



# County of Fresno

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

February 15, 2019

State Clearinghouse  
Office of Planning and Research  
Attn: Sheila Brown  
1400 Tenth Street, Room 212  
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Negative Declaration for Initial Study  
Application No. 7514 (Nick Sahota, Central Valley Engineering and Surveying)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Draft Negative Declaration, and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Draft Negative Declaration, and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to [TKobayashi@FresnoCountyCA.gov](mailto:TKobayashi@FresnoCountyCA.gov)

Sincerely,

Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

TK:

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Enclosures



# County of Fresno

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

**FILED**

FEB 11 2019

TIME

10:16am

FRESNO COUNTY CLERK  
By *[Signature]*  
DEPUTY

## CORRECTED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

E20191000056

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7514 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7514 and DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4560** filed by **NICK SAHOTA OF CENTRAL VALLEY ENGINEERING AND SURVEYING ON BEHALF OF JUDGES NAVINDER SINGH**, proposing to allow a truck and trailer storage and maintenance facility devoted exclusively to the transportation of agricultural products, supplies, and equipment on a 4.5-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of Clovis Avenue, approximately 630 feet south of its intersection with Sumner Avenue, approximately 2,320 feet east of the nearest city limits of the City of Fowler. (SUP. DIST. 5) (APN 343-040-54). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7514, and take action on Director Review and Approval Application No. 4560 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 Application No. 7514 and the draft Mitigated Negative Declaration, and request written comments thereon.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from February 15, 2019 to March 16, 2019.

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

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

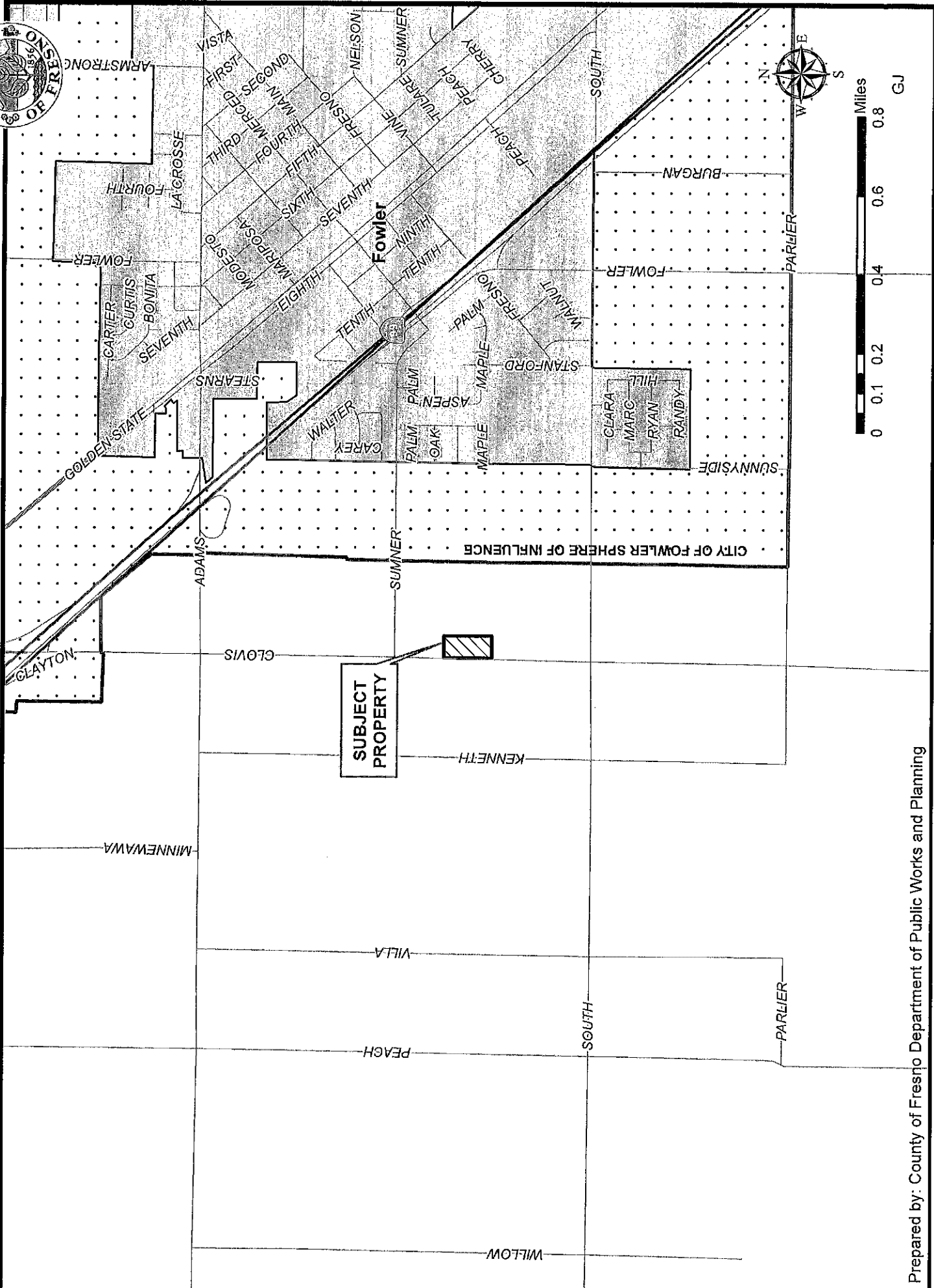
IS Application No. 7514 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies) An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

For questions please call Thomas Kobayashi (559) 600-4224.

Corrected Published Date: February 15, 2019

# LOCATION MAP

DRA 4560





# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**  
Initial Study Application No. 7514 and Director Review and Approval Application No. 4560
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
3. **Contact person and phone number:**  
Thomas Kobayashi, Planner (559)600-4224
4. **Project location:**  
The project site is located on the east side of Clovis Avenue, approximately 630 feet south of its nearest intersection with Sumner Avenue and is approximately 2,320 feet east of the nearest city limits of the City of Fowler. (APN: 343-040-54) (SUP. DIST. 5) (7720 S. Clovis Avenue, Fowler, CA)
5. **Project sponsor's name and address:**  
Nick Sahota of Central Valley Engineering and Surveying  
2511 Logan Street  
Selma, CA 93662  
  
on behalf of  
  
Judges Navinder Singh  
7720 S. Clovis Avenue  
Fowler, CA 93625
6. **General Plan designation:**  
Agriculture
7. **Zoning:**  
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow a truck and trailer storage and maintenance facility devoted exclusively to the transportation of agricultural products, supplies, and equipment on a 4.5-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: r Briefly describe the project's surroundings:**  
The project site is located in a mainly agricultural setting with single-family residences supporting the agricultural uses. The project site is approximately 2,320 feet east of the nearest city limits of the City of Fowler.

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

Development Services and Capital Projects Division, Site Plan Review Unit  
Development Services and Capital Projects Division, Development Engineering Unit  
Fresno County Department of Public Health, Environmental Health Division

**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.?**

Participating California Native American tribes have been notified of the project proposal and were given the opportunity to enter consultation with the County. California Native American tribes that were contacted either did not respond or declined the opportunity to enter consultation.

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.

## 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 |   |

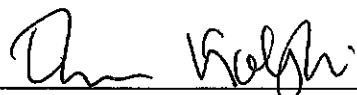
## DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

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:

  
Thomas Kobayashi, Planner

  
Marianne Mollring, Senior Planner

Date:

2/11/19

Date:

1-18-19

# **INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM** (Initial Study Application No. 7514 and Director Review and Approval Application No. 7560)

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

## **I. AESTHETICS**

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

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

## **II. AGRICULTURAL AND FORESTRY RESOURCES**

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

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

## **III. AIR QUALITY**

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

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

## **IV. BIOLOGICAL RESOURCES**

Would the project:

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

## **V. CULTURAL RESOURCES**

Would the project:

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

## **VI. ENERGY**

Would the project:

- 3 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:

- 1 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 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?
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 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:

- 1 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 1 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?
- 1 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, would it 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, would the project 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:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- 1 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 offsite;
  - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater 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:

- 3 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?
- 3 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, would the project expose 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:

- 1 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:
- 1 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:

- 2 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:

- 1 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:
- 1 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
- 1 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:

- 1 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?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

#### XX. WILDFIRE

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

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

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 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?
- 3 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)
- 3 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 2014 Map, State Department of Conservation

California Department of Forestry and Fire Protection, Fire Hazard Severity Zones in LRA, Fresno County

TK

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

**APPLICANT:** Nick Sahota (Central Valley Engineering and Surveying)

**APPLICATION NOS.:** Initial Study Application No. 7514 and Director Review and Approval Application No. 4560

**DESCRIPTION:** Allow a truck and trailer storage and maintenance facility devoted exclusively to the transportation of agricultural products, supplies and equipment on a 4.5-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the east side of Clovis Avenue approximately 630 feet south of its nearest intersection with Sumner Avenue and is approximately 2,320 feet east of the nearest city limits of the City of Fowler. (APN: 343-040-54) (SUP. DIST. 5) (7720 S. Clovis Avenue, Fowler, CA)

### 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 will not have an adverse effect on scenic vistas or scenic resources and is not located along a scenic highway or scenic drive.

- 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The project site is located in an agricultural area and is surrounded by farmland. The project site is improved with a single-family residence toward the eastern property line and olive trees toward the northern property line. The applicant proposes to convert the single-family residence to be used as an office. A portion of the land near the single-family residence will be utilized for parking of up to eight (8) trucks and trailers. The rest of the land toward the southern property line will be left vacant. No new construction is proposed. Access to the proposed parking areas is provided from Clovis Avenue via a gated dirt driveway. It can be argued that the proposed use may degrade the visual character or quality of public views of the site and its surroundings, however agricultural operations in the area of the project site are subject to viewings of agricultural equipment and vehicles on a daily basis. Therefore, the use is supportive of agricultural operations and is seen as a less than significant impact due to the areas familiarity with agricultural equipment and vehicles.

- 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:

The applicant has indicated that there are six floodlights on the four sides of the house eaves. Two floodlights are located on a pole at each of the front gates. The Site Plan Review Unit of the Development Services and Capital Projects Division requires that outdoor lighting shall be hooded and directed away from adjoining streets and properties. This shall be included as a Mitigation Measure.

\* **Mitigation Measure(s)**

1. *Outdoor lighting shall be hooded and directed away from adjoining streets and properties.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

According to the Fresno County 2014 Important Farmland Map, the project site is located on property designated as Prime Farmland. The submitted site plan states that the northern portion of the property has olive trees. The portion of property south of the existing single-family residence will be utilized for the proposed use and is currently not being farmed. Although the use would potentially preclude land from potentially being farmed, the agricultural truck use will support agricultural operations in the area and is considered an agricultural use. There is no record of an active Williamson Act Contract and the use is not in conflict with the existing zoning for agricultural uses as the Fresno County Zoning Ordinance allows the use subject to a Director Review and Approval and is seen as a supporting agricultural use.

- 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 located in forest land, timberland or timberland zoned Timberland production and will not result in the loss of forest land or convert forest land to non-forest use.

- 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: NO IMPACT:**

The property is already developed with a single-family residence which will be converted to an office and the truck storage area will be located south of the existing single-family residence. The proposal will not likely result in further 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:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed the project and expressed no concerns. The project will not obstruct implementation of the applicable Air Quality plan, result in a cumulatively considerable net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, nor would it create objectionable odors affecting a substantial number of people.

The Site Plan Review Unit of the Development Services and Capital Projects Division has commented that a dust palliative shall be required on all parking and circulation areas. This will be included as a project note.

#### 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?

FINDING: NO IMPACT:

The project is not expected to impact any special-status species. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) were notified of the subject application. Neither agency expressed any concerns with regards to any special-status species that could be affected by the project proposal. Additionally, according to the California Natural Diversity Database, there are no reported occurrences of any special status species at the project site. As a note, the project site is currently improved with a single-family residence.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- 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:

According to the National Wetlands Inventory administered by the U.S. Fish and Wildlife Service, the project site is not located on or near an identified wetland and is not located near a riparian habitat or sensitive natural community.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project site is located in a mainly agricultural area and experiences ground disturbance often to the extent that it would deter any special status species from occupying the area. The project proposal is not seen as substantially interfering 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. No wildlife corridor or native wildlife nursery site was identified on or near the project site. Additionally the project will not conflict with any local policies or ordinances protecting biological resources.

- 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 will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

No historical resource or archaeological resource was identified on or near the project site. No new buildings are proposed and minimal to no ground disturbance is expected



of the project. The project site according to Fresno County records is not located in an archeological sensitive area. The project is seen as having no impact on historical resources, archaeological resources, and will not disturb any human remains.

## 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 WITH MITIGATION INCORPORATED:

Mitigation measures will be implemented to reduce the environmental impact that may result from wasteful, inefficient, or unnecessary consumption of energy resources during project operation. Idling of onsite equipment and vehicles will be avoided to the most possible extent to avoid wasteful consumption of energy resources.

\* **Mitigation Measure(s)**

1. *Idling of onsite equipment and vehicles will be avoided to the most possible extent to avoid wasteful consumption of energy resources.*

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

FINDING: NO IMPACT:

The project is not expected to conflict with or obstruct state of local plans for renewable energy or energy efficiency.

## VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

According to the Earthquake Zone Application administered by the California Department of Conservation, the project site is not located on a known rupture of an earthquake fault.

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-5 and 9-6 of the FCGPBR, the project site is not located in an identified seismic hazard area, seismic-related ground failure hazard area, or landslide hazard area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential permanent erosion impacts will be minor in that permanent improvements will not cause significant changes in absorption rates, drainage patterns and the rate and amount of surface run-off, with adherence to the Grading and Drainage Sections of the County Ordinance Code.

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

FINDING: NO IMPACT:

According to Figure 7-1 and 9-6 of the FCGPBR, the project is not located within an area of known risks of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known expansive soils. No concerns related to soil suitability were expressed by the Development Engineering Section of the Fresno County Department of Public Works and Planning.

- 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?

FINDING: NO IMPACT:

No new waste water disposal systems are being proposed for the subject application. The project site has an existing single-family residence that is serviced by an existing wastewater disposal system.

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

**FINDING: NO IMPACT:**

Minimal ground disturbance is expected as no new buildings are proposed. No paleontological resources or geologic features were identified on the project site. Therefore, no impact from the project is seen on unique paleontological resources or unique geologic features.

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

**FINDING: NO IMPACT:**

The San Joaquin Valley Air Pollution Control District has reviewed the project and expressed no concerns with regards to Greenhouse Gas Emissions.

**VIII. 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?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The Fresno County Department of Public Health has reviewed the proposal and requires that: 1) facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HCS, Division 20, Chapter 6.95, and 2) hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. These requirements will be included as Project Notes.

- 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: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school.

- G. 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:

According to the NEPA Assist Report generated for the project site, there are no listed hazardous materials sites located on or within a 0.5-mile radius of the project site.

- H. 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located on or near a public airport or private airstrip.

- I. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- J. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project is not expected to impair implementation or interfere with an adopted emergency response plan or emergency evacuation plan. The project is also not expected to expose people or structures to a significant risk of loss injury or death involving wildland fires as the project site is not located in a wildfire area.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

**FINDING: NO IMPACT:**

The project will consume an estimated 10 gallons per day of water which will be provided by an onsite domestic well. Likewise the proposed office will connect to and utilize an onsite sewage disposal system.

The Fresno County Department of Public Works and Planning, Water and Natural Resources Division reviewed the project and expressed no concerns.

The California Regional Water Quality Control Board also reviewed the project and expressed no concerns with the proposal as it related to impact on ground water quality.

- 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?
1. Result in substantial erosion or siltation on- or off-site;
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
  3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
  4. Impede or redirect flood flows?

**FINDING: LESS THAN SIGNIFICANT:**

No stream or river exists on the property. Therefore, the project is not seen as substantially altering the existing drainage pattern of the site or area and would not result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The Consolidated Irrigation District has reviewed the proposal and expressed no concerns. The Development Engineering Section of the Development Services and Capital Projects Division reviewed the project proposal and commented that the project will be required to adhere to the Grading and Drainage Sections of the County Ordinance Code.

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

**FINDING: NO IMPACT:**

The project site is not located in a flood zone and is not located in a tsunami or seiche zone. Therefore no impact is seen regarding flood hazards, tsunami hazards or seiche hazards.

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

FINDING: NO IMPACT:

Both the Fresno County Department of Public Works and Planning, Water and Natural Resources Division and the California Regional Water Quality Control Board has reviewed the subject application and did not express any concerns related to implementation of a water quality control plan or sustainable groundwater management plan.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is outside the boundaries of any city or unincorporated community.

- 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:

This site is designated for Agriculture in the Fresno County General Plan which allows the proposed facility as a non-agricultural use provided that the use meets General Plan Policy LU-A.3., Criteria a. b. c. and d.

Criteria LU-A.3.a. states that the use shall provide a needed service to the surrounding area which cannot be provided more effectively within urban area. Criteria LU-A.3.b. states that the use shall not be sited on productive agricultural land if less productive land is available in the vicinity. Criteria LU-A.3.c states that the use shall not have a detrimental impact on water resources. Criteria LU-A.3.d states that a probable workforce should be located nearby or readily available.

With regard to Criteria "a", the project is incidental to agriculture and will serve the surrounding farm operation from the proposed rural location more efficiently than an urban location. With regard to Criteria "b", the project is not located on a non-agriculture land. The subject property is designated as Prime Farmland according to the 2014 Fresno County Important Farmland Map. Although the property is designated Prime Farmland, the majority of the parcel is not being actively farmed and the size of the project site is seen as a viable farming operation. With regard to Criteria "c", the California Regional Water Quality Control Board (RWQCB) and the Fresno County

Department of Public Works and Planning, Water and Natural Resources Division reviewed the project and expressed no concerns. With regard to Criteria "d", the project site is located approximately 2,320 feet west of the nearest city limits of the City of Fowler which can provide an adequate workforce.

General Plan Policy PF-C.17 requires water supply evaluation to determine adequacy of water supply to meet the highest demand that could be permitted on the land in questions. The California RWQCB and the Fresno County Department of Public Work and Planning, Water and Natural Resources Division expressed no concerns with regard to any impact that project may have on groundwater resources.

General Plan Policy LU-G.6 states that the County shall permit individual onsite sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided. No new onsite sewage disposal systems are being proposed for this project. The project and proposed office will utilize an existing septic 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:**

According to Figure 7-7 of the FCGPBR, the project site is not located on or near an identified mineral resource area and the project is not expected to result in the loss of availability of a locally-important mineral resource recovery site.

## **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 WITH MITIGATION INCORPORATED:**

The Fresno County Department of Public Health, Environmental Health Division has reviewed the project and has expressed concerns that the project has the potential to expose nearby residents to elevated noise levels. To reduce noise impacts, the Environmental Health Division has recommended that all trailers with refrigeration units operating shall be parked toward the middle of the trailer parking area with non-refrigeration trailers parked in outer parking spots to aid in buffering noise from the refrigeration units. The operation of this use is subject to the County of Fresno Noise Ordinance. These requirements will be included as Mitigation Measures and Project Notes.

- **Mitigation Measure(s)**

1. *All trailers with refrigeration units operating shall be parked towards the middle of the trailer parking area with non-refrigeration trailers parked in outer parking spots to aid in buffering noise from the refrigeration units.*

- 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; or

FINDING: NO IMPACT:

The project site is not located on or within the vicinity of a private airstrip or public airport.

#### XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not induce either directly or indirectly a substantial population growth nor will it 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 public services?

1. Fire protection;

FINDING: NO IMPACT:

The Fresno County Fire Protection District has reviewed the project and expressed no concerns with the proposal.

2. Police protection;

3. Schools;

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not have any impacts on police services, schools, parks, or other public facilities.

## 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:

No impacts are expected on parks and other recreational facilities. The project proposal is non-residential in nature.

## XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The project will not conflict with County-adopted transportation and circulation policies related to traffic circulation, transit corridors, and street and highways. According to the Applicant's Operational Statement, the facility will store up to seven trucks.

The project site abuts Clovis Avenue which is classified as a collector road with an existing 30-foot right-of-way east of the section line. The minimum width for a collector road right-of-way east of the section line is 40-feet. No additional right-of-way is required for this application.

The Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning have reviewed the project and did not express any concerns with regards to the proposal.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The project is not seen as conflicting or being inconsistent with CEQA Guidelines Section 15064.3 as the project proposal is providing a supportive use close to agricultural operations.. If the project is approved, it will reduce vehicle miles traveled by allowing the use to operate closer to and in the midst of agricultural land compared to similar uses that are located further away in more urban and industrial areas.

- 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:**

The Development Engineering Section of the Development Services and Capital Projects Division provided comments on the project that will require certain features to the design of the project to reduce hazards: 1) 10' X 10' corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Clovis Avenue, and 2) any access for any new development along collectors, turnaround facilities shall be provided on parcels having direct access to collectors so that vehicles do not back out onto the roadway. These requirements will be included as Project Notes.

- D. Result in inadequate emergency access?

**FINDING: NO IMPACT:**

The project will not result in inadequate emergency access.

## **XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

- 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:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: NO IMPACT:

Native American tribes were notified of the project proposal and were given an opportunity to enter consultation with the County for this project per Assembly Bill 52 (AB52). No response was received from the Native American tribes, therefore, no impact on cultural resources is seen. Additionally, the project site is not located in an identified area of archeological significance.

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project site is already improved with a single-family residence which is served by a domestic well and an onsite wastewater treatment system. The project proposes to convert the single-family residence to an office and will continue to be served by the domestic well and onsite wastewater treatment system. The project is not proposing to expand or construct new water and wastewater treatment facilities. Both the Water

and Natural Resources Division of the Fresno County Department of Public Works and Planning and the State Water Quality Control Board did not express any concerns with regards to sufficient water supplies.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Applicant's Operational Statement and Initial Study Application Form, solid waste production will be kept to a minimum and will be served by the contracted solid waste hauling company.

The Department of Public Health, Environmental Health Division has reviewed the project and has required that the applicant be advised of the State of California Public Resources Code, Division 30, Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers; which may require the Owner/Operator to obtain a permit from the California Department of Resources, Recycling and Recovery (CalRecycle). This requirement will be included as a Project Note.

## 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:

According to the California Department of Forestry and Fire Protection (CalFire) Fire Hazard Severity Zones in LRA Map and the FCGPBR, the project area is not located in or near a state responsibility area and is not located in or in the vicinity of an identified very high fire hazard severity zone.

## 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: NO IMPACT:

The project is not expected to substantially degrade the quality of the environment and the project will not have impacts on biological and cultural resources.

- B. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); or
- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Cumulative impacts and impacts that could have a substantial adverse effect on human beings related to Aesthetics, Noise and Energy were identified, but with considered mitigation measures incorporated, the mitigation measures will bring impacts to less than significant.

\* **Mitigation Measure(s)**

1. See I. Aesthetics, Section D.
2. See VI. Energy, Section A.
3. See XIII Noise, Section A. and B.

## CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Director Review and Approval Application No. 4560, 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, Cultural Resources, Greenhouse Gas Emissions, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Energy, and Noise have determined to be less than significant with compliance with requirements set forth by the Department of Public Health, Environmental Health Division and Development Services and Capital Projects Division, Site Plan Review Unit.

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.

TK

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**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 7514 and Director Review and Approval Application No. 4560**  
**(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Outdoor lighting shall be hooded and directed away from adjoining streets and properties.	Applicant	Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning	Ongoing
2.	Energy	Idling of onsite equipment and vehicles will be avoided to the most possible extent to avoid wasteful consumption of energy resources.	Applicant	Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning	Ongoing
3.	Noise	All trailers with refrigeration units operating shall be parked towards the middle of the trailer parking area with non-refrigeration trailers parked in outer parking spots to aid in buffering noise from the refrigeration units.	Applicant	Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning	Ongoing

**DRAFT**

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: <b>IS 7514</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): <b>Fresno County</b>	Address (Street and P.O. Box): <b>2220 Tulare St. Sixth Floor</b>	City: <b>Fresno</b>	Zip Code: <b>93721</b>
Agency Contact Person (Name and Title): <b>Thomas Kobayashi Planner</b>	Area Code: <b>559</b>	Telephone Number: <b>600-4224</b>	Extension: <b>N/A</b>
Project Applicant/Sponsor (Name): <b>Nick Sahota of Central Valley Engineering and Surveying on behalf of Judges Navinder Singh</b>		Project Title: Director Review and Approval Application No. 4560	
Project Description: Allow a truck and trailer storage and maintenance facility devoted exclusively to the transportation of agricultural products, supplies, and equipment on a 4.5-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
<p>Justification for Negative Declaration:</p> <p>Based upon the Initial Study prepared for Director Review and Approval Application No. 4560, 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, Cultural Resources, Greenhouse Gas Emissions, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, and Wildfire.</p> <p>Potential impacts related to Agricultural and Forestry Resources, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Energy, and Noise have determined to be less than significant with compliance with requirements set forth by the Department of Public Health, Environmental Health Division and Development Services and Capital Projects Division, Site Plan Review Unit.</p> <p>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.</p>			
FINDING:  The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: <b>Fresno Business Journal –</b>		Review Date Deadline: <b>Planning Commission –</b>	
Date:	Type or Print Signature:  <b>Marianne Mollring Senior Planner</b>	Submitted by (Signature):  <b>Thomas Kobayashi Planner</b>	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**





# County of Fresno

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

DATE: September 10, 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, Current Planning, Attn: Marianne Mollring, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, 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  
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Les Wright  
City of Fowler, Attn: Director - Public Works Department  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole (Note: Hard copy)  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CA Department of Fish and Wildlife, Attn: Renee Robison, Environmental Scientist  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Consolidated Irrigation District, Attn: Phil Desatoff  
Kings River Conservation District, Attn: Rick Hoelzel  
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief  
Development Services and Capital Projects, Code Enforcement, Attn: Bill Nebeker

FROM: Thomas Kobayashi, Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7514, Director Review and Approval Application No. 4560

APPLICANT: Nick Sahota (Central Valley Engineering and Surveying)

DUE DATE: September 25, 2018

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies

and equipment on a 4.5-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. (APN: 343-040-54) (7720 S. Clovis Avenue, Fowler, CA)

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 **September 25, 2018**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email [TKobayashi@FresnoCountyCA.gov](mailto:TKobayashi@FresnoCountyCA.gov).

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*Activity Code (Internal Review): 2395*

Enclosures



# Fresno County Department of Public Works and Planning

Date Received: 8/31/18

DRA 4560  
IS 7514

(Application No.)

## MAILING ADDRESS:

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

## LOCATION:

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

## APPLICATION FOR:

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

## DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products.

CEQA DOCUMENTATION: ☐ Initial Study ☐ PER ☐ N/A

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

LOCATION OF PROPERTY: North side of S. Clavis Ave.  
between E Summer Ave. and E South Ave.  
Street address: 1720 S. CLAVIS AVE. FOWLER, CA  
APN: 343-040-54 Parcel size: 4.50 AC Section(s)-Twp/Rg: S 11p - T 15 S/R 21 E

## ADDITIONAL APN(s):

I, Judges Navinder Singh (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.

Owner (Print or Type) Address City Zip Phone  
Judges Navinder Singh 7720 S. Clavis Ave. Fowler 93625 (559) 360-8513

Applicant (Print or Type) Address City Zip Phone  
Nick Sahota (OVEAS) 2511 Logan St. Selma 95362 (559) 891-8811  
Representative (Print or Type) Address City Zip Phone

## CONTACT EMAIL:

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

Application Type / No.: DRA 4560	Fee: \$2,660.00
Application Type / No.: Pre-App 34430	Fee: \$ -247.00
Application Type / No.: VL 15- 108269	Fee: \$ 931.00
Application Type / No.:	Fee: \$
PER Initial Study No.: 7514	Fee: \$ 3,901.00
Ag Department Review:	Fee: \$ 67.00
Health Department Review:	Fee: \$ 770.00
Received By: Thomas K. Invoice No.: 111861	TOTAL: \$ 8,092.00

### UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒

Agency: \_\_\_\_\_

SEWER: Yes ☐ / No ☒

Agency: \_\_\_\_\_

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_\_ - T \_\_\_\_\_ S/R \_\_\_\_\_ E

Related Application(s):

APN # \_\_\_\_\_

APN # \_\_\_\_\_

APN # \_\_\_\_\_

APN # \_\_\_\_\_

Zone District: AE-20

Parcel Size: 4.5 acres

RECEIVED  
COUNTY OF FRESNO

AUG 31 2018 over.....

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(PRINT FORM ON GREEN PAPER)

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



Development  
Services  
Division

Mail To:

JUDGES NAVDEEP SINGH  
7720 S CLOVIS AVE  
FOWLER CA 93625  
JUDGE@ROTRUCKING@YAHOO.COM

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39430  
APPLICANT: JUDGES NAVDEEP SINGH  
PHONE: (559) 360-8513

PROPERTY LOCATION: 7720 S CLOVIS AVE FOWLER CA 93625  
APN: 343 - 040 - 54 ALCC: No ☒ Yes # VIOLATION NO. 18-102269  
CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/4 MILE OF CITY: No Yes FOWLER  
ZONE DISTRICT: AE-20 ; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes  
LOT STATUS:

Zoning: ☐ Conforms; ☒ Legal NonConforming 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 PME # 1095 ; ☐ Deeds Req'd (see Form #236)

SCHOOL FEES: No ☒ Yes DISTRICT: PERMIT JACKET: No ☒ Yes

FMFCD FEE AREA: ☐ Outside ☒ District No.: BW FLOOD PRONE: No Yes FEMA Flood Zone X

PROPOSAL DRA FOR THE MAINTENANCE AND STORAGE OF TRUCKS AND TRAILERS, WHEN SUCH  
VEHICLES ARE DEVOTED EXCLUSIVELY TO THE TRANSPORTATION OF AGRICULTURAL PRODUCTS,  
SUPPLIES, AND EQUIPMENT.

COMMENTS: DRA TO RESOLVE ACTIVE VI # 18-102269. OPERATIONAL STATEMENT REQUIRED.

ORD. SECTION(S): 816.2-T BY: Ober Ramirez DATE: 04/07/18

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture

COMMUNITY PLAN:

REGIONAL PLAN:

SPECIFIC PLAN:

SPECIAL POLICIES:

SPHERE OF INFLUENCE:

ANNEX REFERRAL (LU-G17/MOU):

PROCEDURES AND FEES:

☐ GPA: ☐ MINOR VA:

☐ JAA: ☒ HD: \$770.00

☐ JUP: ☒ JAG COMM: \$67.00

☒ JRA: \$2,660.00 ☐ ALCC:

☐ JVA: ☒ IS PER: \$3901.00

☐ JAT: ☒ Viol. (35%): \$931.00

☐ JTT: ☐ Other:

Filing Fee: \$ 6,359.00

COMMENTS:

Pre-Application Fee: \$247.00

Total County Filing Fee: \$ 8,082.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- ☒ (X) Land Use Applications and Fees
  - ☒ (X) This Pre-Application Review form
  - ☒ (X) Copy of Deed / Legal Description
  - ☒ (X) Photographs
  - ☐ ( ) Letter Verifying Deed Review
  - ☒ (X) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
  - ☒ (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
  - ☒ (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
  - ☒ (X) Project Description / Operational Statement (Typed)
  - ☐ ( ) Statement of Variance Findings
  - ☐ ( ) Statement of Intended Use (ALCC)
  - ☐ ( ) Dependency Relationship Statement
  - ☐ ( ) Resolution/Letter of Release from City of Referral Letter #
- ( ) Archaeological Inventory Fee: \$75 at time of filing  
( ) Separate check to Southern San Joaquin Valley Info. Center  
(X) CA Dept. of Fish & Wildlife (DFW): (\$50 + \$2046.25)  
( ) Separate check to Fresno County Clerk for pass-thru to DFW.  
( ) Must be paid prior to IS closure and prior to settling hearing date.)

BY: Thomas K. Kohnen DATE: 4/19/18  
PHONE NUMBER: (559) 400-4034

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

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.

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COUNTY OF FRESNO

AUG 31 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



RECEIVED  
COUNTY OF FRESNO

# County of Fresno

AUG 31 2018

DEPARTMENT OF PUBLIC WORKS AND PLANNING

STEVEN E. WHITE, DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

## 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. 7514

Project  
No(s) DRA 4560

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

### GENERAL INFORMATION

1. Property Owner: Judge S Navinder Singh Phone/Fax: (559) 360-8513  
Mailing Address: 7720 S. Clovis Ave Fowler 93625  
Street City State/Zip
2. Applicant: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State/Zip
3. Representative: CVEAS Phone/Fax: (559) 891-8811  
Mailing Address: 2511 Logan St. Selma 93662  
Street City State/Zip
4. Proposed Project: Allow maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products
5. Project Location: 7720 S. Clovis Ave. Fowler, CA 93625
6. Project Address: 7720 S. Clovis Ave. Fowler, CA 93625
7. Section/Township/Range: 110 / 15S / 21E 8. Parcel Size: 4.50 AC
9. Assessor's Parcel No. 343-040-54 OVER.....



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

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

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

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   X   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: AE-20

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

## ENVIRONMENTAL INFORMATION

15. Present land use: Rural Residential  
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: Olive trees

Any perennial or intermittent water courses? If so, show on map: N/A

*Is property in a flood-prone area? Describe:*

N/A

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

North: vacant lot / Ag

South: Grape 8

East: Grapes

West: Valiant Lot

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

1  
4.50 AC  
YES  
NO

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

/  
/  
/  
/

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

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

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

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

23. Proposed source of water:

(X) private well

( ) community system<sup>3</sup>--name: \_\_\_\_\_

OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 10
25. Proposed method of liquid waste disposal:  
☒ septic system/individual  
☐ community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 10
27. Anticipated type(s) of liquid waste: regular sewer waste
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: N/A
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: ~~garbage~~ paper
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): TBD
34. Proposed method of solid waste disposal: TBD
35. Fire protection district(s) serving this area: FLFPD
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 ☒
38. If yes, are they currently in use? Yes \_\_\_\_\_ No ☒

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

  
SIGNATURE

8/20/10  
DATE

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

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

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



## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 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.



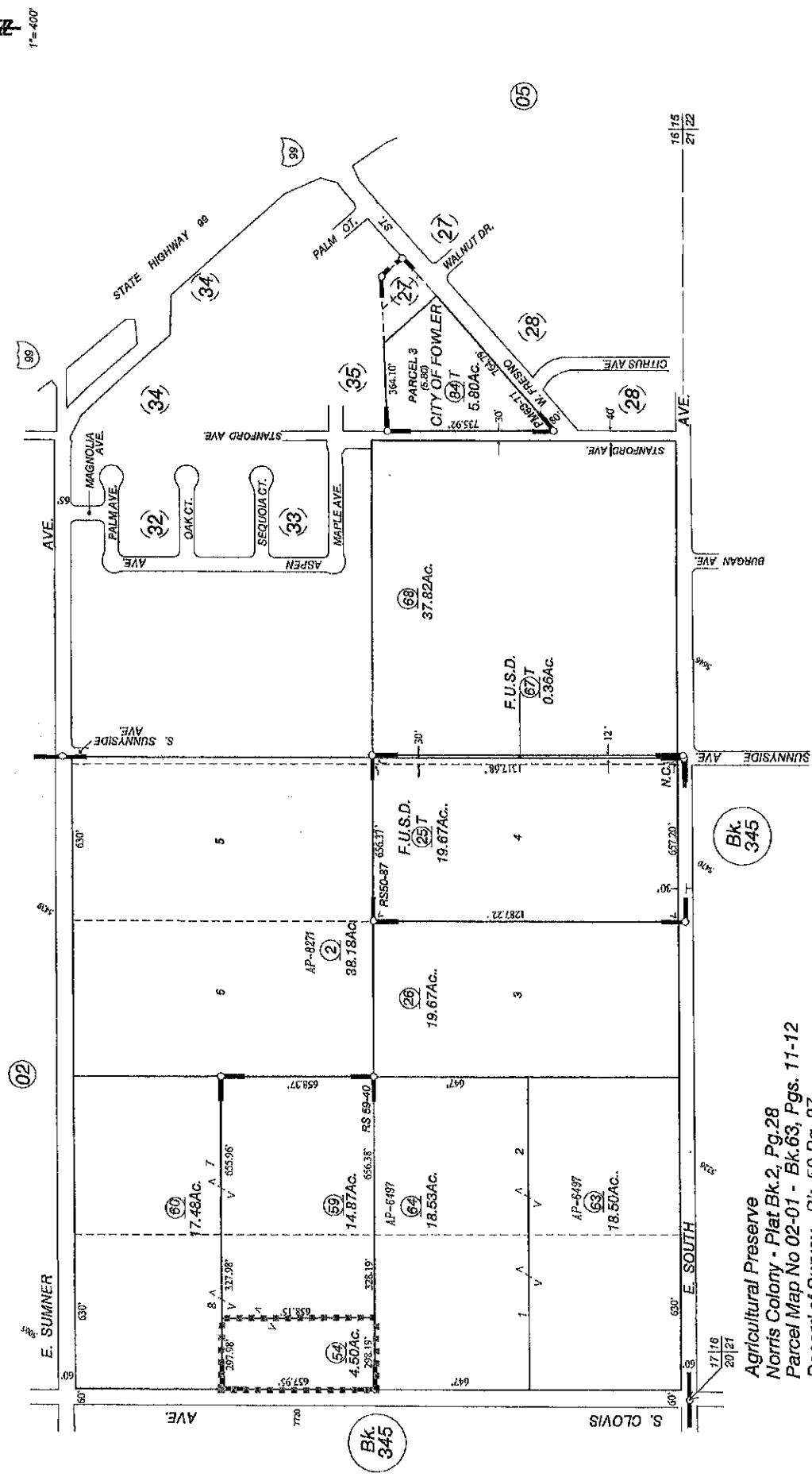
Applicant's Signature

8/20/18

Date

Tax Rate Area  
4-008 35-401  
4-022

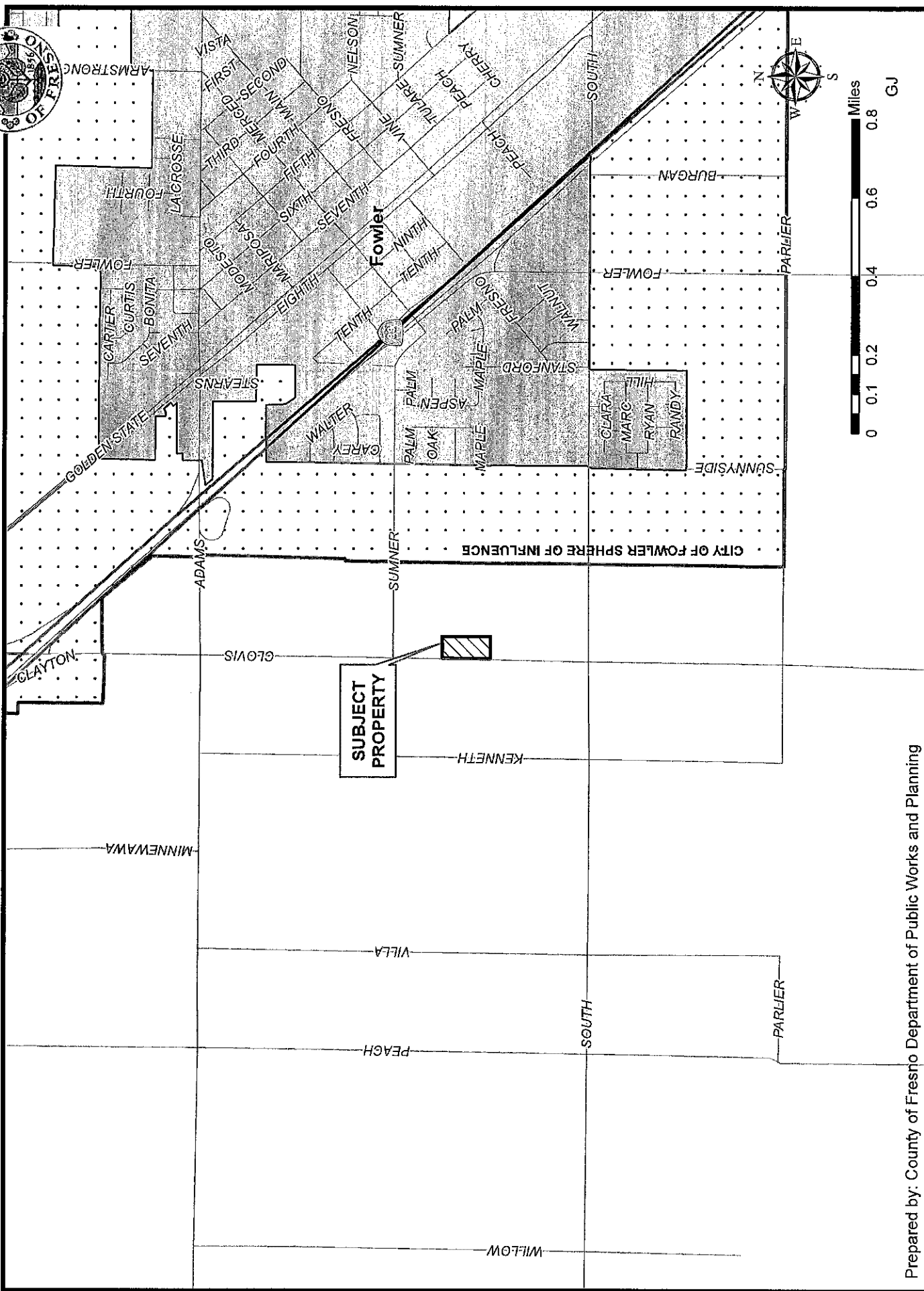
NOTE  
This map is for Assessment purposes only.  
It is not to be construed as purporting  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.



Agricultural Preserve  
Norris Colony - Plat Bk.2, Pg.28  
Parcel Map No 02-01 - Bk.63, Pgs. 11-12  
Record of Survey - Bk. 50 Pg. 87  
Record of Survey - Bk. 59, Pg. 40

Assessor's Map Bk.343 - Pg. 04  
County of Fresno, Calif.

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



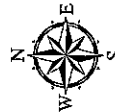


LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

**LEGEND:**

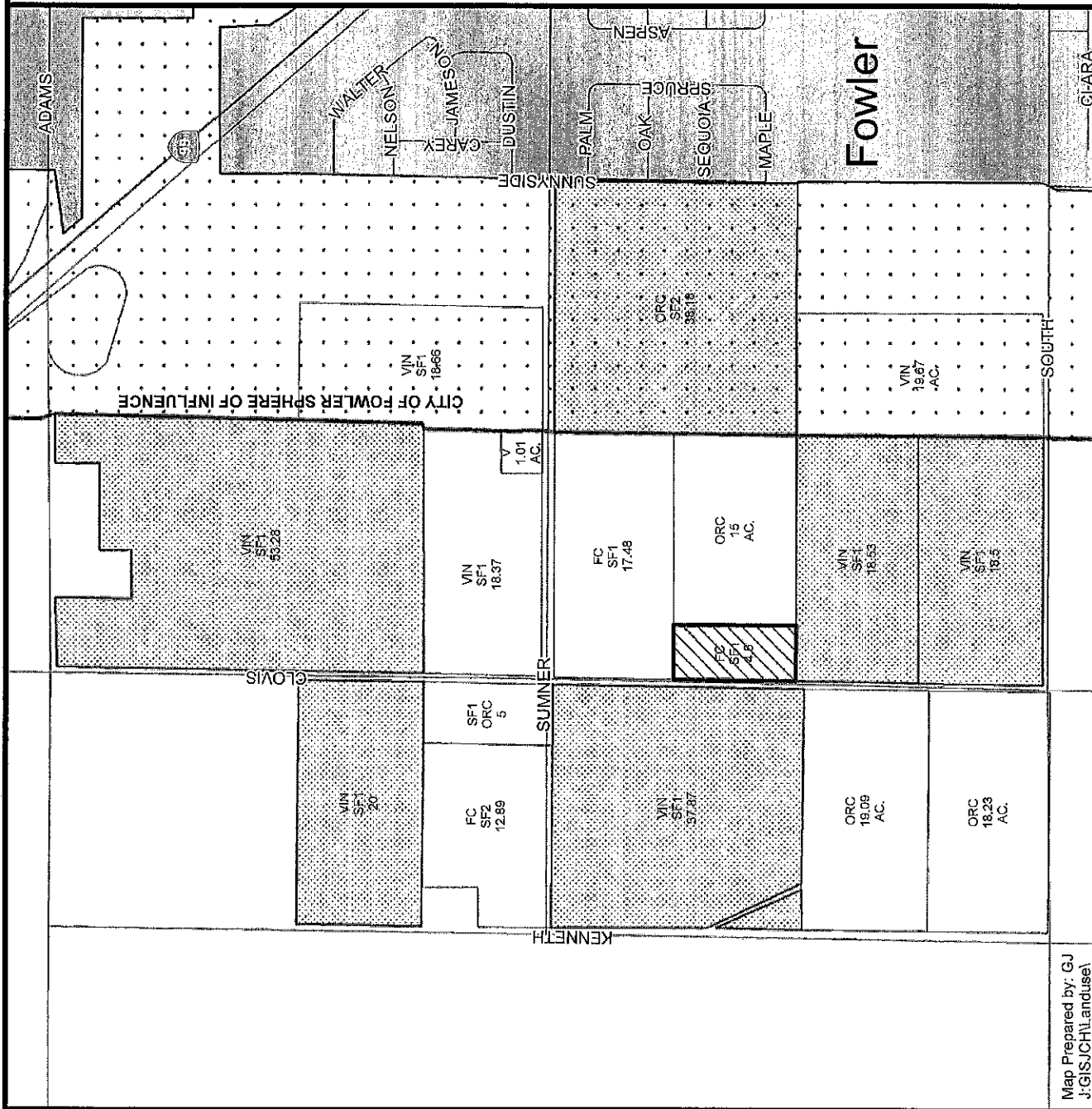
## Subject Property

## Ag Contract Land

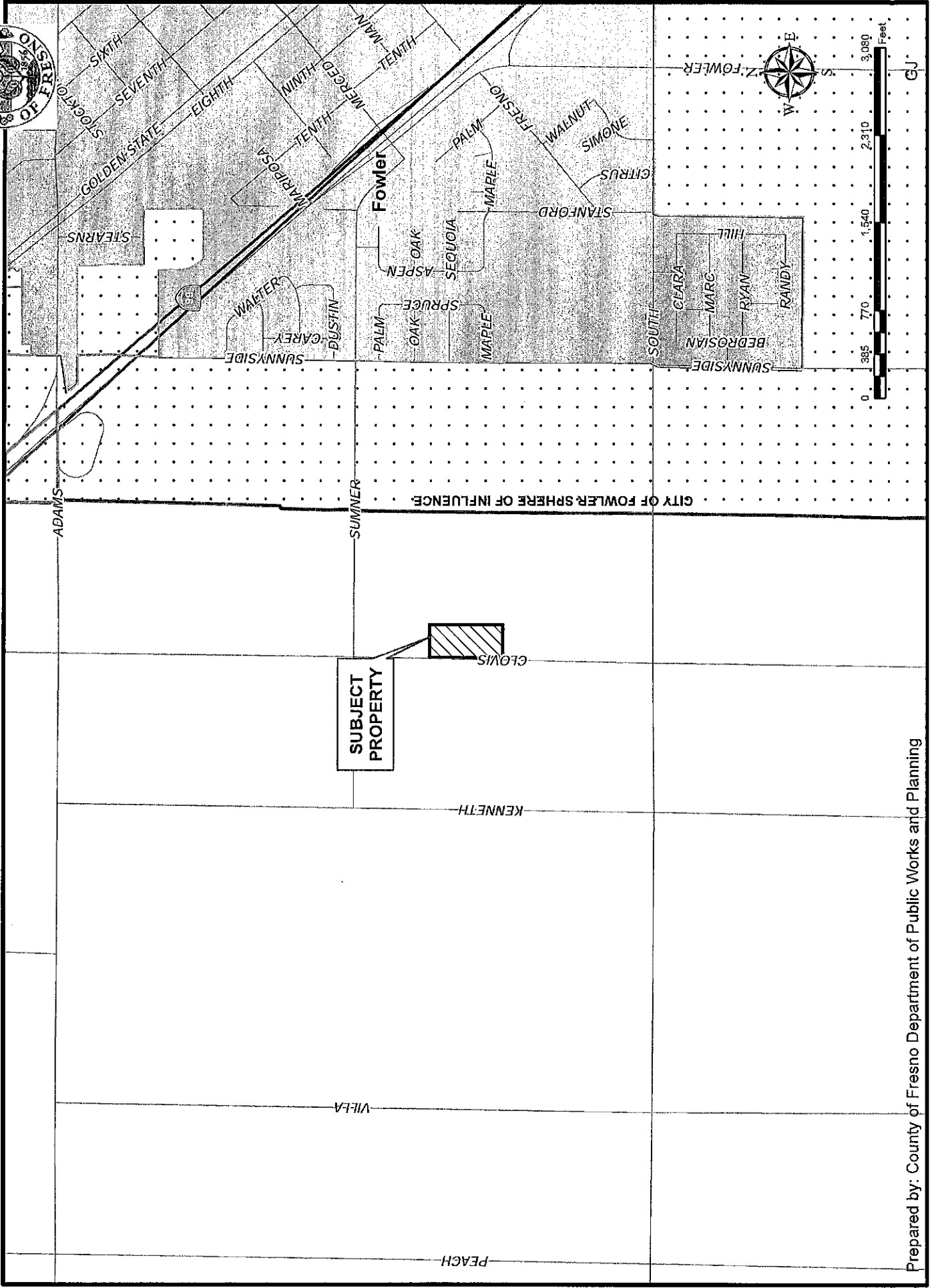


A vertical scale bar labeled "Feet" with markings at 0, 205, 410, 820, 1,230, and 1,640. The bar is black with white markings and text.

Department of Public Works and Planning  
Development Services Division



# EXISTING ZONING MAP



RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Navdeep Singh Judge  
7720 South Clovis Avenue  
Fowler, CA 93625

FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2018-0008061-00  
Acct 3078-Chicago Title - Fresno  
Tuesday, JAN 23, 2018 14:23:49  
Ttl Pd \$432.50 Rpt # 0004927123  
APR/R2/1-4

Escrow Order No.: FWFM-4461700911

Property Address: 7720 South Clovis Avenue,  
Fowler, CA 93625  
APN/Parcel ID(s): 343-040-54

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to  
the imposition of documentary transfer tax.

### GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ The documentary transfer tax is \$442.50 and is computed on:  
    ☒ the full value of the interest or property conveyed.  
    ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Central Valley Investments, Inc., a  
California Corporation

hereby GRANT(S) to Navdeep Singh Judge, a married man as his sole and separate property

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RECEIVED  
COUNTY OF FRESNO

AUG 31 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed  
SCA0000129.doc/Updated: 11.30.17

Printed: 8/17/18 @ 10:06 AM  
CA-CT-FWFM-02180.054446-FWFM-4461700911

GRANT DEED  
(continued)

APN/Parcel ID(s): 343-040-54

Dated: December 14, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Central Valley Investments, Inc., a California Corporation

BY: [Signature]  
Fred Quintanilla, President

BY: [Signature]  
Veronica Ann Barragan-Quintanilla, Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

On 1/18/2018 before me, Nora D. Marroquin, Notary Public,  
(here insert name and title of the officer)

personally appeared Veronica Ann Barragan-Quintanilla  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

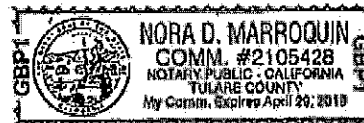
State of California  
County of Fresno  
On 1/19/2018 before me Nora D. Marroquin, Notary Public,  
(here insert name and title of the officer)  
personally appeared Fred Quintanilla  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
(his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nora D. Marroquin  
Signature

(Seal)





**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 343-040-54

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF LOT 8 IN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, OF NORRIS COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 28 OF PLATS, FRESNO COUNTY RECORDS.

Grant Deed  
SCA0000129.doc / Updated: 05.24.16

Printed: 12.14.17 @ 03:26 PM  
CA/CT-FWFM-02180.054446-FWFM-061700911

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Navdeep Singh Judge  
7720 South Clovis Avenue  
Fowler, CA 93625

FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2018-0008062-00  
Acct 3078-Chicago Title - Fresno  
Tuesday, JAN 23, 2018 14:23:49  
Ttl Pd \$17.00 Rcpt # 0004927124  
APR/R2/1-3

Escrow Order No.: FWFM-4461700911

Property Address: 7720 South Clovis Avenue,  
Fowler, CA 93625  
APN/Parcel ID(s): 343-040-54

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2) recorded in connection with a transfer subject to  
the imposition of documentary transfer tax.

### INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax,  
"is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation  
Code 11927(a), on transferring community, quasi-community, or quasi-marital property, assets  
between spouses, pursuant to a judgment, an order, or a written agreement between spouses in  
contemplation of any such judgment or order."

- ☐ The documentary transfer tax is \$\_\_\_\_\_ and is computed on:  
☐ the full value of the interest or property conveyed.  
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ an Unincorporated area.

This is an interspousal transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and  
Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Karamjit Kaur Judge, wife of the  
grantee herewith

hereby GRANT(S) to Navdeep Singh Judge, a married man as his sole and separate property

the real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including,  
but not limited to, any community property interest in and to the land described herein and placing title in the name of the  
grantee as his/her separate property.

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

Interspousal Transfer Deed w/ POOR  
SCA0002639.doc / Updated: 12.28.17

Page 1

Printed: 01.16.18 @ 03:20 PM  
CA-CT-FWFM-02180.054446-FWFM-4461700911

INTERSPOUSAL TRANSFER DEED  
(continued)

APN/Parcel ID(s): 343-040-54

Dated: January 16, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Karamjit Kaur Judge  
Karamjit Kaur Judge

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

On January 16, 2018 before me, Teresa Puga Cazares, Notary Public,  
(here insert name and title of the officer)

personally appeared Karamjit Kaur Judge,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Teresa Puga Cazares  
Signature

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 343-040-54

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF LOT 8 IN SECTION 16, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, OF NORRIS COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 28 OF PLATS, FRESNO COUNTY RECORDS.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

Interspousal Transfer Deed w/ PCOR  
SQAQ002639.doc / Updated: 12.28.17

Page 3

Printed: 01.16.18 @ 03:20 PM  
CA-CT-FWPM-02160.054446-FWPM-4161700911

## Operational Statement

Mr. Navdeep Singh Judge  
1308 Sarah St.  
April 4, 2018

County of Fresno  
Development Services Division  
Department of Public Works and Planning  
2220 Tulare Street, 6th Floor  
Fresno, CA 93721

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COUNTY OF FRESNO  
AUG 31 2018  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

Project Name/Location: Personal truck parking yard and residence/office  
7720 S. Clovis Ave.  
Fowler, CA 93625  
APN: 343-040-54  
Proposed Zone: A1

The Proposed Truck Parking is being submitted by property owner Mr. Navdeep Singh Judge and pertains to 4.50 acre of property located at 7720 S. Clovis Ave. APN: 343-040-54 and is Proposed Zoned A1 with planned land use of AG purposes and I am requesting authorization to park 4-5 trucks owned by me onsite, the trucks will be used for agricultural produce transportation only. There will be no Off-Site parking stalls. The maximum number of trucks parked at once can't exceed 5-7. The existing residence will be used as an office for business purposes, Proposed truck yard will operate from the hours of 7 a.m. to 9 p.m. Monday through Friday with 2 employees. It will be unoccupied during off hours. The proposed truck yard will be secured with closed circuit cameras. The employees will be on site only during regular business hours as stated above. There will be 1-2 visitors per day. There will be one delivery vehicle per day that will drop off paperwork for the trucking business. There will be no equipment used other than computers. No waste will be produced. Water usage will be about 5g per day. No advertising on site.

There is an existing domestic well and a sewer septic tank of 2,500 gallons currently in use by the existing residence. There is also an existing chain link fence around the perimeter and the landscape is to remain as it is. The existing area where the proposed parking yard is to take place is composed of decomposed granite; this will contribute to the dust control.

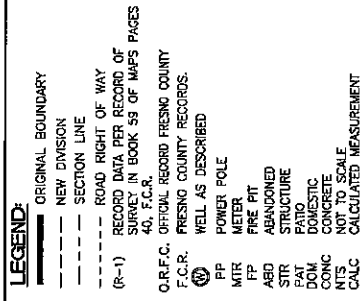
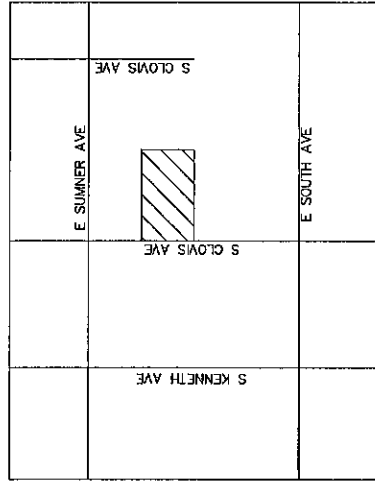
This operational statement is being signed under penalty of perjury.

If you have any questions, please feel free to contact me.

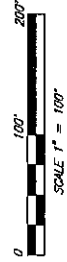
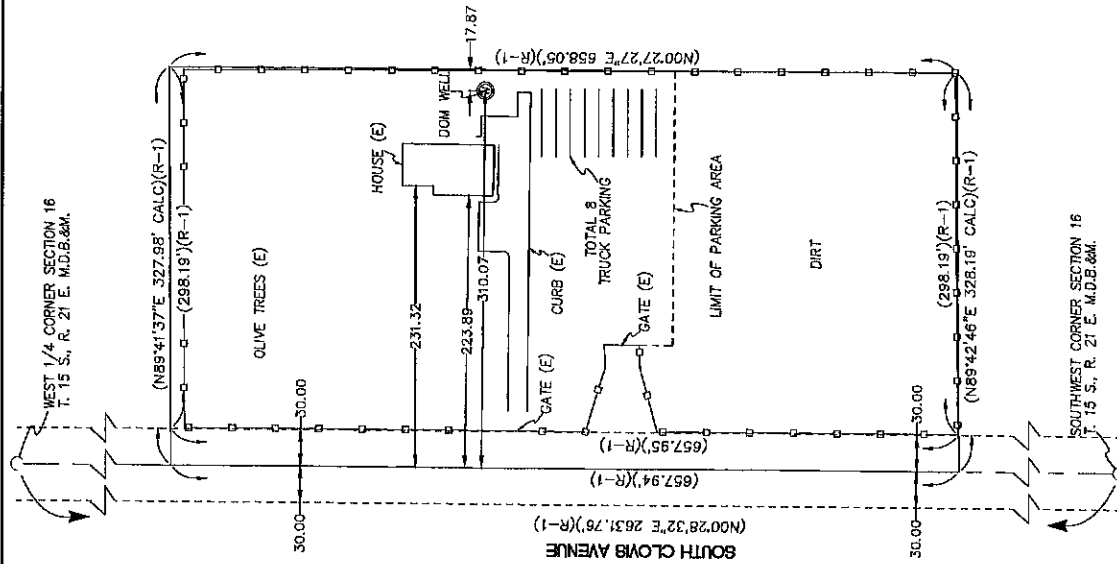
Sincerely,

  
\_\_\_\_\_  
Navdeep Singh Judge

# SITE PLAN

SITE MAP  
NTS

OWNER: NAVDEEP SINGH JUDGE  
ADDRESS: 7720 S. CLOVIS AVE  
FOWLER, CA 93625  
APN: 343-040-54



DATE: 5/29/2018  
JOB NO.: 18045BX PMW  
DRAWN BY: U.MONTEJANO

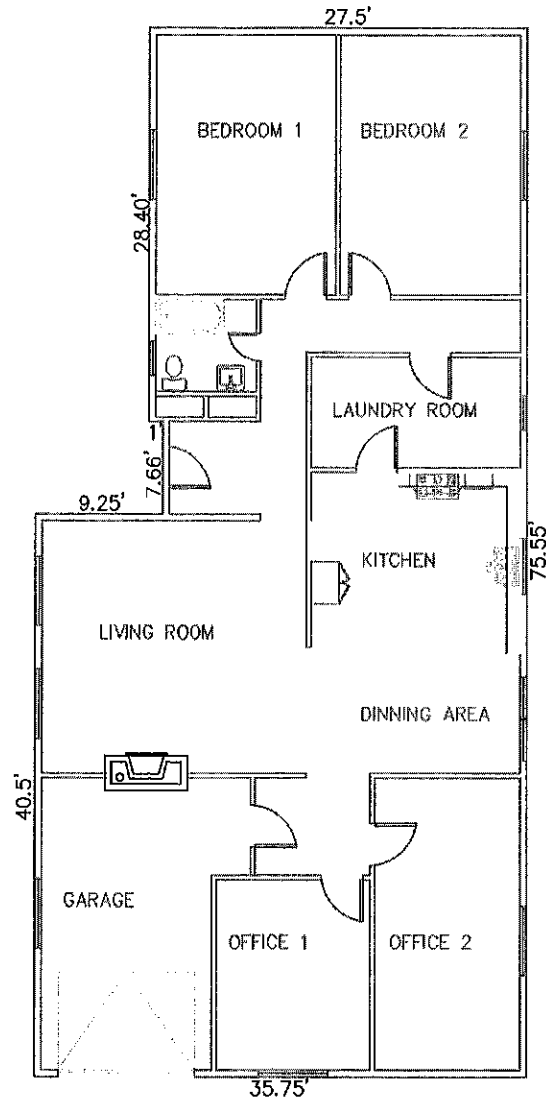
**CVEAS CENTRAL VALLEY  
ENGINEERING AND SURVEYING**

2132 HIGH STREET  
SELMA, CA 93662  
WWW.CVEAS.COM  
Tel. (559) 891-8811  
Fax (559) 891-8815  
Email: info@cveas.com

CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION • CUSTOM HOME DESIGN  
COMMERCIAL BUILDING DESIGN • PLANNING • PROJECT MANAGEMENT

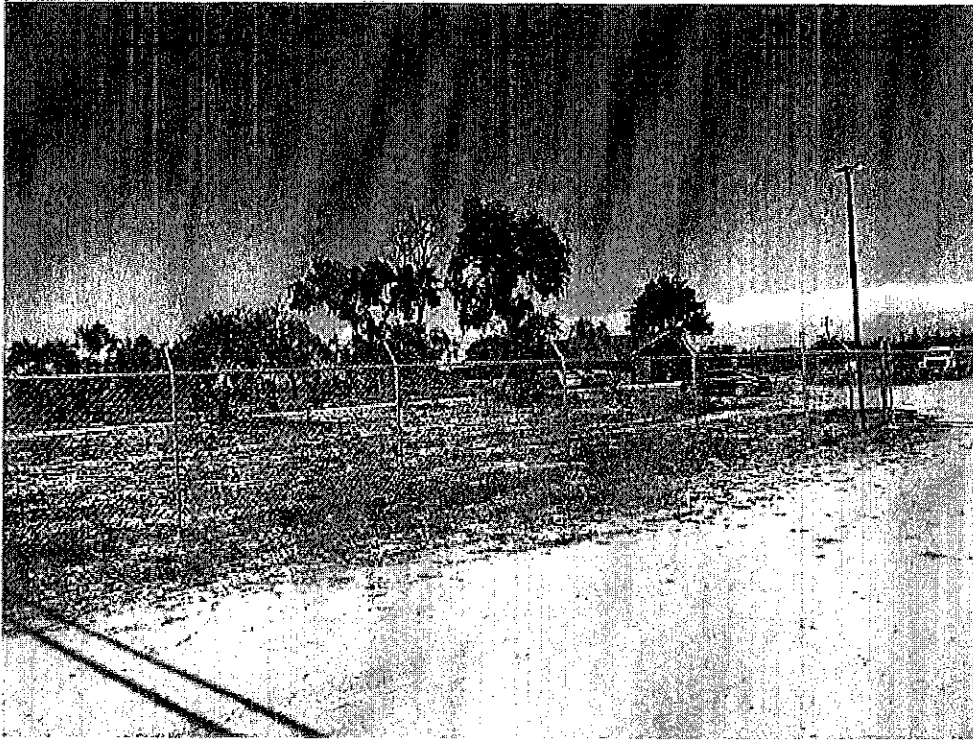
# FLOOR PLAN

EXISTING HOUSE  
AREA: ±2405 SQUARE FEET



NOT TO SCALE

ADDRESS: 7720 S CLOVIS  
FOWLER, CA 93625

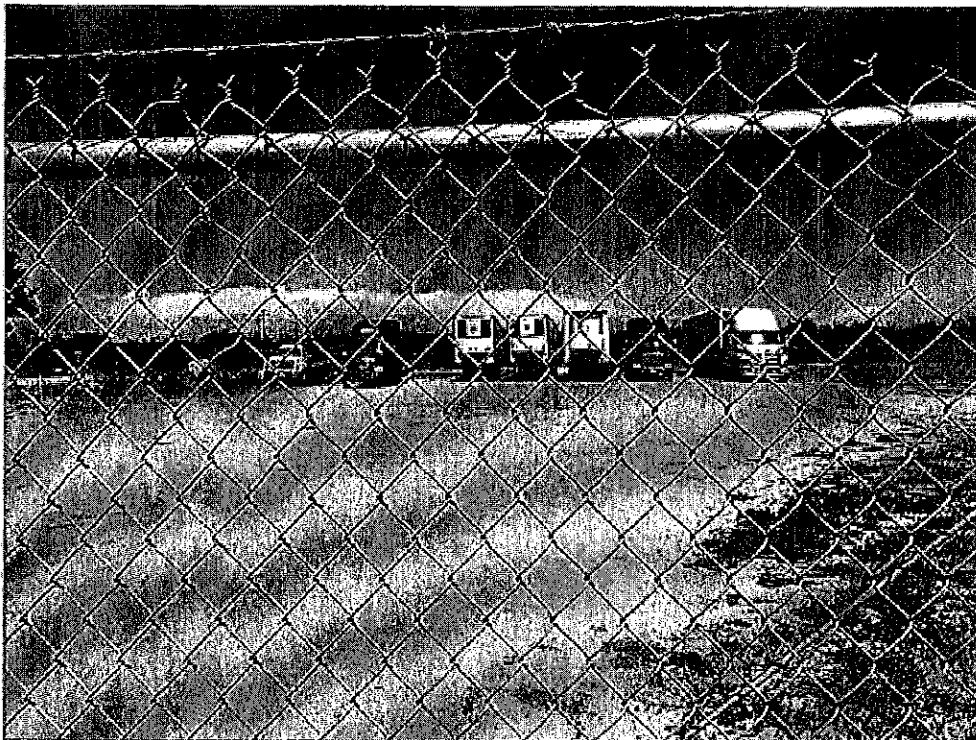


North / East

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COUNTY OF FRESNO

AUG 31 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



East



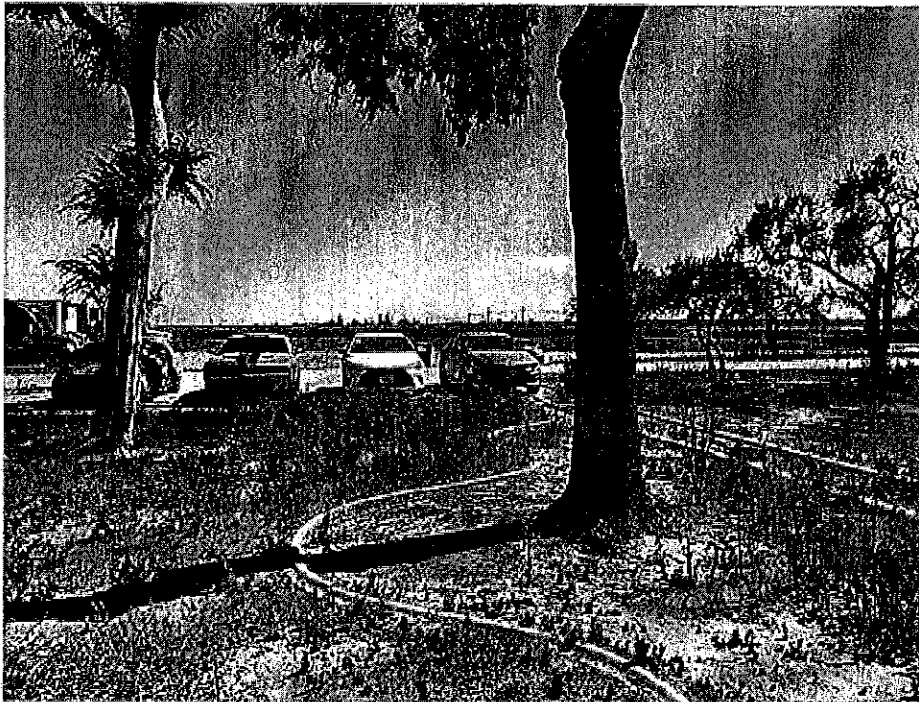


East

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AND PLANNING  
DEVELOPMENT SERVICES DIVISION

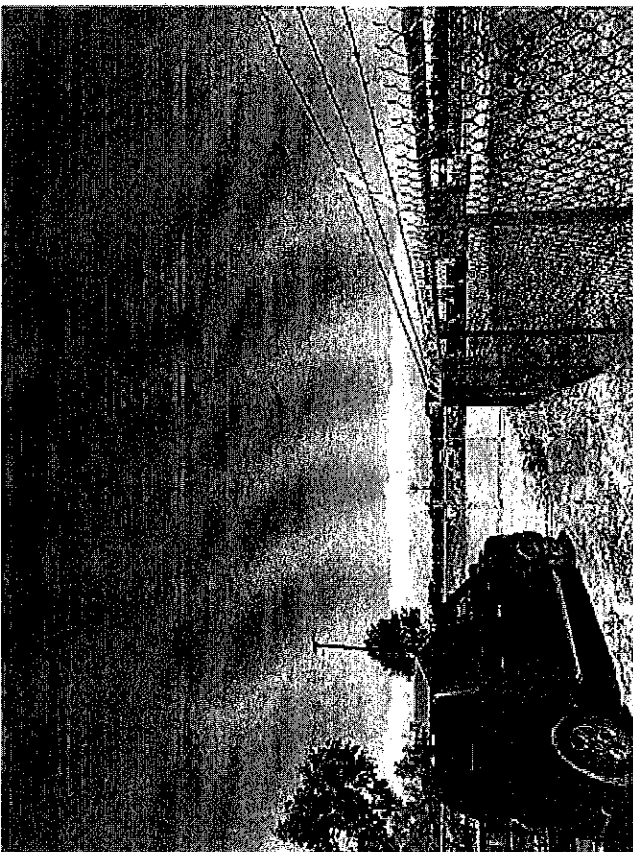
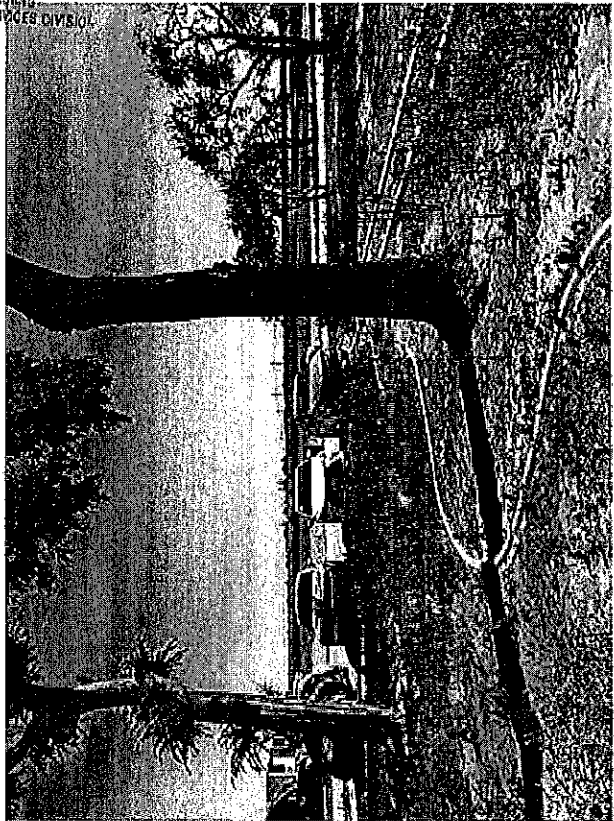


South

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COUNTY OF FRESNO

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AND PLANNING  
DEVELOPMENT SERVICES DIVISION

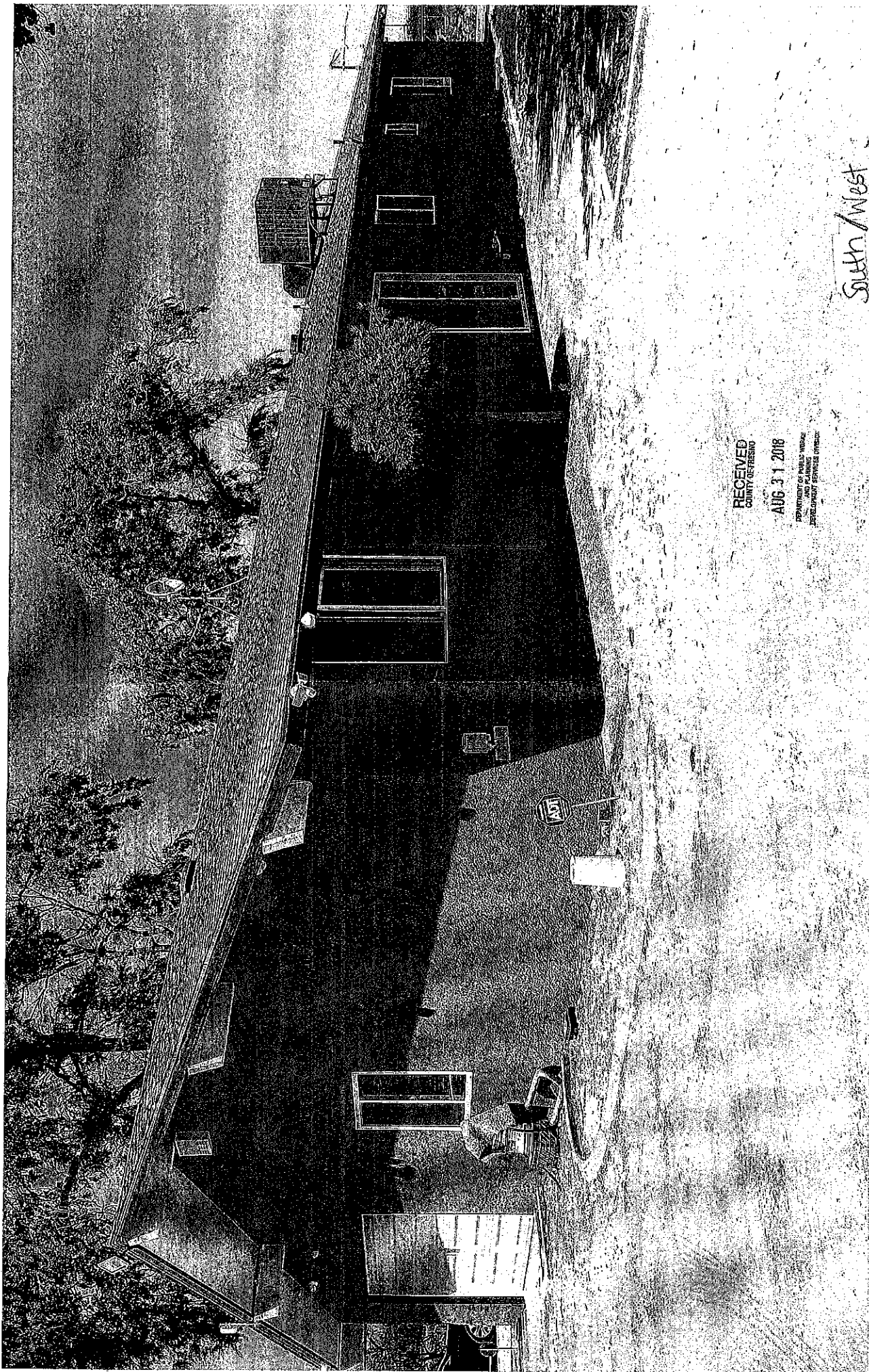


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COUNTY OF FRESNO  
AUG 31 2018  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



2→



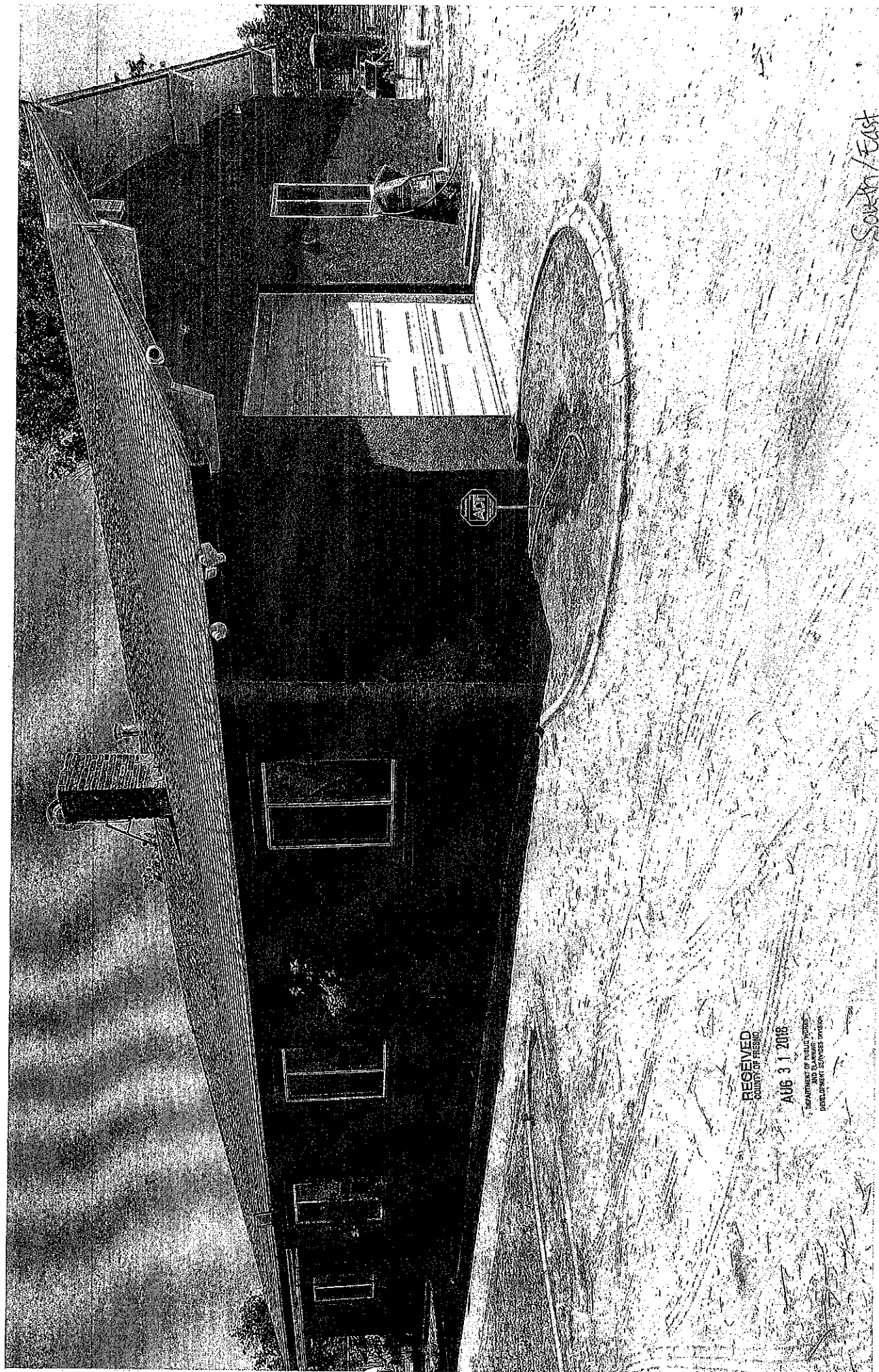


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COUNTY OFFICE

AUG 31 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICE OFFICE

South West



RECEIVED  
COUNTY OF PUEBLO

AUG 31 2015

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

SOUTH/EAST



7720 S GOWS AVE

RECEIVED  
COUNTY OF FRESNO

AUG 31 2018

DEPARTMENT OF PUBLIC WORKS  
PLANNING AND DEVELOPMENT  
SERVICES DIVISION

Google Earth