

# Document Root (Read-Only)

Selected Document

**(New SCH Number) - MND - Initial Study No. 7071; Amendment Application No. 3815**

Fresno County

Created - 7/16/2021 | Submitted - 7/16/2021

Ejaz Ahmad

**Document Details****Lead Agency**

Fresno County

**Document Type**

Mitigated Negative Declaration

**Document Status**

Submitted

**Title**

Initial Study No. 7071; Amendment Application No. 3815

**Present Land Use**

Agriculture with a single-family residence

**Document Description**

Rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to allow the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of plastic items made from finished plastic; communication equipment buildings, and public utility service yards with incidental buildings.

## Attachments

AA 3815 Initial Study.pdf

AA 3815 Mitigation Monitoring.pdf

AA 3815 MND (Proposed).pdf

AA 3815 NOC (signed).pdf

AA 3815 NOI (recorded).pdf

AA 3815 Routing Pkg.pdf

AA 3815 Summary Form.pdf

AA3815 Environmental Checklist.pdf

## Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite - A  
Fresno, CA 93720  
Phone : (559) 600-4204  
eahmad@fresnocountyca.gov

## Regions

### Counties

Fresno

### Cities

## Location Details

### Cross Streets

East side of S. Peach Ave. approx. 360 feet north of its intersection with E. North Ave.

**Total Acres - 8.38 | Parcel Number - 316-180-13 & 316-180-20 | Township - 14 | Range - 21  
| Section - 20**

**Local Action Types**

Rezone

**Development Types**

Industrial (Light industrial uses)(Sq. Ft. 174240, Acres 8.38, Employees 1)

**Project Issues**

Aesthetics | Agriculture and Forestry Resources | Air Quality | Biological Resources | Cultural Resources | Cumulative Effects | Energy | Geology/Soils | Greenhouse Gas Emissions | Hazards & Hazardous Materials | Hydrology/Water Quality | Land Use/Planning | Mandatory Findings of Significance | Mineral Resources | Noise | Population/Housing | Public Services | Recreation | Solid Waste | Transportation | Tribal Cultural Resources | Utilities/Service Systems | Wildfire

**Review Agencies**

Air Resources Board | Caltrans, District 6 - Fresno/Bakersfield | Conservation, Department of | Fish and Wildlife, Region 4 - Central, Fresno | Food and Agriculture, Department of | Forestry and Fire Protection, Department of | Regional Water Quality Control Board, Region 5 - Fresno | SWRCB, Division of Drinking Water, District 23 | Water Resources, Department of

**Review Period****Review Started**

7/21/2021

**Review Ended**

8/20/2021

# Summary Form for Electronic Document Submittal

Form F

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

SCH #: \_\_\_\_\_

Project Title: Initial Study Application No. 7071 and Amendment Application No. 3815 (Lakhvir Singh Sidhu)

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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

Project Location: Fresno Fresno  
*City* *County*

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

Rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of pla. The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs 316-180-13 and 316-180-20)

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

AESTHETICS, D. The proposed uses may result in the creation of new sources of light and glare in the area. The proposed mitigation to hood and direct lighting away from adjacent properties and Public right-of-ways would result in a less than significant impact.

BIOLOGICAL RESOURCES, A. The project may have an impact on nesting birds, San Joaquin kit Fox and Fresno Kangaroo rates. The proposed mitigation measures would reduce impacts to a less than significant level.

CULTURAL RESOURCES, A. B. C. The project may have an impact on cultural resources that may be present on site. The proposed mitigation measures would reduce impacts to a less than significant level.

TRANSPORTATION, A. The project would contribute to cumulative significant impact. However, by paying its fair share for off-site improvements, the impacts would be reduced to a less than significant level.

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

No Known Controversies

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

None other than the Lead Agency (Fresno County)

**Notice of Completion & Environmental Document Transmittal**

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

SCH #

Project Title: Initial Study application No. 7071 (Lakhvir Singh Sidhu)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad  
 Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204  
 City: Fresno Zip: 93747 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Fresno  
 Cross Streets: East side of S. Peach Avenue, approx. 360 feet north of its intersection with E. North Ave Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 8.38  
 Assessor's Parcel No.: 316-180-13 and 316-180-20 Section: 20 Twp.: 14 Range: 21 Base: Mt. Diablo  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

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

**Local Action Type:**

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

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres 8.38 Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

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

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

Single-Family Residence/ AL-20 (Limited Agricultural)/Reserve (Limited Industrial)

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

Rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to allow the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; ..... (See Attached Page)

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

**Reviewing Agencies Checklist**

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

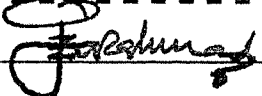
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u>                | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                  |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                        |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                                  |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: <u>US Fish &amp; Wildlife</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 July 21, 2021 Ending Date August 20, 2021

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

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Lakhvir Singh Sidhu</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>5940 E. Grove Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93727</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 577-8264</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 07-14-21

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



Continued from **Project Description** on Page 1 of the **Notice of Completion & Environmental Document Transmittal**.

..... blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of plastic items made from finished plastic; communication equipment buildings, and public utility service yards with incidental buildings. The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs: 316-180-13 and 316-180-20 (Sup. Dist. 4).



E20211000177

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**FILED**  
JUL 15 2021 TIME 1:35pm

FRESNO COUNTY CLERK  
By *[Signature]* DEPUTY  
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7071 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7071 and AMENDMENT APPLICATION NO. 3815** filed by **LAKHVIR SINGH SIDHU**, proposing to rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of plastic items made from finished plastic; communication equipment buildings, and public utility service yards with incidental buildings. The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs: 316-180-13 and 316-180-20 (Sup. Dist. 4).

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7071 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 July 21, 2021 through August 20, 2021.

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

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
Attn: Ejaz Ahmad

E202110000177

2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No. 7071 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 Ejaz Ahmad at the addresses above.

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

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

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

**Written Comments**

- *Members of the public are encouraged to submit written comments to: [Planningcommissioncomments@fresnocountyca.gov](mailto:Planningcommissioncomments@fresnocountyca.gov). Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
  - *Planning Commission Date*
  - *Item Number*
  - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*

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- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
- *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.*

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

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

### **Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on August 26, 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.

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

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

Published: July 21, 2021





# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

**1. Project title:**

Initial Study No. 7071, Amendment Application No. 3815

**2. Lead agency name and address:**

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104

**3. Contact person and phone number:**

Ejaz Ahmad, Planner, (559) 600-4204

**4. Project location:**

The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs: 316-180-13 and 316-180-20 (Sup. Dist. 4).

**5. Project sponsor's name and address:**

Lakhvir Singh Sidhu  
5940 E. Grove Avenue  
Fresno, CA 93727

**6. General Plan designation:**

Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan

**7. Zoning:**

AL-20 (Limited Agricultural, 20-acre minimum parcel size)

**8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

Rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to allow the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of plastic items made from finished plastic; communication equipment buildings, and public utility service yards with incidental buildings.

**9. Surrounding land uses and setting: Briefly describe the project's surroundings:**

The project area has mixed industrial and agricultural uses. Parcels to the north and east are farmland with single-family residences. Parcels to the south and on the south side of North Avenue contain a truck yard and single-family residences; and parcels to the west contain a fertilizer manufacturing facility and a single-family residence.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

None

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Dumna Wo Wah Tribal Government requested for consultation but did not advance on County request to meet with the staff and discussed the project, nor did they provide any evidence of tribal cultural resources on the property. Consequently, the consultation was concluded with the tribe. The Picayune Rancheria of the Chuckchansi Indians and Table Mountain Rancheria, however, requested that the tribe should be informed in the unlikely event that cultural resources are identified on the property. With the Mitigation Measure included in the CULTURAL ANALYSIS section of this report it is expected that any potential impact to tribal cultural resources will be reduced to less than significant.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

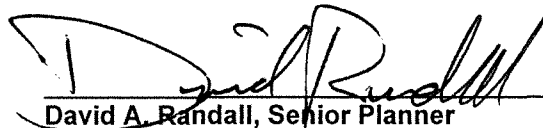
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation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

**PERFORMED BY:**



Ejaz Ahmad, Planner

**REVIEWED BY:**



David A. Randall, Senior Planner

Date: 07-14-2021

Date: 7.15.21



**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study Application No. 7071 and  
Amendment Application No. 3815)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

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

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

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

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

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. ENERGY**

Would the project:

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

**VII. GEOLOGY AND SOILS**

Would the project:

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

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

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

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

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

**XI. LAND USE AND PLANNING**

Would the project:

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

**XII. MINERAL RESOURCES**

Would the project:

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

**XIII. NOISE**

Would the project result in:

- 2 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?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

**XIV. POPULATION AND HOUSING**

Would the project:

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

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

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

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

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- 2 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?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

**XV. PUBLIC SERVICES**

Would the project:

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

**XVI. RECREATION**

Would the project:

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

**XX. WILDFIRE**

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

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

**XVII. TRANSPORTATION**

Would the project:

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

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

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

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

**Documents Referenced:**

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Traffic Impact Study (TIS) by Peters Engineering Group, dated November 17, 2018
- Traffic Impact Study – Addendum 1, by Peters Engineering Group dated May 24, 2019
- Traffic Impact Study – Addendum 2, by Peters Engineering Group dated February 26, 2021
- Air Quality and Greenhouse Gas Analysis Report by Mitchell Air Quality Consulting, dated May 27, 2021

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Lakhvir Singh Sidhu

APPLICATION NOS.: Initial Study No. 7071 and Amendment Application No. 3815

DESCRIPTION: Rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to allow the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of plastic items made from finished plastic; communication equipment buildings, and public utility service yards with incidental buildings.

LOCATION: The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs: 316-180-13 and 316-180-20 (Sup. Dist. 4).

### I. AESTHETICS

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

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

FINDING: NO IMPACT:

The project site is not in an area which has been designated as a scenic vista and South Peach Avenue is not considered to be a scenic highway. Therefore, the project will have no impact on such resources. No historic buildings have been identified in the vicinity of the project. Therefore, the project will have no impact on such resources.

- 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 site is located within the Sphere of Influence for the City of Fresno. Land within this sphere is designated for eventual annexation into the City, at such time as urban development requires the extension of city services to such developments and when such extension of services are authorized by the Local Agency Formation Commission. Prior to annexation, the land within the sphere provides a transition of uses from urban development within the city limits to intensive agricultural uses within the County. In the area of the project, there is one parcel on the west side of S. Peach Avenue which is developed to industrial standards and other parcels adjacent to the project site are developed with residential facilities, including a group home. Southwest of the project site is a cluster of industrial development, while the remaining parcels are developed with agricultural uses.

Therefore, because the project does not provide any specific scenic value (the parcel is developed only with a single-family residence and farming operations), and because there is existing industrial development clustered near the project site, the rezoning of the parcel to industrial uses will not have a significant impact on the existing visual character of the vicinity. The proposal will extend the industrial nature further north, but such uses will remain clustered.

- 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:

Development at the project site has the potential to install lights which could shine on adjacent properties or the roadways. Therefore, a requirement to hood lights and point them downwards and away from the roadway or adjacent properties is necessary to ensure that light impacts are reduced to a less than significant level.

\* **Mitigation Measure**

*All outdoor lighting associated with the development of industrial uses on the property shall be hooded and directed downwards so as not to shine toward adjacent properties and public streets.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcels are designated by the 2016 Department of Conservation Important Farmlands Map as Semi-Agricultural and Rural Commercial Land (approximately 4.6 acres) and as Prime Farmland (approximately 3.7 acres). A small portion of the northwestern corner of the site is designated as Farmland of Statewide Importance (approximately 0.3 acres). The area of the canal (approximately 1.5 acres) is excluded from the size of the parcels as an easement. The canal is not considered part of the project site; however, it was shown as prime farmland.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The zoning on the subject parcel is AL-20 (Limited Agricultural, 20-acre minimum parcel size). This zone district is intended to hold certain lands in light agricultural uses until such time as urban development is proposed as part of the natural expansion of the City. Therefore, the proposal to remove the AL-20 zone district does not result in a conflict with existing zoning for agricultural use because the zone district is intended to be temporary. The parcels are not restricted by a Williamson Act Contract.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and stated that there is active farming interest on the north and east boundaries of the project site. Therefore, a "Right-to-Farm notice shall be recorded informing the occupants of the project site to accept the inconveniences and discomfort associated with normal farm activities. This requirement will be included as a Condition of Approval.

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

FINDING: NO IMPACT:

The project site is not located in an area designated for timberland or zoned for Timberland production. No forests occur in the vicinity of the project site and therefore no impacts to forests, conversion of forestland, or timberland zoning will occur as a result of this application.

The project will convert a small amount of existing farmland to nonagricultural activities; however, this transition was contemplated by the Roosevelt Community Plan and therefore will not result in the pressure to convert other nearby farmland to nonagricultural uses.

### III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

*An Air Quality and Greenhouse Gas Analysis Report*, was prepared for the project by Mitchell Air Quality Consulting, dated May 27, 2021 and provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) to address District's February 11, 2021 comments on the project.

Construction and operation of the project would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>).

As discussed in III. B below, emissions of ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> associated with construction and operation of the proposed uses on the property would not exceed the District's significance thresholds. Additionally, as discussed in III. C below, the proposed uses would not result in CO hotspot that would violate CO standards. No contribution to air quality violations are expected from this proposal..

The project may be subject to the following District rules and regulations: Regulation VIII (Fugitive PM<sub>10</sub> Prohibitions); Rule 4102 (Nuisance); Rule 2201



(New and Modified Stationary Source Review Rule); Rule 4201 (Particulate Matter Concentration); Rule 4601(Architectural Coatings); Rule 4641(Cutback, Slow Cure and Emulsified Asphalt, Paving and Maintenance Operations); Rule 4002 (National Emission Standards for Hazardous Air Pollutants); Rule 4702 – Internal Combustion Engine. The project may also be subject to District Rule 2010 which requires Authority to Construct (ATC) permit and Permit to Operate (PTO) permit.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The primary pollutants of concern during project construction and operation are ROG, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI) adopted in 2015 contains threshold for CO, NO<sub>x</sub>, ROG, SO<sub>x</sub> PM<sub>10</sub> and PM<sub>2.5</sub>. The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions are 10 tons per year ROG, 10 tons per year NO<sub>x</sub> 100 tons per year CO, 27 tons per year SO<sub>x</sub>, 15 tons per year PM<sub>10</sub> and 15 tons per year PM<sub>2.5</sub>. The project does not contain sources that would produce substantial quantities of SO<sub>2</sub> emissions during construction and operation.

Per the *Air Quality and Greenhouse Gas Analysis Report*, the maximum 2022-23 construction emissions (ton per year) associated with the project would be 1.08 for ROG, 2.15 for NO<sub>x</sub>, 2.38 for CO, and 0.32 for PM<sub>10</sub> and 0.15 for PM<sub>2.5</sub> which are less than the threshold of significance. Likewise, the operational emission over the life of the project, primarily from mobile sources (vehicles and trucks), including area and energy, would be 0.75 for ROG, 1.60 for NO<sub>x</sub>, 1.79 for CO, 0.75 for PM<sub>10</sub> and 0.21 for PM<sub>2.5</sub> which are also less than the threshold of significance.

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

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as hospitals, residences, convalescent facilities, and schools. The closest sensitive receptor is a convalescent hospital located approximately 102 feet to the west of the project site. The closest residential sensitive receptor is a single-family home approximately 234 feet to the southwest of the project site. Other sensitive receptors in the area include a single-family residence approximately 683 feet to the southeast of the project site and a residential area

approximately 1,480 feet to the north of the project site. The project will include a caretaker's residence that will be considered an on-site sensitive receptor. Per the *Air Quality and Greenhouse Gas Analysis Report*, an analysis of maximum daily emissions during construction and operation of the project was conducted to determine if emissions would exceed 100 pounds per day for any pollutant of concern which include NO<sub>x</sub>, CO, PM<sub>10</sub> or PM<sub>2.5</sub>. The maximum daily construction emissions (pound per day) would be 33.48 for NO<sub>x</sub>, 23 for CO, 10 for PM<sub>10</sub> and 6.02 for PM<sub>2.5</sub> and would not exceed SJVAPCD screening thresholds for any pollutant.

Operational emissions are generated on-site by area sources such as consumer products, landscape maintenance, energy use, and onsite motor vehicle operation at the project site. The maximum daily air pollutant Emissions (pound per day) during operations (2023) would be 8.27 for NO<sub>x</sub>, 4.57 for CO, 0.04 for PM<sub>10</sub> and 1.14 for PM<sub>2.5</sub> and would not exceed SJVAPCD screening thresholds for any pollutant.

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. Construction of the project would result in minor increases in traffic for the surrounding road network during the duration of construction. Motor vehicles accessing the site when it becomes operational would result in a minor increase in daily trips that would not substantially reduce the Level of Service (LOS). The project is in a rural location with very low traffic volumes. No congested conditions that would result in a CO hotspot are possible. In addition, the highest background 8-hour average of carbon monoxide during the latest year CO was monitored is 2.06 ppm, which is 78 percent lower than the state ambient air quality standard of 9.0 ppm. Therefore, the project would not significantly contribute to an exceedance of state or federal CO standards.

Toxic Air Contaminants resulting from construction of the project involve the use of diesel-fueled vehicles and equipment that emit DPM (diesel particulate matter), which is considered a Toxic Air Contaminant (TAC).

SJVAPCD's latest threshold of significance for TAC emissions is an increase in cancer risk for the maximally exposed individual of 20 in a million. The SJVAPCD's 2015 GAMAQI focuses on projects with operational emissions that would expose sensitive receptors over a typical lifetime of 70 years. Most of the project's construction emissions would occur during site preparation and grading phases over a 30-day period. Building construction requires limited amounts of diesel equipment.

For Toxic Air Contaminants (TAC) resulting from operation of the project, an screening analysis was prepared using SJVAPCD health risk prioritization tool to estimate the impacts of TAC emissions on sensitive receptors. The project will generate TAC emissions from truck travel and idling on the project and is estimated to generate 68 truck trips per day (34 inbound and 34 outbound). The nearest off-site sensitive receptor is a convalescent hospital located approximately 102 feet west of and a single-family home is located 234 feet southwest of the project site and one caretaker residence is located onsite. Based on the screening analysis of maximum daily emissions during construction and operation of the project, estimated localized emissions generated by the development contemplated under the proposed rezone

project would not reach levels high enough to necessitate further analysis. As such, it is expected that any TAC concentrations would not reach levels that would cause an exceedance of the SJVAPCD's health risk thresholds.

The project would not exceed the cancer risk, chronic risk, and acute risk screening threshold levels. The primary source of the emissions responsible for chronic risk are from diesel trucks and the diesel emergency generator. The primary source of acute risk is from natural gas combustion in the boiler. The SJVAPCD threshold for risk screening is 10 and for chronic risk and acute risk is 1 each. Per the Prioritization Tool Health Risk Screening Results, the project's risk scoring resulting from on-site operation of diesel trucks would be 5.45 for risk screening, 0.02 for chronic risk and 0.00 for acute risk. Since the project does not exceed SJVAPCD screening thresholds levels, this impact would be less than significant.

Valley fever (coccidioidomycosis), is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*) which lives in soil. Construction activities, could generate fugitive dust that contain *C. immitis* spores. The project will comply with Regulation VIII Fugitive Dust Prohibitions that is expected to reduce fugitive dust produced during earth disturbing activities and thereby reduce exposure to the spores. Therefore, the potential impact would be reduced to less than significant. During operations, dust emissions are anticipated to be relatively small, because the project area would continue to be occupied by buildings, concrete, and asphalt pavement. This condition would lessen the possibility that the project would provide suitable habitat for *C. immitis* spores and generate fugitive dust that may contribute to Valley fever exposure. Impacts would be less than significant.

Per the U.S. Geological Survey 2011, the project area is outside of an area of naturally occurring asbestos in California. Therefore, development of the project is not anticipated to expose receptors to naturally occurring asbestos. Impacts would be less than significant.

In summary, the project would not exceed SJVAPCD localized emission daily screening levels for any criteria pollutant. The project is not a significant source of TAC emissions during construction or operation, is not in an area with suitable habitat for Valley fever spores and is not in an area known to have naturally occurring asbestos. Therefore, the project would not result in significant impacts to sensitive receptors.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. Other areas where people may congregate, include recreational facilities, worksites, and commercial areas.

The nearest off-site sensitive receptor is located approximately 102 feet west of and an off-site residential sensitive receptor is located 234 feet to the southwest of the project site and also includes an on-site caretaker residence.

The project could generate odors from operation of diesel trucks which would primarily be concentrated on-site, where on-site idling may occur. Operations of diesel truck trip generated by the proposed project occurring off-site would be dispersed along the local network and are not expected to create odors that would be detectable by sensitive receptors for any extended period. As such, odors from the operations of diesel truck trips generated by the project would not expose substantial numbers of people to objectionable odors.

Per the SJVAPCD, the common odor producing land uses are landfills, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roasters, asphalt batch plants, and rendering plants. Uses allowed under the proposed M-1 zoning would be light industrial uses and are not identified as potential odor generating land uses by SJVAPCD. Therefore, the proposed project would not be a generator of objectionable odors during operations.

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

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

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

The project site currently improved with a single-family residence and field crops. These improvements do not provide habitat for special-status species; however, it is possible that such species would forage on site and there is the potential for raptors to nest in the trees near the existing residence. Review of the California Natural Diversity Database revealed that the site was not in range of any reported observations of special-status species and the water feature bisecting the parcel is an irrigation canal which does not result in riparian habitat. Review of the predicted habitats for special status species determined that burrowing owl and Swainson's hawk habitat occurs near the project site (such habitat is mapped on an adjacent parcel). Further, the Official Species List provided by the US Department of Fish and Wildlife indicated that the project site did not include any critical habitat for threatened or endangered species.

No habitat surveys or species presence surveys were performed due to the transient nature of these species; however, such surveys shall be required prior to the start of construction. If construction is to occur during the bird nesting season, including the removal of the onsite trees, then preconstruction surveys shall be performed to

determine if special-status species are present in the onsite trees. The mitigation measures below spell out avoidance and minimization actions which would be required if species are determined to be present. Due to the transient nature of avian species, impacts which occur outside of the nesting season are determined to be less than significant.

Due to the presence of critical habitat within one mile of the project site, the possibility for San Joaquin kit fox and Fresno kangaroo rat to traverse the project site requires preconstruction surveys and exclusion methods to be applied during construction in order to reduce impacts on such species to less than significant.

\* **Mitigation Measures**

1. *If construction activities, including tree removal, start during the breeding or nesting season for Migratory Bird Treaty Act (MBTA) protected breeds, a preconstruction survey for nesting birds shall be implemented. Surveys shall be conducted in accordance with U.S. Fish and Wildlife, guidance for minimizing impacts to migratory birds (breeding season is generally defined as between February 1 and mid-September and nesting season between March 1 and mid-September).*
2. *Prior to ground-disturbing activities, a qualified biologist shall conduct a habitat assessment for the San Joaquin kit fox and the Fresno kangaroo rat. If habitat for such species is determined to be present, additional studies will be necessary to determine the actual presence of special-status species and further mitigation may be required.*
3. *In order to reduce impact to the San Joaquin Kit Fox (SJKF), if suitable habitat is present, the applicant shall implement the following measures:*
  - a. *Not more than 30 days prior to and not less than 14 days earlier than the start of ground-disturbing activities, a qualified biologist shall assess the presence or absence of SJKF by conducting surveys following US Fish and Wildlife Service's (USFWS) "Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance" (2011).*
  - b. *If SJKF is determined to be present at the site, the applicant shall consult with California Department of Fish and Wildlife (CDFW) to determine how to avoid take, or if avoidance is not feasible, shall acquire an Incidental Take Permit prior to ground-disturbing activities.*
4. *In order to reduce impacts to the Fresno Kangaroo Rat (FKR), if suitable habitat is present, the applicant shall implement the following measures:*
  - a. *Focused protocol-level trapping surveys shall be conducted by a qualified biologist in accordance with USFWS's "Survey Protocol for Determining Presence of Fresno Kangaroo Rats" (2013).*

*b. If FKR is detected, the developer shall consult with CDFW and implement recommended avoidance and minimization measures prior to the start of ground disturbance.*

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

The canal which bisects the parcel is not considered to be wetlands because it does not support any wetland vegetation and does not provide connectivity to natural bodies of water. It is a canal used to transport irrigation water to farmers in Fresno County. Further, the canal exists within an existing easement to the Fresno Irrigation District and therefore, is not part of the buildable area of this property. Existing regulations, such as those administered by the Regional Water Quality Control Board ensure that the canal will be protected from fill and discharge during construction. Therefore, no impacts will occur.

- 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 does not occur in an area which is restricted by any general policies or ordinances to protect biological resources, or in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. As discussed in Section I. Aesthetics, the project site occurs in an area which is intermediate between the urbanized city of Fresno and the rural County. This area does not contain critical or important habitat for special status species and is intended for eventual annexation into the City of Fresno.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The project site is not in an area designated as highly or moderately sensitive for archeological resources. However, per the discussion in Section XVIII TRIBAL CULTURAL RESOURCES below, in the unlikely event that cultural resources are unearthed during future construction activities on the property, the following actions shall be required in order to ensure that impacts to such cultural resources remain less than significant.

\* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Approval of this application would allow establishment of limited by-right uses on the subject parcel, some of which would require the commitment of nonrenewable resources. Construction will be required to adhere to the Green Building Code current at the time that permits are filed, ensuring that adverse impacts do not occur. Regulation such as the Clean Air Act result in improved efficiency for vehicles and HVAC systems which may be required, which limit the use of nonrenewable resources. Best Management Practices will be applied during construction and operation, such as disallowing idling of car and truck engines for more than five minutes. Therefore,

impacts to the wasteful, inefficient, or unnecessary consumption of energy resources is not anticipated.

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

New construction associated with the rezone application will comply with existing regulations, including those which apply to renewable energy or energy efficiency. With compliance to current green building standards, this project will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.

## VII. GEOLOGY AND SOILS

Would the project:

A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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 Alquist-Priolo Fault Activity Map shows only one fault in the vicinity of the project site: The Clovis Fault is believed to be located approximately five to six miles east of the City of Clovis, extending from an area just south of the San Joaquin River to a few miles south of Fancher Creek (Fresno County General Plan Background Report [FCGPBR]). It is not known if this is an active fault. The scope of this project could increase population density at the project site by providing a commercial/industrial use which requires employees in lieu of the farming operation, which only require a limited number of workers at certain times of the year. However, due to the project's distant location from this fault, the uncertainty of the fault's activity, and existing regulations which require buildings to be constructed to withstand a certain amount of groundshaking, there will be less than significant impacts.

Figure 9-5 of FCGPBR describes the Peak Ground Accelerations (PGA) values that have a 10 percent probability of being exceeded in 50 years. The project is in an area with 0-20 percent of PGA, which is the lowest impact range available on the map.



Figure 9-6 of FCGPBR shows that the project site is outside of those areas of moderate or high landslide hazard and those areas of shallow or deep subsidence.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Site grading resulting from future development proposals may result in some soil erosion or loss of topsoil. However, the loss would be less than significant with a Project Note requiring approval of an Engineered Grading and Drainage Plan and a grading permit/voucher for any grading proposed with site improvements.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within the City of Fresno Sphere of Influence (SOI). Per the City of Fresno, Department of Public Utilities, sanitary sewer facilities located in South Peach Avenue are available to service the project site, provided sewer connection requirements are met, and the applicable fees are paid. A Condition of Approval would require that the property shall connect to the City of Fresno sanitary sewer facilities.

The Fresno County Department of Public Health, Environmental Health Division (Health Department), also requires that the project site should connect to community sewer.

However, if on-site sewage disposal systems are permitted, only low water uses and uses that generate small amounts of liquid waste shall be permitted until such time that the property is served by a community sewer facility. Alternatively, adequate information shall be submitted to the Health Department to demonstrate that the property can accommodate higher volumes of liquid wastes. This requirement will be included as a Project Note.

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

FINDING: NO IMPACT:

No paleontological resources or geologic features were identified on the subject parcel. Therefore, impacts to such resources shall not occur. Also see discussion under Section V, CULTURAL RESOURCES above.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Analysis Report (GHG Analysis) completed by Mitchell Air Quality Consulting, dated May 27, 2021, estimated project GHG emissions for construction and operation using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

The total GHG emission generated during all phases of construction for 2022 is 950 metric tons of CO<sub>2</sub> per year. However, to account for the construction emissions, amortization of the total emission generated during construction based on 30-year life of the development amounts to 32 metric tons of CO<sub>2</sub> per year which is less than significant.

The project operational Greenhouse Gases (2023) would be approximately 2,211 metric tons of CO<sub>2e</sub> under Business as Usual (BAU) and 1,347 metric tons of CO<sub>2</sub> for year 2023. The project would achieve a reduction of 39.1 percent from BAU which is 17.4 percent beyond the 21.7 percent average reduction required by State from all sources to achieve Assembly Bill (AB) 32 targets (AB 32 requires GHGs emitted in California be reduced to 1990 levels by the year 2020).

Likewise, the project operational Greenhouse Gases (2030) would be approximately 2,211 metric tons of CO<sub>2e</sub> under Business as Usual (BAU) and 1,124 metric tons of CO<sub>2</sub> for year 2030. The project would achieve a reduction of 49.1 percent from BAU

which is 27.4 percent beyond the 21.7 percent average reduction required by State from all sources to achieve AB 32 targets. The project is consistent with the 2017 Scoping Plan and will contribute a reasonable fair-share contribution (through compliance of Title 24 and CALGreen; regulations on energy production, fuels, and voluntary actions to improve energy efficiency in existing development) to achieving 2030 target.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Air Quality and Greenhouse Gas Analysis Report, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted Climate Action Plan cannot be applied to the project because it does not contain measures that are applicable to the project. Since no other local or regional Climate Action Plan is in place, the project is assessed for its consistency with Air Resources Board's (ARB) adopted Scoping Plan. This would be achieved with an assessment of the project's compliance with Assembly Bill (AB) 32 Scoping Plan measures.

Adopted in 2006, AB 32 focuses on reducing Greenhouse Gases to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan calls for reduction in California's GHG emissions, cutting approximately 30 percent (currently 21.7 percent) from BAU emission levels projected for 2020 to achieve AB 32 targets.

The Scoping Plan contains a variety of strategies to reduce the State's emissions. The project is consistent with most of the strategies contained in the Scoping Plan while others are not applicable to the project.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project proposes to rezone the subject parcels to a limited Light Industrial District; however, even with some typical Light Industrial Uses excluded by definition, the remaining uses have the potential to result in the routine transport and/or usage of hazardous materials.

Project Notes from the Fresno County Department of Public Health, Environmental Health Division requires the following: 1) Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.; and 3) Any business that handles a hazardous material or hazardous waste may require submittal of a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95, Section 25507.

- 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:

There are no schools within one quarter mile of the project site. The nearest school, Southeast Elementary School, is approximately 1.13 miles north of the project site.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport is approximately 4.5 miles north of the project site. Given the distance, the airport will not be a safety hazard, or a cause of excessive noise for people residing/working on the site.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The future development proposals do not include any characteristics (e.g., permanent

road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. No impacts would occur.

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

FINDING: NO IMPACT:

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

## X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. Geology and Soils regarding waste discharge requirements.

Per the Fresno County Department of Public Health, Environmental Health Division's review of the subject proposal, a Project Note would require that in an effort to protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor.

The Regional Water Quality Control Board, Central Valley Region reviewed the subject proposal and identified no impact on groundwater quality.

The State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) also reviewed the subject proposal and offered no concerns related to water supply for the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within the City of Fresno Sphere of Influence (SOI) in an area authorized for service by the Malaga County Water District (MCWD) per 2016 Memorandum of Understanding among Local Area Formation Agency (LAFCo), City of Fresno and MCWD. Per the Malaga County Water District (MCWD) for future development proposals on the property, the applicant shall consult with the City of Fresno prior to making a request for water supply to the District and the District will

respond to specific requests. Any extension of services from MCWD will require authorization from Fresno LAFCO, as noted by that agency.

Per the City of Fresno, Department of Public Utilities review of the subject proposal, the project is in Growth Area 2 which according to the Ground Water Sustainability Act of 2014(GWSA) is not allowed new development until the year 2035. Therefore, the parcel's existing well shall provide fire flow as well as meet the domestic needs of the new development

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department) review of the subject proposal, the property should connect to a community water system pursuant to General Plan Policy LU-F.30. However, in the case where onsite water wells and/or sewage disposal systems are permitted, only low water uses shall be allowed producing small amount of liquid waste until the property is served by a community water service, or adequate information is submitted to the Health Department to demonstrate that the property can accommodate higher volumes of liquid wastes. This requirement will be included as a Project Note.

Per the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning review of the proposal, the project site is not located in a water short area. The proposed rezone will have a less than significant impact to water resources in the area.

The State Water Resources Control Board, Division of Drinking Water offered no comments on the project.

- 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; or
  3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  4. Impede or redirect flood flows?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

No development is proposed under this proposal. As such no potential impact would result from the proposed parcel rezone. Future development proposals on the property will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

Per the Fresno Irrigation District (FID), the FID Washington Colony No. 15 runs south, traverses the middle portion of the property. Any street and or utility improvements along North Avenue, or in the vicinity of the canal, shall require FID review and approval of all plans. The landowner shall grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy.

The FID Wilder No. 289 runs westerly, crosses Peach Avenue approximately 40 feet north of the subject property. Any street and/or utility improvements along Peach Avenue, or in the vicinity of this facility shall require FID review and approval of all plans. A Private pipeline known as the Washington Colony No. 15 runs westerly along the western portion of FID's Washington No. 115 and traverses the subject property. This line is active and will need to be treated as such.

The project site lies within the Fresno Metropolitan Flood Control District (FMFCD) drainage area "CS" and "CU" and will be subject to the following requirements from the District included as Project Notes: 1) the project shall pay drainage fees at the time of development based on the fee rates in effect at that time; 2) storm drainage patterns for the development shall conform to the District Master Plan; 3) all improvement plans for any proposed construction of curb and gutter or storm drainage facilities shall be reviewed and approved by FMFCD for conformance to the District Master Plan within the project area; 3) site development shall not interfere with the operation and maintenance of the existing canal/pipeline on the property; 4) temporary storm drainage facility shall be provided on the property until permanent service becomes available; and 5) construction activity shall secure a storm water discharge permit.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not in a 100-Year Flood Inundation Area and not subject to flooding from the one percent-chance storm per the Federal Emergency Management Agency (FEMA) FIRM Panel 2130 H.

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

FINDING: NO IMPACT:

There is no Water Quality Control Plan for Fresno County. As such, the subject proposal would not conflict with any water quality control plan. The project is located within the North Kings Groundwater Sustainability Area (NKGSA). No concerns related to groundwater sustainability were expressed by NKGSA.

## XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project site will not physically divide an established community. The site is outside of the limits of the City of Fresno to the north and the community of Malaga to the southwest.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal entails rezoning of two contiguous parcels totaling 8.38 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow limited number of light industrial uses.

The subject parcels are designated Reserve (Limited Industrial) in the County-adopted Roosevelt Community Plan. The M-1 (c) zone district is shown in the Roosevelt Community Plan as a compatible zone district for land designated Reserved (Limited Industrial) in that plan. Per the County-adopted Roosevelt Community Plan, Section 6.02. g. the tier of Limited Industrial-designated properties located along the south side of Jensen Avenue is intended to provide a transition from the existing and planned residential uses along the north side of Jensen Avenue. The subject parcel is located on the south side of Jensen Avenue within the City of Fresno's Sphere of Influence. The City of Fresno General Plan designates medium density residential uses for the subject property and is not consistent with the County General Plan. While the City General Plan does direct the city to repeal the Roosevelt Community Plan, such direction has not yet been carried forth.

In accordance with General Plan Policy LU-G.14 and the Memorandum of Understanding (MOU) between the City of Fresno and the County, the project was referred to the City for possible annexation. The City decided not to annex the property at this time and allowed the County to process the subject application. However, City expressed concerns regarding spot industrial development within an area designated for residential development by the City General Plan.

The subject proposal complies with the following General Plan policies.

Regarding General Plan Policy LU-F.29. Criteria a, b, c & d, the proposed industrial uses on the property will require adherence to the San Joaquin Valley Air Pollution Control District rules and regulations, provisions of Fresno County Noise Ordinance, and the M-1(c) Zone District development standards.

Regarding General Plan Policy LU-F. 30, the subject property will connect to the City of Fresno community sewer system. Or, if onsite water wells and/or sewage disposal



systems are permitted, the property will be allowed with only low-water uses and the uses that generate small amounts of liquid waste until such time that community water and sewer systems serve the property.

## 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:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is not within a mineral-producing area of the County.

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal involves no development. Future development proposals on the property include limited by-right uses in the M-1 Zone District.

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department) review of the proposal, future development proposals, including off-street parking that have the potential to expose nearby sensitive receptor residents to elevated noise levels, should adhere to the Noise Element of the Fresno County General Plan and Fresno County Noise Ordinance. The applicant shall prepare an on-site and off-site parking acoustical analysis prepared by a qualified acoustical consultant prior to storage/parking of any refrigerated trailers or vehicles on-site and off the subject property. The analysis shall be submitted for approval to the Health Department and any mitigation measures, as recommended by the acoustical consultant and accepted by the Health Department, shall be implemented prior to storage/parking of any refrigerated trailers on or off the subject property. This requirement will be included as a Condition of Approval.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

See discussion in Section IX. E above. The project will not be impacted by airport noise.

#### 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 will allow for specific industrial uses on the property. As these uses involve no housing, no increase in population would occur from this proposal.

#### XV. PUBLIC SERVICES

Would the project:

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

FINDING: NO IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the subject proposal and expressed no concerns related to fire. However, future development proposals will require compliance with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19; 2) CalFire conditions of approval; and 3) annexation to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

- 2. Police protection; or

1. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

Industrial uses resulting from this proposal would not need additional public services related to police protection, schools, or parks.

## 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:

Industrial uses resulting from this proposal will have no impact on neighborhood and regional parks or other recreational facilities in the area.

## XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The Design Division of the Fresno County Department of Public Works and Planning and the California Department of Transportation (Caltrans) reviewed the subject proposal and required that a Traffic Impact Study (TIS) be prepared to determine the traffic impact to County and State roadways.

Peters Engineering Group prepared a *Traffic Impact Study (TIS)*, dated November 17, 2018 and *Traffic Impact Study – Addendum 1*, dated May 24, 2019. Per the TIS, the traffic impact study found that the study intersections are currently operating at acceptable levels of service with acceptable queuing conditions. The intersections are expected to continue to operate at acceptable conditions with development of the project site in accordance with the proposed zoning in the existing-plus-project

conditions. The project does not cause a project-specific significant impact. The study intersections are expected to operate below the target LOS by the year 2040, and the project will contribute to the cumulative significant impacts. The intersections will require widening and eight-phase traffic signal operation as described herein. The project is responsible for an equitable share of the mitigation measures. Left-turn lanes at the site access driveways are not warranted.

The Design Division and the Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning and California Department of Transportation (Caltrans) identified no concerns with Traffic Impact Study (TIS) or the addendum to TIS. The following improvements identified by Design Division has been included as a Mitigation Measure and will be addressed through mandatory Site Plan Review prior to a use is established on the property.

\* **Mitigation Measure:**

1. *Prior to the issuance of building permits for the uses allowed on M-1 (c) zoned property, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a, b, c & d below. The traffic improvements and the project's maximum pro-rata share based on 8.38 acres of the associated costs are as follows:*
  - a. *North Avenue and Willow Avenue intersection shall be widened, and the eight-phase traffic signal operations shall be implemented. The project's percent fair share for the 2040 P.M. peak hour traffic scenario is 3.57 % construction cost or \$ 38,913.00, 15% preliminary engineering or \$ 5,837, 15% construction engineering or \$5,837, totaling \$50,587.00.*
  - b. *The project's percent fair share for right -of-way acquisition at North Avenue and Willow Avenue intersection is 3.57 % or \$ 5,248.00.*
  - c. *North Avenue and Peach Avenue intersection shall be widened, and the eight-phase traffic signal operations shall be implemented. The project's percent fair share for the 2040 P.M. peak hour traffic scenario is 3.91 % construction cost or \$ 51,439.00, 15% preliminary engineering or \$7,716, 15% construction engineering or \$7,716, totaling \$66,871.00*
  - d. *The project's percent fair share for right -of-way acquisition at North Avenue and Chestnut Avenue intersection is 3.91 % or \$5,748.00.*

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

- 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:

According to the *Traffic Impact Study – Addendum 2, dated February 26, 2021*, a rezone alone generates no trips and corresponds to zero vehicle miles travelled.

The subject parcels rezone to M-1 Zone District will be limited to 27 by-right uses. For the purpose of the operational analyses and by-right uses, County analyzes a worst-case scenario with respect to trip generation for rezones that are not associated with a particular project.

Per the Traffic Impact Study for the project, the worst-case project site development would generate 514 trips per day, 68 of which are expected to be truck trips. Therefore, the project may be presumed to cause a less-than-significant transportation impact because the automobile trips will be less than 500 per day in the worst-case scenario, and substantial evidence exists as presented by COG (Council of Government) that projects generating less than 500 trips per day may be presumed to cause a less-than-significant transportation 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); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Access to the site will be restricted to S. Peach Avenue. Future development proposals will be subject to mandatory Site Plan Review to ensure that the design of each development avoid traffic hazards due to design features and incorporates adequate emergency access acceptable by local fire agency.

## 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:

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Dumna Wo Wah Tribal Government requested for consultation but did not respond to the County's request to meet with the staff and discussed the project, nor did they provide any evidence of tribal cultural resources on the property. Consequently, the consultation was concluded with the tribe. The Picayune Rancheria of the Chuckchansi Indians and Table Mountain Rancheria, however, requested that the tribe should be informed in the unlikely event that cultural resources are identified on the property. With the Mitigation Measure included in the CULTURAL ANALYSIS section of this report it is expected that any potential impact to tribal cultural resources will be reduced to less than significant.

#### 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: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The subject proposal involves no developments. The waste disposal resulting from future development proposals will be through regular trash collection service.

## XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not within or near state responsibility areas or lands classified as very high fire hazard severity zones.

## 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:**

The project Impacts on biological and cultural resources have been reduced to a less than significant level with the incorporation of a Mitigation Measure discussed in Section IV. A. BIOLOGICAL RESURCES and Section V.A.B.C.D. CULTURAL RESOURCES.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

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

The subject proposal will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources, Air Quality, or Transportation were identified in the project analysis. Impacts identified for Aesthetics, Biological Resources, Cultural Resources, and Transportation will be addressed with the Mitigation Measures discussed above in Section I, Section IV, Section V, and Section XVII.

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

**FINDING: NO IMPACT:**

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

## **CONCLUSION/SUMMARY**

Based upon the Initial Study No. 7071 prepared for Amendment Application No. 3815, 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, mineral resources, noise, population and housing, public services, recreation, and wildfire.



Potential impacts related to agricultural and forestry resources, air quality, energy, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, tribal cultural resources, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, biological resources, cultural resources, and transportation have been determined to be less than significant with the identified Mitigation Measure.

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.

EA:im

G:\4360Devs&Plan\PROJSEC\PROJDOCS\AA\3800-3899\3815\IS-CEQA\AA 3815 IS wu.docx

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: Initial Study (IS) No 7071	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4052	Extension: N/A
Project Applicant/Sponsor (Name): Lakhvir Singh Sidhu	Project Title: Amendment Application (AA) No. 3815		
Project Description:  Rezone two contiguous parcels totaling 8.38 acres (10.44 acres including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District limited to the following uses: animal hospitals/ shelters; automobile repair & service stations; caretaker's residence; commercial uses related to industry; equipment rental or sale; farm equipment, sales and service; ice and cold storage plants; mechanical car, truck, motor and equipment wash; offices, new and used recreational vehicle sales and service; signs; cabinet/carpenter shop; fruit and vegetable packing; honey extraction plant; printing shops, lithographing, publishing; stone monument works; contractors storage yards; machinery rental; motion picture studio storage yard; transit storage; blueprinting and photocopying; laundry processing; assembly of small electric and electronic equipment; assembly of plastic items made from finished plastic; communication equipment buildings, and public utility service yards with incidental buildings. The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs: 316-180-13 and 316-180-20 (Sup. Dist. 4).			
Justification for Negative Declaration:  Based upon the Initial Study (IS 7071) prepared for Amendment Application No. 3815, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to mineral resources, noise, population and housing, public services, recreation, and wildfire. Potential impacts related agricultural and forestry resources, air quality, energy, geology and soils, greenhouse gas emission, hazards and hazardous materials, hydrology and water quality, land use and planning, tribal cultural resources, and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics, biological resources, cultural resources, and transportation have been determined to be less than significant with the identified mitigation measure.  The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING:  The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – July 21, 2021		Review Date Deadline: Planning Commission – August 26, 2021	
Date:	Type or Print Signature: David Randall, Senior Planner	Submitted by (Signature): Ejaz Ahmad, Planner	

State 15083, 15085

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

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7071; Amendment Application No. 3815**

<b>IS 7071 Mitigation Measures</b>					
<b>Mitigation Measure No.</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	All outdoor lighting associated with the development of industrial uses on the property shall be hooded and directed downward so as to not shine toward adjacent property and public streets.	Applicant	Fresno County Department of Public Works and Planning (PWP)	At Time of Installation
2.	Biological Resources	If construction activities, including tree removal, start during the breeding or nesting season for Migratory Bird Treaty Act (MBTA) protected breeds, a preconstruction survey for nesting birds shall be implemented. Surveys shall be conducted in accordance with U.S. Fish and Wildlife, guidance for minimizing impacts to migratory birds (breeding season is generally defined as between February 1 and mid-September and nesting season between March 1 and mid-September).	Applicant	Applicant/)/ California Dept. of Fish & Wildlife (CDFWL)	Prior to the start of construction
3.	Biological Resources	Prior to ground-disturbing activities, a qualified biologist shall conduct a habitat assessment for the San Joaquin kit fox and the Fresno kangaroo rat. If habitat for such species is determined to be present, additional studies will be necessary to determine the actual presence of special-status species and further mitigation may be required.	Applicant	Applicant/CDFWL	As noted
4.	Biological Resources	In order to reduce impact to the San Joaquin Kit Fox (SJKF), if suitable habitat is present, the applicant shall implement the following measures: a. Not more than 30 days prior to and not less than 14 days earlier than the start of ground-disturbing activities, a qualified biologist shall assess the presence or absence of SJKF by conducting surveys following US Fish and Wildlife Service's (USFWS) "Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance" (2011).	Applicant	Applicant/ CDFWL	As noted

		<p>b. If SJKF is determined to be present at the site, the applicant shall consult with California Department of Fish and Wildlife (CDFW) to determine how to avoid take, or if avoidance is not feasible, shall acquire an Incidental Take Permit prior to ground-disturbing activities.</p>			
5.	Biological Resources	<p>In order to reduce impacts to the Fresno Kangaroo Rat (FKR), if suitable habitat is present, the applicant shall implement the following measures:</p> <p>a. Focused protocol-level trapping surveys shall be conducted by a qualified biologist in accordance with USFWS's "Survey Protocol for Determining Presence of Fresno Kangaroo Rats" (2013).</p> <p>b. If FKR is detected, the developer shall consult with CDFW and implement recommended avoidance and minimization measures prior to the start of ground disturbance</p>	Applicant	Applicant/ CDFWL	Prior to the start of Construction
6.	Cultural Resources	<p>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.</p>	Applicant	Applicant/PWP	During Construction
8.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-1 (c) zoned property, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a, b, c &amp; d below. The traffic improvements and the project's maximum pro-rata share based on 8.38 acres of the associated costs are as follows:</p> <p>a. North Avenue and Willow Avenue intersection shall be widened, and the eight-phase traffic signal operations shall be implemented. The project's percent fair share for the 2040 P.M. peak hour traffic scenario is 3.57 %</p>	Applicant	Applicant/PWP	As noted

		<p>construction cost or \$ 38,913.00, 15% preliminary engineering or \$ 5,837, 15% construction engineering or \$5,837, totaling \$50,587.00.</p> <p><i>b.</i> The project's percent fair share for right -of-way acquisition at North Avenue and Willow Avenue intersection is 3.57 % or \$ 5,248.00.</p> <p><i>c.</i> North Avenue and Peach Avenue intersection shall be widened, and the eight-phase traffic signal operations shall be implemented. The project's percent fair share for the 2040 P.M. peak hour traffic scenario is 3.91 % construction cost or \$ 51,439.00, 15% preliminary engineering or \$7,716, 15% construction engineering or \$7,716, totaling \$66,871.00.</p> <p><i>d.</i> The project's percent fair share for right -of-way acquisition at North Avenue and Chestnut Avenue intersection is 3.91 % or \$5,748.00.</p> <p>The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.</p>			
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


# County of Fresno

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

DATE: October 12, 2020

TO: San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor  
City of Fresno, Public Utilities Department, Attn: Kevin Gray  
Fresno Local Agency Formation Commission, Attn: David Fey  
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Ejaz Ahmad, Planner   
Development Services Division

SUBJECT: Initial Study Application No. 7071; Amendment Application No. 3815 – Rezone (APN 316-180-20, 316-180-13; 2929 S. Peach Avenue)

APPLICANT: Lakhvir Sidhu

DUE DATE: October 26, 2020

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to rezone 8.38 acres (10.44 acres, including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1 (c) (Light Industrial, conditional) Zone District to allow limited uses as proposed by the applicant. A letter identifying the proposed uses have been included in this routing package.

We must have your comments by **October 26, 2020**. Any comments received after this date may not be used.

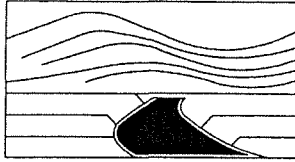
**NOTE - If you do not have comments, please provide a “no comment” response to our office by the above deadline (e-mail is also acceptable)**

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

*Activity Code (Internal Review): 2369*

CMM:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3815\ROUTING\AA 3815 Routing Ltr 4.doc.docx

Enclosures



# DALE G. MELL & ASSOCIATES

## ENGINEERING & SURVEYING SERVICES

2090 N. WINERY AVENUE · FRESNO, CALIFORNIA 93703 · PH (559) 292-4046 · FAX (559) 251-9220

December 23, 2020

Mr. Ejaz Ahmad  
County of Fresno  
Dept. of Public Works and Planning  
2220 Tulare Street, Ste. A  
Fresno, CA 93721

RE: Amendment Application No. 3815  
DMA Job No. 16-036

Mr. Ahmad,

We appreciate your assistance with this rezone application. The listed uses presented are the uses provided to us by the owners of the property, yet the M-1 zoning opens up the property use options to a broad scope.

We understand that the property is in the City of Fresno Sphere of Influence with a proposed use of Medium-Density Residential and the City has responded with opposition to an Unconditional Rezone to M-1. Therefore we requested that the owners review their by-right use selection and refine their selection within the M-1 classification for the property. We are requesting support of a Conditional Rezone to M-1 with the following uses in the "M-1" Light Manufacturing District from Section 843.1 Permitted Uses:

A-2	Animal Hospitals and Shelters
A-3	Automobile Repairs
A-5	Automobile Service Stations
A-7	Caretaker's Residence
A-8	Commercial Uses Related to Industry
A-11	Equipment Rental or Sale
A-12	Farm Equipment Sales and Service
A-16	Ice and Cold Storage Plants
A-17	Mechanical Car, Truck, Motor and Equipment Wash
A-19	Offices
A-20	New and Used Recreational Vehicle Sales and Service
A-22	Signs
C-9-b	Cabinet or Carpenter Shop
C-10-g	Fruit and Vegetable Packing

C-10-h	Honey Extraction Plant
C-15	Printing Shops, Lithographing, Publishing
C-19	Stone Monument Works
C-20-a	Contractors Storage Yard
C-20-d	Machinery Rental
C-20-e	Motion Picture Studio Storage Yard
C-20-f	Transit Storage
D-3	Blueprinting and Photocopying
D-4	Laundry Processing
E-2	Assembly of Small Electric and Electronic Equipment
E-3	Assembly of Plastic Items Made from Finished Plastic
F-2	Communication Equipment Buildings
F-6	Public Utility Service Yards with Incidental Buildings

We appreciate your assistance with this project and request your review and support of the expanded property use list for our Conditional Rezone request.

Should you have any questions, feel free to contact Dale Mell at our office.

Sincerely,

Dale G. Mell, PLS 4823

DGM/sb





Fresno County Department of Public Works and Planning

Date Received: 12/10/15

AA 3815

IS 7071

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Rezone 8.38 acres from
AL-20 to M-1(c) to
allow limited uses
M-1(c) to allow a caretaker's
residence, truck repair and
maintenance, and off-street parking.

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: East side of Peach Ave.
between North Ave and Annadale Ave
Street address: 2929 S PEACH AVE FRESNO CA 93125

APN: 316-180-20, 13 Parcel size: 8.38 Section(s)-Twp/Rg: S 20 - T 14 S/R 21 E

ADDITIONAL APN(s):

Lakhvir Singh Sidhu (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.

LAKHVir SINGH SIDHU 5940 E GROVE AVE FRESNO 93727 559-577-8264
Owner (Print or Type) Address City Zip Phone
LAKHVir SINGH SIDHU 5940 E GROVE AVE FRESNO 93727 559-577-8264
Applicant (Print or Type) Address City Zip Phone
LAKHVir SINGH SIDHU 5940 E GROVE AVE FRESNO 93727 559-577-8264
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: LJ TRUCKLINE @ YAHOO . COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3815 Fee: \$6,240.00
Application Type / No.: IS 7071 Fee: \$3,901.00
Application Type / No.: Pre-App Credit Fee: \$
Application Type / No.: Fee: \$-247.00
PER/Initial Study No.: Fee: \$
Ag-Department Review: Fee: \$
Health-Department Review: Fee: \$ 383.00
Received By: DB Invoice No.: TOTAL \$10,251.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN #

Zone District:

APN #

Parcel Size:

APN #

APN #



MAIL Lakhvir Sidhu  
 Development 5940 E. Grove  
 Services Fresno, 93727  
 Division

**Pre-Application Review**

Department of Public Works and Planning

NUMBER: 38764  
 \*APPLICANT: Lakhvir Sidhu  
 \*PHONE: 559-577-8264

\*PROPERTY LOCATION: 2929 S PEACH AVE FRESNO CA 93725  
 APN: 316-180-2013 ALCC: No  Yes # VIOLATION NO: 0  
 CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes  
 ZONE DISTRICT: AL-20 SRA: No  Yes HOMESITE DECLARATION REQ'D: No  Yes  
 LOT STATUS:

Zoning: ( ) Conforms; (  ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
 Merger: May be subject to merger: No Yes  ZM# 1182 Initiated In process  
 Map Act: (  ) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other ( ) Deeds Req'd (see Form #236)  
 SCHOOL FEES: No Yes  DISTRICT: SAJGER United PERMIT JACKET: No Yes   
 FMFCD FEE AREA: ( ) outside (  ) District No: CL FLOOD PRONE: No  Yes

PROPOSAL: Amendment Application to Rezone to M-1 CONDITIONAL TO ALLOW A TRUCK TERMINAL PLUS OTHER SEVERAL USES

COMMENTS:  
 ORD. SECTION(S): 845.1-A; 846.1-A; BY: R. NAHIGIAN DATE: 10-1-15  
 843.1-C; 20.9

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: Reserve (United Industrial)	JGPA: ( ) MINOR VA: ( )
COMMUNITY PLAN: Roosevelt	( <input checked="" type="checkbox"/> ) JIA: 6,214.00 ( <input checked="" type="checkbox"/> ) JHD: 383.00
REGIONAL PLAN: ( )	( ) JAG COMM: ( )
SPECIFIC PLAN: ( )	( ) JALCC: ( )
SPECIAL POLICIES: ( )	( <input checked="" type="checkbox"/> ) JVA: ( <input checked="" type="checkbox"/> ) JIS/PER*: 3,901.00
SPHERE OF INFLUENCE: ( )	( ) JAT: ( ) JViol. (35%): ( )
ANNEX REFERRAL (LU-G17/MOU): ( )	( ) JTT: ( ) Other: ( )

COMMENTS:  
 Filing Fee: \$ 10,498.00  
 Pre-Application Fee: \$ 247.00  
 Total County Filing Fee: 10,251.00

**FILING REQUIREMENTS:**

- (  ) Land Use Applications and Fees
- (  ) This Pre-Application Review form
- (  ) Copy of Deed / Legal Description
- ( ) Photographs
- ( ) Letter Verifying Deed Review
- (  ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- ( ) Site Plans - 24 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Floor Plan & Elevations - 8 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Project Description / Operational Statement (Typed)
- ( ) Statement of Variance Findings
- ( ) Statement of Intended Use (ALCC)
- ( ) Dependency Relationship Statement
- (  ) Resolution/Letter of Release from City of Fresno Referral Letter # 969

**OTHER FILING FEES:**

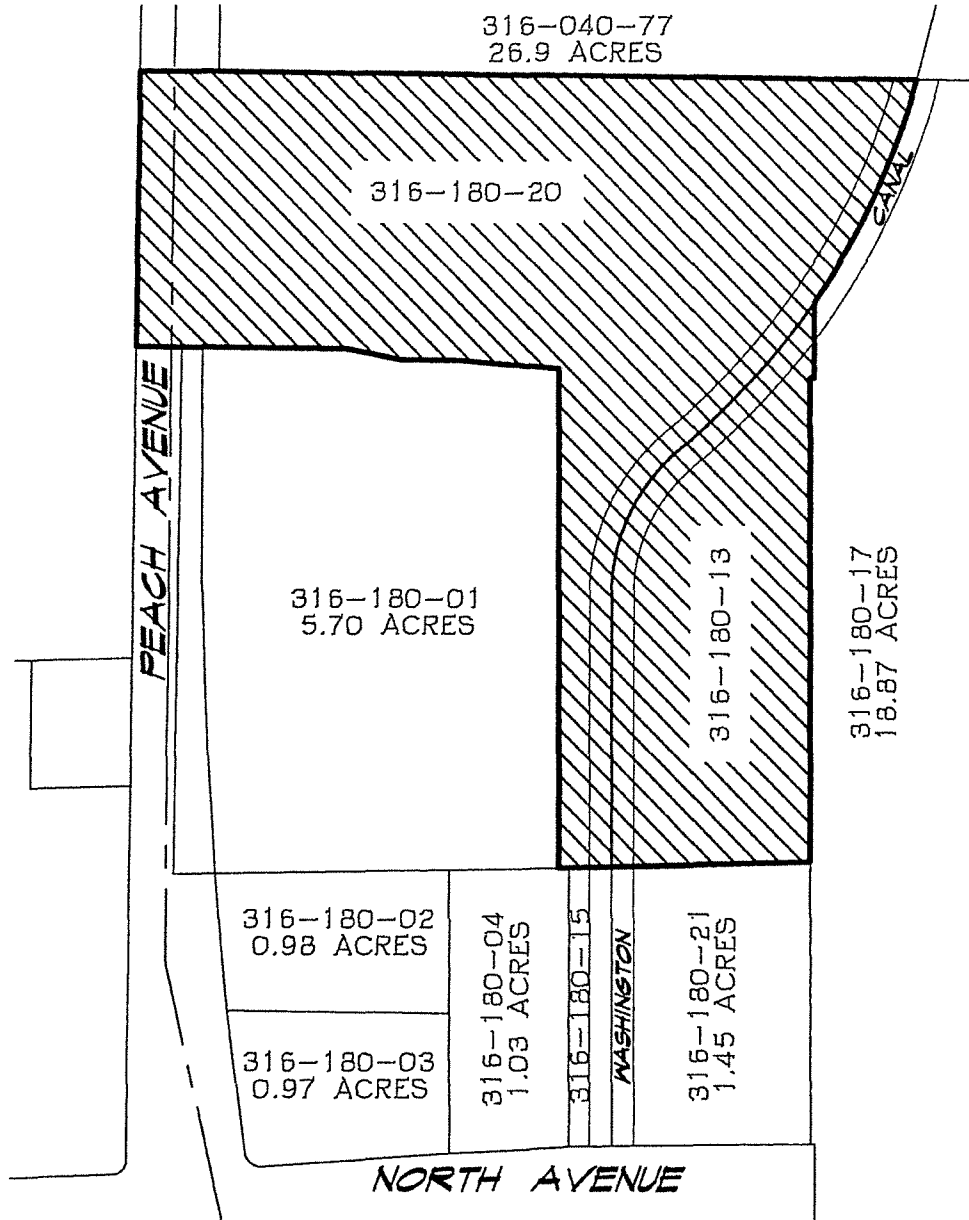
- ( ) Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- (  ) CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25) (Separate check to Fresno County Clerk for pass thru to DFW; Must be paid prior to IS closure and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

BY: Daniel Brannick DATE: 10/6/15  
 PHONE NUMBER: (559) 600-4297

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

PLOTTED BY: JAMES L. GREEN - 9/16/2016 4:20:07 PM C:\MY DOCUMENTS\16-036EX01.DWG



### LEGEND



INDICATES 8.43 ACRES FOR PROPOSED REZONE FROM AE20 TO M-1.



REZONE BOUNDRY LINE



**NORTH**

GRAPHIC SCALE



1 INCH = 200 FEET

PREPARED BY:



**DALE G. MELL  
& ASSOCIATES**

**ENGINEERING & SURVEYING SERVICES**

2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703  
(559) 292-4046 \* FAX 251-9220 \* EMAIL: STAFF@DALEMELL.COM

## REZONE DIAGRAM

FOR

**MR. PIRTPAL SIDHU**

5940 EAST GROVE AVENUE  
FRESNO, CA 93727

BY: JL/RB/JG - 05/26/17

DMA CADFILE: 16-036EX01

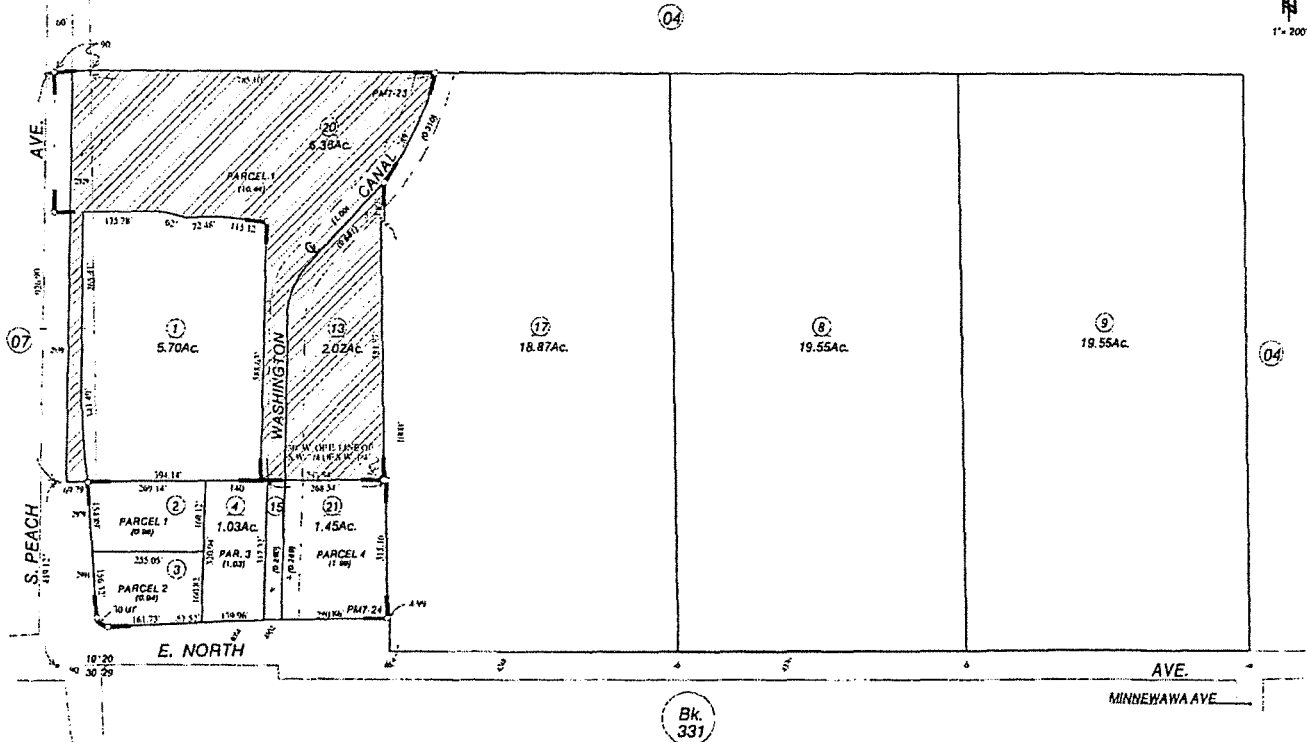
FB#

--- 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.

SUBDIVIDED LAND IN POR. SEC. 19 & 20, T.14 S., R.21 E., M.D.B. & M.

Tax Rate Area  
 71-325  
 71-049

316-18



Parcel Map No. 1078 - Bk. 7, Pg. 23  
 Parcel Map No. 1080 - Bk. 7, Pg. 24

Assessor's Map Bk. 316 - Pg. 18  
 County of Fresno, Calif.

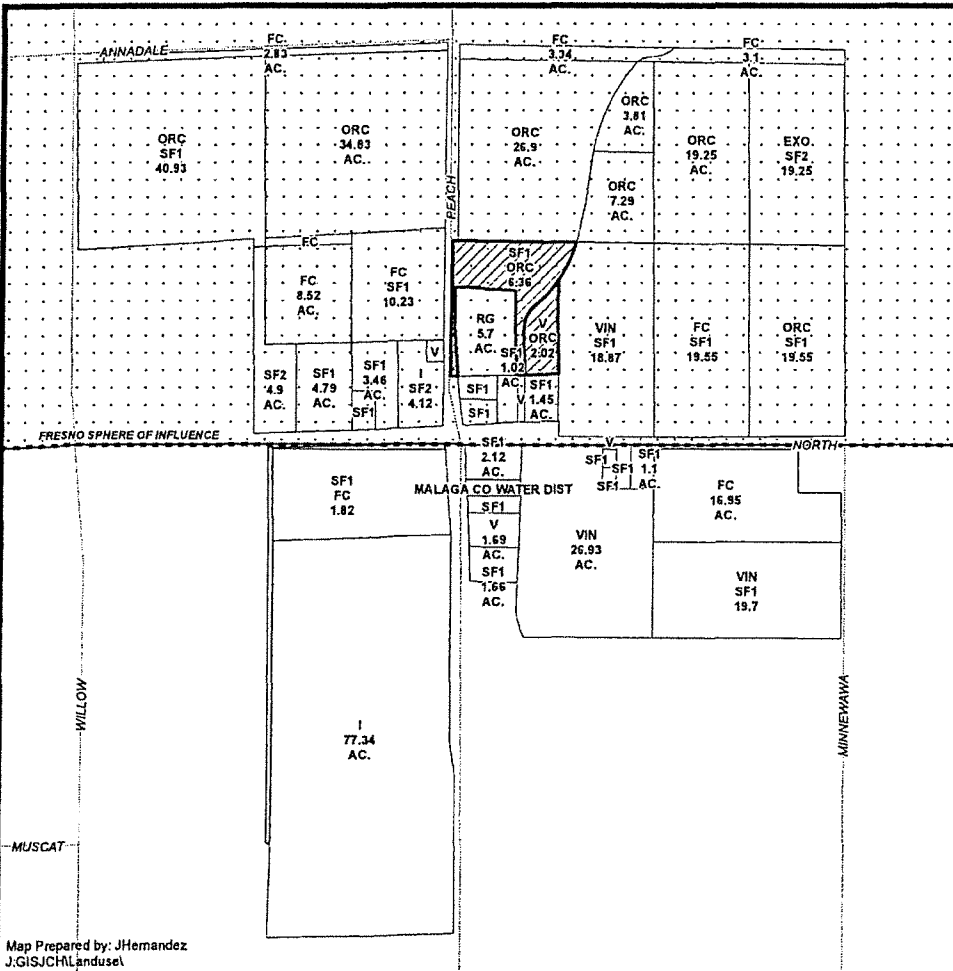
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.





AA 3815

# EXISTING LAND USE MAP

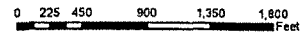


### LEGEND

- EXO - EXOTIC CROP
- FC - FIELD CROP
- I - INDUSTRIAL
- ORC - ORCHARD
- RG - RESIDENTIAL GROUP FACIL
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

### LEGEND:

Subject Property

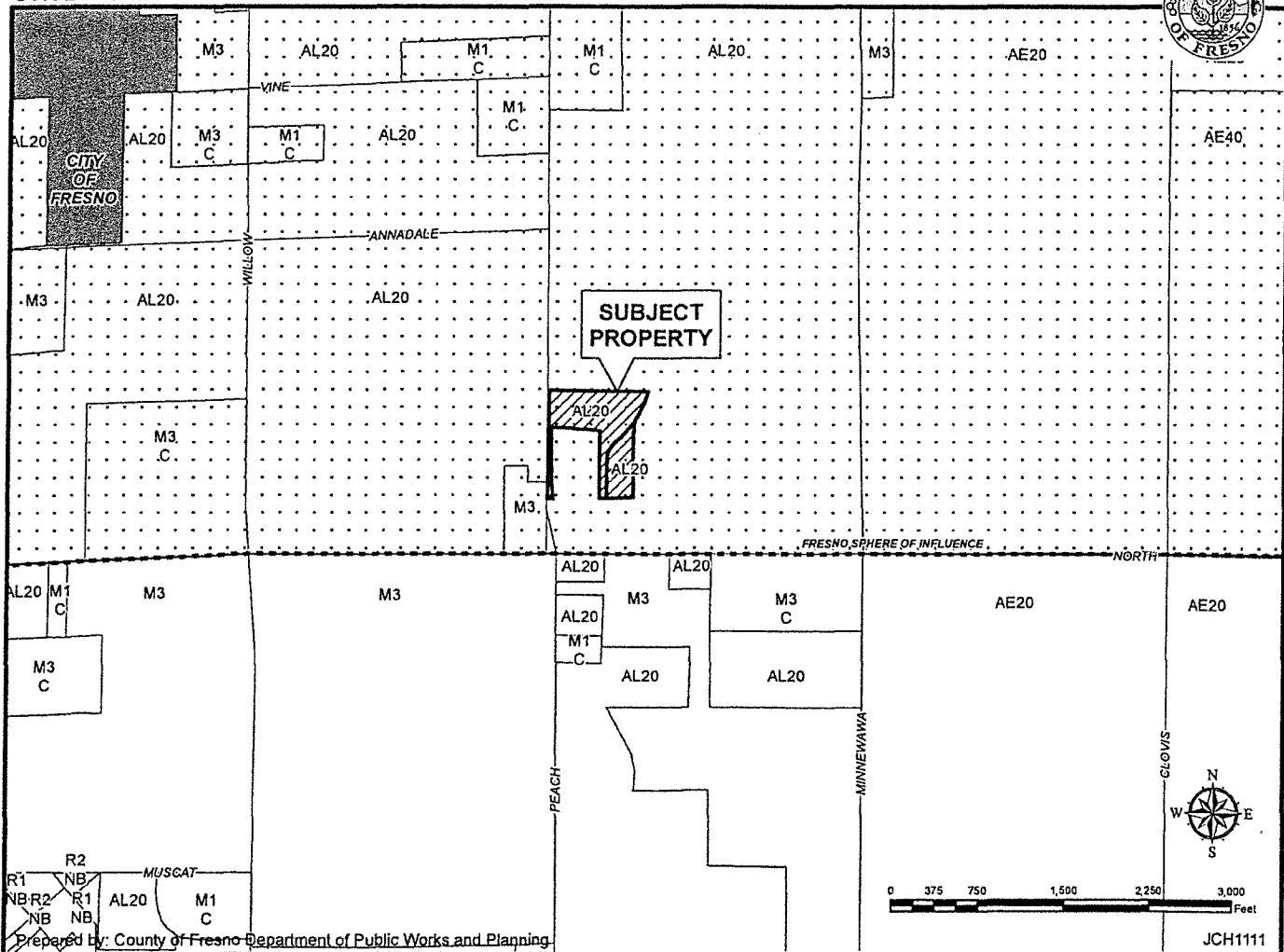


Department of Public Works and Planning  
Development Services Division

Map Prepared by: JHernandez  
J.GISJCHLandusel

AA 3815, IS 7071  
STR 20 - 14/21

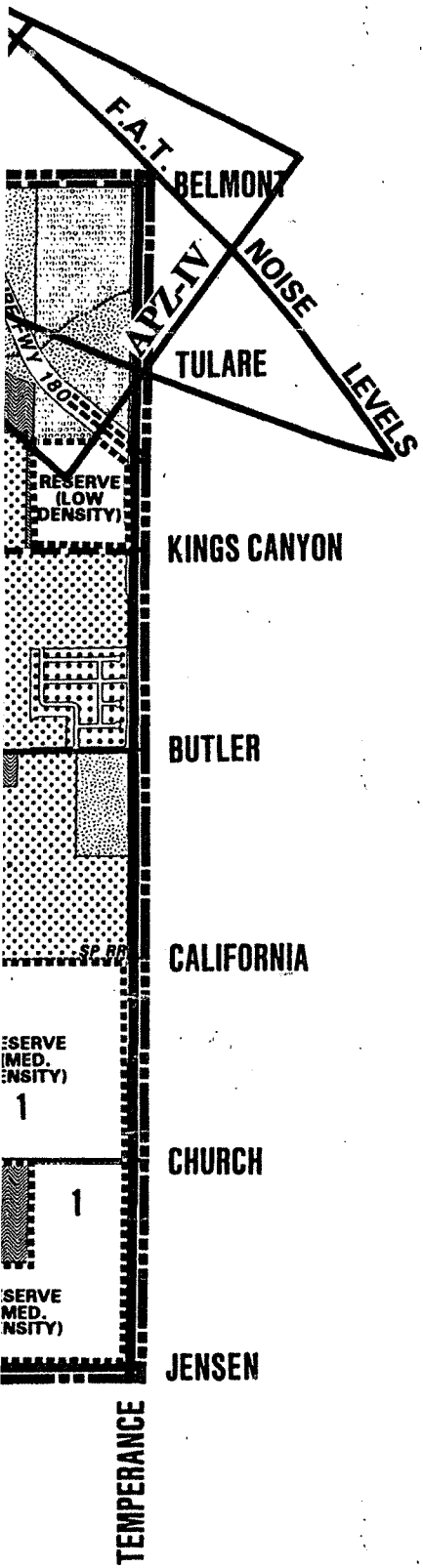
# EXISTING ZONING MAP







# ROOSEVELT Community Plan



## LEGEND

<b>RESIDENTIAL</b>	<b>OPEN SPACE</b>
RURAL DENSITY	AGRICULTURAL
LOW DENSITY	COMMERCIAL-RECREATIONAL
MEDIUM LOW DENSITY	GOLF COURSE
MEDIUM DENSITY	PONDING BASIN
MEDIUM HIGH DENSITY	NEIGHBORHOOD PARK
<b>COMMERCIAL</b>	COMMUNITY PARK
OFFICE	<b>INDUSTRIAL</b>
NEIGHBORHOOD	LIMITED
COMMUNITY	GENERAL
GENERAL	<b>CIRCULATION</b>
REGIONAL	FREEWAY
<b>PUBLIC FACILITIES</b>	PROPOSED FREEWAY
PUBLIC FACILITY	EXPRESSWAY
ELEMENTARY SCHOOL	SUPER ARTERIAL
MIDDLE SCHOOL	ARTERIAL
HIGH SCHOOL	COLLECTOR
COLLEGE	SCENIC ROUTE
FAIRGROUNDS	LOCAL STREET
FIRE STATION	PROPOSED STREET
HOSPITAL	MULTI-PURPOSE TRAIL (CANAL BANK)

### NOTES

1. MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.98 UNITS PER ACRE
2. ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
3. DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
4. DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
5. DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
6. COMMUNITY COMMERCIAL PLANNED USE (30 ACRES) TO BE DEVELOPED AS A 15-ACRE COMMERCIAL CENTER AND 15 ACRES OF OFFICES, SUBJECT TO THE PROVISIONS OF RESO. 92-141. (CITY OF FRESNO)
7. LIMITED TO SINGLE STORY OFFICES ONLY