

Document Root (Read-Only)

Selected Document

(New SCH Number) - MND - Initial Study No. 8042, Amendment Application No. 3845, Site Plan Review Application No. 8286

Fresno County

Created - 2/10/2023 | Submitted - 2/10/2023

Ejaz Ahmad

Document Details

Lead Agency

Fresno County

Document Type

Mitigated Negative Declaration

Document Status

Submitted

Title

Initial Study No. 8042, Amendment Application No. 3845, Site Plan Review Application No. 8286

Present Land Use

Farming with homesites

Document Description

Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City limits of the City of Fresno (331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue, Fresno) (Sup. Dist. 4).

Attachments (Upload Project Documents)

AA 3845 IS cklist.pdf

AA 3845 IS wu.pdf

AA 3845 MMRP-Draft.pdf

AA 3845 MND.pdf

AA 3845 NOI (recorded).pdf

AA 3845 Routing Pkg.pdf

AA3845 NOC (signed).pdf

AA3845 Summary Form.pdf

Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite B, Below Street Level

Fresno, CA 93721

Phone : (559) 600-4204

eahmad@fresnocountyca.gov

Regions

(None)

Counties

Fresno

Cities

(None)

Location Details

Cross Streets

Northwest corner of S. Peach Avenue and American Avenue

Total Acres - 73.35 | Parcel Number - 331-110-19 & 23; 331-090-60 | State Highways - 99 | Township - 14S | Range - 21E | Section - 31 | Base - Mt. Diab

Local Action Types

Rezone | Site Plan

Development Types

Industrial (Warehouse/distribution center with related)(Sq. Ft. 1312000, Acres 73.35, Employ...

Project Issues

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

State Review Agencies (For State Review Period Only)

Is this document subject to California Code of Regulations (CCR) Section 15205 - Revi...

Yes

Is this document subject to California Code of Regulations (CCR) Section 15206 - Proj...

No

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

State Review Period

State Review Started

2/10/2023

State Review Ended

3/13/2023

Local Review Period

Local Review Started

2/10/2023

Local Review Ended

3/13/2023

Signature

Title

Date

Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: Initial Study No. 8042; Amendment Application No. 3845; Site Plan Review Application No. 8286

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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

Project Location: Fresno Fresno
City *County*

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

Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City of Fresno (331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue, Fresno) (Sup. Dist. 4).

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

AESTHETICS, D. The proposed M-3 uses may result in the creation of new sources of light and glare in the area. The proposed mitigation requiring all lighting to be hooded and directed away from adjacent properties and Public right-of-ways would result in a less than significant impact.

AIR QUALITY, B. The project may have an impact on Air Quality. The proposed mitigation measure requiring infrastructure to support use of electric-powered forklifts and/or other interior vehicles and tenants to be informed of diesel idling regulations would result in a less than significant impact.

BIOLOGICAL, A. B. The project may have an impact on biological resources. The proposed mitigation measures requiring protection of Swainso's hawk and protecting and compensating for the removal of raptor nest trees would result in a less than significant impact.

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

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

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

No Known Controversies

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

None other than the Lead Agency (Fresno County)

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 8042 (Greenlaw Partners on behalf of Van Gundy Farms Family Ltd Partnership)

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

Project Location: County: Fresno City/Nearest Community: Helm

Cross Streets: Northwest corner of South Peach Avenue and American Avenue Zip Code:

Longitude/Latitude (degrees, minutes and seconds): N/ W Total Acres: 73.35

Assessor's Parcel No.: 331-110-19 & 23; 331-090-60 Section: 31 Twp.: 14S Range: 21E Base: Mt. Diablo

Within 2 Miles: State Hwy #: 99 Waterways:

Airports: - Railways: - Schools: -

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

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

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres 73.35 Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Farming with SFR/AL-20 (Limited Agricultural)/General Industrial in Roosevelt Community Plan

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

Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City limits of the City of Fresno (331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue, Fresno) (Sup. Dist. 4)

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

Reviewing Agencies Checklist

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

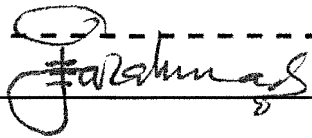
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California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

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

Starting Date February 10, 2023 Ending Date March 13, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Greenlaw Partners C/O Precision Engineer'g</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>18301 Von Karman Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 449-4500</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  **Date:** 2-8-23

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



F202310000036

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED

FEB 09 2023

TIME

4:05pm

By Chenalia FRESNO COUNTY CLERK
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8042 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8042, AMENDMENT APPLICATION NO. 3845 and SITE PLAN REVIEW APPLICATION NO. 8286 filed by **GREENLAW PARTNERS** on behalf of **VAN GUNDY FARMS FAMILY LTD PARTNERSHIP**, proposing to allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square foot warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City limits of the City of Fresno (331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue, Fresno) (Sup. Dist. 4). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8042 and take action on Amendment Application No. 3845 and Site Plan Review Application no. 8296.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8042 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from February 10, 2023, through March 13, 2023.

Email written comments to eahmad@fresnocountyca.gov or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite B
Fresno, CA 93721

E202310000036

IS Application No. 8042 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

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

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

Public Hearing

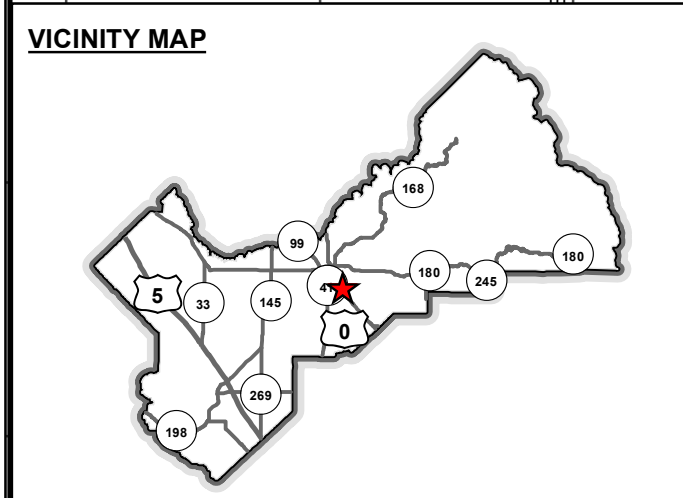
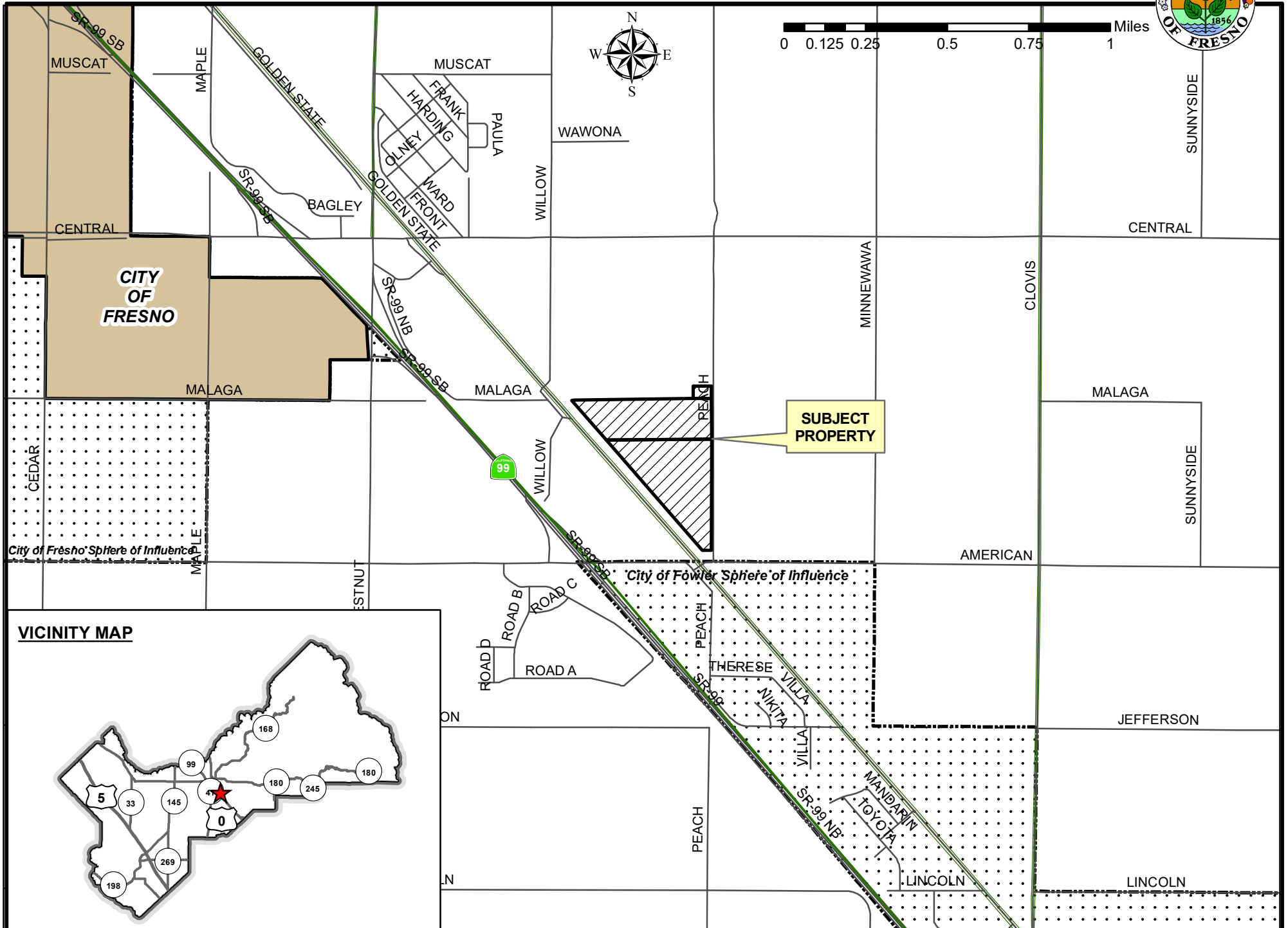
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 23, 2023, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

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

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

Published: February 10, 2023

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study No. 8042; Amendment Application No. 3845; Site Plan Review Application No. 8286
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City limits of the City of Fresno (APNs: 331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue) (Sup. Dist. 4).
- 5. Project sponsor's name and address:**
Greenlaw Partners on behalf of Van Gundy Farms Family Ltd Partnership
18301 Von Karman Avenue
Irvine, CA 92612
- 6. General Plan designation:**
General Industrial in the County-adopted Roosevelt Community Plan
- 7. Zoning:**
AL-20 (Limited Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject 38.86-acre parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3.

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

The project area has mixed industrial and agricultural uses. Parcels to the east of Peach Avenue, northwest of Golden State Blvd and south of American Avenue are active farmland with single-family homes. The area to the north and the northwest of the project site consists of M-1 and M-3 zoned parcels developed with light and heavy industrial uses.

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

None

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

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

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, and Santa Rosa Rancheria Tachi Yokut Tribe responded with no comments on the project. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will eliminate any potential impact to tribal cultural resources, if discovered on the property.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

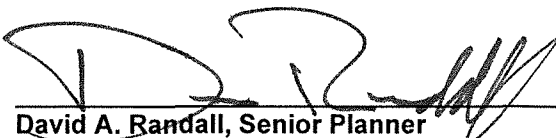
On the basis of this initial evaluation:

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

PERFORMED BY:


Ejaz Ahmad, Planner

REVIEWED BY:


David A. Randall, Senior Planner

Date: 2-10-2023

Date: 2-10-2023

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study No. 8042; Amendment Application No.
3845; Site Plan Review Application No. 8286)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 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?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Biological Reconnaissance by Argonaut Ecological Consulting, dated July 18, 2021
Amended Biological Reconnaissance by Argonaut Ecological Consulting, dated May 4, 2022
Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum by Johnson Johnson and Miller Air Quality Consulting Services, dated August 28, 2022
Revised Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum by Johnson Johnson and Miller Air Quality Consulting Services dated January 27, 2023.
Vehicle Miles Traveled Analysis by JLB Traffic Engineering, Inc, dated October 11, 2022
Traffic Impact Analysis by JLB Traffic Engineering, Inc, dated October 10, 2022

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANTS: Greenlaw Partners on behalf of Van Gundy Farms Family Ltd Partnership

APPLICATION NOS.: Initial Study No. 8042; Amendment Application No. 3845; Site Plan Review Application No. 8286.

DESCRIPTION: Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3.

LOCATION: The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City limits of the City of Fresno (APNs: 331-110-19 & 23; 331-090-60) (4723, 4591 and 4445 S. Peach Avenue) (Sup. Dist. 4).

I. AESTHETICS

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

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

FINDING: NO IMPACT:

The project site, consisting of three parcels, is not in an area of scenic vista. The site borders with Peach Avenue and Golden State Blvd that are not designated as scenic road/highway in the Open Space and Conservation Element of Fresno County General Plan. No historic buildings exist in the vicinity of the project, either. The project will have no adverse effects on any scenic vista or 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:

All three parcels subject to this proposal are cultivated land with single-family homes. Adjacent parcels to the east of Peach Avenue, northwest of Golden State Blvd and south of American Avenue are zoned AL-20 are also cultivated land with single-family homes. The parcel to the north is developed with an industrial use.

The subject parcels and the parcels in the immediate vicinity are designated General Industrial in the County-adopted Roosevelt Community Plan.

The area to the north and northwest of the subject parcels outside of the City of Fresno Sphere of Influence, is zoned M-1 (Light Manufacturing) and M-3 developed with light and heavy industrial uses. The proposed rezone of a 38.86-acre parcel from the existing AL-20 Zone District to an M-3 Zone District is consistent with the General Plan designation for the area. The 33-acre parcel and a 1.49-acre parcel included in the subject proposal are currently zoned M-3.

As the project area provides no specific scenic value and because there is a cluster of existing industrial development near the project site, the proposed rezone of the subject 38.86 acres parcel for industrial uses will not have a significant impact on the existing visual character of the vicinity. The rezone of the subject 38.86-acre parcel will extend the industrial uses further south, but such uses will remain clustered.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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:**

All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental

effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject 38.86-acre parcel for rezone is designated as Prime Farmland in 2016 Department of Conservation's Important Farmland Map. The area is part of the City of Fresno urban boundary, which the County has identified on its Roosevelt Community Plan as existing urban and is located at 0.66 mile southeast of the City of Fresno Sphere of Influence. The County General Plan Policy LU-G.18. b. allows zone change on "holding zones" subject to the provisions of Policy LU-G.18. c. and d. which allows rezoning on planned non-industrial properties where the proposed use is consistent with the County community plan and may be provided with community sewer and water services.

The subject parcel is currently in a holding zone (AL-20; Limited Agriculture) and is designated as General Industrial in the County-adopted Roosevelt Community Plan for industrial development. The parcel is reserved for future industrial uses in the County General Plan and the proposed future conversion of the land from agricultural to industrial was accounted for in the Roosevelt Community Plan adopted in 1979. As such, the loss of a 38.86-acre agricultural land resulting from the proposed rezone, either individually or cumulatively, is less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above, the subject 38.38-acre parcel is zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size). This zone district is intended to hold certain lands in light agricultural uses until such time as urban development is proposed as part of the natural expansion of the City of Fresno. Therefore, the proposal to remove the AL-20 zone district does not result in a conflict with existing zoning for agricultural use because the zone district is intended to be temporary. The parcels are not restricted by a Williamson Act Contract.

The Fresno County Agricultural Commissioner's Office reviewed the project and stated that the agency has no comments.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or

- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The proposed rezone will convert a 38.86-acre parcel currently in agricultural use to non-agricultural uses allowed in M-3 Zone District. However, this transition was contemplated by the Roosevelt Community Plan and therefore will not result in the pressure to convert other nearby farmland to nonagricultural uses.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum (Analysis) was prepared for the project by Johnson Johnson and Miller Air Quality Consulting Services, dated August 28, 2022, and was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comments.

Per the *Analysis*, construction and operation of the uses allowed in the M-3 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). The construction and operational impacts and Greenhouse Gas (GHG) emissions impacts were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

Air Quality Plans (AQPs) are plans for reaching attainment of air quality standards. The Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI) indicates that projects that do not exceed SJVAPCD regional criteria pollutant emissions quantitative thresholds would not conflict with or obstruct the applicable AQP.

The 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.

As discussed in Impact III. B. below, emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} associated with the proposed project would not exceed the SJVAPCD's significance thresholds during construction or emissions of ROG, CO, SO_x, PM_{2.5} or PM₁₀ during operations of the project. However, the project's unmitigated emissions during project operations would exceed the SJVAPCD's thresholds of significance for NO_x. Therefore, NO_x emissions resulting from project operations have the potential to contribute to the existing 1-hour and 8-hour ozone standards violations prior to the incorporation of mitigation. After incorporation of mitigation noted in III. B. below, the project would not exceed the SJVAPCD's regional thresholds of significance for any pollutant of concern and would therefore be considered consistent with the existing AQPs. Regarding this criterion, the project would be considered less than significant with incorporation of mitigation.

The AQP contains several control measures that are enforceable requirements through the adoption of rules and regulations. The project will adhere to the following SJVAPCD rules and regulations: District Regulation VIII (Fugitive PM₁₀ Prohibitions); District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review); District Rule 9510 (Indirect Source Review) subject to filing an Air Impact Assessment Application; District Rule 9410 (Employer Based Trip Reduction); Rule 4002 (National Emission Standards for Hazardous Air Pollutants). District Rule 4601 (Architectural Coatings); Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Additional project design features and best practices that would reduce pollutant emissions of NO_x during operations (see discussion in III. B.) are as follows:

1. The project applicant/successor-in-interest shall utilize cleaner than average, alternatively fueled (i.e., not reliant on diesel fuel), or zero-emission technologies for all on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) as commercially feasible.
2. In order to promote alternative fuels, and help support cleaner truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to the Carl Moyer Memorial Air Quality Standards Attainment Program (Carl Moyer Program) implemented in the project area by the San Joaquin Valley Air Pollution Control District (SJVAPCD), or other state programs that restrict operations to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will be used at the project site and part of the project's controlled/owned fleet, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Trucks: Prop 1B, Truck Replacement Program

funding programs, as identified on SJVAPCD's website (<https://ww2.valleyair.org/grants/truck-replacement-program/#>).

3. The project applicant/successor-in-interest shall implement marketing strategies to encourage employees to rideshare. This may include but not be limited to:
 - Alternate Transportation Bulletin Board: The project will maintain a Rideshare Bulletin Board centrally accessible to employees with Rideshare Program information, transit information, bike route information, Rideshare newsletter, and other alternative commute information.
 - Employer Rideshare Newsletter: An Employer Rideshare Newsletter will be made available to Associates on the Rideshare Bulletin Board on a quarterly basis.
 - Rideshare New Hire Orientation: New Hires will receive information on the project's Rideshare Program and commute mode alternatives. New Hires will be shown the Rideshare Board and on-site lockers as part of the standard orientation.
 - On-site Rideshare Coordinator: A designated on-site Rideshare Coordinator will be responsible for promoting the Rideshare Program and maintaining the Rideshare Board. The facility receives support and promotional materials from the Senior Rideshare Coordinator.
 - Personalized Commute Assistance: The on-site Rideshare coordinator will provide personalized assistance such as assisting with transit itineraries, bicycle routes, carpool matching and personal follow-up.

For facilities that would be considered large employers (facilities with at least 100 or more on-site eligible employees), measures used to comply with the SJVAPCD's Rule 9410 (Employer Based Trip Reduction) may be used to satisfy the requirements of this project design feature.

4. The project applicant, developer, or tenant shall include services and facilities on-site to reduce lunchtime errand trips for each proposed facility. These may include but not be limited to:
 - Lockers on-site: Lockers will be provided on-site and maintained for employee use.
 - On-site employee lounge: The project will provide an eating area with a sink, microwave, and refrigerator.
 - On-site vending machines: The project will provide on-site vending machines in the employee eating area(s).
5. The project applicant, developer, or tenant shall include amenities on-site to encourage truck drivers to limit on-site idling and leave their trucks for periods of rest. These may include but not be limited to:
 - On-site driver lounge eating area: The project will provide an eating area with a sink and microwave that is accessible for truck drivers making deliveries to or from the project site.

- On-site vending machines: The project will provide on-site vending machines in or near the driver lounge area.
- On-site driver lounge rest area: The project will provide a driver lounge rest area that provides bathroom facilities and an indoor or temperature-controlled resting area with chairs or another form of a sitting area accessible to truck drivers making deliveries to or from the project site.

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 WITH MITIGATION INCORPORATED:

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.

The primary pollutants of concern during project construction and operation are ROG, NO_x, CO, NO_x, 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 are 10 tons per year ROG, 10 tons per year NO_x 100 tons per year CO, 27 tons per year SO_x, 15 tons per year PM₁₀ and 15 tons per year PM_{2.5}.

Per the *Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum* the maximum 2023-24 project construction emissions (ton per year) are 3.99 for ROG, 8.43 for NO_x, 8.74 for CO, 0.03 for NO_x, 1.59 for PM₁₀ and 0.67 for PM_{2.5} which are less than the threshold of significance. Per the *Technical Memorandum*, the maximum allowable building (43 percent lot coverage with buildings, parking, and on-site basin) which represents the maximum that could be constructed on a 73.35-acre project site would not exceed the significant criteria for annual ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} emissions.

The operational emission (Non-Permitted) over the life of the project, primarily from 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), using a full build-out scenario in the year of operation 2024 would be 7.1 for ROG, 10.1 for NO_x, 17.0 for CO, 0.08 for SO_x, 6.1 for PM₁₀ and 1.8 for PM_{2.5} which are less than the threshold of significance except NO_x. The project's operational emissions of NO_x would exceed the SJVAPCD's threshold of significance which is 10 tons per year. This results in a potentially significant impact and mitigation is required to reduce regional operational emissions. With the implementation of the following mitigation measures, and several project design features and best practices noted in III. A. above the project's long-term operational emissions would not exceed any of the SJVAPCD's project-level regional thresholds of significance and the impact would be less than significant.

* **Mitigation Measures:**

1. For all buildings that would include ten (10) or more dock doors, prior to issuance of construction permit, the project applicant/successor-in-interest shall provide documentation to the County Planning Department that demonstrates all buildings shall be designed to provide infrastructure to support use of electric-powered forklifts and/or other interior vehicles.
2. Prior to first occupancy of any new building associated with the project, the project applicant, developer, or tenant shall post signage in the loading area advising truck drivers of California Air Resources Board (CARB) diesel idling regulations (i.e., no more than 5 minutes).

Regarding operational emission (Permitted), the SJVAPCD's implementation of New Source Review (NSR) ensures that there is no net increase in emissions above specified thresholds from new and modified Stationary Sources subject to the rule for all nonattainment pollutants and their precursors. Permitted sources emitting more than the NSR Offset Thresholds for any criteria pollutant must, in general, offset all emission increases in excess of the thresholds. Future tenants may require stationary sources that require SJVAPCD permits. If stationary sources are proposed in the future, the SJVAPCD will prepare an engineering evaluation of all permitted equipment to determine the controls required to achieve Best Available Control Technology (BACT) requirements. Compliance with regulations would ensure that the project's stationary sources would not exceed SJVAPCD thresholds of significance; therefore, the project's estimated permitted emissions would be less than significant.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions occurring at or near the project site have the potential to create a localized impact that could expose sensitive receptors to substantial pollutant concentrations. The San Joaquin valley Air Pollution Control District (SJVAPCD) considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Sensitive receptors are defined as hospitals, residences, convalescent facilities, and schools. Per the *Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum*

an analysis of maximum daily emissions during construction and operation of the project was conducted to determine if emissions would exceed 100 pounds per day for any pollutant of concern which include NO_x, CO, PM₁₀ or PM_{2.5}. The SJVAPCD has provided guidance for screening localized impacts in the GAMAQI that establishes a screening threshold of 100 pounds per day of any criteria pollutant. If a project exceeds 100 pounds per day of any criteria pollutant, then ambient air quality modeling would be necessary. If the project does not exceed 100 pounds per day of any criteria pollutant, then it can be assumed that it would not cause a violation of an ambient air quality standard.

The maximum daily construction emissions (pound per day) for the proposed project would be 69.76 for NO_x, 70.91 for CO, SO_x for 0.13, 11.85 for PM₁₀ and 7.13 for PM_{2.5} and would not exceed SJVAPCD screening thresholds for any pollutant. On-site construction emissions would be less than 100 pounds per day for each of the criteria pollutants. Based on the SJVAPCD's guidance, the construction emissions would not cause an ambient air quality standard violation.

Operational emissions are generated on-site by area sources such as consumer products, landscape maintenance, energy use, and onsite motor vehicle operation at the project site. The maximum daily air pollutant emissions (pound per day) during the project operations in 2024 would be 22.5 for NO_x, 47.2 for CO, 0.10 for SO_x, 3.67 for PM₁₀ and 1.43 for PM_{2.5} and would not exceed SJVAPCD screening thresholds for any pollutant. Based on SJVAPCD's guidance, the operational emissions would not cause an ambient air quality standard violation.

The project construction involves use of diesel-fueled vehicles and equipment that emit DPM (diesel particulate matter) which is considered a Toxic Air Contaminant (TAC). The SJVAPCD threshold of significance for TAC emissions is an increase in cancer risk for the maximally exposed individual of 20 in a million. The SJVAPCD's 2015 GAMAQI focuses on projects with operational emissions that would expose sensitive receptors over a typical lifetime of 70 years. Most of the project's construction emissions would occur during site preparation and grading phases over a short period. Building construction requires limited amounts of diesel equipment.

The construction or operation of the proposed project would not exceed the cancer risk, chronic risk, and acute risk screening threshold levels. The primary source of the emissions responsible for chronic risk are from diesel trucks and the diesel emergency generator. The primary source of acute risk is from natural gas combustion in the boiler. The SJVAPCD threshold for risk screening is 20 for maximum cancer risk, and for chronic risk and acute risk is one (1) each. Per the Prioritization Tool Health Risk Screening Results, the project's risk scoring resulting from on-site project construction emission are 8.16 for risk screening, 0.0092 for chronic risk and 0.000 for acute risk. Since the project does not exceed SJVAPCD screening thresholds levels. It would result in a less than significant impact on nearby sensitive receptors from TACs emissions during construction. The SJVAPCD notes that the project site is near one of the impacted communities in the State selected by the California Air Resources Board (CARB) under the Assembly Bill (AB) 617. Per the analysis above, the project has no

potential to expose sensitive receptors to increased air pollution within the nearby impacted community.

Consistent with SJVAPCD guidance, the health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 70-year exposure scenario. Operation of the project from a 70-year scenario would be 6.98 for maximum cancer risk, 0.0013 for chronic risk, and 0.000 for acute risk. Since the project does not exceed SJVAPCD screening thresholds levels for cancer risk, acute risk, or chronic risk, the impact related to the project's potential to expose sensitive receptors to substantial pollutant concentrations would be less than significant.

Valley fever (coccidioidomycosis) is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*) which lives in soil. Construction activities could generate fugitive dust that contain *C. immitis* spores. The project will minimize the generation of fugitive dust during construction activities by complying with SJVAPCD's Regulation VIII which would reduce Valley fever impacts to less than significant. During operations, dust emissions are anticipated to be relatively small, because most of the project area where operational activities would occur would be occupied by the proposed industrial buildings and pavement. This condition would lessen the possibility of the project from providing habitat suitable for *C. immitis*.

The project area is outside of an area of naturally occurring asbestos in California. Therefore, the proposed development (warehouse/distribution center) is not anticipated to expose receptors to naturally occurring asbestos.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

Per the *Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum*, development of the proposed project would not substantially increase objectionable odors in the area. Per the SJVAPCD, the common odor producing land uses are landfills, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roasters, asphalt batch plants, and rendering plants. The proposed project would not engage in any of these activities. Minor sources of odors that would be associated with uses typical of warehouse/distribution centers such as exhaust from mobile sources (including diesel-fueled heavy trucks), are

known to have temporary and less concentrated odors. Considering the low intensity of potential odor emissions, the proposed project's operational activities would not expose receptors to objectionable odor emissions. As such, impacts would be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:

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

The project was routed to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for comments. The USFWS did not provide any comments. Comments provided by CDFW indicated there are trees on the subject parcels, and along State Route 99, that could be potential nesting habitat for Swainson's hawk and other nesting birds. To adequately assess any potential project related impacts to biological resources, CDFW recommended that a reconnaissance-level biological survey of the property shall be conducted by a qualified biologist during the appropriate survey period(s) to determine whether any special status species may be present within the project area. The CDFW recommended surveys for nesting Swainson's hawks and other raptors using the survey methodology developed by the *Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000)* prior to any project-related ground or vegetation disturbance to identify any mitigation, minimization, and avoidance measures and/or the need for additional focused surveys. The agency also recommended several mitigation measures for the project and has been included in the mitigation measures below.

Argonaut Ecological Consulting, Inc. prepared a *Technical Memorandum on Biological Reconnaissance (BR) dated July 18, 2021*. Per the *Memorandum*, reconnaissance biological survey of the subject 38.86-acre parcel and surrounding area was conducted on May 5, 2021, and July 16, 2021.

The May 5, 2021 survey found one residential development (homesite) and orchard on 38.86 acre site including large trees that surround the homesite. Although no raptor nest sites were observed, the trees likely support nesting habitat for migratory and non-migratory birds.

Survey of the immediate surrounding area found two nests outside one quarter--mile radius of the project site. One nest had a pair of red-tailed hawks outside the nest but in the same tree and the second nest was unoccupied. Both nests are located along Highway 99, at an off/on ramp, near the railroad, and adjacent to American Avenue. The site survey on July 16, 2021, found no evidence of any raptor nest within the project area. Both nests appeared unoccupied.

Argonaut Ecological Consulting, Inc. prepared an *Amended Technical Memorandum (Memorandum) on Biological Reconnaissance, dated May 4, 2022*, and included survey of adjacent 33-acre and a 1.49-acre parcels. The survey conducted on March 2, 2022, found that the previously located raptor nests are still present. The nest immediately east of Highway 99 was occupied by a nesting pair and the nest west of Hwy 99 was unoccupied. The mature trees within the subject parcels had no raptor nests.

Although no raptor nest was observed within the project site during biological reconnaissance, large trees near homesite on a 38.86-acre project site could be used for nesting. As such, the *Memorandum* determined that a more detailed pre-construction survey for nesting raptors within the project site shall be conducted. The *Memorandum* also determined that due to the location of the offsite nests, construction activities within the project site would likely not have any impacts on the nesting behavior for any raptors that use the nests. Red-tailed hawk is not a listed species, but all birds-of-prey, including Swainson's hawks are protected by the State of California. With the implementation of the following mitigation measures the project's impact to nesting raptors will be reduced to less than significant:

* **Mitigation Measures:**

1. *A pre-construction survey for Swainson's hawk (SWHA) and other nesting raptors shall be conducted on the property using the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any project-related ground or vegetation disturbance to identify any mitigation, minimization, and avoidance measures and/or the need for additional focused surveys.*
2. *The project-related activities shall be avoided within 0.5 mile of active Swainson's hawk (SWHA) nests from March 1 through September 15.*
3. *If known raptor nest trees are removed because of project activities, even outside of the nesting season, require these trees be replaced with an appropriate native tree species planting at a ratio of 3:1 at or near the project site or in another area that will be protected in perpetuity to reduce impacts resulting from the loss of nesting habitat.*
4. *In the event an active SWHA nest is detected during surveys and the one-half mile no disturbance buffer is not feasible, consultation with CDFW is warranted to discuss how to implement the project and avoid Take. If Take cannot be avoided, take authorization through the issuance of an Incidental Take Permit*

(ITP), pursuant to Fish and Game Code section 2081 subdivision (b) is warranted to comply with California Endangered Species Act.

- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The Biological Reconnaissance (BR) did not identify any water features on the project site comprised of three parcels. All three parcels are cultivated farmland.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

Per the Biological Reconnaissance (BR), no wildlife species were encountered during the site reconnaissance. The project site habitat would not support species of special concern.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or

C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not designated as highly or moderately sensitive for archeological resources. However, in the unlikely event that cultural resources are unearthed during ground disturbance activities resulting from the construction of the proposed warehouse/distribution center, 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:

The construction of a warehouse/distribution center on the project site 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:

All construction activities resulting from the subject proposal will comply with existing regulations, including those which apply to renewable energy or energy efficiency. With

compliance to current green building standards, this project will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; 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. The site development with a warehouse/distribution center 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 is not located in an area of landslide hazards. The project 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 the construction of the proposed warehouse/distribution center 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 approval of an Engineered Grading Plans 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 the proposed warehouse/distribution center. 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 38.86-acre parcel subject to the proposed rezone is in Malaga County Water District (MCWD) Sphere of Influence. The 33-acre parcel and a 1.49-acre parcel, however, are within MCWD area of service.

According to the Local Area Formation Commission (LAFCo), for the 38.86-acre parcel to receive MCWD sewer services, the MCWD would need to apply to LAFCo to annex the parcel into MCWD area of service.

According to MCWD, the subject parcel will require annexation into MCWD to receive sewer services from MCWD. In that regard, the applicant shall file a request for annexation to MCWD; prepare documents and pay the required fees for said annexation; provide Information on how the project intends to provide sewer services to the site; construct connections to the district's sewer system in accordance with District requirements and standards, obtain a Non-Residential Waste Discharge Permit for

sewer service, apply for a Non-Residential Waste Discharge Permit, and Fees. These requirements will be included as Project Notes.

A Condition of approval would require that prior to inception of any development on the 38.86 acres parcel, the project shall annex into MCWD to receive sewer services, and if it cannot, a clearance shall be obtained from MCWD indicating that the project can utilize onsite septic system.

- 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 proposed 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.

An Air Quality, Health Risk Analysis, and Greenhouse Gas Technical Memorandum prepared for the project by Johnson Johnson and Miller Air Quality Consulting Services, estimated project GHG emissions for construction and operation using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

Although the SJVAPCD does not assess the significance of construction related emissions, construction emissions are included in the project since they remain in the atmosphere for years after construction is complete. The total GHG emission generated during all phases of construction for year 2023 and 2024 is 2,443 metric tons CO₂ per year. However, to account for the construction emissions, amortization of the total emission generated during construction based on 30-year life of the development amounts to 81 metric tons CO₂ per year.

The project Operational Greenhouse Gases at Buildout Year Scenario are 17,901 metric tons CO_{2e} under Business as Usual (BAU) and at full buildout year (2024) total emissions with regulations and design features are 11,328 metric tons CO₂. The project would achieve a reduction of 36.7 percent from BAU which is 7.7 percent beyond the 29 percent average reduction required by SJVAPCD significance threshold.

The project Operational Greenhouse Gases at Year 2030 Scenario are 17,842 metric tons CO₂e under Business as Usual (BAU) and 10,122 metric tons CO₂e by the year 2030 with adopted regulations and design features incorporated. The project would achieve a reduction of 43.3 percent from BAU which is 14.3 percent beyond the 29 percent average reduction required by the SJVAPCD significance threshold.

In summary, the project exceeds the required 29 percent below BAU guidance provided by the SJVAPCD. Furthermore, the project shows significant reductions in the year 2030, demonstrating that it would not inhibit the State's progress in achieving the 2030 GHG emissions target. The GHG emissions impact would be less than significant.

- 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, Health Risk Analysis, and Greenhouse Gas Technical Memorandum* the project would be consistent with applicable 2017 Scoping Plan Update measures (SB 350 50% Renewable Mandate, Low Carbon Fuel Standard, Mobile Source Strategy (Cleaner Technology and Fuels Scenario), Sustainable Freight Action Plan, Short-Lived Climate Pollutant (SLCP) Reduction Strategy, SB 375 Sustainable Communities Strategies, and Post-2020 Cap-and-Trade Program) and would not obstruct the implementation of others that are not applicable. The 2017 Scoping Plan provides an intermediate target that is intended to achieve reasonable progress toward the 2050 target. In addition, the 2022 Scoping Plan outlines objectives, regulations, planning efforts, and investments in clean technologies and infrastructure that outlines how the State can achieve carbon neutrality by 2045.

In summary, considering the proposed project's design features and the progress being made by the State towards reducing emissions in key sectors such as transportation, industry, and electricity, the proposed project would be consistent with State GHG Plans and would further the State's goals of reducing GHG emissions 40 percent below 1990 levels by 2030, carbon neutral by 2045, and 80 percent below 1990 levels by 2050, and does not obstruct their attainment.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

The site development with a warehouse/distribution center and other uses allowed in the M-3 Zone District may potentially result in the handling of potentially hazardous materials.

According to the Fresno County Health Department, Environmental Health Division the project shall adhere to the following requirements included as Project Notes: 1) Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.; 2) and shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95; and 2) Future development proposals shall require a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program.

The nearest school, Malaga Elementary School, is approximately 3,312 feet (more than one-quarter mile) northwest 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 6.6 miles north of the project site. Given the distance, the airport will not result in a safety hazard, or a cause of excessive noise for people residing or working in the project area.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The proposed warehouse/distribution center does not include any characteristics (e.g.,

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

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

According to the Fresno County Department of Public Health, Environmental Health Division (Health Department), to protect groundwater, all water wells that exist or have been abandoned within the project area shall be properly destroyed by a licensed contractor. If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit to remove the tank shall be obtained from the Health Department. These requirements will be included as Project Notes.

According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) the project (warehouse/distribution center) does not meet the definition of a public water system and requires no permit from SWRCB-DDW.

The Regional Water Quality Control Board, Central Valley Region did not comment on the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed warehouse/distribution center or other uses allowed in the M-3 zone district will utilize community water to be provided by Malaga County Water District (MCWD).

According to MCWD, the project site is within the Malaga Water District (MCWD) Sphere of Influence and shall be annexed into MCWD to receive water services subject to the evaluation of Sustainable Groundwater Management Act (SGMA). The City of Fresno, Utilities Department also stated that the project shall connect to MCWD water system.

According to WNRD, the project is not located in a water short area of Fresno County and water to be provided by the Malaga Water District would be adequate to support the project.

According to LAFCo, the MCWD would need to apply to LAFCo to annex the project site into MCWD to receive water services for the project.

According to State Water Resources Control Board, Division of Drinking Water, the project does not meet the definition of a public water system and will not require a permit from SWRCB-DD.

A Condition of Approval would require that prior to inception of any development on the 38.86 acres parcel, the parcel shall be annexed into MCWD to receive water services, and if it cannot, a clearance shall be obtained from MCWD indicating that the project can utilize groundwater by digging a well on the property.

- 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:

Fresno Irrigation District FID's active American Colony No. 15 canal runs southwesterly along the northwest side of the subject property. All plans prepared for any street and/or utility improvements along American Avenue, Chestnut Avenue, Maple Avenue, or in the vicinity, shall require FID's review and approval.

The project site is within the Fresno Metropolitan Flood Control District (FMFCD) drainage area "CF". The project will adhere to the following requirements included as Project Notes: 1) the project shall pay drainage fees at the time of development based on the fee rates in effect at that time; 2) storm drainage patterns for the development

shall conform to the District Master Plan; 3) all improvement plans for any proposed construction of curb and gutter or storm drainage facilities shall be approved by FMFCD for conformance to the District Master Plan within the project area; 3) site development shall not interfere with the operation and maintenance of the existing canal/pipeline on the property; 4) temporary on-site storm drainage facility shall be provided until permanent service becomes available; and 5) construction activity shall secure a storm water discharge permit.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not in a 100-Year Flood Inundation Area.

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

FINDING: NO IMPACT:

The project is not in conflict with any Water Quality Control Plan for Fresno County. Regarding sustainable groundwater management plan, the North Kings Groundwater Sustainability Area (NKGSA), offered no comments on the project.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project 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 project entails rezoning of a 38.86-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-3 (Heavy Industrial) Zone District for the development of a warehouse/distribution center.

The subject parcel is designated General Industrial in the County-adopted Roosevelt Community Plan and is outside of the City of Fresno Sphere of Influence (SOI)

boundary. The project was not referable to the City for annexation and is not in conflict with City's land use plan, policy, or regulation. The project is consistent with the following policies of the County General Plan.

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 proposals will also comply with the M-3 Zone District development standards and be analyzed against these standards during mandatory Site Plan Review.

Regarding General Plan Policy LU-F. 30, the subject parcel is within the Malaga Water District (District) Sphere of Influence boundary and will require annexation into MCWD to receive community sewer and water services.

Regarding General Plan Policy LU-G.7, the project site is approximately 185 feet north of the City of Fowler SOI and three quarters of a mile southeast of the City of Fresno SOI. The project was routed to both cities but neither city provided any comments on the project.

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:

According to the Fresno County Department of Public Health, Environmental Health Division there is a potential of increased noise related to construction activities.

However, noise impacts associated with construction are expected to be temporary and would be less than significant with adherence to the provisions of 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 be 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 would allow industrial uses on the property and no housing. As such, no increase in population would occur.

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 would require compliance with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19; CalFire conditions of approval; and annexation into Community Facilities District No. 2010-01 of CalFire.

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 relating to schools, parks, or police protection.

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 WITH MITIGATION
INCORPORATED:

The Transportation Planning Unit and Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning reviewed the project and required that a Traffic Impact Study (TIS) be prepared to assess the project's potential impacts to County roadways and intersection.

JLB Traffic Engineering, Inc., prepared a Traffic Impact Analysis (TIA) and Vehicle Miles Traveled (VMT) Analysis dated October 10, 2022, and October 11, 2022, respectively. The TIA and VMT Analysis were reviewed by the Fresno County Transportation

Planning Unit, RMO Division, City of Fresno Traffic Operations and Planning Division and the California Department of Transportation (Caltrans). The City of Fresno Traffic Operations and Planning Division and Caltrans offered no comments on TIA and VMT analysis. RMO agreed with scope of the project and offer no comments on TIA.

The Traffic Impact Analysis (TIA) examined Existing Traffic Condition, Existing Plus Project Traffic Conditions, Near Term plus Project Traffic Conditions, Cumulative Year 2042 No Project Traffic Conditions; Cumulative Year 2042 plus Project Traffic Conditions and determined the following: At present, the study intersection of Clovis Avenue at State Route 99 Southbound Ramps exceeds its LOS threshold during both peak periods; the study intersections of Peach Avenue at Central Avenue and Clovis Avenue at State Route 99 Southbound Ramps are projected to exceed their LOS threshold during both peak periods; the study intersections of Peach Avenue at Central Avenue and Clovis Avenue at State Route 99 Southbound Ramps are projected to exceed their LOS threshold during one or both peak periods; the study intersection of Clovis Avenue at State Route 99 Southbound Ramps is projected to exceed its LOS threshold during both peak periods; and the study intersections of Peach Avenue at Central Avenue and Clovis Avenue at State Route 99 Southbound Ramps are projected to exceed their LOS threshold during both peak periods. The TIA recommended that the City of Fresno consider left-turn and right-turn lane storage lengths as indicated in the Queuing Analysis of the TIA. Additionally, the Project shall contribute its equitable fair share of future roadway improvements.

As the project's fair share percentage impact to study intersections projected to fall below their LOS threshold and are not covered by an existing impact fee program, the project's pro-rata fair shares were calculated utilizing the improved versions of the 2042 Project Only Trips and Cumulative Year 2042 plus Project volumes. As required by TIA, the Project shall contribute its equitable fair share of future roadway improvements at Peach Avenue and Central Avenue intersection and Clovis Avenue and State Route 99 southbound ramps for the future improvements necessary to maintain an acceptable LOS. Payment of the Project's equitable fair share in addition to the local and regional impact fee programs would satisfy the project's traffic improvement measures.

The County Transportation Planning Unit of the Fresno County Department of Public Works and Planning identified no concerns with Traffic Impact Analysis (TIA) or the VMT Analysis and identified the following pro-rata share which has been included as Mitigation Measures:

* **Mitigation Measures:**

1. *Prior to the issuance of building permits for the uses allowed on M-3 zoned property, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a, b, c & d below. The traffic improvements and the project's maximum pro-rata share based on 38.86 acres of the associated costs are as follows:*
 - a. *Peach Avenue at Central Avenue shall be improved with lanes addition,*

*modification to existing lanes, and a traffic signal. The project's percent fair share for the 2042 AM peak hour traffic scenario is 41.5 % or **\$1,316,510** of the total construction cost (total cost: \$3,172,313 - includes 15% contingency plan, 15% preliminary engineering, and 15% construction engineering).*

- b. The project's percent fair share for right-of-way utility relocation at Peach Avenue and Central Avenue is 41.5 % or **\$ 15,277.00** of the total relocation cost (total cost: \$36,813 - includes 15% contingency plan, 15% preliminary engineering, and 15% construction engineering)*
- c. The project's percent fair share for right-of-way acquisition at Peach Avenue and Central Avenue is 41.5 % or **\$62,250.00** of the total acquisition cost (total cost: \$150,000).*

The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index. A 3% administrative fee shall apply to the total fee to process and administer all related pro-rata costs.

Per the TIA, the project shall pay its fair share for the installation of a single-lane roundabout at Clovis Avenue and State Route 99 southbound ramps. This requirement is reflected in the following Mitigation Measure:

- **Mitigation Measure:**

- 1. *Prior to the issuance of building permits for the uses allowed on M-3 zoned property, the applicant shall enter into a "Traffic Mitigation Agreement" with California Department of Transportation, agreeing to participate in the funding of off-site traffic improvements as defined in items a below and pay for funding deemed appropriate by Caltrans based on the following pro-rata shares:*

- a. Install a single-lane roundabout at Clovis Avenue and State Route 99 southbound ramp. The project's percent fair share for the 2042 A.M peak hour traffic scenario is 0.50% or **\$11,500** of the project total cost (total cost: \$2,300,000).*

- 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 *Vehicle Miles Traveled (VMT) Analysis* prepared for the project by *JLB Traffic Engineering, Inc.* and dated October 11, 2022, the VMT Analysis used the guide of the December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (TA) published by the Governor's Office of Planning and Research.

Per VMT Analysis, the baseline regional average VMT per employee in the County of Fresno is 25.6. Therefore, the VMT threshold, per the California TA guidelines and County of Fresno Baseline Regional Average VMT, is 21.8 VMT per employee. Before any VMT mitigation is applied, the project is projected to have an output of 23.42 VMT per employee. The VMT mitigation from Carpooling is projected to reduce the VMT by 1.68 VMT per employee. The Project's VMT after accounting for the mitigation is 21.74 VMT per employee.

Based on the California TA guidelines, once the above VMT mitigation is considered, the project will result in a less than significant impact to VMT.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project site (all three parcels) border with Peach Avenue to the east and Golden State Blvd to the northwest. The proposed warehouse/distribution center development will gain access from Peach Avenue and shall dedicate 33-foot additional road right-of-way across the parcel frontage on Peach Avenue.

A Site Plan Review (SPR) No. 8286 was completed for the proposed warehouse/distribution center 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 provide for adequate emergency access acceptable to the Fresno County Fire Protection District.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

shall consider the significance of the resource to a California Native American tribe.)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, and Santa Rosa Rancheria Tachi Yokut Tribe responded with no comments on the project. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will eliminate any potential impact to tribal cultural resources, if discovered on the property.

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-3 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. The impact would be less than significant.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not within or near state responsibility 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project impact on biological resources and cultural resources have been reduced to a less than significant level with the Mitigation Measures incorporated in Section IV. BIOLOGICAL RESOURCES and 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, Biological Resources, Cultural Resources, and Transportation will be mitigated through compliance with the Mitigation Measures listed in Section I, Section IV, Section V, and Section XVII 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. 8042 prepared for Amendment Application No. 3845 and site Plan Review Application No. 8286, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to mineral resources, population and housing, recreation, or wildfire.

Potential impacts related to agriculture and forestry resources, 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 or utilities and service systems have been determined to be less than significant.

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

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

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**Mitigation Monitoring and Reporting Program
Initial Study No. 8042;
Amendment Application No. 3845
Site Plan Review Application No. 8286**

IS 8042 Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets.	Applicant	Fresno County Department of Public Works and Planning (PWP)	At Time of Installation
2.	Air Quality	For all buildings that would include ten (10) or more dock doors, prior to issuance of construction permit, the project applicant/successor-in-interest shall provide documentation to the County Planning Department that demonstrates all buildings shall be designed to provide infrastructure to support use of electric-powered forklifts and/or other interior vehicles.	Applicant	San Joaquin Valley Air Pollution Control District (SJVAPCD)/PWP	As noted
3.	Air Quality	Prior to first occupancy of any new building associated with the project, the project applicant, developer, or tenant shall post signage in the loading area advising truck drivers of California Air Resources Board (CARB) diesel idling regulations (i.e., no more than 5 minutes).	Applicant	PWP	As noted
4.	Biological Resources	A pre- construction survey for Swainson's hawk (SWHA) and other nesting raptors shall be conducted on the property using the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any project-related ground or vegetation disturbance to identify any mitigation, minimization, and avoidance measures and/or the need for additional focused surveys.	Applicant	California Department of Fish and Wildlife (CDFW)	Prior to the issuance of Building Permits
5.	Biological Resources	The project-related activities shall be avoided within 0.5 mile of active Swainson's hawk (SWHA) nests from March 1 through September 15.	Applicant	CDFW	As noted

6.	Biological Resources	If known raptor nest trees are removed because of project activities, even outside of the nesting season, require these trees be replaced with an appropriate native tree species planting at a ratio of 3:1 at or near the project site or in another area that will be protected in perpetuity to reduce impacts resulting from the loss of nesting habitat.	Applicant	CDFW	As noted
7.	Biological Resources	In the event an active SWHA nest is detected during surveys and the one-half mile no disturbance buffer is not feasible, consultation with CDFW is warranted to discuss how to implement the project and avoid Take. If Take cannot be avoided, take authorization through the issuance of an Incidental Take Permit (ITP).	Applicant	CDFW	As noted
8.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PWP	During Construction
9.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-3 zoned property, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a, b, c & d below. The traffic improvements and the project's maximum pro-rata share based on 38.86 acres of the associated costs are as follows:</p> <p>a. Peach Avenue and Central Avenue intersection shall be improved with lanes addition, modification to existing lanes, and a traffic signal. The project's percent fair share for the 2042 AM peak hour traffic scenario is 41.5 % or \$1,316,510 of the total construction cost (total cost: \$3,172,313 - includes 15% contingency plan, 15% preliminary engineering, and 15% construction engineering).</p> <p>b. The project's percent fair share for right -of-way utility</p>	Applicant	Applicant/PWP	Prior to the issuance of Building Permits

		<p>relocation at Peach Avenue and Central Avenue intersection is 41.5 % or \$ 15,277.00 of the total relocation cost (total cost: \$36,813 - includes 15% contingency plan, 15% preliminary engineering, and 15% construction engineering.</p> <p>c. The project's percent fair share for right-of-way acquisition at Peach Avenue and Central Avenue intersection is 41.5 % or \$62,250.00 of the total acquisition cost (total cost: \$150,000).</p> <p>The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index. A 3% administrative fee shall apply to the total fee to process and administer all related pro-rata costs.</p>			
10.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-3 zoned property, the applicant shall enter into a "Traffic Mitigation Agreement" with California Department of Transportation, agreeing to participate in the funding of off-site traffic improvements as defined in items a below and pay for funding deemed appropriate by Caltrans based on the following pro-rata shares:</p> <p>a. Install a single-lane roundabout at Clovis Avenue and State Route 99 southbound ramp. The project's percent fair share for the 2042 A.M peak hour traffic scenario is 0.50% or \$11,500 of the project total cost (total cost: \$2,300,000)</p>	Applicant	Applicant/PWP	Prior to the issuance of Building Permits

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 8042	LOCAL AGENCY 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: 600-4042	Extension: N/A
Project Applicant/Sponsor (Name): Greenlaw Partners on behalf of Van Gundy Farms Family Ltd Partnership	Project Title: Amendment Application (AA) No. 3845; Site Plan Review Application No. 8286		
Project Description: Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City of Fresno (APNs: 331-110-19 & 23, 331-090-60) (4723, 4591 and 4445 S. Peach Avenue) (Sup. Dist. 4).			
Justification for Negative Declaration: Based upon the Initial Study (IS 8042) prepared for Amendment Application No. 3845 and Site Plan Review Application No. 8286, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to mineral resources, population and housing, recreation, or wildfire. Potential impacts related to agriculture and forestry resources, 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 or utilities and service systems have been determined to be less than significant. Potential impact related to Aesthetics, air quality, Biological Resources, 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 – February 10, 2023		Review Date Deadline: Planning Commission – March 23, 2023	
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**



County of Fresno

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

DATE: October 26, 2022
TO: All listed in the subject application – AA 3845
FROM: Ejaz Ahmad, Planner
Development Services and Capital Projects Division
SUBJECT: Initial Study Application No. 8042 and Amendment Application No. 3845 - **Amended**
APPLICANT: Greenlaw Partners
DUE DATE: November 9, 2022

The subject application (AA 3845) proposing to allow the rezone of a 38.86-acre parcel (APN: 331-110-19) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District was routed to agencies for comments on April 7, 2021.

The subject application has been amended to include an adjacent 30-acre parcel (APN: 331-110-23) and a 1.49-acre parcel (331-090-60) both zoned M-3. A Site Plan Review Application No. 8286 has been filed with AA 3845 and include all three parcels to be developed with 1,312,000 square feet warehouse/distribution center with related improvements. .

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

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

We must have your comments by **November 9, 2022**. Any comments received after this date may not be used.

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

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

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: **AA 3845 (Amended)**
(Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

The project includes an Amendment Application and Site Plan Review to facilitate the development of three (3) warehouse and distribution facilities totaling approximately 1,312,000 sf. ("Project"). The Project site consists of three (3) parcels located on the west side of South Peach Avenue between East Central Avenue and East American Avenue identified as APNs 331-110-19 (38.05 acres), 331-110-23 (30.01 acres), and 331-090-60 (1.36 acres), totaling approximately 69.42 acres. The parcel identified as APN 331-110-19 is zoned AL-20 (Limited Agricultural; 20-acre minimum parcel size) and the parcels identified as APNs 331-110-23 and 331-090-60 are zoned M-3 (Heavy Industrial). All three (3) subject parcels have a planned land use designation of General Industrial. The Amendment Application requests to rezone the parcel identified as APN 331-110-19 from the AL-20 Zone District to the M-3 Zone District for consistency with the underlying General Industrial land use designation. A General Plan Amendment is not required. The Site Plan Review would allow the development of the warehouse and distribution facilities on the Project site.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: north side of East American Avenue
between South Golden State Blvd and South Peach Avenue
Street address: 4723, 4591, 4445 S Peach Ave, Fresno, CA 93725

APN: 331-110-19, -23, 331-090-60 **Parcel size:** 69.42(gross) **Section(s)-Twp/Rg:** S 31 - T 14 S/R 21 E

ADDITIONAL APN(s): _____

I, Jenna Chilingirian (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Van Gundy Farms Family Ltd Partnership	see attached			
Owner (Print or Type)	Address	City	Zip	Phone
Greenlaw Partners	18301 Von Karman Avenue	Irvine, CA	92612	(949) 331-1332
Applicant (Print or Type)	Address	City	Zip	Phone
Precision Civil Engineering	1234 O Street	Fresno, CA	93721	559-449-4500
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: jchilingirian@precisioneng.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3845 (Amended) Fee: \$ 4,553.⁵⁰

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

PER/Initial Study No.: _____ Fee: \$ _____

Ag Department Review: _____ Fee: \$ _____

Health Department Review: _____ Fee: \$ _____

Received By: EJAZ Invoice No.: _____ **TOTAL: \$1,553.⁵⁰**

UTILITIES AVAILABLE:

WATER: Yes / No
Agency: MCWD (annexation)

SEWER: Yes / No
Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): AA 3845

APN # _____ - _____ - _____

Zone District: AL-20

APN # _____ - _____ - _____

Parcel Size: 38.86 acrs; 30 acrs; 1.49 acrs

APN # _____ - _____ - _____

APN # _____ - _____ - _____

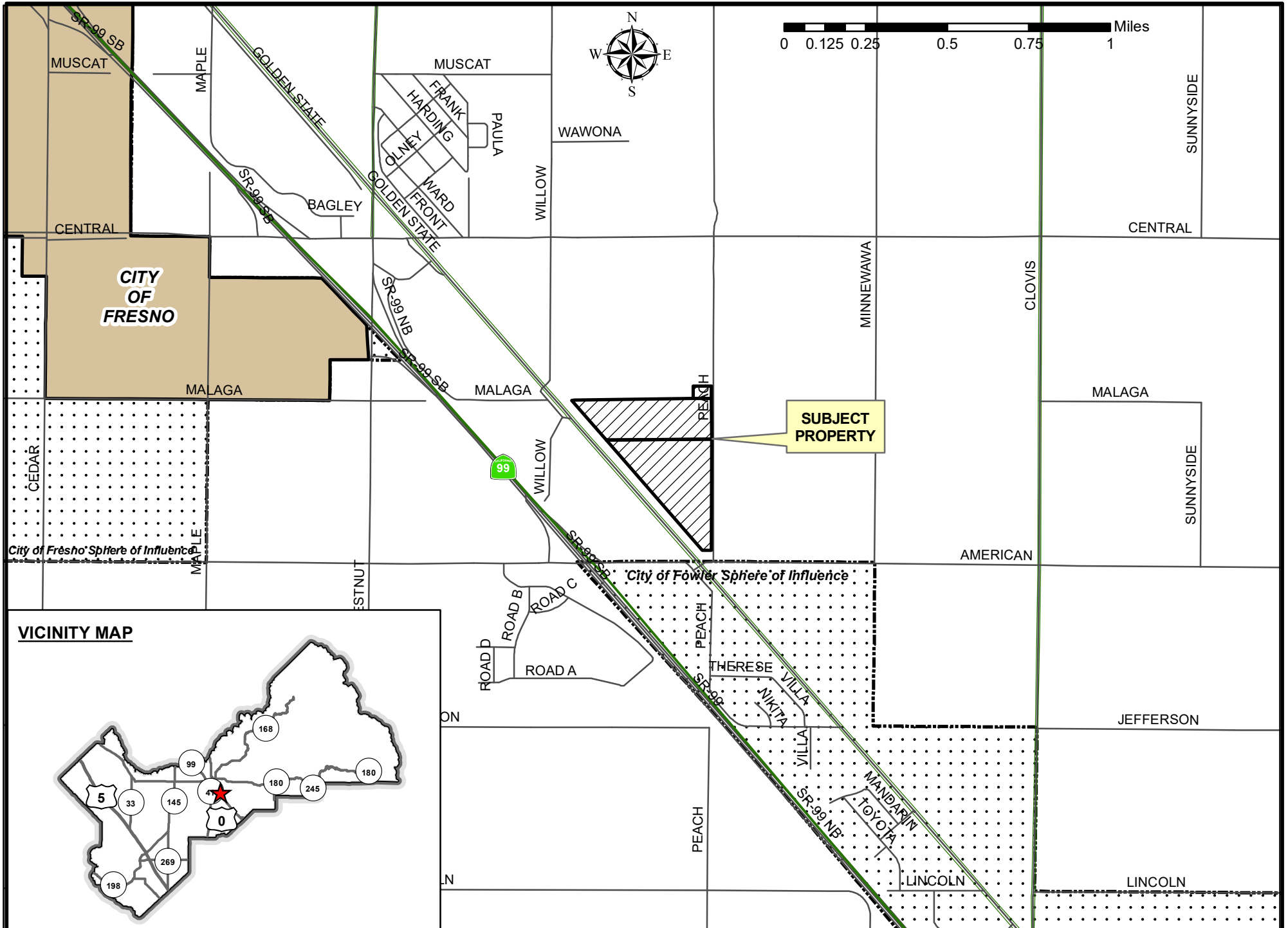
Contact Information - Van Gundy Farms Family Ltd Partnership

Jeff Van Gundy
9595 Whitehawk Ridge CT., Forest Hill, CA 95631
916-759-2702

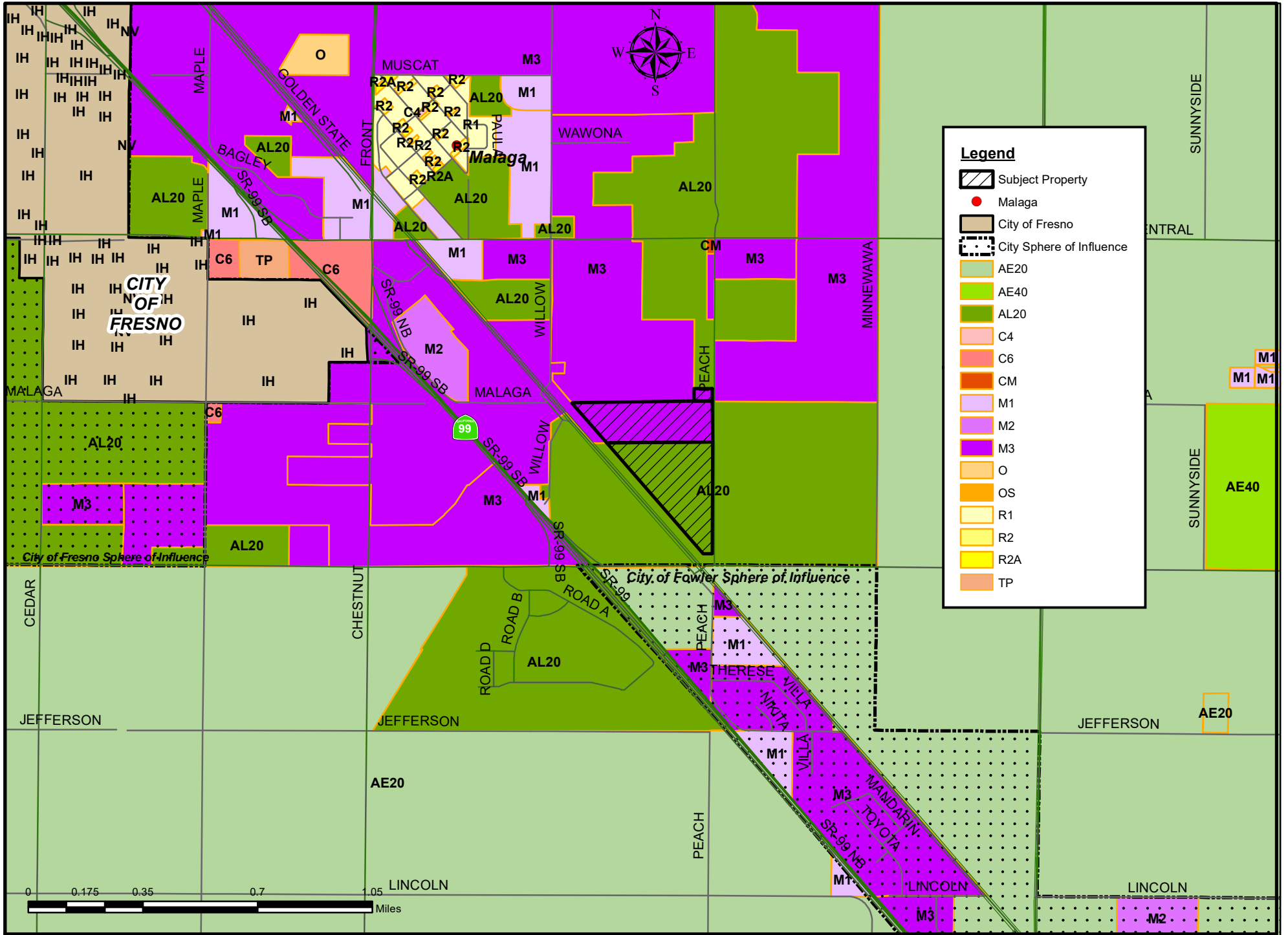
Kark Van Gundy
4830 Millerton Rd., Friant, CA 93636
559-790-1239

Jody Wilson
6701 Harbor Dr., Coeur D Allene, ID 83814
208-659-9526

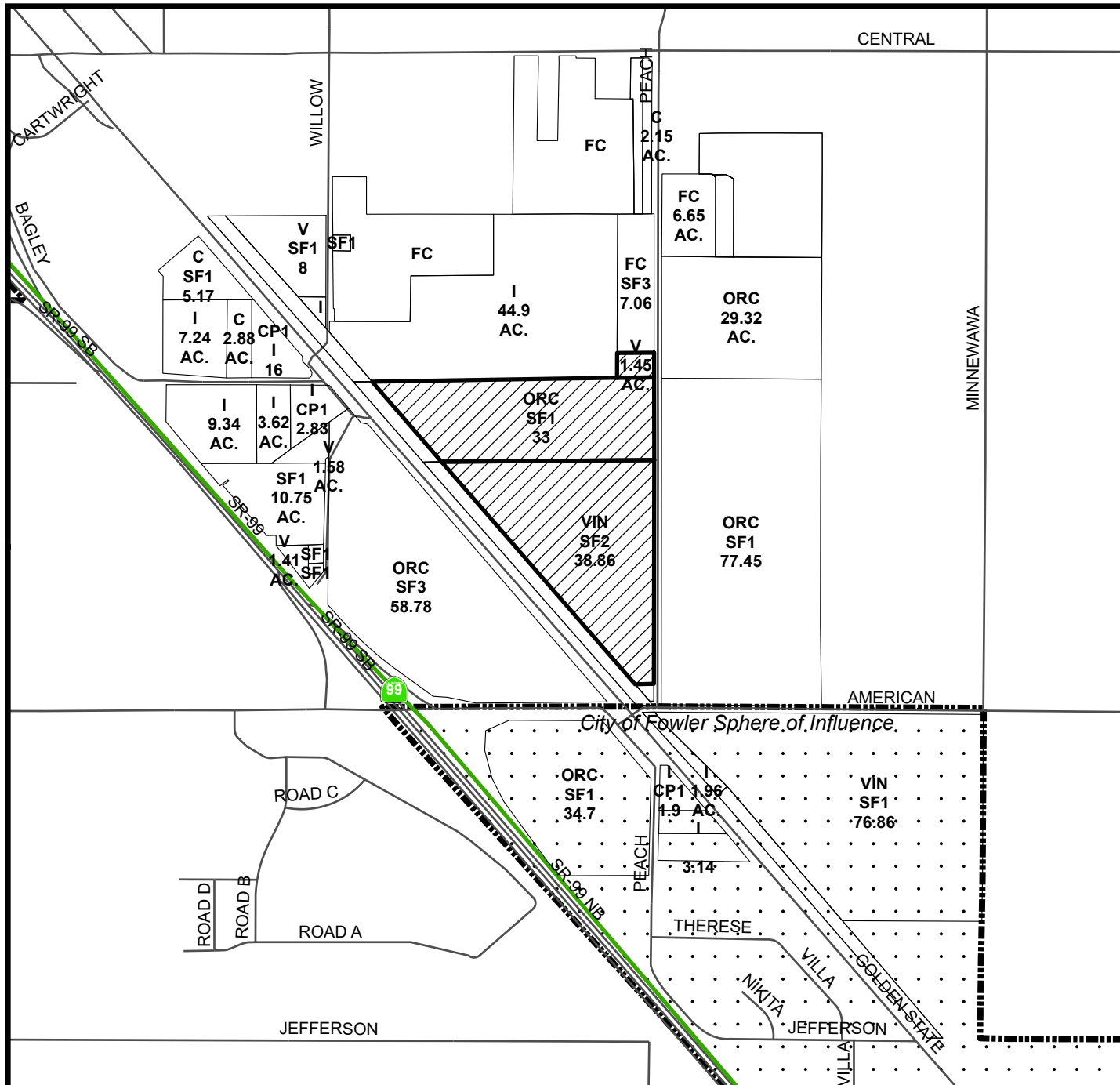
LOCATION MAP





EXISTING ZONING MAP

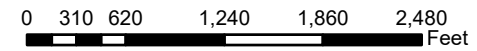


EXISTING LAND USE MAP



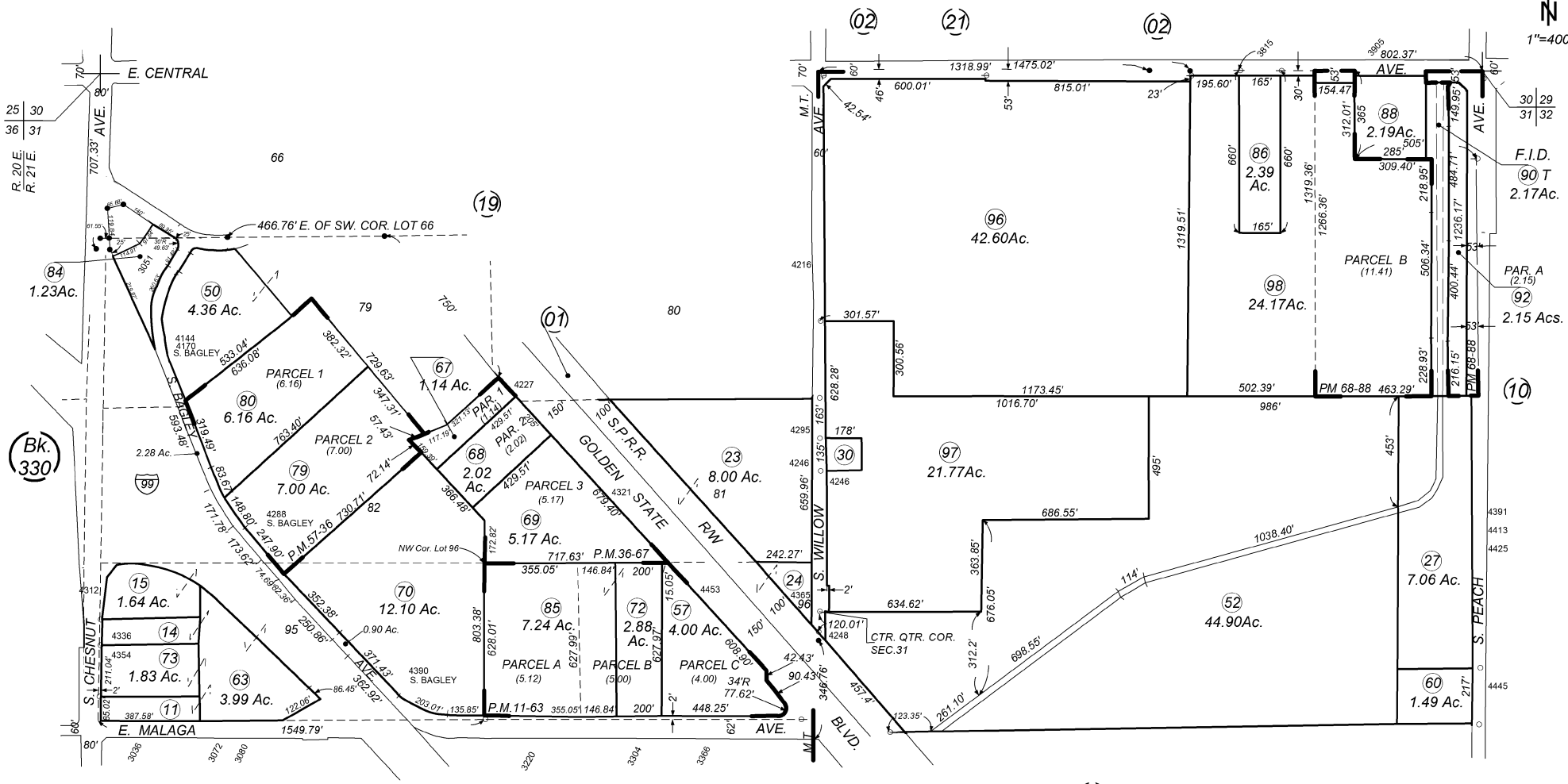
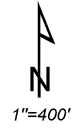
LEGEND	
C	COMMERCIAL
CP#	OFFICE COMM./PROF
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:
 Subject Property
 City of Fowler Sphere of Influence



Department of Public Works and Planning
 Development Services Division

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Malaga Tract - Plat Bk. 2, Pg. 17 (14)
Parcel Map No. 1891 - Bk. 11, Pg. 63
Parcel Map No. 5595 - Bk. 36, Pg. 67
Parcel Map No. 7682 - Bk. 57, Pg. 36
Parcel Map No. 8012 - Bk. 68, Pgs. 88 & 89

Assessor's Map Bk.331 - Pg.09
County of Fresno, Calif.

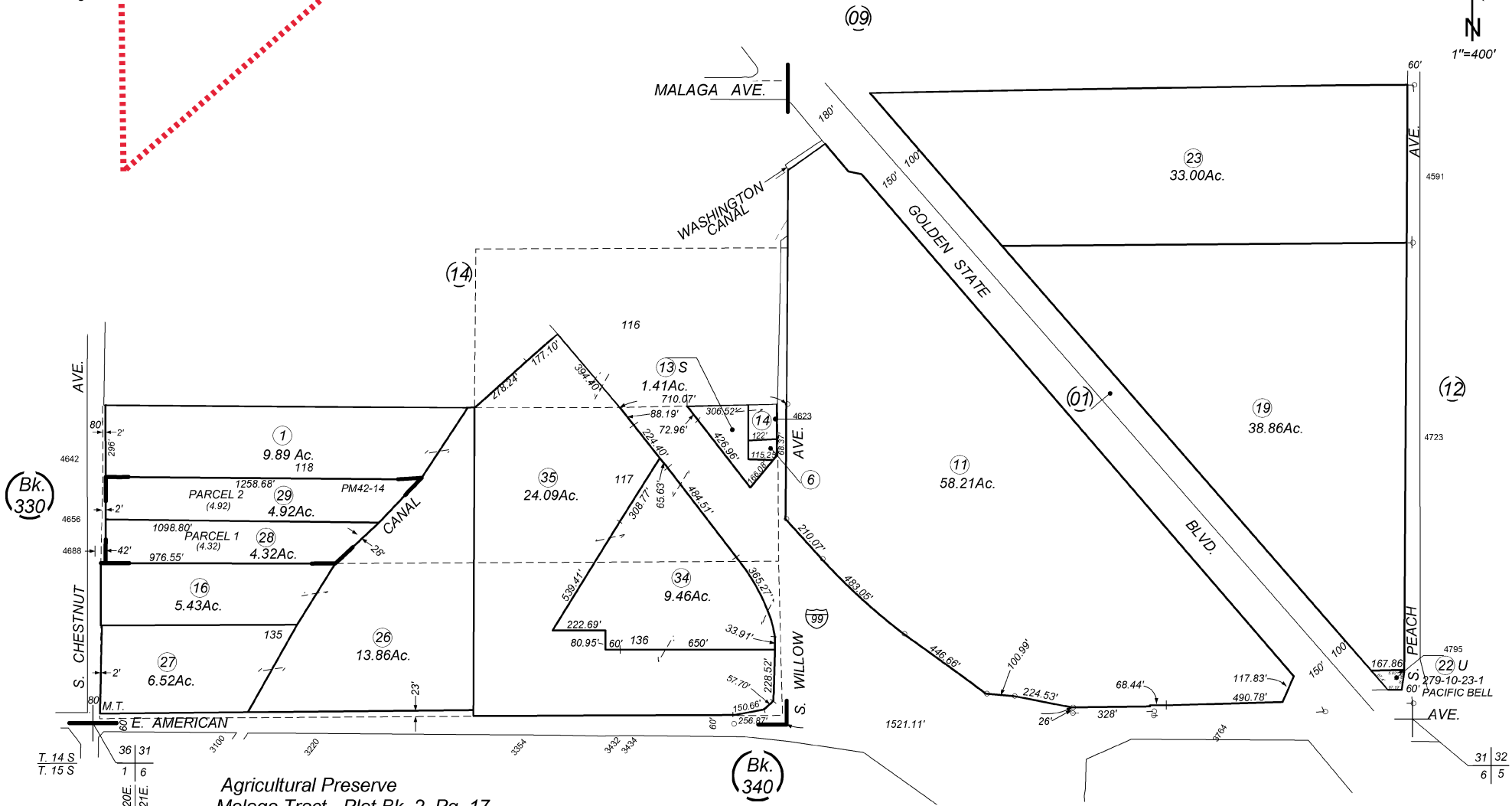
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

SUBDIVIDED LAND & POR. SEC. 31, T.14S., R.21E., M.D.B.&M.

Tax Rate Area
 95-012
 95-015
 95-040

331-11

-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.



Agricultural Preserve
 Malaga Tract - Plat Bk. 2, Pg. 17
 Parcel Map No. 6500, Bk. 42, Pg. 14

Assessor's Map Bk.331 - Pg.11
 County of Fresno, Calif.

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

9/30/2021



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 8042

Project AA 3845
No(s). (Amended)

Application Rec'd.:

GENERAL INFORMATION

1. **Property Owner :** Van Gundy Farms Family LTD Partnership **Phone/Fax** _____

Mailing

Address: see attached

Street

City

State/Zip

2. **Applicant :** Greenlaw Partners **Phone/Fax:** 949-331-1332

Mailing

Address: 18301 Von Karman Avenue

Irvine

CA/92612

Street

City

State/Zip

3. **Representative:** Precision Civil Engineering **Phone/Fax:** 559-449-4500

Mailing

Address: 1234 O Street

Fresno

CA 93721

Street

City

State/Zip

4. **Proposed Project:** The project includes an Amendment Application and Site Plan Review to facilitate the development of three (3) warehouse and distribution facilities totaling approximately 1,312,000 sf. The Amendment Application requests to rezone the parcel identified as APN 331-110-19 from the AL-20 Zone District to the M-3 Zone District for consistency with the General Plan. The Site Plan Review would allow the development of the buildings. A lot line adjustment will also be required to retain the three parcels.

5. **Project Location:** North side of E. American Ave. between South Golden State Blvd. and South Peach Ave.

6. **Project Address:** 4723, 4591, 4445 S Peach Avenue, Fresno, CA 93725

7. **Section/Township/Range:** 31 /14 /21 8. **Parcel Size:** 69.42 (gross)

9. **Assessor's Parcel No.** 331-110-19, -23, 331-090-60

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

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

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

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

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

13. Existing Zone District¹: AL-20 and M-3

14. Existing General Plan Land Use Designation¹: General Industrial

ENVIRONMENTAL INFORMATION

15. Present land use: Single-family residential, orchards, vineyards
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Single-family residence, well, septic system, pool, general agricultural storage, and mobile home

Describe the major vegetative cover: None

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

Is property in a flood-prone area? Describe:
No, as identified in FEMA FIRMette 06019C2140H eff. 2/18/2009

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

North: Auto wrecking

South: Agriculture

East: Agriculture

West: Agriculture with single-family residence

17. *What land use(s) in the area may be impacted by your Project?:* None. The area includes agriculture and industrial uses.

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

19. **Transportation:**

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

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

B. **Daily traffic generation:**

I. <i>Residential - Number of Units</i>	<u>0</u>
<i>Lot Size</i>	<u>0</u>
<i>Single Family</i>	<u>0</u>
<i>Apartments</i>	<u>0</u>

II. <i>Commercial - Number of Employees</i>	<u>400-500</u>
<i>Number of Salesmen</i>	<u>0</u>
<i>Number of Delivery Trucks</i>	<u>+/- 200</u>
<i>Total Square Footage of Building</i>	<u>1,312,000 sf.</u>

III. *Describe and quantify other traffic generation activities:* Distribution facility

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

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

22. *Describe the probable source(s) of air pollution from your project:* Transportation-related emissions.

23. **Proposed source of water:**

() *private well*

() *community system*³--name: The site will be annexed into the MCWD.

24. *Anticipated volume of water to be used (gallons per day)*²: TBD by future tenants
25. *Proposed method of liquid waste disposal:*
 septic system/individual
 *community system*³-name The site will be annexed into the MCWD.
26. *Estimated volume of liquid waste (gallons per day)*²: None.
27. *Anticipated type(s) of liquid waste:* None.
28. *Anticipated type(s) of hazardous wastes*²: None.
29. *Anticipated volume of hazardous wastes*²: None.
30. *Proposed method of hazardous waste disposal*²: None.
31. *Anticipated type(s) of solid waste:* TBD by future tenants
32. *Anticipated amount of solid waste (tons or cubic yards per day):* TBD by future tenants
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* TBD by future tenants
34. *Proposed method of solid waste disposal:* Hauled by contracted waste collection provider
35. *Fire protection district(s) serving this area:* Fresno County
36. *Has a previous application been processed on this site? If so, list title and date:* Yes, AA 3845
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No X

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

Jenna Chilingirian
 SIGNATURE

07/15/22
 DATE

¹*Refer to Development Services Conference Checklist*

²*For assistance, contact Environmental Health System, (559) 600-3357*

³*For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259*

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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

Jenna Chilingirian

Applicant's Signature

07/15/22

Date

Operational Statement
Amendment Application, Site Plan Review

Owner	Van Gundy Farms Family Ltd Partnership	AA3845 IS 8042 SPR 8286
Applicant	Greenlaw Partners 18301 Von Karman Avenue Irvine, CA 92612 (949) 331-1332	
Representative	Precision Civil Engineering 1234 O Street Fresno, CA 93721 (559) 449-4500	
APN	331-090-60, 331-110-19, 331-110-23	
Location	4723, 4591, 4445 S Peach Ave, Fresno, CA 93725	
Zoning	AL20 – Limited Agricultural (331-110-19) M3 – Heavy Industrial (331-110-23, 331-090-60)	
Proposed Zoning	M3 – Heavy Industrial (all parcels)	
Existing Land Use	Agriculture; single-family dwelling and related amenities (e.g., pool, sheds)	
Proposed Land Use	1,312,000 square feet (sf.) warehouse/distribution facility	
Project Description	<p>The Amendment Application and Site Plan Review are filed by Precision Civil Engineering (Representative) on behalf of Greenlaw Partners (Applicant) and pertain to approximately 69.42 acres(gross) of property located north of East American Avenue between South Golden State Boulevard and South Peach Avenue at 4723, 4591, 4445 S Peach Ave, Fresno, CA 93725.</p> <p>The Project site consists of three (3) parcels identified by the Fresno County Assessor as APNs 331-110-19, 331-110-23, and 331-090-60. The parcel identified as APN 331-110-19 is zoned AL-20 (Limited Agricultural; 20-acre minimum parcel size) and the parcels identified as APNs 331-110-23 and 331-090-060 are zoned M-3 (Heavy Industrial). All three (3) subject parcels have a planned land use designation of General Industrial.</p> <p>The Amendment Application requests to rezone the parcel identified as APN 331-110-19 from the AL-20 Zone District to the M-3 Zone District for consistency with the underlying General Industrial land use designation. A General Plan Amendment is not required. Amendment Application No. 3845 was previously submitted for APN 331-110-19.</p> <p>The Site Plan Review proposes the development of the site with three (3) warehouse and distribution facilities totaling approximately 1,312,000</p>	

square feet (sf.). The site would be developed in two (2) phases. Phase 1 involves the construction of two (2) warehouse buildings that account for 1,020,000 sf. and 210,000 sf. for a total square footage of 1,230,000 sf. Phase 1 would also consist of approximately 204 loading docks, 514 trailer parking stalls, 471 automobile parking stalls, and a 263,163 sf. (22.54 AF) temporary, onsite basin to capture stormwater runoff, in addition to landscaping, trash enclosures, directional arrows, striping, and perimeter fencing.

Phase 2 would involve the construction of an approximately 82,000 sf. warehouse building with associated loading docks, trailer parking, and automobile parking to be determined when permanent drainage services are available. The site would be accessible to trucks via three (3) points of ingress/egress and accessible to automobiles via two (2) points of ingress/egress on South Peach Avenue. Phase 2 would be built at the time permanent drainage services are available and when the on-site basin is removed.

Project Operations

Hours of Operation

Operational hours will be determined by the future tenant. Operations will be indoors. There are no foreseen special activities. The number of customers is to be determined by future tenants. Customers would visit the site during operational hours.

Employment

There are no current employees. Approximately 350 - 450 employees are projected to work at the facility, including temporary or part-time seasonal employees. There will be no caretaker that lives on-site.

Truck Traffic

Truck trips associated with the facility will consist of shipping, receiving, and other warehouse and distribution-related activities. The number, type, and frequency of truck/vans for service and delivery will be decided by future tenants. However, for the purposes of the traffic study, the number of daily trips associated with a high-cube fulfillment center (ITE Code 155) for the proposed size of the warehouse and distribution facility is estimated to be 8,450 daily trips. Of these trips, it is assumed that 19% of trips will be by trucks per the Industrial Truck Percentages contained in the 11th Edition of the ITE.

	<p><i>Supplies and Materials</i> Supplies and materials will be decided by future tenants and will be stored on-site within the enclosed warehouse buildings.</p> <p><i>Products</i> No goods or products will be produced or sold on site.</p> <p><i>Equipment</i> Equipment will be determined by future tenants but will be contained within the enclosed warehouse buildings.</p> <p><i>Operations</i> Operations include office and industrial uses, such as warehousing, distribution, etc. Detailed operations, equipment, supplies, and materials will be decided by future tenants of the site. Operations would be contained within the proposed warehouse buildings.</p>
<p>Project Components</p>	<p><i>Demolition</i> The site has an existing single-family dwelling and related amenities in addition to orchards and vineyards, which would be demolished to construct the new warehouse buildings.</p> <p><i>Site Layout and Elevations</i> The Applicant proposes the construction of three (3) warehouse and distribution facilities totaling approximately 1,312,000 square feet (sf.). The site would be developed in two (2) phases. Phase 1 involves the construction of two (2) warehouse buildings that account for 1,020,000 sf. ("Building 1") and 210,000 sf. ("Building 2") for a total square footage of 1,230,000 sf. Phase 2 would involve the construction of an approximately 82,000 sf. ("Building 3") warehouse building. Building 1 would reach a maximum height of ± 51'-0" and Building 2 would reach a maximum height of 45'-0" and the exterior would consist of materials like concrete, stucco, and metal.</p> <p><i>Site Circulation and Parking</i> The site would be accessible to trucks via three (3) points of ingress/egress and accessible to automobiles via two (2) points of ingress/egress on South Peach Avenue. South Peach Avenue is an existing and paved public road with direct access to the site with an ultimate right-of-way of 106 ft. Phase 1 would consist of approximately 204 loading docks, 514 trailer parking stalls, 471 automobile parking stalls (standard, accessible, and EV charging stalls). Trailer unloading and loading is proposed onsite and would be located on</p>

the north and south sides of Building 1 and the north side of Building 2. Trailer access to the proposed buildings would be provided through three-gated access points.

Landscaping and Fencing

Landscaping is proposed along the site frontage and drive aisles from Peach Avenue, where a variety of shrubs, trees, and ground cover would be planted. An 8-ft. chain link fence is proposed along the north, south, and west border of the site.

Environmental Impacts

Noise/Glare/Dust/Odor

Noise

The Project would be subject to the Fresno County Noise Ordinance. Any equipment utilized for the Project would be within the proposed warehouse building. The Project does not propose any outdoor sound amplification systems. The main source of noise expected to be produced by the Project operations are the vehicle trips associated with the Project. Compliance with the Noise Ordinance, Zoning Ordinance, and other relevant regulations related to noise generation would ensure less than significant impacts.

Glare

Outdoor lighting is proposed as part of the Project to provide safety and security for the walkways, parking lot, and building. The lighting would be mounted to the building and face downward so as to not shine on surrounding properties or the public rights-of-way. All lighting would comply with Title 24 regulations for mounted luminaires (i.e., high efficacy, motion sensor controlled, time clocks, energy management control systems, etc.) in addition to other relevant County regulations related to light and glare. Compliance with such regulations would ensure less than significant impacts.

Dust

The Project would be subject to SJVAPCD Regulations for construction-related activities that may produce dust. Compliance with such regulations would ensure less than significant impacts.

Odor

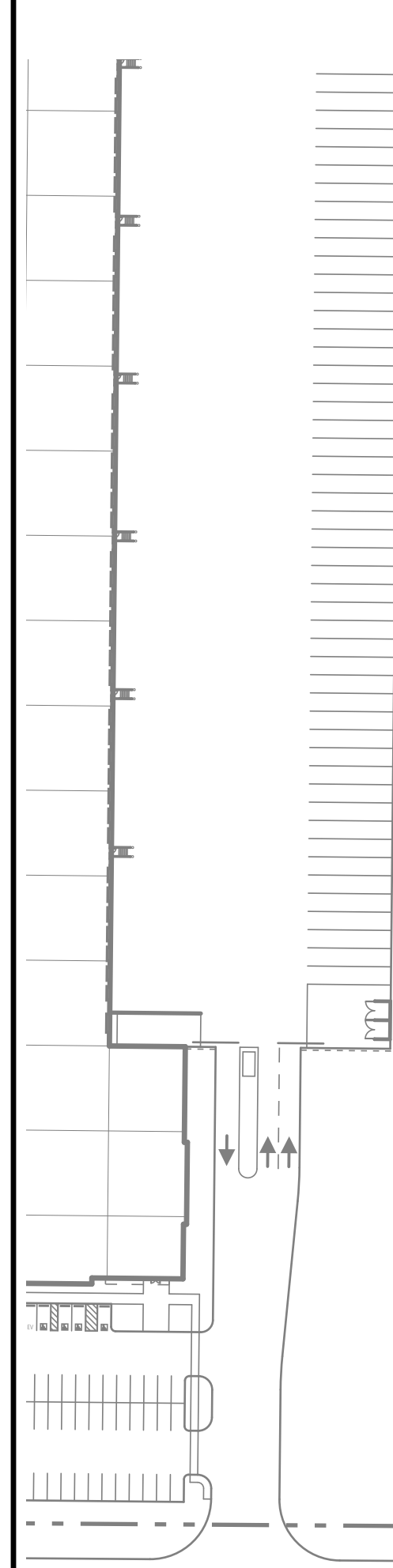
No goods or products would be produced on site and the Project would not consist of odor-producing uses.

Solid Waste

The Project proposes two (2) enclosures. Liquid wastes are not expected to be generated. The estimated volume of waste is to be determined but will be hauled by the contracted solid waste collection provider for disposal.

Water

The estimated volume of water will be determined by future tenants. The site would be required to be annexed into the Malaga County Water District.



PROJECT DATA
 ASSESSOR'S PARCEL NO. 331-110-19, 331-110-23, and 331-106-50
 ZONING: EXISTING M-3 / AL-2D
 PROPOSED M-3

LOCATION SOUTH PEACH AVE. & EAST MALAGA AVE.
 FRESNO, CA 93725

MAXIMUM BUILDING HEIGHT 75'
 PROPOSED BUILDING HEIGHT 51'

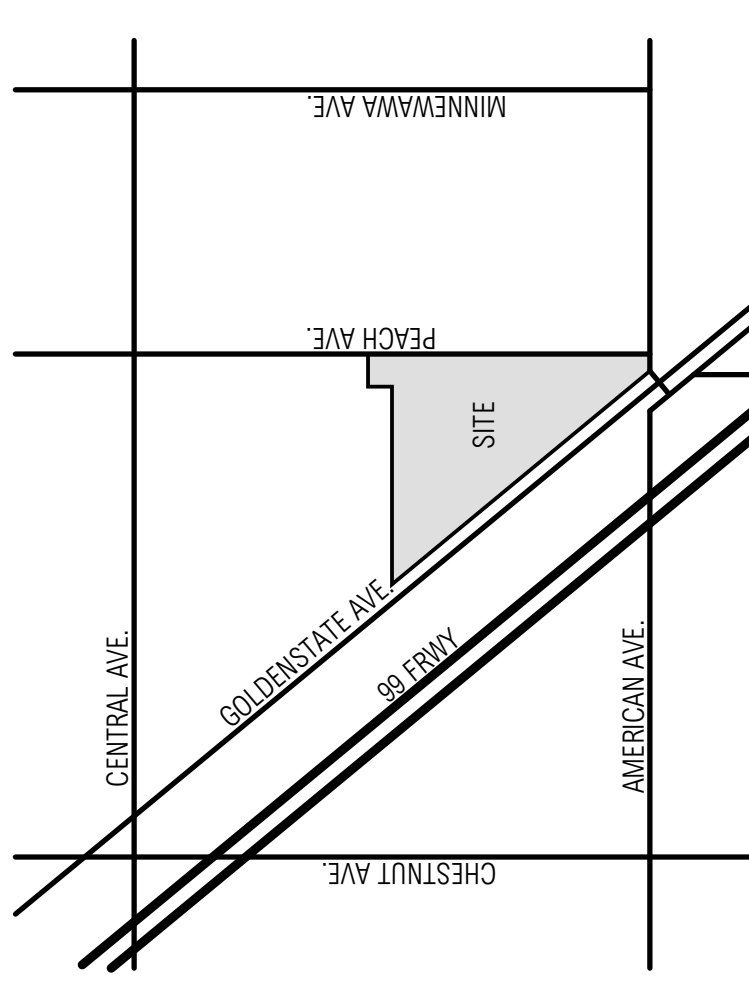
NET SITE AREA 3,048,388 SF
 69.96 AC

BUILDING AREA 1,230,000 SF
 COVERAGE 40.3 %

AUTO PARKING REQUIRED: 1 STALL PER 2 EMPLOYEES
 AUTO PARKING PROVIDED:
 BUILDING 1 308 STALLS
 BUILDING 2 458 STALLS
 TOTAL 477 STALLS

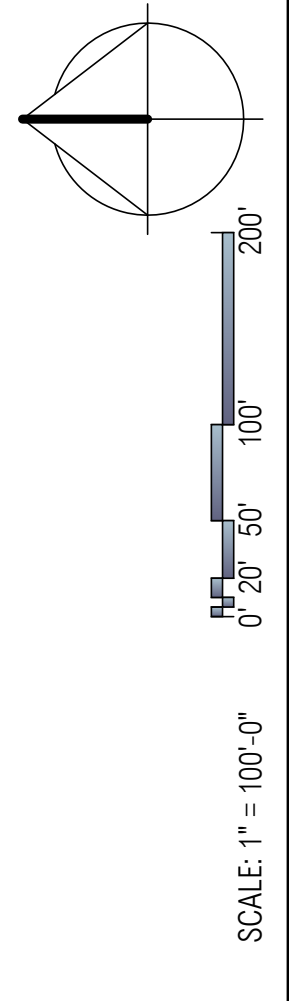
TRAILER PARKING
 BUILDING 1 437 STALLS
 BUILDING 2 77 STALLS
 TOTAL 514 STALLS

VICINITY MAP



SYMBOLS LEGEND

- PROPERTY BOUNDARY
- ROAD CENTERLINE
- 8" GALV. CHAIN LINK FENCE
- LIGHT STANDARD
- TRASH ENCLOSURE PER COUNTY STDS.
- PROPOSED STORM DRAINAGE FLOW ARROW
- PROPOSED LANDSCAPE AREA BOUND BY 6" CURB
- PROPOSED LANDSCAPE IN ULTIMATE R.O.W.



SCALE: 1" = 100'-0"

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CAD FILE NAME	2115-00-A1-01
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CHK'D BY:	CS
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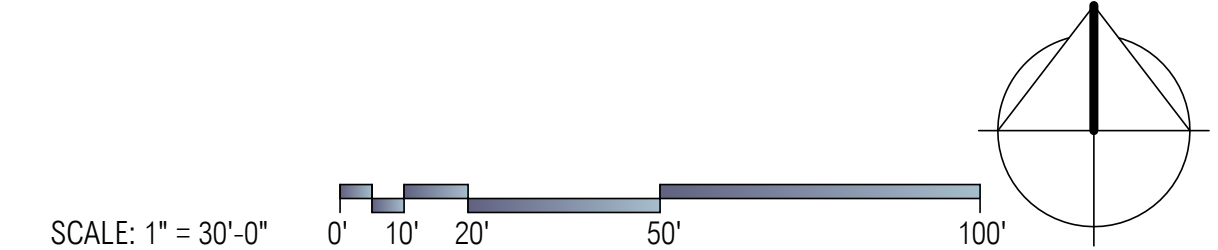
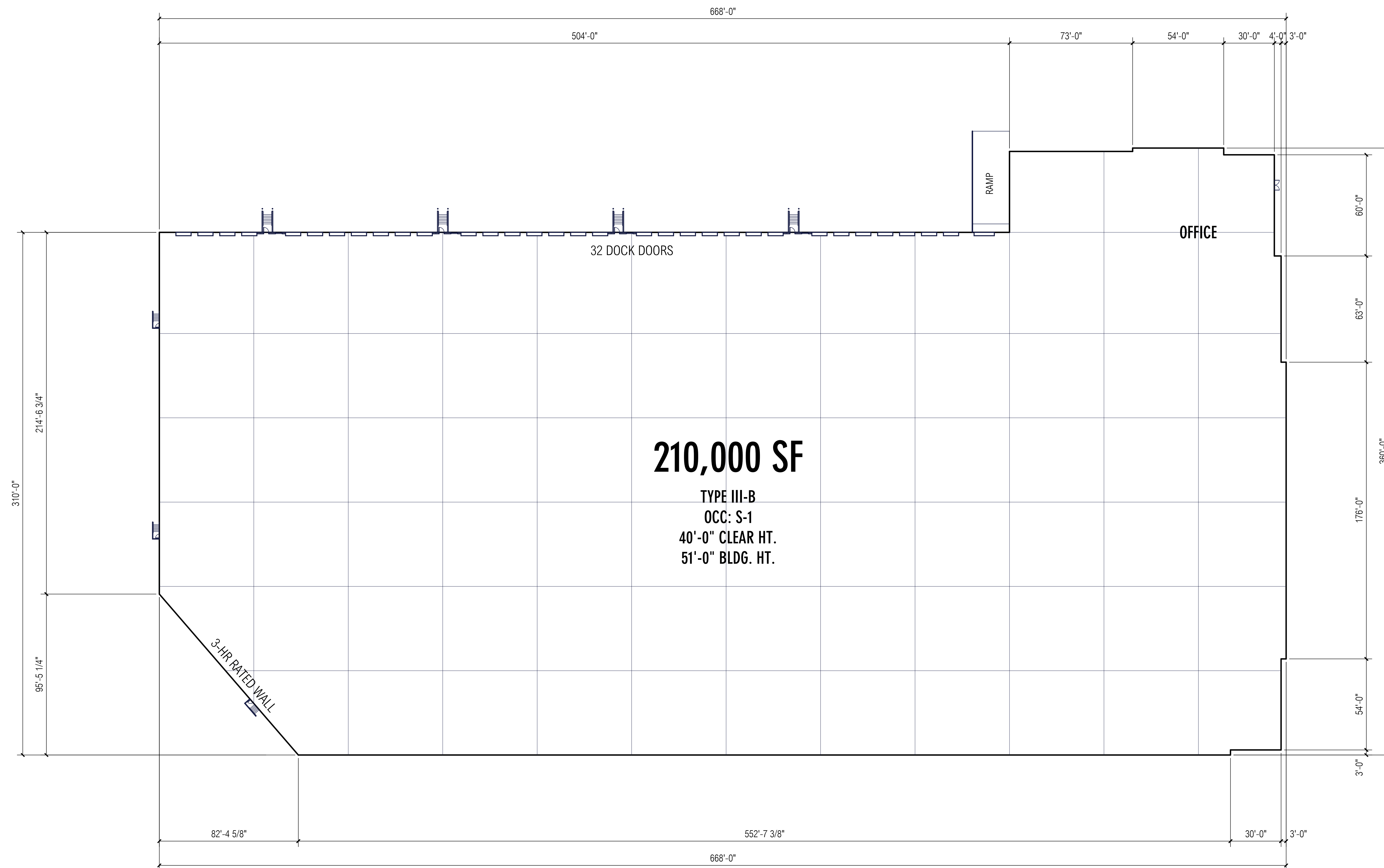
MARK	DATE	DESCRIPTION
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	4/6/22	PRELIMINARY SITE PLAN

FRESNO INDUSTRIAL - PH II
 PEACH AVE., FRESNO, CA
 SCHEMATIC SITE PLAN

GREENLAW
 18301 Von Karman, Suite 250
 Irvine, CA 92618
 TEL: 949-331-1300
 CONTACT: DEREK MEDDINGS
 EMAIL

RG&A
 Office of Architectural Design
 15231 Alton Parkway Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

ARCHITECT: APPLICANT: PROJECT:



FRESNO INDUSTRIAL - PH 2

PEACH AVE., FRESNO, CA

BUILDING 2 - SCHEMATIC FLOOR PLAN

SD	DATE	DESCRIPTION
SD	7/5/22	PLANNING SUBMITTAL
MARK		

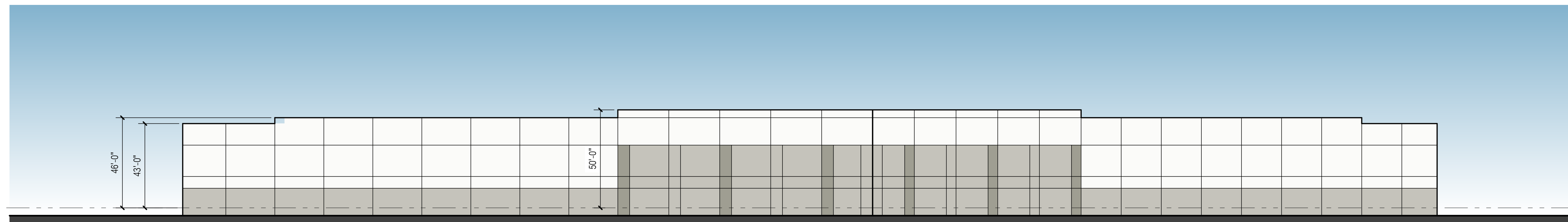
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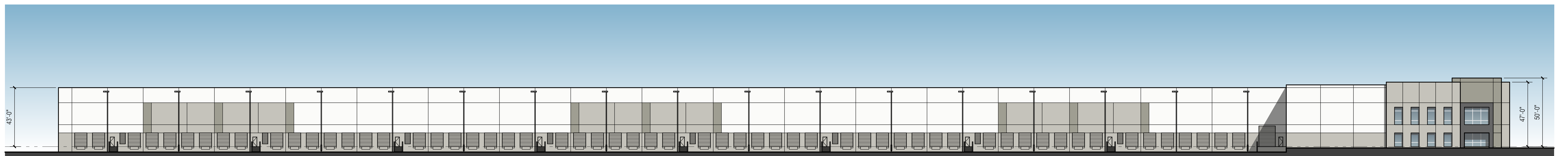
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SCALE: 1" = 30'-0"
 0' 10' 20' 50' 100'

ARCHITECT:
RG A
 Office of Architectural Design
 15231 Alton Parkway, Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

APPLICANT:

GREENLAW
 18301 VON KARMAN, SUITE 250
 IRVINE, CA 92612
 TEL: 949-331-1300
 CONTACT: DEREK MEDDINGS
 EMAIL:

FRESNO INDUSTRIAL - PH 2

PEACH AVE., FRESNO, CA

BUILDING 1 - SCHEMATIC ELEVATIONS

MARK	DATE	DESCRIPTION
SD	11/22/21	PLANNING SUBMITTAL

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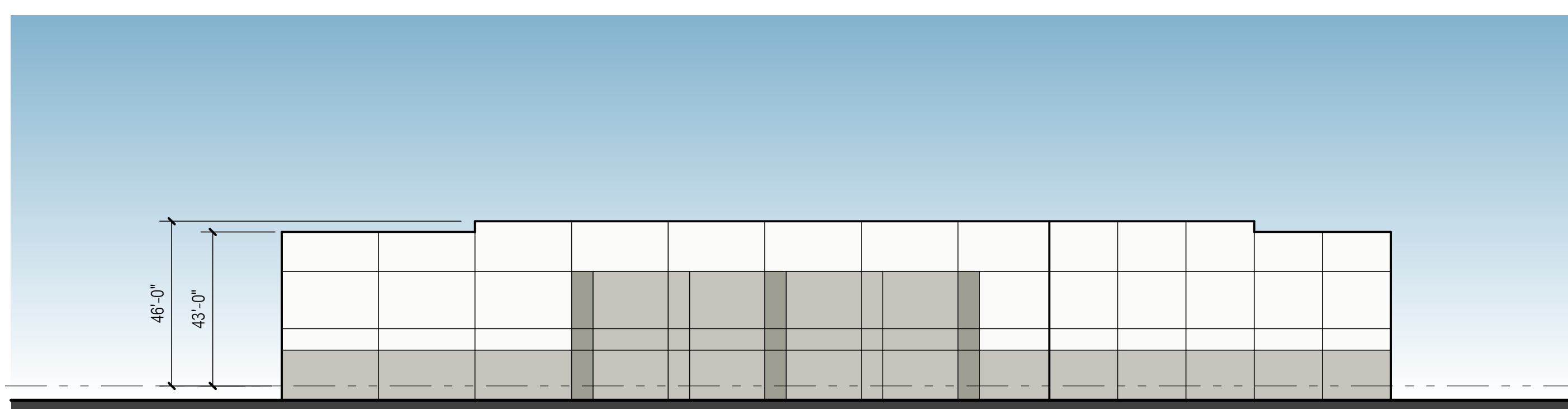
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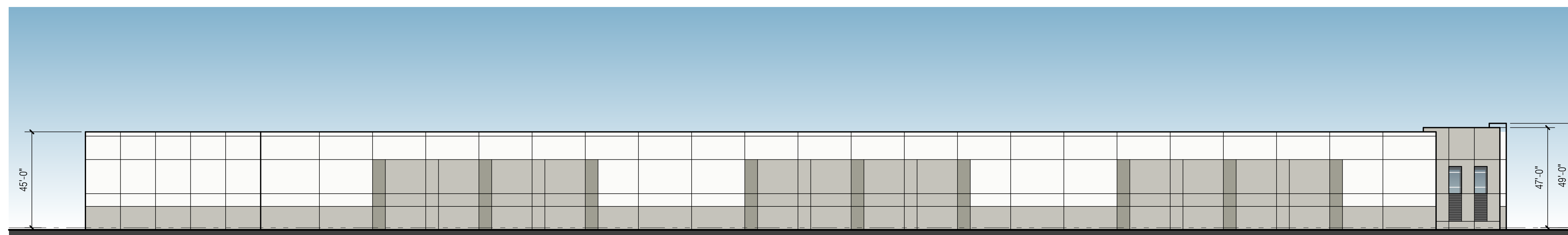
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SCALE: 1" = 30'-0" 0' 10' 20' 50' 100'

ARCHITECT:
RG
 Office of Architectural Design
 15231 Alton Parkway, Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

APPLICANT:

GREENLAW
 18301 VON KARMAN, SUITE 250
 IRVINE, CA 92612
 TEL: 949-331-1300
 CONTACT: DEREK MEDDINGS
 EMAIL:

FRESNO INDUSTRIAL - PH 2

PEACH AVE., FRESNO, CA

BUILDING 2 - SCHEMATIC ELEVATIONS

SD	7/5/22	PLANNING SUBMITTAL
MARK	DATE	DESCRIPTION

RG PROJECT NO:	21135.00
CAD FILE NAME:	21135-00-A3-2
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CHK'D BY:	CS
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SHEET TITLE	

A3-2P



County of Fresno

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

DATE: April 7, 2021

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez; James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa; Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu
Agricultural Commissioner, Attn: Rusty Lantsberger
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Transportation (CALTRANS), Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
US Fish & Wildlife Service, Attn: Mathew Nelson
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: Caitlin Juarez
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
North King GSA, Attn: Kassy D. Chauhan
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3845; Initial Study Application No. 8042

APPLICANT: Jeff V. Gundy, Karl V. Gundy, Jody Wilson

DUE DATE: April 21, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow rezone of a 38.86-acre parcel from the AL-20 (Limited Agricultural; 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District.

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

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

We must have your comments by **April 21, 2021**. Any comments received after this date may not be used.

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

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

EA:
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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 04-01-21

AA3845

(Application No.)

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

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amendment Application to rezone an existing 38.86-acre parcel in the AL-20 Zone District to the M-3 Heavy Industrial Zone District.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: West side of S Peach Avenue between E Central Avenue and E American Avenue Street address: 4723 S Peach Avenue, Fresno, CA 93725

APN: 331-110-19 Parcel size: 38.86-acres Section(s)-Twp/Rg: S 31 - T 14 S/R 21 E

ADDITIONAL APN(s):

I, Jenna Chilingirian (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Jeff Van Gundy, 9595 Whitehawk Ridge Ct., Forest Hill, CA 95631, (916) 759-2702; Karl Van Gundy, 4830 Millerton Rd., Friant, CA 93636, (559) 790-1239; Jody Wilson, 6701 Harbor Dr., Coeur D Alene, ID 83814, (208) 659-9526

Table with 5 columns: Owner (Print or Type), Address, City, Zip, Phone. Includes Applicant Precision Civil Engineering and Representative information.

CONTACT EMAIL: jchilingirian@precisioneng.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA3845 Fee: \$ 6,214.00
Application Type / No.: Pre-app. condit Fee: \$ - 247.00
PER/Initial Study No.: IS8042 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 42.00
Health Department Review: Fee: \$ 721.00
Received By: EJAR Invoice No.: TOTAL: \$ 10,631.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E

Related Application(s): APN # - -
Zone District: AL-20 APN # - -
Parcel Size: 38.86 APN # - -

OVER.....



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

Mail to:
Attn. Bonique Emersor
Precision Engineering
1234 O St
Fresno, CA

NUMBER: 20-109110
APPLICANT: PRECISION ENGINEERING INC
PHONE: (559) 449-4500

PROPERTY LOCATION: 4723 S PEACH AVE
APN: 331 - 110 - 19 ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AL-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes

LOT STATUS:
Zoning: () Conforms; (x) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Rec. Map; () On '72 rolls; (x) Other PERMITS; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside (x) District No.: CF FLOOD PRONE: No Yes
PROPOSAL PRE-APPLICATION TO REZONE AN EXISTING 38.86 ACRE PARCEL IN THE AL-20 ZONE DISTRICT TO AN M-3 HEAVY INDUSTRIAL ZONE DISTRICT.

COMMENTS: General Plan Designation: General Industrial in Roosevelt Community Plan. NO "GPA" Req'd.
ORD. SECTION(S): 845 BY: R. SANCHEZ DATE: 10/16/2020

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: General Industrial () GPA:
COMMUNITY PLAN: Roosevelt () AA: \$6,214.00
REGIONAL PLAN: () CUP:
SPECIFIC PLAN: () DRA:
SPECIAL POLICIES: () VA:
SPHERE OF INFLUENCE: () AT:
ANNEX REFERRAL (LU-G17/MOU): () JT:

PROCEDURES AND FEES:

() MINOR VA:
() HD: \$721.00
() AG COMM: \$42.00
() ALCC:
() IS/PER*: \$3,901.00
() Viol. (35%):
() Other:
Filing Fee: \$ 10,878.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 10,631.00

COMMENTS: -

FILING REQUIREMENTS:

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

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Ejaz Ahmad EJAZ AHMAD DATE: 10-30-2020
PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

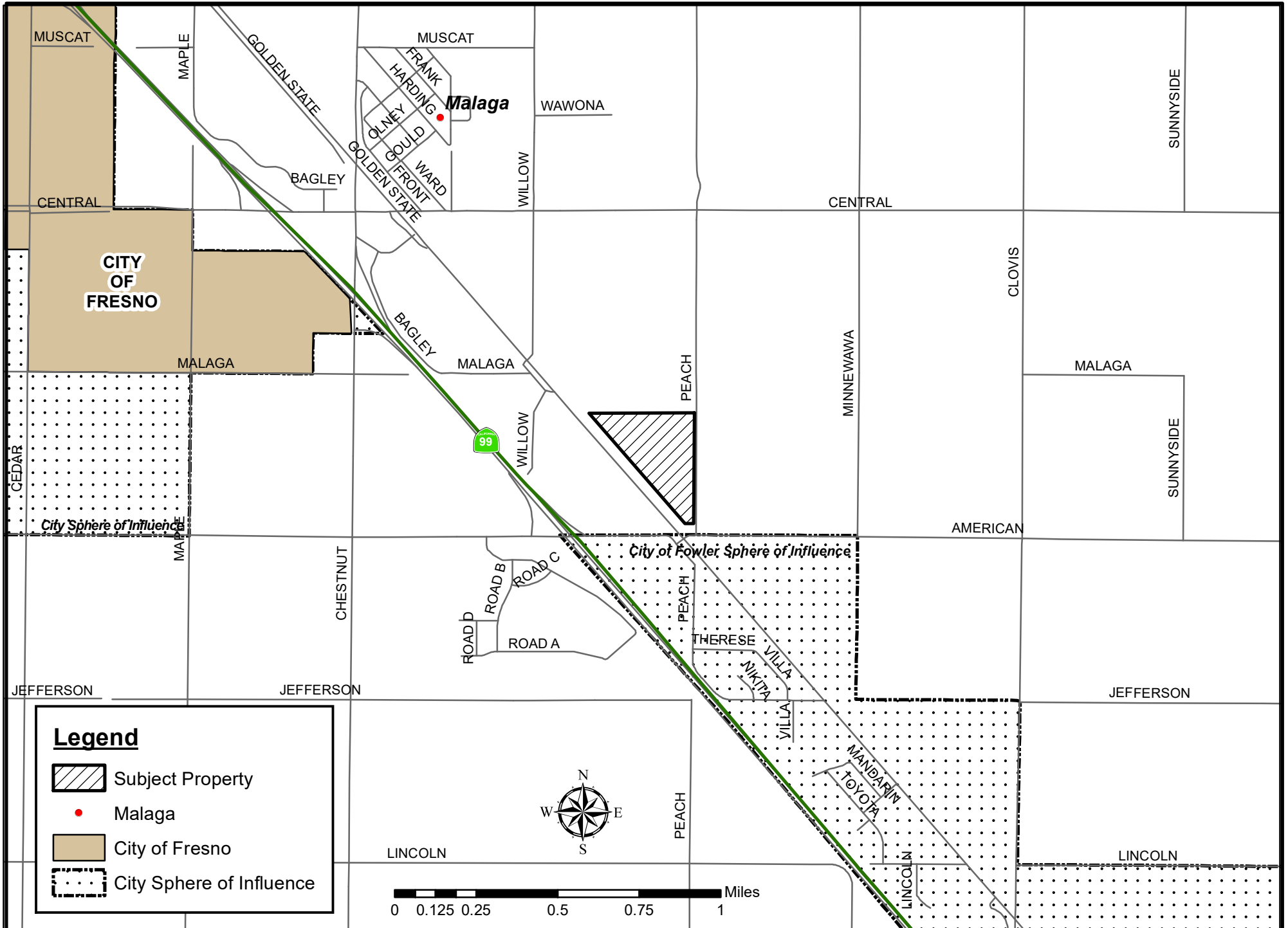
- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse slide)

PLU # 113 Fee: \$247.00

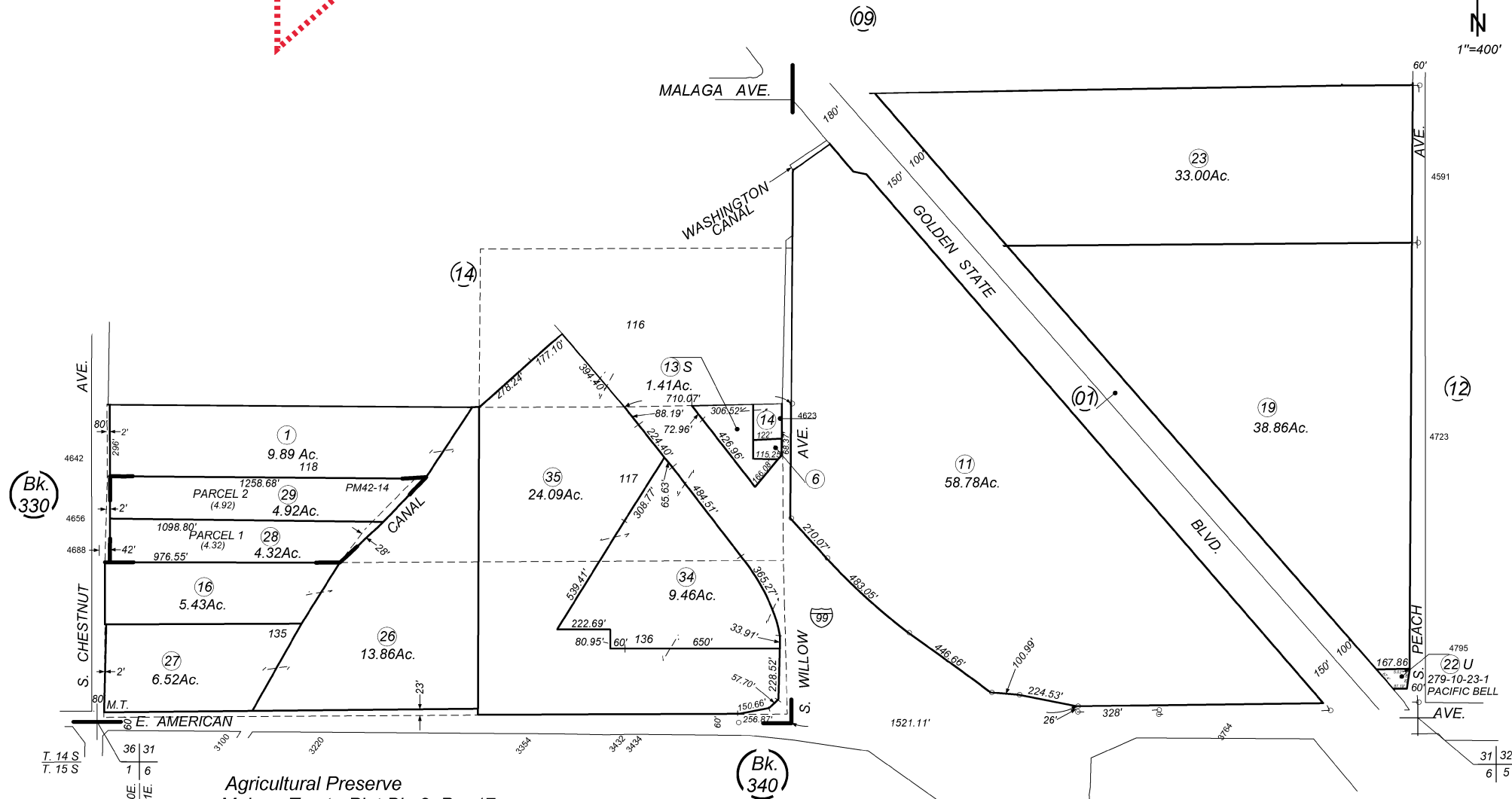
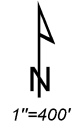
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

LOCATION MAP



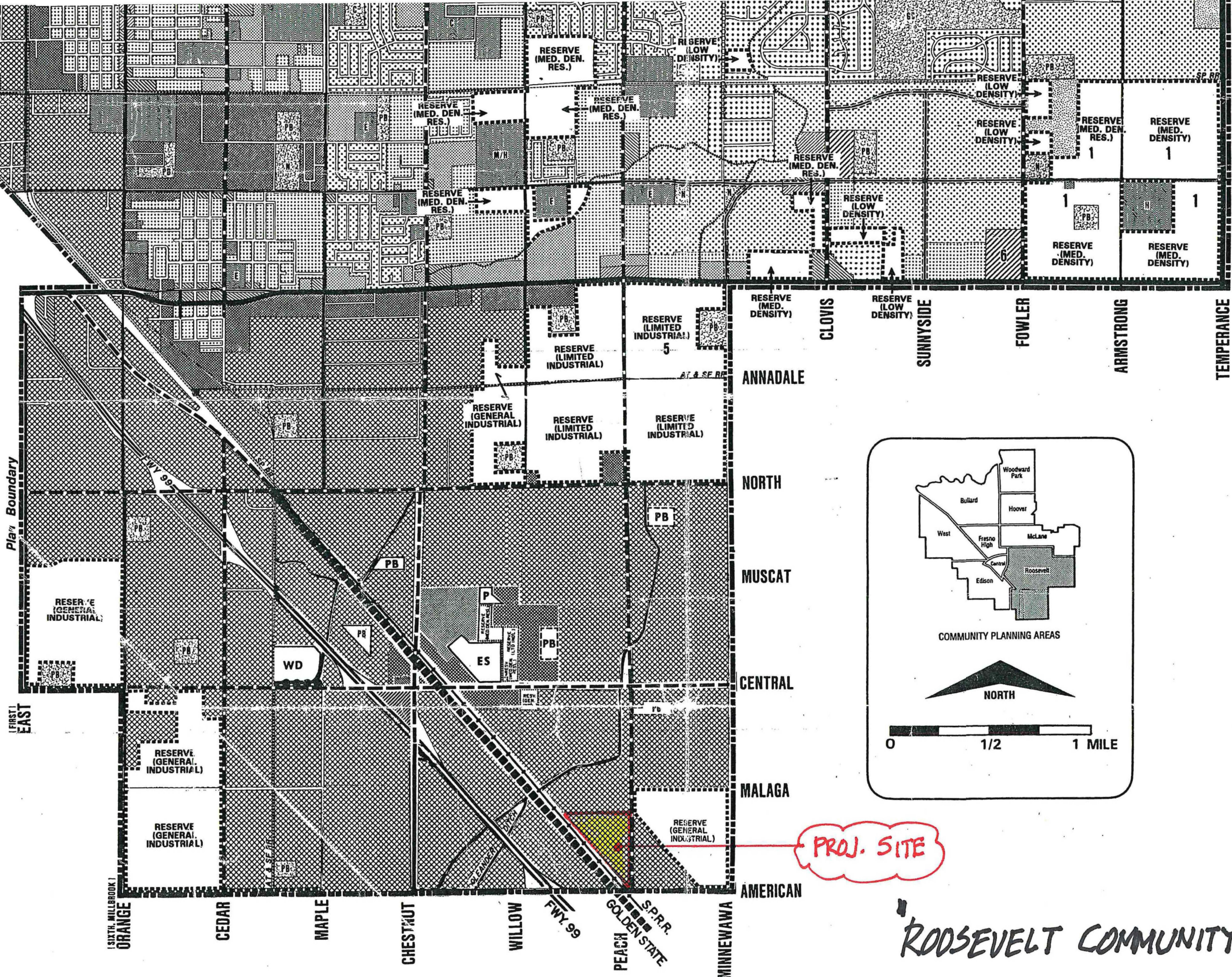
-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Malaga Tract - Plat Bk. 2, Pg. 17
Parcel Map No. 6500, Bk. 42, Pg. 14

Assessor's Map Bk.331 - Pg.11
County of Fresno, Calif.

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

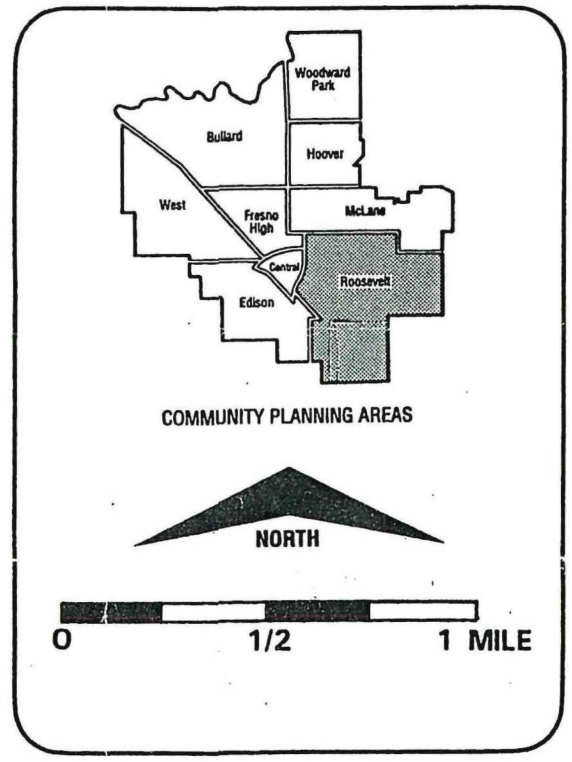


CALIFORNIA
CHURCH
JENSEN

CLOVIS
SUNNYSIDE
FOWLER
ARMSTRONG
TEMPERANCE
ANNADALE
NORTH
MUSCAT
CENTRAL
MALAGA
AMERICAN

Plat Boundary
FIRST EAST

SIXTH MILLBROOK ORANGE
CEDAR
MAPLE
CHESTNUT
WILLOW
FWY 99
PEACH
GOLDEN STATE
S.P.R.
MINNEWAWA

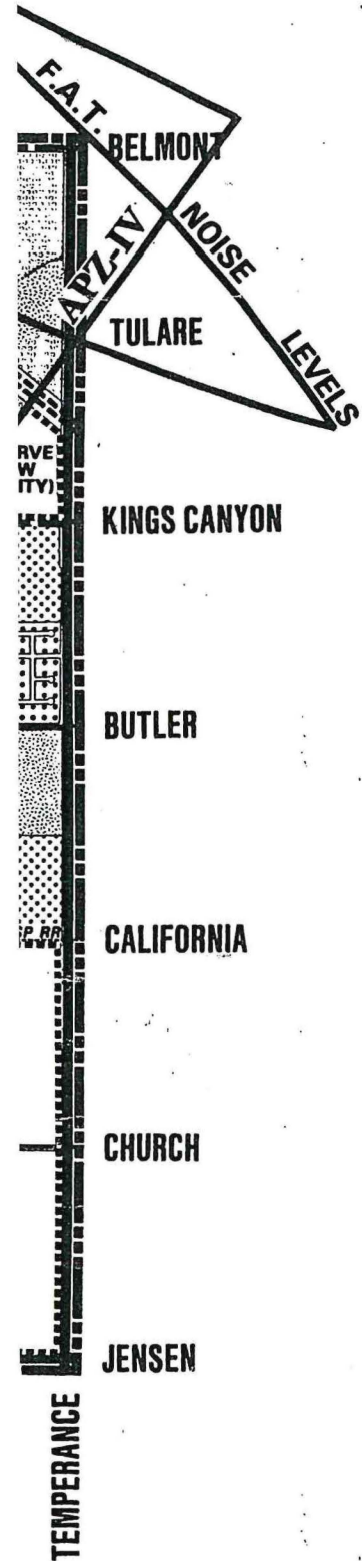


GF
40,8
99
119
161
195
200
270
346
289

PROJ. SITE

ROOSEVELT COMMUNITY PLAN

ROOSEVELT Community Plan



LEGEND

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

NOTES

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



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

- Property Owner :** Jeff Van Gundy, K. Van Gundy, Jody Wilson **Phone/Fax:** (916) 759-2702, (559) 790-1239, (208) 659-9526

Mailing Address: 9595 Whitehawk Ridge Ct., Forest Hill, CA 95631; 4830 Millerton Rd., Friant, CA 93636; 6701 Harbor Dr., Coeur D Allene, ID 83814

Street City State/Zip
- Applicant :** Jeff Van Gundy, K. Van Gundy, Jody Wilson **Phone/Fax:** (916) 759-2702, (559) 790-1239, (208) 659-9526

Mailing Address: 9595 Whitehawk Ridge Ct., Forest Hill, CA 95631; 4830 Millerton Rd., Friant, CA 93636; 6701 Harbor Dr., Coeur D Allene, ID 83814

Street City State/Zip
- Representative:** Precision Civil Engineering, Jenna Chilingirian or Bonique Emerson **Phone/Fax:** (559) 449-4500

Mailing Address: 1234 O Street, Fresno, CA 93721

Street City State/Zip
- Proposed Project:** Amendment Application to rezone an existing 38.86-acre parcel in the AL-20 Zone District to the M-3 Heavy Industrial Zone District.

- Project Location:** West side of S Peach Avenue between E Central Avenue and E American Avenue.

- Project Address:** 4723 S Peach Avenue, Fresno, CA 93725
- Section/Township/Range:** 31 /14 /21 **8. Parcel Size:** 38.86-acres
- Assessor's Parcel No.** 331-110-19 OVER.....

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

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

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

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

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

13. Existing Zone District¹: AL-20 Limited Agriculture

14. Existing General Plan Land Use Designation¹: General Industrial in Roosevelt Community Plan

ENVIRONMENTAL INFORMATION

15. Present land use: Agriculture with single-family residence
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Single-family residence, well, septic system, pool, general agricultural storage, and mobile home.

Describe the major vegetative cover: None.

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

Is property in a flood-prone area? Describe:

No, the property is not within a flood-prone area as identified
by FEMA FIRMette 06019C2140H eff. 2/18/2009.

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

North: Agriculture with single-family residence

South: Agriculture

East: Agriculture

West: Agriculture with single-family residence

17. What land use(s) in the area may be impacted by your Project?: None. Existing uses to remain unchanged.

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

19. **Transportation:**

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

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

B. **Daily traffic generation:**

I. Residential - Number of Units	<u>0</u>
Lot Size	<u>0</u>
Single Family	<u>0</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>0</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>0</u>
Total Square Footage of Building	<u>0</u>

III. Describe and quantify other traffic generation activities: N/A. Existing uses to remain unchanged.

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
None. Existing uses to remain.

21. Describe any source(s) of noise in the area that may affect your project: _____
None. Existing uses to remain.

22. Describe the probable source(s) of air pollution from your project: _____
None. Existing uses to remain.

23. Proposed source of water:
 private well Existing uses to remain unchanged, including existing private well.
 community system³--name: _____ OVER.....

24. *Anticipated volume of water to be used (gallons per day)*²: N/A. Existing uses to remain unchanged.
25. *Proposed method of liquid waste disposal:*
 septic system/individual Existing uses to remain unchanged, including existing septic.
 *community system*³-name _____
26. *Estimated volume of liquid waste (gallons per day)*²: N/A. Existing uses to remain unchanged.
27. *Anticipated type(s) of liquid waste:* N/A. Existing uses to remain unchanged.
28. *Anticipated type(s) of hazardous wastes*²: N/A. Existing uses to remain unchanged.
29. *Anticipated volume of hazardous wastes*²: N/A. Existing uses to remain unchanged.
30. *Proposed method of hazardous waste disposal*²: N/A. Existing uses to remain unchanged.
31. *Anticipated type(s) of solid waste:* N/A. Existing uses to remain unchanged.
32. *Anticipated amount of solid waste (tons or cubic yards per day):* N/A. Existing uses to remain unchanged.
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* N/A. Existing uses to remain unchanged.
34. *Proposed method of solid waste disposal:* N/A. Existing uses to remain unchanged.
35. *Fire protection district(s) serving this area:* Fresno County Fire Protection District
36. *Has a previous application been processed on this site? If so, list title and date:* No.
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No _____

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

Jenna Chilingirian
SIGNATURE

2/5/2021
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

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

The following projects are exempt from the fees:

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

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

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

Jenna Chilingirian
Applicant's Signature

2/5/2021
Date



Google Earth

© 2020 Google

900 ft

