



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 October 27, 2022

SUBJECT: Amendment Application No. 3846, Site Plan Review Application No. 8226, and Initial Study No. 8045

To allow the rezoning 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 with related improvements on a 2.12-acre portion of the subject parcel.

LOCATION: The subject parcel located on the northeast corner of South Maple Avenue and East American Avenue approximately one-half mile south of the City of Fresno (APN: 330-212-38) (4780 S. Maple Avenue) (Sup. Dist. 3).

OWNER: Jagir Gill Singh

APPLICANT: Art Lancaster

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Recommend the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) No. 8045; and
- Recommend the Board of Supervisors approve Amendment Application (AA) No. 3846 and Site Plan Review (SPR) Application No. 8226 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval, and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Summary of Initial Study Application No. 8045
6. List of Allowed Uses (By-right) in the AL-20 (Limited Agriculture) Zone District
7. List of Uses (By-right) to be Allowed in the M-2 Zone District
8. Proposed Mitigated Negative Declaration
9. Site Plan, Floor Plan and Elevations for Site Plan Review (SPR) Application No. 8226
10. Operational Statement for SPR Application No. 8226

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan	General Industrial in the County-adopted Roosevelt Community Plan	No change
Zoning	AL-20 (Exclusive Agricultural, 20-acre minimum parcel size)	M-2 (General Industrial) Zone District
Parcel Size	19.98 acres	No change
Project Site	Undeveloped	A commercial truck maintenance facility with related improvements on a 2.12-acre portion of a 19.98-acre parcel
Structural Improvements	None	4,890 square-foot maintenance shop
Nearest Residence	115 feet to the west of the project boundary	No change
Surrounding Development	North and East: Industrial uses South: Vineyard with single-family residences West: single-family residence	No change

Criteria	Existing	Proposed
Operational Features	N/A	<p>The proposed commercial truck maintenance facility will:</p> <ul style="list-style-type: none"> • Provide minor repair and servicing of commercial semitrucks and trailers. • Provide services namely fluid changes, tire changes, fuel filters, diagnostics, air filters, lubrications, preventative maintenance, and other minor repairs. • Utilize shop office for administrative work/files storage related to the business. <p>Note:</p> <p>The remainder 17.86-acre of the subject 19.98-acre parcel will remain as farmland until developed with M-2 uses.</p>
Employees	N/A	2 to 3 for the commercial truck maintenance facility
Customers/Supplier	N/A	Unknown
Traffic Trips	None	<p>Per the Traffic Impact Study (TIS) for the project, traffic trips generated by the commercial truck maintenance facility are:</p> <ul style="list-style-type: none"> • 7 AM peak-hour trips • 7 PM peak-hour trips (72 total daily trips) <p>Traffic trips generated by full development of 19.98-acre parcel are:</p> <ul style="list-style-type: none"> • 123 AM peak-hour trips • 127 PM peak-hour trips (1,014 total daily trips)
Lighting	None	All outdoor lighting installed for the commercial truck maintenance facility will be shielded to prevent glare offsite.

Criteria	Existing	Proposed
Hours of Operation	N/A	8:00 am to 5:00 pm, Monday – Friday for the commercial truck maintenance facility

Setback, Separation and Parking

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AL-20 Zone District: Front: 35 feet Side: 20 feet Rear: 20 feet	M-2 Zone District: Front: None Side: None Rear: None	Yes, for the commercial truck maintenance facility
Parking	No requirement	One parking stall per two employees and parking stall per company-owned truck	Yes, for the commercial truck maintenance facility.
Lot Coverage	No requirement	No requirement	N/A
Separation Between Buildings	40-foot separation between animal shelter and building for human occupancy	No requirement in the M-2 Zone District	N/A
Wall Requirements	Per Section 855-H.2 of the County Ordinance Code	Chain link fence around a 2.12- acre commercial truck maintenance facility (Not required)	Yes
Septic Replacement Area	100 percent for the existing system	The proposed commercial truck maintenance facility will install onsite sewage disposal system. Or the facility will connect to Malaga County Water District if sanitary sewer system becomes available prior to the site development	Yes
Water Well Separation	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	The proposed commercial truck maintenance facility will utilize an existing onsite water well. Or the	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
		property will connect to Malaga County Water District if water system becomes available prior to the site development	

Circulation and Traffic

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	American Avenue; Good Condition Maple Avenue; Poor condition	No changes
Direct Access to Public Road	Yes	American Avenue Maple Avenue	No changes
Road ADT (Average Daily Traffic)		800 (American Avenue) 1000 (Maple Avenue)	No changes
Road Classification		Arterial (American Avenue) Local (Maple Avenue)	No changes
Road Width		Existing road width for American Avenue: <ul style="list-style-type: none"> 30 feet north and 30 feet south of section line along parcel frontage (total 60 feet). Existing road width for Maple Avenue: <ul style="list-style-type: none"> 30 feet east and 30 feet west of section line along parcel frontage (total 60 feet) 	No additional right-of-way is required for American Avenue. Per Precise Plan Line No. 70, the ultimate right-of-way north of section line is 30 feet and varies south of section line. No additional right-of-way is required for Maple Avenue. The ultimate right-of-way is 30 feet east and 30 feet west of section line.
Road Surface		American Avenue (Asphalt concrete; pavement width: 18.7 feet)	No changes

		Existing Conditions	Proposed Operation
		Maple Avenue (Asphalt concrete; pavement width: 24.5 feet)	
Traffic Trips		None	<p>Per the Traffic Impact Study (TIS) for the project, traffic trips generated by the commercial truck maintenance facility are:</p> <ul style="list-style-type: none"> • 7 AM peak-hour trips • 7 PM peak-hour trips (72 total daily trips) <p>Traffic trips generated by the full development of 19.98-acre parcel are:</p> <ul style="list-style-type: none"> • 123 AM peak-hour trips • 127 PM peak-hour trips (1,014 total daily trips)
Traffic Impact Study (TIS) Prepared	Yes	N/A	A Traffic Impact Study (TIS) prepared for the project studied manufacturing as the maximum potential use for a 19.98-acre project site and concluded that the use will have no adverse traffic impacts in the area. However, the proposed commercial truck maintenance facility will be required to pay its equitable share of offsite improvements as determined by the California Department of Transportation (See MMRP; Exhibit 1)
Road Improvements Required		Good (American Avenue)	<ul style="list-style-type: none"> • The westbound lane of American Avenue will be required to be improved to a 12-foot travel lane and 6-foot shoulder across the proposed 2.12-acre development for a commercial truck maintenance facility

	Existing Conditions	Proposed Operation
	Poor (Maple Avenue)	<ul style="list-style-type: none"> The northbound lane of Maple Avenue will be required to be improved with a 6-foot shoulder across the proposed 2.12-acre development for a commercial truck maintenance facility

Surrounding Properties

	Size:	Use:	Zoning:	Nearest Residence:
North	19.1 acres	Industrial	M-3 (c)	None
South	18.66 acres	Orchard / Single Family Residence	AL-20	261 feet
East	4.63 acres	Orchard	M-3	None
West	5.98 acres & 1.24 acres	Open land with a Single-family residence	M-3 (c) and AL-20	115 feet

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8045 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration (MND) is appropriate. A summary of the Initial Study and a proposed MND is attached as Exhibit 5 and Exhibit 8.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: September 23, 2022.

PUBLIC NOTICE:

Notices were sent to 24 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A rezoning is a legislative act requiring action by the Board of Supervisors. A decision by the Planning Commission in support of a rezoning request is an advisory action requiring an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission's decision to deny a rezoning, however, is final unless appealed to the Board of Supervisors.

A Site Plan Review (SPR) is a ministerial act and does not require action by the Planning Commission and/or Board of Supervisors. However, the Board of Supervisors has requested, that applications to rezone property be accompanied by a development proposal for a specific use, such as a Site Plan Review so that operational issues can be considered separately from land use designation issues. Hence, Site Plan Review Application No. 8226 was filed concurrently with rezoning Amendment Application No. 3846 for consideration by the Planning Commission and the Board of Supervisors.

BACKGROUND INFORMATION:

On December 17, 1979, the Fresno County Board of Supervisors adopted the Roosevelt Community Plan and initiated a rezoning process to ensure that the zoning be consistent with the adopted community plan. Amendment Application No. 3148 is a County-initiated rezone to ensure consistent zoning with the newly adopted Roosevelt Community Plan. The subject parcel and parcels in proximity of the project site were rezoned from AE to AL-20 to prevent the establishment of incompatible land uses in areas designated for industrial use. This rezone was approved by the Board of Supervisors on September 29, 1980.

The subject Amendment Application No. 3846 proposes to rezone a 19.98-acre parcel from the existing AL-20 (Limited Agriculture, 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District. The parcel is adjacent to but outside of the City of Fresno Sphere of Influence boundary. While the project did not warrant a formal referral to the City for consideration of annexation, it was routed to the City for comments during initial project routing review and the Traffic Impact Study review. No concerns with the proposed rezone or the commercial truck maintenance facility were expressed by the City.

ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-F.29: <i>The County may approve rezoning requests and discretionary permits for new industrial development subject to conditions concerning the following criteria:</i></p> <p><i>Criteria “a”:</i> Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.</p> <p><i>Criteria “b”:</i> Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.</p> <p><i>Criteria “c”:</i> Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use to isolate the use from abutting properties.</p>	<p>Criteria “a”: Adverse impacts of noise, odor, vibration, smoke, noxious gasses, heat and glare, dust and dirt, combustibles, and other pollutants were addressed by Initial Study No. 8045, which was prepared for this application. The subject rezone and concurrent Site Plan Review proposal will adhere to mitigation measures/conditions pertaining to light and glare, transportation, and noise. The mitigation measure/conditions would ensure that all outdoor lightings are hooded and directed downward, the project pay its fair share to minimize traffic impact on State Route 99, and when warranted, a noise study be prepared and approved by the Fresno County Department of Public Health, Environmental Health Division to protect sensitive noise receptors in the area.</p> <p>Criteria “b”. The Site Plan Review Application No. 8226 is being processed concurrently with the Amendment Application No. 3846</p>

Relevant Policies:	Consistency/Considerations:
<p><i>Criteria “d”: Limitations on the industry’s size, time of operation, or length of permit.</i></p>	<p>and verifies that the project is provided with adequate off-street parking.</p> <p>Criteria “c”: Per the development standards of the proposed M-2 Zone District and the surrounding zone districts, there is no need for buffering of the use to isolate the use from abutting properties. Per the Zoning Ordinance, the surrounding land uses are either industrial or agricultural and there is no requirements for isolation of the use by means of a non-objectionable use area.</p> <p>Criteria “d”: Processing of Site Plan Review Application for a commercial truck maintenance facility will ensure that the impact of the development on surrounding properties is less than significant. Additionally, applicable Ordinance Codes and other standards are in place. The Site Plan Review will ensure that applicable regulations are implemented.</p> <p>The project meets this policy.</p>
<p>General Plan Policy LU-F.30: <i>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</i></p>	<p>Community sewer and water services are not available in the area. The proposed commercial truck maintenance facility will utilize a new individual sewage system and an existing water well on the property. These improvements will be in accordance with the provisions of the Fresno County Ordinance and be implemented through Site Plan Review Application No. 8226. The project meets this policy.</p>
<p>General Plan Policy LU-G.7: <i>Within the spheres of influence and two (2) miles beyond, the County shall promote consultation between the cities and the County at the staff level in the early stages of preparing general plan amendments and other policy changes that may impact growth or the provision of urban services. Staff consultations, particularly concerning community plans, shall provide for meaningful participation in the policy formulation process and shall seek resolution of issues prior to presentation to the decision-making bodies.</i></p>	<p>The project site is outside of the City of Fresno Sphere of Influence and was not referred to the City for potential annexation. The project was routed to the City for comments during initial project routing review and the Traffic Impact Study review. The City expressed no concerns with the proposed rezone or the commercial truck maintenance facility. The project meets this policy.</p>

Reviewing Agency/Department Comments:

The project was routed to all relevant Agencies and County Departments for review and comments. Below is a summary of substantive responses/comments.

- The San Joaquin Valley Air Pollution Control District (District) required project-related construction and operational emissions and required the project compliance with District Rules and Regulations. Per the *Air Quality and Greenhouse Gas Emission Analysis Memorandum* and *Supplemental Air Quality and Greenhouse Gas Emissions Analysis* prepared for the project by LSA Associates, Inc., and provided to the District, the project-related impacts were determined to be less than significant.
- The Transportation Planning Unit and Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning and the City of Fresno Traffic Operations and Planning Division reviewed the Traffic Impact Study (TIS) prepared for the project by LSA Associates, Inc. No specific requests for conditions, or mitigation were made by these entities. The California Department of Transportation (Caltrans) required that the project shall pay its fair share to mitigate traffic impact on State Route (SR) 99.
- The Development Engineering and Site Plan Review Units of the Fresno County Department of Public Works and Planning, Fresno County Fire Protection District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, San Joaquin valley Air Pollution Control District, and Fresno County Health Department, Environmental Health Division reviewed the proposal, and their comments mostly relate to the regulatory issues the applicant should be aware of and are included as Project Notes (Exhibit 1).
- The Malaga Water District (MCWD) indicated that the subject property is within the District's Sphere of Influence. To connect to MCWD water and sanitary sewer systems, the property would need to be annexed into MCWD at such time the MCWD boundary extends to become adjacent to the project site (Exhibit 1).
- Pursuant to Assembly Bill (AB) 52, the project was routed to the Native American Tribes in the area. No tribe requested consultation, resulting in no further action on the part of the County. However, the Table Mountain Rancheria (TMR) requested that in the unlikely event that cultural resources are identified on the property, TMR be informed. With the implementation of the Mitigation Measure included in the CULTURAL ANALYSIS section of the Initial Study No 8045 (Exhibit 5) impact to tribal cultural resources would be less than significant.

Analysis:

The proposed rezone is consistent with the Fresno County General Plan. Review of applicable documents and information indicate that the subject site is located within the County-adopted Roosevelt Community Plan. Per the Roosevelt Community Plan, the subject site is designated for General Industrial and per the Roosevelt Community Plan Zoning Compatibility Matrix, the proposed M-2 Zone District is compatible with the land-use designation. Surrounding properties to the north, east and west are also designated for General Industrial except for a parcel to the west designated for a Ponding Basin. The properties on the south side of American Avenue are

designated Agriculture. The subject parcel is undeveloped with westerly boundary abutting the City of Fresno Sphere of Influence boundary.

The surrounding land is comprised of industrial and agricultural uses with single-family homes. Parcels to the north and east are zoned M-3 (Heavy Industrial) and are developed with industrial uses and are vineyards. Parcels to the west are zoned M-3 (c) and AE-20 and developed with a single-family residence. Parcels to the south are outside of the Roosevelt Community Plan boundary, zoned AE-20 (Exclusive Agricultural), and planted in vineyard and orchard with single-family homes.

The proposed M-2 Zone District would allow by-right uses in the M-2 Zone District, including the proposed commercial truck maintenance facility which is subject to Site Plan Review. Additional by-right uses in the M-2 Zone District could be established on the property with the approval of Site Plan Review prior to the establishment of a use or uses. Eventually, when the City of Fresno Sphere of Influence boundary expands, the project site and land in the surrounding area may be annexed into the City and be developed more fully for uses allowed under City's General Plan.

The Initial Study (IS) prepared for this proposal included a Traffic Impact Study with VMT (Vehicle Miles Travelled) evaluation, and a Greenhouse Gas Impact Analysis Report. These studies and other analysis in the IS have identified potential impacts that have been determined to be less than significant with identified Mitigation Measures in the areas of:

- Aesthetics (outdoor lighting),
- Cultural Resources (in unlikely event of a finding)
- Transportation (fair share of local improvements).

These Mitigation Measures are typical for any new development. The specific mitigations are articulated in the Mitigation Monitoring Report Program (MMRP) along with project Conditions and Notes/Regulatory comments (See Exhibit 1).

A Mitigated Negative Declaration is recommended for final adoption by the Board of Supervisors.

Conclusion:

Staff has determined that the proposed rezone from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-2 (General Industrial) Zone District is consistent with the Fresno County General Plan and Roosevelt Community Plan and recommends approval of Amendment Application No. 3846 and Site Plan Review Application No. 8226, subject to the Conditions of Approval recommended in the Staff Report (Exhibit 1).

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend adoption of the Mitigated Negative Declaration prepared based on Initial Study No. 8045; and
- Recommend that the Board of Supervisors determine that the proposed rezone is consistent with the General Plan and the County-adopted Roosevelt Community Plan and approve Amendment Application No. 3846; and
- Recommend approval of Site Plan Review Application No. 8226; and
- Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3846 and Site Plan Review Application No. 8226 to the Board of Supervisors with a recommendation for approval, subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in the Staff Report

Alternative Motion (Denial Action)

- Determine that the proposed M-2 (General Industrial) zoning is not consistent with the General Plan and County-adopted Roosevelt Community Plan, and deny Amendment Application No. 3841 and Site Plan Review Application No. 8226 (state basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

EA:jp
G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3846\SR\AA 3846 Staff Report.docx

EXHIBIT 1

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

IS 8045 Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
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	Applicant/Fresno County Dept. of Public Works and Planning	At time of construction until project lasts.
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, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ Fresno County Sheriff-Coroner	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</p>	Applicant	Applicant/PWP	As noted

		Avenue exit ramp would be \$1,670 (one trip x \$1,670/trip) fair share for the improvement of the northbound exit ramp.			
--	--	---	--	--	--

Mitigation Measure – Measure specifically applies to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended conditions for the project.

Conditions of Approval – Amendment Application No. 3846	
1.	Development of a commercial truck maintenance facility shall be in accordance with the Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Board of Supervisors.
2.	At the time of development of the proposed commercial truck maintenance facility, the applicant shall consult with Malaga County Water District (MCWD) for the site to connect and utilize sewer and water services from MCWD, if available adjacent to and within 150 feet of the property. If available, the property owner shall construct water and sewer mains across the frontage of the property, connect to MCWD water and sewer systems, and destroy existing on-site systems in accordance with the Fresno County and Environmental Health Department.
3.	In order to protect sensitive noise receptors on the adjacent parcels, no operation of refrigerated truck or other equipment that operate continuously and has the potential to generate noise above 60db shall be allowed on the property unless a Noise Study prepared by a certified sound consultant is submitted to and approved by Fresno County Health Department, Environmental Health Division.
4.	Prior to issuance of any occupancy or operations the northbound lane of Maple Avenue shall be improved with a 6-foot paved shoulder across the proposed two (2) acre development for commercial truck maintenance facility. At this time the improvements can be limited to the frontage of the developed property. If the remainder of the parcel is developed, these conditions shall apply to the entire parcel frontage.
5.	Prior to issuance of any occupancy or operations, the westbound lane of American Avenue shall be expanded from the existing 10-foot paved travel lane to a 12-foot paved travel lane and be improved with a 6-foot paved shoulder across the proposed two (2) acre development for commercial truck maintenance facility. At this time the improvements can be limited to the frontage of the developed property. If the remainder of the parcel is developed, these conditions shall apply to the entire parcel frontage.
6.	Prior to issuance of any occupancy or operations the applicant shall relocate existing utilities within the road right-of-way to the correct alignment and grade affected by the development of the proposed commercial truck maintenance facility.
7.	A dust palliative shall be required to be applied regularly to all non-paved parking and circulation areas to control dust from leaving the site.
8.	The project shall adhere to Mitigation Measures, Conditions of Approval and Project Notes prepared for Amendment Application No. 3846 and Conditions of Approval and Project Notes prepared for Site Plan Review Application No. 8226.

Project Notes – Amendment Application No. 3846

1.	<p>To address impact on public health resulting from permitted uses on the property, the Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:</p> <ul style="list-style-type: none">• Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.• Any business that handles a hazardous material or hazardous waste may require submittal of a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95, Section 25507.• The sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section. Leach fields shall not be paved over nor parking of vehicles to allow for treatment of effluent and protection of piping.• Any underground storage tank found during construction shall be removed by obtaining an Underground Storage Tank Removal permit from the Health Department.• Permits shall be applied for and obtained from Health Department to construct a water well on the property.• All abandoned water wells and septic systems on the property shall be properly destroyed by an appropriately licensed contractor.• Noise impacts associated with construction activities shall be subject to the County Noise Ordinance.• Per the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, the owner/operator shall obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle).
2.	<p>To address impacts on the Fresno Irrigation District (FID) facilities resulting from permitted uses on the property, FID requires the following:</p> <ul style="list-style-type: none">• 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, shall require FID's review and approval of all plans.

	<ul style="list-style-type: none"> • 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 shall 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 shall 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 shall be treated as such.
3.	<p>To address impacts on the Fresno Metropolitan Flood Control District (FMFCD) facilities resulting from permitted uses on the property, the FMFCD requires the following:</p> <ul style="list-style-type: none"> • The project shall pay drainage fees at the time of development based on the fee rates in effect at that time. • Storm drainage patterns for the development shall conform to the District Master Plan. • All improvement plans for any proposed construction of curb and gutter or storm drainage facilities shall be reviewed and approved by FMFCD for conformance to the District Master Plan within the project area. • Temporary storm drainage facility shall be provided on the property until permanent service becomes available. • Construction activity shall secure a storm water discharge permit.
4.	<p>A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be filed with State Water Resources Control Board before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI and SWPPP shall be provided to Development Engineering prior to any grading work</p>
5.	<p>To address impacts on county roadways resulting from the permitted uses on the property, the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> • A 20-foot by 20-foot corner cutoff shall be provided at the intersection of S Maple Avenue and E American Avenue for visibility purposes. • The proposed gates at the driveways shall be set back a minimum of 20 feet from the right-of-way or such other extra depth, in order to eliminate the largest vehicle from idling in the road right-of-way when stopped to open the gate. • Development of the property in accordance with the proposed change in zoning will necessitate that the applicant shall construct street improvements, possibly including curb, gutter, and sidewalk across the parcel frontages. Plans for such

	<p>improvements shall be submitted during the Site Plan Review process.</p> <ul style="list-style-type: none"> • Any permanent drainage improvements shall be in accordance with FMFCD Master Plan. Any road drainage improvements such as curb and gutter shall be deferred until FMFCD facilities are available. • An encroachment permit shall be obtained from the Road Maintenance and Operations Division prior to any work completed within the road right-of-way of Fresno County.
6.	<p>The permitted uses on the property shall be subject to the following San Joaquin Valley Air Pollution Control District (District) Rules:</p> <ul style="list-style-type: none"> • District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review): Prior to construction, an Authority to Construct (ATC) application shall be filed with the District. • District Rule 9510 (Indirect Source Review): An Air Impact Assessment (AIA) application shall be filed with the District. • Regulation VIII (Fugitive PM10 Prohibitions); Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities); Rule 4601 (Architectural Coating); Rule 4102 (Nuisance); and Rule 4641 (Cutback, Slow Cure and Emulsified Asphalt, Paving and Maintenance Operations).
7.	<p>To address impacts on air quality resulting from the permitted uses on the property, the San Joaquin Valley Air Pollution Control District (District) requires the following:</p> <ul style="list-style-type: none"> • Fleets associated with operational activities utilize the cleanest available Heavy Heavy-Duty (HHD) trucks, including zero and near-zero (0.02 g/bhp-hr NOx) technologies. • All on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) utilize zero-emissions technologies. • Idling of Heavy Heavy-Duty (HHD) truck near sensitive receptors be limited to a 3-minute idling and shall require appropriate signage and enforcement of idling restrictions. • The electric vehicle chargers should be installed at the project site at strategic locations.
Project Notes – Site Plan Review Application No. 8226	
1.	<p>A Grading and Drainage Plan shall be prepared by a Registered Civil Engineer and submitted to the Department of Public Works and Planning in accordance with Section 6731 of the California Business and Professions Code. The Plan shall have an Engineer's Certificate indicating that the grading and drainage will have no adverse effect on the adjoining properties. A Grading</p>

	<p>and Drainage Plan Submittal Checklist has been attached. Contact the Grading Engineer for Grading and Drainage Plan requirements at (559) 600-4022.</p> <p>Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.</p> <p>A grading permit or voucher may be required for any grading proposed with this application.</p>
2.	<p>Fire protection improvements shall be in place and inspected by the Fresno County Fire Protection District prior to occupancy. Contact the District at (559) 493-4359 to arrange for an inspection. Allow 14 to 21 days for the District to complete the inspection.</p>
3.	<p>The Civil Engineer who prepares the on-site improvement plans shall inspect construction of the facilities and shall certify to the Department of Public Works and Planning that the work conforms to approved plans and specifications. The Fresno County Grading Engineering Section requires the submittal of an As-Built Grading and Drainage Plan. Contact Grading Engineering at (559) 600-4022 for more information.</p>
4.	<p>A Regional Transportation Mitigation Fee (RTMF) shall be paid to the RTMF Joint Powers Agency prior to occupancy. The required form will be supplied during the building plan check process. Contact the RTMF Joint Powers Agency at (559) 233-4148 for more information.</p>
5.	<p>All driveways and parking areas to be used by motor vehicles shall be designed by an architect or civil engineer in accordance with Fresno County Standards. Engineered plans for construction, including a complete listing of materials, costs, and quantities in place, shall be submitted to this Department for approval. A fee, based upon construction costs, will be assessed in accordance with Section 879 of the Fresno County Zoning Ordinance and must be collected with the submittal of the Grading and Drainage Plan.</p>
6.	<p>Owner shall design and install fire protection measures as required by the Fresno County Fire Protection District, which may include but are not limited to water flow requirements, water storage, fire pumps, fire hydrants, fire sprinkler systems, fire alarm systems and road access. All structures and other applicable facilities shall comply with California Code of Regulations Title 24 – Fire Code. Comments by Fresno County Fire Protection District are attached. Your project/development shall annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. The project/development also will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. Prior to plan submittal to the FCFPD please visit the District's website at www.fresnocountyfire.org and fill out the Fire Permit Application to submit with your plans. In addition to the required construction plans submitted for building plan check, three (3) sets of construction plans shall be submitted to the Site Plan Review section and date stamped prior to Fire District review. These plans will be forwarded to the Fresno County Fire Protection District for their review. It will be the responsibility of the Owner to contact the Fire Protection District for required fire protection improvements. Contact the District at (559) 493-4359 for information.</p>

7.	The Fresno Unified School District, in which you are proposing construction, has adopted a resolution requiring the payment of a Development Impact Fee. The County, in accordance with State law, which authorizes the fee, will not issue a building permit without certification from the school district that the fee has been paid. An official certification form will be provided by the County when application is made for a building permit.
8.	Prior to building permits, the applicant shall obtain a demolition permit for the residence permitted in 2005. Please contact the Zoning and Permits department at (559) 600-4540 for more information.
9.	The parking and circulation areas shall be graded, asphalt concrete surfaced, and striped. Off-street parking spaces shall be provided as shown on the approved plan.
10.	ADA stall(s) shall be provided for the physically disabled and shall be served by an access aisle 96 inches wide, minimum, and shall be designated van accessible. ADA stalls shall be concrete, or asphalt concrete paved and must be located on the shortest possible route to the main entrance, so the disabled person does not cross the driveway into the parking lot.
11.	A 45-degree (45°) corner cut-off of 10-foot by 10-foot shall be maintained to allow clear visual view of vehicular traffic from the driveway within the County right-of-way.
12.	All conditions of approval for AA 3846 shall remain in full force and effect.
13.	Permits for structural, electrical, and plumbing work shall be obtained from the Department of Public Works and Planning, Permits Counter, prior to any construction.
14.	All proposed signs shall be submitted to the Department of Public Works and Planning, Permits Counter to verify compliance with the Zoning Ordinance.
15.	If the use of this property should ever change, it is important that the owner or operator verify that the new use would be allowed by all applicable building codes and ordinances of Fresno County. Contact the Fresno County Department of Public Works and Planning, Permits Counter at (559) 600-4540 for information on applicable codes and ordinances.
16.	Required site improvements may be bonded in accordance with the provisions of Section 874-C-2 of the Fresno County Zoning Ordinance.
17.	This Site Plan Review approval shall expire in two years from the date of approval unless substantial development has commenced.

EA:jp

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3846\SR\AA 3846 MMRP (Ex 1) CUP & SPR.docx

LOCATION MAP

AA 3846

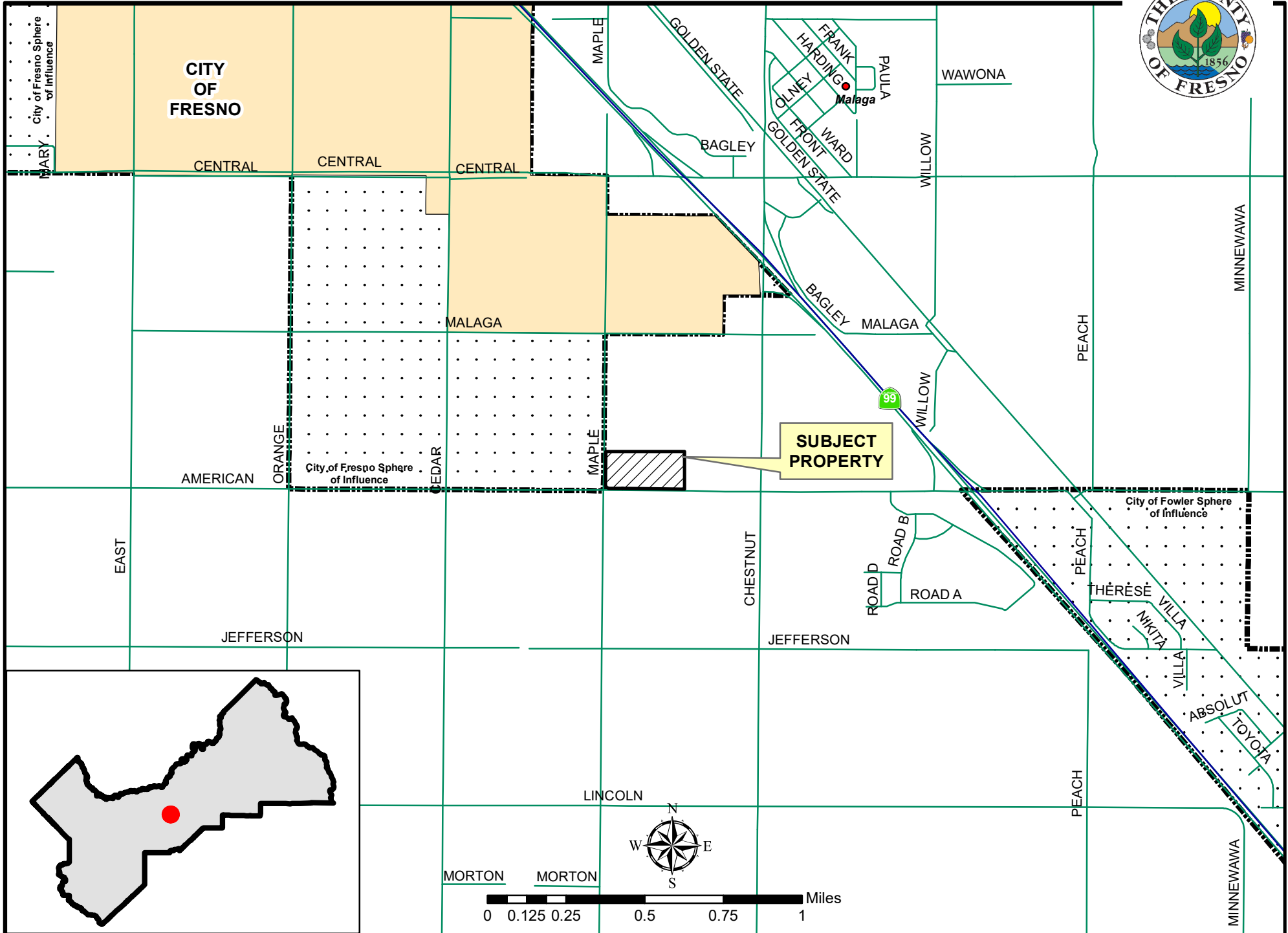


EXHIBIT 2

EXHIBIT 3
EXISTING ZONING MAP

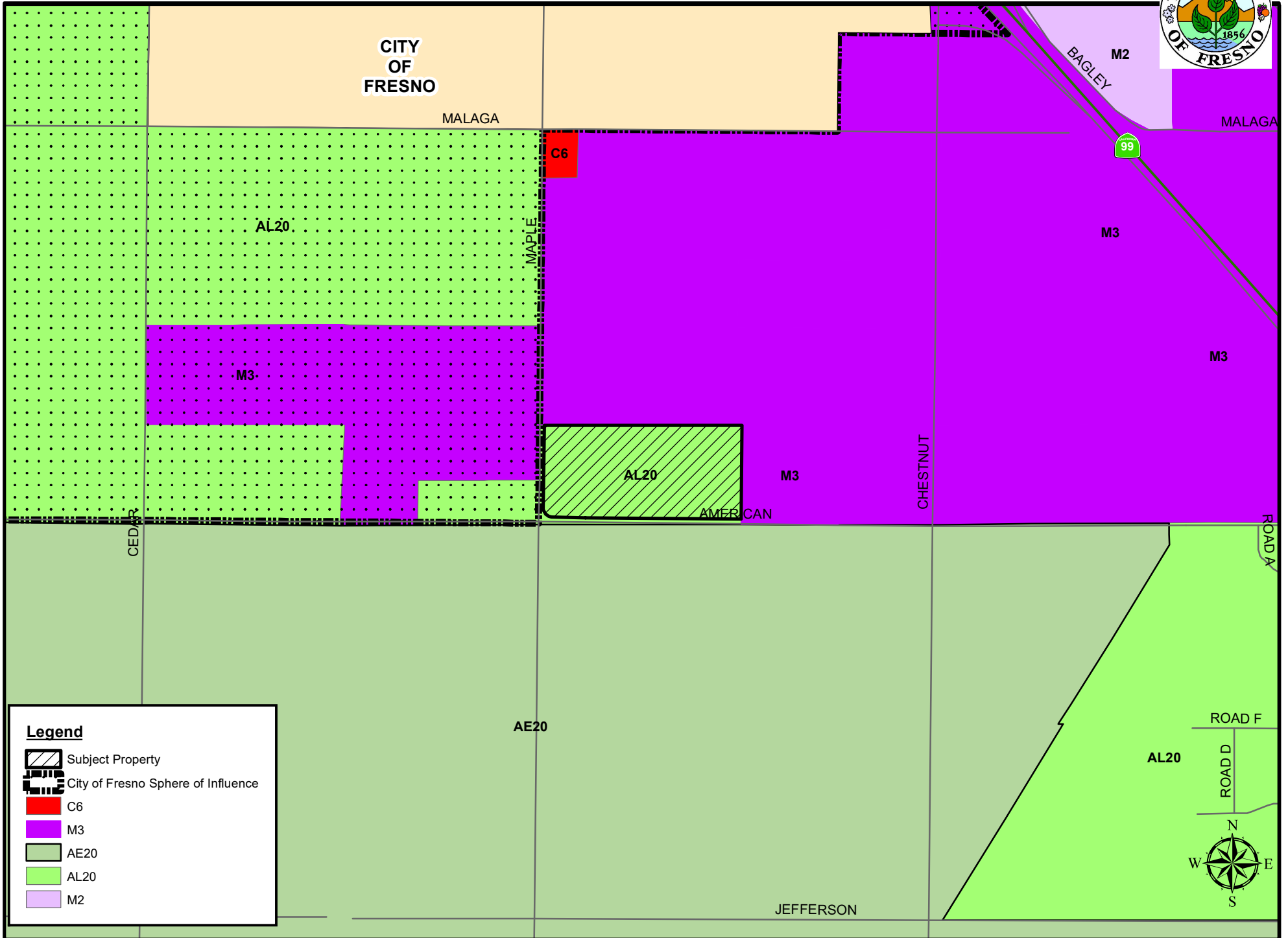
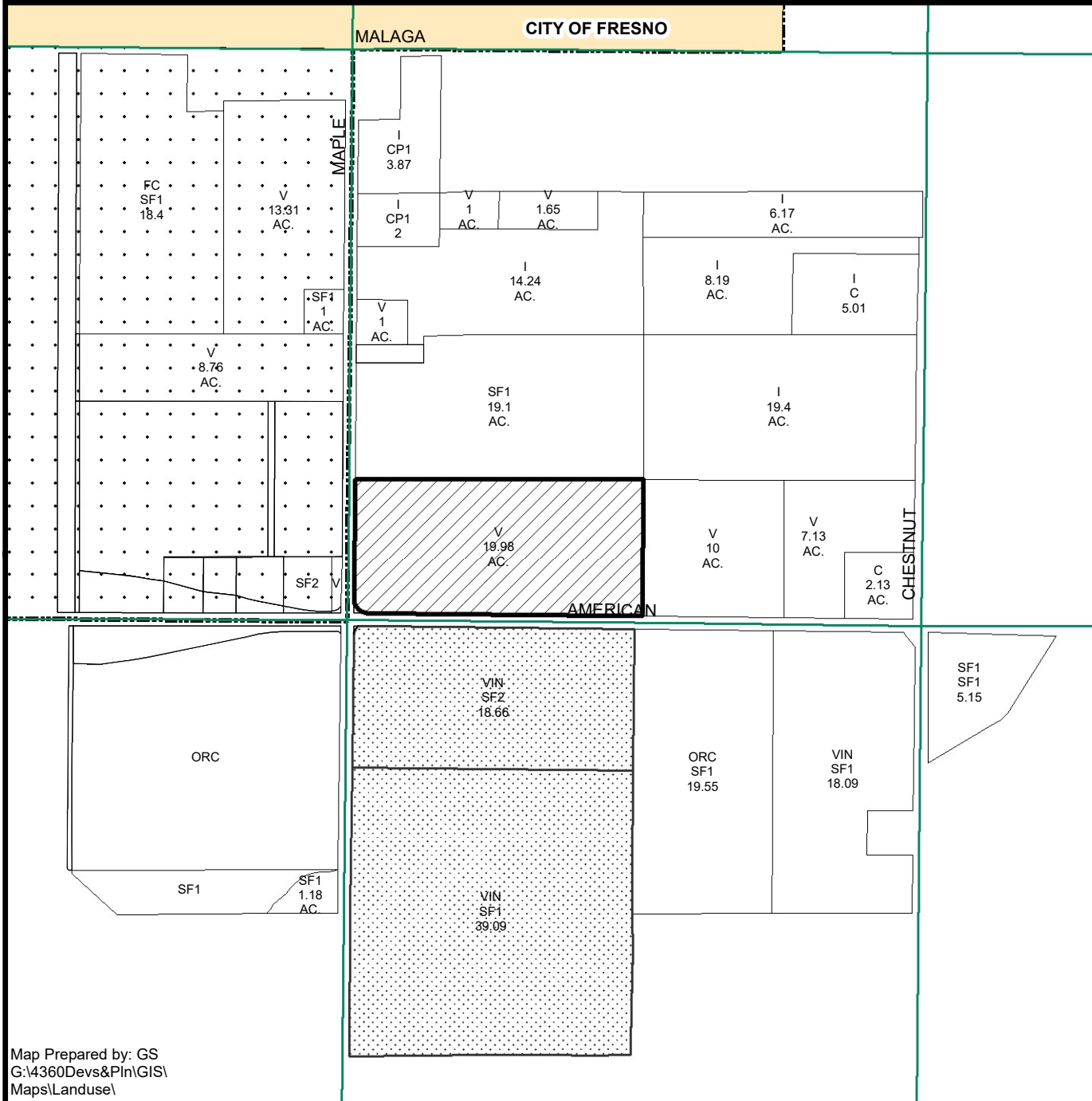


EXHIBIT 3

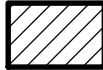
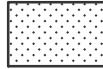

EXISTING LAND USE MAP

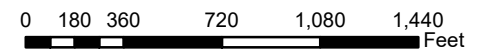
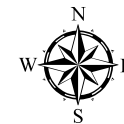
AA 3846



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



Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
G:\4360Devs&PIn\GIS\
Maps\Landuse\



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 subject 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 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)*, and a *Supplemental Air Quality and Greenhouse Gas Emissions Analysis (Analysis)* completed by LSA Associates, Inc., and dated January 24, 2022, and October 10, 2022, respectively. The Analysis were 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 (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). 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 O₃, PM₁₀, PM_{2.5}, CO, NO₂, SO₂, 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_x, CO, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) *Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI)* adopted in 2015 contains threshold for CO, NO_x, ROG, SO_x PM₁₀ and PM_{2.5}. The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions per year are 10 tons for ROG, 10 tons for NO_x, 100 tons for CO, 27 tons for SO_x, and 15 tons for PM₁₀ and 15 tons per year PM_{2.5}.

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_x, 1.5 for CO, less than 0.1 for SO_x, and 0.1 for PM₁₀ and PM_{2.5} which are less than the threshold of significance. Per the *Supplemental Greenhouse Gas and Air Quality Analysis*, the maximum allowable building that could be constructed on a 19.98-acre parcel would not

exceed the significant criteria for annual ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} emissions.

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 PM₁₀ 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_x, CO, SO_x, PM₁₀, or PM_{2.5} 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_x, 0.2 for CO, and less than 0.1 for SO₂, PM₁₀ and PM_{2.5} and are below the threshold of significance. Per the *Supplemental Greenhouse Gas and Air Quality Analysis*, operation of the maximum allowable building on a 19.98-acre parcel would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds 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* and *Supplemental Greenhouse Gas and Air Quality Analysis*, 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 and Supplemental Greenhouse Gas and Air Quality Analysis*, 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 CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. In the *Air Quality and Greenhouse Gas Emissions Analysis Memorandum* and *Supplemental Greenhouse Gas and Air Quality Analysis* prepared for the project by LSA Associates and dated January 24, 2022, and October 10, 2022 respectively, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

The *Air Quality and Greenhouse Gas Emissions Analysis Memorandum* and *Supplemental Greenhouse Gas and Air Quality Analysis* 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_{2e} and the construction activities associated with the maximum allowable building would generate 786.3 tons of CO_{2e}. 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*, and *Supplemental Greenhouse Gas and Air Quality Analysis* the project would generate approximately 112.8 metric tons of CO_{2e} per year of emission and construction activities associated with the maximum allowable building would generate 2,220.4 metric tons of CO_{2e} per year of emissions.

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 and Supplemental Greenhouse Gas and Air Quality Analysis, 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 SIGNIFIACNT 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.

FI D'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 referable 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.

EA:jp
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3846\IS CEQA\AA 3846 IS wu.docx

EXHIBIT 6

SECTION 817

"AL" - LIMITED AGRICULTURAL DISTRICT

The "AL" District is a limited agricultural district. It is intended to protect the general welfare of the agricultural community by limiting intensive uses in agricultural areas where such uses may be incompatible with, or injurious to, other less intensive agricultural operations. The District is also intended to reserve and hold certain lands for future urban use by permitting limited agriculture and by regulating those more intensive agricultural uses which, by their nature, may be injurious to non-agricultural uses in the vicinity or inconsistent with the express purpose of reservation for future urban use.

The "AL" District shall be accompanied by an acreage designation which establishes the minimum size lot that may be created within the District. Acreage designation of 640, 320, 160, 80, 40, and 20 are provided for this purpose. Parcel size regulation is deemed necessary to carry out the intent of this District.

(Section 817 added by Ord. 490.117 adopted 10-5-76; amended by Ord. 490.188 adopted 10-29-79)

SECTION 817.1 - USES PERMITTED

The following uses shall be permitted in the "AL" Districts. All uses shall be subject to the Property Development Standards in Section 817.5.

(Amended by Ord. 490.174 re-adopted 5-8-79; Ord. 490.188 adopted 10-29-79)

- A. The maintaining, breeding and raising of bovine and equine animals except dairies, feed lots and uses specified in Sections 817.2 and 817.3.
(Amended by Ord. 490.174 re-adopted 5-8-79)
- B. The keeping of rabbits and other similar small fur-bearing animals for domestic use.
(Amended by Ord. T-038-306 adopted 5-22-90)
- C. The maintaining, breeding, and raising of poultry for domestic use not to exceed five hundred (500) birds and the maintaining, breeding, and raising of poultry for FFA, 4-H, and similar organizations.
(Added by Ord. T-038-306 adopted 5-22-90).
- D. The raising of tree, vine, field, forage, and other plant life of all kinds, except mushroom growing.
(Added by Ordinance 490.174 re-adopted 5-8-79)
- E. One family dwellings, accessory buildings, and farm buildings of all kinds, when located upon farms and occupied or used by the owner, farm tenant, or other persons employed thereon or the non-paying guests thereof; provided, however, that a residence once constructed and used for one of the foregoing uses, and no longer required for such use shall acquire a nonconforming status and may be rented for residential purposes without restriction.
- F. Home Occupations, Class I, subject to the provisions of Section 855-N.
(Amended by Ord. T-288 adopted 2-25-86)
- G. The use, storage, repair, and maintenance of tractors, scrapers, and land leveling and development equipment devoted primarily to agricultural uses when operated in conjunction with, or as part of, a bona fide agricultural operation.

- H. Apiaries and honey extraction plants subject to the provisions of Section 855-N.
- I. Signs, subject to the provisions of Section 817.5-K.
- J. Temporary or permanent telephone booths.
- K. Storage of petroleum products for use by the occupants of the premises but not for resale or distribution.
- L. Mobile home occupancy consisting of one or more mobile homes, subject to the provisions of Section 856 and Section 817.1-D.
- M. Historic and monument sites.
- N. The harvesting curing, processing, packaging, packing, shipping, and selling of agricultural products produced upon the premises, or where such activity is carried on in conjunction with, or as a part of, a bona fide agricultural operation.
(Added by Ord. T-052-286 adopted 3-8-94)
- O. Agricultural tourism uses and facilities subject to the provisions of Section 855-N.
(Added by Ord. T-078-353, adopted 12-7-04)
- P. Farmworker Dwelling Units subject to the provisions of 855-O.
(Added by Ord. T-803-371 adopted 12-8-15)
- Q. Farmworker Housing Complexes subject to the provisions of 855-O.
(Added by Ord. T-803-371 adopted 12-8-15)
- R. Temporary Farmworker Housing subject to the provisions of 855-O.
(Added by Ord. T-803-371 adopted 12-8-15)
- S. Wholesale Limited Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)
- T. Micro Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)
- U. Minor Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)

EXHIBIT 7

SECTION 844

"M-2" - GENERAL INDUSTRIAL DISTRICT

The "M-2" General Industrial District is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base.

SECTION 844.1 - USES PERMITTED

The following uses shall be permitted in the "M-2" District. All uses shall be subject to the Property Development Standards in Section 844.5.

(Amended by Ord. 490.174 re-adopted 5-29-79)

- A. All uses permitted in the "M-1" District, Section 843.1.
- B. Baled cotton storage.
- C. Building materials.
- D. Cotton compress.
- E. Used materials yards.
- F. Manufacturing.
 - 1. Automotive:
 - a. Assembly.
 - b. Battery manufacture.
 - c. Body and fender works.
 - d. Rebuilding.
 - 2. Machinery and shop (no punch presses over twenty (20) tons or drop hammers):
 - a. Automatic screw machines.
 - b. Blacksmith shops.
 - 3. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:
 - a. Bone.
 - b. Feathers.
 - c. Hair.
 - d. Horns.
 - e. Paints, not employing a boiling process.
 - f. Rubber.
 - 4. Wholesale lumber yards.
 - 5. Meat packing & meat processing, subject to the provisions of Section 855-N.
(Added by Ord. 490.21 adopted 9-14-65)
- G. Microwave relay structures.

SECTION 843

"M-1" - LIGHT MANUFACTURING DISTRICT

The "M-1" (Light Manufacturing) District is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of material that are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other district.

SECTION 843.1 – USES PERMITTED

The following uses shall be permitted in the "M-1" District. All uses shall be subject to the Property Development Standards in Section 843.5.

A. RELATED USES

1. Advertising structures.
2. Animal hospitals and shelters.
3. Automobile repairs (conducted within a completely enclosed building).
4. Automobile re-upholstery.
5. Automobile service stations.
6. Banks.
7. Caretaker's residence, which may include an office for the permitted industrial use.
(Amended by Ord. 490.152 adopted 7-10-78)
8. Commercial uses that are incidental to and directly related to and serving the permitted industrial uses.
9. Delicatessens.
10. Electrical supply.
11. Equipment rental or sale
12. Farm equipment sales and service.
13. Frozen food lockers.
14. Grocery stores.
15. Boarding and training, breeding and personal kennels.
(Amended by Ord. 490.36 adopted 7-25-67)
16. Ice and cold storage plants
17. Mechanical car, truck, motor and equipment wash, including self-service.

(Added by Ord. 490.23 adopted 12-28-65)

18. Newspaper publishing

19. Offices:

- a. Administrative.
- b. Business.
- c. General.
- d. Medical
- e. Professional

20. New and used recreational vehicle sales and service.

(Added by Ord. 490.129 adopted 1-11-77)

21. Restaurants.

22. Signs, subject to the provisions of Section 843.5-K.

23. Truck service stations.

24. Truck driver's training schools.

(Amended by Ord. T-070-341 adopted 4-23-02)

B. ADULT BUSINESSES that are licensed under Chapter 6.33 of Ordinance Code, including uses such as:

1. Bars.
2. Restaurants.
3. Theaters.
4. Video stores.
5. Book stores.
6. Novelty sales.

(Added by Ord. T-074-346 adopted 7-30-02)

C. MANUFACTURING

1. Aircraft, modification, storage, repair and maintenance

2. Automotive:

- a. Painting.
- b. Automotive reconditioning.
- c. Truck repairing and overhauling.
- d. Upholstering.
- e. Battery assembly (including repair and rebuilding) limited to the use of previously manufactured components.

(Added by Ord. 490.33 adopted 1-17-67)

3. Boat building and repairs.

4. Book binding.

5. Bottling plants.
6. Ceramic products using only previously pulverized clay and fired in kilns only using electricity or gas.
7. Commercial grain elevators.
8. Garment manufacturing.
9. Machinery and shop (no punch presses over twenty (20) tons or drop hammers):
 - a. Blacksmith shops.
 - b. Cabinet or carpenter shops.
 - c. Electric motor rebuilding.
 - d. Machine shops.
 - e. Sheet metal shops.
 - f. Welding shops.
 - g. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared metals.
10. Manufacturing, compounding, processing, packing or treatment of such products as:
 - a. Bakery goods.
 - b. Candy.
 - c. Cosmetics.
 - d. Dairy products.
 - e. Drugs.
 - f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system.
 - g. Fruit and vegetables (packing only).
 - h. Honey extraction plant.
 - i. Perfume.
 - j. Toiletries.
11. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:
 - a. Canvas.
 - b. Cellophane.
 - c. Cloth.
 - d. Cork.
 - e. Felt.
 - f. Fibre.
 - g. Fur.
 - h. Glass.
 - i. Leather.
 - j. Paper, no milling.
 - k. Precious or semi-precious stones or metals.
 - l. Plaster.
 - m. Plastic.
 - n. Shells.
 - o. Textiles.

- p. Tobacco.
- q. Wood.
- r. Yarns.

12. Manufacturing and maintenance of electric or neon signs

13. Novelties.

14. Planing mills.

15. Printing shops, lithographing, publishing.

16. Retail lumber yard.

17. Rubber and metal stamps.

18. Shoes.

19. Stone monument works.

20. Storage yards:

- a. Contractors storage yard.
- b. Draying and freight yard.
- c. Feed and fuel yard.
- d. Machinery rental.
- e. Motion picture studio storage yard.
- f. Transit storage.
- g. Trucking yard terminal, except freight classifications.

21. Textiles.

22. Wholesaling and warehousing.

23. Wholesale meat cutting and packing, provided there shall be no slaughtering, fat rendering or smoke curing.

(Added by Ord. 490.21 adopted 9-14-65)

D. PROCESSING

- 1. Creameries.
- 2. Laboratories.
- 3. Blueprinting and photocopying.
- 4. Laundries.
- 5. Carpet and rug cleaning plants.
- 6. Cleaning and dyeing plants.
- 7. Tire retreading, recapping, rebuilding.

8. Lumber drying kilns; gas, electric or oil fired only.
(Added by Ord. 490.77 adopted 8-17-72)
9. Feather cleaning and storage of cleaned feathers within an enclosed structure.
(Added by Ord. 490.82 adopted 11-21-72)

E. FABRICATION

1. Rubber, fabrication of products made from finished rubber.
2. Assembly of small electric and electronic equipment.
3. Assembly of plastic items made from finished plastic.

F. OTHER USES

1. Agricultural uses.
2. Communication equipment buildings.
3. Electric transmission substations.
4. Off-street parking.
5. Public utility service yards with incidental buildings.
6. Electric distribution substations.
7. Temporary or permanent telephone booths.
8. Water pump stations.

EXHIBIT 8

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) No 8045	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4052	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:
G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3846\IS-CEQA\AA 3846 MND (Proposed).docx

EXHIBIT 9



VICINITY 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 KROEKER

330-212-31

MAPLE
TRUCK
REPAIR

SCALE: 1' = 50'

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

REVISION:

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

DATE:

ROOKSPIRE INC.
4644 W. JENNIFER
SUITE 104
FRESNO, CALIFORNIA
93722
559-385-7833
ROOKSPIRE1@GMAIL.COM

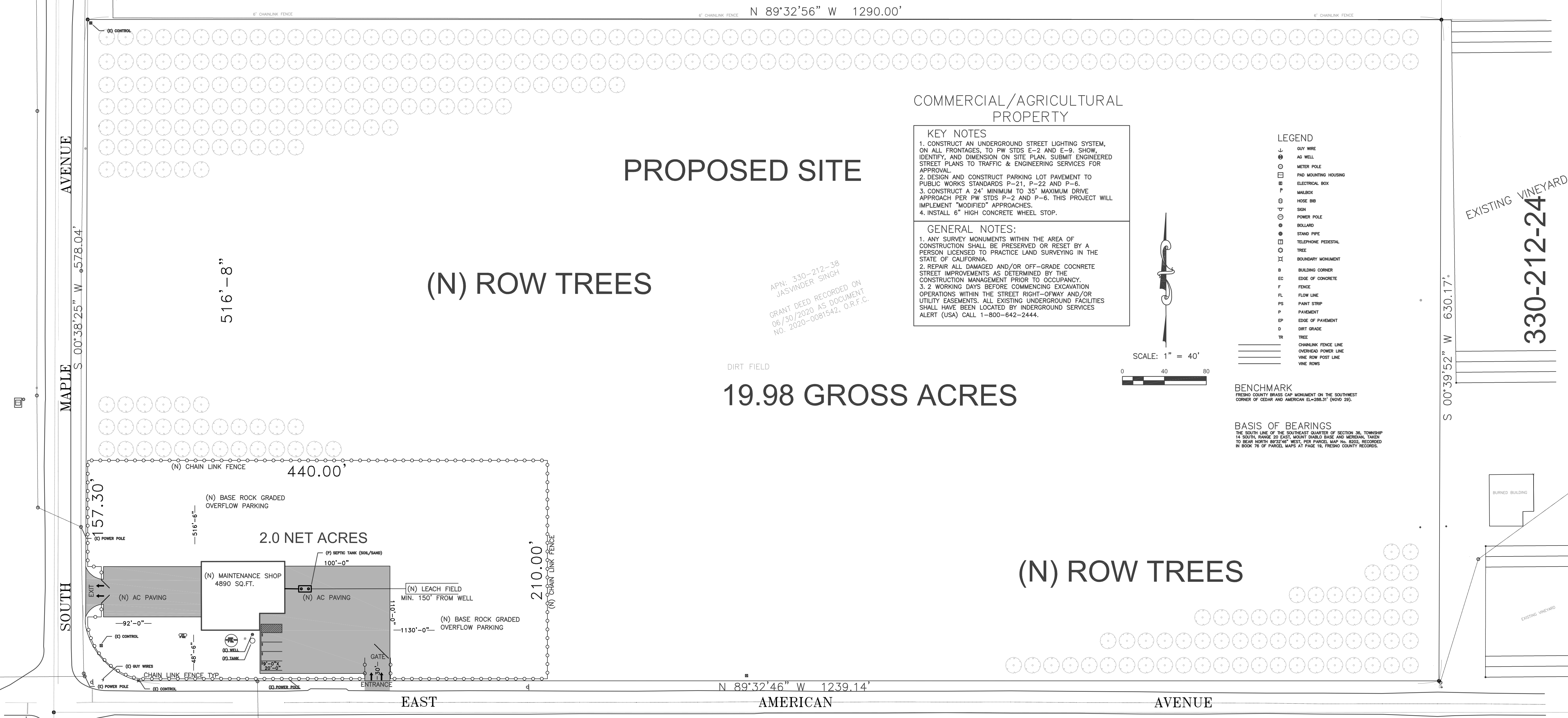
SIGNATURE:

EXHIBIT 9

RECEIVED
COUNTY OF FRESNO
August 05, 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
SPR 8226

SHEET
SP. 1
1 OF 4



PROPOSED SITE

COMMERICAL/AGRICULTURAL
PROPERTY

19.98 GROSS ACRES

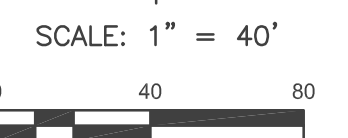
(N) ROW TREES

(N) ROW TREES

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**
- ⬇ GUY WIRE
 - ⊙ AG WELL
 - ⊙ METER POLE
 - ⊠ PAD MOUNTED HOUSING
 - ⊠ ELECTRICAL BOX
 - ⊠ MAILBOX
 - ⊠ HOSE BIB
 - ⊠ SIGN
 - ⊙ POWER POLE
 - ⊙ BOLLARD
 - ⊙ STAND PIPE
 - ⊠ TELEPHONE PEDSTAL
 - ⊙ TREE
 - ⊠ BOUNDARY MONUMENT
 - ⊠ 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
 - CHAIN LINK FENCE LINE
 - OVERHEAD POWER LINE
 - VINE ROW POST LINE
 - VINE ROWS



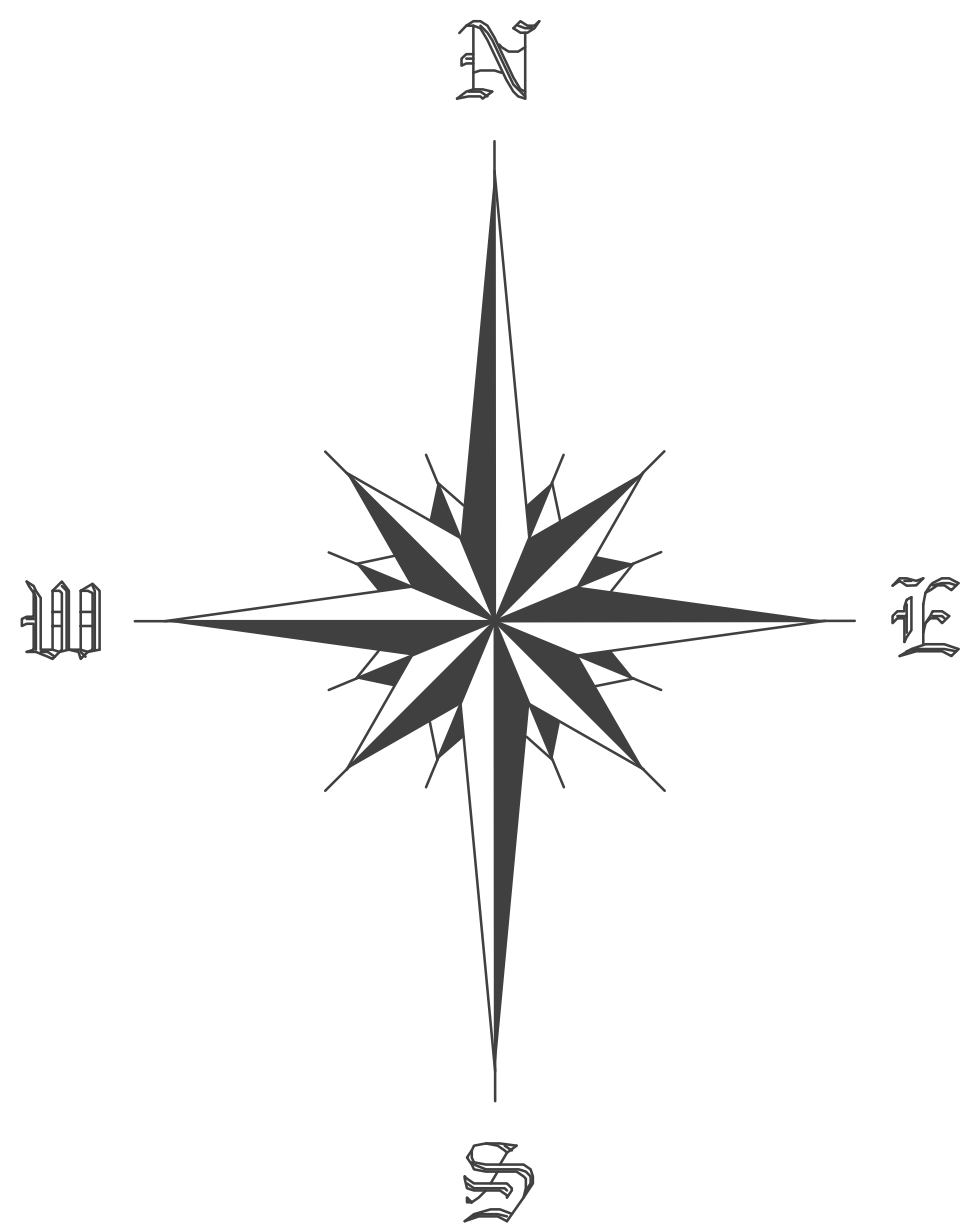
BENCHMARK
FRESNO COUNTY BRASS CAP MONUMENT ON THE SOUTHWEST CORNER OF CEDAR AND AMERICAN EL-008317 (NGVD 29).

BASIS OF BEARINGS
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BEAR NORTH 89°32'46" WEST, PER PARCEL MAP NO. 8222, RECORDED IN BOOK 19 OF PARCEL MAPS AT PAGE 19, FRESNO COUNTY RECORDS.

APN: 330-212-38
JASVINDER SINGH
GRANT DEED RECORDED ON
06/30/2020 AS DOCUMENT
NO. 2020-0081542, O.R.F.C.

EXISTING VINEYARD
330-212-24

RECEIVED
COUNTY OF FRESNO
August 05, 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
SPR 8226



FLOOR PLAN
MFG. METAL BUILDING

RECEIVED
COUNTY OF FRESNO
August 05, 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
SPR 8226

SHEET
SP. 3
3 OF 4

ROOKSPIRE INC.
4644 W. JENNIFER
SUITE 104
FRESNO, CALIFORNIA
93722
559-385-7833
ROOKSPIRE1@GMAIL.COM

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

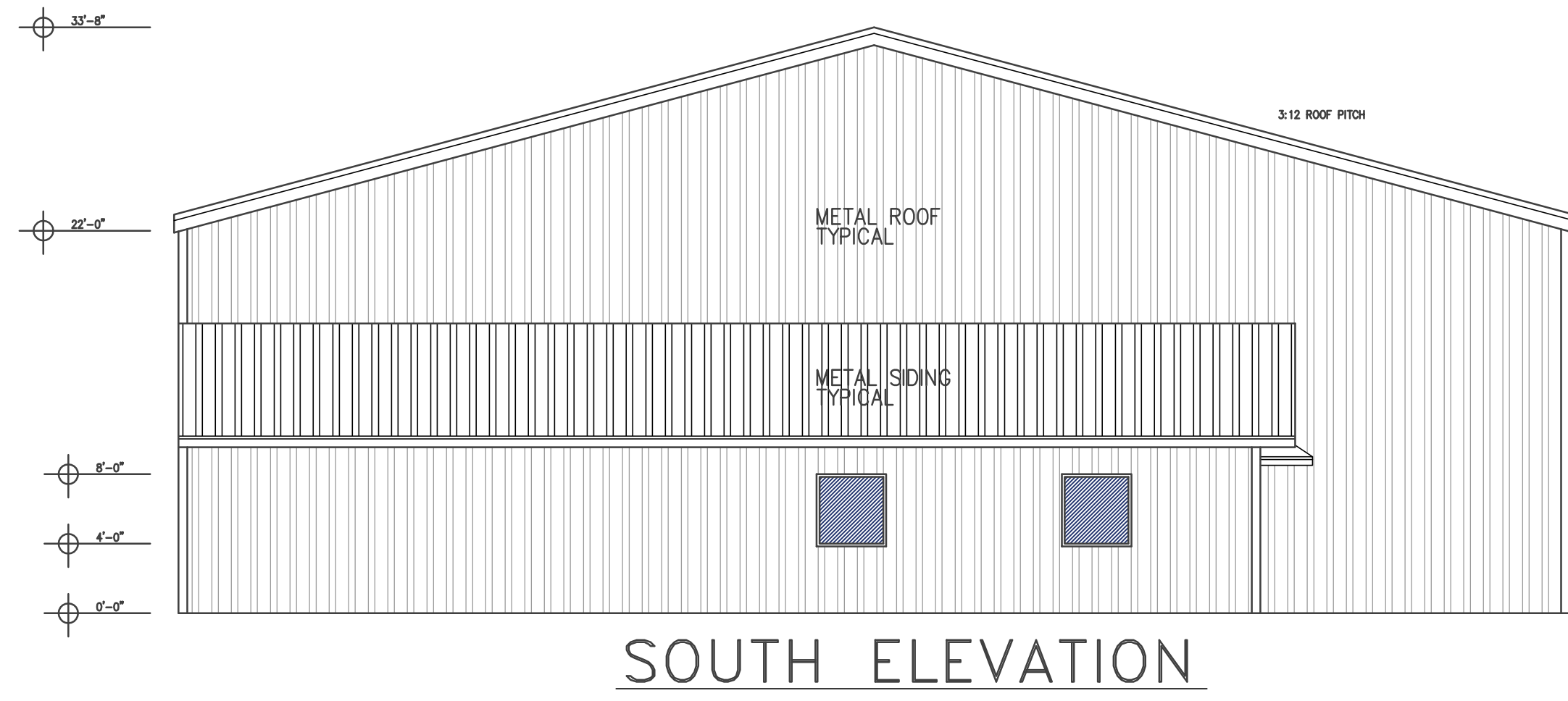
PROJECT
APN: 330-212-38
NORTH/EAST CORNER
MAPLE & AMERICAN
FRESNO, CA

MAPLE
TRUCK
REPAIR

SIGNATURE: _____ DATE: _____

REVISION: _____

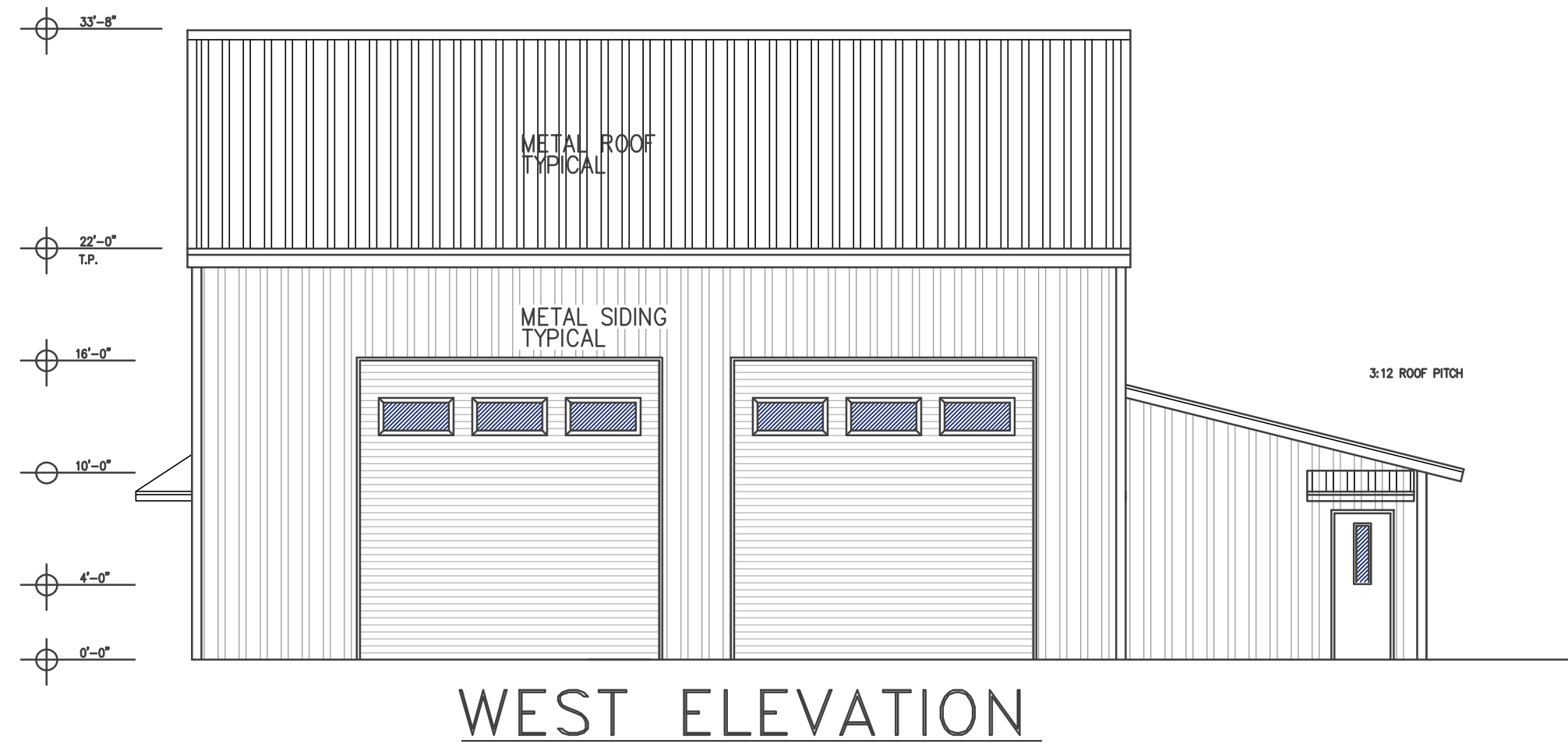
SCALE: 1/4" = 1'



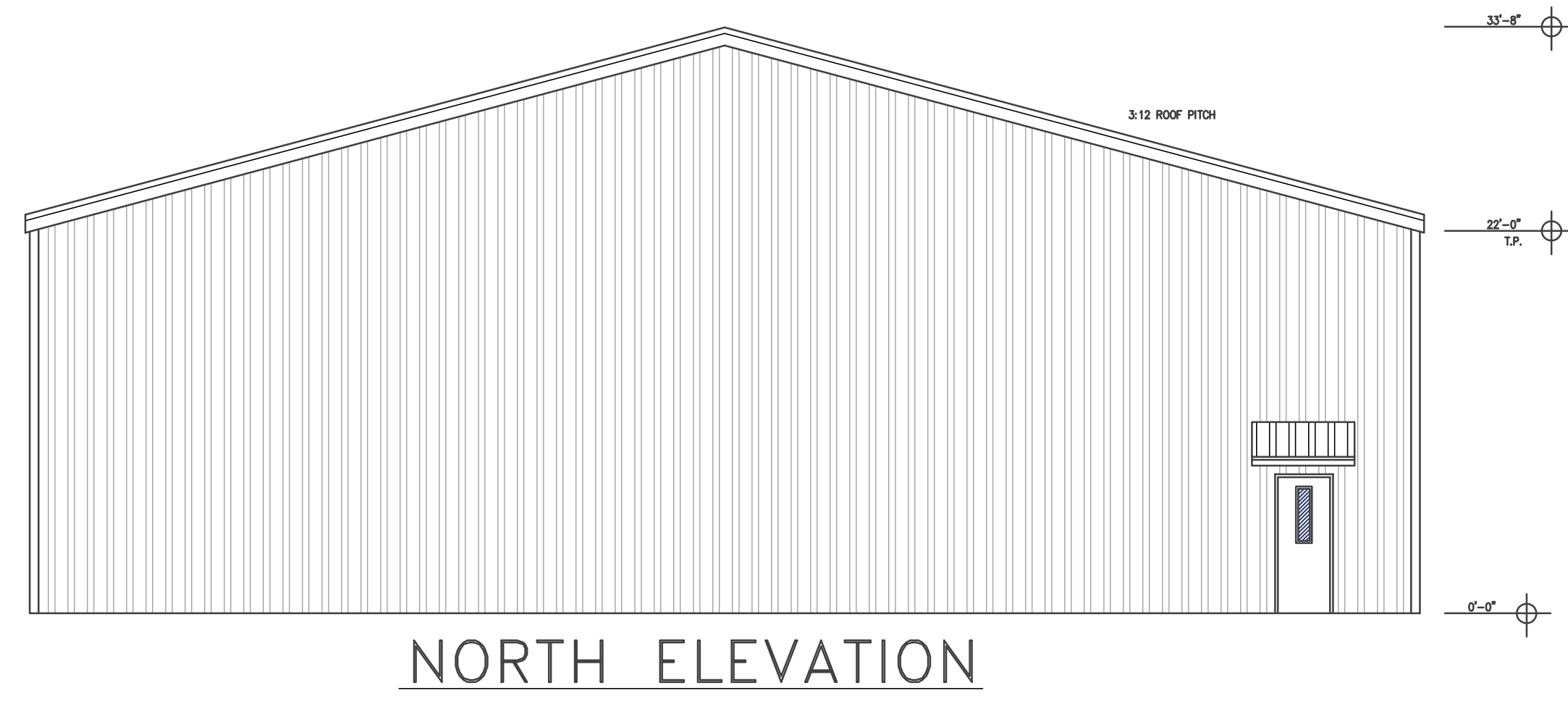
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

MFG. METAL BUILDING

RECEIVED
COUNTY OF FRESNO
August 05, 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
SPR 8226

SHEET
SP 4
4 OF 4

ROOKSPIRE INC.
4644 W. JENNIFER
SUITE 104
FRESNO, CALIFORNIA
93722
559-385-7833
ROOKSPIRE1@GMAIL.COM

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

SIGNATURE:

DATE:

REVISION:

SCALE: 1/8" = 1'

EXHIBIT 10



ROOKSPIRE^{INC}

7/28/2021

Fresno County Department of Public Works and Planning

Subject: Operational Statement, 4780 Maple Avenue, Fresno, California

Commercial Truck Maintenance Building for Minor Repairs

This facility will be used for the minor repair and servicing of commercial semi-trucks and trailers. The shop will be used for typical services including but not limited to; Fluid Changes, Tire Changes, Fuel Filters, Diagnostics, Air Filters, Lubrications, preventative maintenance and other various minor repairs. The office will be used as a typical administrative and file storage related to the proposed business.

The maintenance portion of the facility will be open five days per week, Monday through Friday within the hours of 8:00am to 5:00pm. The gates into and out of the facility will be opened for business by the employees. There will be an estimated 2 to 3 employees per day that will be working at this location during normal hours. The site will be service use only and not for retail other than the selling of parts and tires required to be installed on the vehicles at time of maintenance.

The use of the facility will not produce any offending dust or odors. There will be a small nose level produced when working on the vehicles that would be standard of a repair shop. The facility will have oils and fluids kept on site that would be of typical use like oils and fluids for the servicing of the trucks. It will also have an inventory of tires and consumable parts as needed. All old oil and fluids will be contained in 50 gallon steel drums to be picked up by an approved disposal company. A septic system with a grease trap (soil/sand separator) will be installed to a leach line system that will be maintained as required.

The truck repair facility will use an estimated 50 gallons of water per day. This will be for the cleaning of parts and equipment as needed along with the use of the on-site restroom. The water source will be a new domestic well capable of handling all water needs including fire suppression.



ROOKSPIRE^{INC}

The site is currently vacant and all construction will be new. The building will have an advertisement sign on the face of the building with a small directional sign on the chain link fence. Minimal outdoor lighting will be implemented for the security of the building that will double as parking lot lighting. Landscaping will be limited to trees in the available areas in front of the property.

The property is currently being proposed for M-2 zoning and will meet all zoning conditions for the intended uses.

The remaining portion of the property is currently intended to be used in its current agricultural capacity for tree crops such as almonds or stone fruit. Any change from this use will require a formal submittal Site Plan Review or other required process by the County of Fresno.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Art Lancaster', with a long horizontal stroke extending to the right.

Art Lancaster
President, Rookspire Inc.
Project Representative