

# Document Root (Read-Only)

Selected Document

**(New SCH Number) - MND - Initial Study No. 7504; General Plan Amendment Application No. 555; Amendment Application No. 3832**

Fresno County

Created - 7/14/2023 | Submitted - 7/14/2023

Ejaz Ahmad

## Document Details

### Lead Agency

Fresno County

### Document Type

Mitigated Negative Declaration

### Document Status

Submitted

### Title

Initial Study No. 7504; General Plan Amendment Application No. 555; Amendment Application No. 3832

### Present Land Use

Vacant Parcels (undeveloped)

### Document Description

Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of Selma (8309 E. Manning Avenue and 9073 S. Leonard Avenues, Fowler) (APN: 348-050-25S & 29) (Sup. Dist. 4).

## Attachments (Upload Project Documents)

**AA 3832 IS Cklist.pdf**

**AA 3832 IS wu.pdf**

**AA 3832 MMRP-Draft.pdf**

**AA 3832 MND (Proposed).pdf**

**AA 3832 NOC.pdf**

**AA 3832 NOI (Recorded).pdf**

**AA 3832 Routing Pkg .pdf**

**AA 3832 Summary Form.pdf**

## Contacts

**Planner - *Ejaz Ahmad***

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

## Regions

## Counties

Fresno

## Cities

## Location Details

### Cross Streets

Southwest corner of E. Manning and S. Leonard Avenues

**Zip Code - 93721 | Total Acres - 27.85 | Parcel Number - 348-050-25S & 29 |  
State Highways - 99 | Township - 15S | Range - 21E | Section - 25 | Base - Mt.Diab**

## Local Action Types

General Plan Amendment | Rezone

## Development Types

Industrial (Sq. Ft. 1176120, Acres 27.85, Employees 1)

## Project Issues

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

## 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 |  
Central Valley Flood Protection Board | 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

**State Review Period**

**State Review Started**

7/14/2023

**State Review Ended**

8/14/2023

**Local Review Period**

**Local Review Started**

7/14/2023

**Local Review Ended**

8/14/2023

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Signature

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Title

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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. 7504, General Plan Amendment Application No. 555; Amedment Application No. 3832

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

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

Project Location: Fowler Fresno  
*City* *County*

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

Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and Change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue, Fowler) (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.** Industrial development resultant of the proposed M-3 zoning may visually impact the closest residence on a neighboring parcel and may also result in the creation of new sources of light and glare in the area. However, with the implementation of the proposed mitigation measures requiring a non see-through fencing at the property line and outdoor lighting be hooded and directed away from adjacent properties, the impact would be less than significant.

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

**GEOLOGY AND SOILS, E.** The project will require low water uses that generate small amount of liquid waste or until the project site is annexed to the Selma-Kingsburg Fowler Sanitation District, or the City of Selma. With the implementation of this requirement, the impact would be less than significant.

**TRANSPORTATION, A.** The project would contribute to traffic impact in the area. However, with the implementation the proposed mitigation measure requiring the project to pay its fair share for off-site improvements, the impact would be 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.

California Department of Fish and Wildlife  
US Fish and Wildlife Service  
California Department of Transportation  
Fresno County Planning (Lead Agency)

### 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

<b>SCH #</b>
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**Project Title:** Initial Study No. 7504 (Roger Van Groningen)

Lead Agency: <u>County of Fresno</u>	Contact Person: <u>Ejaz Ahmad</u>
Mailing Address: <u>2220 Tulare Street, Sixth Floor</u>	Phone: <u>559-600-4204</u>
City: _____ Zip: _____	County: <u>Fresno</u>

**Project Location:** County: Fresno City/Nearest Community: City of Selma

Cross Streets: Southwest corner of E. Manning and S. Leonard Avenues Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 18.56-acre and 9.29-acre

Assessor's Parcel No.: 348-050-25S and 29 Section: 25 Twp.: 15S Range: 21E Base: Mt. Diablo

Within 2 Miles: State Hwy #: 99 Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____ <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ <input checked="" type="checkbox"/> Industrial: Sq.ft. _____ Acres <u>27.85</u> Employees _____ <input type="checkbox"/> Educational: _____ <input type="checkbox"/> Recreational: _____ <input type="checkbox"/> Water Facilities: Type _____ MGD _____	<input type="checkbox"/> Transportation: Type _____ <input type="checkbox"/> Mining: Mineral _____ <input type="checkbox"/> Power: Type _____ MW _____ <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ <input type="checkbox"/> Hazardous Waste: Type _____ <input type="checkbox"/> Other: _____
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**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**  
 None/AE-20/Agriculture

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

Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue, Fowler) (Sup. Dist. 4).

## Reviewing Agencies Checklist

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # 6                       | <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 checked="" type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                                  |
| <input type="checkbox"/> General Services, Department of                        |   |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>US Fish &amp; Wildlife</u>                            |
| <input type="checkbox"/> Housing & Community Development                        | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

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

Starting Date July 14, 2023

Ending Date August 14, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: County of Fresno

Applicant: Roger Van Groningen

Address: 2220 Tulare Street, 6th Floor

Address: 8000 E. Manning Avenue

City/State/Zip: Fresno, CA 93721

City/State/Zip: Fowler, CA 93625

Contact: Ejaz Ahmad, Project Planner

Phone: 559-647-9896

Phone: 559-600-4204

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 7-13-23

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



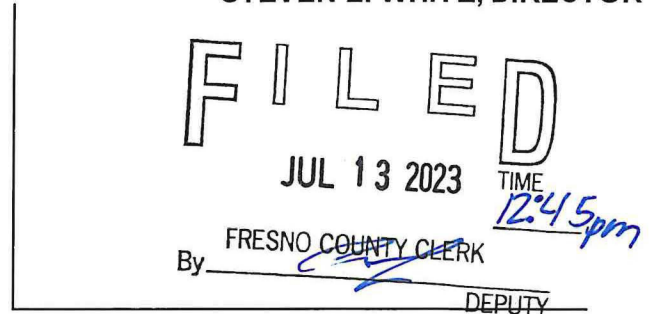


E2023/0000195

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 7504 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**Initial Study No. 7504, General Plan Amendment Application No. 555 and Amendment Application No. 3832** filed by **Roger Van Groningen** proposing to amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of Selma (8309 E. Manning Avenue and 9073 S. Leonard Avenues, Fowler) (APN: 348-050-25S & 29) (Sup. Dist. 4). Adopt the Mitigated Negative Declaration based on Initial Study No. 7504 and take action on General Plan Amendment Application No. 555 and Amendment Application No. 3832 with Findings and Conditions.

(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 No. 7504 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### **Public Comment Period**

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from July 14, 2023, through August 14, 2023.

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

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

E202310000195

Initial Study (IS) No. 7504 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

**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) 600-4230 or at [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

### **Public Hearing**

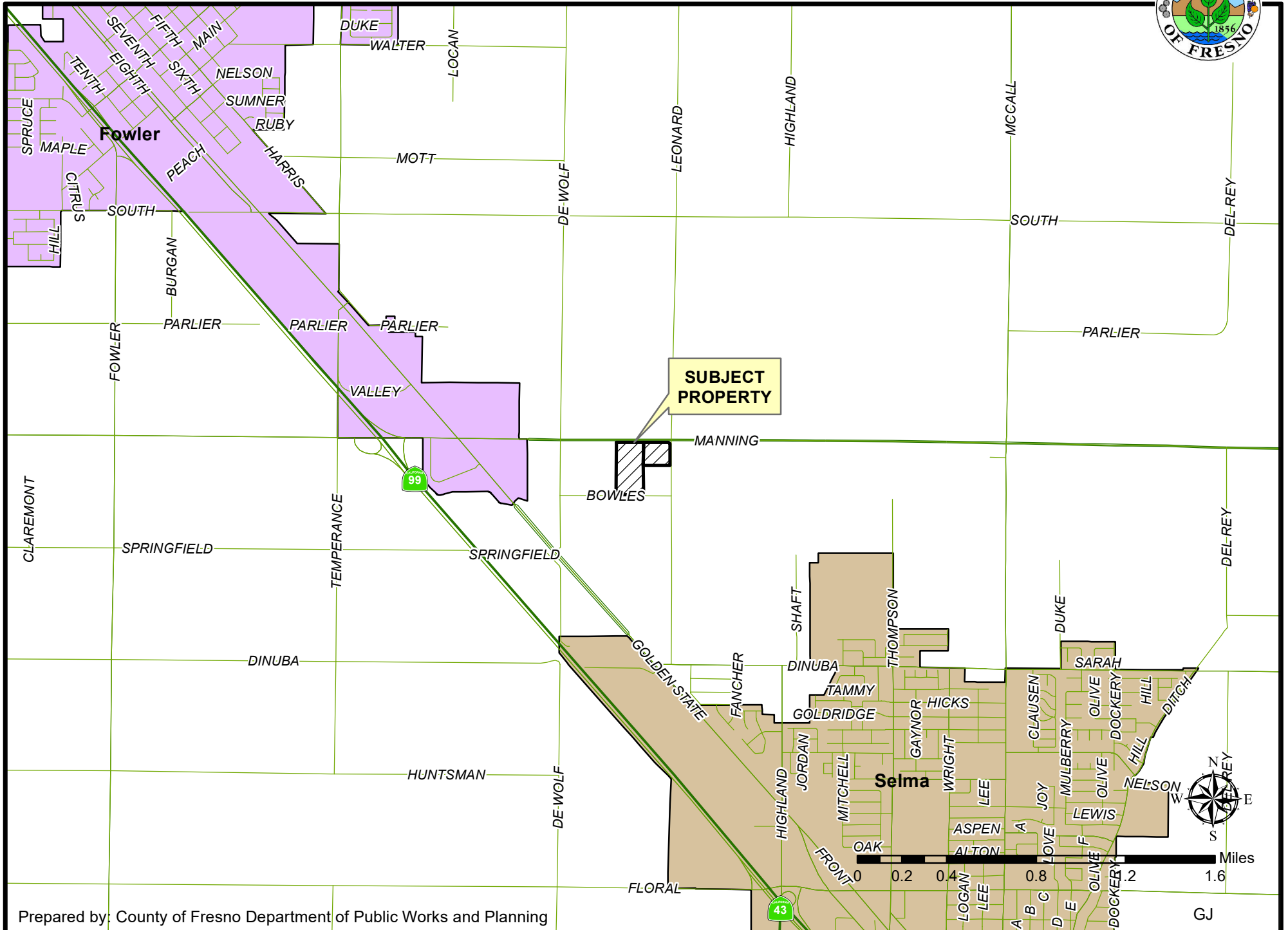
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on August 24, 2023, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are 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: July 14, 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. 7504, General Plan Amendment Application No. 555, Amendment Application No. 3832.
- 2. Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
- 3. Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**  
The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue) (Sup. Dist. 4).
- 5. Project sponsor's name and address:**  
Roger Van Groningen  
8000 E. Manning Avenue  
Fowler, CA 93625
- 6. General Plan designation:**  
Agriculture in the County-adopted Selma Community Plan
- 7. Zoning:**  
AE-20 (Exclusive 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.)**  
Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and Change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The subject parcels are surrounded by industrial and agricultural parcels ranging from one-half acre to 148.88 acres in size. Parcels immediately to the north, south and east are zoned AE-20 and fallow or planted in vineyard with single-family residences. Parcels immediately to the west in Golden State Industrial Corridor (GSIC) are zoned M-3 and M-3 (c), and are developed with warehouses, offices, storage buildings, machinery, and equipment manufacturing facilities.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
None



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

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

The project site is in an area not designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. The Table Mountain Rancheria (TMR), however, requested to be informed in the unlikely event that cultural resources are identified on the property. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce 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:**

**REVIEWED BY:**



Ejaz Ahmad, Planner

David Randall, Senior Planner

Date: 7-13-2023

Date: 7/13/23

EA:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3832 - See GPA 555\IS-CEQA-Revised\IS Revised & Final (6.30.23)\AA 3832 IS Checklist Revised&Final (6.30.23).docx

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study Application No. 7504, General Plan  
Amendment Application No. 555, Amendment  
Application No. 3832,)**

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?
- 3 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. ENERGY**

Would the project:

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

## VII. GEOLOGY AND SOILS

Would the project:

- 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?
- 2 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?
- 3 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)?
- 1 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?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

#### XX. WILDFIRE

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

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

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

**Documents Referenced:**

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2016 Map, State Department of Conservation
- Traffic Impact Study by Peters Engineering Group, dated November 17, 2020
- Addendum No. 1 – Traffic Impact Study by Peters Engineering Group, dated August 18, 2022
- Updated Traffic Study by Peters Engineering Group, dated December 21, 2022.
- Air Quality and Greenhouse Gas Analysis by LSA Associates, dated September 29, 2020
- Air Quality and Greenhouse Gas Analysis by LSA Associates, dated March 16, 2020

EA:  
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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Roger Van Groningen
- APPLICATION NOS.: Initial Study No. 7504, General Plan Amendment Application No. 555, and Amendment Application No. 3832
- DESCRIPTION: Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and
- Change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property.
- LOCATION: The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue, Fowler) (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 a 18.56-acre parcel and a 9.29-acre parcel is fallow land. Parcels in the immediate surrounding are developed with industrial and agricultural uses with single-family homes. The site borders with Manning Avenue and Leonard Avenue that are not designated as state scenic road/highway in the County General Plan. There are no scenic vistas or scenic resources, including trees, rock outcroppings, or historic buildings on or near the site that may be impacted by the project. The project will have no impact on scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As noted above, the subject parcels are uncultivated, designated Agriculture in the County-adopted Selma Community Plan and zoned AE-20 (Exclusive Agriculture; 20-acre minimum parcel size required) in the County Zoning Ordinance.

The subject parcels are surrounded by industrial and agricultural parcels ranging from one-half acre to 148.88 acres in size. Parcels immediately to the north, south and east are zoned AE-20, lie fallow, or planted in vineyard with single-family residences. Parcels immediately to the west in Golden State Industrial Corridor (GSIC) are zoned M-3 and M-3 (c), and are developed with warehouses, offices, storage buildings, machinery, and equipment manufacturing facilities. The proposed M-3 (c) zoning is compatible with the adjacent M-3 zoned parcels within GSIC.

Staff notes that development of industrial uses on the subject parcels may visually/aesthetically impact a single-family residence located approximately 35 feet from the south property line of the 9.29-acre parcel. To minimize the impact to SFR, the project shall adhere to the following mitigation measure:

\* **Mitigation Measure:**

1. *To minimize visual impact on a single-family residence located on a neighboring parcel resulting from development of industrial uses on a 9.29-acre project parcel, a six (6) foot high cyclone fence with privacy slats or any other appropriate fencing type as approved by Fresno County shall be erected along south property line of the subject parcel.*

- 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 resultant of the proposed industrial uses in the M-3 (c) zone district have the potential of generating glare in the area. To minimize that the impacts, a mitigation measure would require all lighting to be hooded and directed downward.

\* **Mitigation Measure:**

1. *All outdoor lighting associated with the development of industrial uses on the property shall be hooded and directed downward 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:

While a minority of the property is prime Farmland, the majority of the project site is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The majority of the site is designated by 2016 Department of Conservation Important Farmlands Map as Farmland of Local Importance. No significant impact on Prime Farmland would occur from this proposal.

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

FINDING: NO IMPACT:

The proposed M-3 conditional zoning will not be in conflict with the land use designation of the parcels with the approval of the subject General Plan Amendment (GPA). The GPA Application No. 555 will allow the change of current land use designation from Agriculture to General Industrial and allow the change of current zoning from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to M-3 (c) (Heavy Industrial; Conditional). The subject parcels are within the City of Selma Sphere of Influence and are designated as Light Industrial reserve in the City's 2035 General Plan document.

The parcels are not restricted by Williamson Act Land Conservation Contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not identified as forest land (as defined in Public Resources Code section 12220[g]) or timberland (as defined by Public Resources Code section 4526)

and is not zoned Timberland Production (as defined by Government Code section 51104[g]). No forests occur in the vicinity of the project site and therefore no impacts to forests, conversion of forestland, or timberland zoning would occur from the subject proposal.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would change zoning of subject parcels (totaling 27.85 acres) from agricultural to industrial with limited by-right industrial uses requested by the applicant. This transition will require amendment of Land Use Element of the County-adopted Selma Community Plan to redesignate subject parcels from Agriculture to General Industrial. The proposed industrial uses including expansion of an existing rail spur and related freight terminal operations are similar in nature to other industrial uses on M-3 zoned parcels in the area. The change to existing environment would be less than significant as the land has been fallow for a significant amount of time and industrial uses are planned for and limited to the area designated in the Selma Community Plan for industry, hence the limits of the plan preclude the inducement of growth that would substantially impact the existing environment.

### 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:

*Air Quality and Greenhouse Gas Analysis* dated September 29, 2020 (*Analysis*) was prepared for the project by LSA Associates. The *Analysis* along with the project information was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for comments.

According to the *Analysis*, the California Environmental Quality Act requires that projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with San Joaquin Valley Air Pollution Control District (SJVAPCD) air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans.

As per the discussion in III. B. below, operation of the proposed project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of

significance. Therefore, the proposed project would not conflict with or obstruct implementation of SJVAPCD air quality plans.

The project can comply with the existing applicable Air Quality Plans; per the San Joaquin Valley Air Pollution Control District review of the proposal, a District Authority to Construct (ATC) is required prior to the installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses. Furthermore, development proposals may also be subject to the District Regulation VIII - (Fugitive PM<sub>10</sub>, Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and District Rule 4002 (National Emission Standards for Hazardous Air Pollutants) and will be implemented through subsequent Site Plan Review before a use is established on the property.

- 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:

Per the *Air Quality and Greenhouse Gas Analysis* prepared by LSA Associates and dated September 29, 2020 in developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions.

Regarding construction emissions, the *Analysis* evaluates potential construction emissions associated with the maximum building that would be allowed with the proposed rezone. As there are no maximum building requirements for M-3 zones, the closest representative zoning designation of C-3 is used which stipulates that the maximum coverage of the lot by buildings or structures shall not exceed 33 percent of the total lot area. The project site is approximately 27.85 acres; therefore, a warehouse structure of up to 400,388 square feet could be constructed on the project site. Construction emissions associated with construction of the warehouse were estimated using the California Emissions Estimator Model version 2016.3.2 (CalEEMod).

The project construction emissions (tons per year) associated with a future development scenario on the site, assuming the maximum allowable building size, are 2.8 for ROG, 3.9 for NO<sub>x</sub>, 3.2 for CO, 0.1 for SO<sub>x</sub>, 0.8 for PM<sub>10</sub> and 0.4 for PM<sub>2.5</sub>. which is below the SJVAPC significant threshold for construction period emission of 10 tons/year for ROG and NO<sub>x</sub>, 100 tons/year for CO, 27 tons/year for SO<sub>x</sub> and 15 tons/year for PM<sub>10</sub> and PM<sub>2.5</sub>.

Regarding operational emissions, long-term air pollutant emission impacts on air quality are those associated with mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas) and area sources (e.g., architectural coatings and the use of landscape maintenance equipment) related to the proposed project.

The project annual operational emissions (tons per year) consisting of area source emissions, energy source emissions and mobile source emissions are 2.1 for ROG, 2.6 for NO<sub>x</sub> and CO, 0.1 for SO<sub>x</sub>, 0.9 for PM<sub>10</sub> and 0.3 for PM<sub>2.5</sub>. which is below the SJVAPC significant threshold for construction period emission of 10 tons/year for ROG and NO<sub>x</sub>, 100 tons/year for CO, 27 tons/year for SO<sub>x</sub> and 15 tons/year for PM<sub>10</sub> and PM<sub>2.5</sub>.

The project would not exceed the significance criteria for annual ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions; therefore, construction and operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The sensitive receptor to the project site includes residences to the north, east, and south. Per the *Air Quality and Greenhouse Gas Analysis* prepared by LSA Associates and dated September 29, 2020, the closest residence is approximately 200 feet south of the south edge of the project site.

As discussed in III. B. above, the project would not be a significant source of long-term operational emissions. Therefore, the proposed project, including any warehousing or other structure allowed under the M-3 zoning, would not expose sensitive receptors to substantial pollutant concentrations.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley air Pollution Control District (SJVAPCD) addresses odor criteria within the *Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI)* and has not established a rule or standard regarding odor emissions. Rather, the District has a nuisance rule which states that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact.

Per 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 project would

not engage in any of these activities. The proposed expansion of an existing rail spur and related freight terminal operations on the subject parcels would not cause a significant impact regarding objectionable odors. But if it does, or an odor generating use is constructed, it would be subject to SJVAPCD Rule 4102 – Nuisance which would result in enforcement actions if confirmed odor complaints are generated. With the implementation of Rule 4102, the potential project odor 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: NO IMPACT:

The project site is in an area of mixed agricultural, and industrial land uses. The site is fallow and has been disturbed with the industrial activities located on the adjacent parcel to the west. Further, neighboring properties have been historically utilized for agricultural cultivation and/or residential development and, therefore, have also been previously disturbed.

The project was routed to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for review and comments. The USFWS stated they have “No Comments” on the project and CDFW provided no response regarding the project’s impact on biological resources. Therefore, no impacts were identified regarding any candidate, sensitive, or special-status species or any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS. The project will have no impact on biological resources.

- 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 project site is uncultivated land and does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

A query of the National Wetlands Inventory (NWI) Map shows that the nearest wetland feature is approximately 0.78 mile southeast of the project site and will not be impacted by the subject proposal.

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

FINDING: NO IMPACT:

The project area cannot be characterized as an area for migratory wildlife species or suitable for migratory wildlife corridors. As stated earlier, the project site is fallow and is located adjacent to established industrial uses within Golden State Industrial Corridor.

- 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 is not in an area 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 close to industrially developed area within Golden State Industrial Corridor. This area does not contain critical or important habitat for special status species and is intended for eventual annexation into the City of Selma.

## 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 area is not sensitive to historical, archeological, or paleontological resources. The project was reviewed by the Southern San Joaquin Valley Information Center (SSJVIC) and Native Americans Heritage Commission (NAHC). The SSJVIC indicated that archeological sensitivity of the site is unknown whereas the NAHC conducted a Sacred Lands Search for the site and reported negative results in its search for any sacred sites. Table Mountain Rancheria (TMR) expressed no concerns with the project by declining participation in AB 52 but requested that the tribe be notified in the unlikely event that cultural resources are unearthed during ground disturbance. Given the SSJVIC and TMR comments, the project will adhere to the following mitigation measure to ensure that impacts to 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 should 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.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of industrial uses on the subject parcels 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:

Development of industrial uses on the subject parcels would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the Project's building plans are submitted. These measures could include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; and other measures.

## 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-Priola Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - 2. Strong seismic ground shaking?
  - 3. Seismic-related ground failure, including liquefaction?

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. Future development proposals on the property would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

- 4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located in an area of landslide hazards. The 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 an area of erosion hazards. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant in that a Project Note would require approval of an Engineered Grading Plans and a Grading Permit from the Development Engineering



Section of the Development Services and Capital Projects Division 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:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the 2000 Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, future development proposals on the property 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:

Community sewer is currently unavailable to the subject parcels. The parcels are located within the Selma-Kingsburg-Fowler (SKF) Sanitation District and the City of Selma Sphere of Influence but outside of their existing corporate boundaries.

According to SKF Sanitation District (District), the project site is not contiguous to the district boundaries and no accessible public sewer is available within 200 feet of the parcels. To receive District sewer services, the parcels would require annexation to the City of Selma through the approval of Local Agency Formation Commission (LAFCo).

According to LAFCo, annexation to the City of Selma is unlikely due to the subject parcels not being contiguous to the city limit. Given the District comments and LAFCo comments, the project will be subject to the following mitigation measure:

\* **Mitigation Measure:**

1. *The project site shall be annexed to the Selma-Kingsburg Fowler Sanitation (SKF) District, or the City of Selma as a condition of sewer service provided by either agency as and when it becomes available.*

According to the Fresno County Public Health Department, Environmental Health Division, only low water uses and uses that generate small amounts of liquid waste shall be permitted until the project site is served by a community sewer and water system. This requirement has been included as a mitigation measure:

\* **Mitigation Measure:**

1. *Only low water uses and uses that generate small amounts of liquid waste shall be permitted until the project site is served by a community sewer and water system or adequate information is submitted to the Fresno County Public Health Department, Environmental Health Division to demonstrate that the property can accommodate higher volumes of liquid wastes.*

- 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:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO<sub>2</sub>) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD's methodology for assessing a project's significance for GHGs under CEQA.

During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Furthermore, CH<sub>4</sub> is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. Using CalEEMod, it is estimated that construction activities would generate approximately 1,456.1 metric tons of CO<sub>2</sub>e.

Long-term operational GHG emissions are typically generated from mobile sources (e.g., cars, trucks, and buses), area sources (e.g., maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, waste sources (land filling and waste disposal), and water sources (water supply and conveyance, treatment, and distribution). Mobile source GHG emissions would include project-generated vehicle and truck trips to and from the project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site. Energy source emissions would be generated at off-site utility providers as a result of increased electricity demand generated by the project. Waste source emissions generated by the proposed project include energy generated by land filling and other methods of disposal related to transporting and managing project generated waste. In addition, water source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

The *Air Quality and Greenhouse Gas Analysis* prepared for the project evaluated potential operational emissions associated with the maximum building that would be allowed with the proposed rezone. The CalEEMod analysis assumed 440,388 square feet of heavy industrial uses.

The project would generate 2,598.8 metric tons of CO<sub>2</sub>e per year based on emissions source category of energy, mobile, waste and water. The project is not expected to be exempt from CEQA requirements and the County has not adopted a CAP or GHG thresholds of significance; therefore, the first two GHG significance criteria would not apply. Therefore, SJVAPCD guidance would require the proposed project to demonstrate a 29 percent reduction in GHG emissions compared to BAU.

The project's estimated annual GHG emissions are approximately 3,769.1 metric tons of CO<sub>2</sub>e under BAU Conditions (2005) and 2,598.8 metric tons of CO<sub>2</sub>e in 2020 for project operations. This represents a 31.1 percent decrease in emissions, which meets the SJVAPCD reduction criteria of 29 percent reduction from BAU. Therefore, the project would not result in emissions exceeding the SJVAPCD criteria for GHG emissions.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the *Air Quality and Greenhouse Gas Analysis* prepared for the project by LSA Associates, dated September 29, 2020, the San Joaquin Valley Air Pollution Control District adopted Climate Change Action Plan (CCAP) which includes suggested BPS for proposed development projects. The Action Plan contains GHG reduction measures that would be applicable to the proposed project. The project would be consistent with the applicable CCAP measures which requires idling time for commercial vehicles, including delivery and construction vehicles. The proposed project was analyzed for consistency with CARB's adopted Scoping Plan and would be consistent with the Scoping Plan measures, including the following: 1) California Light-Duty Vehicle

Greenhouse Gas Standards which apply to light-duty vehicles that would access the project site; and 2) Low Carbon Fuel Standard. Vehicles that require that access to the project site comply with the standard, by way of consuming transportation fuel that will meet the goal of a 10 percent reduction in carbon intensity by 2020.

The project would not conflict with the goals and objectives of the SJVAPCD's CCAP, or any other State or regional plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions.

## 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 uses allowed under the subject M-3 conditional zoning may result in the handling of potentially hazardous materials. According to the Fresno County Public Health Department, Environmental Health Division (Health Department) the project shall adhere to the following requirements included as Project Notes. Future tenants may be required to comply with hazardous materials business plan reporting requirements. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95. Any tenant proposing to utilize underground or aboveground petroleum storage tank shall contact Certified Unified Program Agency, obtain permit from FCHD regarding the installation of any underground storage tanks, and contact local Fire authority for construction of aboveground tanks. Future tenants may require obtaining a permit from the California Department of Resources Recycling and Recovery (CalRecycle) pursuant to the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities, Chapter 19; and Waste Tire Haulers.

The nearest school, Andrew Jackson Elementary School, is approximately 1.7 miles southeast 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:

The project site is not included in the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Sites (Cortese) List compiled pursuant to Government Code Section 65962.5.

- 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, Selma Airport, is approximately 1.4 miles southwest of the project site. At that distance, the airport will not result in a safety hazard or 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 subject proposal would not modify the existing street system in the area. Therefore, interference with any adopted emergency response plan or emergency evacuation plan would not occur. No concerns related to emergency access were expressed by the Fresno County Sheriff's Department or the Fresno County Fire Protection District.

- 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 above in Section VI. E. Geology and Soils for waste discharge requirements.

The proposed industrial uses on the property will utilize onsite well for water supply. According to the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) as the onsite well will serve 35 employees on the property, it would meet the definition of a public water system and would require a drinking water permit from SWRCB-DDW.

According to the Regional Water Quality Control Board, Central Valley Region (Water Board), a Project Note would require that a construction storm water permit shall be obtained from Water Board for all ground disturbing activities that exceed one-acre.

The above-noted requirements will be included as Project Notes.

- 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 Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposed project and determined that pursuant to General Plan Policy PF-C.17 the project site is not located in a water-short area of Fresno County and the proposed rezone will have a less than significant impact on the existing water levels in the area. No concerns relative to the availability and sustainability of groundwater for future development proposals were expressed.

As noted in Section VII. E., only low water uses and uses that generate small amounts of liquid waste will be permitted until the project site is served by community sewer and water systems or adequate information is submitted to the Health Department to demonstrate that the property can accommodate higher volumes of liquid wastes.

- 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:

According to the United States Geological Survey Quad Maps, no natural drainage channels run through the subject parcels.

All development proposal pertaining to the uses allowed by the subject applications could compact and over-cover soil and reduced area available for infiltration of storm water, potential runoff, flooding, erosion, and siltation. However, these effects are not considered significant due to each development adhering to mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code which will be implemented through mandatory Site Plan Review.

A Project Note would require that prior to ground disturbance, an engineered grading and drainage plan shall be approved, and a grading voucher shall be secured from the Development Engineering Section of the Fresno County Department of Public Works and Planning.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2125H, the project site is not subject to flooding from the 100 year storm.

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 Central Kings Groundwater Sustainability Area (CKGSA), 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 lies outside of the City of Selma.

- 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 site, consisting of two parcels, is designated Agriculture in the County-adopted Selma Community Plan, zoned AE-20 (Exclusive Agriculture, 20-acre minimum parcel size district) in the County zoning Ordinance and is located within the City of Selma Sphere of Influence.

The project entails amendment to the Land use Element of the County-adopted Selma Community Plan to redesignate subject parcels totaling 27.85 acres from Agriculture to General Industrial and rezone the parcels from the AE-20 Zone District to the M-3 (c) (Heavy Industrial; Conditional) Zone District subject to limited by-right industrial uses.

The subject parcels are located within the Selma-Kingsburg-Fowler Sanitation (SKF) District Sphere of Influence (SOI) and the City of Selma SOI but outside of their respective corporate boundaries. The project is not in conflict with any land use plan, policy, or regulation of SKF District, or City of Selma, and is consistent with the following policies of County General Plan.

Regarding consistency with General Plan Policy LU-A.1, the majority of the area of the subject parcels are not Prime Farmland according to 2016 Fresno County Important Farmland Map, and are located within Golden State Industrial Corridor Sphere of Influence (SOI) near established industrial uses within the Corridor and will eventually be developed with industrial uses. The parcels are also located within the City of Selma SOI and are designated as Light Industrial Reserve in the City's 2035 General Plan.

Regarding consistency with General Plan Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14, the subject proposal is consistent with Policy LU-A.1 as discussed above, the parcels are not primarily Prime Farmland, and will not convert productive agricultural land to non-agricultural use.

Regarding consistency with General Plan Policy LU-F.29. Criteria a, b, c & d, future development proposals on the property will comply with Fresno County Noise Ordinance and Air District rules and regulations. The proposals will also comply with the M-3 Zone District development standards contained in County Zoning Ordinance Section 845.5 and be analyzed against these standards during Site Plan Review.

Regarding consistency with General Plan Policy LU-F.30, the subject parcels would need to annex to the Selma-Kingsburg-Fowler Sanitation District to receive sewer service. Regarding water supply, only low water uses and the uses that generate small amounts of liquid waste will be allowed until such time the parcels are served by a community water system.

Regarding consistency with General Plan Policy LU-G.7, the City of Selma was consulted for comments on the project and provided a "No Comment" response.



Regarding consistency with General Plan Policy LU-G.14, the subject parcels are located within the City of Selma Sphere of Influence (SOI). The City elected not to annex the parcels into city at this time and released the project to the county to process.

Regarding consistency with General Plan Policy TR-A.7, all new development proposals on the property will contribute their fair share to fund offsite improvements at Manning Avenue and State Route 99.

Regarding consistency with General Plan Policy PF-A.2: all new development proposals will be subject to receiving community sewer from Selma-Kingsburg-Fowler (SKF) Sanitation District and community water when become available and can feasibly be provided. In the meantime, a Project Note would require that only low water uses and uses that generate small amounts of liquid waste shall be permitted until the property is served by a community sewer and water system.

Regarding consistency with General Plan Policy PF-C.17 the subject parcels are not located in a low water area of Fresno County and will be developed with low water uses until connected to a community water system.

## 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 located within a mineral-producing area of the County.

## XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the subject proposal and did not express any concerns related to noise and did not require a Noise Study for the project.

Noise impacts associated with construction will be temporary. A Project Note would require that all construction-related noise shall adhere 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 residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

See discussion in Section IX. E. above.

#### 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 limited by-right industrial uses allowed on the subject parcels will not induce direct or indirect population growth in the area, or displace a substantial number of existing people or housing.

#### 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), all development proposals on the subject parcels 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 annex to 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 proposed industrial uses resulting from the subject proposal will not impact existing public services, nor will they result in the need for additional public services related 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 direct or indirect 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:

An *Updated Traffic Study (UTS)* (superseding a Traffic Impact Report dated November 17, 2020, and an addendum letter dated August 18, 2022) was prepared for the project

by Peters Engineering Group and dated December 21, 2022. The UTS analyzed effects of vehicle traffic resulting from the project and found that all study intersections are currently operating at acceptable levels of service with acceptable queuing conditions, except for the intersection of Manning Avenue/State Route (SR) 99 northbound ramps and Manning Avenue/DeWolf Avenue.

The UTS also found that worst-case development of the project site in accordance with the proposed conditional zoning will increase delays at the intersection of Manning and DeWolf Avenues and would require traffic signals for the intersection to operate at acceptable LOS (Level of Service). Since the proposed operation (expansion of an existing rail spur and related freight terminal operations located on adjacent property west of the subject parcels) differ from the worst-case scenario analyzed (the proposed operation will reduce the number of truck trips as compared to the existing condition and will generate no new peak-hour employee trips), the traffic signal warrants analysis (warrants not satisfied) would remain applicable with the proposed operation.

However, the installation of traffic signals would not be warranted until additional development on the site results in trips generation like the trip generated in a worst-case scenario. Installation of traffic signals would be required only after traffic signal warrants are satisfied based on observed traffic volumes, and not based on the proposed operation alone. Per UTS, a traffic signal warrants analysis shall be performed for the intersection of Manning and DeWolf Avenues in accordance with the California Manual on Uniform Traffic Control Devices (CMUTCD) in order to determine if warrants are satisfied prior to the issuance of building permits for a new development proposal on the project site. If warrants are satisfied, the intersection shall be signalized prior to occupancy granted to the use.

\* **Mitigation Measure:**

1. *Prior to the issuance of building permits for a new development proposal on the project site, a trip generation analysis shall be performed for the new development, and a traffic signal warrants analysis and operational analyses shall be performed for the intersection of Manning Avenue and DeWolf Avenue in accordance with the California Manual on Uniform Traffic Control Devices (CMUTCD). If the new development causes the level of service to drop below LOS C or (if the intersection is already operating worse than LOS C) causes an increase in average vehicle delay of 5.0 seconds or more, and if warrants are satisfied, the intersection shall be signalized prior to the granting of occupancy to the use.*

The UTS notes that with eventual signalization of the intersection of Manning and DeWolf Avenues, the existing lane configurations may be maintained, either permissive or split phasing may be implemented in the north-south directions and that protected left-turn phasing be installed for the existing left-turn lanes on the eastbound and westbound approaches. The project will not increase the delays at the intersection of Manning Avenue and the SR 99 northbound off ramp by 5.0 seconds or more and will not increase the calculated 95th - percentile queue by the length of one vehicle. Therefore, the project is not considered to be responsible for improving the intersection.

The Buford Travel Center has been conditioned with installing traffic signals at the intersection.

The UTS further notes that the project contributes to future year 2040 Levels of Service (LOS) below the target LOS as well as excessive queuing at the intersections of Manning Avenue/SR 99 northbound ramps and Manning Avenue/ Golden State Boulevard and will be responsible for payment of an equitable share of the cost of the future improvements:

The equitable share of the cost includes widening of overcrossing at Manning Avenue and State Route (SR) 99 and signalizations at Manning Avenue and SR 99 northbound ramps and Manning Avenue and SR 99 southbound ramps. Since the proposed operation (expansion of an existing rail spur and related freight terminal operations) is not expected to generate new peak-hour trips, the required equitable share contribution is not required because of the proposed operation. The share can be deferred and be paid prior to the issuance of building permits for a new development proposal on the project site.

The Fresno County Transportation Planning Unit, Fresno County Road Maintenance and Operations Division and California Department of Transportation concurred with UTS findings and equitable share payment. The project will adhere to the following Mitigation Measures, when implemented, will reduce traffic impact to less than significant.

- **Mitigation Measures:**

1. *Prior to the issuance of any future building permits for a new development proposal on the subject parcels zoned M-3 zoned, the applicant shall enter 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, b and c below and pay for funding deemed appropriate by Caltrans based on the following pro-rata shares:*
  - a. *Widen overcrossing at Manning Avenue and State Route 99 based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$52,792.22 (13 trips at \$4,060.94 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.*
  - b. *Install traffic signal at Manning Avenue and State Route 99 northbound ramps based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$28,210.93 (31 trips at \$910.03 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.*
  - c. *Install traffic signal at Manning Avenue and State Route 99 southbound*

*ramps based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$15,633.67 (13 trips at \$1,202.59 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.*

The project will not cause an increase in the TI (Traffic Index) on the study road segments and will not require a left-turn lane at the site access driveway.

The subject parcels front on Leonard Avenue and Manning Avenue. According to the Road Maintenance and Operations Division, Leonard Avenue is classified as a Local Road requiring an ultimate right-of-way of 60 feet (30 feet east of and 30 feet west of section line). To meet ultimate right-of-way (ROW) for Leonard Avenue, a Condition of Approval would require that easterly 10 feet of a 9.29-acre parcel (Assessor's Parcel Number 348-050-25S) shall be dedicated in additional ROW. Manning Avenue currently has 53 feet ultimate right-of-way south of section line.

- 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:

The State of California Governor's Office of Planning and Research document entitled *Technical Advisory on Evaluating Transportation Impacts in CEQA dated December 2018 (Technical Advisory)* indicates that projects that generate or attract fewer than 110 trips per day generally may be presumed to cause a less-than-significant transportation impact.

According to an Update Traffic Study (UTS) prepared by Peters Engineering Group and dated December 21, 2022, Section 7.3 Vehicle Miles Traveled (VMT) states that truck trips typical of those the project will generate are generally excluded from the requirements of CEQA as they pertain to transportation impacts and Vehicle Miles Traveled (VMT). Therefore, only employee trips are calculated for VMT purposes. Considering that the daily employee weekday trips of 70 (35 in and 35 out) are less than 110 trips per day, the project the project will cause a less than significant transportation impact based on 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

All development proposals on the property will gain access from Leonard Avenue. No access from Manning Avenue is allowed due to the roadway classification as expressway. Given the access restrictions, traffic hazard due to proposed site access will be less than significant.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

All development proposals on the property will be subject to mandatory Site Plan Review to ensure that the design of each use proposed on the property incorporates adequate emergency access acceptable by local fire agency. As noted above, access to the subject parcels will be restricted to Leonard Avenue.

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 in an area not designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. The Table Mountain Rancheria (TMR), however, requested to be informed in the unlikely event that cultural resources are identified on the property. The Mitigation Measure included in the Section V, CULTURAL ANALYSIS of this report will reduce 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 cause relocation or construction of new electric power, natural gas, or telecommunications facilities.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The subject proposal involves no development except expansion of an existing rail spur and related freight terminal operations on the subject parcels located. Any waste disposal resulting from future development proposals will be through regular trash collection service.

## XX. WILDFIRE

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

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or



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

FINDING: NO IMPACT:

The project site is not within or near state responsibility areas or land classified as very high fire hazard severity zones. No impact would occur.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

## CONCLUSION/SUMMARY

Based upon the Initial Study (IS) No. 7504 prepared for General Plan Amendment Application No. 555 and Amendment Application No. 3832, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Biological Resources, Mineral Resources, Population and Housing, Recreation or Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Energy, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Tribal Cultural Resources, Utilities and Service Systems have been determined to be less than significant.

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

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

EA:jp

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3832 - See GPA 555\IS-CEQA-Revised\IS Revised & Final (6.30.23)\AA 3832 IS wu Final (6.30.23) EA,DR &RV edits .docx

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) No 7054	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4052	Extension: N/A
Project Applicant/Sponsor (Name): Roger Van Groningen	Project Title: General Plan Amendment Application No. 555; Amendment Application No. 3832		
Project Description:  Amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and Change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 4,025 feet north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue, Fowler) (Sup. Dist. 4).			
Justification for Negative Declaration:  Based upon the Initial Study No 7054 prepared for General Plan Amendment Application No. 555 and Amendment Application No. 3832, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to Biological Resources, Mineral Resources, Population and Housing, Recreation or Wildfire.  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Energy, , Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Tribal Cultural Resources, Utilities and Service Systems have been determined to be less than significant.  Potential impact related to Aesthetics, Cultural Resources, Geology and Soils, 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 – July 14, 2023		Review Date Deadline: Planning Commission – August 24, 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**

EA:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3832 - See GPA 555\IS-CEQA - Revised\SCH Submittal (June 2023) \AA 3832 MND (Proposed).docx

**Mitigation Monitoring and Reporting Program  
Initial Study (IS) No. 7504  
General Plan Amendment (GPA) Application No. 555  
Amendment Application (AA) No. 3832**

<b>IS 7054 Mitigation Measures</b>					
<b>Mitigation Measure No.</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	To minimize visual impact on a single-family residence located on a neighboring parcel resulting from development of industrial uses on a 9.29-acre project parcel, a six (6) foot high cyclone fence with privacy slats or any other appropriate fencing type as approved by Fresno County shall be erected along south property line of the subject parcel.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	Prior to occupancy granted to a use on the property
2.	Aesthetics	All outdoor lighting associated with the development of industrial uses on the property shall be hooded and directed downward so as to not shine toward adjacent property and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	Prior to occupancy granted to a use on the property
3.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PWP	During construction
4.	Geology and Soils	The project site shall be annexed to the Selma-Kingsburg Fowler Sanitation (SKF) District, or the City of Selma as a condition of sewer service provided by either agency as and when it becomes available..	Applicant	Applicant/PWP/ Selma-Kingsburg Fowler Sanitation (SKF) District	As noted

5.	Geology and Soils	Only low water uses and uses that generate small amounts of liquid waste shall be permitted until the project site is served by a community sewer and water system or adequate information is submitted to the Fresno County Public Health Department, Environmental Health Division to demonstrate that the property can accommodate higher volumes of liquid wastes.	Applicant	Applicant/PWP/ Fresno County Public Health Department	
6.	Transportation	Prior to the issuance of building permits for a new development proposal on the project site, a trip generation analysis shall be performed for the new development, and a traffic signal warrants analysis and operational analyses shall be performed for the intersection of Manning Avenue and DeWolf Avenue in accordance with the California Manual on Uniform Traffic Control Devices (CMUTCD). If the new development causes the level of service to drop below LOS C or (if the intersection is already operating worse than LOS C) causes an increase in average vehicle delay of 5.0 seconds or more, and if warrants are satisfied, the intersection shall be signalized prior to the granting of occupancy to the use.	Applicant	Applicant/PWP/ Fresno County Transportation Planning Unit	As noted
7.	Transportation	<p>Prior to the issuance of any future building permits for a new development proposal on the subject parcels zoned M-3 zoned, the applicant shall enter 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, b and c below and pay for funding deemed appropriate by Caltrans based on the following pro-rata shares:</p> <p>a. Widen overcrossing at Manning Avenue and State Route 99 based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$52,792.22 (13 trips at \$4,060.94 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.</p> <p>b. Install traffic signal at Manning Avenue and State Route 99 northbound ramps based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$28,210.93 (31 trips at \$910.03 per trip fee). The fee</p>	Applicant	Applicant/PWP/ California Department of Transportation	As noted

		<p>associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.</p> <p>c. Install traffic signal at Manning Avenue and State Route 99 southbound ramps based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$15,633.67 (13 trips at \$1,202.59 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.</p>			
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# County of Fresno

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

DATE: August 17, 2018

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, Attn: Marianne Mollring, Senior Planner,  
Development Services and Capital Projects, Policy Planning, Attn: Mohammad Khorsand  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes  
U.S. Fish & Wildlife Service, Attn: Patricia Cole  
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov  
CA Regional Water Quality Control Board, Attn: Matt Scroggins, Dale Harvey, Debra Mahnke  
CA Department of Transportation, Attn: Dave Padilla  
State Water Resources Control Board, Division of Drinking Water, Attn: Carl Carlucci, Jose Robledo  
Consolidated Irrigation District; Attn: Phil Desatoff  
City of Selma; Attn: Bryant Hemby  
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Chris Acree  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Hector Franco, Shana Powers  
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter  
Table Mountain Rancheria, Attn: Robert Pennell, Kim Taylor, Sara Barnett  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)  
Fresno County Fire Protection District, Attn: Chris Christopherson  
Pacific Gas & Electric Company, Attn: Dale Overbay

FROM: Ejaz Ahmad, Planner   
Development Services Division

SUBJECT: Initial Study (IS) Application No. 7504; General Plan Amendment (GPA) Application No. 555, Amendment Application (AA) No. 3832

APPLICANT: Roger Van Groningen

DUE DATE: August 31, 2018

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to amend the Land Use Element of the County-adopted Selma Community Plan by changing the land use designation of an 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial and change the zoning of the subject parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent property.

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 **August 31, 2018** and 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 General Plan Amendment to Derek Chambers, Planner, Policy Planning Unit, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-4205, or email [dchambers@fresnocountyca.gov](mailto:dchambers@fresnocountyca.gov).

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

EJ:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3832 - See GPA 555\Routing\AA 3831 Routing Ltr.doc

Activity Code (Internal Review): 2369; 2364

Enclosures





Development Services  
and  
Capital Projects Division

**Pre-Application Review**  
Department of Public Works and Planning

NUMBER: 39477  
APPLICANT: Roger Van Groningen  
PHONE: (559) 834-5500

PROPERTY LOCATION: 8309 E. Manning Ave & 9073 S. Leonard Ave  
APN: 348 - 050 - 25S & 29 ALCC: No  Yes #                      VIOLATION NO. No Viol  
CNEL: No  Yes  (level) LOW WATER: No  Yes  WITHIN 1/2 MILE OF CITY: No  Yes  Fowler  
ZONE DISTRICT: AE-20; SRA: No  Yes  HOMESITE DECLARATION REQ'D.: No  Yes

LOT STATUS:  
Zoning: ( ) Conforms; (  ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
Merger: May be subject to merger: No  Yes  ZM#                      Initiated                      In process                       
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; (  ) Other Pre-App 37683; ( ) Deeds Req'd (see Form #236)  
SCHOOL FEES: No  Yes  DISTRICT: Selma Unified PERMIT JACKET: No  Yes   
FMFCD FEE AREA: (  ) Outside ( ) District No.:                      FLOOD PRONE: No  Yes   
PROPOSAL for an Amendment Application proposing to rezone a 18.56 acre parcel and a 9.29 acre parcel from the existing zoning of AE-20 to conditional M-3. A General Plan Amendment Application will be required to change the underlying land use designation.

COMMENTS: No Charge Pre-App  
ORD. SECTION(S): 878 & 845 BY: Tawanda Mtunga DATE: 06/06/2018

<b>GENERAL PLAN POLICIES:</b>	<b>PROCEDURES AND FEES:</b>
LAND USE DESIGNATION: <u>AGRICULTURE</u> ( <input checked="" type="checkbox"/> ) GPA: <u>\$10,000 (Deposit)</u> ( ) MINOR VA: <u>                    </u>	( <input checked="" type="checkbox"/> ) AA: <u>\$6,214.00</u> ( <input checked="" type="checkbox"/> ) HD: <u>\$1,180.00</u>
COMMUNITY PLAN: <u>                    </u> ( ) CUP: <u>                    </u> ( <input checked="" type="checkbox"/> ) JAG COMM: <u>\$93.00</u>	( ) JALCC: <u>                    </u>
REGIONAL PLAN: <u>                    </u> ( ) JVA: <u>                    </u> ( <input checked="" type="checkbox"/> ) IS/PER*: <u>\$5,157.00</u>	( ) Viol. (35%): <u>                    </u>
SPECIFIC PLAN: <u>                    </u> ( ) JAT: <u>                    </u> ( ) Other: <u>                    </u>	
SPECIAL POLICIES: <u>                    </u>	
SPHERE OF INFLUENCE: <u>City of Selma</u>	
ANNEX REFERRAL (LU-G17/MOU): <u>                    </u>	

COMMENTS:                       
Filing Fee: \$ 12,638.00  
Pre-Application Fee: \$247.00  
Total County Filing Fee: \$12,638.00

<b>FILING REQUIREMENTS:</b>	<b>OTHER FILING FEES:</b>
( <input checked="" type="checkbox"/> ) Land Use Applications and Fees	( <input checked="" type="checkbox"/> ) Archaeological Inventory Fee: \$75 at time of filing
( <input checked="" type="checkbox"/> ) This Pre-Application Review form	( ) (Separate check to Southern San Joaquin Valley Info. Center)
( <input checked="" type="checkbox"/> ) Copy of Deed / Legal Description	( <input checked="" type="checkbox"/> ) CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,280.75)
( ) Photographs	( ) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)
( ) Letter Verifying Deed Review	
( <input checked="" type="checkbox"/> ) 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	
( <input checked="" type="checkbox"/> ) Resolution/Letter of Release from City of <u>SELMA</u>	
<u>                    </u> Referral Letter # <u>1003</u>	
BY: <u>Ejaz Ahmad</u> DATE: <u>06/07/18</u>	
PHONE NUMBER: (559) <u>600-4204</u>	

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.

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

OVER.....



Fresno County Department of Public Works and Planning

Date Received: 8/9/18

AA 3832

IS 7504

(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 Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other GPA

DESCRIPTION OF PROPOSED USE OR REQUEST:

Request from AE-20 to M-3

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: S. Manning side of Manning/West of Leonard between Manning and Leonard Street address: 8309 E Manning / 9073 S Leonard

APN: 348-050255+29 Parcel size: 18.56 / 9.29 Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Roger Van Groningen (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.

Roger VAN GRONINGEN 8000 EAST MANNING FOWLER 93625 559 834-5500
Owner (Print or Type) Address City Zip Phone
Applicant (Print or Type) Address City Zip Phone
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: Roger@vanglogistics.com

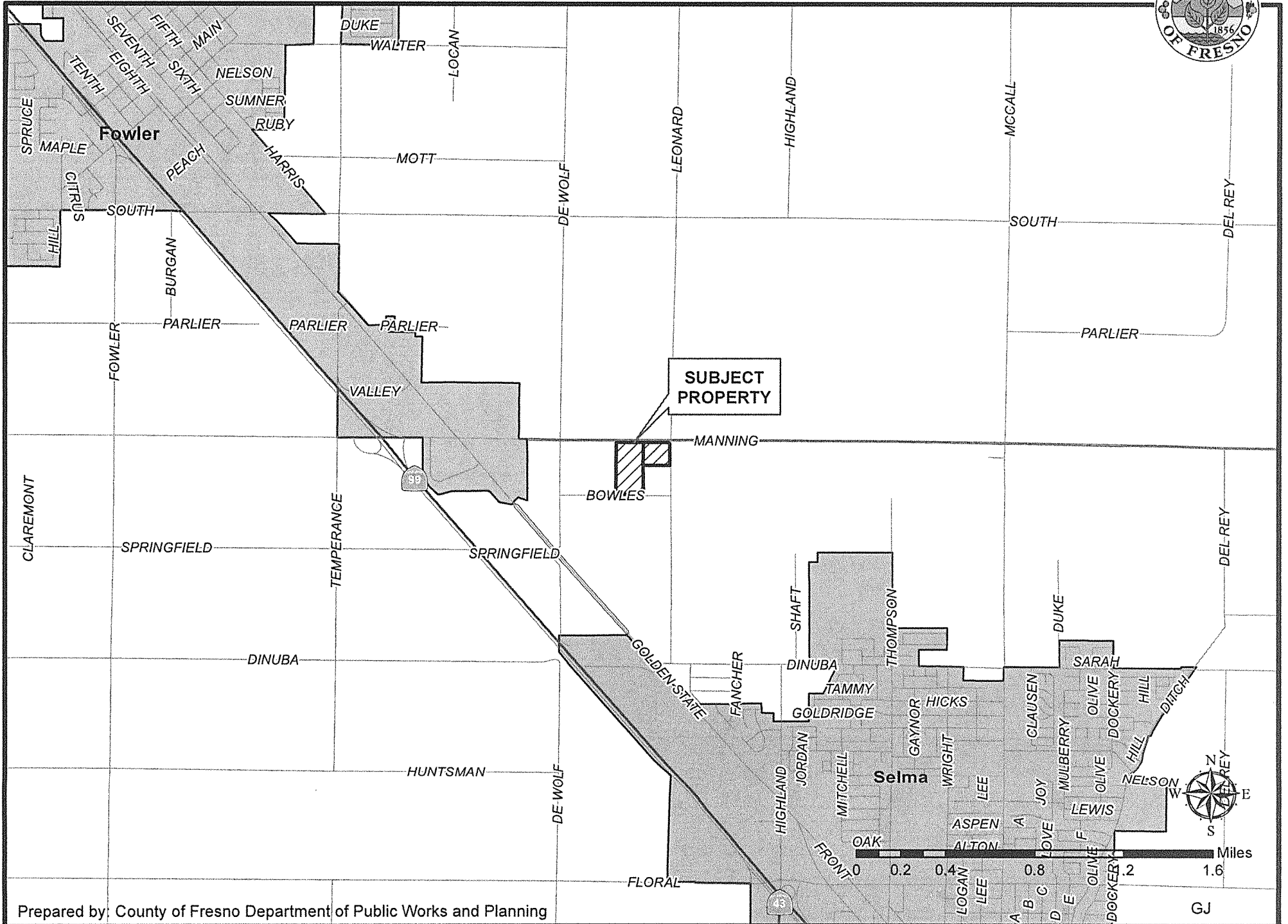
OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)
Application Type / No.: Amendment Application 3832 Fee: \$ 6,214
Application Type / No.: Pre-App 39477 Fee: \$ X
Application Type / No.: PER Initial Study No.: 7504 Fee: \$ 5,151
Ag Department Review: Fee: \$ 93
Health Department Review: Fee: \$ 1,180
Received By: CMM-SEA Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:
WATER: Yes [ ] / No [X]
Agency:
SEWER: Yes [ ] / No [X]
Agency:

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

Related Application(s): GPA 555
Zone District: AE-20
Parcel Size:
APN #
APN #
APN #
APN #

# LOCATION MAP



SUBDIVIDED LAND & POR. SEC. 25, T.15S., R.21E., M.D.B.&M.

Tax Area  
180-000  
180-003

348-05

Bk.  
345

Bk.  
358

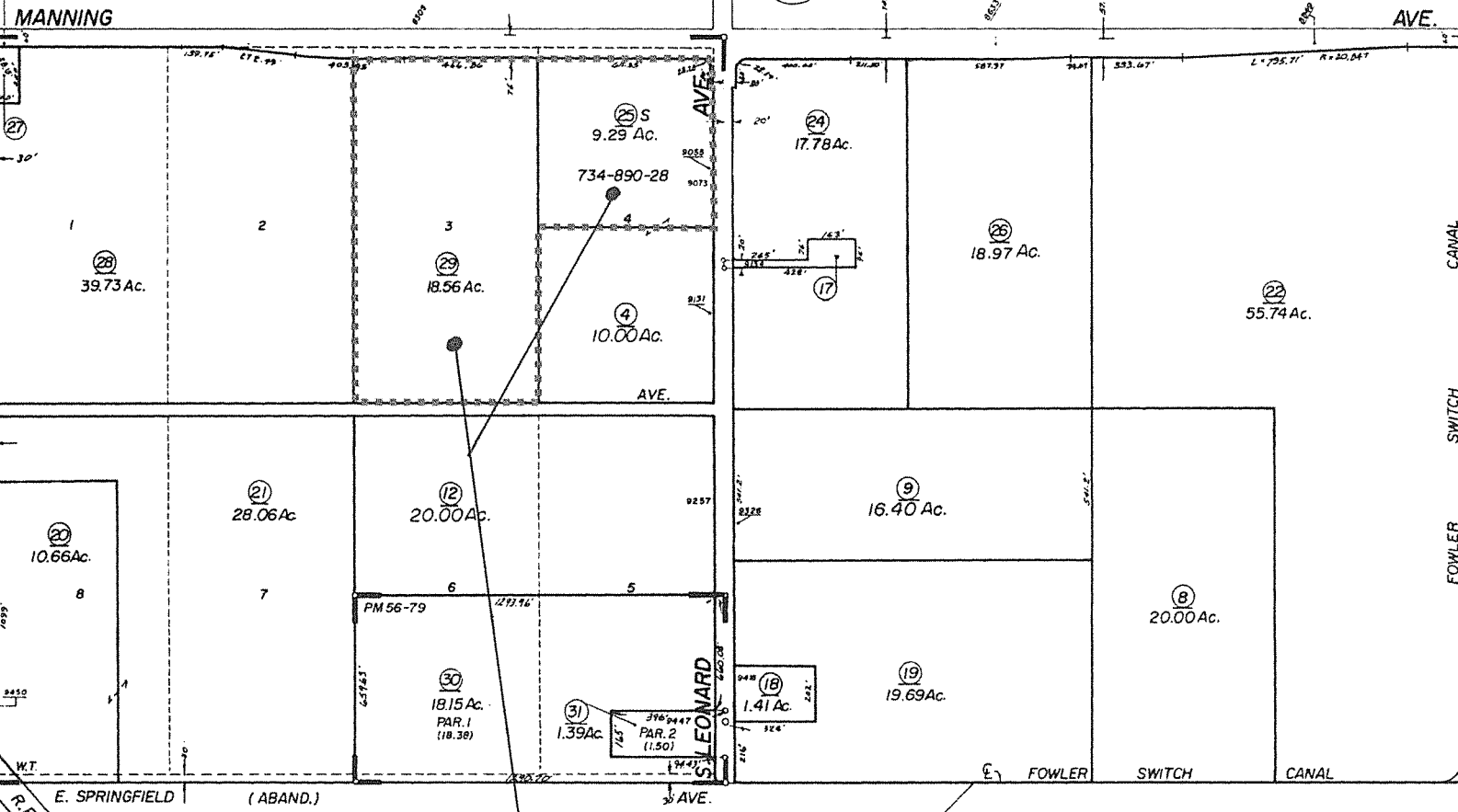
23 24  
26 25

24 19  
25 30

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.

4

7



GOLDEN S.R.  
DE WOLF S.R.  
STATE BLVD.  
R.R.  
W.T.

Agricultural Preserve  
Wood Tract - Plot Bk. 4, Pg. 59  
Parcel Map No. 7632 - Bk.56, Pg. 79

Assessor's Map Bk.348 - Pg.05  
County of Fresno, Calif.

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

SUBJECT  
PROP.



# 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.	7504
Project No(s).	AA 3832
Application Rec'd:	8/9/18 by CMM for EA

### GENERAL INFORMATION

1. Property Owner: Roger VAN Groningen Phone/Fax: 559-834-5500

Mailing Address: 8000 EAST MANNING AVE Fowler CA 93625  
Street City State/Zip

2. Applicant: SAME AS ABOVE Phone/Fax: \_\_\_\_\_

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

3. Representative: SAME AS ABOVE Phone/Fax: \_\_\_\_\_

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

4. Proposed Project: Rail CAR unloading in future Repairing Reserve

5. Project Location: 8309 E MANNING + 9073 SOUTH LEONARD

MANNING + LEONARD

6. Project Address: \_\_\_\_\_

7. Section/Township/Range: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

8. Parcel Size: 18.56 + 9.29 ACRES

9. Assessor's Parcel No. 348-050-255 + 29

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 District<sup>1</sup>: AE-20

14. Existing General Plan Land Use Designation<sup>1</sup>: Ag

ENVIRONMENTAL INFORMATION

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

\_\_\_\_\_

Describe the major vegetative cover: NONE

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

Is property in a flood-prone area? Describe:  
\_\_\_\_\_  
\_\_\_\_\_

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

North: Ag

South: Ag

East: Ag

West: Rail Served Warehouses

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20. Describe any source(s) of noise from your project that may affect the surrounding area: SOUND OF RAIL CAR MOVEMENT

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

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

23. Proposed source of water:  
( ) private well  
( ) community system<sup>3</sup>--name: no water OVER.....

- 24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 0
- 25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name 0
- 26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 0
- 27. Anticipated type(s) of liquid waste: 0
- 28. Anticipated type(s) of hazardous wastes<sup>2</sup>: 0
- 29. Anticipated volume of hazardous wastes<sup>2</sup>: 0
- 30. Proposed method of hazardous waste disposal<sup>2</sup>: 0
- 31. Anticipated type(s) of solid waste: 0
- 32. Anticipated amount of solid waste (tons or cubic yards per day): 0
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0
- 34. Proposed method of solid waste disposal: 0
- 35. Fire protection district(s) serving this area: Cal Fire
- 36. Has a previous application been processed on this site? If so, list title and date: N/A
- 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.

Roge Van Arman  
SIGNATURE

6/12/18  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist  
<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357  
<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/1/17)



# 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

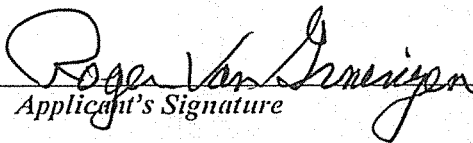
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.


The following projects are exempt from the fees:

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

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

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

  
Applicant's Signature

  
Date