an Interstate Freeway Interchange Commercial Development, consisting of the interior modification of an existing 9,681 square-foot restaurant; the installation of a new convenience store within the existing building and the installation and operation of a new gas station with six fuel pumps and a 3,280 square-foot by 19-foot tall fuel canopy, on a 2.62-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located in the northwest quadrant of the Panoche Road and Interstate 5 Freeway Commercial Interchange Area, approximately 15 miles southwest of the nearest city limits of the City of Mendota (Sup. Dist. 1)( APN: 027-190-05S) (46272 W. Panoche Road).

Adopt the Mitigated Negative Declaration prepared for Initial Study No. 7877, and take action on Unclassified Conditional Use Permit No. 3680 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 No. 7877 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from June 11, 2021 through July 12, 2021.

Email written comments to [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov), or mail comments to:

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



E202110000133

IS No. 7877 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies)

An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Jeremy Shaw at the addresses above.

**Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on July 15, 2021, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

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

Published: June 11, 2021

**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 #
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**Project Title:** Initial Study No. 7877/Unclassified Conditional Use Permit Application No. 3680

Lead Agency: Fresno County

Contact Person: Jeremy Shaw

Mailing Address: 2220 Tulare Street, 6th Floor

Phone: 559-600-4207

City: Fresno

Zip: 93721

County: Fresno

**Project Location:** County: Fresno

City/Nearest Community: Mendota

Cross Streets: Interstate 5/ Panoche Road

Zip Code: 93640

Longitude/Latitude (degrees, minutes and seconds): 36 ° 38 ' 23 " N / 120 ° 37 ' 32 " W Total Acres: 2.62

Assessor's Parcel No.: 027-190-05S

Section: 11

Twp.: 15S

Range: 12E

Base: MDBM

Within 2 Miles: State Hwy #: Interstate 5

Waterways: Panoche Creek

Airports: N/A

Railways: N/A

Schools: N/A

**Document Type:**

CEQA:  NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA:  NOI

EA

Draft EIS

FONSI

Other:  Joint Document

Final Document

Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 9,681 Acres \_\_\_\_\_ Employees 25-30

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:**

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: Greenhouse Gas

**Present Land Use/Zoning/General Plan Designation:**

Commercial/AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)

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

Allow the construction and operation of an interstate freeway commercial development consisting of the interior modification of an existing 9,881 square-foot restaurant; the installation of a new convenience store within the existing building and the installation and operation of a new gas station with six fuel pumps and a 3,280 square-foot by 19-foot tall fuel canopy, on a 2.62-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

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

**Reviewing Agencies Checklist**

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

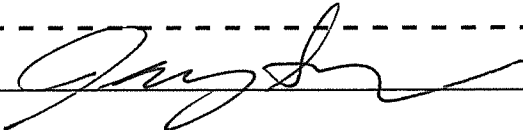
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board               | <input checked="" type="checkbox"/> Office of Historic Preservation                                 |
| <input type="checkbox"/> Boating & Waterways, Department of           | <input type="checkbox"/> Office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

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

Starting Date June 11, 2021 Ending Date July 12, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Milestone Associates</u>	Applicant: <u>Deepinder Grewal</u>
Address: <u>1000 Lincoln Road, # H202</u>	Address: <u>3323 Pendragon Street</u>
City/State/Zip: <u>Yuba City, CA 95991</u>	City/State/Zip: <u>Bakersfield, CA 93313</u>
Contact: <u>Julio Tinajero: email - julio@milestone-ae.com</u>	Phone: <u>(510) 573-5905</u>
Phone: <u>530-755-4700</u>	

Signature of Lead Agency Representative:  Date: 6/11/2021

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



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Deepinder S. Grewal
- APPLICATION NOS.: Initial Study No. 7877 /Unclassified Conditional Use Permit Application No. 3680
- DESCRIPTION: Allow the construction and operation of an interstate freeway commercial development consisting of the interior modification of an existing 9,881 square-foot restaurant; the installation of a new convenience store within the existing building and the installation and operation of a new gas station with six fuel pumps and a 3,280 square-foot by 19-foot tall fuel canopy, on a 2.62-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located in the northwest quadrant of the Panoche Road and Interstate 5 Freeway Commercial Interchange Area, approximately 15 miles southwest of the nearest city limits of the City of Mendota (Sup. Dist. 1) ( APN: 027-190-05S) (46272 W. Panoche Road).

### 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; or
- 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 proposes a freeway interchange commercial development which will involve the renovation of an existing building and modification of an existing parking area to include an automobile fueling station. The project is consistent with the intent of the freeway interchange commercial development regulations contained in Section 860 of the Fresno County Zoning Ordinance, which designates specific Interstate 5 freeway interchanges as either major or minor commercial centers and includes development standards which regulate such things as landscaping, signage, and building height.

Policy LU-D.6 of the Fresno County General Plan requires that a commercial interchange development be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints. Section 860.E.2 of the Fresno County Zoning Ordinance addresses development standards for Freeway Interchange Development, and requires that landscaping be provided and maintained, and that plants and related materials be arranged in a manner consistent with and complementary to the building design and materials.

The project proposal would be aesthetically consistent and cohesive with the surrounding development and given that the building is existing and the fuel canopy would be the only new structural addition associated with this project, there would be no impact to the visual character of the area or the quality of public views resulting from this project. It should be noted that there is an electric vehicle (EV) charging facility which has been constructed on the same site as part of unrelated project. The EV charging facility included free standing carports with solar panels mounted on top.

No scenic vistas were identified however, Interstate 5 is designated as a Scenic Highway in the Fresno County General Plan. General Plan Policy OS-L.3.d. requires that commercial developments provide for maintenance of a natural open space area that is 200 feet in depth parallel to the right-of-way of the scenic drive or roadway. The subject parcel's western boundary is located approximately 330 feet west of the nearest right of way of southbound Interstate 5. The development is within the footprint of an existing commercial development and there is already an approximately 100-foot-wide natural Open Space Area adjacent to the subject parcel providing a buffer between the proposed parking area and the southbound I-5 exit ramp. The existing open space buffer is consistent with General Plan Goal OS-I and General Plan Policy OS-L.3.d. Therefore, impacts to public views and the scenic quality of the landscape adjacent to Interstate 5, would be less than significant.

- 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 proposes to utilize existing pole mounted light fixtures in the parking area and new lighting attached to the fuel canopy, therefore both new and existing light fixtures have the potential to create glare and increase light pollution in the vicinity. As

the project site is adjacent to the southbound Interstate 5 off ramp, new and existing sources of light and glare may impact traffic exiting the freeway onto Panoche Road. To address this potential impact, the following mitigation measure has been included.

\* **Mitigation Measure(s)**

1. *Prior to operation all outdoor lighting shall be hooded, directed downward, and permanently maintained so as not to shine toward adjacent properties and public roads.*

## 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; or
- 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 subject parcel is zoned agriculturally; however, it is not involved in agricultural operations, and is located within an area designated for freeway interchange commercial development, within a one square-mile area centered around the intersection of Panoche Road and Interstate 5 and is not restricted under Williamson Act contract. The property is classified as Urban and Built-Up Land according to the California Natural Resources Agency, 2016 Fresno County Important Farmlands Map. Urban and Built-Up Land is occupied by structures with a building density of at least one unit to 1.5 acres, or six structures to a 10-acre parcel.

### 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; or
- 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 project was reviewed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). Based upon review of the project application materials, the District determined that project specific annual emissions of criteria pollutants were not expected to exceed District significance thresholds for carbon monoxide, oxides of nitrogen, reactive organic gases, oxides of sulfur or particulate matter (PM) 10 or PM 2.5, therefore the project would have a less than significant impact on air quality when compared to those thresholds. Although project emissions from construction would have a less than significant impact, the District recommends utilizing the cleanest reasonably available off-road construction fleets and practices such as eliminating unnecessary idling to further reduce construction related exhaust emissions. Stationary source emissions include any building, structure, facility or installation which emits or may emit any affected pollutant directly or as a fugitive emission.

An Air Quality and Greenhouse Gas (GHG) analysis was prepared for this project by LSA, dated December 4, 2020, which concluded that the project would generate the release of short-term emissions resulting from construction activities, including operation and fueling of construction equipment and from worker and vendor vehicle trips; and long-term emissions from mobile sources like vehicle traffic generated by the project, area sources, indirect sources associated with energy consumption, and waste disposal. Such emissions would include criteria pollutants and GHG emissions, however, emissions from construction, and operation of the project are not anticipated to exceed Air District significance thresholds for criterial pollutants.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is located in an area of commercial development which includes restaurants, gas stations, a hotel and convenience stores, where there is a likelihood of the presence of sensitive receptors that could be affected by emissions from existing

vehicle traffic and increased vehicle traffic resulting from the project. However, the addition of the restaurant convenience store and gas station does not represent a significant intensification of development in the area that would lead to increase pollutant concentrations or other emissions that would affect a substantial number of people. Both the San Joaquin Valley Air Pollution Control District, and the applicants Air Quality Analysis concluded that the project would not cause significance thresholds for criterial pollutants to be exceeded. Additionally, the project site is located in a designated Interstate freeway commercial interchange where regular vehicle traffic is anticipated and occurs regularly. The surrounding area outside of the commercial interchange development primarily consists of farmland, and the nearest residential development where sensitive receptors would be present is located approximately one half-mile away from the project site, and based on web base aerial imagery, there appear to be two to three other residences located approximately three quarter-miles west southwest of the project site, adjacent to some commercial storage buildings that may be agriculturally related. Generally, there is sparse residential development in the vicinity, and because the project is not anticipated to generate substantial concentrations of pollutants, it is likewise unlikely to adversely effect sensitive receptors, either in the vicinity or on the project site and its immediate surroundings. The project will be required to comply with Air District regulation VIII and the Rules contained therein, addressing fugitive particulate matter (PM)<sup>10</sup>.

#### 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?

FINDING: NO IMPACT:

No riparian habitat or sensitive natural communities were identified in the analysis.

- 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:

No wetlands were identified in the analysis. The project site is developed with a paved parking lot and a 9,881 square-foot building, adjacent to similar development. A review of the United States Fish and Wildlife Service, National Wetlands Inventory, Wetland Mapper indicates one wetland feature located approximately 560 feet southwest of the



project site, identified as Riverine, Unknown Perennial, Unconsolidated Bottom, Semi permanently Flooded, Excavated feature, which is otherwise not clearly identified on the surface, but may be part of a shallow culvert running along the south side of Panoche Road to the southwest of the project site. Panoche Creek, which contains other wetland features is located approximately 0.67 miles west northwest of the project site. The project proposes a minor physical expansion of the existing building with the construction of the proposed fueling station, canopy and underground fuel storage tanks, which will require minimal grading and is not anticipated to substantially change the drainage patterns of the site causing any adverse effect upon nearby wetland features. The project will be required to demonstrate through certification by a licensed Civil Engineer, that existing drainage patterns will not be changed, and net impervious surface will not be increased as a result of the project. If this cannot be demonstrated, an engineered grading and drainage plan will be required.

- 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:

A search of the California Department of Fish and Wildlife BIOS, California Natural Diversity Database shows the project site is within the geographic range of the Giant Kangaroo Rat which is listed as Federally and State Endangered, however there have been no recent siting's and the presence of this species is classified as possible extirpated.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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 located within the boundaries of the Pacific Gas and Electric (PG&E) Habitat Conservation Plan area and in an area categorized as Agricultural Fields therefore, the project will not conflict with the provisions of any adopted habitat conservation plan, natural community plan or other approved local, regional or state habitat conservation plan.

## V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

FINDING: NO IMPACT:

No historic resources were identified in the analysis. The existing restaurant building is approximately 45 years old based upon available permit records, however it is not included on any historical properties list maintained by the California State Office of Historic Preservation. Additionally, the existing building exterior will be preserved and only an interior remodel/renovation will occur.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No archeological or cultural resources were identified in the analysis. Notice of the project application was provided to local tribal governments who has previously requested notification under the provisions of AB 52. None of the tribes who were notified responded to the notification or requested consultation. However, due to the possibility for unknown subsurface archaeological or cultural resources to be discovered during ground disturbing activities, the following mitigation measure has been included.

\* **Mitigation Measure(s)**

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

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: NO IMPACT:

Project construction will involve the use of energy resources in the form of electricity, water and fossil fuel consumption; however, it is not anticipated to be excessive or

wasteful. The project will entail the construction of a Fuel Station Canopy with six fuel pumps and three underground fuel storage tanks, along with the renovation of an existing building. The project will be subject to the energy efficiency requirements of the California Green Building Standards Code. Once the project is constructed it is not anticipated to result in unnecessary consumption of energy. A portion of the project site parking area is dedicated to an existing solar powered electric vehicle charging facility, which will also count toward meeting required parking space capacity standards, and although it is not part of this project, it has the potential to offset or reduce project operational energy consumption, in terms of the fossil fuels consumption by the travelling public, the supply of which is a feature of this project. No conflicts with state or local renewable energy efficiency plans were identified.

## 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?
  - 4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The building and parking area for the proposed project are existing, and minimal grading is associated with the construction of the fuel canopy and installation of the underground tanks. Substantial soil erosion or loss of topsoil is not anticipated.

- 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; or
- 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:

The proposed project is not in an area subject to expansive soils nor in an area prone to liquefaction, landslides, lateral spreading, or collapse. According to the Fresno County General Plan Background Report (FCGPBR), Figure 9-6, the project site is located in an area of shallow subsidence; however, no impacts related to the potential for soil subsidence were identified in the analysis or in reviewing agency comments. Additionally, the project site is located within an existing developed designated commercial interchange area where most of the ground cover consists of asphalt and concrete paving.

Additionally, the project area is confined to the 2.62-acre subject parcel which is currently paved and very little grading is proposed limiting any potential erosion resulting from grading activity; However, a Condition of Approval will be included, requiring that any grading activity proposed with this project would necessitate a grading permit or grading voucher from the Fresno County Department of Public Works and Planning, and any additional runoff generated by the proposed development is required to be stored on site or disposed of per County standards. The project will be subject to current seismic design standards and California Building Standards Code.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

No paleontological resources were identified in the analysis, and as there is minimal ground disturbance of previously disturbed soils proposed, discovery of any previously unknown subsurface paleontological resources is unlikely; however, as the possibility for discovery does exist, the following mitigation measure has been added:

\* **Mitigation Measure**

1. *If a paleontological resource is found, regardless of depth or setting, the Project contractor shall cease ground-disturbing activities within 50 feet of the find and contact a qualified paleontologist. The qualified paleontologist shall evaluate the significance of the resources and recommend appropriate treatment measures.*

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; or
- 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:

The project will generate greenhouse gas (GHG) emissions both during construction and during operation. Construction GHG emissions will be generated by diesel and gas-powered vehicles and construction equipment, and operational GHG emissions will be generated primarily by vehicle traffic, and other area sources as discussed below. An Air Quality and Greenhouse Gas (GHG) analysis was prepared for this project by LSA, dated December 4, 2020; the Analysis estimated that the proposed project would generate approximately 73.2 metric tons of CO<sub>2</sub>e (carbon dioxide equivalent) in construction emissions. When these project emissions are distributed over the anticipated 30-year life of the project, the total construction emissions for the project would equate to 2.4 metric tons of CO<sub>2</sub>e per year.

Operational GHG emissions are typically generated from mobile sources such as vehicle trips, area sources such as landscaping activities, indirect emissions from energy consumption, waste disposal, and water supply, treatment and distribution. Operational GHG emissions were estimated using CalEEMod emissions modeler software. Project operational emissions were estimated to be approximately 1,411 metric tons of CO<sub>2</sub>e per year. Because the San Joaquin Valley Air Pollution Control District (SJVAPCD) has not adopted significance thresholds for construction or operational GHG emissions, lead agencies must quantify those emissions. This project's GHG emissions estimates were evaluated based on consistency with the SJVAPCD adopted Climate Change Action Plan (CCAP), and applicable State GHG reduction goals. The Air Quality and GHG Analysis concluded that the proposed project would be in compliance with existing State regulations adopted for the purpose of meeting GHG reduction goals and would also be consistent with state plans and programs designed to reduce GHG emissions, as well as the CCAP, specifically because the project would be consistent with the GHG reduction measures contained in the CCAP such as the provision of pedestrian access to and from the site and the minimization of pedestrian barriers to pedestrian access, site location by virtue of being within an existing commercial development would serve to minimize the need for

additional vehicle trips to obtain other services, such as lodging or banking and the provision of nine (9) electric vehicle (EV) charging spaces, which meets the Zero Emission Infrastructure GHG measure in the CCAP. Additionally, the project will be required to comply all with applicable State energy efficiency standards, and therefore based on the foregoing analysis, the project is anticipated to create a less than significant impact on the environment as a result of project related GHG emissions or from potential conflicts with applicable GHG reduction plans policies or regulations.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The facility will be required to submit plans and specifications related to the installation of underground storage tanks to and apply for and secure a Permit to Operate an Underground Storage Tank System from the Fresno County Department of Public Health, Environmental Health Division. Additionally, the proposed facility will be subject to all applicable California Health and Safety Code (HSC) and the California Code of Regulations (CCR) and be required to submit a Hazardous Materials Business Plan. All hazardous waste shall be handled in accordance with the requirements in the CCR.

- 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: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school.

- 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 a report generated by the U.S. EPA NEPAassist mapping application, the project site is not located on or within a half-mile of a known brownfield, superfund site, or toxic release inventory site. However, it is located within a half-mile of two sites identified as RCRA regulated hazardous waste facilities, identified as a Chevron service station and a Shell Oil service station respectively.

- 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:

The project site is not located within the boundaries of an airport land use plan or within two miles of a public airport.

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

FINDING: NO IMPACT:

The project does not propose any physical changes to the environment that would have the possibility of interfering with an adopted emergency response or evacuation plan.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within State Responsibility Area (SRA) and therefore subject to all applicable SRA Fire Safe Regulations, and the current Fire Code and Building Code. The site is also located in a wildland fire area; however, the site is immediately adjacent to other similar commercial development, irrigated farmland and the Interstate freeway to the east. The risk loss from wildfires exists, however review of the proposal by the Fresno County Fire Protection District/CALFIRE did not express concerns related to risk of loss to people or structures resulting from wildland fire.

## 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: NO IMPACT:

The project will connect to a community water system and community sewer system for the provision of services. The project is not anticipated to impact surface or groundwater quality or violate any waste discharge requirements.

- 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 project operational statement indicates that the proposed restaurant will use approximately 5,000 gallons of water per day, consisting of a surface water allocation from an existing community water system which uses surface water supplied by I-5 Property Services, a Municipal and Industrial (M&I) customer of the Westlands Water District. If the applicant's incremental water use is anticipated by I-5 Property Services, to exceed its historic use of 68.47 acre-feet, then I-5 Property Service must submit a supplemental M&I Water application to Westlands Water District which identifies the source of water available to meet the incremental increase in use. No other concerns related to water supply were expressed by any reviewing agencies or departments.

- 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: NO IMPACT:

The project will not alter the course of a stream or river or add impervious surface area to the site. The site is currently asphalt paved and the paving will be resurfaced or replaced however no new grading or additional paving is proposed. Therefore, the project will not substantially increase the rate or amount of surface runoff, nor exceed the capacity of the existing storm water drainage system. The project site is not in area at increased risk of flooding (from the 100-year storm event) according to FEMA FIRM Panels 1950H and 1975H.

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

FINDING: NO IMPACT:

The project site is not located within a flood hazard zone and is not at risk from tsunami or seiche.

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



FINDING: NO IMPACT:

The project will receive its water supply from a surface water allotment provided by the Westlands Water District and provided through I-5 Property Services.

#### XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- 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: NO IMPACT:

The project is located within a designated Interstate Freeway Commercial development area and will not impact any established community nor conflict with any land use plans, policies or regulations.

#### 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:

The project site may be located within an area of known mineral resources as identified by Figure 7-7 of the Fresno County General Plan Background Report (FCGPBR), however this project does not entail any substantial ground disturbance or the extraction or removal of any mineral resources.

#### 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Although construction and operation of the project are expected to generate both temporary and permanent increases in ambient noise levels in the vicinity, the noise levels are not anticipated to be in excess of any County Noise Ordinance limits; and the project will be subject to the applicable restrictions related to exterior noise standards of the County Ordinance Code, Chapter 8.40 Noise Control. Construction noise generation is exempted, provided that it take place only between the hours specified in Section 8.40.060.

- 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; or

FINDING: NO IMPACT:

The project site is not located within two miles of a private airstrip or airport, nor within the boundaries of an airport land use plan. The nearest airport, William Robert Johnson Airport in Mendota is located approximately 15 miles northeast.

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 does not involve any residential development. The project site is located within a designated Interstate Freeway Major Commercial center and not in an area of substantial residential development. The project does propose a new business, however, whether or not operation of the project would induce substantial unplanned population growth on it's own or cumulatively when considered as part of the surrounding commercial development in the area is speculative; and while employee housing is an allowed use as part of a conditional use permit within a freeway commercial center, none is planned with this project. This project is consistent with other development in the vicinity which has been historically developed as a commercial center and no substantial population growth has occurred, nor displaced any previously existing housing, the current project is therefore unlikely to induce substantial population growth, or displace any housing or people necessitating replacement or construction of new housing.

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

FINDING: NO IMPACT:

The project will not impact governmental facilities nor result in the need for new or physically altered government facilities, nor affect the provision of any public services. The project was reviewed by the Fresno County Fire Protection District (Cal fire) which did not express any concerns related to the provision of emergency services to the project site. The Project was also reviewed by the California Highway Patrol and the Fresno County Sheriff's Office which expressed no concerns with the project. Because the project site is adjacent to Interstate 5, a portion of the roads which provide access to the site are under the jurisdiction of the California Department of Transportation (Caltrans). Caltrans recommended that a Traffic Impact Study be prepared for the project. The Traffic Impact Study is discussed in more detail in Section XVII - Transportation, and in the context of traffic impacts, Caltrans recommendations for the project's mitigation of impacts to state facilities is addressed under Transportation. However, with regard to the provision of public services, and/or public facilities, neither Caltrans or any other federal, state or local government expressed concern that the project would result in adverse impacts to any existing or planned government 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:

There are no neighborhood or regional parks or other recreational facilities in the vicinity that would be impacted by the proposed development.

## 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 Fresno County General Plan establishes Level of Service (LOS) C as an acceptable level of service on most County roadways. Level of Service is defined in the County General Plan as “a qualitative measurement of the operational characteristics of traffic flow on a roadway or at the intersection of roadways, based on traffic volumes and facility type (road classification). Levels range from A to F, with A representing the highest level of service”.

The County Guidelines for the preparation of Traffic Impact Studies (August 2012) (County Guidelines) identifies Level of Service A-C as acceptable and LOS D-F as unacceptable within the unincorporated areas of the County and LOS D as acceptable within the spheres of influence of the Cities of Fresno and Clovis. The County Guidelines indicate that a project is considered to have a significant environmental impact if its attributable traffic increase when added to the existing conditions would result in any of the following: Cause a roadway segment that is currently operating at an acceptable LOS to deteriorate to an unacceptable LOS or cause the volume to capacity ration to increase by more than 0.05 on a roadway that is currently operating at an unacceptable LOS; at signalized and unsignalized intersections that are operating at an acceptable LOS to deteriorate to an unacceptable LOS or cause the average delay to increase by more than 5.0 seconds. At unsignalized intersections, cause a movement or approach that is operating at an acceptable LOS to deteriorate below an acceptable level.

A Traffic Impact Study (TIS) was prepared for this project by Peter’s Engineering Group, dated November 3, 2020. The TIS references the Transportation Research Board Highway Capacity Manual (HCM 2010) which describes LOS C as having a traffic volume to capacity ratio of no greater than 1, where progression is favorable or cycle length is short, and having an average vehicle delay of 10-15 seconds for unsignalized intersections and 20-35 seconds for signalized intersections.

Based on the conclusions and recommendations of the Traffic Study, the intersection at the south bound approach of Panoche Road and Road A (private road entrance to commercial development) is currently operating at LOS ‘D’, and that after construction of the project the northbound I-5 off ramp to Panoche Road and the southbound

approach at the intersection of Panoche Road and Road A is anticipated to be impacted by longer queues and delays associated with LOS 'E' or 'F'. As a potential mitigation for this projected condition, a single lane roundabout at the intersection of Panoche Road and the I-5 Northbound Ramps is anticipated to operate as LOS 'A' during the Sunday peak hour (highest observed traffic volume) through 2040. A single lane roundabout is expected to operate at LOS B or better during the Sunday peak hour through 2040

An Addendum to the November 3, 2020 Traffic Impact Study dated March 24, 2021 reevaluated the probable costs for future improvements to County facilities and Project-specific equitable share costs for those improvements and provided support for that conclusion. The Traffic Study Addendum concluded that for the Intersection of Panoche Road and Interstate 5, the project should be required to contribute an equitable share of 56.2 percent of \$15,400, the total cost of installation of all-way stop control at Panoche Road and the Northbound ramp, which is \$8,655.00.

For the intersection of Panoche Road and Road A, the private road providing access to the commercial development north of Panoche Road, the project should be required to contribute an equitable share of the cost of future installation of traffic signals, estimated to be 38.4 percent of \$458,100, the total cost of installation of traffic signals, which is \$175,910.

\* **Mitigation Measure(s)**

1. *Prior to the issuance of any development permits related to this project, the applicant/project proponent shall pay the sum of \$ 175,910.00 to the Fresno County Department of Public Works and Planning, which is a proportionate fair share of the cost of future signalization of the intersection of Panoche Road and Road 'A'.*
2. *The project applicant shall enter into a traffic mitigation agreement with the California Department of Transportation (Caltrans), and pay the sum of \$8,655.00, the proportionate fair share of cost for future installation of all way stop control at the intersection of Panoche Road and the northbound Interstate 5 ramps.*

*Evidence that the fees have been paid to Caltrans or a copy of the executed mitigation agreement with Caltrans shall be provided to the County demonstrating that payment of the equitable share of cost has been resolved with Caltrans, prior to issuance of any development permits.*

- 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:

The Traffic Impact Study prepared for this project suggested that, based on the State of California Governors Office of Planning and Research (OPR) *Technical Advisory on Evaluating Traffic Impacts in CEQA*, December 18, 2018. the proposed operation of a

restaurant, convenience store and fueling station could be considered to have a similar impact on traffic trip generation as would a local serving use in terms where for the evaluation of Vehicle Miles Travelled (VMT) because it would be primarily serving those already travelling along the Interstate 5 corridor, and as such those traffic trips would constitute primarily pass by trips, and not new trips, and that in accordance with the State of California Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Traffic Impacts in CEQA, dated December 2018; such a local serving use would tend to shorten trips and therefore reduce VMT, resulting in a less than significant impact.

- 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: NO IMPACT:

The project will be accessed via private roads. There are no design features of the proposed development which would increase traffic hazards. No alteration of the existing traffic patterns is proposed.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Access to the project site, which is an existing facility, is made via private roads which connect to Panoche Road. No changes to the existing access points are proposed. The project was reviewed by the Fresno County Fire Protection District which did not express any concerns that the project would result in inadequate emergency access. The project site is located in a State Responsibility Area (SRA) and is therefore subject to the applicable Fire Safe Regulations and Fire Code which address road access. The project will also be required to submit a full set of plans to the Fresno County Fire Protection District for approval prior to the issuance of County building permits.

## 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

The project was reviewed by the Southern San Joaquin Valley Information Center (SSJVIC), which based on a search of the California Historical Resources Information System (CHRIS) indicated that the project area had not been surveyed by a qualified cultural resource consultant and that the archaeological sensitivity of the project site is unknown. SSJVIC also noted and that the site contains built environment resources (buildings) approximately 45 years in age and recommended that the site be evaluated by an architectural historian to determine local, state and national significance of the site.

Because the existing building which was operated as a restaurant will not undergo significant structural alterations, only minor interior remodeling, and will continue to be operated as a restaurant with the addition of a convenience store, no historical architectural evaluation was required.

The SSJVIC did not recommend that a cultural resources inventory be completed for this project, however, it was recommended that conditions be placed on project approval that would require a halt to work if cultural resources are unearthed during ground disturbing activities.

Local Tribal Governments were notified of the project under the provisions of AB 52. Two of those Tribes, the Table Mountain Rancheria and the Santa Rosa Rancheria Tachi-Yokut, requested to consult on this project. On November 2020 a meeting took place between the County and representatives of both Tribal Governments. Both Tribal representatives indicated that they may desire to have site monitoring take place during ground disturbing activity.

Neither of the Tribes identified any cultural or tribal cultural resources on or in the vicinity of the project site, nor did the tribes request any further consultation or mitigation. However, to address the potential for undiscovered subsurface resources to be unearthed during ground disturbing activities, the following mitigation measure has been included.

\* **Mitigation Measure(s)**

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

## 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:

The project will not require the relocation or construction of new or expanded utility services and storm water drainage will follow existing patterns, and no new grading is proposed.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be supplied surface water by I-5 Property Services, through a municipal industrial allotment from Westlands Water District.

- 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:

Wastewater generated by the project will be directed to an existing wastewater treatment facility located in the southwest quadrant of the commercial interchange, approximately

- 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 be required to comply with all applicable State and local regulations pertaining to the management of solid waste. The project is not anticipated to generate solid waste that would be in excess of local solid waste infrastructure capacity or impair State or local solid waste reduction goals.



## 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?

FINDING: NO IMPACT:

The project site is located in a State Responsibility Area (SRA) Moderate Hazard Class and as such will be subject to all applicable County SRA Fire Safe Regulations. The Fresno County Fire Protection District did not express concern that the project would impair an adopted emergency response plan, emergency evacuation plan, or telecommunication facilities.

- 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?

FINDING: NO IMPACT:

Although the project site is situated in an area at moderate risk of wildfire according to the State of California Fire Hazard Severity Zone (FHSZ) Viewer, it is located in a commercial developed area with relatively flat terrain which is bordered on the west by irrigated farmland and on the east by Interstate 5, where the prevalence of dry vegetation is minimal. The risk to people and structures from wildfire is very low, additionally the project will be required to adhere to applicable Fire Safe Regulations, Current Fire Code and Building Code.

- 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?

FINDING: NO IMPACT:

The project will not require the installation of new facilities or maintenance of existing facilities, such as roads, fuel breaks, emergency water source, power lines or other utilities which would result in increased fire risk or other impacts to the environment, short or long term. The project was evaluated by Pacific Gas and Electric (PG&E) which provides electrical utility service to the site. Electrical utility infrastructure is existing, however there may be additions and modifications to said infrastructure to serve the electrical vehicle charging station located on the parcel and the project. However, any such modifications are subject to approval by PG&E and subject to the requirements of current Fire Code and Building Code.

- 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 on steeply sloped land, or within a flood channel or area at increased risk of flood or landslide, according to Figure 9-6 of the Fresno County General Plan Background Report (FCGPBR).

## 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No significant impacts to Biological Resources were identified. No fish or wildlife species, or plant or animal communities, reductions in the range of rare or endangered plants or animals, or pre-historic resources are anticipated to occur. However, to address the potential for impacts to undiscovered, subsurface cultural or tribal cultural resources, a mitigation measure has been included:

### **Mitigation Measure(s)**

1. See Mitigation Measure under Sections V, and XVII above.

- 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:

No cumulatively considerable impacts were identified in the analysis. The project proposes a commercial development, in conjunction with an existing building, in an area that has been designated for such development, subject to certain design principals, and subject to applicable General Plan Policies, County Ordinance, and California Green Building Standards Code.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

No environmental effects which would cause substantial adverse effects on human beings, directly or indirectly, were identified.

**CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3680, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to Agricultural and Forestry Resources, Biological Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation and Wildfire.

Potential impacts related Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Utilities and Service Systems have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, Geology and Soils, Transportation and Tribal Cultural Resources have been determined to be less than significant with compliance with the identified Mitigation Measures.

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

JS

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# County of Fresno

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

DATE: June 15, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director  
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director  
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC,  
Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check,  
Attn: Dan Mather  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,  
Attn: Dan Mather  
Resources Division, Solid Waste, Attn: Amina Flores-Becker  
Development Engineering, Attn: Kevin Nehring, Senior Engineer  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley  
Community Development Division, Attn: Glenn Allen, Division Manager  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division,  
Attn: Matthew Nelson, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Jose Robledo. Caitlin Juarez  
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson  
Native American Heritage Commission (NAHC), Attn: Katy Sanchez  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric

Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/  
Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
Westside Sub basin GSA, Attn: Kiti Buelna Campbell,  
Westlands Water District, Attn: Russ Freeman, Jose Gutierrez  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief  
CA Highway Patrol (CHP), Attn: Eric Walker, Captain  
Pacific Gas & Electric Company, Centralized Review Team  
Westside Resource Conservation District, Attn: Sarge Green

FROM: Jeremy Shaw, Planner *JS*  
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit Application No. 3680 and Initial Study Application  
No. 7877

APPLICANT: Deepinder S. Grewal

DUE DATE: June 29, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the construction and operation of an interstate freeway commercial development consisting of the interior modification of an existing 9,681 square-foot restaurant, the installation of a new convenience store within the restaurant and the installation of a new gas station with six fuel pumps, and a 3,280 square-foot by 19-foot tall fuel canopy, on a 2.62-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The project site is located in the northwest quadrant of the Panoche Road, Interstate 5 Freeway Commercial Interchange Area, approximately 15 miles southwest of the nearest city limits of the City of Mendota (Sup. Dist.: 1) (APN:027-190-05S)(46272 West Panoche Road.

We must have your comments by **June 29, 2020**. 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, Jeremy Shaw, 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) 600-4207 or jshaw@fresnocountyca.gov via email.

*Activity Code (Internal Review):* **2384**

Enclosures

Original Project Routing



# Fresno County Department of Public Works and Planning

Date Received: 6-12-20

CUP 3680

(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

### LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497  
Toll Free: 1-800-742-1011 Ext. 0-4497

### APPLICATION FOR:

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

### DESCRIPTION OF PROPOSED USE OR REQUEST:

- Add a convenience store within the existing ~~restaurant~~ building
- Add fuel pumps and canopy to parking lot.
- Add electric vehicle charging stations to parking lot
- Add a new restaurant within an existing building

CEQA DOCUMENTATION:  Initial Study  PER  N/A

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

LOCATION OF PROPERTY: NORTH side of FARM ACCESS ROAD  
between HIGHWAY 5 OFF-RAMP and PRIVATE ACCESS ROAD  
Street address: 46272 WEST PANOCHE ROAD

APN: 027-190-055 Parcel size: 2.62 ACRES Section(s)-Twp/Rg: S 11 - T 15 S/R 12 E

ADDITIONAL APN(s): \_\_\_\_\_

I, Dhaval (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.

Deepinder S. Grewal	3028 Pendragon St	Bakersfield	93313	661-900-9578
Owner (Print or Type)	Address	City	Zip	Phone
Same as Owner				
Applicant (Print or Type)	Address	City	Zip	Phone
JULIO TINAJERO-MILESTONE ASSOCIATES	1000 LINCOLN RD, #H202	YUBA CITY	95991	5307554700
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: julio@milestone-ae.com

### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3680 Fee: \$9,123.00  
 Application Type / No.: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 Application Type / No.: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 Application Type / No.: Pre-App Credit Fee: \$-247.00  
 PER/Initial Study No.: IS 7877 Fee: \$5,151.00  
 Ag Department Review: \_\_\_\_\_ Fee: \$93.00  
 Health Department Review: \_\_\_\_\_ Fee: \$992.00  
 Received By: J.S. Invoice No.: 130476 TOTAL: \$15,112.00

### UTILITIES AVAILABLE:

WATER: Yes  / No   
 Agency: I-5 Property Services, Inc.

SEWER: Yes  / No   
 Agency: on-site septic system

STAFF DETERMINATION: This permit is sought under Ordinance Section: \_\_\_\_\_

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

Related Application(s): \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: AE-40

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Parcel Size: \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_



DEEPIENDER S GREWAL



Development 661-900-9578

Services lionbuilders@gmail.com

Pre-Application Review

Department of Public Works and Planning

Division 3323 PENDRAGON ST.

BAKERSFIELD, CA 93313.

NUMBER: 39354
APPLICANT: DEEPIENDER S GREWAL
PHONE: (661) 900-9578

PROPERTY LOCATION: 46272 W. PANOCHE
APN: 027 - 190 - 058 ALCC: No X Yes # VIOLATION NO. No
CNEL: No X Yes (level) LOW WATER: No Yes X WITHIN 1/2 MILE OF CITY: No X Yes
ZONE DISTRICT: AE-40; SRA: No Yes X 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 X Yes ZM# Initiated In process
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; (X) Other MUST; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No X Yes DISTRICT: Dos Palos - Oro Loma PERMIT JACKET: No Yes X
FMFCD FEE AREA: (X) Outside ( ) District No.: FLOOD PRONE: No X Yes

PROPOSAL CUP TO ALLOW A CONVENIENT STORE, A GAS STATION &
A RESTAURANT TO AN EXISTING RESTAURANT IN THE AE40 ZONE DISTRICT.

COMMENTS: CUP 1013, SPR 2046
ORD. SECTION(S): 8600-A3.94,9,10 BY: [Signature] DATE: 12/27/17

GENERAL PLAN POLICIES: Agriculture
LAND USE DESIGNATION: ( ) GPA: ( ) MINOR VA:
COMMUNITY PLAN: ( ) AA: (X) HD: 992.00
REGIONAL PLAN: (X) CUP: 8123.00 (X) AG COMM: 93.00
SPECIFIC PLAN: ( ) DRA: ( ) ALCC:
SPECIAL POLICIES: ( ) VA: (X) IS/PER\*: 5,151.00
SPHERE OF INFLUENCE: ( ) Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): ( ) Other:

Filing Fee: \$ 15,359.00
Pre-Application Fee: -\$247.00
Total County Filing Fee: 15,112.00

COMMENTS:

FILING REQUIREMENTS:

OTHER FILING FEES:

- ( ) Land Use Applications and Fees
( ) This Pre-Application Review form
( ) Copy of Deed / Legal Description
( ) Photographs
( ) Letter Verifying Deed Review
( ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
( ) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
( ) Project Description / Operational Statement (Typed)
( ) Statement of Variance Findings
( ) Statement of Intended Use (ALCC)
( ) Dependency Relationship Statement
( ) Resolution/Letter of Release from City of Referral Letter #

BY: DATE:
PHONE NUMBER: (559)

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- ( ) COVENANT ( ) SITE PLAN REVIEW
( ) MAP CERTIFICATE ( ) BUILDING PLANS
( ) PARCEL MAP ( ) BUILDING PERMITS
( ) FINAL MAP ( ) WASTE FACILITIES PERMIT
( ) FMFCD FEES ( ) SCHOOL FEES
( ) ALUC or ALCC ( ) OTHER (see reverse side)

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



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

- Property Owner :** Deepinder S. Grewal **Phone/Fax** 661-900-9578

**Mailing Address:** 3323 Pendragon Street Bakersfield CA 93313

*Street City State/Zip*
- Applicant :** Same as Property Owner **Phone/Fax:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

*Street City State/Zip*
- Representative:** Julio Tinajero - Milestone Associates **Phone/Fax:** 3530-755-4700/530-755-4567

**Mailing Address:** 1000 Lincoln Rd, #H202, Yuba City, CA 95991

*Street City State/Zip*
- Proposed Project:** Request to operate a new convenience store and restaurant in an existing building. new field pumps, overhead canopy, and electric vehicle charging stations are also proposed
- Project Location:** Panoche Road commercial development
- Project Address:** 46272 West Panoche Road, Firebaugh, CA
- Section/Township/Range:** 11 / 15 S / 12E
- Parcel Size:** 2.62 ACRES
- Assessor's Parcel No.** 027-190-05 OVER.....

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

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

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

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?        Yes   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 District<sup>1</sup>: AE-40 (Exclusive Agricultural, 40-acre minimum)

14. Existing General Plan Land Use Designation<sup>1</sup>: Commercial

**ENVIRONMENTAL INFORMATION**

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

Describe the major vegetative cover: native grasses

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

Is property in a flood-prone area? Describe:  
no

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):  
North: agricultural  
South: commercial  
East: freeway  
West: commercial

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

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

19. **Transportation:**

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

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

B. **Daily traffic generation:**

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

II. **Commercial - Number of Employees**       8        
**Number of Salesmen**             
**Number of Delivery Trucks**             
**Total Square Footage of Building**       9,000      

III. Describe and quantify other traffic generation activities: none

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

21. Describe any source(s) of noise in the area that may affect your project: none

22. Describe the probable source(s) of air pollution from your project: none

23. **Proposed source of water:**


( ) private well

(x) community system<sup>3</sup>--name: I-5 Property Services, Inc

OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 5,000
25. Proposed method of liquid waste disposal:  
 (x) septic system/individual  
 ( ) community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 5,000
27. Anticipated type(s) of liquid waste: waste water
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: none
29. Anticipated volume of hazardous wastes<sup>2</sup>: none
30. Proposed method of hazardous waste disposal<sup>2</sup>: n/a
31. Anticipated type(s) of solid waste: paper
32. Anticipated amount of solid waste (tons or cubic yards per day)<sup>2</sup>: 1 CY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.5 CY
34. Proposed method of solid waste disposal: public disposal
35. Fire protection district(s) serving this area: Fresno County Fire Protection
36. Has a previous application been processed on this site? If so, list title and date: \_\_\_\_\_  
Apricot Restaurant - date unknown
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.

  
 SIGNATURE

6/2/2020  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For 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, 2020: \$3,343.25 for an EIR; \$2,406.75 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

06/10/2020

\_\_\_\_\_  
Date

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENT TO:

Deepinder Singh Grewal  
3323 Pendragon St.  
Bakersfield, CA 93313

ORDER NO. 371756  
APN: 027-190-05S

Property Addr: 46272 W Panoche Road, Firebaugh, CA  
93622

Fresno County Recorder  
Paul Dictos, CPA

**2019-0121735**

Recorded at the request of:  
STEWART TITLE OF CALIFORNIA

10/11/2019 08:46 05  
Titles: 1 Pages: 4  
Fees: \$20.00  
CA SB2 Fees: \$0.00  
Taxes: \$587.40  
Total: \$607.40

SPACE ABOVE THIS LINE FOR RECORDERS USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 587.40

CITY TAX \$0.00

- Monument Preservation Fee is: \$-0-
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.

X Unincorporated area City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Amarjit Dhaliwal, a married man as his sole and separate property, as to an undivided 50% interest and Dinesh Sharda, a married man, as his sole and separate property, as to an undivided 25% interest and Deepinder S. Grewal, a married man as his sole and separate property, as to an undivided 25% interest, all as tenants in common

hereby GRANT(S) to Deepinder Singh Grewal, a married man as his sole and separate property

the following described real property in an unincorporated area, County of Fresno, State of California:

See Exhibit "A" attached hereto and made a part hereof.

Date: March 5, 2019

A Dhaliwal  
Amarjit Dhaliwal

Dinesh Sharda  
Dinesh Sharda

Deepinder S. Grewal  
Deepinder S. Grewal

MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENT TO:

Deepinder Singh Grewal  
3323 Pendragon St.  
Bakersfield, CA 93313

ORDER NO. 371756  
APN: 027-190-05S

Property Addr: 46272 W Panoche Road, Firebaugh, CA  
93622

This tracking was electronically recorded.  
Please see SPL website for recording  
information

SPACE ABOVE THIS LINE FOR RECORDERS USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 587.40

CITY TAX \$0.00

Monument Preservation Fee is: \$-0-

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances  
remaining at time of sale.

X Unincorporated area City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

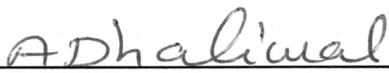
Amarjit Dhaliwal, a married man as his sole and separate property, as to an undivided 50% interest and Dinesh Sharda, a married man, as his sole and separate property, as to an undivided 25% interest and Deepinder S. Grewal, a married man as his sole and separate property, as to an undivided 25% interest, all as tenants in common

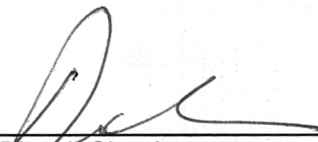
hereby GRANT(S) to Deepinder Singh Grewal, a married man as his sole and separate property


the following described real property in an unincorporated area, County of Fresno, State of California:

See Exhibit "A" attached hereto and made a part hereof.

Date: March 5, 2019

  
\_\_\_\_\_  
Amarjit Dhaliwal

  
\_\_\_\_\_  
Dinesh Sharda

  
\_\_\_\_\_  
Deepinder S. Grewal

MAIL TAX STATEMENT AS DIRECTED ABOVE



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

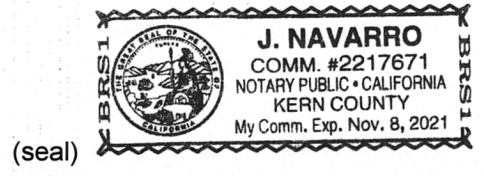
State of California  
County of ~~Fresno~~ Kern

On 10/8/19 before me J. Navarro, Notary Public personally appeared Dinesh Sharda and Deepinder S. Grewal, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature J. Navarro



Original Project Routing

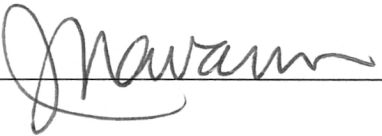
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

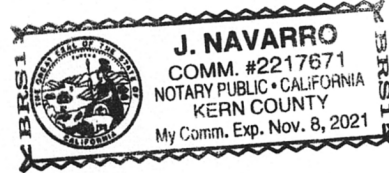
State of California  
County of ~~Fresno~~ **Kern**

On 10/9/19 before me J. Navarro, Notary Public personally appeared Amarjit Dhaliwal, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

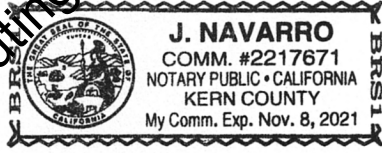
WITNESS my hand and official seal.

Signature 



(seal)

Original Project Routing



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED BY THE SURVEYOR GENERAL ON APRIL 15, 1855, DESCRIBED AS FOLLOWS:

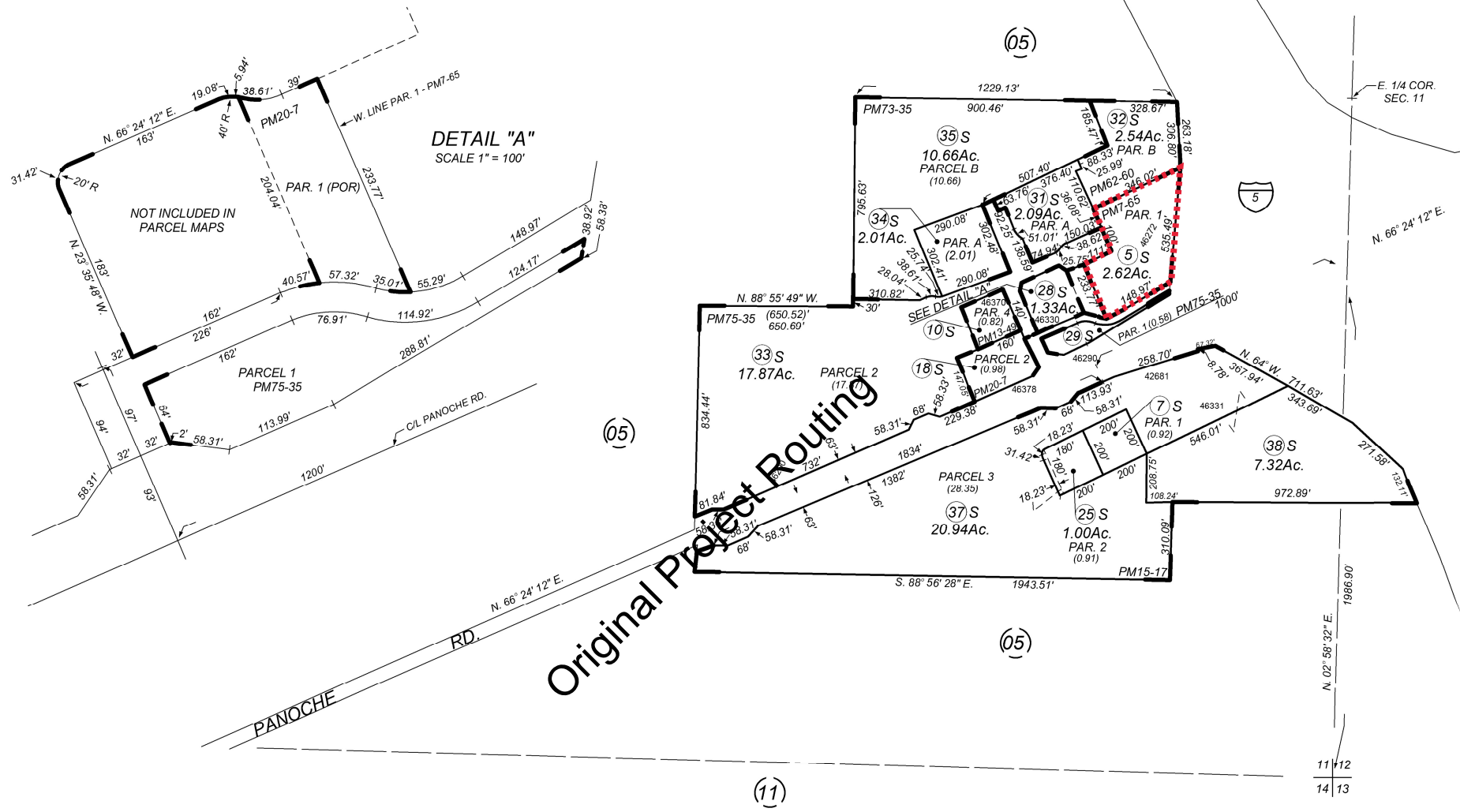
COMMENCING AT THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO THE COUNTY OF FRESNO BY DEED RECORDED DECEMBER 9, 1970, IN BOOK 5842 PAGE 529 OF OFFICIAL RECORDS, DOCUMENT NO. 85774, WITH THE WESTERLY LINE OF THE PROPERTY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 14, 1966, IN BOOK 5264 PAGE 78 OF OFFICIAL RECORDS, DOCUMENT NO. 3740; THENCE NORTH 90° 00' 00" EAST ALONG SAID LAST MENTIONED WESTERLY LINE A DISTANCE OF 58.38 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 9° 00' 00" EAST ALONG SAID LAST MENTIONED WESTERLY LINE, A DISTANCE OF 473.41 FEET; THENCE SOUTH 66° 24' 12" WEST, 346.15 FEET; THENCE SOUTH 23° 35' 48" EAST, 176.09 FEET; THENCE SOUTH 66° 24' 12" WEST 111.00 FEET; THENCE SOUTH 23° 35' 48" EAST, 233.77 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY, WITH A CENTRAL ANGLE OF 28° 47' 48" AND A RADIUS OF 110 FEET, A DISTANCE OF 55.29 FEET; THENCE NORTH 59° 25' 46" WEST, 148.97 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 70% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES RESERVED IN THE DEED FROM LYLE J. CHRISTIE, A SINGLE MAN. RECORDED SEPTEMBER 27, 1950, IN BOOK 3906 PAGE 292 OF OFFICIAL RECORDS;

ALSO EXCEPTING, ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES AS DEFINED IN SECTION 6903 OF THE CALIFORNIA PUBLIC RESOURCES CODE, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID PROPERTY, PROVIDED, HOWEVER, THAT THE SURFACE OF SAID PROPERTY SHALL NEVER BE USED FOR THE EXPLORATION, DEVELOPMENT, EXTRACTION, REMOVAL OR STORAGE OF ANY THEREOF, AS RESERVED BY CHEVRON LAND AND DEVELOPMENT COMPANY, A DELAWARE CORPORATION, IN THE DEED RECORDED JUNE 5, 1973 AS DOCUMENT NO. 51768 OF OFFICIAL RECORDS.

SAID PROPERTY IS ALSO SHOWN AS PARCEL 1 ON PARCEL MAP NO. 1364 RECORDED MAY 11, 1973, IN BOOK 7 PAGE 65 OF PARCEL MAPS.

-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.



DETAIL "A"  
 SCALE 1" = 100'

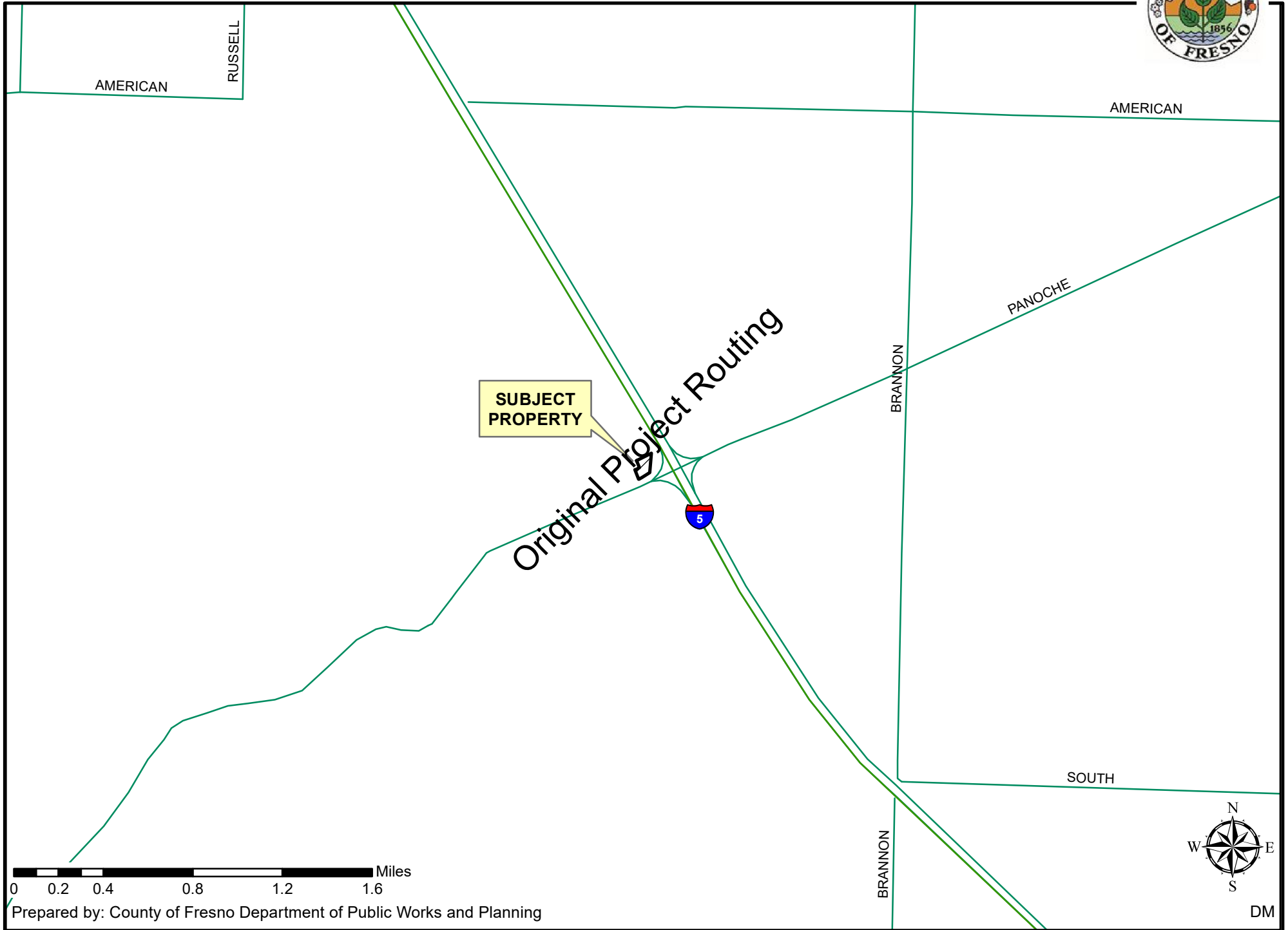
Agricultural Preserve  
 Parcel Map No. 1364 - Bk. 7, Pg. 65  
 Parcel Map No. 2076 - Bk. 13, Pg. 49  
 Parcel Map No. 2077 - Bk. 15, Pg. 17  
 Parcel Map No. 2664 - Bk. 20, Pg. 7

Parcel Map No. 7851 - Bk. 62, Pgs. 60-61  
 Parcel Map No. 8112 - Bk. 73, Pgs. 35-36  
 Parcel Map No. 8175 - Bk. 75, Pgs. 35-36

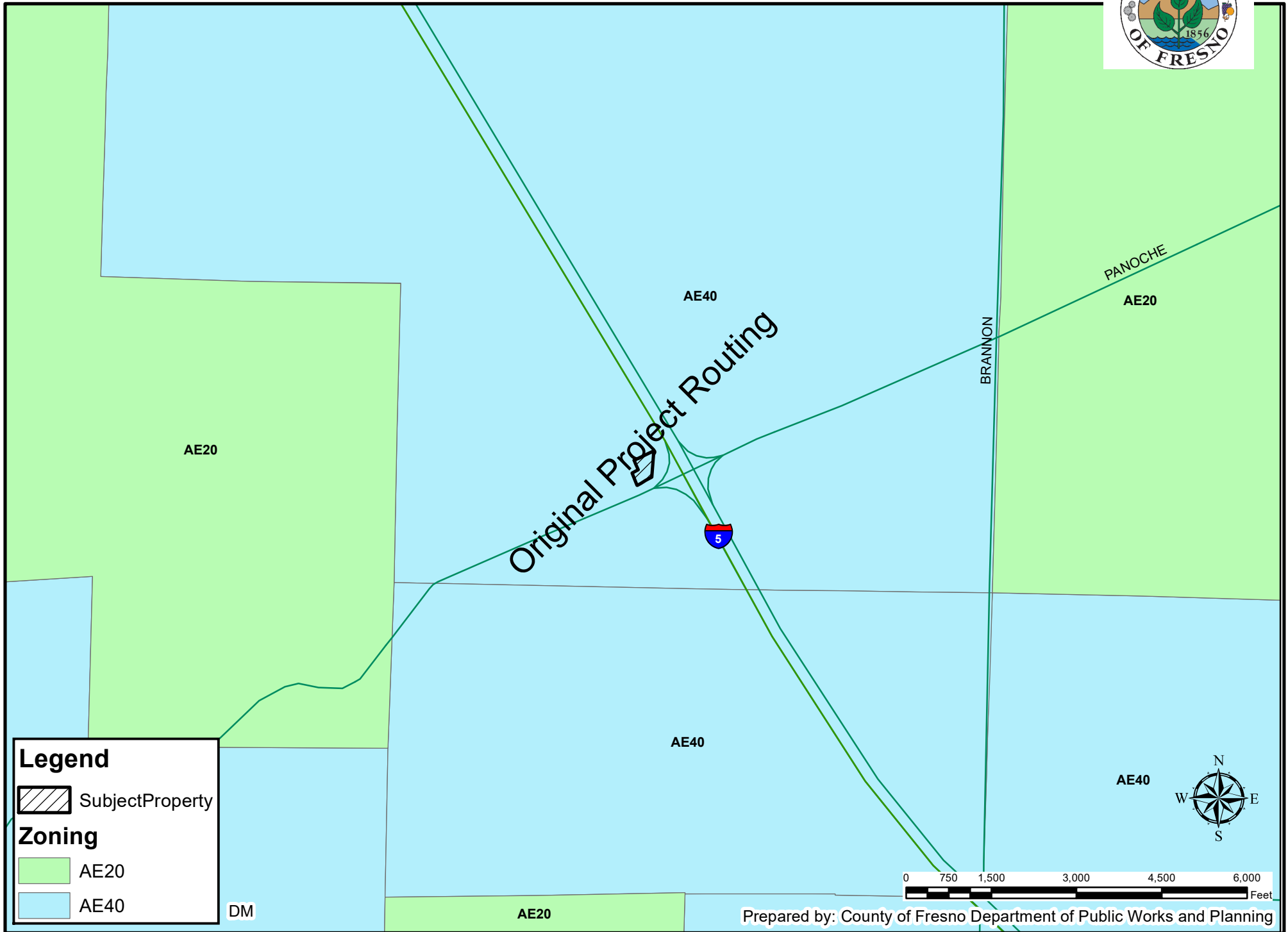
Assessor's Map Bk. 027 - Pg. 19  
 County of Fresno, Calif.

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


# LOCATION MAP




# EXISTING ZONING MAP




**Legend**

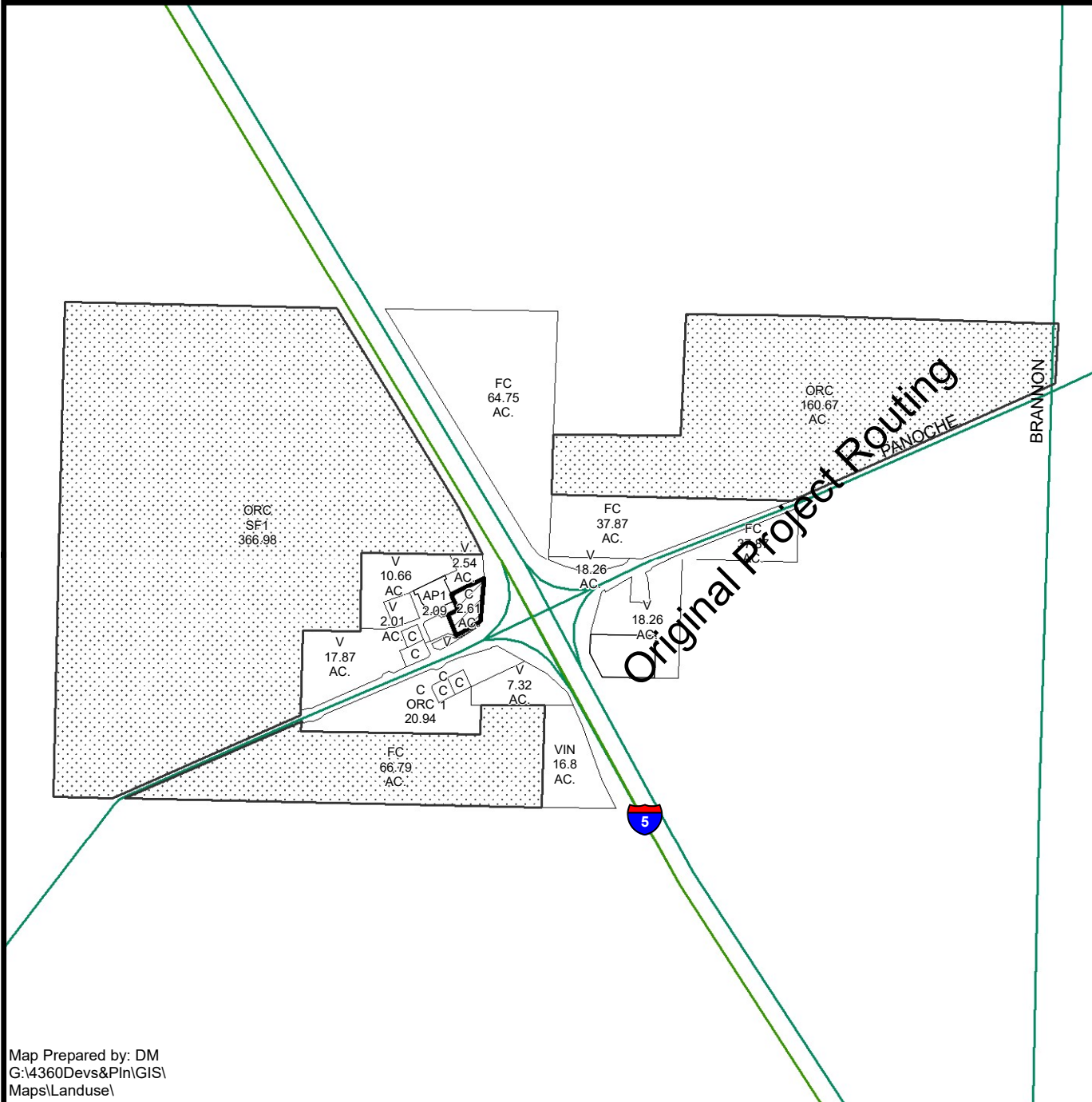
 Subject Property

**Zoning**

 AE20



 AE40

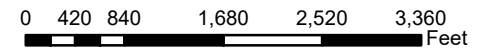
# EXISTING LAND USE MAP



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

**LEGEND:**

-  Subject Property
-  Ag Contract Land







**Milestone  
Associates**

*Imagineering*  
A California Corporation

Date: June 3, 2020

To: County of Fresno  
Department of Public Works and Planning

From: Julio Tinajero  
Milestone Associates

**RE: Operational Statement for proposed  
restaurant/convenience store/gas station  
46272 W. Panoche Road  
Firebaugh, CA  
A.P.N. 027-190-05S**

The proposed project consists of adding a new convenience store and restaurant within the interior space of an existing building. New fuel pumps and overhead canopy will be added to the existing parking lot. New Electric Vehicle (EV) charging stations will be added to the existing parking lot.

The proposed convenience store and fuel pumps will be open 24 hours a day, seven days a week. The EV charging stations will be operational 24 hours a day, seven days a week. The EV charging stations are self-serve and will be unmanned.

The estimated average number of customers is 1,200 a day, with no specific peak hours of operations.

The convenience store/gas station will have 9 employees, with 3 employees working per eight hour shift. The restaurant/food service will have 30 employees, with 10 employees working per eight hour shift.

Access to the site will be from the existing paved private access drive located at the west side of the site, and from the existing paved farm access drive located at the south of the site.

The existing asphalt parking lot will be repaired, resurfaced, and restriped to provide for 24 standard parking spaces, 4 of which will be ADA accessible. A total of 56 Tesla EV charging spaces will be provided, 2 of which will be ADA accessible (under separate permit). A total of 9 additional EV charging spaces will be provided, which are not part of Tesla spaces. 4 RV/bus parking spaces will be provided. 6 parking spaces located on the north side of existing building will be provided for employees.

1000 LINCOLN ROAD  
SUITE H202  
YUBA CITY, CA 95991

TEL: 530-755-4700  
FAX: 530-755-4567



The proposed gas station will offer different grades of gas and types of oil to give customers a variation of choices. Two (2) underground tanks will be installed as part of the new gas station. One tank will hold 20,000 gallons of unleaded fuel, and one tank will hold 12,000 gallons of diesel fuel and 8,000 gallons of premium fuel. Products to be sold within the convenience store include, snacks, chips, beverages, souvenirs, and automotive products.

The convenience store will have an interior storage room to house all supplies and materials required for their operation.

No unsightly appearance or nuisance will be caused by this development since it was previously a restaurant, and the proposed gas station is adjacent to an existing travel center that currently has similar commercial uses.

All solid waste materials will be stored in an exterior enclosure and will be picked up and hauled off on a weekly basis.

The projected liquid waste of 5,000 gallons a day will be waste water from existing restaurant.

The projected water volumes for this project is 5,000 gallons per day, which is currently being provided by the existing water district.

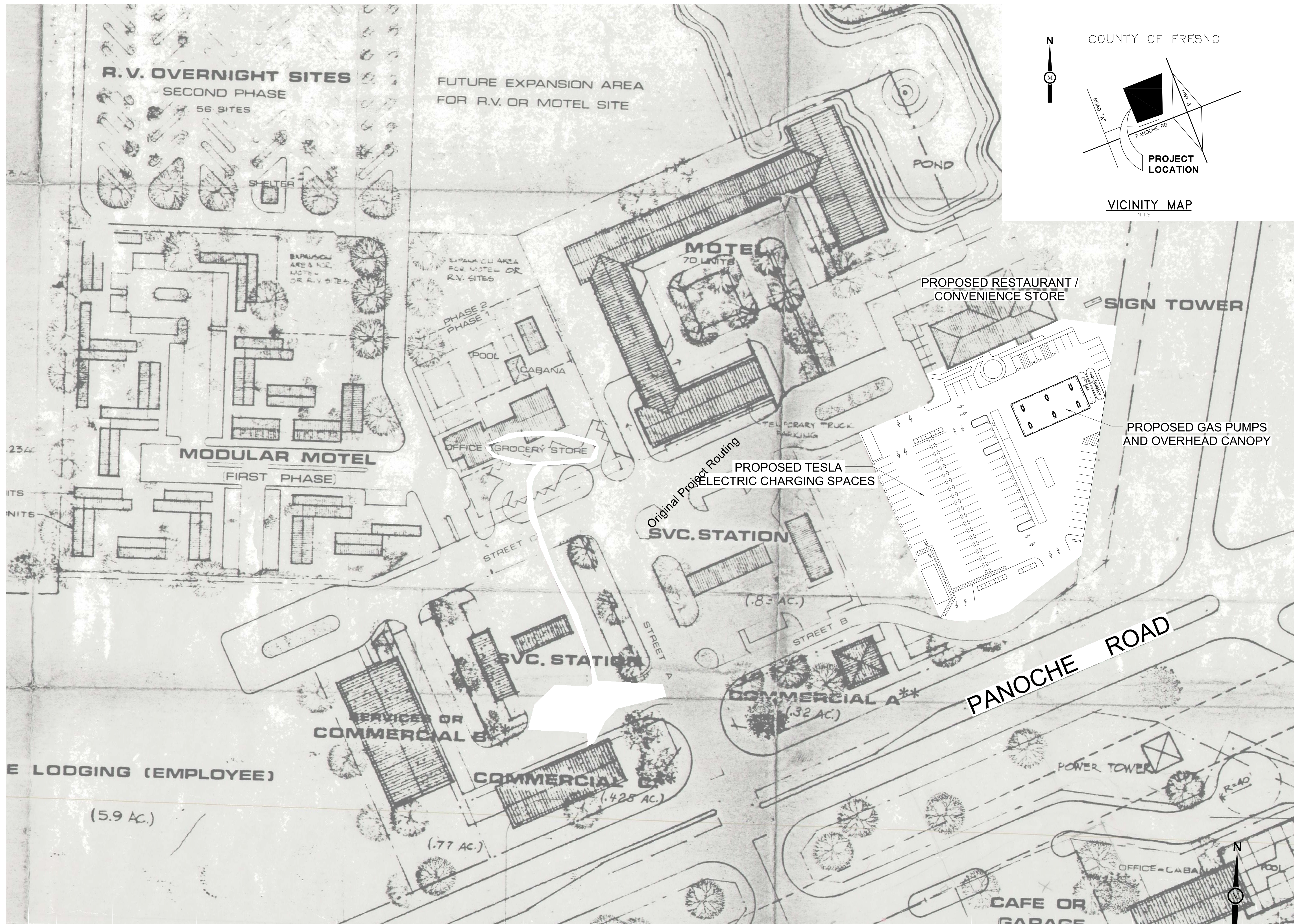
The existing highway sign will remain in place and will be re-faced to add this project. A new 25-foot high price sign is proposed at the southeast corner of the site.

The proposed project will use the existing building. No addition to the existing square footage of the existing building is proposed.

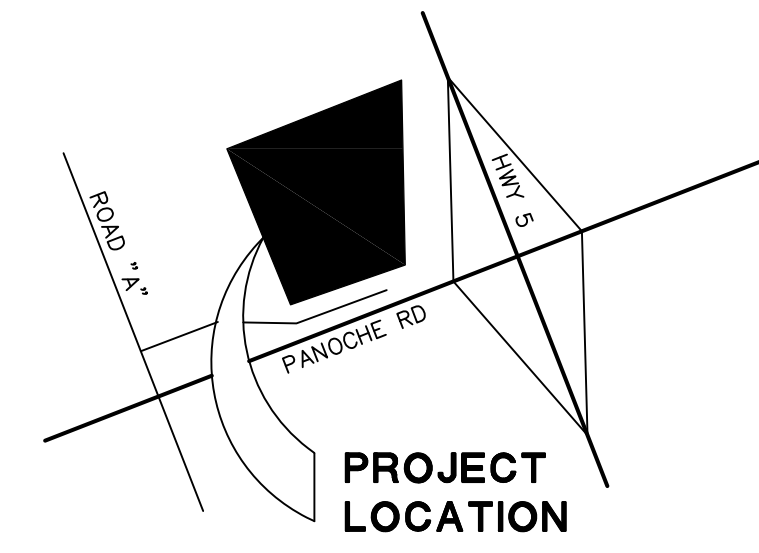
The site currently is surrounded with a 6-foot fence along its property lines. No new fences or walls are proposed. The existing landscaping will be refurbished and brought to current county standards.

The owner and applicant of this project is Deepinder S. Grewal. Mr. Grewal has multiple commercial properties and will be the operator of this location.





COUNTY OF FRESNO



VICINITY MAP  
N.T.S.



**Milestone Associates**  
*Imagineering*  
a California Corporation

1000 LINCOLN ROAD, SUITE H202  
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
FAX: 530-755-4567

JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

SUBMITTAL DATE

PLANNING DEPT: 06-01-20  
BUILDING DEPT: .  
PUBLIC WORKS: .  
SURVEY: .

REVISIONS		
No.	Description	Date

MASTER PLAN MODIFICATION

PROPOSED TRAVEL CENTER  
LION BUILDERS, INC.  
46272 WEST PANOCHÉ ROAD  
FIREBAUGH, CA 93622  
A.P.N. 027-190-065

DATE: 06-01-20

SCALE: 1" = 50'

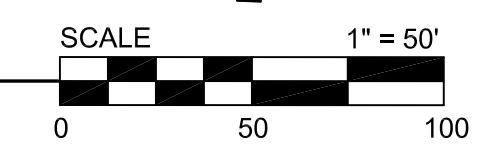
DRAFTER: STAFF

JOB NUMBER: 19-030

SHEET:

PP

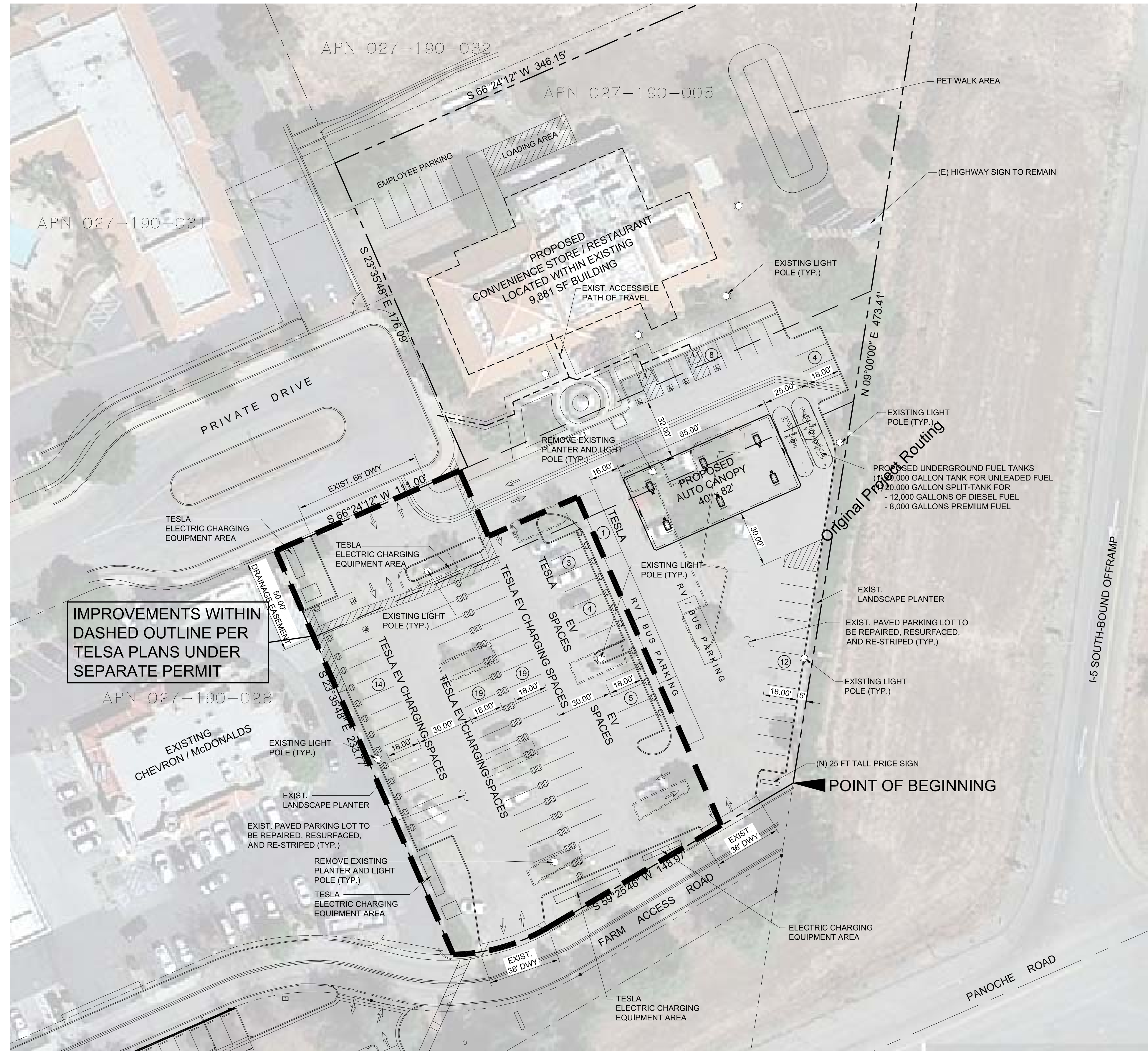
MASTER PLAN MODIFICATION





# Proposed Travel Center

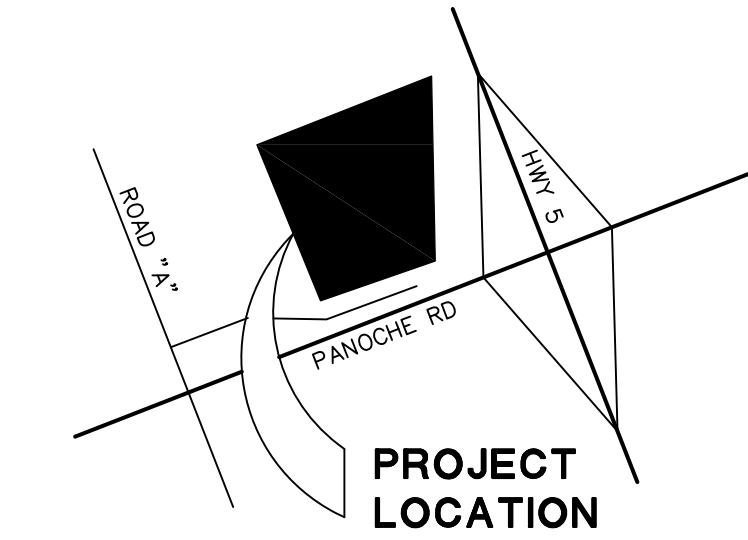
46272 WEST PANOUCHE ROAD, FIREBAUGH, CA 93622



PLOT PLAN



COUNTY OF FRESNO



VICINITY MAP  
N.T.S.

## LOT DATA

A.P.N.	027-190-05S
PARCEL SIZE:	PARCEL 1 114,127 SF (2.62 AC)
ZONED:	AE-40 EXCLUSIVE AGRICULTURAL (PANOUCHE ROAD HIGHWAY INTERCHANGE PLAN AREA)
EXISTING USE:	RESTAURANT (CLOSED) (9,881 SF)
PROPOSED USE:	RESTAURANT, CONVENIENCE STORE, NEW FUEL PUMPS AND OVERHEAD CANOPY, AND NEW ELECTRIC VEHICLE CHARGING STATIONS (9,881 SF)

## PARKING DATA

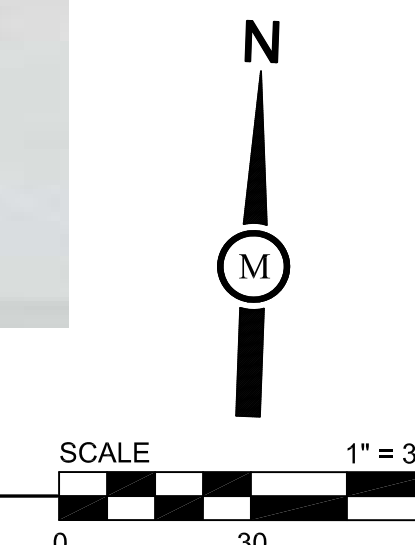
REQUIRED:		
ONE PARKING SPACE = 9' x 18' = 162 SF		
CONVENIENCE STORE (1,358 SF) (2 SF PER 1 SF OF RETAIL SPACE / 162 SF)	= 17 SPACES	
RESTAURANT (6,000 SF RETAIL SPACE) (2 SF PER 1 SF OF RETAIL SPACE / 162 SF)	= 74 SPACES	
RESTROOMS, STORAGE, KITCHEN AREAS (2,523 SF)		N/A
<b>REQUIRED:</b>	<b>91 SPACES</b>	
PROVIDED:		
STANDARD SPACE	20 SPACES	
ACCESSIBLE SPACE	4 SPACES	
TESLA SPACES		
EV CHARGING SPACE	54 SPACES	
ACCESSIBLE EV SPACE	2 SPACES	
ADDITIONAL CHARGING SPACES	9 SPACES	
RV / BUS SPACES	4 SPACES	
<b>PROVIDED:</b>	<b>93 SPACES</b>	

## SCOPE OF WORK

1. REMODEL EXISTING RESTAURANT BUILDING TO INCLUDE A NEW CONVENIENCE STORE. EXISTING RESTAURANT WILL REMAIN, BUT WILL BE REMODELED AS REQUIRED FOR NEW CONVENIENCE STORE.
2. ADD NEW FUEL ISLANDS, WITH OVERHEAD CANOPY, TO EXISTING PARKING LOT

## APPLICANT

DEEPINDER S. GREWAL  
LION BUILDERS, INC.  
3323 PENDRAGON STREET  
BAKERSFIELD, CA 93313  
PHONE: (661) 900-9578



**Milestone Associates**  
*Imagineering*  
a California Corporation

1000 LINCOLN ROAD, SUITE H202  
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
FAX: 530-755-4567

JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

## SUBMITTAL DATE

PLANNING DEPT: 06-01-20  
BUILDING DEPT: .  
PUBLIC WORKS: .  
SURVEY: .

## REVISIONS

No.	Description	Date

PLOT PLAN

PROPOSED TRAVEL CENTER  
LION BUILDERS, INC.  
46272 WEST PANOUCHE ROAD  
FIREBAUGH, CA 93622  
A.P.N. 027-190-05S

DATE: 06-01-20

SCALE: 1" = 30'

DRAFTER: STAFF

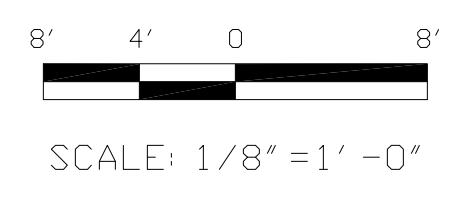
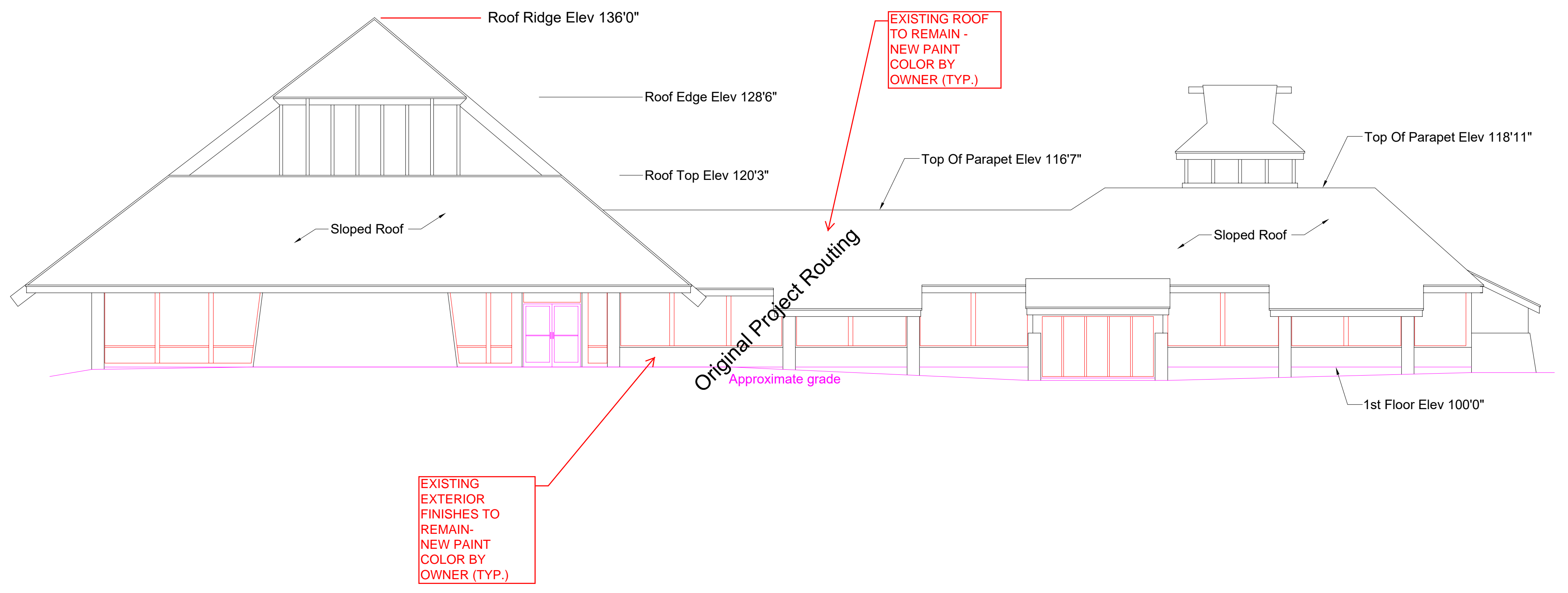
JOB NUMBER: 19-030

SHEET:

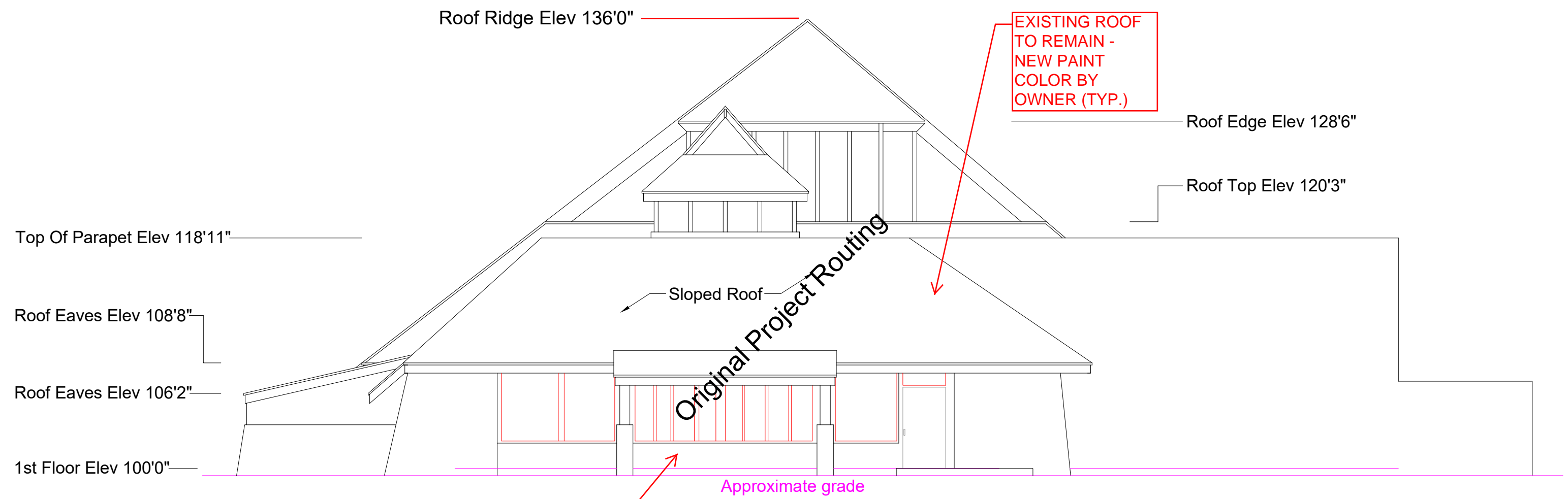
DD1



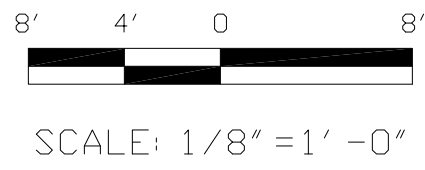
**SOUTH ELEVATION**



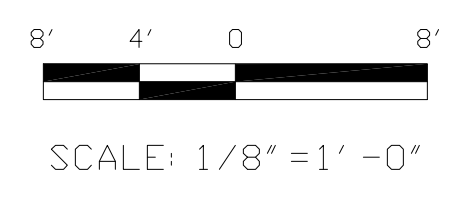
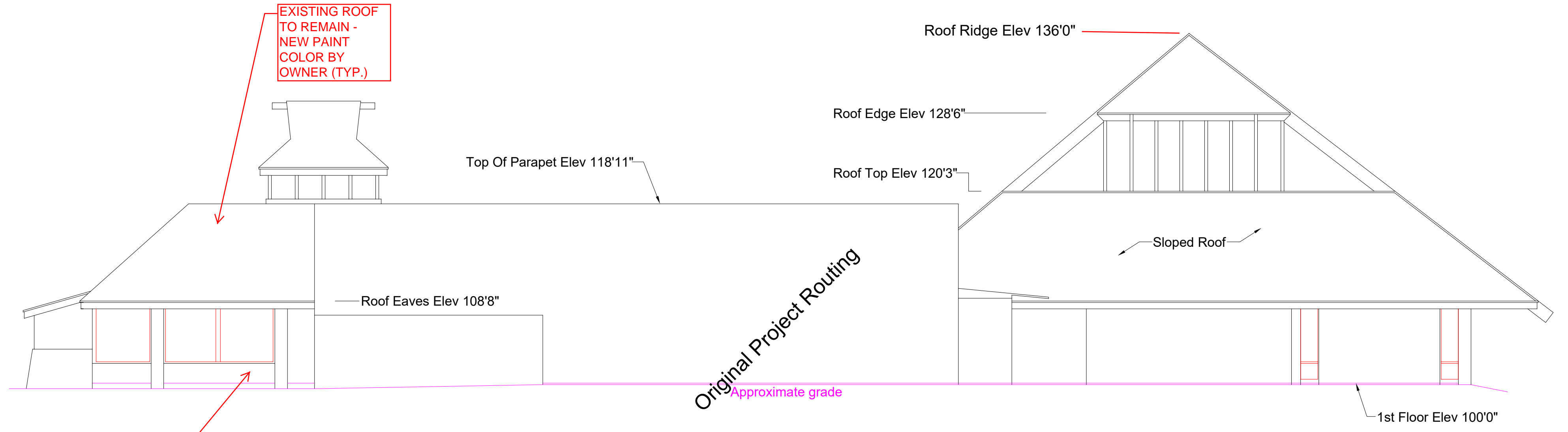
**EAST ELEVATION**



EXISTING EXTERIOR FINISHES TO REMAIN - NEW PAINT COLOR BY OWNER (TYP.)



**NORTH ELEVATION**

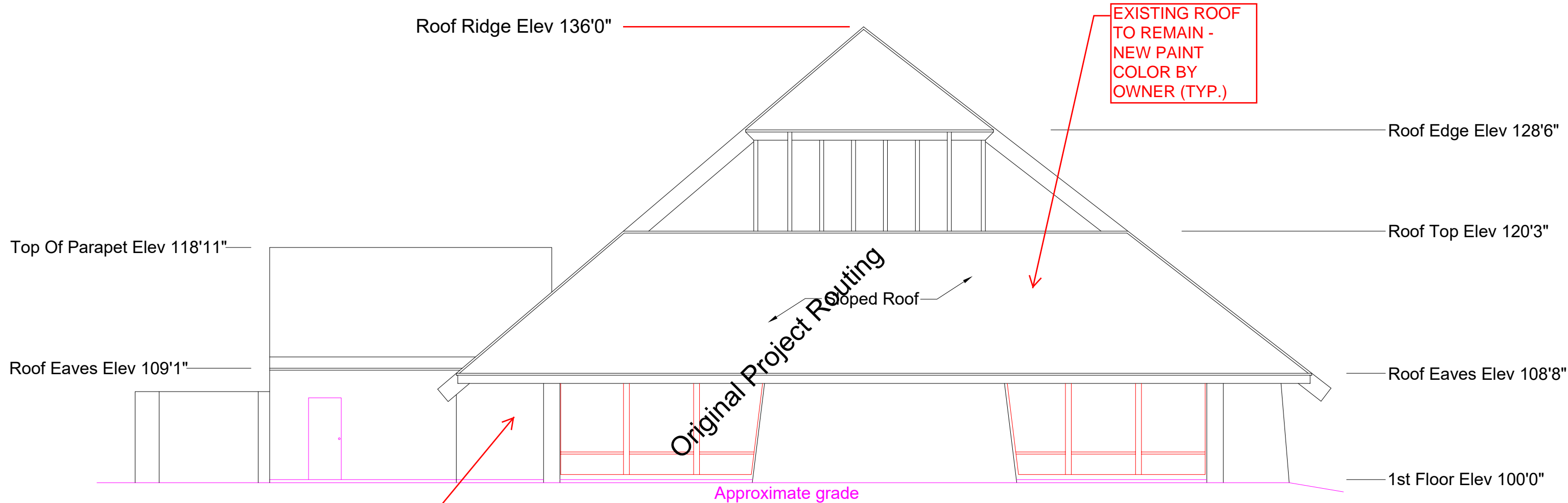


PREPARED FOR:  
Lion Builders Inc  
3323 Pendragon St,  
Bakersfield, CA 93313  
Tel (661) 900-9578

**APRICOT TREE**  
**46272 W PANOCHE RD**  
**FIREBAUGH, CA**

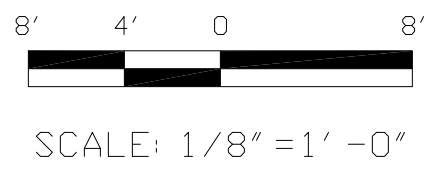
(As Measured: February 2018)

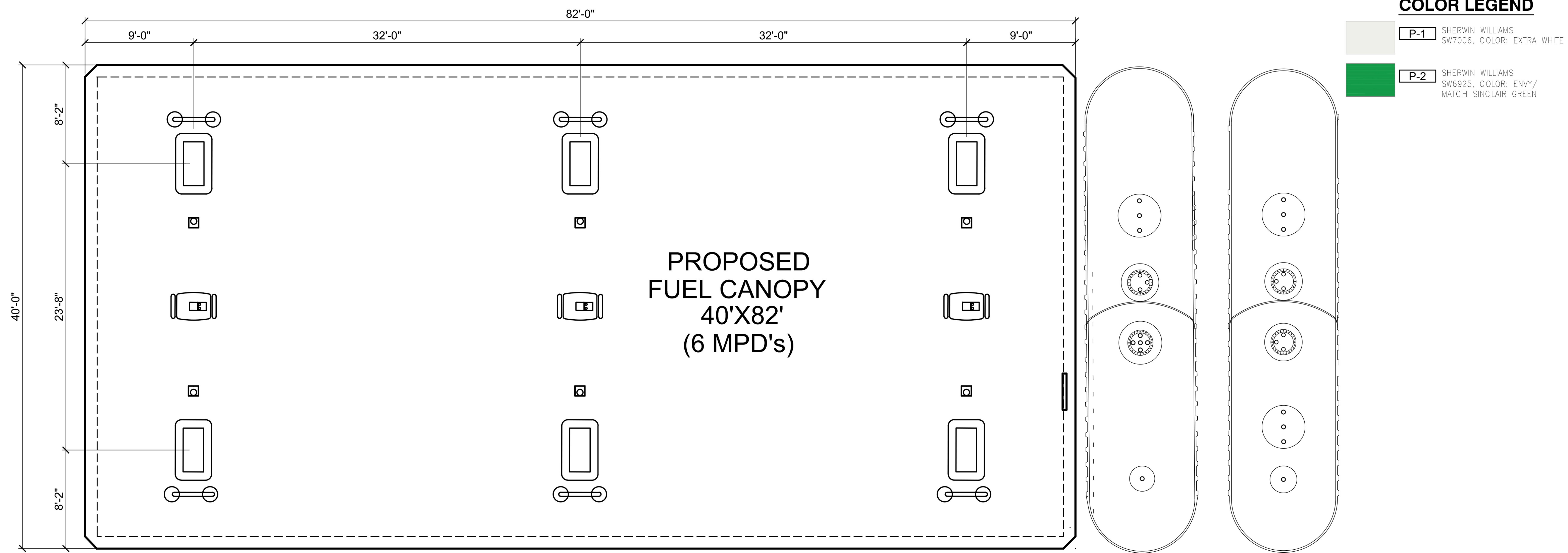
**WEST ELEVATION**



EXISTING EXTERIOR FINISHES TO REMAIN - NEW PAINT COLOR BY OWNER (TYP.)

EXISTING ROOF TO REMAIN - NEW PAINT COLOR BY OWNER (TYP.)





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JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

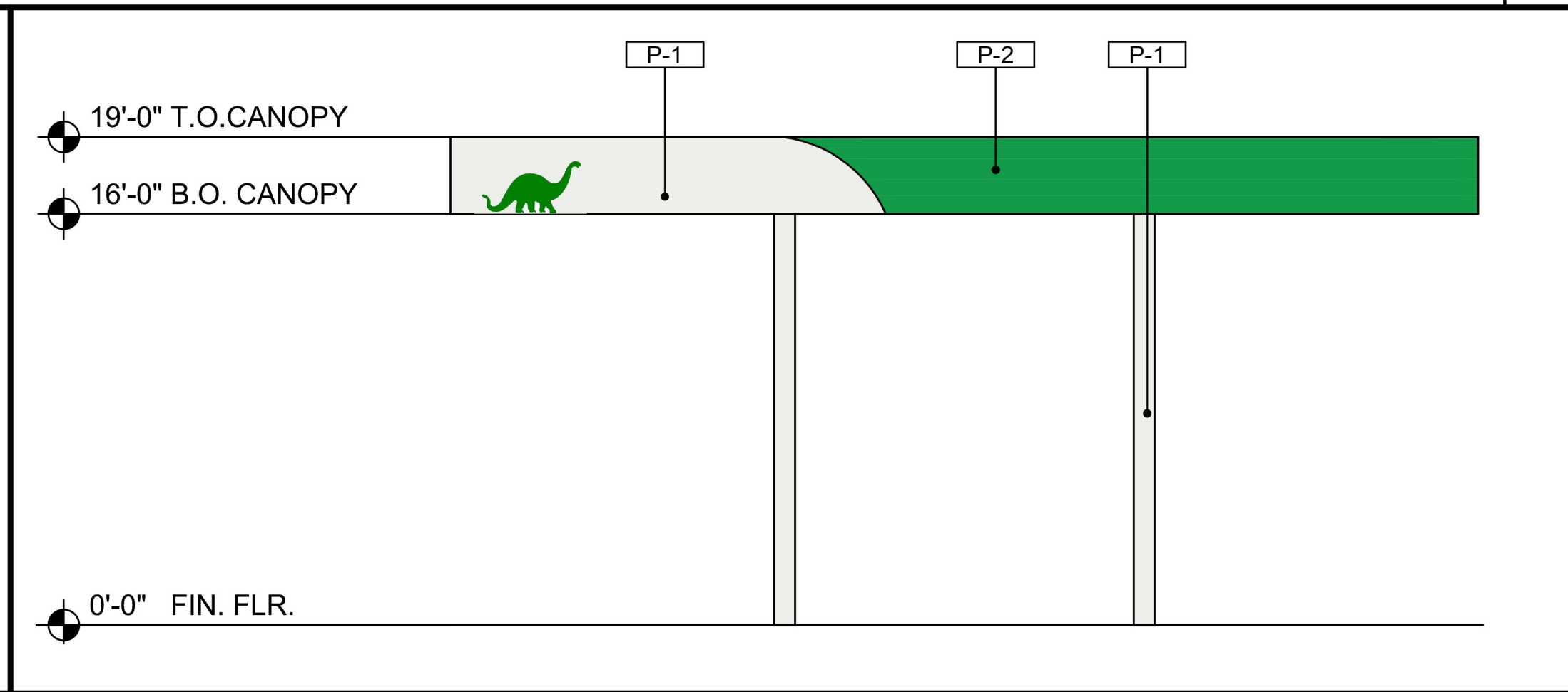
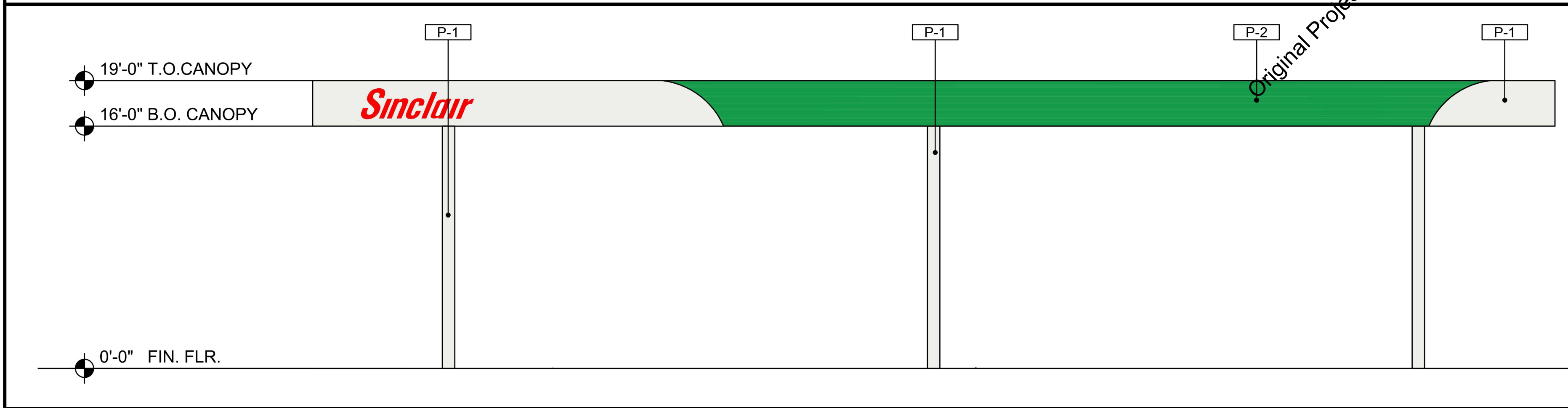
**SUBMITTAL DATE**

PLANNING DEPT: .  
BUILDING DEPT: .  
PUBLIC WORKS: .  
SURVEY: .

REVISIONS		
No.	Description	Date

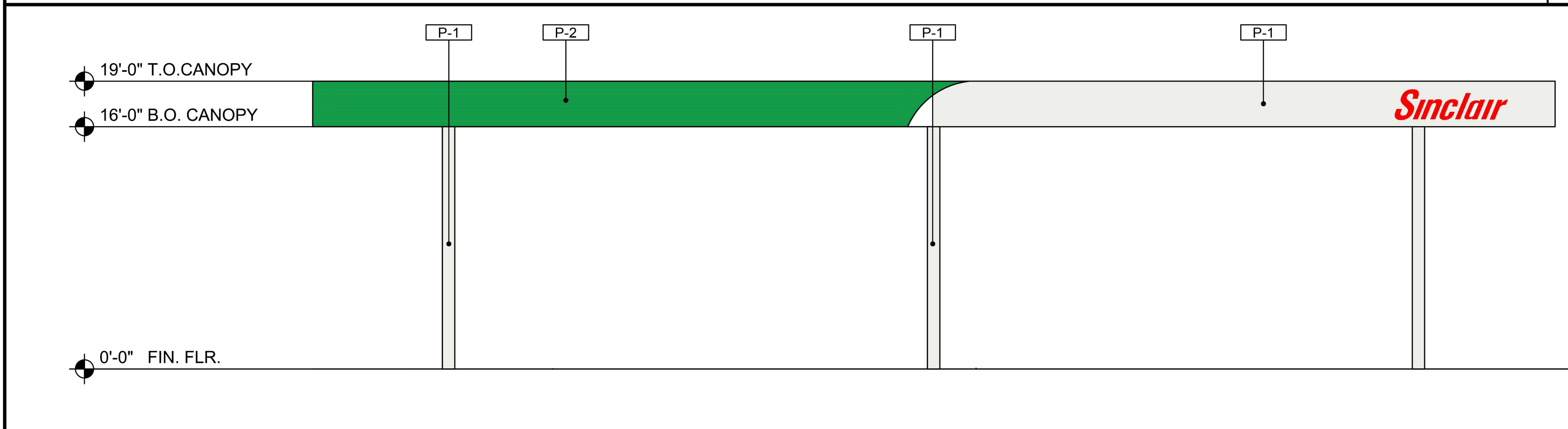
**FUEL CANOPY PLAN**

3/16" = 1'-0" 1



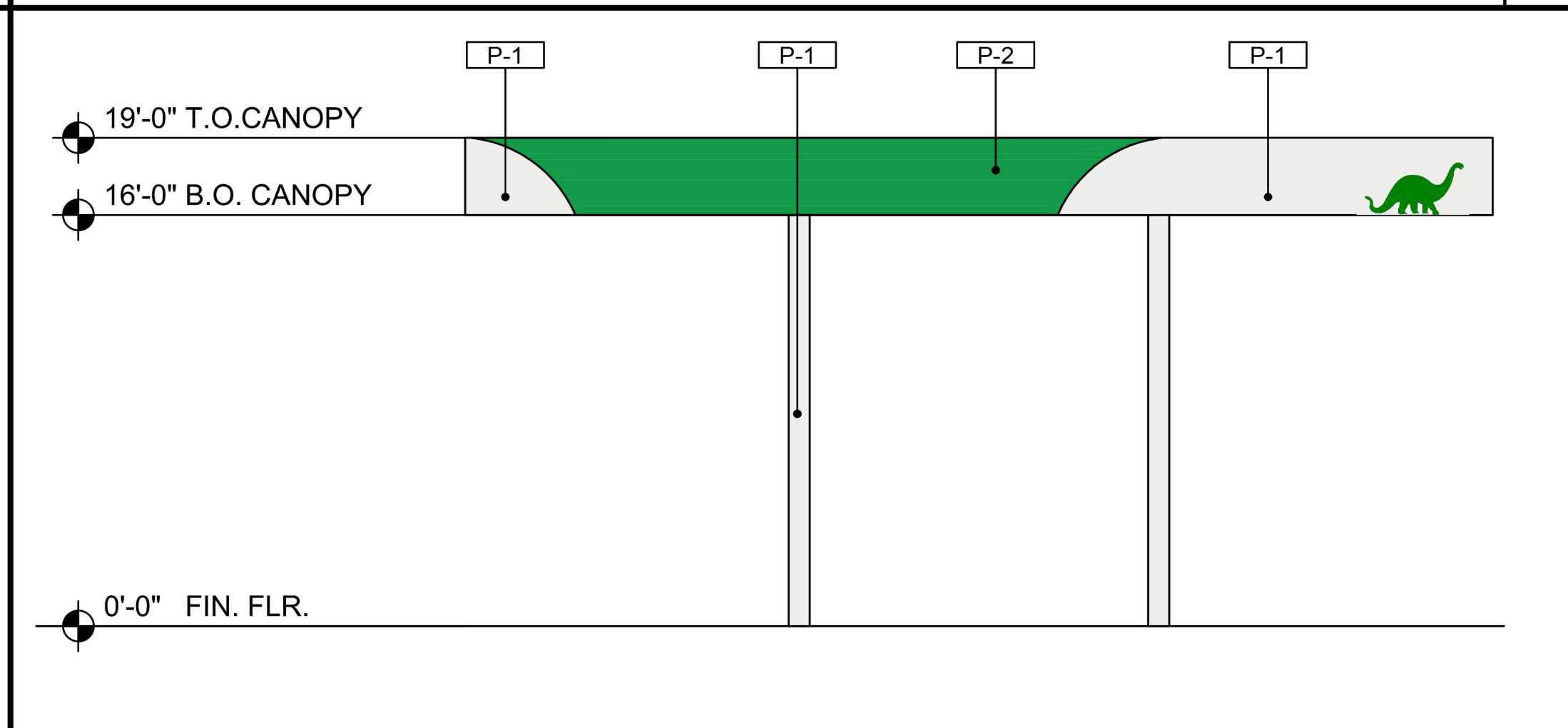
**SOUTH ELEVATION**

3/16" = 1'-0" 3



**EAST ELEVATION**

3/16" = 1'-0" 2



**NORTH ELEVATION**

3/16" = 1'-0" 5

**WEST ELEVATION**

3/16" = 1'-0" 4

FUEL CANOPY PLAN

PANOCHÉ ROAD

DATE: \_\_\_\_\_  
SCALE: AS NOTED  
DRAFTER: STAFF  
JOB NUMBER: 19-090

SHEET:

DD6



JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

**SUBMITTAL DATE**

PLANNING DEPT: 06-01-20  
BUILDING DEPT: .  
PUBLIC WORKS: .  
SURVEY: .

REVISIONS		
No.	Description	Date

**OVERALL REMODEL FLOOR PLAN**

PROPOSED TRAVEL CENTER  
LION BUILDERS, INC.  
46272 WEST PANOCHÉ ROAD  
FIREBAUGH, CA 93622  
A.P.N. 027-190-055

DATE: 06-01-20

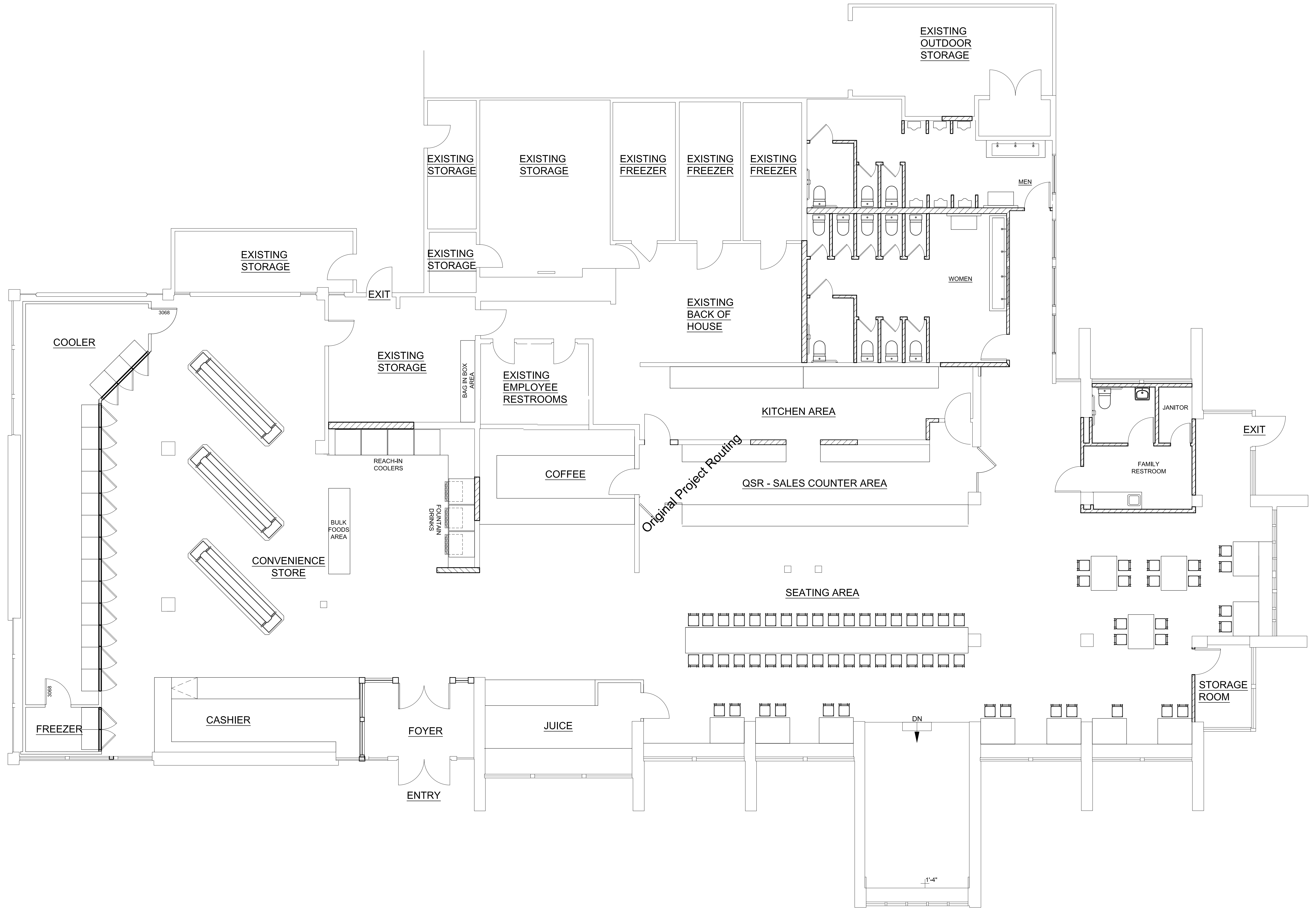
SCALE: 3/16" = 1'-0"

DRAFTER: STAFF

JOB NUMBER: 19-030

SHEET:

**A0.1**



46272 W PANOCHE RD, FIREBAUGH



FRONT VIEW – SOUTH





FRONT VIEW - SOUTH





SIDE VIEW – EAST – FREEWAY SIDE



SIDE VIEW – EAST – FREEWAY SIDE





SIDE VIEW – NORTH – BACK





SIDE VIEW – WEST





SIDE VIEW – WEST