

## Document Root (Read-Only)

### Selected Document

(New SCH Number) - MND - Initial Study No. 8045; Amendment Application No. 3846; Site Plan Review Application No. 8226

Fresno County  
Created - 9/22/2022 | Submitted - 9/22/2022  
Ejaz Ahmad

### Document Details

#### Lead Agency

Fresno County

#### Document Type

Mitigated Negative Declaration

#### Document Status

Submitted

#### Title

Initial Study No. 8045; Amendment Application No. 3846; Site Plan Review Application No. 8226

#### Present Land Use

None (Undeveloped land)

#### Document Description

Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel. The subject parcel is located on the northeast corner of South Maple Avenue and East American Avenue within 0.5 mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).

### Attachments (Upload Project Documents)

AA 3846 IS Cklist.pdf

AA 3846 IS wu.pdf

AA 3846 MMRP-Draft.pdf

AA 3846 MND.pdf

AA 3846 NOC (signed) .pdf

AA 3846 NOI (Recorded).pdf

AA 3846 Routing Pkg.pdf

AA 3846 Summary Form.pdf

### Contacts

County of Fresno - *Ejaz Ahmad*  
2220 Tulare Street, Suite A, Street Level  
Fresno, CA 93721  
Phone : (559) 600-4204  
eahmad@fresnocountyca.gov

### Regions

### Counties

Fresno

### Cities

**Location Details**

**Cross Streets**

Maple Avenue and American Avenue

State Highways - 99 | Township - 36 | Range - 14S | Section - 20E | Base - M.D.B. M

**Local Action Types**

Site Plan | Use Permit

**Development Types**

Industrial (Commercial Truck Maintenance Facility)(Sq. Ft. 4890, Acres 2.12, Employees 3)

**Project Issues**

Aesthetics | Agriculture and Forestry Resources | Air Quality | Biological Resources | Cultural Resources | Drainage/Absorption | Energy | Flood Plain/Flooding | 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 | Transportation | Tribal Cultural Resources | Utilities/Service Systems | Wildfire

**State Review Agencies (For State Review Period Only)**

**Is this document subject to California Code of Regulations (CCR) Section 15205 - Review by State Agencies?**

Yes

**Is this document subject to California Code of Regulations (CCR) Section 15206 - Projects of Statewide, Regional, or Areawide Significance?**

No

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

**State Review Period**

**State Review Started**

9/23/2022

**State Review Ended**

10/24/2022

**Local Review Period**

**Local Review Started**

9/23/2022

**Local Review Ended**

10/24/2022

Signature

Title

Date

# 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 No. 8045; Amendment Application No. 3846; Site Plan Review Application No. 8226

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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

Project Location: Fresno Fresno  
*City* *County*

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

Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and a commercial truck maintenance facility on a 2.12-acre portion of the said parcel located on the northeast corner of South Maple Avenue and East American Avenue one-half mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).

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 M--2 uses may result in the creation of new sources of light and glare in the area. The proposed mitigation requiring all lighting to be hooded and directed away from adjacent properties and Public right-of-ways would result in a less than significant impact.

CULTURAL RESOURCES, A. B. C. the project may have an impact on cultural resources. The proposed mitigation measure requiring all work to be halted and an archeologist be called in to evaluate the findings and make any necessary mitigation recommendations, would result in a less than significant impact.

TRANSPORTATION, A. The project would contribute to cumulative significant impact. The proposed mitigation measure requiring the project to pay its fair share for off-site improvements, would result in a less than significant.

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

No Known Controversies

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

None other than the Lead Agency (Fresno County)



### Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 8045 (Art Lancaster)

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

Project Location: County: Fresno City/Nearest Community: Fresno  
Cross Streets: Northeast corner of South Maple and East American Avenues Zip Code:  
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 19.98  
Assessor's Parcel No.: 330-212-38 Section: 36 Twp.: 14S Range: 20E Base: Mt. Diablo  
Within 2 Miles: State Hwy #: 99 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 \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres 19.98 Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW  
 Waste Treatment: Type \_\_\_\_\_ MGD  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

#### Project Issues Discussed in Document:

Aesthetic/Visual  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:

None/AL-20 (Limited Agricultural) Zone District/General Industrial in the County-adopted Roosevelt Community Plan

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

Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel located on the northeast corner of South Maple Avenue and East American Avenue 0.5 mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).

## Reviewing Agencies Checklist

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans District # _____                              | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB #5 _____  |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                  |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                        |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input 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 #4 _____                 | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input 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: US Fish & Wildlife  |
| <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 September 23, 2022 Ending Date October 24, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Art Lancaster</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>5839 N. Sycamore Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93722</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>559) 385-7833</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 9-22-2022

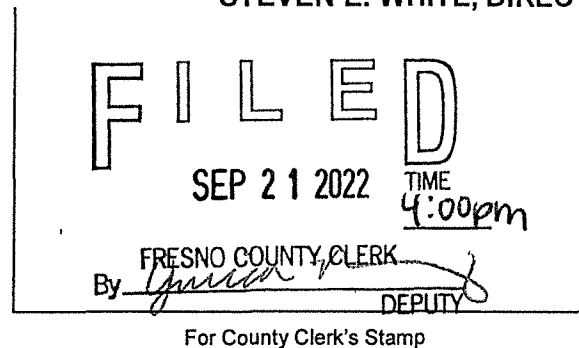
Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



# E202210000267 County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8045 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 8045, AMENDMENT APPLICATION NO. 3846 and SITE PLAN REVIEW APPLICATION NO. 8226** filed by **ART LANCASTER**, proposing to allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel located on the northeast corner of South Maple Avenue and East American Avenue one-half mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8045 and take action on AMENDMENT APPLICATION NO. 3846 and SITE PLAN REVIEW APPLICATION NO. 8226

(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. 8045 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 September 23, 2022, through October 24, 2022.

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  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No. 8045 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

E202210000267

draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

**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 [jpotthurst@fresnocountyca.gov](mailto:jpotthurst@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**

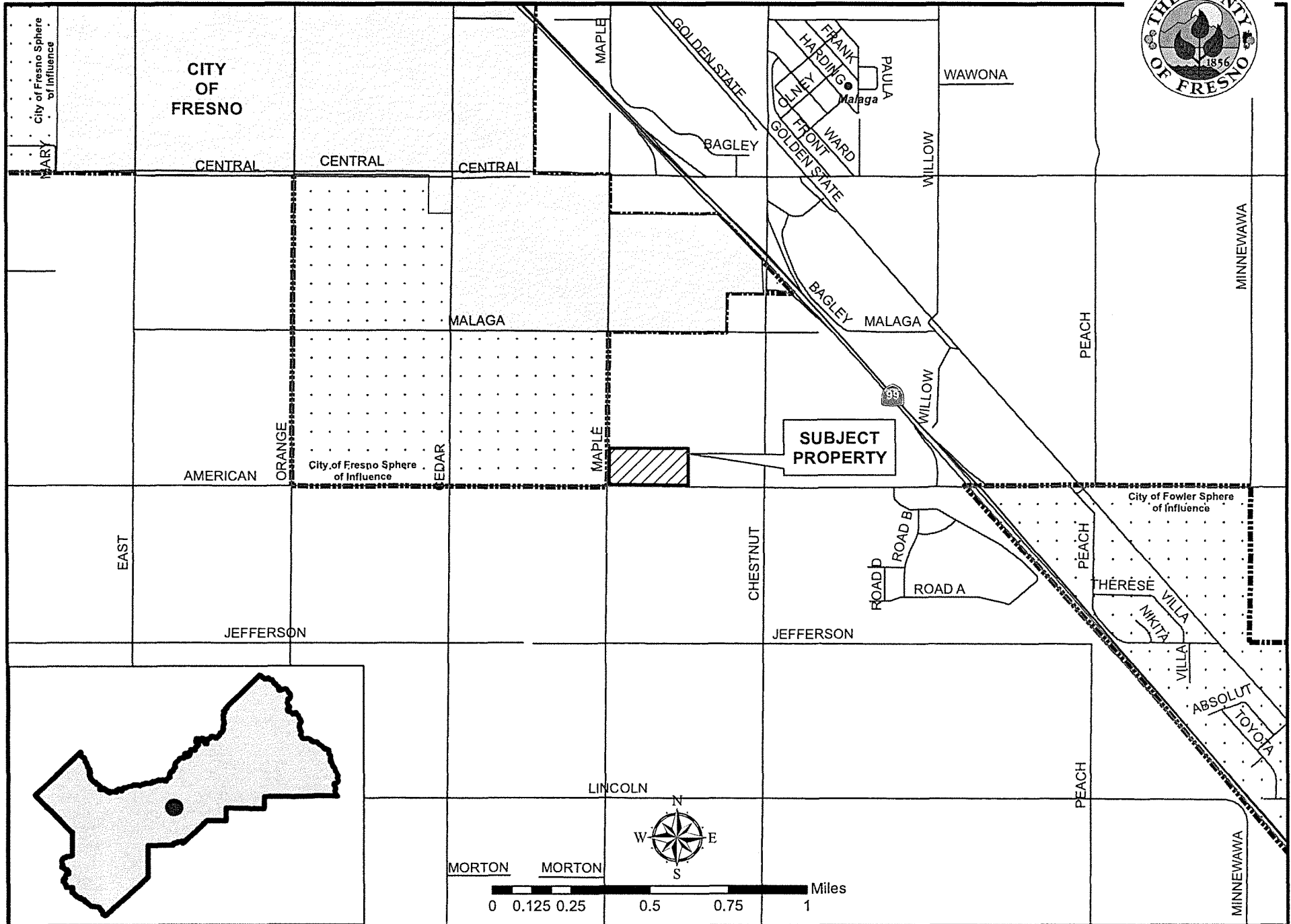
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on October 27, 2022, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are 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: September 23, 2022

# LOCATION MAP





# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Initial Study No. 8045; Amendment Application No. 3846; Site Plan Review Application No. 8226.
- 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 parcel is located on the northeast corner of South Maple Avenue and East American Avenue within one half-mile of the City of Fresno (APN 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).
- 5. Project sponsor's name and address:**  
Art Lancaster  
4644 W. Jennifer Ave. # 107  
Fresno, CA 93722
- 6. General Plan designation:**  
General Industrial in the County-adopted Roosevelt Community Plan
- 7. Zoning:**  
AL-20 (Limited Agriculture; 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.)**  
Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel located on the northeast corner of South Maple Avenue and East American Avenue 0.5 mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The subject parcel is undeveloped and borders with the City of Fresno Sphere of Influence boundary. The surrounding land consists of industrial, residential, and agricultural uses. Parcels to the north and east are zoned M-3 (Heavy Industrial) and are developed with industrial uses or are fallow. Parcels to the west are zoned M-3 (c) and AE-20 and developed with a single-family residence. Parcel to the south is zoned AE-20 and is planted in vineyard with 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 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. No tribe requested consultation, resulting in no further action on the part of the County. However, as requested by Table Mountain Rancheria (TMR), in the unlikely event that cultural resources are identified on the property, the Tribe should be informed. Implementation of the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources 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:

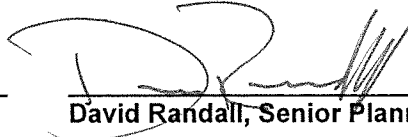
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation 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 Randall, Senior Planner

Date: 09-22-2022

Date: 9.22.22

EA:  
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**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study No. 8045  
Amendment Application No. 3846)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

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

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

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 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:

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

**V. CULTURAL RESOURCES**

Would the project:

- 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?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
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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;
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  - 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
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Would the project:

- 1 a) Physically divide an established community?
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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?

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Would the project:

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

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- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

#### XX. WILDFIRE

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

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

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 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?

**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 2016 Map, State Department of Conservation

Air Quality and Greenhouse Gas Emissions Analysis Memorandum by LSA Associates, Inc., dated January 24, 2022.

Traffic Impact Study by LSA Associates, Inc. dated August 2022

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# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Initial Study No. 8045; Amendment Application No. 3846; Site Plan Review Application No. 8226.
- 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 parcel is located on the northeast corner of South Maple Avenue and East American Avenue within one half-mile of the City of Fresno (APN 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).
- 5. Project sponsor's name and address:**  
Art Lancaster  
4644 W. Jennifer Ave. # 107  
Fresno, CA 93722
- 6. General Plan designation:**  
General Industrial in the County-adopted Roosevelt Community Plan
- 7. Zoning:**  
AL-20 (Limited Agriculture; 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.)**  
Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel located on the northeast corner of South Maple Avenue and East American Avenue 0.5 mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The subject parcel is undeveloped and borders with the City of Fresno Sphere of Influence boundary. The surrounding land consists of industrial, residential, and agricultural uses. Parcels to the north and east are zoned M-3 (Heavy Industrial) and are developed with industrial uses or are fallow. Parcels to the west are zoned M-3 (c) and AE-20 and developed with a single-family residence. Parcel to the south is zoned AE-20 and is planted in vineyard with 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 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. No tribe requested consultation, resulting in no further action on the part of the County. However, as requested by Table Mountain Rancheria (TMR), in the unlikely event that cultural resources are identified on the property, the Tribe should be informed. Implementation of the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources 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 Randall, Senior Planner

Date: 09-22-2022

Date: 9.22.22

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**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study No. 8045  
Amendment Application No. 3846)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

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

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

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 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:

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

**V. CULTURAL RESOURCES**

Would the project:

- 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?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
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- 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.)
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Important Farmland 2016 Map, State Department of Conservation

Air Quality and Greenhouse Gas Emissions Analysis Memorandum by LSA Associates, Inc., dated January 24, 2022.

Traffic Impact Study by LSA Associates, Inc. dated August 2022

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Art Lancaster
- APPLICATION NOS.: Initial Study No. 8045; Amendment Application No. 3846;  
Site Plan Review Application No. 8226
- DESCRIPTION: Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel.
- LOCATION: The subject parcel is located on the northeast corner of South Maple Avenue and East American Avenue within 0.5 mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3).

### 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 subject parcel borders with Maple Avenue and American Avenue which are not designated as State Scenic Highways in the County General Plan. There are no scenic vistas or scenic resources, including trees, rock outcroppings, or historic buildings on or near the site which may be impacted by the project. The project will have no impact on scenic 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 subject parcel is undeveloped and borders with the City of Fresno Sphere of Influence boundary. The surrounding land consists of industrial, residential, and agricultural uses. Parcels to the north and east are zoned M-3 (Heavy Industrial) and are developed with industrial uses or are fallow. Parcels to the west are zoned M-3 (c) and AE-20 and developed with a single-family residence. Parcel to the south is zoned AE-20 and is planted in vineyard with a single-family residence.

The subject parcel is designated General Industrial in the County-adopted Roosevelt Community Plan. The surrounding area is also designated for General Industrial to provide for the establishment of industrial uses essential to the development of a balanced economic base with the zone change.

The proposed zone change from the AL-20 Zone District to an M-2(c) Zone District is consistent with the General Plan designation for the area and matches with the existing zoning on the adjacent parcels which stands for M-3 (Heavy Industrial). In fact, the proposed M-2 zoning is of lesser intensity than the existing M-3-zoned parcels to the north, east and west of the subject parcel.

Given the existing zoning and improvements in the area, the proposed rezone from Agricultural to Industrial will have a less than significant impact on the existing visual character of the area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

Any outdoor lighting, if installed for the project, has the potential of generating glare in the area. To minimize such impacts, a mitigation measure would require that all lighting shall be hooded and directed downward to not shine toward adjacent properties and public streets.

\* **Mitigation Measure**

1. *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.*

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: NO IMPACT:

The subject parcel is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The parcel is designated by the 2016 Department of Conservation Important Farmlands Map as Vacant or Disturbed Land not qualified for agriculture. The project will have no impact on farmland.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size). The AL-20 Zone District is intended to reserve certain land for future uses by allowing only limited agricultural development to ensure that the land can be ultimately developed for the use contemplated by the General Plan. The Fresno County Zoning Ordinance allows property owners to propose such amendments pursuant to Section 878 (Zoning Division Amendment) and the proposed rezone is not in conflict with the current General Plan Designation (General Industrial) for the parcel. Therefore, the project does not conflict with the existing agricultural zoning on the property which is not enrolled in the Williamson Act Program.

The project was routed to the Fresno County Agricultural Commissioner's Office for comments. The agency did not provide any comments on the project.

- 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?

FINDING: NO IMPACT:

The project site is not forest land, timberland or land zoned for Timberland Production. The site is non-active farmland designated for future industrial uses in the County-adopted Roosevelt Community Plan. No forests occur in the vicinity of the site and therefore no impacts to forests, conversion of forestland, or timberland zoning would occur from the project.

- 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:

Land in the project vicinity is designated General Industrial in the County-adopted Roosevelt Community Plan. The proposed M-2 zoning is compatible with General Industrial in the Roosevelt Community Plan. It is the intent of the Roosevelt Community Plan that parcel designated General Industrial eventually be industrial in nature. As such, the conversion of the subject parcel to that goal will not result in the conversion of farmland to non-agricultural 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:

The applicant provided an *Air Quality and Greenhouse Gas Emissions Analysis Memorandum* (Analysis), completed by LSA Associates, Inc., and dated January 24, 2022. The Analysis was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comments. According to SJVAPCD, the agency has reviewed the health risk assessment-prioritizing screening and determined that the project will not have a significant impact on public health.

Per the Analysis, the construction and operation of the uses allowed in the M-2 Zone District 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>). Project operations would generate air pollutant emissions from mobile sources (automobile activity from employees) and area sources (incidental activities related to facility maintenance). Criteria and Greenhouse Gas (GHG) emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

An Air Quality Plan (AQP) describes air pollution control strategies to be implemented by county, or region classified as a non-attainment area. The main purpose of AQP is to bring the area into compliance with the requirements of the Federal and State air quality standards.

The CEQA requires that certain proposed projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions

achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans. As discussed in Section B below, construction of the proposed project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of significance. Implementation of Regulatory Control Measure as discussed in Section III. B. below would further reduce construction dust impacts. Operational emissions associated with the proposed project would also not exceed SJVAPCD established significance thresholds. Therefore, the project would not conflict with or obstruct implementation of SJVAPCD air quality plans.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is within the San Joaquin Valley Air Basin (SJVAB), which consist of eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under the provisions of the U.S. Clean Air Act, the attainment status of the SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O<sub>3</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, CO, NO<sub>2</sub>, SO<sub>2</sub>, lead and others. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable.

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 per year are 10 tons for ROG, 10 tons for NO<sub>x</sub>, 100 tons for CO, 27 tons for SO<sub>x</sub>, and 15 tons for PM<sub>10</sub> and 15 tons per year PM<sub>2.5</sub>.

Per the *Air Quality and Greenhouse Gas Emissions Analysis Memorandum*, the short-term project construction emissions (tons per year) are 0.2 for ROG, 1.3 for NO<sub>x</sub>, 1.5 for CO, less than 0.1 for SO<sub>x</sub>, and 0.1 for PM<sub>10</sub> and PM<sub>2.5</sub> which are less than the threshold of significance.

In addition to the construction-period thresholds of significance, the SJVAPCD has implemented Regulation VIII measures for dust control during construction. These control measures are intended to reduce the amount of PM<sub>10</sub> emissions during the



construction period and their implementation would ensure that the proposed project complies with Regulation VIII and ensures the short-term construction-period air quality impacts.

Per the analysis above, construction emissions associated with the project would not exceed the significance criteria for annual ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions. Therefore, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or State Ambient Air Quality Standards.

Per the *Air Quality and Greenhouse Gas Emission Analysis Memorandum*, the long-term project operational emission that are associated with mobile sources (e.g., vehicle and truck trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment) are less than 0.1 for ROG, 0.3 for NO<sub>x</sub>, 0.2 for CO, and less than 0.1 for SO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> and are below the threshold of significance. Operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or State Ambient Air Quality Standards.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptor is a single-family residence located approximately 121 feet west of the project site.

Per the *Air Quality and Greenhouse Gas Emissions Analysis Memorandum*, construction of the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement dust control measure described in Section III. B. above. The project construction pollutant emissions would be below the SJVAPCD significance thresholds, and with the implementation of dust control measure, emissions would be further reduced.

Once constructed, the project would not be a source of substantial pollutant emissions. Based on the diesel emissions anticipated for the project, the project would result in a cancer score of 0.0896 in 1 million cancer cases, which is well below SJVAPCD threshold of significance of 20 in 1 million. Chronic and acute risk scores would also be well below the SJVAPCD thresholds. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during the project construction and operation.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (District) has not established a rule or standard regarding odor emissions; rather, the District Nuisance Rule 4102 (Nuisance) requires that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact.

Per the *Air Quality and Greenhouse Gas Emissions Analysis Memorandum*, during construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The project would not include any activities or operations that would generate objectionable odors and, once operational, the project would not be a source of odors. Therefore, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

#### IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project site is fallow and contains no river or stream to hold riparian features that could potentially be impacted by the proposal. The immediate surrounding area is comprised of industrial, agricultural, and residential uses, and its proximity to the City of Fresno urban development reduces the probability that there is habitat to support special-status species.

The project was routed to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comments. Neither agency offered any comments nor expressed any concerns regarding the project's impact on biological resources. No impact would occur.

- 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?

D. FINDING: NO IMPACT:

No historic drainages were identified within the project area. A query of the National Wetlands Inventory (NWI) Map shows no drainage pattern, aquatic feature, wetlands, waters of the United States or waters of the State of California present on or near the project site.

- E. 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 project area is near the City of Fresno and is not designated as a migratory wildlife corridor. Likewise, the project site contains no water feature to provide for the migration of resident or migratory fish.

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

FINDING: NO IMPACT:

The project site contains no trees which may need to be removed to accommodate industrial uses on the property. The project is not in conflict with the Fresno County Oak Management Guidelines – Policy OS-F.11.

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

FINDING: NO IMPACT:

The project site is located within the Pacific Gas and Electric (PG&E) Habitat Conservation Plan, which specifically applies to PG&E facilities and not the subject proposal.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The project site is not designated as highly or moderately sensitive for archeological resources. However, given the discussion in Section XVIII TRIBAL CULTURAL RESOURCES below, in the unlikely event that cultural resources are unearthed during construction activities on the property, the following mitigation measures would apply 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:

Development of the industrial uses on the property would result in less than significant consumption of energy (gas, electricity, gasoline, and diesel) during construction or operation of the facility. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County. Therefore, construction-related fuel consumption by the project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

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

FINDING: NO IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy

Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans for building/structures are submitted.

## 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; or
  - 2. Strong seismic ground shaking; or
  - 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project area has 10 percent probability of seismic hazard in 50 years. Development of industrial uses on the property would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

- 4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located in an area of landslide hazards. The site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in located in an erosion hazard area. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant with a Project Note requiring Engineered Grading Plans to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties and a Grading Permit prior to any on-site grading activities.

- 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:

As noted above, the project site is flat with no topographical variations. As a standard practice, a soil compaction report may be required to ensure the weight-bearing capacity of the soils for any proposed structure/building. The project site bears no potential for lateral spreading, subsidence, liquefaction, or collapse due to the site development.

- 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 Malaga County Water District (MCWD) Sphere of Influence. The MCWD reviewed the project and requires the following: 1) the property shall annex to the Malaga County Water District at such time MCWD boundary extends to become adjacent to the property; 2) at such time that the community water and sanitary sewer systems are within 150 feet of the property, the property owner shall construct water and sewer mains across the frontage of the property and connect to the water and sewer systems; and 3) the existing on-site systems shall be destroyed in accordance with the County of Fresno Environmental Health Department. These requirements will be included as Conditions of Approval.

According to the Local Area Formation Commission (LAFCo), in the event proposed development need sewer services from the Malaga County Water District (MCWD), a Condition of Approval would require that the project site shall be annexed into MCWD. According to the Fresno County Department of Public Health, Environmental Health Division (Health Department) all proposed onsite development that requires sewage disposal systems shall be installed under permit and inspection from the Department of Public Works and Planning, Building and Safety Section.

- 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 project site.

## 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:

Construction and operational activities associated with the project would generate greenhouse gas (GHG) emissions. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Furthermore, CH<sub>4</sub> is emitted during the fueling of heavy equipment. In the *Air Quality and Greenhouse Gas Emissions Analysis Memorandum* prepared for the project by LSA Associates and dated January 24, 2022, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

The *Air Quality and Greenhouse Gas Emissions Analysis Memorandum* indicates that the San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction related GHG emissions. During construction, the project would generate approximately 261.1 metric tons of CO<sub>2</sub>e. Implementation of the Regulatory Requirements included in the Section III. B., AIR QUALITY would reduce GHG emissions by ensuring that the project complies with Regulation VIII to reduce the short-term construction period air quality impacts.

Regarding Operational GHG Emissions, long-term GHG emissions are typically generated from mobile sources (vehicle trips), area sources (maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, and waste sources (land filling and waste disposal). Per the *Air Quality and Greenhouse Gas Emission Analysis Memorandum*, the project would generate approximately 112.8 metric tons of CO<sub>2</sub>e per year of emission.

The San Joaquin Valley Air Pollution Control District has not established a numeric threshold for GHG emissions. As discussed above, the significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (such as a Climate Action Plan). Neither Fresno County nor SJVAPCD has developed or adopted numeric GHG significance thresholds.

However, based on the minimal emissions (112.8 metric ton) to be generated by the project, would not result in the generation of substantial GHG emissions.

- 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 Emissions Analysis Memorandum*, the project would not conflict with the State's GHG emissions reductions objectives embodied in Assembly Bill (AB) 32 Scoping Plan, Executive Order B-30-15 (GHG emissions reductions target of at least 40 percent below 1990 levels by 2030), Senate Bill (SB) 32, and AB 197. Therefore, the proposed project's incremental contribution to cumulative GHG emissions would not be cumulatively considerable.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT

The by-right uses allowed in the M-2 Zone District could involve handling of potentially hazardous materials.

According to the Fresno County Health Department, Environmental Health Division, all uses in the proposed M-2 Zone District requiring the use and/or storage of hazardous materials/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. Furthermore, any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, and Chapter 6.95. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

*Per the Air Quality and Greenhouse Gas Emissions Analysis Memorandum*, development proposals on the property may contribute to fugitive dust emissions associated with site preparation and grading, and vehicle travel on unpaved surfaces.



Although uncontrolled emissions of resulting fugitive dust may contribute to increased occurrences of Valley Fever, these impacts would be less than significant with the implementation of Regulatory requirements listed in SECTION III. B, AIR QUALITY. above.

Regarding naturally-occurring asbestos, the project site is not located near any areas that are likely to contain ultramatic rock. No impact would occur.

The nearest school, Alice Worsely School, is approximately 3,968 feet east 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:

Per the California Department of Toxic Substances Control Site (Envirostor), the project site is not listed as a hazardous materials site.

- 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 7.3 miles north of the project site.

Given the distance between airport and the project site, there will be no safety and noise impacts resulting from flying operations on people working on the project site.

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

FINDING: NO IMPACT:

The project will not impair the implementation of, or physically interfere with the implementation of an adopted Emergency Response Plan or Emergency Evacuation Plan.

- 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. No impact from wildland fire hazards would occur.

## 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 above regarding waste discharge.

The project will utilize groundwater by constructing a well on the property. According to the Fresno County Department of Public Health, Environmental Health Division (Health Department); 1) in an effort to protect groundwater, all abandoned water wells and/or septic system on the parcel shall be properly destroyed by a licensed contractor; 2) permit shall be obtained from the Health Department to construct water well on the property; and 3) any underground storage tank found during construction shall be removed by obtaining an Underground Storage Tank Removal permit from the Health Department.

According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the proposed project does not meet the definition of a public water system and a permit from SWRCB-DDW to operate onsite well is not required.

No concerns were expressed by the Regional Water Quality Control Board, Central Valley Region regarding the project impact on groundwater quality.

- 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:

According to the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, the project is not located within an area of the County defined as being a water short area. Therefore, the project is expected to have a less than significant impact on the groundwater levels in the area.

The project site is within the Malaga Water District (MCWD) Sphere of Influence. To connect to MCWD water and sanitary sewer systems, the property shall be annexed into MCWD at such time the MCWD boundary extends to become adjacent to the project site.

- 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; or
  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:

FID's Washington Colony No. 15 runs southwesterly, crosses American Avenue approximately 1,950 feet east of the subject property, crosses Chestnut Avenue approximately 1,460 feet southeast of the subject property, and crosses Maple Avenue approximately 1,196 feet south of the subject property. Any street and/or utility improvements along American Avenue, Chestnut Avenue, Maple Avenue, or in the vicinity, would require FID's review and approval of all plans.

FID's Oleander No. 16 runs southwesterly, crosses American Avenue approximately 2,911 feet east of the subject property. Any street and/or utility improvements along American Avenue, or in the vicinity would require FID's review and approval of all plans.

FID's Viau No. 25 runs southerly then westerly along the west side of Maple Avenue approximately 400 feet north of the subject property. Any street and/or utility improvements along Maple Avenue, or in the vicinity would require FID's review and approval of all plans.

A private facility known as the Peterson Br. No. 524 runs westerly and traverses the subject property. This pipeline is active and should be treated as such.

The project lies within the Fresno Metropolitan Flood Control District (FMFCD) drainage area "CE". The following is required by FMFCD: 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) FMFCD shall review and approve all improvement plans for any proposed construction of curb and gutter or storm drainage facilities area; and 4) construction activity shall secure a storm water discharge permit.

Development of industrial uses on the property will cause no 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.

The above-mentioned requirements will be included as Project Notes and be addressed through mandatory Site Plan Review prior to the establishment of a use on the property.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not located in a 100 Year Flood Inundation Area and is not subject to flooding from the 100-year storm per the Federal Emergency Management Agency FIRM Panel 2140 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 boundary of 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:

All proposed uses will be confined within the boundary of the subject parcel and will not physically divide an established community. The project site is outside of the boundary of City of Fresno and the community of Malaga.

- 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 proposed project entails the rezone of a 19.98-acre parcel from the AL-20 to M-2 Zone District. The project site is designated General Industrial in the County-adopted Roosevelt Community Plan and is outside of the City of Fresno Sphere of Influence boundary. As such, the project was not referrable to the City for annexation, and it does not conflict with land use plan, policy, or regulation of any agency. The project is consistent with the following General Plan policies.

Regarding consistency with General Plan Policy LU-F.29. Criteria a, b, c & d, all development proposals on the property will comply with Fresno County Noise Ordinance and San Joaquin Valley Air Pollution Control District rules and regulations. The proposal will also comply with the M-2 Zone District development standards and be analyzed against these standards during mandatory Site Plan Review.

Regarding General Plan Policy LU-F. 30, all development proposals will utilize onsite sewage disposal system and onsite water well. The subject property is within the Malaga Water District (District) Sphere of Influence and will require annexation to the District to receive community sewer and water services at such time the District boundary extends to become adjacent to 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 Fresno County Department of Public Health, Environmental Health Division reviewed the subject proposal and expressed no concerns related to noise.

The project could result in an increase in noise level due to construction activities on the property. Noise impacts associated with construction are expected to be temporary and will be subject to the County Noise Ordinance.

- 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:

Per the 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 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: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District (CalFire), the project shall adhere to the requirements of the current Fire Code and Building Code when building permit or certificate of occupancy is sought and shall annex to Community Facilities District No. 2010-01 of CalFire. This will be included as a Project Note.

- 2. Police protection; or
- 3. Schools; or
- 4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks, or police protection by the Fresno County Sheriff's Office.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not induce population growth which may require new or expanded 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:

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

LSA Associates, Inc., prepared a Traffic Impact Study (TIS), dated August 2022. The TIS was provided to Design Division, Road Maintenance and Operations (RMO) Division, City of Fresno Traffic Operations and Planning Division and the California Department of Transportation (Caltrans) for review and comments. No comments were received from RMO Division or the City of Fresno.

The TIS evaluated a maximum development of 19.98 acres of manufacturing use to ensure that all allowable uses within M-2 Zoning are captured for traffic operations and LOS (Level of Service). As such, the potential trip generation for the maximum development (manufacturing use) could generate 1,014 daily trips including 123 trips (105 inbound and 18 outbound) in the a.m. peak hour and 127 trips (41 inbound and 86

outbound) in the p.m. peak hour. The proposed commercial truck maintenance facility could be implemented without adversely affecting the study area intersections and roadway segments. The evaluation of the study area intersection and roadway segment LOS showed that the addition of project traffic would not create any LOS impacts. The proposed facility could generate 72 daily trips, including 7 trips (5 inbound and 2 outbound) in the a.m. peak hour and 7 trips (2 inbound and 5 outbound) in the p.m. peak hour.

The Design Division indicated that TIS studied the maximum potential use for the site pertaining to 19.98 acres of manufacturing use which is an appropriate use to study as it is more intense than the proposed commercial truck maintenance facility. The Design Division further indicated that the study of this intense use should allow all by-right uses in the M-2 Zone District as proposed by this application. The proposed rezone will have no adverse transportation-related impacts. No other comments were made by Design Division.

According to the California Department of Transportation (Caltrans) the project may impact the northbound SR 99 and Chestnut Avenue off ramp. The cost-per-trip to place a turn lane at the State Route (SR) 99 and Chestnut Avenue exit ramp would be \$1,670 (one trip x \$1,670/trip). The following pro-rata share identified by Caltrans has been included as a Mitigation Measure:

\* **Mitigation Measure:**

1. *Prior to the issuance of building permits for the uses allowed on M-2 zoned property, the Applicant shall enter into a Traffic Mitigation Agreement (TMA) with California Department of Transportation agreeing to participate in the funding of future off-site traffic improvements as defined in item 'a' below and pay for the funding deemed appropriate by Caltrans based on the following pro-rata share.*
  - a. *The project will impact the northbound SR 99 and Chestnut Avenue offramp. The cost-per-trip to place a turn lane at the SR 99 and Chestnut Avenue exit ramp would be \$1,670 (one trip x \$1,670/trip) fair share for the improvement of the northbound exit ramp.*

According to the Road Maintenance and Operations Division, American Avenue abutting the southern boundary of the project site is classified as an Arterial in the County General Plan, with an ultimate right-of-way width of 106 feet. The existing right-of-way for American Avenue is 60 feet. Per Precise Plan Line No. 70, the ultimate right-of-way is 30 feet north of section line and varies south of section line. The project requires no additional right-of-way north of American Avenue. Furthermore, according to RMO: 1) the northbound lane of Maple Ave shall be improved with a 6-foot shoulder limited to the frontage of the developed property; 2) the westbound lane of American Ave shall be improved to a 12-foot travel lane and 6-foot shoulder limited to the frontage of the developed property; and 3) a 20-foot by 20-foot corner cutoff shall be provided at the intersection of American and Maple Avenues for visibility purposes.



- 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* prepared for the project, Fresno County SB 743 Implementation Regional Guidelines, projects that generate fewer than 500 daily trips are screened from a VMT analysis. In addition, the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR 2018) makes it clear that VMT is measured for “automobiles,” which are “on-road passenger vehicles, specifically cars and light trucks.” As such, heavy trucks are not included in the VMT for the proposed project. The proposed project (4,890 sf commercial truck maintenance building) is anticipated to generate 72 daily trips and would serve heavy trucks. As such, the proposed project would generate fewer than 500 passenger vehicle daily trips. Therefore, the proposed project is screened from a VMT analysis and presumed to have 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:

American and Maple Avenues abut southerly and westerly boundaries of the project site. They are public roads maintained by Fresno County.

A Site Plan Review (SPR) was completed for the proposed commercial truck maintenance facility concurrently with the subject rezone application to ensure that the site is provided with ingress and egress of adequate width and length to minimize traffic hazards and to provides for adequate emergency access acceptable to the 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 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. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) requested that in the unlikely event that cultural resources are identified on the property, the Tribe should be informed. Implementation of the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources 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: LESS THAN SIGNIFICANT IMPACT:

Development proposals in the M-2 Zone District would not generate solid waste more than capacity of local landfill sites. All solid waste disposal will comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

## XX. WILDFIRE

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

- 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 in or near state responsibility area or land classified as very high fire hazard severity zones. No impact would occur.

## 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 will have no impact on biological resources. Impacts on cultural resources have been reduced to a less than significant level with the incorporation of a Mitigation Measure discussed in Section V. CULTURAL RESOURCES above.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code 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 and Cultural Resources will be mitigated through compliance with the Mitigation Measures listed in Section I and Section V of this report.

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

FINDING: NO IMPACT:

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

## CONCLUSION/SUMMARY

Based upon Initial Study No. 8045 prepared for Amendment Application No. 3846, 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 biological resources, mineral resources, population and housing, recreation, or wildfire.

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

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

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

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**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 8045;  
Amendment Application No. 3846  
Site Plan Review Application No. 8226**

<b>IS 8045 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.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PWP	During Construction
3.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-2 zoned property, the Applicant shall enter into a Traffic Mitigation Agreement (TMA) with California Department of Transportation agreeing to participate in the funding of future off-site traffic improvements as defined in item 'a' below and pay for the funding deemed appropriate by Caltrans based on the following pro-rata share.</p> <p>a. The project will impact the northbound SR 99 and Chestnut Avenue offramp. The cost-per-trip to place a turn lane at the SR 99 and Chestnut Avenue exit ramp would be \$1,670 (one trip x \$1,670/trip) fair share for the improvement of the northbound exit ramp</p>	Applicant	Applicant/PWP	Prior to the issuance of Building Permits

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 8045	<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): Art Lancaster	Project Title: Amendment Application (AA) No. 3846; Site Plan Review Application No. 8226		
Project Description:  Allow the rezone of a 19.98-acre parcel from the existing AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District and approve a Site Plan Review for a commercial truck maintenance facility on a 2.12-acre portion of the said parcel located on the northeast corner of South Maple Avenue and East American Avenue 0.5 mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Ave., Fresno) (Sup. Dist. 3)..			
Justification for Negative Declaration:  Based upon the Initial Study (IS 8045) prepared for Amendment Application No. 3846 and Site Plan Review Application No. 8226, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to biological resources, mineral resources, population and housing, recreation, or wildfire.  Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, tribal cultural resources and utilities and service systems have been determined to be less than significant.  Potential impact related to Aesthetics, Cultural Resources and Transportation have been determined to be less than significant with the identified mitigation measures.  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 – September 23, 2022		Review Date Deadline: Planning Commission – October 27, 2022	
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**

EA:  
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# County of Fresno

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

DATE: June 24, 2021

TO: Department of Public Works and Planning, Attn: Steve White  
Department of Public Works and Planning, Attn: Bernard Jimenez  
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez; James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa; Nadia Lopez; Martin Querin  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Glenn Allen Division Manager; Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes/Kevin Tsuda/Deep Sidhu  
Agricultural Commissioner, Attn: Melissa Cregan  
CA Regional Water Quality Control Board, Attn: [centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
CA Department of Transportation (CALTRANS), Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
US Fish & Wildlife Service, Attn: Mathew Nelson  
Fresno Metropolitan Flood Control District, Attn: [developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
North King GSA, Attn: Kassy D. Chauhan  
Fresno Irrigation District, Attn: [Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief  
City of Fresno, Attn: Mike Sanchez, Scott Mozier, Louise Gilio, Jill Gormley, Andrew Benelli

FROM: Ethan Davis, Planner  
Development Services and Capital Projects Division



SUBJECT: Amendment Application No. 3846 & Initial Study No. 8045

APPLICANT: Art Lancaster

DUE DATE: July 9<sup>th</sup>, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone of a 19.98-acre parcel from the AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District. This is a full rezone to allow all uses in the M-2 including a commercial truck maintenance facility as proposed by the Applicant (APN: 330-212-38) (Address 4780 S. Maple Avenue).

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

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

We must have your comments by **July 9th, 2021**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ethan Davis, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669 or [thdavis@fresnocountyca.gov](mailto:thdavis@fresnocountyca.gov) via email.

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*Activity Code (Internal Review): 2369*

Enclosures



Date Received: **AA 3846**  
**IS**  
(Application No.)

**Fresno County Department of Public Works and Planning**

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

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

**APPLICATION FOR:**

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

**DESCRIPTION OF PROPOSED USE OR REQUEST:**

*Rezone a 19.98-acre parcel  
 from AL-20 to M-2.*

**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 MAPLE AVENUE  
 between AMERICAN and MALAGA  
 Street address: 4780 MAPLE AVENUE FRESNO 93725  
 APN: 330-212-38 Parcel size: 19.98 ACRES Section(s)-Twp/Rg: S 36 - T 14S S/R 20 E

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

I, [Signature] (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.

<del>SAVANA SAHAI</del>	<u>SABAS GIL</u>	<u>5839 N. SYCAMORE</u>	<u>FRESNO</u>	<u>93723</u>	
Owner (Print or Type)	Address	City	Zip	Phone	
<u>APR MALCANT</u>	<u>SAME</u>				
Applicant (Print or Type)	Address	City	Zip	Phone	
<u>ROCKSPARK INC</u>	<u>4644 W. JENNIFER AVE #107</u>	<u>FRESNO</u>	<u>93722</u>	<u>385-7833</u>	
Representative (Print or Type)	Address	City	Zip	Phone	

**CONTACT EMAIL:**

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

Application Type / No.: <u>AA 3846</u>	Fee: \$ <u>6,214.00</u>
Application Type / No.:	Fee: \$
Application Type / No.: <u>As Comm Rev</u>	Fee: \$ <u>42.00</u>
Application Type / No.:	Fee: \$ <u>-247.00</u>
PER Initial Study No	Fee: \$ <u>3,901.00</u>
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$ <u>721.00</u>
Received By: <u>Ethan Davis</u> Invoice No.:	TOTAL: \$ <u>10,631.00</u>

**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 # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

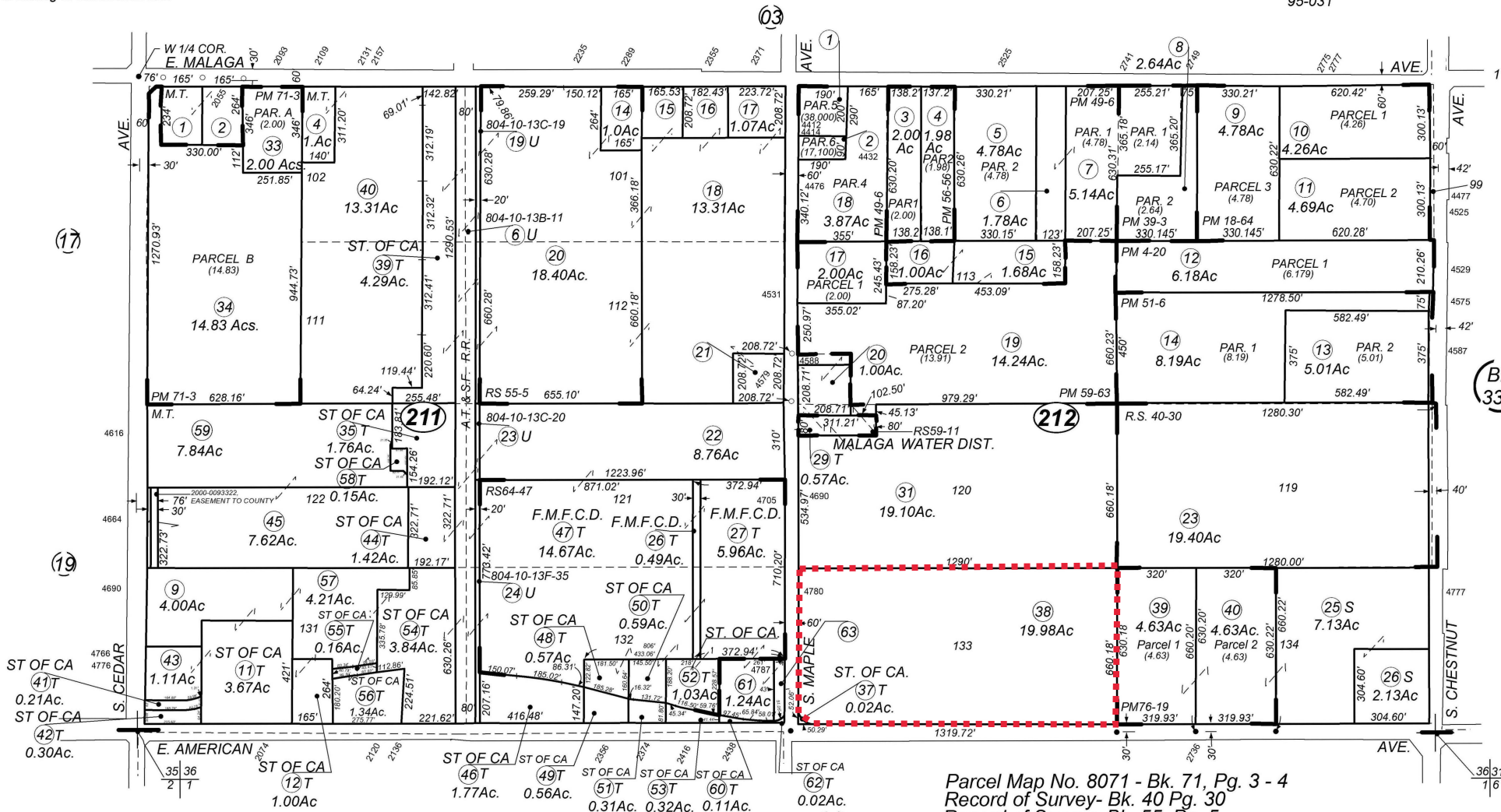
Parcel Size: \_\_\_\_\_ APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

-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. 36, T.14S., R.20E., M.D.B. & M.**

**Tax Rate Area**  
95-004 95-042  
95-012 95-045  
95-015  
95-028  
95-031

**330-21**



Malaga Tract - Plat Bk. 2, Pg. 17  
Parcel Map No. 988 - Bk. 4, Pg. 20  
Parcel Map No. 2829 - Bk. 18, Pg. 64  
Parcel Map No. 6111 - Bk. 39, Pg. 3  
Parcel Map No. 7281 - Bk. 49, Pg. 6

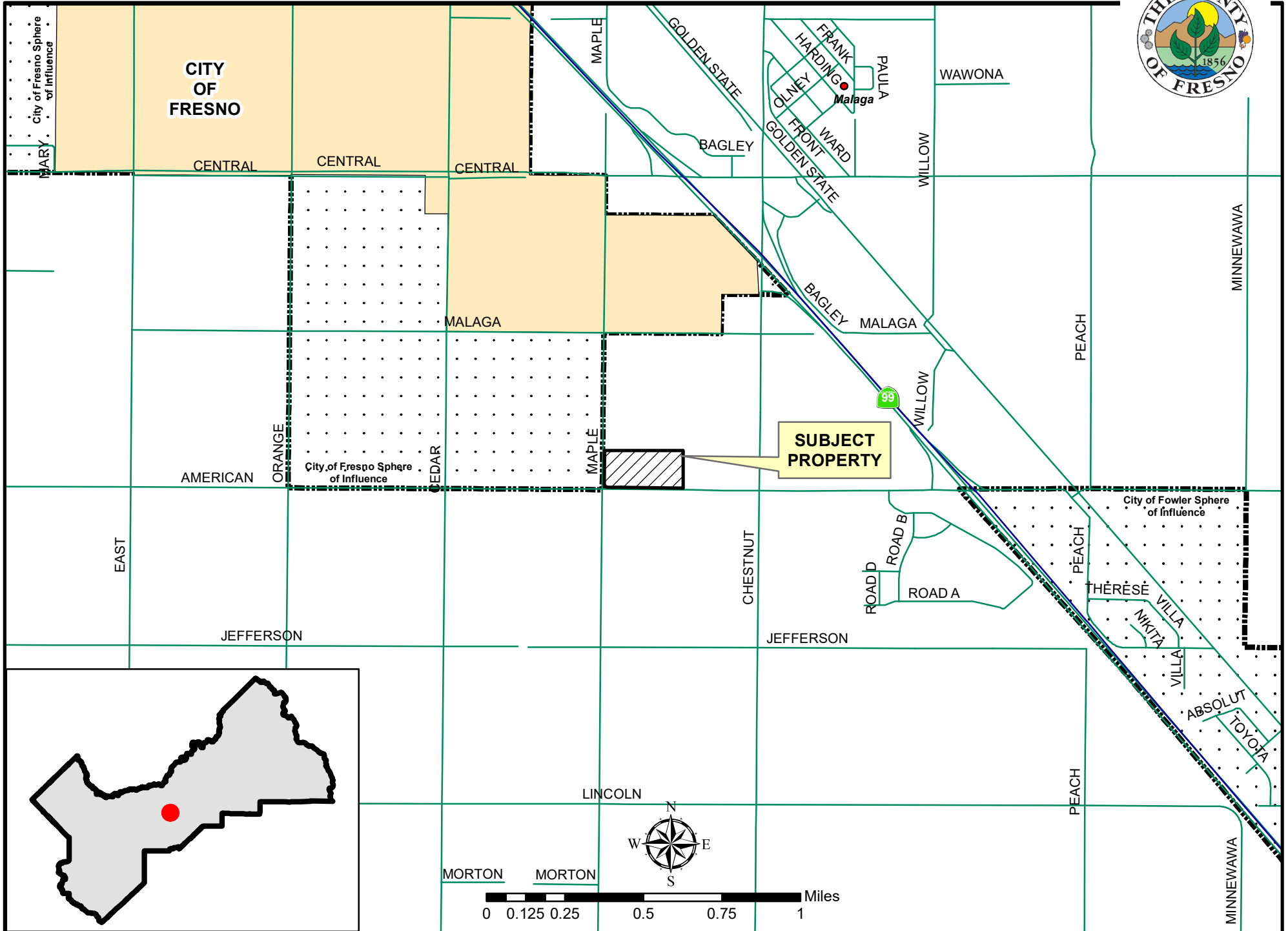
Parcel Map No. 7353 - Bk. 51, Pg. 6  
Parcel Map No. 7650 - Bk. 56, Pg. 56  
Parcel Map No. 7761 - Bk. 59, Pg. 63

Parcel Map No. 8071 - Bk. 71, Pg. 3 - 4  
Record of Survey- Bk. 40 Pg. 30  
Record of Survey- Bk. 55, Pg. 5  
Record of Survey- Bk. 59, Pg. 11  
Record of Survey- Bk. 64, Pg. 47&48  
Parcel Map No. 8202 - Bk. 76, Pgs. 19&20

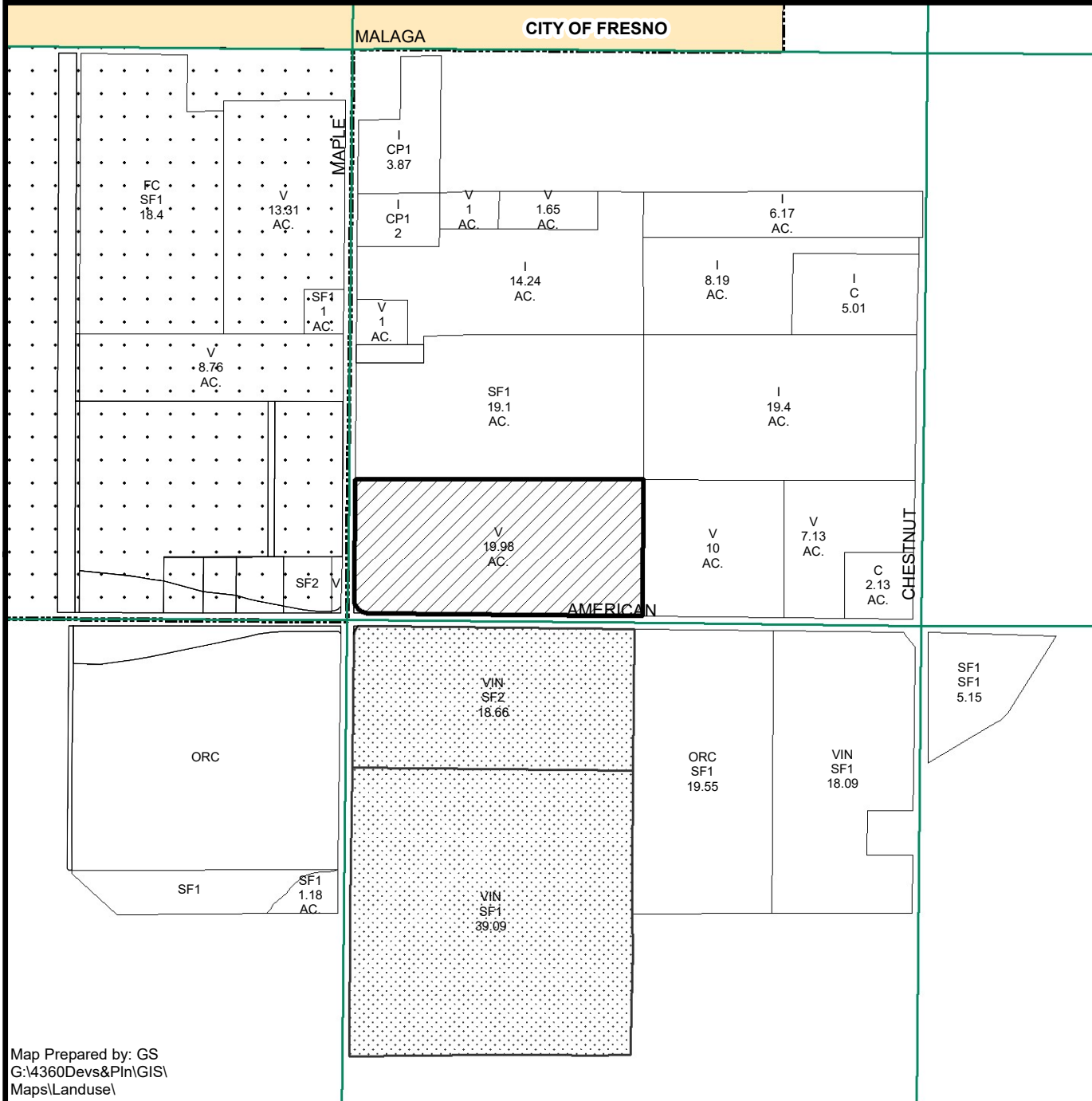
Assessor's Map Bk.330 - Pg.21  
County of Fresno, Calif.

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

# LOCATION MAP

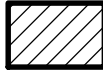
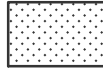



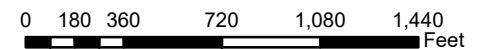
# EXISTING LAND USE MAP



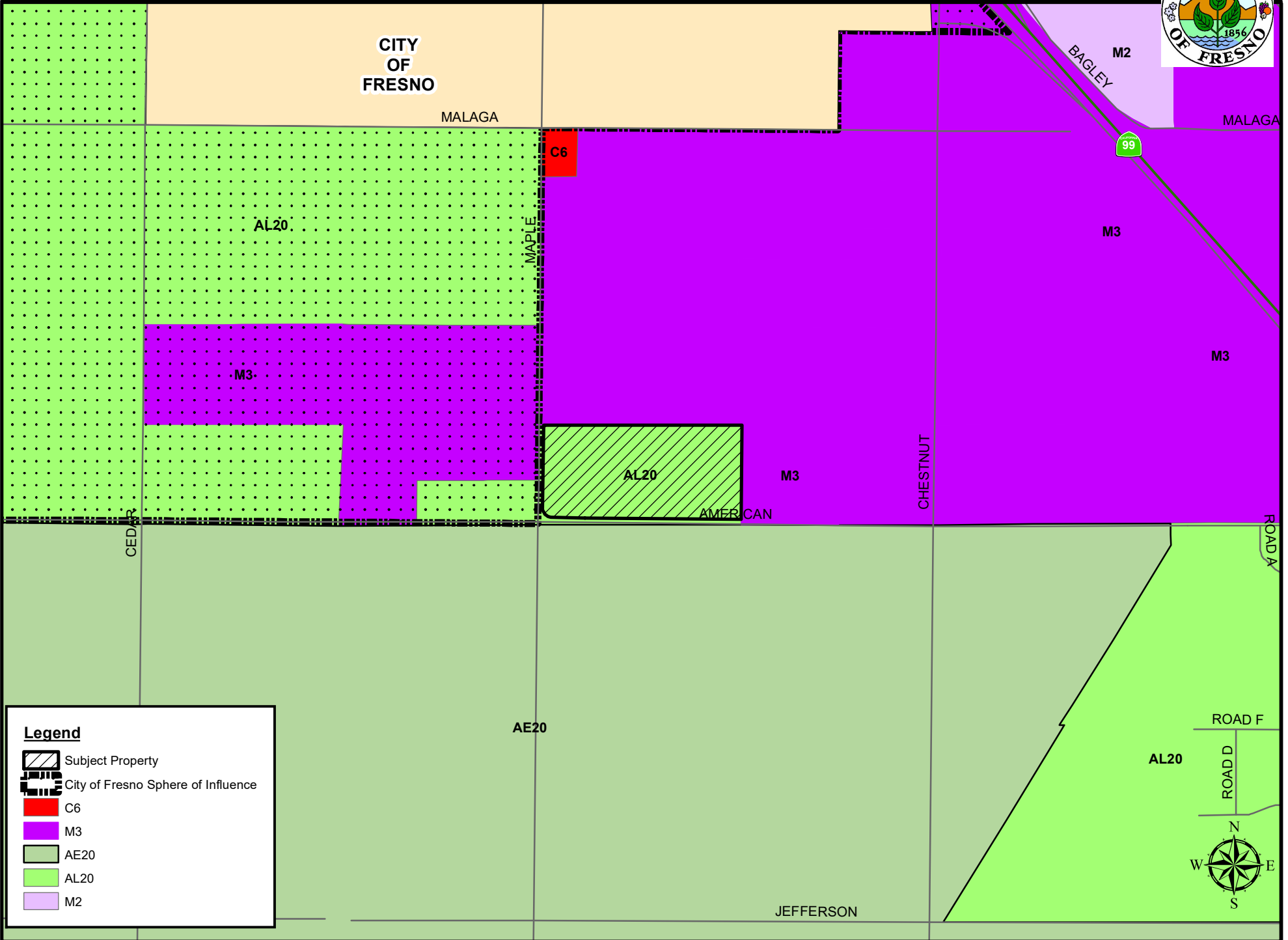
LEGEND	
C	COMMERCIAL
CP#	OFFICE COMM./PROF
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

## Legend

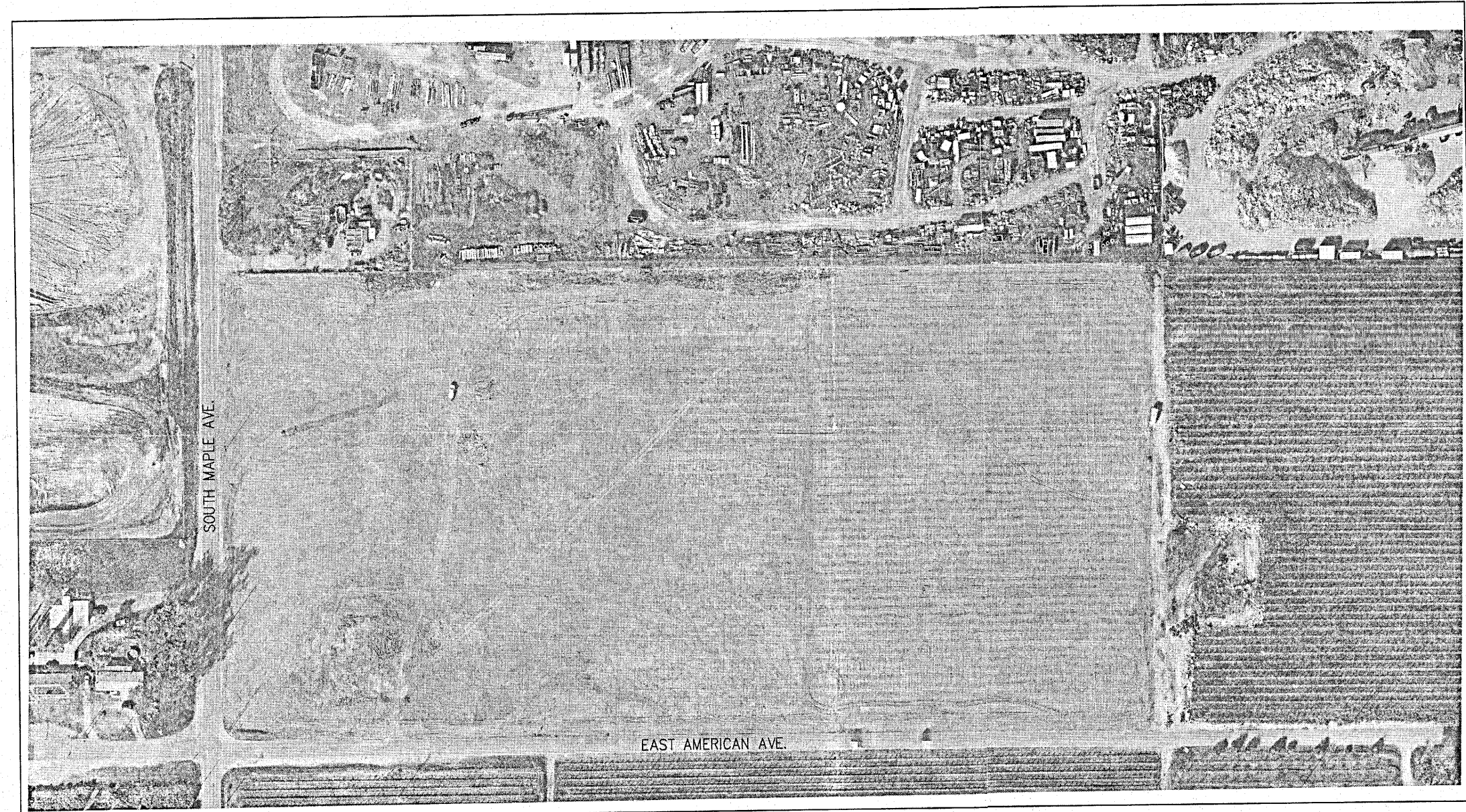
-  Subject Property
-  Ag Contract Parcels
-  City of Fresno Sphere of Influence



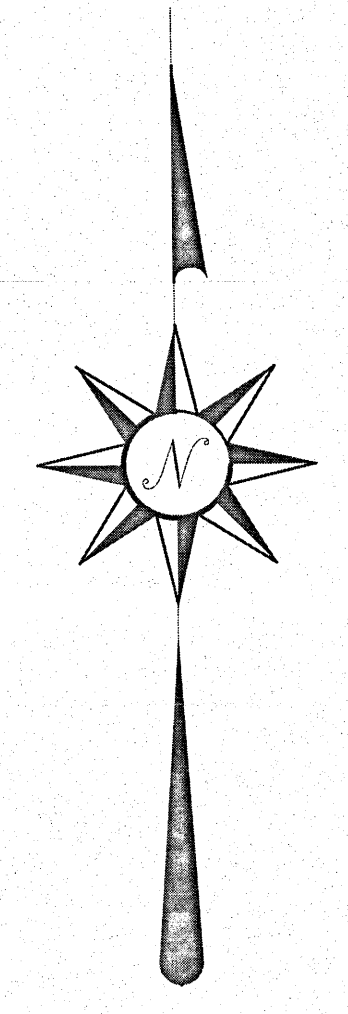
# EXISTING ZONING MAP







PROJECT DATA	
BUILDING DATA	
MAINTENANCE SHOP	4,013 SQ.FT.
STORAGE AREA	246 SQ.FT.
RECEPTION/OFFICE	645 SQ.FT.
	SQ.FT.
TOTAL SQUARE FOOTAGE:	4,904 SQ.FT.
BUILDING ALLOWABLE HEIGHT: TWO STORY ALLOWED	
PROJECT NAME:	GILL TRUCKING
ZONING:	M-2 LIGHT INDUSTRIAL
OCCUPANCY:	S1
CONSTRUCTION TYPE:	TYPE II-B/S-1, W/ FIRE SPRINKLER
BUILDING HEIGHT:	33'-8"
APN:	330-212-38
PARCEL SIZE:	19.98 ACRES
USE:	SEMI TRUCK MAINTENANCE



APN: 330-212-23  
JOYCE KROEGER

330-212-31

PROJECT  
MAPLE  
TRUCK  
REPAIR

PROJECT  
APN: 330-212-38  
NORTH/EAST CORNER  
MAPLE & AMERICAN  
FRESNO, CA

SCALE: 1" = 50'

REVISION:

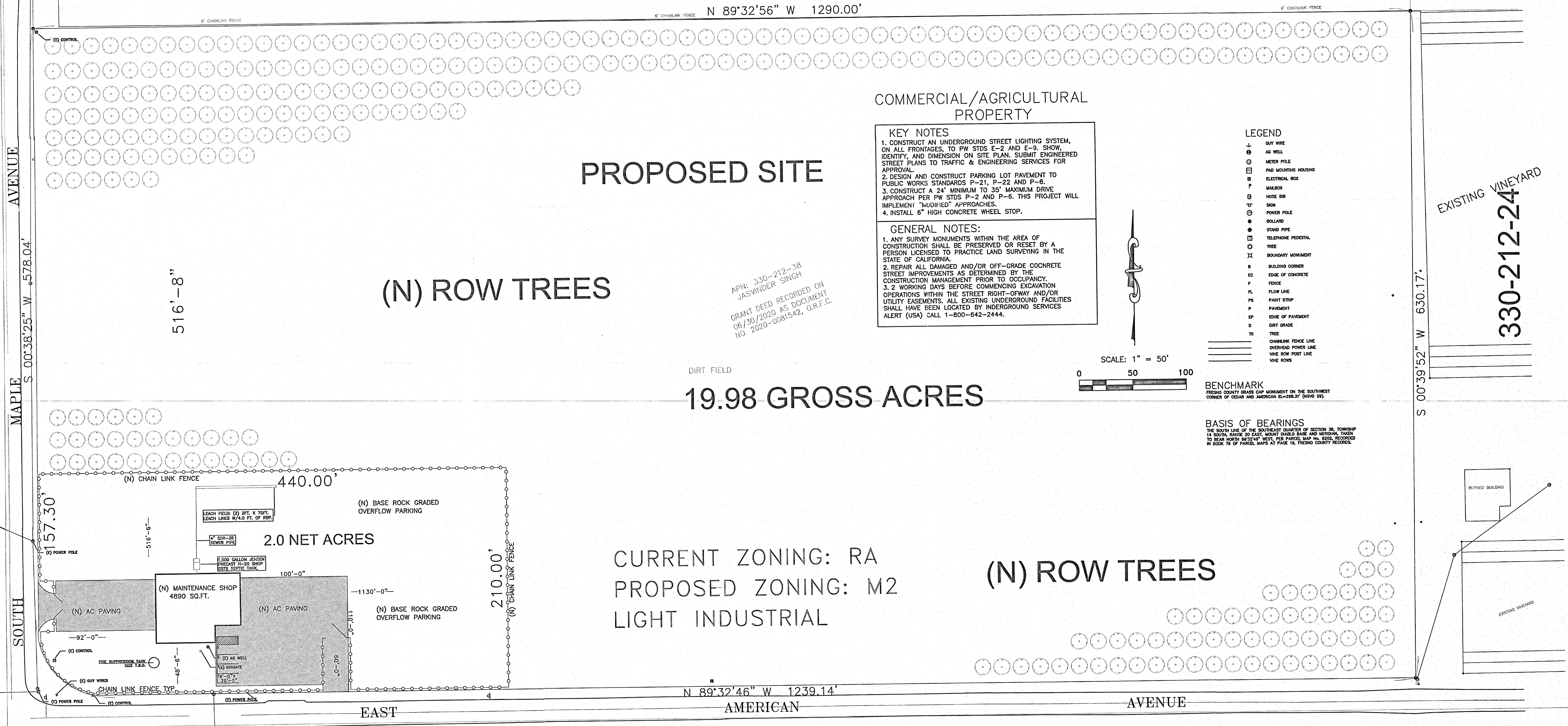
CLIENT:  
JAGIR S. GILL  
5839 N. SYCAMORE  
FRESNO, CA 93723

DATE:

ROOKSPIRE INC.  
4644 W. JENNIFER  
SUITE 107  
FRESNO, CALIFORNIA  
93722  
559-385-7833  
ROOKSPIRE1@GMAIL.COM

SIGNATURE:

SHEET  
SP. 1  
1 OF 4



PROPOSED SITE

(N) ROW TREES

19.98 GROSS ACRES

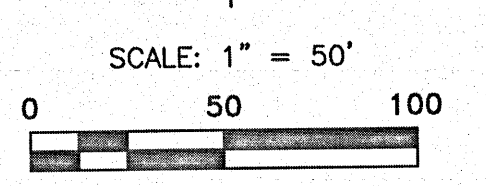
CURRENT ZONING: RA  
PROPOSED ZONING: M2  
LIGHT INDUSTRIAL

(N) ROW TREES

COMMERCIAL/AGRICULTURAL  
PROPERTY

- KEY NOTES**
1. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM, ON ALL FRONTAGES, TO PW STDS E-2 AND E-9. SHOW, IDENTIFY, AND DIMENSION ON SITE PLAN, SUBMIT ENGINEERED STREET PLANS TO TRAFFIC & ENGINEERING SERVICES FOR APPROVAL.
  2. DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-6.
  3. CONSTRUCT A 24' MINIMUM TO 35' MAXIMUM DRIVE APPROACH PER PW STDS P-2 AND P-6. THIS PROJECT WILL IMPLEMENT "MODIFIED" APPROACHES.
  4. INSTALL 6" HIGH CONCRETE WHEEL STOP.
- GENERAL NOTES:**
1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
  2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
  3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.

- LEGEND**
- J GUY WIRE
  - AW AD WELL
  - MP METER POLE
  - EM PAD MOUNTING HOUSING
  - EB ELECTRICAL BOX
  - F FENCE
  - WV WALKWAY
  - NS NOSE STRIP
  - SO SIGN
  - PP POWER POLE
  - BO BOLLARD
  - ST STAND PIPE
  - TE TELEPHONE PEDESTAL
  - TR TREE
  - BM BOUNDARY MONUMENT
  - BC BUILDING CORNER
  - EC EDGE OF CONCRETE
  - F FENCE
  - FL FLOW LINE
  - PS PAINT STRIP
  - P PAVEMENT
  - EP EDGE OF PAVEMENT
  - D DIRT GRADE
  - TR TREE
  - CF CHAIN LINK FENCE LINE
  - OP OVERHEAD POWER LINE
  - VF VINE ROW FOOT LINE
  - VR VINE ROWS



**BENCHMARK**  
FRESNO COUNTY BRASS CAP MONUMENT ON THE SOUTHWEST CORNER OF CEDAR AND AMERICAN ELS-282.31' (NAD 83)

**BASIS OF BEARINGS**  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TENDS TO BEAR NORTH 88°24'46\"/>

APN: 330-212-38  
JASVINDER SINGH  
GRANT DEED RECORDED ON  
08/30/2020 AS DOCUMENT  
NO. 2020-0081542, O.R.F.C.

EXISTING VINEYARD  
330-212-24

S 00°39'52" W 630.17'

MAPLE AVENUE  
S 00°38'25" W 4578.04'

SOUTH MAPLE AVE

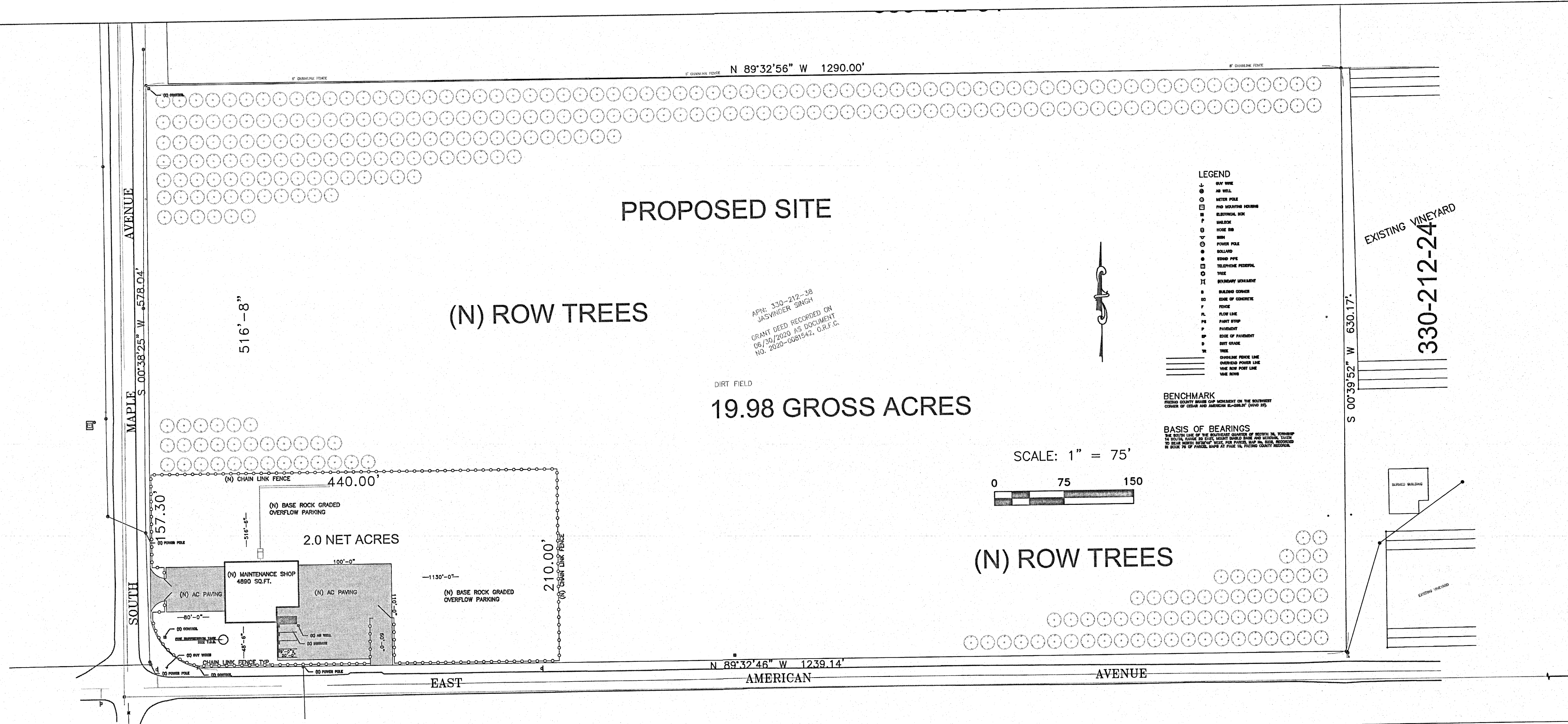
8' CHAIN LINK FENCE N 89°32'56" W 1290.00'

DIRT FIELD

EAST AMERICAN AVENUE  
N 89°32'46" W 1239.14'

SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

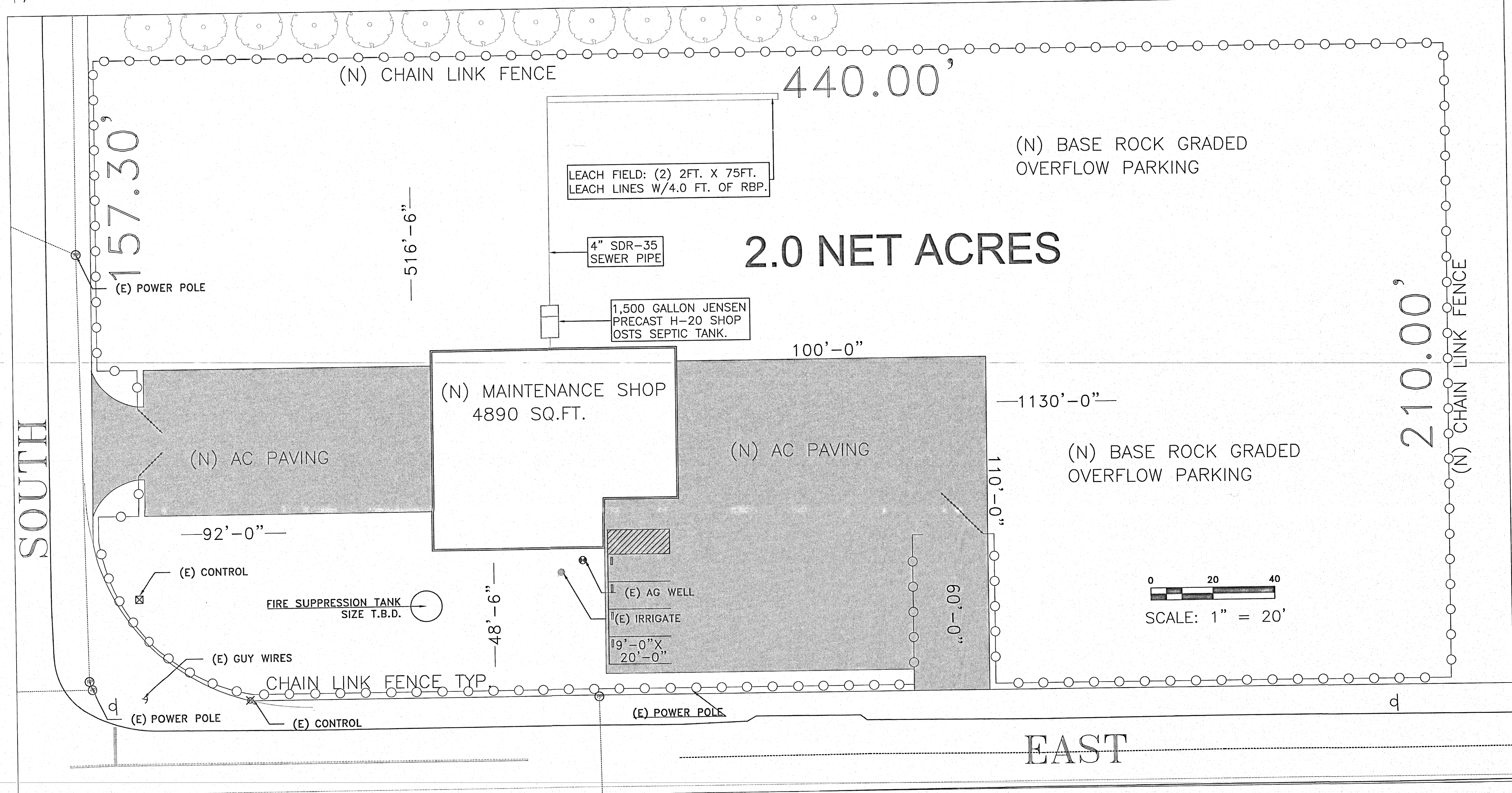




COMMERCIAL/AGRICULTURAL PROPERTY

- KEY NOTES**
1. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM, ON ALL FRONTAGES, TO PW STDS E-2 AND E-9. SHOW, IDENTIFY, AND DIMENSION ON SITE PLAN. SUBMIT ENGINEERED STREET PLANS TO TRAFFIC & ENGINEERING SERVICES FOR APPROVAL.
  2. DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-6.
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  4. INSTALL 6" HIGH CONCRETE WHEEL STOP.

- GENERAL NOTES:**
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MAPLE TRUCK REPAIR

PROJECT  
 APN: 330-212-38  
 NORTH/EAST CORNER  
 MAPLE & AMERICAN  
 FRESNO, CA

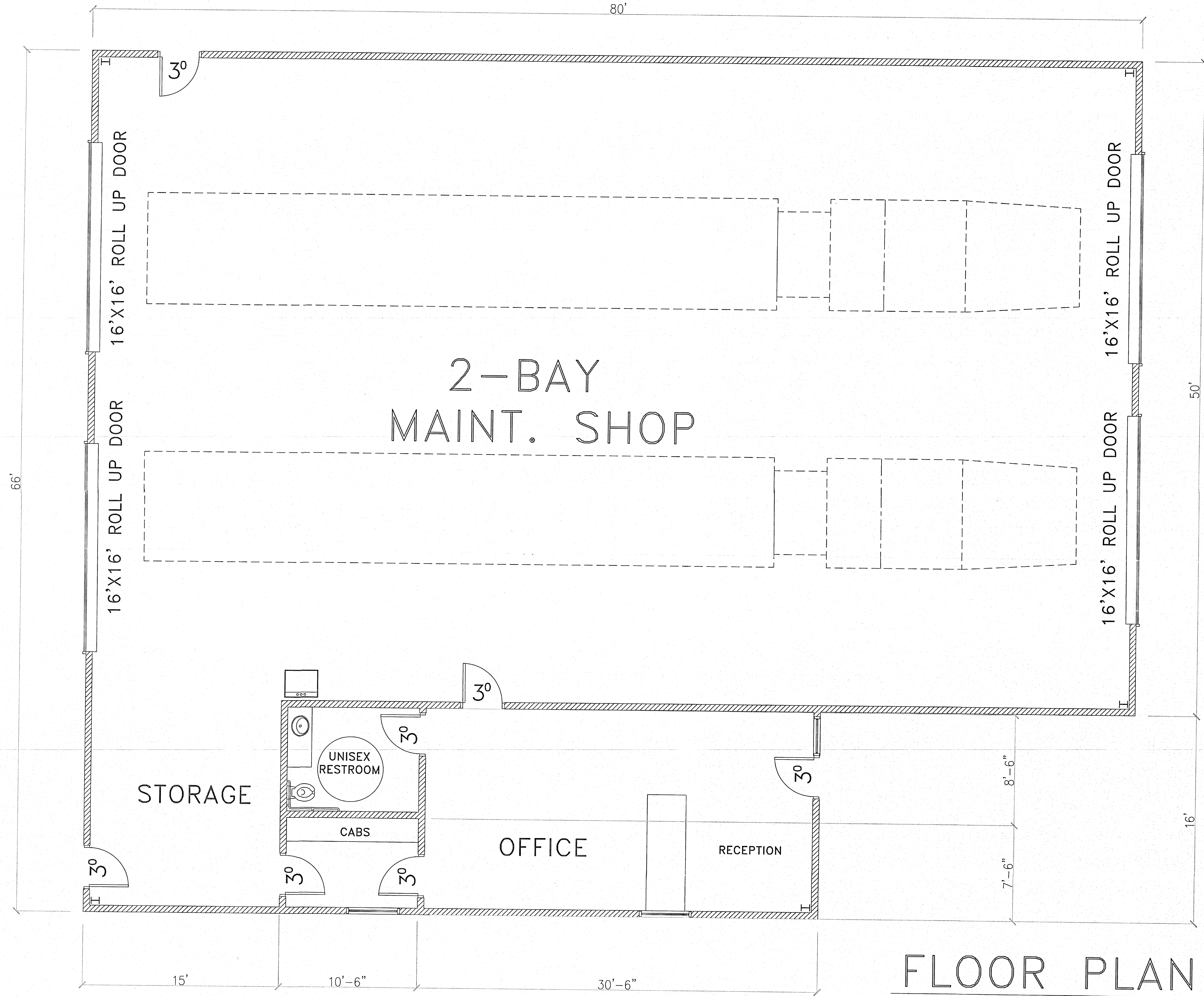
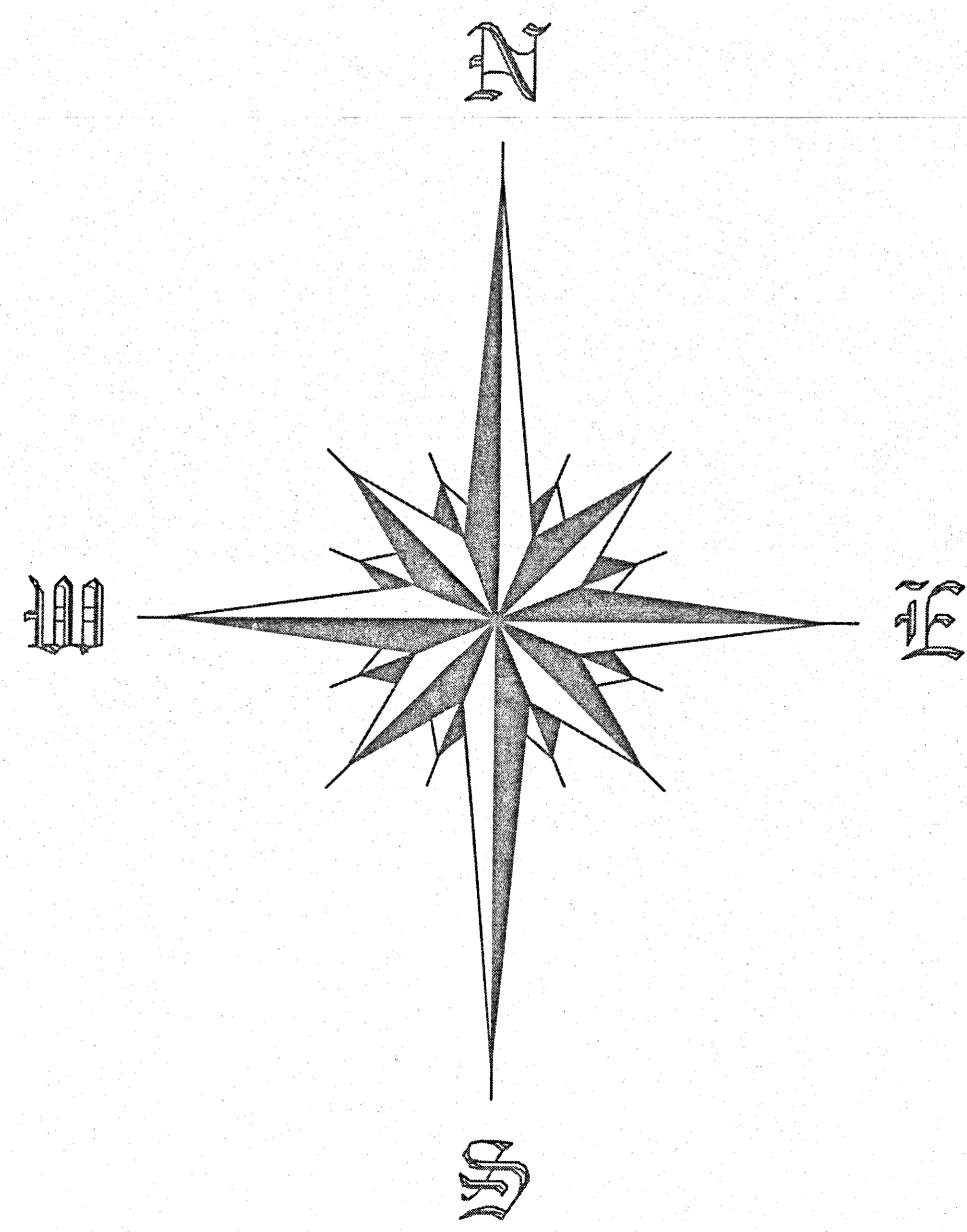
CLIENT:  
 JAGIR S. GILL  
 5839 N. SYCAMORE  
 FRESNO, CA 93723

ROOKSPIRE INC.  
 4644 W. JENNIFER  
 SUITE 107  
 FRESNO, CALIFORNIA  
 93722  
 559-385-7833  
 ROOKSPIRE1@GMAIL.COM

SHEET  
 SP. 2  
 2 OF 4

REVISION: SCALE: 1' = 75'  
 DATE: SIGNATURE:

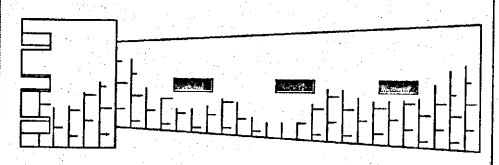




FLOOR PLAN  
MFG. METAL BUILDING

**ROOKSPIRE INC.**

4644 W. JENNIFER  
SUITE 107  
FRESNO, CALIFORNIA  
93722  
559-385-7833  
ROOKSPIRE1@GMAIL.COM



SHEET

SP 3  
3 OF 4

CLIENT:  
JAGIR S. GILL  
5839 N. SYCAMORE  
FRESNO, CA 93723

PROJECT  
APN: 330-212-38  
NORTH/EAST CORNER  
MAPLE & AMERICAN  
FRESNO, CA

MAPLE  
TRUCK  
REPAIR

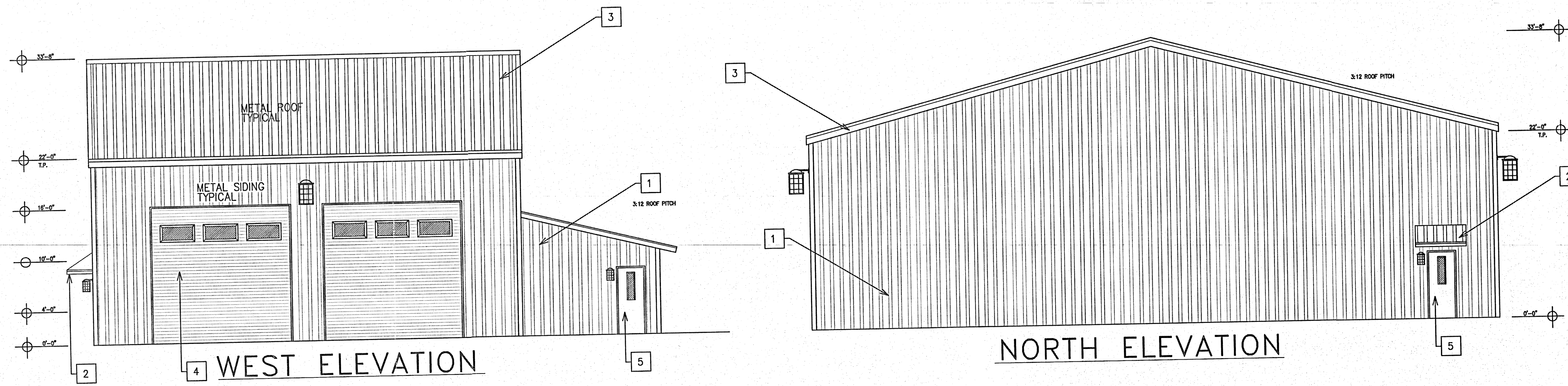
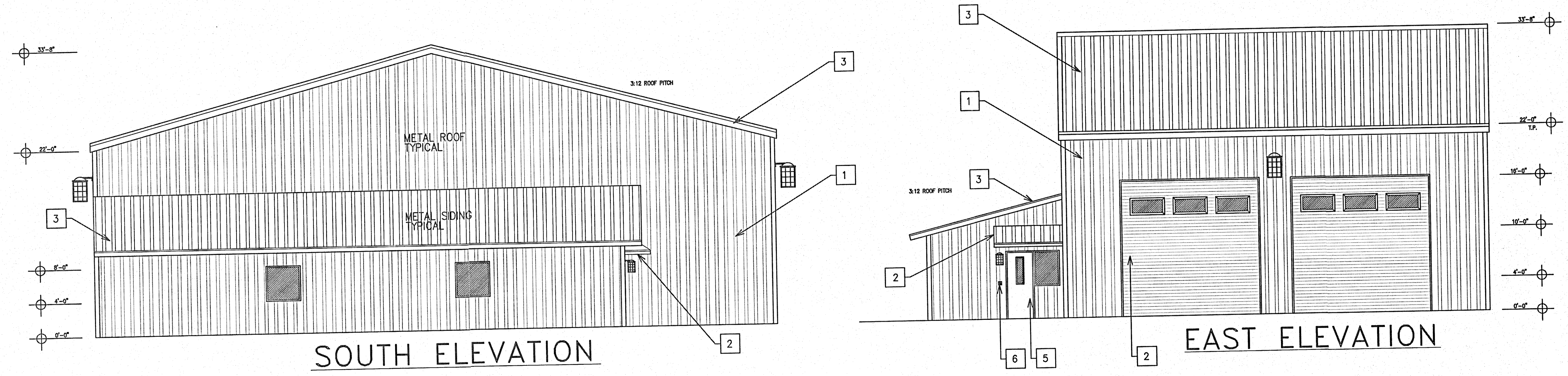
DATE:

REVISION:

SCALE: 1/4" = 1'

SIGNATURE:





Material Legend	
1	METAL SIDING
2	METAL AWNING
3	METAL ROOFING
4	16' x 16' ROLL UP METAL DOOR.
5	METAL DOOR, PAINT TO MATCH ADJACENT SURFACE
6	5x5" INTERNATIONAL ACCESSIBILITY SYMBOL

**ROOKSPIRE INC.**  
 4644 W. JENNIFER  
 SUITE 107  
 FRESNO, CALIFORNIA  
 93722  
 559-385-7833  
 ROOKSPIRE1@GMAIL.COM

CLIENT: GILL  
 JAGIR S. SYCAMORE  
 5839 N. SYCAMORE  
 FRESNO, CA 93723

PROJECT APN: 330-212-38  
 NORTH/EAST CORNER  
 MAPLE & AMERICAN  
 FRESNO, CA

MAPLE  
 TRUCK  
 REPAIR

SIGNATURE:

DATE:

REVISION:

SCALE: 1/8" = 1'



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

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

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

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

### GENERAL INFORMATION

1. Property Owner : JASVINDER SINGH Phone/Fax \_\_\_\_\_

Mailing Address: 5039 N. SYCAMORE AVE FRESNO, CA 93723  
Street City State/Zip

2. Applicant : ROOKSPIRE INC. (ART LANCASTER) Phone/Fax: (559) 385-7833

Mailing Address: 4644 W. JENNIFER AVE #107 FRESNO CA 93722  
Street City State/Zip

3. Representative: ART LANCASTER Phone/Fax: \_\_\_\_\_

Mailing Address: SAME \_\_\_\_\_  
Street City State/Zip

4. Proposed Project: THE SEMI TRUCK REPAIR FACILITY AND GENERAL AGRICULTURAL PROPERTY (REZONE AL20 TO M3)

5. Project Location: N/E CORNER OF MAPLE AND AMERICAN

6. Project Address: 4780 MAPLE AVENUE FRESNO, CA 93725

7. Section/Township/Range: 36 / 14S / 20E 8. Parcel Size: 19.98 ACRES

9. Assessor's Parcel No. 330-212-38 OVER.....

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

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

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

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

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

13. Existing Zone District: AL-20

14. Existing General Plan Land Use Designation: LIMITED AGRICULTURE

**ENVIRONMENTAL INFORMATION**

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

\_\_\_\_\_

Describe the major vegetative cover: WEEDS

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

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

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

North: KROEGER RECYCLING AND DEMOLITION

South: SFR - AGRICULTURAL LAND

East: SFR - AGRICULTURAL LAND

West: SFR - AGRICULTURAL LAND



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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 4  
Number of Salesmen 0  
Number of Delivery Trucks 0  
Total Square Footage of Building \_\_\_\_\_

III. Describe and quantify other traffic generation activities: SEMI TRUCK  
ENTERING / EXITING FACILITY FOR REPAIR, FARM VEHICLES  
FOR STANDARD OPERATION OF HARVESTING AND CORE

20. Describe any source(s) of noise from your project that may affect the surrounding area: \_\_\_\_\_  
AIR COMPRESSION


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

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

23. Proposed source of water:  
 private well  
 community system<sup>3</sup>--name: \_\_\_\_\_ OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 100 GALLONS
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 100 GALLONS
27. Anticipated type(s) of liquid waste: NORMAL RESTROOM + SINK
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: CONTAINED OIL AND VARIOUS VEHICLE FLUIDS
29. Anticipated volume of hazardous wastes<sup>2</sup>: LOW
30. Proposed method of hazardous waste disposal<sup>2</sup>: CONTAINED BARRELS TO BE DISPOSED AT APPROVED LOCATION
31. Anticipated type(s) of solid waste: TIRES AND GENERAL DEBRIS
32. Anticipated amount of solid waste (tons or cubic yards per day): LOW
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): LOW
34. Proposed method of solid waste disposal: TRASH RECEPTACLE
35. Fire protection district(s) serving this area: COUNTY FIRE
36. Has a previous application been processed on this site? If so, list title and date: \_\_\_\_\_  
REVISED PER ZONING - DATE UNKNOWN
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes \_\_\_\_\_ No

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

  
 SIGNATURE

1/28/2021  
 DATE

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

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

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

# NOTICE AND ACKNOWLEDGMENT

## INDEMNIFICATION AND DEFENSE

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

## STATE FISH AND WILDLIFE FEE

*State law requires that specified fees (effective January 1, 2020: \$3,343.25 for an EIR; \$2,406.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

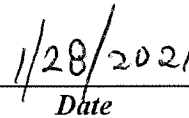
- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

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

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



\_\_\_\_\_  
*Applicant's Signature*



\_\_\_\_\_  
*Date*



# County of Fresno

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

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

*The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.*

ART LANCASTER  
Agent Name (Print or Type)

ROOKSPIRE INC.  
Company Name (Print or Type)

4644 W. JENNIFER AVE #107  
Mailing Address

FRESNO CA 93722  
City / State / Zip Code

(559) 385-7883  
Phone Number

ROOKSPIRE2@GMAIL.COM  
Email Address

330-212-38  
Project APN

4780 MAPLE AVENUE, 93725  
Project Street Address

A list consisting of 1 additional properties is attached (include the APN for each property).

Project Description (Print or Type):

REZONE: AL-20 TO M-2 / AMMENDMENT APPLICATION

PPL APPLICATION REVIEW: 20-109273 & 20-109270

**The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.**

Jagir S Gill  
Owner Signature

1-29-21  
Date

JAGIR. SINGH-GILL      559-577-9412  
Owner Name (Print or Type)      Phone Number      Email Address

*\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*



**AGENT AUTHORIZATION  
ADDITIONAL PROPERTY LIST**

316-090-05  
Project APN

41849 E. ANNADALE AVENUE  
Project Street Address

330-212-38  
Project APN

4780 N MAPLE  
LOT 133  
Project Street Address

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Project APN

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Project Street Address

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