



County of Fresno

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

Planning Commission Staff Report Agenda Item No. # 2 Hearing Date: April 14th, 2022

SUBJECT: Initial Study Application No. 8011 and Director Review and Approval (DRA) Application No. 4650

PROPOSED USE: The Applicant proposes to allow for the sale of automobiles, powersports and recreational boats on a 1.74-acre parcel within the C-4 (Central Trading District) Zone District.

ZONING ORDINANCE: Section 836.2.B of Fresno County Zoning Ordinance allows for “automobile sales with incidental sales and services (any repair and service shall be conducted within a completely enclosed building) including the sale of trucks not to exceed three (3) tons factory rating” subject to a Directors Review and Approval.

LOCATION: The project site is located on the southwest corner of Clovis Avenue and Ramona Avenue, adjacent to the City of Clovis to the west (APN: 494-042-08) (3777 N. Clovis Ave.) (Sup. Dist. 5).

OWNER: Tanny Soojian

APPLICANT: Chris Kahkejian

STAFF CONTACT: Elliot Racusin, Planner
(559) 600-4245

Dave Randall, Senior Planner
(559) 600-4540

RECOMMENDATION:

- Adopt the Mitigated Negative prepared for the project based on Initial Study (IS) No. 8011; and
- Approve Director Review and Approval (DRA) Application No. 4650 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 8011
9. Draft Mitigated Negative Declaration (MND) No. 8011
10. Opposition Letters

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Commercial	No Change
Zoning	C-4 (Central Trading District)	No Change
Parcel Size	1.74-acre parcel	No Change
Project Site	Sale of automobiles, powersports and recreational boats without permits	Sale of automobiles, powersports and recreational boats permitted via a Director Review and Approval (DRA)
Structural Improvements	15,000 sq ft of building space	Utilizing Existing building
Street Improvements	Sidewalk, curb, and gutter are not up to County standards	Sidewalk, curb, and gutter improvements shall be constructed along Clovis Frontage Rd and E. Ramona Ave. with applicable ADA compliant ramps
Nearest Residence	57-feet west of subject parcel	No Change
Surrounding Development	Commercial (C-6) North Single Family Residential (R-1) East/South/West	No Change
Operational Features	Bakery- 1984 Empty Lot-2003 Violation for the sale of recreational vehicles-2018	Sale of automobiles, powersports and recreational boats

Employees	N/A	Four employees
Customers	N/A	15-20 per day
Traffic Trips	N/A	15-20 per day
Lighting	N/A	No Change
Hours of Operation	N/A	Monday- Saturday 10 am-6pm

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

Existing violation for the sale of recreational vehicles from 2018 would be remedied by this DRA.

ENVIRONMENTAL ANALYSIS:

An Initial Study has been prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). Based upon the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

PUBLIC NOTICE:

Notices were sent to 52 property owners within 300 feet of the subject parcel required by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Director Review and Approval (DRA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 872-C are made by the Planning Commission.

The decision of the Planning Commission on a DRA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

The applicant moved the existing business “Clovis Motorsports” to the new property location with the nature of the business is for the sale of used cars and powersports, sporting apparel, and safety gear. The service is for powersports only and providing light mechanical services such as oil changes, tire changes, brakes, etc. The inventory will be bought from different distributors and will not be produced on site. The proposed operation will be concentrated on powersports mainly, with monthly anticipated sales of four (4) to five (5) used cars per month with inventory varying to around ten (10) cars on the premise at any given time. The summer season shall expect to include jet-skies and boats for sale.

Business operations shall be conducted within a closed space, with customers entering from the rear gate of the site and exit from the front gate. All operations shall be conducted with existing buildings. No additions shall be made to the building. The main operation of the business (shown as showroom on the site plan) will be in the eastern section of the property. The service department shall be in the northern area of the property (shown as warehouse on the site plan).

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	No requirements	No Change	Y
Parking	One (1) parking space is required per four hundred (400) sq. ft. of gross floor area	No Change	Y
Lot Coverage	No requirements	No Change	Y
Space Between Buildings	Rear yard 10ft abutting residential district (R1)	No Change	Y
Wall Requirements	Solid masonry wall six (6) feet in height shall be erected along the street frontage on the setback line and along district boundaries between any outdoor storage (and parking) area and any residential district	No Change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning and Permit Review Section of the Development Services and Capital Projects Division:

- As per Zoning Ordinance Section 836.2-B, any repair and service shall be conducted within a completely enclosed building.
- No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Site Plan Review Section of the Development Services and Capital Projects Division:

- A Site Plan Review shall be required per Section 836.6.

The parking location shall be paved for both customer and vehicle display parking, estimated to be 73 parking stalls. Parking will be provided along the southern portion of the building review subject to Fresno County Site Plan Review per Section 836.I.1A. in the Fresno County Zoning Ordinance.

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

Analysis:

The subject parcel was originally permitted as a new service for an existing bakery in 1984. In 2018, the property was under violation for the sale of recreational vehicles in a zone district where not allowed by-right. The proposed project may be allowed subject to the requirement of a Director Review and Approval process. The applicant states the volume of services per month ranges from 15-20 powersport sales.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made with the proposed requirement for parking improvements.

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

		Existing Conditions	Proposed Operation
Private Road	No	No	No
Public Road Frontage	Yes	Yes	Yes
Direct Access to Public Road	Yes	Existing	Existing
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	<ul style="list-style-type: none">• Sidewalk, curb, and gutter improvements shall be constructed along Clovis Frontage Rd across parcel frontage to comply with Fresno County A-7 standards• Sidewalk, curb, and gutter improvements shall be constructed along E Ramona Ave and Garland Ave parcel frontages to comply with Fresno County A-1 standards

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

Road Maintenance and Operations Division:

- Sidewalk, curb, and gutter improvements shall be constructed along Clovis Frontage Rd across parcel frontage to comply with Fresno County A-7 standards
- Sidewalk, curb, and gutter improvements shall be constructed along E. Ramona Ave. and Garland Ave. parcel frontages to comply with Fresno County A-1 standards
- ADA compliant ramps should be installed at the corners of Clovis Frontage Rd and Garland Ave. as well as Clovis Frontage Rd and E. Ramona Ave.
- Applicant will need to relocate any utilities if needed
- An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno

Analysis:

The subject property borders on the west side of Clovis Avenue between E. Ramona and E. Garland Avenue.

Clovis Avenue is classified as an Arterial in the Fresno County General Plan. Based on the condition of the road, Road Maintenance and Operations Division states sidewalk, curb and gutter improvements must be made to comply with Fresno County A-1 and A-7 standards.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made with the recommended condition of improvements of sidewalk, curb, and gutter improvements to comply with Fresno County A-1 standards.

Finding 3: That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.

Direction:	Size:	Zoning:
North	1.15-acre parcel	General Commercial District (C-6)
West	0.16-acre parcel	Single Family Residential (R-1)
	0.18-acre parcel	Single Family Residential (R-1)
	0.18-acre parcel	Single Family Residential (R-1)
	0.15-acre parcel	Single Family Residential (R-1)
South	0.18-acre parcel	Single Family Residential (R-1)
	0.18-acre parcel	Single Family Residential (R-1)
	0.18-acre parcel	Single Family Residential (R-1)

	0.23-acre parcel	Neighborhood Shop District (C-1)
East	0.15-acre parcel	Single Family Residential (R-1)
	0.15-acre parcel	Single Family Residential (R-1)
	0.15-acre parcel	Single Family Residential (R-1)
	0.15-acre parcel	Single Family Residential (R-1)
	0.15-acre parcel	Single Family Residential (R-1)
	0.15-acre parcel	Single Family Residential (R-1)

Reviewing Agency/Department Comments:

None.

Analysis:

Based on the Initial Study prepared for the project, the proposal will not have an adverse effect upon the surrounding properties. Issues regarding noise were deemed less than significant with conditions stipulated by the Health Department who stated, "due to the unique location, consideration should be given to conformance with the Fresno County Noise Ordinance" which states "for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65." Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).

The applicant's operational statement asserts the hours of operation will be from 10 am to 7 pm and will not conflict with the Fresno County Noise Ordinance (Exhibit 7).

Staff deemed any environmental impacts towards the project to be less than significant. Adherence to these measures will allow less than significant impacts on the environment and to the surrounding property owners (Exhibit 8).

There were 6 responses from the surrounding property owners expressing concerns for resident's safety and disruption of privacy. However, all letters of opposition fall outside the 0.25-mile radius, ranging from 0.4-miles to 1-mile away. Further, staff determined safety and disruption of privacy to be less than significant with adherence to regulatory standards (Exhibit 8).

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made as the potential impacts will not be detrimental to the character of the development in the immediate neighborhood.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy: Section 720-01:1.00.d	Service Commercial shall mean land designated for general commercial activities which, due to space requirement or the distinctive nature of the operation, are not usually located within commercial centers.
General Plan Policy: Policy LU-G.1:	The County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.

Reviewing Agency Comments:

Policy Planning Division:

- The project site is designated as Service Commercial in the Clovis Community Plan.
- The Clovis Community Plan is consistent with the County General Plan. Refer to the Fresno County General Plan policy LU-G.1.
- The City of Clovis reviewed the proposal and stated no concern and offered no comment.

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

Analysis:

The Clovis Community Plan is consistent with the County General Plan. Refer to the Fresno County General Plan policy LU-G.1.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made as the proposed development is consistent with the General Plan.

PUBLIC COMMENT: There were 6 responses from the surrounding property owners expressing concerns for resident’s safety and disruption of privacy. They are discussed in the analysis of Finding 3.

CONCLUSION:

Based on the factors cited in the analysis and the Initial Study, the required Findings for granting the Director Review and Approval (DRA) can be made with the incorporation of the Conditions of Approval. Staff therefore recommend approval of Director Review and Approval (DRA) No.

4650 subject to the recommended Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 8011; and
- Move to determine the required Findings can be made based on the findings listed in the staff report and move to approve Director Review and Approval (DRA) No. 4650 subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to Classified Director Review and Approval (DRA) No. 4650; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8011 & Director Review and Approval Application No. 4650
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed to not shine towards adjacent properties and public streets.	Applicant	Applicant/PW&P	Continuous
2.	Noise	"Noise Ordinance of the County of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).	Applicant	Applicant/PW&P	Continuous

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.
2.	Sidewalk, curb, and gutter improvements shall be constructed along Clovis Frontage Rd across parcel frontage to comply with Fresno County A-7 standards.
3.	Sidewalk, curb, and gutter improvements shall be constructed along E Ramona Ave and Garland Ave parcel frontages to comply with Fresno County A-1 standards.
4.	ADA compliant ramps should be installed at the corners of Clovis Frontage Rd and Garland Ave as well as Clovis Frontage Rd and E Ramona Ave.
5.	The parking location shall be paved for both customer and vehicle display parking. The parking will be provided along the southern portion of the building review subject to Fresno County Site Plan Review per Section 836.6 (SPR).

EXHIBIT 1

EXHIBIT 1

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Facilities that 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. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
2.	The proposed project has the potential to expose nearby residents to elevated noise levels. Due to the unique location, consideration should be given to conformance with the Fresno County Noise Ordinance and the Noise Elements of the Cities of Fresno and Clovis General Plans.
3.	According to FEMA FIRM Panel 1590H, the parcel is not subject to flooding from the 100- year storm.
4.	The subject property is within the City of Clovis SOI (Sphere of Influence). Any off-site improvements and driveway placement relative to the property line should be consulted with the City regarding their requirements.
5.	The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zone. Written clearance from FMFCD is required for the proposed work.
6.	Any additional storm water runoff generated by the development of a site cannot be drained across property lines or into the road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise.
7.	If the proposed development does not substantially increase the net impervious surface on-site and the existing drainage patterns are not changed, there will be no engineered grading and drainage plan required. However, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning will be required. Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed.
8.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
9.	Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet x 9 feet and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall follow ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.
10.	Any proposed or existing driveway should be set back a minimum of 10 feet from the property line.

EXHIBIT 1

Notes	
11.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
12.	For unpaved or gravel surface access roads, the first 100 feet off the edge of the County Road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
13.	If not already present, a 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Ramona Ave., Clovis Ave. or Garland Ave.
14.	Any work done within the County Road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
15.	A grading permit or voucher is required for any grading proposed with this application.
16.	Applicant will need to relocate any utilities if needed.
17.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.
18.	One (1) parking space is required per four hundred (400) sq. ft. of gross floor area.

LOCATION MAP

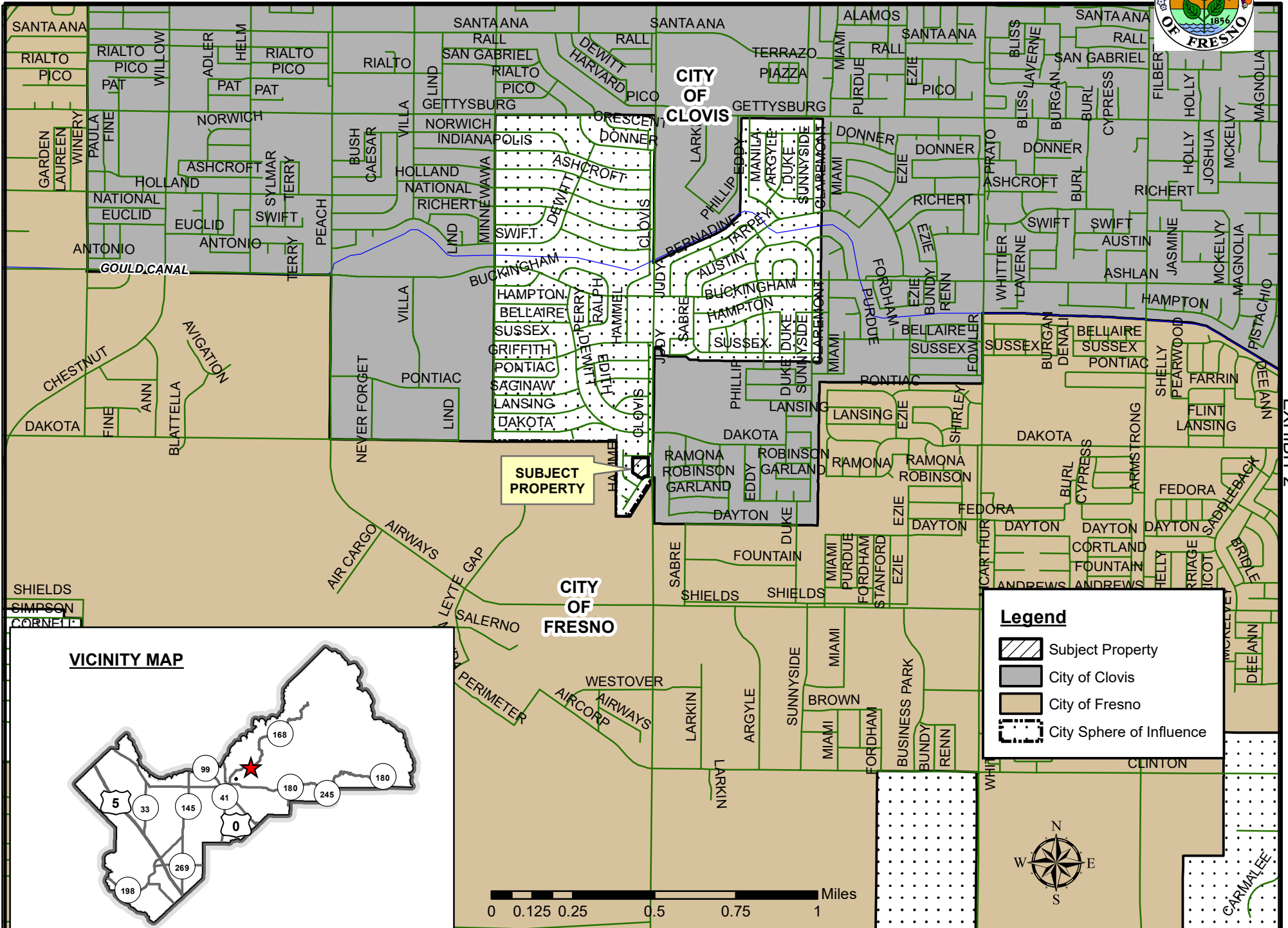




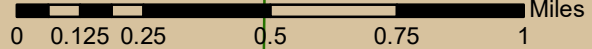
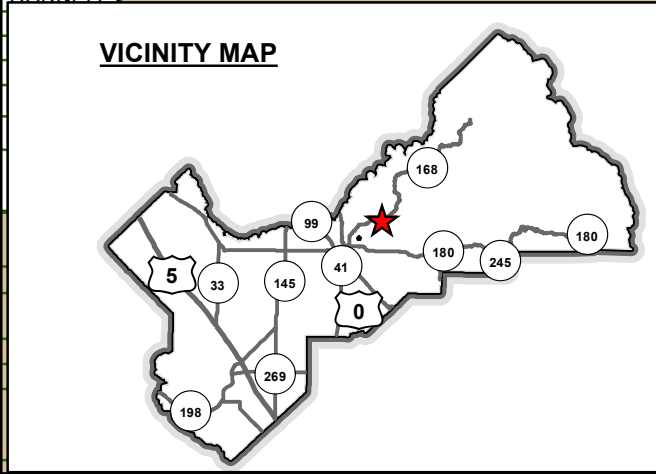


EXHIBIT 2

Legend

-  Subject Property
-  City of Clovis
-  City of Fresno
-  City Sphere of Influence



EXISTING ZONING MAP

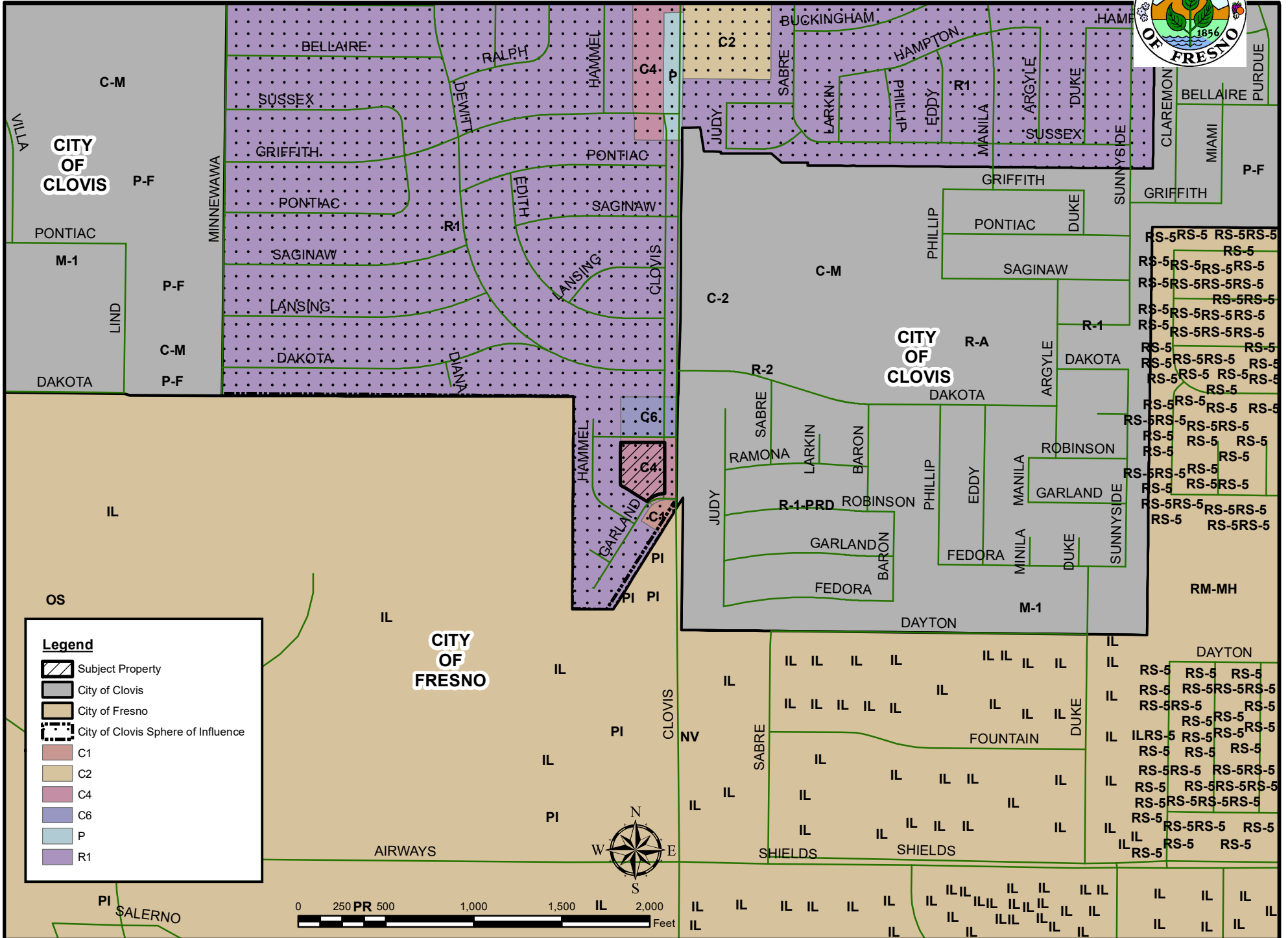
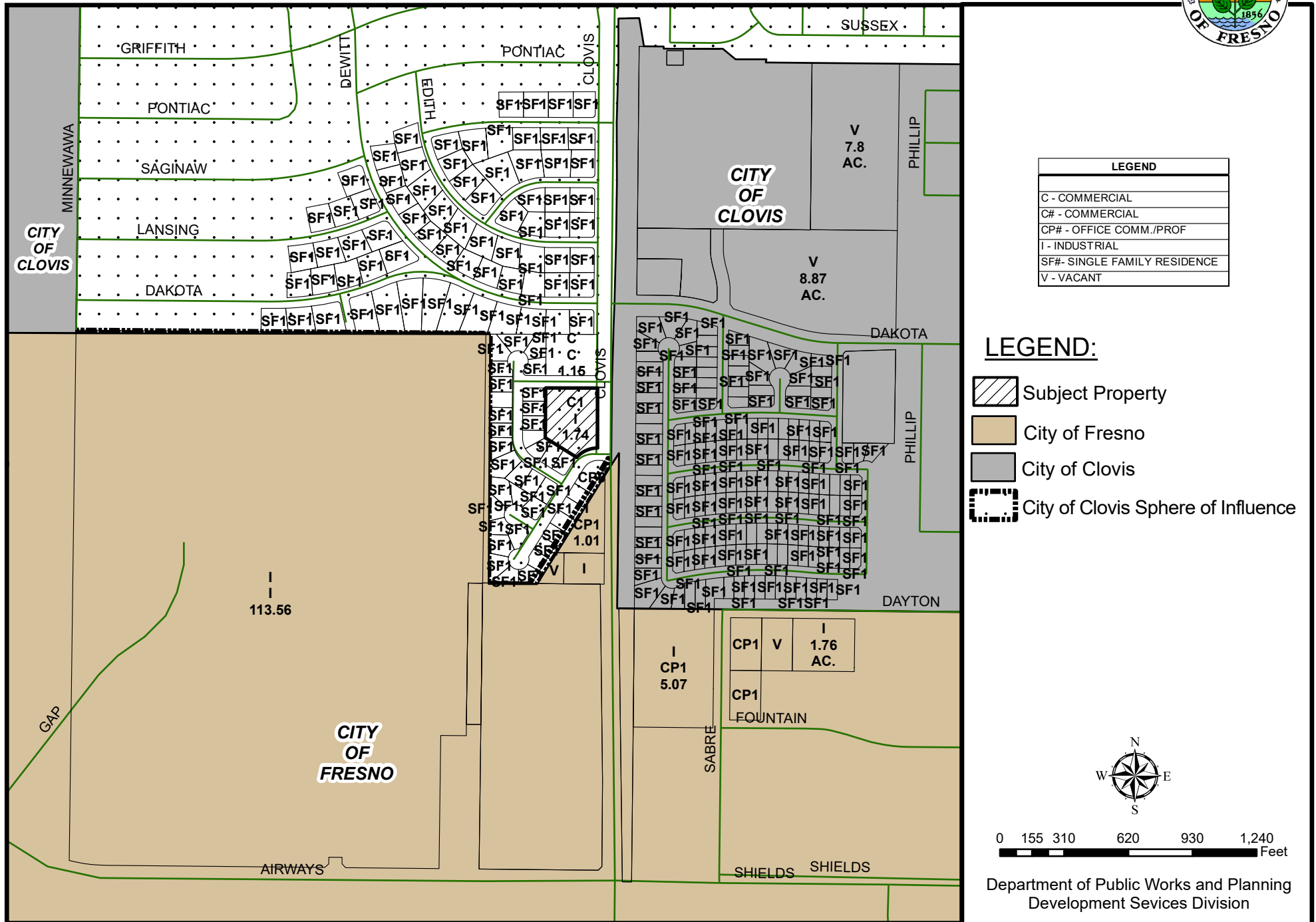


EXHIBIT 3

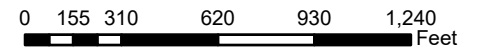
EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
CP#	COMMERCIAL
CP#	OFFICE COMM./PROF
I	INDUSTRIAL
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

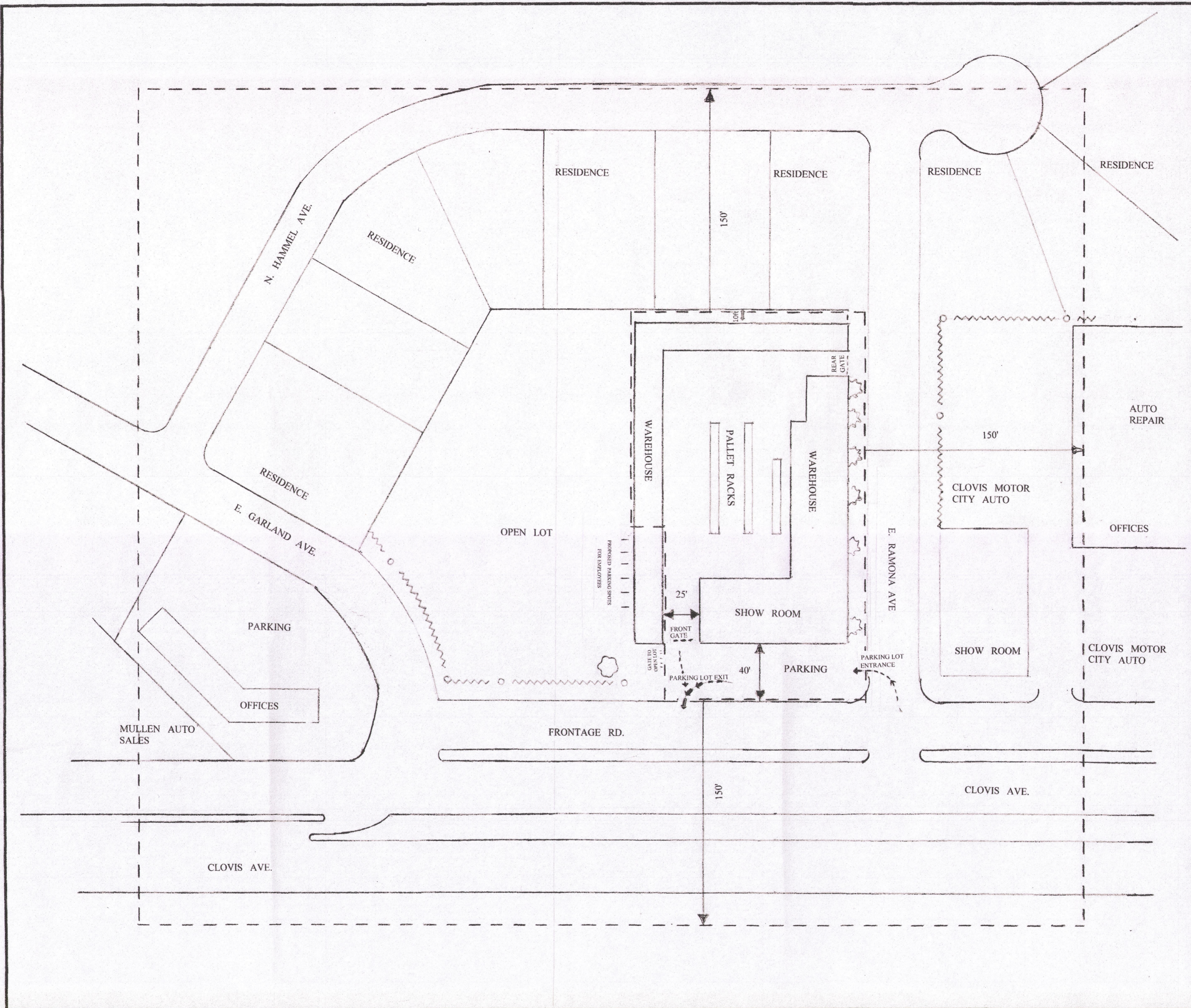
LEGEND:

- Subject Property
- City of Fresno
- City of Clovis
- City of Clovis Sphere of Influence



Department of Public Works and Planning
Development Services Division

EXHIBIT 5



REVISIONS	BY

EXHIBIT 5

Date	
Scale	1/4" = 10'
Drawn	
Job	
Sheet	
Of	Sheets



OPERATIONAL STATEMENT

We want to move the existing business “Clovis Motorsports” to 3777 N Clovis Ave, Fresno, CA 93727 and the nature of the business is a sale of used cars and new powersports, sporting apparel, safety gears and we also have a small service department. The service is for powersports only and we are providing light mechanical services, such as oil change, tire change, brakes etc.

Our inventory is not being produced on-site and 100% of it is bought from different distributors.

The business is more concentrated on powersports than cars, that is why the biggest part of the inventory is powersports, sporting apparel and safety gears.

We are selling around 4 to 5 used cars in a month, sometimes less, and the inventory varies from under 10 (ten) cars on the lot. In summer season we also have a few jet-skies and boat for sale.

The business hours are from 10am to 6pm, Monday to Saturday.

Business operation is mainly indoors. Usually, the number of our customers is not that much, we may have average 7 and maximum up to 15-20 customers daily. Customers may be at the store at any time from 10am to 6pm. There are 6 designated customer parking spaces in front of the store.

The number of our current employees is 4 (four), 2 (two) mechanics, 2 (two) salesmen and their working hours are from 10am to 6pm, from Monday to Saturday. Mechanics are working the same hours but from Monday to Friday only. Future addition of employees is not expected yet. The proposed parking spots for employees are in the open lot area, in the South-East part. None of the employees lives on-site.

The access to the store is from the Clovis Avenue but between Clovis Avenue and the store entrance there is a Frontage road which is a paved, public road.

In the front of the building there are 6 customer parking spaces.

As for the powersports service customers (the volume of services per month is 15-20 powersports) we propose that they enter from the rear gate of the site and exit from the front gate. As for the cars for sale, we are thinking to display two of them in the customer parking space the rest will be parked in the courtyard.

Our store does not have service and delivery vehicles. All our inventory gets shipped to us.

The only produced solid waste from our business operation would be cardboard boxes from our inventory packages which we recycle at Clovis Recycling Company. There also may be engine oil waste in the service department, which is being picked up and recycled by Heritage Crystal Clean Company.

Water at this location is provided by City of Clovis. As our business is not going to use water for the process of the business operation, we are expecting that the water usage will be around 20-25 gal per day and the only liquid waste will be from restrooms usage.

For the business advertising we would like to use the existing 8x6 ft sign located in the front of the building, on the pole.

We'll be using the existing building and no other additions will be added. The main operation of the business, which is sales, will be held in the East part of the building and the Service department will be more in the North part of the property – in the area mentioned as “Warehouse” on the Plan. The East part of the building, which is mentioned as “Showroom” on the plan, will be used for offices (on the left part) and as a showroom on the right part.

No sound amplification system will be used. No landscaping and fencing will be changed.

We think that the nature of our business operation will not create any disturbance or any impact for the neighborhood and the small number of our customers will not cause any traffic.

The Clovis Motorsports is an S-Type Corporation, and the 100% shareholder is Alina M. Kahkejian. She holds all the offices. Any documentation regarding the Business can be provided upon request. Alina Kahkejian can be reached at 559-299-1600 or via mobile number 559-900-5008.



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Chris Kahkejian

APPLICATION NOS.: Initial Study Application No. 8011 and Director Review and Approval Application No. 4650

DESCRIPTION: Allow the sales of automobiles, powersports and recreational boats within the C-4 (Central Trading) Zone District.

LOCATION: The project site is located on the west side of Clovis Avenue, at the southwest corner of Clovis Avenue and Ramona Avenue.

I. AESTHETICS

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

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

FINDING: NO IMPACT:

No scenic vista or scenic resource has been identified as being affected by the project proposal. The project is on the East side of Clovis Avenue and is not identified as a scenic roadway per Figure OS-2 of the Fresno County General Plan.

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

As a mitigation measure, all outdoor lighting should be hooded and directed away from adjoining streets and properties.

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES:

* **Mitigation Measure(s)**

1. *All outdoor lighting should be hooded and directed away from adjoining streets and properties.*

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The subject property is not located within an area of forest land or timberland and will not result in the loss of forest land 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:

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

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The entire San Joaquin Valley is classified non-attainment for ozone and fine particulate matter. This project would contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. Although this project alone would not generate significant air emissions, the increase in emissions from this project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley. A concerted effort shall be made to reduce project-related emissions and mitigate potential impacts.

The project is not expected to create objectionable odors affecting any employees, visitors, or adjacent properties. The Fresno County Department to Public Health, Environmental Health Division and San Joaquin Valley Air Pollution Control District reviewed the project and did not express any concerns related to odor nor will the project's cumulatively considerably increase any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

IV. BIOLOGICAL RESOURCES

Would the project:

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

The project was referred to the California Department of Fish and Game (CDF&G) and US Fish and Wildlife Service (F&WL) for review who did not express any concerns with the proposal. The site is already highly disturbed with the existing use and previous commercial uses and therefore does not provide habitat for federally listed species

- 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; or
- 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 site does not contain any wetlands or waters under the jurisdiction of United States. According to the California Natural Diversity Database, the subject property was not identified as having endangered species, wetlands, or waters under the jurisdiction of the US. The project was routed to the CA Department of Fish and Game who did not comment, implying the agency had no concerns with the proposal. The subject property does not contain any riparian features, therefore, impacts related to sensitive natural community in local or regional plans are no considered significant. The site does not contain trees subject to tree preservation policy or ordinance. In addition, the project does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional or state habitat conservation plan.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The site is not in an archeological sensitivity area for archeological artifacts and has been heavily disturbed by the current use and prior industrial uses. No impacts to cultural resources were identified in the project analysis.

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The project is not seen as conflict or obstructing 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: NO IMPACT:

The site is not located within a fault zone or area of known landslides. The proposed use of the site will not create a risk or expose people or structures to earthquake rupture, strong seismic related ground failure, liquefaction or landslides.

- B. Result in substantial soil erosion or loss of topsoil; or
- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; or

FINDING: NO IMPACT:

The project is not located within an area of known risks of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known expansive soils. No impacts on geology or soils were identified.

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

FINDING: NO IMPACT:

No disturbance proposed.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES:

The applicants will be using the equivalent of 10 gallons per month of "Motorcycle Engine Oil" and will have a service provider to dispose of the hazardous waste.

Mitigation Measure(s)

Fresno County Environmental Health Division:

Facilities that 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.

The proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>).

- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

See Fresno County Environmental Health Division comment concerning hazardous materials mitigation measures listed above.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school; or

FINDING: NO IMPACT:

There are no schools located within one-quarter mile of the subject parcel.

- E. 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; or

- F. 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; or

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 City of Fresno Airports Department, owner of Fresno Yosemite International Airport, has no comments on Application No. 4650.

- G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

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

FINDING: NO IMPACT:

The subject property is not in a known Wildfire area nor impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; or
- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site?
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The proposed project does not have any ground disturbing activities nor any negative water effects detrimental to the groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

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

FINDING: NO IMPACT:

The proposed project is in an area zoned for commercial operation; the proposed use is compatible with the current zoning.

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:

No mining or mineral resource extractions are proposed. According to the Principal Mineral Producing Locations, (Figure 7-8 and 7-9 of the General Plan), the subject area is not located in any mineral producing locations.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES:

The proposed project will not produce excessive noise levels in the area. The Fresno International Airport is 0.75- miles Southwest of the Subject parcel. The subject parcel will be subject to the in-coming and out-going air traffic noise.

Mitigation Measure(s)

Fresno County Environmental Health Division states the proposed project has the potential to expose nearby residents to elevated noise levels. Due to the unique location, consideration should be given to conformance with the Fresno County Noise Ordinance and the Noise Elements of the Cities of Fresno and Clovis General Plans.

"Noise Ordinance of the City of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. (Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).

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:

There is no residential growth associated with the project, therefore no impact can be identified.

XV. PUBLIC SERVICES

Would the project:

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

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

FINDING: NO IMPACT:

The proposed project is for the sale of motor and off-road vehicles and will have no effect on public services.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

There is no construction or expansion proposed with the project therefore have no adverse physical effects on the environment.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The aforementioned CEQA Guideline subdivision determines projects within one-half mile of either an existing major transit stop to cause less than significant transportation impact” The subject parcel meets the criteria specified.

- 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:

The proposed project meets all set back requirements and does not have any major construction that would affect emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: No Impact:

The project is in an already developed area, plans to use the existing facilities and no new ground disturbances are proposed.

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; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- 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; or
- 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 parcel obtains the water and discharges the wastewater from the City of Clovis. The City of Clovis had stated no comment towards the project, as such Fresno County concludes with the Applicant's operational statement of between an estimated 15 customers per day will not have a significant impact on the availability of wastewater nor require expanded water or other such detriments towards State and local solid wastewater standards

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 subject parcel is not within a wildfire area. Therefore, will have no impact on wildfires.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project will not significantly degrade the quality of the environment nor affect the habitat of a fish or wildlife species nor plant life as the project is in an existing facility.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Director Review and Approval Application No. 4650, staff has concluded that the project will not have a significant effect on the environment. It has

been determined that there would be no impacts to: Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Potential impacts related to: Air Quality, Transportation, and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts relating to: Aesthetics, Hazards and Hazardous Materials and Noise have determined to be less than significant with compliance with the listed Mitigation Measures.

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

ED/ER

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EXHIBIT 9

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8011	DRAFT LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Elliot Racusin	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): Chris Kahkejian		Project Title: Initial Study Application No. 8011 and Director Review and Approval Application No. 4650	
Project Description: Allow the sales of automobiles, powersports and recreational boats within the C-4 (Central Trading) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Director Review and Approval Application No. 4650, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to: Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Potential impacts related to: Air Quality, Transportation, and Mandatory Findings of Significance have been determined to be less than significant. Potential impacts relating to: Aesthetics, Hazards and Hazardous Materials and Noise have determined to be less than significant with compliance with the listed Mitigation Measures. A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 12th, 2022		Review Date Deadline: Planning Commission – February 24th, 2022	
Date: 1/11/2022	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Elliot Racusin Planner	

State 15083, 15085

County Clerk File No.: E20221000004

**DRAFT LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

EXHIBIT 10

From: [Lowell Buzz Madsen](#)
To: [Davis, Ethan](#)
Subject: 3777. N. Clovis Ave.
Date: Tuesday, March 9, 2021 3:52:15 PM

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

March 9, 2021

Ethan Davis,
Planner
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Dear Mr. Davis:

RE: 3777 N Clovis Avenue Comments

I disapprove to allow the sale of vehicles, RVs, and boats at the location referenced above by altering the C-4 Zoning. This property is located in a residential area and allowing the sale of automobiles and recreational vehicles will create a very dangerous situation for our families and children who play in the neighborhood, as buyers will test-drive vehicles in our residential areas.

In addition, a large number of residential homes surrounds this property. Allowing a the sale of cars puts in danger children in their back yards as the property is right against the back yard of these homes, allowing people to see into each home's back yard. Furthermore, it puts all of these homes at risk of potential theft as these residences will be accessible through a car lot, allowing thieves to look the back yard of each property and selecting it as a target.

This is a really bad idea and I strongly oppose the altering the current code to allow sale of vehicles, RVs, and boats.

Sincerely,

Lowell Madsen
5448 E. Indianapolis Ave.
Fresno, CA 93727

March 9, 2021

Ethan Davis,
Planner
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Dear Mr. Davis:

RE: 3777 N Clovis Avenue Comments

The Tarpey Village Residents disapprove to allow the sale of vehicles, RVs, and boats at the location referenced above by altering the C-4 zoning code. This property is located in a residential area and allowing the sale of automobiles and recreational vehicles will create a very dangerous situation for our families and children living in our neighborhood, as buyers will test-drive vehicles in our residential areas.

In addition, a large number of residential homes surround this property. Allowing the sale of cars puts in danger children in their back yards as the property is right against the back yard of these homes, which will allow people to see into each home's back yard. Furthermore, it puts all of these homes at risk of thieves, as these homes will be accessible through the car lot. This will allow thieves to look into the back yard of each property and select them as targets.

This is a really bad idea and I strongly oppose the altering the current code to allow sale of vehicles, RVs, and boats.

Sincerely,



Carlos Martinez

Chair, Tarpey Village Residents Committee

Tarpey Village Residents: P.O. Box 1006 Clovis, CA 93613

March 9, 2021

Ethan Davis,
Planner
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Dear Mr. Davis:

RE: 3777 N Clovis Avenue Comments

The Tarpey Village Residents disapprove to allow the sale of vehicles, RVs, and boats at the location referenced above by altering the C-4 zoning code. This property is located in a residential area and allowing the sale of automobiles and recreational vehicles will create a very dangerous situation for our families and children living in our neighborhood, as buyers will test-drive vehicles in our residential areas.

In addition, a large number of residential homes surround this property. Allowing the sale of cars puts in danger children in their back yards as the property is right against the back yard of these homes, which will allow people to see into each home's back yard. Furthermore, it puts all of these homes at risk of thieves, as these homes will be accessible through the car lot. This will allow thieves to look into the back yard of each property and select them as targets.

This is a really bad idea and I strongly oppose the altering the current code to allow sale of vehicles, RVs, and boats.

Don and Michele Starmer
Resident

5521 E Swift Ave
Fresno, CA 93727

March 9, 2021

Ethan Davis,
Planner
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Dear Mr. Davis:

RE: 3777 N Clovis Avenue Comments Regarding DRA Application No. 4650

The Tarpey Village Residents oppose allowing the sale of vehicles, RVs, and boats at the location referenced above by altering the C-4 zoning code. This property is located in a residential area and allowing the sale of automobiles and recreational vehicles will create a very dangerous situation for our families and children living in our neighborhood, as buyers will test-drive vehicles in our residential areas.

In addition, a large number of residential homes surround this property. Allowing the sale of cars puts in danger children in their back yards as the property is right against the back yard of these homes, which will allow people to see into each home's back yard. Furthermore, it puts all of these homes at risk of thieves, as these homes will be accessible through the car lot. This will allow thieves to look into the back yard of each property and select them as targets.

There is an existing auto sales business in close proximity located at 3685 N. Clovis Avenue. The neighborhood residents bordering this business (Mullen Auto Sales) have experienced the complaints listed above. Individuals, mainly men, have been observed on numerous occasions looking into resident's backyards from the existing auto business, including when children were present. There has been some vandalism as well to private property. Some of these activities have been reported to the Sheriff Department.

One auto sales business is enough, and allowing for a second auto business is a really bad idea for the Tarpey area. I strongly oppose the approval of the DRA Application No. 4650.



Annette Tenneboe
Resident

5539 E. Griffith Way
Fresno, California 93727

(559) 907-4781

March 9, 2021

Ethan Davis,
Planner
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Dear Mr. Davis:

RE: 3777 N Clovis Avenue Comments

I disapprove to allow the sale of vehicles, RVs, and boats at the location referenced above by altering the C-4 Zoning. This property is located in a residential area and allowing the sale of automobiles and recreational vehicles will create a very dangerous situation for our families and children who play in the neighborhood, as buyers will test-drive vehicles in our residential areas.

In addition, a large number of residential homes surrounds this property. Allowing a the sale of cars puts in danger children in their back yards as the property is right against the back yard of these homes, allowing people to see into each home's back yard. Furthermore, it puts all of these homes at risk of potential theft as these residences will be accessible through a car lot, allowing thieves to look the back yard of each property and selecting it as a target.

This is a really bad idea and I strongly oppose the altering the current code to allow sale of vehicles, RVs, and boats.

LaDonna Hayes
Resident

5577 E National Ave
Fresno CA 93727

From: [Ritva Laury](#)
To: [Davis, Ethan](#)
Subject: Zoning change at 3777 N Clovis Avenue
Date: Tuesday, March 9, 2021 3:46:30 PM

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Dear Mr. Davis:

RE: 3777 N Clovis Avenue

The Tarpey Village Residents disapprove to allow the sale of vehicles, RVs, and boats at the location referenced above by altering the C-4 zoning code. This property is located in a residential area and allowing the sale of automobiles and recreational vehicles will create a very dangerous situation for our families and children living in our neighborhood, as buyers will test-drive vehicles in our residential areas. This will also create significant increase in noise pollution in our residential area. Noise has already increased due to the traffic generated by the Costco which opened on Clovis Avenue north of Santa Ana in the Tarpey neighborhood.

In addition, a large number of residential homes surround this property. Allowing the sale of cars puts in danger children in their back yards as the property is right against the back yard of these homes, which will allow people to see into each home's back yard. Furthermore, it puts all of these homes at risk of thieves, as these homes will be accessible through the car lot. This will allow thieves to look into the back yard of each property and select them as targets.

This is a really bad idea and I strongly oppose the altering the current code to allow sale of vehicles, RVs, and boats.

Ritva Laury
Resident

5533 E. Crescent Ave
Fresno CA 93727