



County of Fresno

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

February 20, 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. 6205 (Obadi Kassim)

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

Sincerely,

Thomas Kobayashi, Planner
Development Services and Capital Projects Division

TK:

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Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: IS 6205, CUP 3281, and VA 4023Lead Agency: Fresno County, Department of Public Work and PlanningContact Person: Thomas KobayashiMailing Address: 2220 Tulare Street, 6th FloorPhone: (559)600-4224City: FresnoZip: 93720County: Fresno**Project Location:** County: Fresno City/Nearest Community: SelmaCross Streets: Conejo Avenue and Highland Avenue (State Route 43) Zip Code: 93662Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 2.36 ProposedAssessor's Parcel No.: 393-280-77S and 393-280-84SSection: 19Twp.: 16SRange: 22E

Base: _____

Within 2 Miles: State Hwy #: SR 43

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Variance**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 3,200

Acres _____

Employees 8-10☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy/Wildfire**Present Land Use/Zoning/General Plan Designation:**

Non-conforming market, single-family residential unit/AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)/Agricultural

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

Allow an Agricultural Commercial Center consisting of a market with fuel sales and allow the creation of a 2.36-acre parcel and a 16.32-acre parcel from a 0.53-acre parcel and an 18.15-acre parcel by means of a property line adjustment in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Reviewing Agencies Checklist

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

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #6	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #Fresno
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: U.S. Fish and Wildlife Services
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: S.J. Valley Air Pollution Control District
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 15, 2019 Ending Date March 16, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Obadi Kassim</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>14942 S. Highland Avenue</u>
City/State/Zip: <u>Fresno, CA 93720</u>	City/State/Zip: <u>Selma, CA 93662</u>
Contact: <u>Thomas Kobayashi, Planner</u>	Phone: <u>(559)896-6056</u>
Phone: <u>(559)600-4224</u>	

Signature of Lead Agency Representative:  Date: 2/19/19

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



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

STEVEN E. WHITE, DIRECTOR

FILED
FEB 14 2019 TIME 10:20 AM
FRESNO COUNTY CLERK
By Nina Lopez DEPUTY
E201910000063

For County Clerk's Stamp

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 6205 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 6205 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3281 AND VARIANCE APPLICATION NO. 4023 filed by **OBADI KASSIM**, proposing to allow an Agricultural Commercial Center consisting of a market with fuel sales and allow the creation of a 2.36-acre parcel and a 16.32-acre parcel from a 0.53-acre parcel and an 18.15-acre parcel by means of a property line adjustment in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of Conejo Avenue and Highland Avenue and is approximately 2- miles southwest of the nearest city limits of the City of Selma. (SUP. DIST. 4) (APN 393-280-77S and 393-280-84S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6205, and take action on Classified Conditional Use Permit No. 3281 and Variance Application No. 4023 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. 6205 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

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

Email written comments to 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. 6205 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 11, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

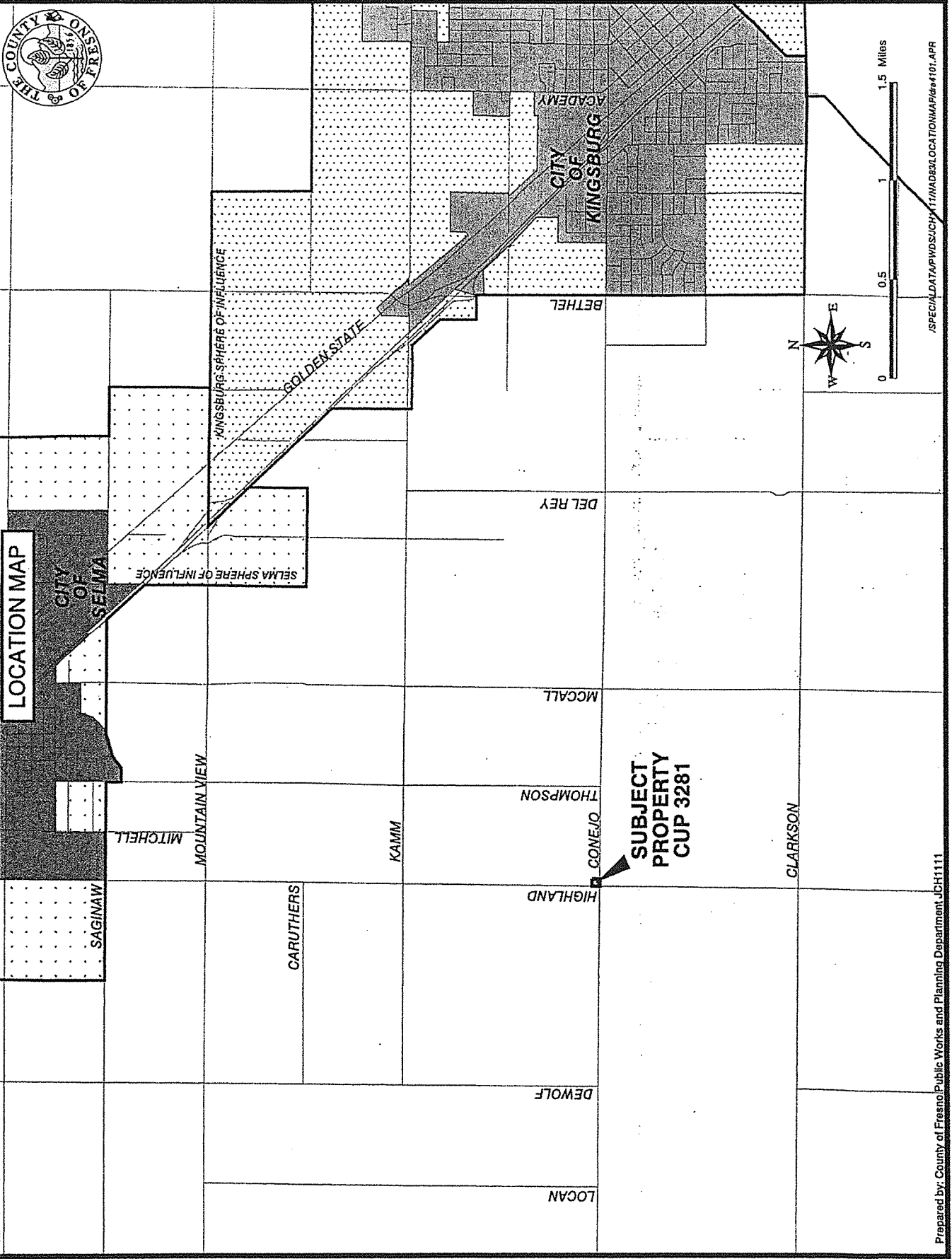
The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

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

Published: February 15, 2019



LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 6205, Conditional Use Permit Application No. 3281 and Variance Application No. 4023
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721
3. **Contact person and phone number:**
Thomas Kobayashi, Planner (559)600-4224
4. **Project location:**
The subject property is located on the northeast corner of Conejo Avenue and Highland Avenue and is approximately 2 miles southwest of the nearest city limits of the City of Selma. (APN: 393-280-77S and 393-280-84S) (SUP. DIST.: 4) (14942 S. Highland Avenue, Selma, CA)
5. **Project sponsor's name and address:**
Obadi Kassim
14942 S. Highland Avenue
Selma, CA 93662
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow an Agricultural Commercial Center consisting of a market with fuel sales and allow the creation of a 2.36-acre parcel and a 16.32-acre parcel from a 0.53-acre parcel and an 18.15-acre parcel by means of a property line adjustment in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in an agricultural setting with single-family residential units pocketed throughout the area.
10. **Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**
Development Service and Capital Projects Division, Building and Safety
Development Services and Capital Projects Division, Development Engineering
Development Services and Capital Projects Division, Site Plan Review
Department of Public Works and Planning, Road Maintenance and Operations Division
Department of Public Health, Environmental Health Division

State Water Resources Control Board

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 were notified and given the opportunity to enter consultation with the County of Fresno for the proposed project. On September 14, 2017, County staff received a request for consultation from the Dumna Wo Wah Tribal Government. A response was sent on September 19, 2017 to recognize the request for consultation and establish a meeting date at the earliest convenience. Although meetings with the Dumna Wo Wah tribe were conducted, no document or record was produced from the Dumna Wo Wah tribe that identified the presence of tribal cultural resources on the project site. On July 16, 2018, County staff sent an email to the Dumna Wo Wah representative indicating that no tribal cultural resource has been identified and no evidence has been received suggesting otherwise. County staff provided a due date to allow additional time for the Dumna Wo Wah tribe to present information with regards to the presence of a tribal cultural resource. No response was received on or after the due date. Therefore, consultation with the Dumna Wo Wah tribe has concluded with no tribal cultural resources identified. No other participating California Native American tribe expressed concerns with the project proposal.

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.

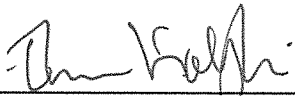
- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> 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:

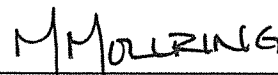
- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the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


Thomas Kobayashi, Planner

Date: 2/15/19

REVIEWED BY:


Marianne Mollring, Senior Planner

Date: 2-11-19

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 6205 and
Classified Conditional Use Permit
Application No. 3281 and Variance Application No.
4023)

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?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of

Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

- 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:

- 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?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 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:

- 3 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 3 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:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, 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)?
- 2 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:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

- 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:

- 3 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:
- 3 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
- 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant

pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 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?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)
- 1 c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2014 Map, State Department of Conservation
Fire Hazard Severity Zones in LRA 2007 Map, California Department of Forestry and Fire Protection
Sewage Disposal Design, Krazan and Associates, Inc.
Traffic Impact Study, Peters Engineering Group

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Obadi Kassim

APPLICATION NOS.: Initial Study Application No. 6205, Conditional Use Permit Application No. 3281, and Variance Application No 4023

DESCRIPTION: Allow an Agricultural Commercial Center consisting of a market with fuel sales and allow the creation of a 2.36-acre parcel and a 16.32-acre parcel from a 0.53-acre parcel and an 18.15-acre parcel by means of a property line adjustment in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject property is located on the northeast corner of Conejo Avenue and Highland Avenue (SR 43) and is approximately 2 miles southwest of the nearest city limits of the City of Selma. (APN: 393-280-77S and 393-280-84S) (SUP. DIST.: 4) (14942 S. Highland Avenue, Selma, 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 site is located in a mainly agricultural setting with single-family residential units supporting the agricultural parcels. The existing 0.53-acre parcel is currently improved with a non-conforming market and mobile home. The existing 18.15-acre parcel is improved with a single-family residence and vineyard. The parcels to the north, east, and south are actively farmed and the parcel to the west is utilized for grazing. The proposal will not have an impact on scenic vistas as none were identified on or near the project site. Additionally, no scenic resource including, but not limited to, trees, rock outcroppings, and historic building exist on or near the property. The project site is not located on or near an identified State scenic highway.

- 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 proposed development will include a market, fuel canopy, 12 gasoline pump dispensers, two 8,000 gallon underground storage tanks, and one 20,000 gallon underground tank. According to the applicant's operational statement, the building will have stucco siding and a white finish on the roof. The final color of the building will be in lighter tones to reflect sun. The surrounding areas of the project site are mainly agricultural with the nearest single-family residence being approximately 246 feet to the east of the project site. Entrance and exit to the project site is limited to Conejo Avenue. The project is proposed to have an eight-foot wide landscape bed along the Highland Avenue and Conejo Avenue frontages. Considering the existing site aesthetic, the proposed market will not substantially degrade the existing visual character or quality of public views of the site and its surroundings as the new market is being proposed to be aesthetically pleasing with landscaping along the road frontages and an up-to-date market façade.

- 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:

Development of this proposal could generate new sources of light and glare resulting from outdoor lighting around the building, fueling states and parking and circulation areas. However, these impacts will be reduced to less than significant with a mitigation measure which would require all outdoor lighting to be hooded and directed downward as to not shine toward adjacent property and public streets.

* **Mitigation Measure(s)**

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

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:

An existing non-conforming market (proposed to be removed) is currently located on a 0.53-acre parcel which is proposed to be enlarged to 2.36 acres by means of a property line adjustment (PLA) between the existing 0.53-acre parcel (APN: 393-280-77S) and an adjacent 18.15-acre parcel (APN: 393-280-84S). The adjacent 18.15-acre parcel is currently under Agricultural Land Conservation Contract No. 5261. The Policy Planning Section of the Development Services and Capital Projects Division required that the 1.83 acres being taken from the 18.15-acre parcel must be removed from the contract. The project was brought before the Agricultural Land Conservation Committee on December 5, 2018 regarding the partial cancellation of Williamson Act contract to allow the Agricultural Commercial Center. A unanimous vote was made by the committee to recommend approval of Partial Cancellation of ALCC No. 5261 to the Board of Supervisors. With the partial cancellation being recommended, the project is not seen as conflicting with existing zoning for agricultural use or a Williamson Act Contract. Although the project site is designated Prime Farmland according to the Fresno County 2014 Important Farmland Map, an existing market and mobile home are currently present and site has not been actively farmed. Due to the size of the project site, the parcel is not considered viable for an agricultural operation. The portion of the 18.15-acre parcel being given to the project site is designated Prime Farmland, but is currently vacant and not being actively farmed.

- 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. Therefore, the project will not conflict with existing zoning for 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: LESS THAN SIGNIFICANT IMPACT:

The project site currently has a non-conforming market and single-family residence on the property. The project site will increase in size and take acreage from the adjoining property. The adjoining property is a farmed property with a single-family residence. Although the project site is taking acreage from the adjoining farmed property, it is not seen as conversion of farmland as the portion that is being taken is currently vacant and has not been actively farmed for a number of years.

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?

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has reviewed the subject application and did not express any concerns with regards to any conflicts with or obstruction for the implementation of the applicable Air Quality Plan. Additionally, SJVAPCD did not express any concerns with regards to a cumulatively considerable net increase of any criteria pollutants under any applicable federal or state ambient air quality standard.

- 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: NO IMPACT:

The nearest sensitive receptor would be a single-family residence approximately 246 feet east of the project site. The SJVAPCD did not express any concerns with regards to exposure of substantial pollutant concentrations to sensitive receptors nor did they comment on emissions that would adversely affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The project site is located in an agricultural area and has been previously disturbed by agricultural operations and the existing built uses on the project site. Due to the agricultural operations and the already improved parcels, the project site is not seen as providing habitat for state or federally listed species. The project was referred to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. Neither agency expressed any concern with the proposed project.

- 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:

The project site is not located on or near a riparian habitat or sensitive natural community. According to the National Wetlands Inventory, the project site is not located on or near a state or federally-protected wetlands.

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

FINDING: NO IMPACT:

As stated above, the project site is located in a mainly agricultural area that is already improved with a non-conforming market and mobile home. The project is not seen as interfering with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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 local policies or ordinances protecting biological resources. Additionally, the project will not conflict with 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:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site has been improved with a non-conforming market and a mobile home and is located in an agricultural area which experiences ground disturbance on an occasional basis. Ground disturbance has already occurred due to the past improvements and no known historical resources, archaeological resource or human remains have been located on the property. No historical resource or archaeological resource has been identified near the project site. Although unlikely, mitigation measures will be incorporated to reduce impacts to cultural resources in the event any resource is unearthed during the construction of the project.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Mitigation Measures will be implemented to avoid potential environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction. Idling of onsite equipment and vehicles will be avoided to the most possible extent to avoid wasteful consumption of energy resources. If approved, current building code practices will be implemented during the plan checking and building permitting phase to ensure operation of the project will not be wasteful, inefficient or unnecessary in consumption of energy resources.

* **Mitigation Measure(s)**

1. *Idling of onsite equipment and vehicles shall be avoided to the most possible extent, to prevent 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 expected to not conflict with or obstruct state or local plans for renewable energy or energy efficiency. This will be seen through current building code practices that promote 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 (EQ Zapp) administered by the California Department of Conservation, the project site is not located in an area with an identified rupture or a known earthquake fault.

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

FINDING: NO IMPACT:

According Figure 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an identified area of strong seismic ground shaking hazards, seismic-related ground failure hazards, or landslide hazards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will result in compaction and covering of soil due to construction activities and the proposed construction of new buildings. Changes in topography and erosion could also result from grading for the project. According to the Development Engineering Section of the Development Services and Capital Projects Division, the project will require 1) an Engineered Grading and Drainage Plan to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties; 2) a site plan review to ensure compliance with grading and drainage requirements and other development standards, such as adequacy of parking, circulation, ingress and egress; and 3) a Grading Permit or Voucher is required for any grading proposed with this application. The requirements will be included as Project Notes and will be addressed through mandatory Site Plan Review.

- 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:

The project is not located in an area of known risk of landslide, lateral spreading, subsidence, liquefaction or collapse. Additionally, the project site is not located in an area of known risk for expansive soils. The Development Engineering Section of the Development Services and Capital Projects Division did not express any concerns regarding soil suitability for the project site.

- 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: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and required a sewage feasibility analysis/engineered septic design for the project. A Sewage Disposal Feasibility Study (KA Project No. 012-17235) was prepared by Krazan and Associates Inc, and dated April 13, 2018. The

Department reviewed the Study and approved it. Along with approval of the Study, prior to issuance of building permits for each structure connected to an Onsite Wastewater Treatment System (OWTS), specific design and capacity details for the OWTS (Sewage Disposal Design submitted by Krazan and Associates, Inc., May 30, 2018 shall be approved by either the California Regional Water Quality Control Board or the Fresno County Public Works and Planning depending on oversight jurisdiction (dependent on the OWTS capacity/daily flow rates). This shall be included as a Project Note.

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

FINDING: NO IMPACT:

No paleontological resource or geologic resource was identified on the project site. As stated before, the project site has experienced previous ground disturbance from improvements related to the non-conforming market and mobile home. Any stated resource, paleontological or geologic, may have been removed or destroyed during construction of the previous improvement and therefore no impact is seen.

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 has reviewed the project and did not express any concerns regarding 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 WITH MITIGATION MEASURES:

The Fresno County Department of Public Health, Environmental Health Division has reviewed the subject application and has offered comments in regards to the proposal. The offered comments will be implemented through project notes and Mitigation Measures.

- If the applicant decides to construct an aboveground petroleum storage tank, a spill prevention control and countermeasure plan (SPCC) is required for aboveground petroleum storage tanks with greater than or equal to 1,320 gallons of storage capacity
- If the applicant decides to construct an underground petroleum storage tank, prior to issuance of building permits, the applicant shall submit three sets of complete plans and specifications regarding the installation of any underground storage tanks to the Fresno County Department of Public Health, Environmental Health Division;
- 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 HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are ≥ 55 gallons (liquids), ≥ 500 pounds (solids), ≥ 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances;
- All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5).
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paint;
 - If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District
 - If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements, California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, and State of California, Industrial Relations Department, Division of Occupational Safety and Health
 - Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state and local requirements.

* **Mitigation Measure(s)**

1. *Should the structure have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vector to adjacent properties.*
 2. *In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paint;*
 - a. *If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District.*
 - b. *If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements, California Department of Public Health, Childhood Lead Poisoning Prevention Branch; United States Environmental Protection Agency; and the State of California, Industrial Relations Department, Division of Occupational Safety and Health.*
 - c. *Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state and local requirements.*
- 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 a school.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to a generated NEPAAssist Report for the project area, the project site is not located on or near a hazardous materials site.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, 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 in the vicinity of a public airport or private airstrip.

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

FINDING: NO IMPACT:

The project will not impair implementation or physically interfere with an adopted emergency response plan.

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

FINDING: NO IMPACT:

The project site is not located on or near any identified area that is susceptible to wildland fires.

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: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Works and Planning, Water and Natural Resources Division has reviewed the subject application and did not express any concerns with regards to water quality standards or groundwater supplies. The Department of Public Health, Environmental Health Division and the State Water Resources Control Board, Division of Drinking Water-Fresno District, commented that the project will be considered a Public Water System and that the Applicant shall submit an application for a permit to operate a Public Water System and supporting information, in the form of a technical report, to the State Water Resource Control Board, Division of Drinking Water-Fresno Division for review. Approval for the permit will require demonstration of Technical, Managerial, and Financial (TMF) Capacity as well as documentation of the services of a State-Certified Water Distribution Operator, and shall be obtained prior to occupancy. In addition, if a new water well for domestic use is being proposed, the well must be constructed in accordance with the California Well Standards and County Well Requirements. The State Water Resources Control Board also required that the well must demonstrate compliance with all applicable water quality criteria under the California Safe Drinking Water Act. A transient noncommunity water system must monitor for the constituents and comply with the nitrate maximum contaminant level.

The well must also be free of coliform bacteria. The monitoring must be conducted and the results submitted with the permit application. With these requirements being incorporated as project notes, the project is seen as having a less than significant impact.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 7-3 and 7-4 of the FCGPBR, the project site is not located on or near an identified erosion hazard area. Additionally, the Development Engineering Section of the Development Services and Capital Projects Division requires that an Engineered Grading and Drainage Plan be completed to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Development Engineering Section of the Development Services and Capital Projects Division requires that an Engineered Grading and Drainage Plan be completed to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties. Additionally, the Applicant is proposing to build a ponding basin to reduce any risk of flooding.

- i. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2650H, the project site is not subject to flooding from the 100-year storm, therefore no impact is seen on impeded or redirecting flood flows.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2650H, the project site is not subject to flooding from the 100-year storm. The project is not located near a body of water that would cause concern for tsunami or seiche zones.

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

FINDING: NO IMPACT:

The State Water Resources Control Board, Department of Public Health, Environmental Health Division and the Water and Natural Resources Division of the Department of Public Works and Planning did not express any concerns with regards to implementation of a sustainable groundwater management plan. As stated in Section X. Hydrology and Water Quality A. and B., the requirements set forth by the State Water Resources Control Board and the Department of Public Health, Environmental Health Division, will involve the applicant to apply for permits and meet water quality standards. Therefore, no conflict or obstruction of a water quality control plan is seen.

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.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is designated as Agriculture in the Fresno County General Plan. The proposed non-agricultural use is allowed by the County General plan 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 agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operations characteristics. Criteria LU-A.3.b. states that the use should not be sited on productive agricultural lands if less productive land is available in the vicinity. Criteria LU-A.3.c. states that the operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use of management of surrounding properties within at least one-quarter (1/4) mile radius and Criteria LU-A.3.d. states the a probable workforce should be located nearby or be readily available.

With regards to Criteria “a”, the proposal will allow a market and gas station to replace the existing non-conforming market. This use will provide a service to the surrounding agricultural area where the most similar use is approximately 2.9 miles north of the project site. With regards to Criteria “b”, the project site is already improved with an existing non-conforming market and mobile home. Portions of the adjacent property that is proposed to be given to the project site is not being actively farmed and is currently vacant. With regards to Criteria “c”, the State Water Resources Control Board, the Department of Public Health, Environmental Health Division, and the Water and Natural Resources Division of the Department of Public Works and Planning, have reviewed the subject application and set forth requirements in addressing water resource management. With regards to Criteria “d”, the project site is located approximately 1.98 miles from the nearest city limits of the City of Selma and is also located approximately 2.95 miles from the city limits of the City of Kingsburg. Both cities can be considered for a probable workforce for the proposed project.

General Plan Policy LU-A.12 states that in adopting land uses policies, regulations and programs, the County shall seek to protect agricultural activities from encroachment of incompatible land uses. With regards to Policy LU-A.12, the existing non-conforming market has been on the subject property for a number of years. The Fresno County Zoning Ordinance allows for an Agricultural Commercial Center through the Conditional Use Permit process with the intent of providing agricultural and rural residential communities with necessary services.

General Plan Policy LU-A.13 states that the County shall protect agricultural operations from conflicts with nonagricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations. With regards to Policy LU-A.13, adequate buffers are required through front yard, side yard, and rear yard setbacks. Review of the proposed site shows that setbacks are in excess of what is required and therefore no conflict with agricultural and nonagricultural uses are seen.

General Plan Policy LU-A.14 states that the County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate. With regards to Policy LU-A.14, the Policy Planning Section of the Development Services and Capital Projects Division has reviewed the application and determined that partial cancellation of ALCC No. 5621 is required to move forward with the application. At the Agricultural Land Conservation Committee meeting on December 5, 2018, a unanimous vote was made by the Committee to recommend approval of the partial cancellation to the Board of Supervisors.

General Plan Policy HS-B.1 states that the County shall review project proposals to identify potential fire hazards and then evaluate the effectiveness of preventive measures to reduce the risk to life and property. The Fresno County Fire Protection District has reviewed the subject application and has provided comments that address fire hazards and preventive measures to reduce risk to life and property.

General Plan Policy HS-F.1 states that the County shall require that facilities that handle hazardous materials or hazardous wastes be designed, constructed, and operated in

accordance with applicable hazardous materials and waste management laws and regulations. See Section VIII. Hazards and Hazardous Materials A. and B. for discussion and comments provided by the Department of Public Health, Environmental Health Division that address hazardous materials and hazardous wastes.

General Plan Policy HS-F.2 states that the County shall require that applications for discretionary development projects that will use hazardous materials or generate hazardous waste in large quantities include detailed information concerning hazardous waste reduction, recycling, and storage. The Department of Public Health, Environmental Health Division has reviewed the application and has provided comments that address the generation of hazardous waste and use of hazardous materials.

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 any identified mineral resource location.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As there is already an existing market on the subject parcel, a minor increase in ambient noise levels could occur with the proposed market and gas station. The project will be required to adhere to the County of Fresno Noise Ordinance. The Department of Public Health, Environmental Health Division has reviewed the subject application and did not express any concerns with regards to noise levels.

- 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 in 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)?

FINDING: NO IMPACT:

The project is not seen as inducing substantial unplanned population growth. As the existing use is similar to the proposed use, no unplanned population growth is expected.

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed use will remove the existing mobile home that is currently occupied with two residents, which is not substantial amount of people and the one existing mobile home is not considered a substantial amount of housing. Therefore, although housing and people will be displaced, the displacement will not necessitate the construction of replacement housing and the impact will be less than significant.

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: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Fire Protection District (FCFPD) provided comments for the subject application, but did not express any concerns with regards to 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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. The subject comments received from the Fresno County Fire Protection District will be included as project notes:

- a. The Project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving the FCFPD conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to the FCFPD.
- b. The project/development shall annex to Community Facilities District No. 2010-01 of the FCFPD. The project/development also will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

2. Police protection;

FINDING: NO IMPACT:

The Fresno County Sheriff-Coroner has reviewed the subject application and did not express any concerns with the project.

3. Schools;

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project site already contains an existing market and the proposal is not expected to impact school, 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:

The project will not increase the use of existing neighborhood parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Also the project will not require the construction of new recreational facilities or the expansion of recreational facilities which might have an adverse physical effect on the environment.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Regulatory changes to the CEQA guidelines that implement Senate Bill 743 (SB743) were approved on December 28, 2018. July 1, 2020 is the statewide implementation date and agencies may opt-in use of new metrics prior to that date. A Traffic Impact Study was completed for the subject application on January 11, 2018 and was reviewed by the appropriate Departments prior to the statewide implementation date. Therefore, project specifics and data relating to the Traffic Impact Study are considered under the previous guidelines.

The Traffic Impact Study performed by Peters Engineering Group focused on the anticipated effect of vehicle traffic that would be generated by the project. The report included analysis of the Highland Avenue and Conejo Avenue intersection and site access from Conejo Avenue. The Traffic Impact Study indicated that the studied intersection is currently operating at acceptable levels of service and is expected to continue to operate at acceptable levels of service with construction of the project through the year 2038. A queueing analysis did not reveal concerns related to storage or blocking of adjacent lanes. The Traffic Impact Study concluded that the project will not cause a significant impact related to transportation. The California Department of Transportation, the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning, and the Design Division of the Department of Public Works and Planning, reviewed the subject Traffic Impact Study and generally agreed with the conclusions.

Additionally, under the current CEQA Guidelines, the project is seen as reducing Vehicle Miles Traveled (VMT) by providing a service located in the midst of agricultural operations and the residential units that support the agricultural industry. The next closest market and gas station is approximately 2.9 miles north of the proposed project. The closest after that is approximately 3.6 miles east in the City of Kingsburg.

- 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 California Department of Transportation (CalTrans) has provided comments regarding the design of the project:

- It is recommended that the existing westbound left-turn lane remain unchanged.
- The project proponent shall install “No Parking” signs along the project frontage on State Route 43 (Highland Avenue).
- A physical barrier such as landscape or equivalent should be provided to discourage vehicles from accessing State Route 43 (SR 43). An Encroachment Permit will be required.
- An irrevocable offer of dedication of 43 feet shall be made prior to issuance of a Caltrans Encroachment Permit.

With these requirements being incorporated as conditions of approval and project notes, hazards due to design features are reduced to a less than significant impact.

The Road Maintenance and Operations Division and the Design Division have requested that the left-turn lane be increased to 75 feet to account for truck and trailer storage. This request is reflected in the site plan.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Caltrans, the Road Maintenance and Operations Division and the Design Division did not express any concerns with regards to 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American tribes were notified and given the opportunity to enter consultation with the County of Fresno for the proposed project. On September 14, 2017, County staff received a request for consultation from the Dumna Wo Wah Tribal Government. A response was sent on September 19, 2017 to recognize the request for consultation and establish a meeting date at the earliest convenience. Although meetings with the Dumna Wo Wah tribe were conducted, no document or record was produced from the Dumna Wo Wah tribe that identified the presence of tribal cultural resources on the project site. On July 16, 2018, County staff sent an email to the Dumna Wo Wah representative indicating that no tribal cultural resource has been identified and no evidence has been received suggesting otherwise. County staff provided a due date to allow additional time for the Dumna Wo Wah tribe to present information with regards to the presence of a tribal cultural resource. No response was received on or after the due date. Therefore, consultation with the Dumna Wo Wah tribe had ended with no tribal cultural resources identified. A mitigation measure will be implemented to ensure that in the event that a tribal cultural resource or other cultural resource be identified during the construction of the project, steps will be incorporated to ensure impact to those resources are mitigated.

*** Mitigation Measure(s)**

1. *See Section V. Cultural Resources A., B., and C., Mitigation Measures*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Applicant will be required to submit an Engineered Grading and Drainage Plan to address any storm water drainage system. The Applicant has also proposed to construct a ponding basin which will be addressed in the Engineered Grading and Drainage Plan. A new water well for domestic use will be permitted and monitored by the Environmental Health Division and the State Water Resources Control Board. A new wastewater treatment system is proposed and will be reviewed and permitted by

the Building and Safety Section of the Development Services and Capital Projects Division.

The Environmental Health Division has requested that a Sewage Feasibility Analysis be completed for the project.

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

FINDING: NO IMPACT:

The Water and Natural Resources Division, the State Water Resources Control Board, and the Environmental Health Division did not express any concerns with regards to sufficient water supplies. The project is expected to use a similar volume of water as the existing use.

- 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 will be serviced by a new onsite wastewater treatment system and will meet capacity and setback requirements set forth in the Fresno County Local Area Management Plan.

- 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?
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Applicant anticipates that a half (1/2) ton of solid waste per week will be accumulated from the project. They are also anticipating that half (1/2) ton of waste will be recycled. The solid waste disposal will be through the private waste collection company that is contracted for the area. No reviewing Department expressed concerns with regards to the generation of solid waste or any conflicts with federal, state or local management related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not located in or near a state responsibility area or near land classified as very high fire hazard severity zones.

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 site is located in an agricultural area with single-family residential units pocketed throughout the area. An existing market and mobile home are situated on the project site and will be removed prior to construction of the project. With the level of ground-disturbance and human traffic already present in the area, no potential impacts to any wildlife species or endangered plants are seen. The California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service reviewed the subject application and expressed no concerns with the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Traffic Impact Study (TIS) was prepared to analyze the impact a new market and gas station would have on the intersections of Conejo Avenue and Highland Avenue (SR 43) and the entrance to the project site from Conejo Avenue. The prepared TIS concluded that the proposed project will operate at acceptable levels of service through the year 2038. The analysis also concluded that no concerns related to storage or blocking of adjacent lanes will occur. Caltrans, the Design Division of the Department of Public Works and Planning, and the Road Maintenance and Operations Division of the Department of Public Works and Planning reviewed the subject TIS and agreed with the conclusions.

The Department of Public Health, Environmental Health Division required that a Sewage Feasibility Analysis be completed to analyze site conditions and provide recommendations for the design of the proposed septic system. The Environmental Health Division reviewed the subject application and provided comments in addressing and permitting the sewage disposal system.

Reviewing agencies and the provided studies expressed no concerns with regards to cumulative impacts. Potential impacts to aesthetics, cultural resources, energy, hazardous and hazardous materials, and tribal cultural resources have been identified in the analysis. These potential impacts are addressed through mitigation measures discussed in Section I.D, Section V.A, B. and C., Section VI.A, Section VIII.A and B., and Section XVIII.A.1 and 2.

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

FINDING: NO IMPACT:

No environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3281 and Variance Application No. 4023, 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 Air Quality, Biological Resources, Greenhouse Gas Emissions, Mineral Resources, Public Services, Recreation, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, Hydrology and Water Quality, Land Use Planning, Noise, Population and Housing, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, Hazards and Hazardous Materials, and Tribal Cultural Resources have determined to be less than significant with compliance with the identified Mitigation Measures.

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

TK

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 6205
Conditional Use Permit Application No. 3281
Variance Application No. 4023

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets and roadways.	Applicant	Applicant/PW&P	Ongoing
2.	Cultural Resources and Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.
3.	Energy	Idling of onsite equipment and vehicles shall be avoided to the most possible extent, to prevent wasteful consumption of energy resources.	Applicant	Applicant/PW&P	Ongoing
4.	Hazards and Hazardous Materials	Should the structure have any active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.	Applicant	Applicant/PW&P	Prior to construction
5.	Hazards and Hazardous Materials	In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paint; 1. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District. 2. If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or	Applicant	Applicant/PW&P	During demolition of existing improvements

			remodel work the contractor should contact the following agencies for current regulations and requirements; California Department of Public Health, Childhood Lead Poisoning Prevention Branch; United States Environmental Protection Agency; and the State of California, Industrial Relations Department, Division of Occupational Safety and Health. 3. Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state and local requirements.			
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DRAFT

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 6205	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner		Area Code: 559	Telephone Number: 600-4224
		Extension: N/A	
Project Applicant/Sponsor (Name): Obadi Kassim		Project Title: Classified Conditional Use Permit Application No. 3281 and Variance Application No. 4023	
Project Description: Allow an Agricultural Commercial Center consisting of a market with fuel sales and allow the creation of a 2.36-acre parcel and a 16.32-acre parcel from a 0.53-acre parcel and an 18.15-acre parcel by means of a property line adjustment in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Conditional Use Permit Application No. 3281 and Variance Application NO 4023, 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 Air Quality, Biological Resources, Greenhouse Gas Emissions, Mineral Resources, Public Services, Recreation and Wildfire. Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, Hydrology and Water Quality, Land Use Planning, Noise, Population and Housing, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, Hazards and Hazardous Materials, and Tribal Cultural Resources have been determined to be less than significant with compliance with the identified Mitigation Measures. A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, CA.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal –		Review Date Deadline: Planning Commission –	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: June 14, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
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
Sheriff's Office, Attn: Captain John Zanoni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw
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
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Craig Bailey, Renee Robison
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Carl Carlucci, Jose Robeldo
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
Consolidated Mosquito Abatement District, Attn: Steve Mulligan, Mark Amorino
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

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

SUBJECT: Initial Study Application No. 6205, Classified Conditional Use Permit Application No. 3281, and Variance Application No. 4023

APPLICANT: Obadi Kassim

DUE DATE: June 29, 2018

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow an Agricultural Commercial Center consisting of a market with fuel sales on a proposed 2.36-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. An existing non-conforming market (proposed to be removed) is currently located on a 0.53-acre parcel which is proposed to be enlarged to 2.36-acres by means of a Property Line Adjustment (PLA) between the existing 0.53-acre parcel (APN: 393-280-77S and an adjacent 18.15-acre parcel (comprised of APNs 393-280-84S and 393-280-85S) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

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

We must have your comments by **June 29, 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.

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Activity Code (Internal Review):2386

Enclosures



Fresno County Department of Public Works and Planning

MAILING ADDRESS:

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

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 262-4055
Toll Free Phone: 1-800-742-1011

APPLICATION FOR:

- ☐ Amendment Application
☐ Amendment to Text
☒ Conditional Use Permit
☐ Director Review and Approval
☐ Site Plan Review/Occupancy Permit
☐ Variance/Minor Variance
☐ No Shoot/Dog Leash Law Boundary
☐ Other _____

- ☐ ALCC/RLCC
☐ Pre-Application (Check Type)
☐ General Plan Amendment
☐ Specific Plan Amendment
☐ Specific Plan
☐ Determination of Merger
☐ Agreements

DESCRIPTION OF PROPOSED USE OR REQUEST:

relocate Market
and enlarge the
market.
- CUP for Agricultural
Commercial Center
JL

PLEASE TYPE OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements and deeds as specified on the Pre-Application Review.

LOCATION OF PROPERTY:

NE corner of Conejo and Highland

side of _____
between _____ and _____
Street address 14942 S. Highland

APN 993-280-775 Parcel size 1.25 ac. Sec-Twp / Rg. 19 - 16S 122E

LEGAL DESCRIPTION: (Attach Copy of Deed)

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

✓ Salem Kassiri 14942 S. Highland Selma 93662 896-6056
Owner (Print or Type) Address City Zip Phone
✓ John Ford 323-4375 1635 Barstow Clovis 93612 323-4375
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

OFFICE USE ONLY

Application Type / No.: CUP 3281 Fee: _____ PLU _____
Application Type / No.: _____ Fee: _____ PLU _____
Application Type / No.: _____ Fee: _____ PLU _____
Application Type / No.: _____ Fee: _____ PLU _____
Initial Study No.: 6205 Fee: _____ PLU _____
Environmental Review: _____ Fee: _____ PLU _____
Health Department Review: _____ Fee: _____ PLU _____
Received by: _____
This permit is sought under Ordinance Section: _____
Related applications: _____
Drafting verification: Zone District: AE-20
APN# _____ - _____ - _____
APN# _____ - _____ - _____
APN# _____ - _____ - _____
Sec. Twp. Rg. _____ - _____ / _____
Parcel Size _____

WHEN VALIDATED
THIS APPLICATION IS YOUR RECEIPT



Development
Services
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 37451
APPLICANT: _____
PHONE: _____

PROPERTY LOCATION: 14942 S. Highland Ave
APN: 393 - 280 - 775 ALCC: No ☒ Yes # _____ VIOLATION NO. _____
CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No ☒ Yes
ZONE DISTRICT: AE-2A; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes
LOT STATUS: VA 3416

Zoning: (☒ Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No ☒ Yes ZM# _____ Initiated _____ In process _____
Map Act: (☒ Lot of Rec. Map; () On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)
SCHOOL FEES: No _____ Yes ☒ DISTRICT: SELMA UNIFIED PERMIT JACKET: No _____ Yes ☒
FMFCD FEE AREA: (☒ Outside () District No.: _____ FLOOD PRONE: No ☒ Yes _____
PROPOSAL CLASSIFIED CONDITIONAL USE PERMIT TO ALLOW AN AG. COMM CENTER
(GR. CONC. STONE) VARIANCE TO ALLOW A 10 FOOT SIDE YARD (MIN)
IF THE ROAD CUP ONLY 12/29/09
COMMENTS: _____

ORD. SECTION(S): 016.3 CC BY: W DATE: 1/21/09

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture
COMMUNITY PLAN: _____
REGIONAL PLAN: _____
SPECIFIC PLAN: _____
SPECIAL POLICIES: _____
SPHERE OF INFLUENCE: _____
ANNEX REFERRAL (LU-G17/MOU): _____
COMMENTS: _____

PROCEDURES AND FEES:

() GPA:	() TT:
() AA:	() MINOR VA:
(X) CUP: \$4,569.00	(X) HD: \$992.00
(X) DRA:	(X) ALCC:
(X) VA:	(X) IS/PER: \$3,901.00
() AT:	() Viol. (35%):
	Filing Fee: \$9,462.00
	Pre-Application Fee: - \$247.00
	Total County Filing Fee: \$9,215.00

W/
varia
6169
99
390
11,06

FILING REQUIREMENTS:

- (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 - 24 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Floor Plan & Elevations - 8 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 # _____

BY: Derek Chambers DATE: 2/5/2009
PHONE NUMBER: (559) 262 - 4321

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

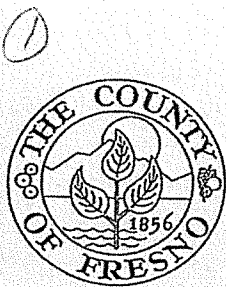
OTHER FILING FEES:

- () Resources Div. Project Review Fee: \$60 or \$593 depending on proposed
- () Archaeological Inventory Fee: \$25 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- (X) CA Dept. of Fish & Game (DFG): (\$50) (\$50+\$2,768.25 (\$50+\$1,993.00))
(Separate check to Fresno County Clerk for pass-thru to DFG.)
Must be paid prior to IS closure and prior to setting hearing date.)

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.

*** ORDER# 0020 ***
KP # 1
001 PRE-AP 247.00
KELLI 01/27/2009 16:57 01 123456



Fresno County Department of Public Works and Planning

Date Received: 3/17/2017

VA
4023
(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

- | | |
|--|--|
| <input type="checkbox"/> Pre-Application (Type) | <input type="checkbox"/> Director Review and Approval |
| <input type="checkbox"/> Amendment Application | <input type="checkbox"/> for 2 nd Residence |
| <input type="checkbox"/> Amendment to Text | <input type="checkbox"/> Determination of Merger |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Agreements |
| <input checked="" 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:

Enlarge an existing 0.53-acre
parcel and Reduce an
existing 18.15-acre parcel
in The AE-20 zone district

CEQA DOCUMENTATION:

☐ Initial Study ☒ PER ☐ N/A

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

LOCATION OF PROPERTY: East side of HWY 43 S. HIGHLAND AVE, SELMA

between E. CONEJO and E. KAMM

Street address: 14942 S. HIGHLAND AVE

APN: 393-280-775 Parcel size: .53 AC Section(s)-Twp/Rg: S 19 - T 16 S/R 22 E

ADDITIONAL APN(s): 393-280-848 + 393-280-858

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

Owner (Print or Type)	14942 S. Highland Ave Selma	93662	559896600
Address	City	Zip	Phone
Applicant (Print or Type)	14942 S. Highland Ave Selma	93662	5598966000
Address	City	Zip	Phone
Representative (Print or Type)	JERRY M IRONS 1601 N IRWIN ST. HANFORD CA	93662	5599044856
Address	City	Zip	Phone

CONTACT EMAIL: jerryirons@msn.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: VA 4023	Fee: \$ 3,758.00
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.: 7287	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: CAM for DC	Invoice No.: TOTAL: \$

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): CUP 3281

Zone District: AE-20

Parcel Size: _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____



Development

Services

Division

JERRY IRONS
1601 N. IRWIN ST.
HANFORD CA 93230
(559) 904-4856

Pre-Application Review

Department of Public Works and Planning

NUMBER:

39047

APPLICANT:

JERRY IRONS

PHONE:

(559) 904-4856

* For CUP 3281 In-Process

PROPERTY LOCATION:

14942 S. HIGHLAND

APN: 393 - 280 - 775, 845 ALCC: No Yes # 5268 VIOLATION NO. NO

CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No X Yes

ZONE DISTRICT: AE-20; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes

LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No X Yes ZM# Initiated In process

Map Act: (X) Lot of Rec. Map; () On '72 rolls; () Other; () Deeds Req'd (see Form #236)

SCHOOL FEES: No X Yes DISTRICT: SELMA UNIFIED PERMIT JACKET: No Yes X

FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes

PROPOSAL PRE-APPLICATION FOR A VARIANCE TO ENLARGE AN EXISTING .53 ACRE PARCEL AND REDUCE AN EXISTING 18.15 ACRE PARCEL IN THE AE-20 ZONE DISTRICT.

COMMENTS: CUP 3281 to expand & move store in process.

ORD. SECTION(S): 816.5 BY: [Signature] DATE: 1/18/16

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA: () MINOR VA:

COMMUNITY PLAN: () AA: (X) HD: \$ 365.00

REGIONAL PLAN: () CUP: (X) AG COMM: \$ 34.00

SPECIFIC PLAN: () DRA: () ALCC:

SPECIAL POLICIES: LU-A.6; LU-A.7 (X) VA: \$ 3,158.00 (X) IS/PER: \$ 259.00

SPHERE OF INFLUENCE: () AT: () Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

COMMENTS: Williamson Act Cancellation Required

Filing Fee: \$ 4,416.00

Pre-Application Fee: - \$247.00

Total County Filing Fee: \$ 4,169.00

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

() 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)

(X) 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)

() CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25)

(Separate check to Fresno County Clerk for pass-thru to DFW.

Must be paid prior to IS closure and prior to setting hearing date.)

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.

BY: Derek Chambers DATE: 12/13/2016

PHONE NUMBER: (559) 600-7205

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT

() MAP CERTIFICATE

(X) PARCEL MAP

(X) FINAL MAP

() FMFCD FEES

(X) ALUC or ALCC

(X) SITE PLAN REVIEW

(X) BUILDING PLANS

(X) BUILDING PERMITS

() WASTE FACILITIES PERMIT

(X) SCHOOL FEES

() OTHER (see reverse side)

ASK FOR CHARTER



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

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. 6205

Project No(s) CUP 3281

Application Rec'd.: J. Chandel

12/29/09

GENERAL INFORMATION

1. Property Owner : Salem Kassim Phone/Fax 896-6056
Mailing Address: 14942 S Highland Ave Selma CA-93662
Street City State/Zip
2. Applicant : John Ford Phone/Fax: 323-4375
Mailing Address: 1035 Barstow Ave Ste 20 Clovis CA-93612
Street City State/Zip
3. Representative: _____ Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
4. Proposed Project: relocate exist market (Ag center)
5. Project Location: N.E. location S. Highland Ave and E. Conejo Ave.
6. Project Address: 14942 S Highland Ave
7. Section/Township/Range: 19 16 22 8. Parcel Size: 25 ac.
9. Assessors Parcel No. 393-280-77

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 262-4055 / 262-4029 / 262-4302 / 262-4022 / FAX 262-4893

Equal Employment Opportunity • Affirmative Action • Disabled Employer

10. Land Conservation Contract No. (If applicable): NA

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

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

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: None

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood prone area? Describe: No

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

North: Ag
South: Ag
East: Ag
West: Ag

17. What land use(s) in the area may be impacted by your Project?: none, existing market

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
20	Ac
1	

II. Commercial - Number of Employees 3
 Number of Salesmen
 Number of Delivery Trucks Ten - Ten
 Total Square Footage of Building 4900

III. Describe and quantify other traffic generation activities: Hwy 43
has moderate traffic from Selma to Hamford.

20. Describe any source(s) of noise from your project that may affect the surrounding area: No noise generated from the market

21. Describe any source(s) of noise in the area that may affect your project:
limited noise from agricultural tractors and Hwy 43 traffic noise

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

23. **Proposed source of water:**
☒ private well
☐ community system³—name:

24. Anticipated volume of water to be used (gallons per day)²: 100 gal/day
25. Proposed method of liquid waste disposal:
☒ septic system/individual
☐ community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 100 gal/day
27. Anticipated type(s) of liquid waste: restroom
28. Anticipated type(s) of hazardous wastes²: none
29. Anticipated volume of hazardous wastes²: none
30. Proposed method of hazardous waste disposal²: none
31. Anticipated type(s) of solid waste: boxes
32. Anticipated amount of solid waste (tons or cubic yards per day): 1/2 ton per week
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1/2 ton
34. Proposed method of solid waste disposal: private waste collection
35. Fire protection district(s) serving this area: Mid Valley - Selma
36. Has a previous application been processed on this site? If so, list title and date: no
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

SIGNATURE

DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357


³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 262-4259

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 GAME FEE

\$1,993.00 effective 1/1/09 

State law requires that specified fees (\$2,606.75 for an EIR; ~~\$1,876.75~~ for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. 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 DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need more information.

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


Applicant's Signature


Date



EXISTING LAND USE MAP

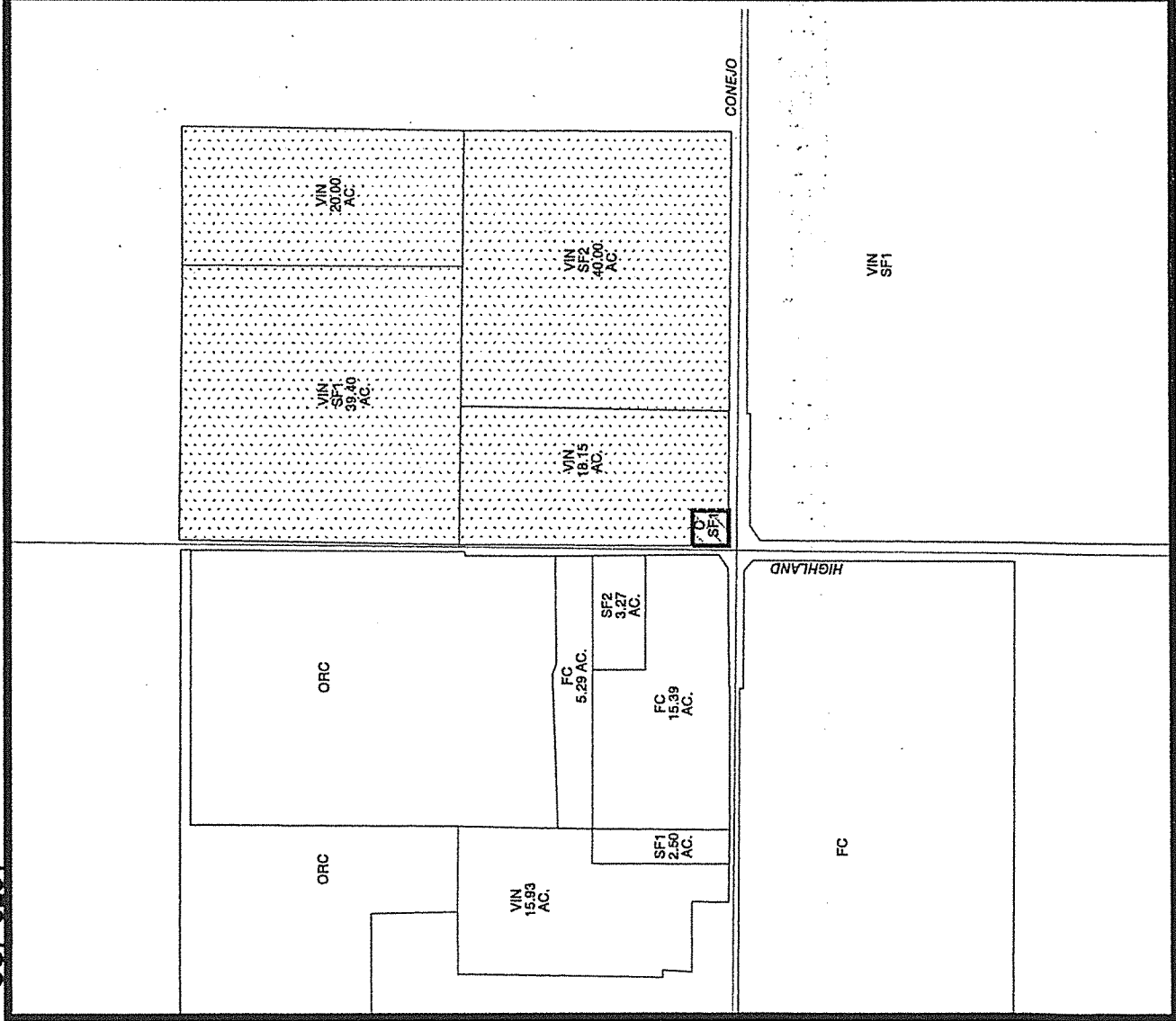
CUP 3281

Legend
C - COMMERCIAL
FC - FIELD CROP
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
VIN - VINEYARD

Subject Property
Ag Contract Land

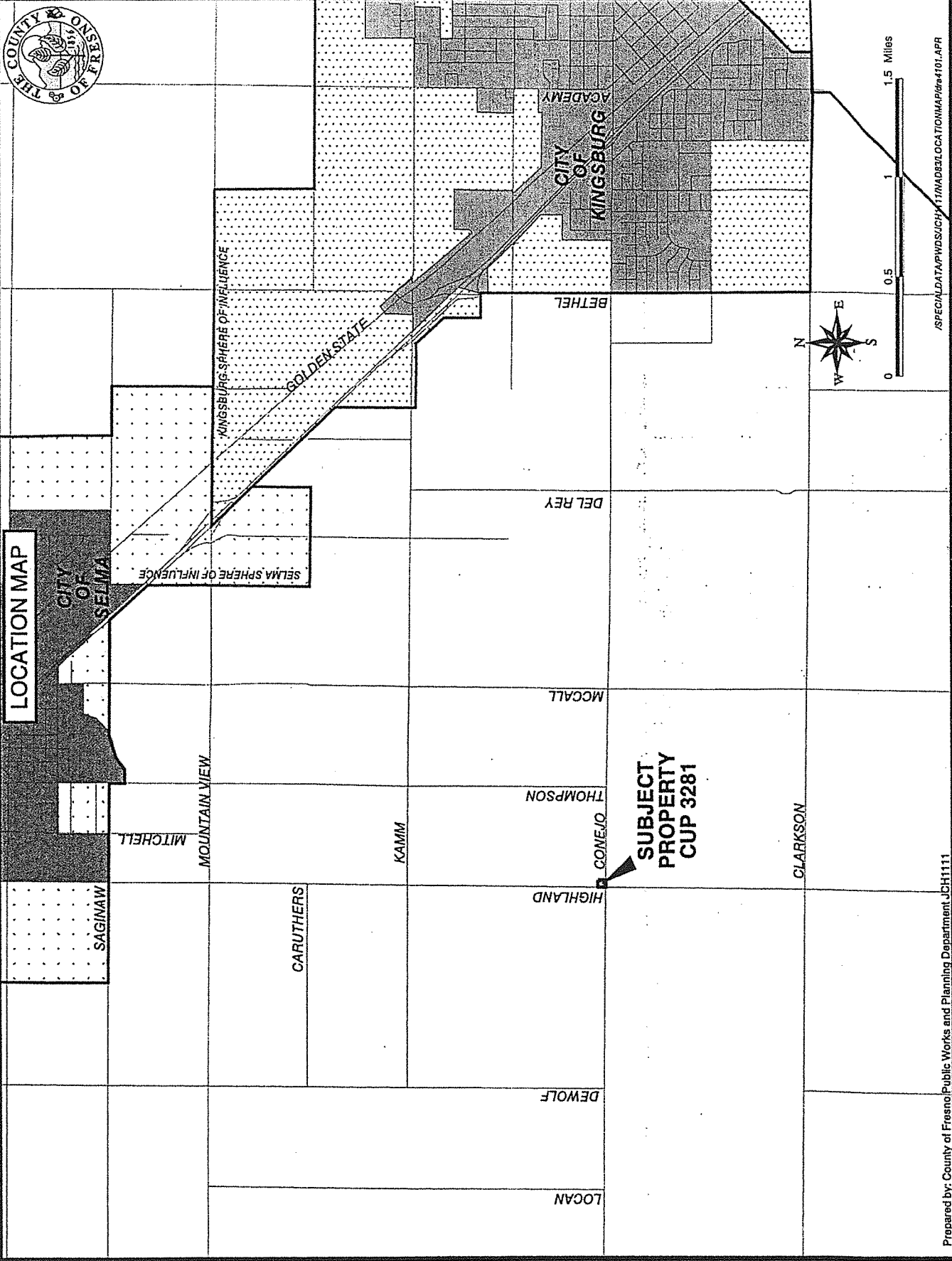


300 0 300 600 900 Feet





LOCATION MAP

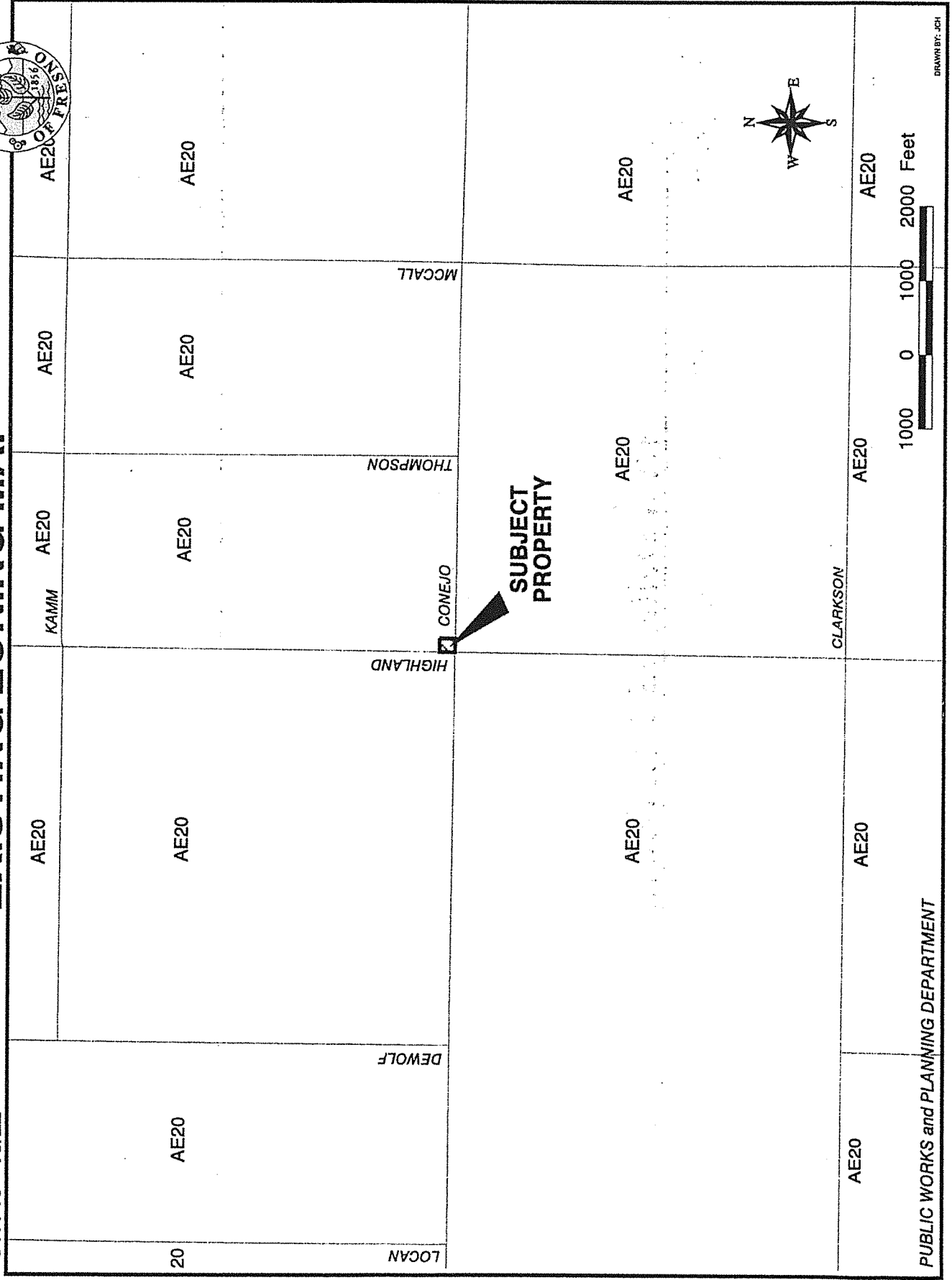


/SPECIALDATAPWDS/JCH/11/NA/DE31/LOCATIONMAP/ra4101.APR

Prepared by: County of Fresno Public Works and Planning Department JCH1111

CUP 3281
STR 19 - 16/22

EXISTING ZONING MAP



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name OBADI SALEH MOHAMED KASSIM

Street Address P O BOX 400
City & State BIOLA CA 93606
Zip

Title Order No. Escrow No.



Fresno County Recorder
Robert C. Werner

DOC- 2003-0025280

Friday, JAN 31, 2003 14:14:51

TCF \$1.00 MOD \$2.00 MIC \$1.00

DRF \$5.00

Ttl Pd \$10.00

Nbr-0001021690

PR/R2/1-2

T 355 Legal (2-94)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GIFT Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0- FAMILY GIFT TRANSFER

☐ unincorporated area ☐ City of

Parcel No. 393-280-70S

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

OBADI KASSIM SALEM, A SINGLE MAN

hereby GRANT(S) to

OBADI SALEH MOHAMED KASSIM, A SINGLE MAN

the following described real property in the

county of FRESNO, state of California

PARCEL 1 OF PARCEL MAP NO. 7568, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 54, PAGE 88 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL THE OIL, GAS AND MINERALS THEREIN AND THEREUNDER.

Dated 1-28-03

OBADI KASSIM SALEM

STATE OF CALIFORNIA
COUNTY OF TULARE } S.S.

On 1-23-03 before me,

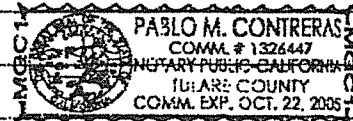
PABLO M. CONTRERAS

a Notary Public in and for said County and State, personally appeared
OBADI KASSIM SALEM

personally known to me (or 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.

WITNESS my hand and official seal

Signature



(The area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

RECEIVED
COUNTY OF FRESNO

Revised 04-05-18

APR 05 2018

OPERATIONAL STATEMENT CHECKLIST

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Lee's Market
NE CORNER S HIGHLAND AND CONEJO
SELMA, CA

REFERENCE: PRE-APPLICATION REVIEW #39047 AND CUP 3281 IN PROCESS

DEPARTMENT OF PUBLIC WORKS AND PLANNING

(Answers follow numbered requests on Operational Guide Checklist)

1. Proposal is to enlarge existing store into a new mini mart grocery store and install fuel pumps (later date). ***(No details on fuel as fuel will be added at a later date and information regarding size, number and location of tanks will be provided by company who will design and install at a later date and not a part of Jerry M Irons contract. Best estimate by Irons would be 3 gasoline, regular, med, and premium and 1 tank for diesel size of tanks unknown)***
2. Store operates 12 months each year , 7 days per week, from 6:00 Am to 12:00 PM, 18 hours per day with earlier or later hours during peak agricultural season from 4:00 AM to 12:00 PM . There are no special activities. All trade is inside store. ***(Store hours from 6:00 AM to midnight 12:00 PM.)***
3. We estimate customers and/or visitor at 700 off harvest season with maximum per day at 1200 peak harvest. Mostly early "to work", noon lunch and evening "after work".
4. Employees vary from 8 to 10 depending on harvest peaks and lows. Two live in mobile behind store. As far as how many hours worked each day or week is not known for the most part the employees are family and rotate. ***(Two employee/relatives live in mobile home to rear to be removed prior to start of construction on store building) (There are no expansion of future employees foreseen in the near future.)***
5. Store does not deliver. Family owned pickups are used to pick up merchandise and deliver back to store. Rack jobbers deliver and stock stores with perishables. ***(Expected 4 to 6 rack jobbers and owner pickup deliveries to store 4 to 6 days per week depending on seasons with more in summer for beverage deliveries.) (See #1 above regarding fuel)***
6. Access to site is off Highland Avenue and Conejo Avenue on paved road onto paved parking lots. ***(Entry and exit on Conejo Avenue only as per CalTrans). (Site plan shows extension of Conejo eastbound left turn lane into store site as per CalTrans and owners and designers.)***
7. At this point it appears to be around 12 marked parking spaces but new building will have required parking spaces for handicap and number of regular, compact and bicycle spaces as required for this type of business. All onsite parking will be paved with asphalt paving material. ***(See attached site plan.)***
8. All goods and merchandize will be sold on site. No goods are grown by owners and sold on site. Fresh vegetables and fruits are purchased and delivered to store by fresh fruit and vegetable wholesale companies. This is an all enclosed grocery store. ***(See #1 above regarding fuel.)***
9. No farming equipment is on site. ***(See #1 above regarding fuel.)***
10. No growing or growing materials on site.

11. All merchandise is stocked in shelves designed for that express purpose. Refrigeration storage is used for all merchandise needing refrigeration and inside store
12. Solid waste is deposited in franchised waste hauling companies franchised by County of Fresno. Waste/used grease from deep fryers is deposited in sealed containers and picked up on a regular basis by contract haulers on regularly scheduled basis. Grease in sealed containers temporarily stored in concrete block waste/trash bins with concrete block walls and concrete floors.
13. An estimate of 25 gallons per day per employee. Source of water is partially by bottle and balance from private well system. ***(Water for new site will be provided by a new to be drilled on store parcel during store construction which will be designed with adequate capacity for fire water suppression system as well with well drilled and operable prior to opening of store).***
14. Advertising by painted signs on building, some lighted, temporary posters in windows, outside temporary Lotto signs with some outside special soda and beer signs.
15. A completely new "stick built" stucco finished structure with parapet walls and roof of white elastomeric finish over felt, composition rolled and sealed material. At this point in time it is expected the building, including parapet walls to be 20' in height with decorative "pop outs", stucco covered. Final paint color will be in lighter tones to reflect sun.
15. The outside perimeter 40' x 80 , rectangular shaped structure is being designed with entry as on site plan, double glass doors. After entry, two cash register stands on either side of doors. Kitchen on the south wall. The north wall will house a 13 door 10' or 12' walk-in box. Along the west and east walls will have soda dispensers, coffee and slurpee machines with frozen ice cream chest freezers and several stand up double door freezers and refrigeration units. The middle will have 48" dual sided all metal gondolas with the ends designed for rack jobber merchandise. Ceilings at 10' height with 2' x 4' panels in metal painted frames housing Title 24 lighting and washable panels over areas in food prep areas. Inside main store area will be cooled and heated by high energy efficient equipment under current T-24 specifications.
16. Entire building under roof will be used in operation.
17. Outside lighting will meet Fresno County parking lot standards for this type of structure and building plus meeting T-24 lighting requirements for safety and efficiency.
18. Landscaping will be minimum to conserve water with low water requirement plantings controlled by clock timers and drip water system.
19. Owners will build and furnish for longevity as business is usually passed from father to son. For example all floors shall be of tile and counters of granite. Walls primed and painted with quality semi-gloss paint able to withstand many washings.
20. Owner of large parcel remaining APN 393-280-84S is Salam Obadi Kassim and Kassim Obadi Saleh.
Owner of APN 393-280-77S, Lee's Market, is Kassim Obadi Saleh Mohamed with site address 14940 S Highland Ave, Selma, CA, 93662

1440 S. HIGHLAND AVENUE
 02-26-2011 FLOOR PLAN
 02-26-2011 ELEVATIONS
 02-26-2011 SITE PLAN
 02-26-2011 SITE PLAN
 02-26-2011 SITE PLAN

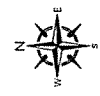
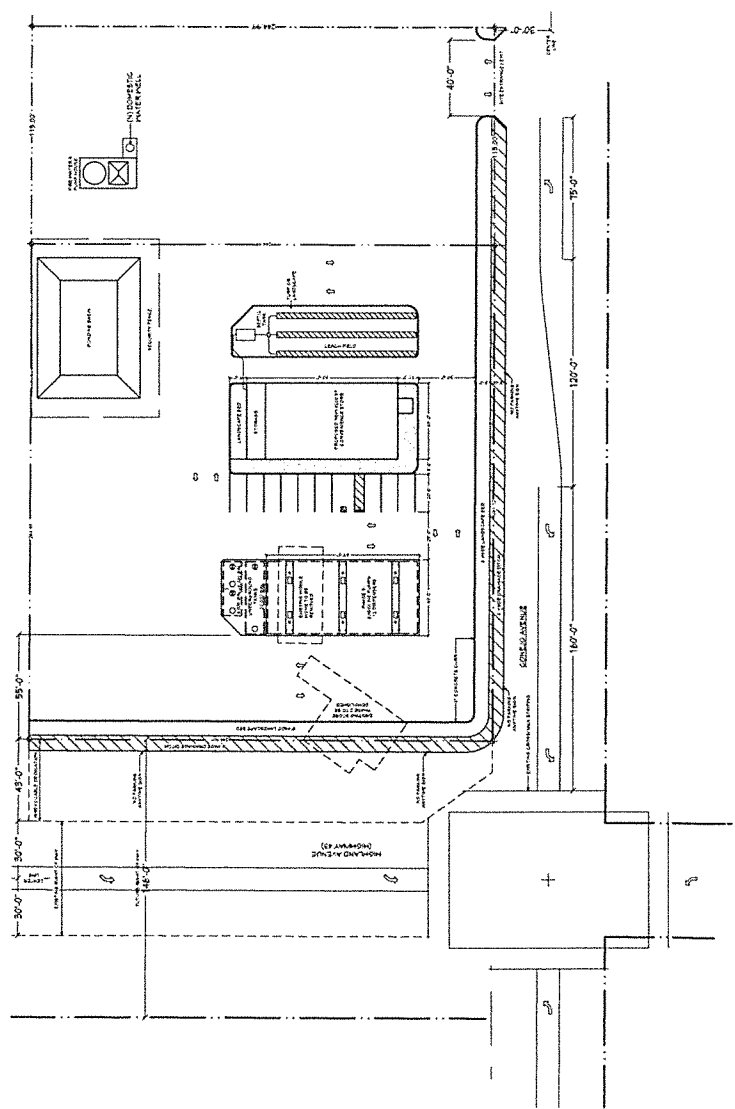
Errol Vetter
 Drafting Services
 807 East Ivy Street
 Hanford, California 93230
 Phone: 559-922-5132
 Email: errolvet@errolvet.com

SITE PLAN & PROJECT INFORMATION
 LEES MARKET
 1440 S. HIGHLAND AVENUE
 SELMA, CALIFORNIA
 PROPOSED NEW CONVENIENCE STORE FOR

012114-J
 04-30-2016
 C-1

PROJECT NAME: LEES MARKET
 BUILDING LOCATION: 1440 S. HIGHLAND AVENUE
 SELMA, CALIFORNIA 93230
 BUILDING USE: CONVENIENCE STORE
 OWNER (S): CONRAD KASIM BULEV
 CONCO AVENUE
 SELMA, CALIFORNIA 93230
 APN: 330-06-075
 ZONING: A-20
 LOT AREA: 63,291 SF (1.46 ACRES)
 SETBACKS: 10 FT
 SIDE: 10 FT
 REAR: 10 FT
 CONSTRUCTION TYPE: WOOD
 OCCUPANCY: W-000-0001
 NUMBER OF STORIES: ONE
 HEIGHT: 12-20 FT
 AREA: 2,726 SF SALES AREA, STORAGE & RESTROOM
 465 SF VULCAN COOLER
 TOTAL AREA: 3,191 SF
 FIRE SPRINKLERS: NO
 HEIGHT/AREA LIMITATION: 1-STORY, 9,000 SF, 40 FT HEIGHT (25 CONZONING DISTRICT)
 AREA INCREASE: 9,000 SF
 ALLOWABLE: 9,000 SF
 FRONTAGE INCREASE: 200,000-250,000-210 SF
 TOTAL ALLOWABLE: 13,210 SF
 OCCUPANT LOAD: 270/465 SF (60 PERSONS) (INC. TABLE 1004.1.2)
 TOTAL OCCUPANT LOAD: 46 PERSONS (REGRESS)
 EXITS REQUIRED: ONE
 ADA ACCESSIBILITY: YES-SEE CHAPTER 11-8
 STRUCTURAL LOADS:
 WIND: NASHVILLE SECOND DIST. EXPOSURE B
 LAT. & LONG.: LAT. 35.1412343-119.572
 SEISMIC: SCS 11-11
 SH-0311
 SOIL CATEGORY: D
 FLOOR LIVE LOAD: 40 PSF
 ROOF DEAD LOAD: 20 PSF
 ROOF LIVE LOAD: 20 PSF
 SOIL BEARING CAPACITY: 1,000 PSF
 BUILDING CODES: 2015 CALIFORNIA BUILDING ELECTRICAL FIRE
 ENERGY GREEN MECHANICAL & PLUMBING
 CODES

PROJECT INFORMATION 5K



1" = 30'-0"

SITE PLAN

86

04-30-2016

LEES MARKET
14940 S. HIGHLAND AVENUE
SELMA, CALIFORNIA
EXTERIOR ELEVATIONS

Errol Vetter
Drafting Services
807 East Ivy Street
Hanford, California 93230
Phone 559-264-0923
Email: errolvet@msn.com



Errol Vetter

4A 4023
CWO 3281
RECEIVED
MAR 17 2017

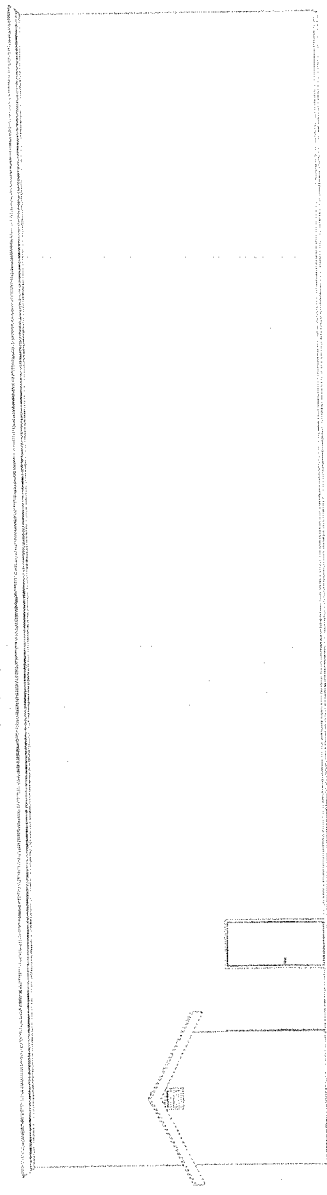
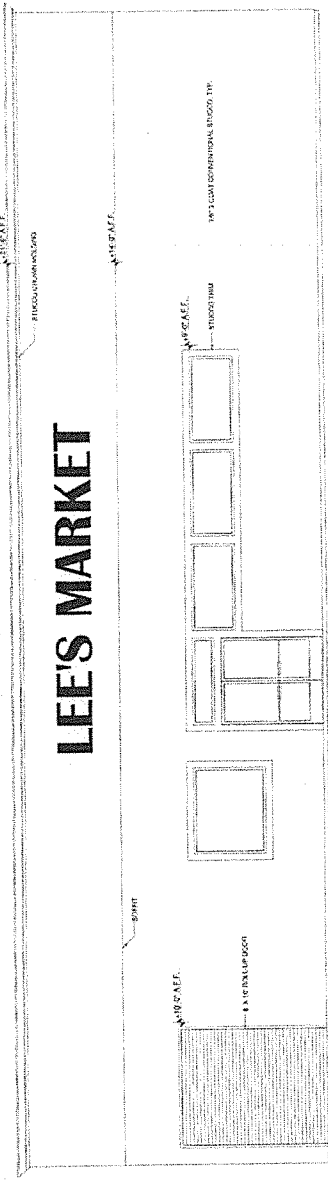
8K

 1.4×10^6

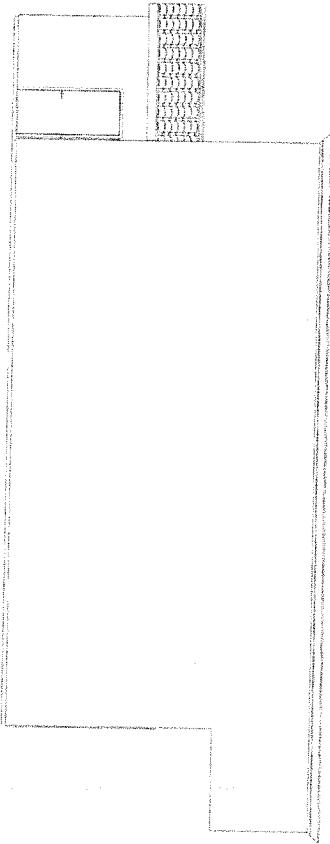
EAST ELEVATION

WEST ELEVATION

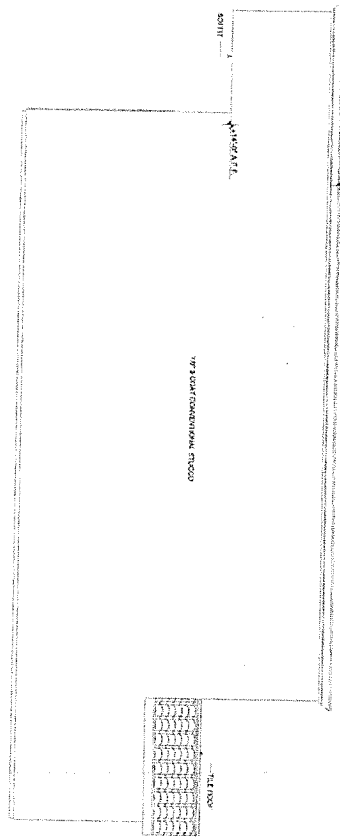
4K



NORTH ELEVATION



SOUTH ELEVATION



REVISION COPY

NA 402.3
CUB 328V
REMOVED
MAR 17 2017

A-3

04-30-2016

072716-JL

PROPOSED NEW CONVENIENCE STORE FOR:

LEE'S MARKET
14940 S. HIGHLAND AVENUE
SELMA, CALIFORNIA

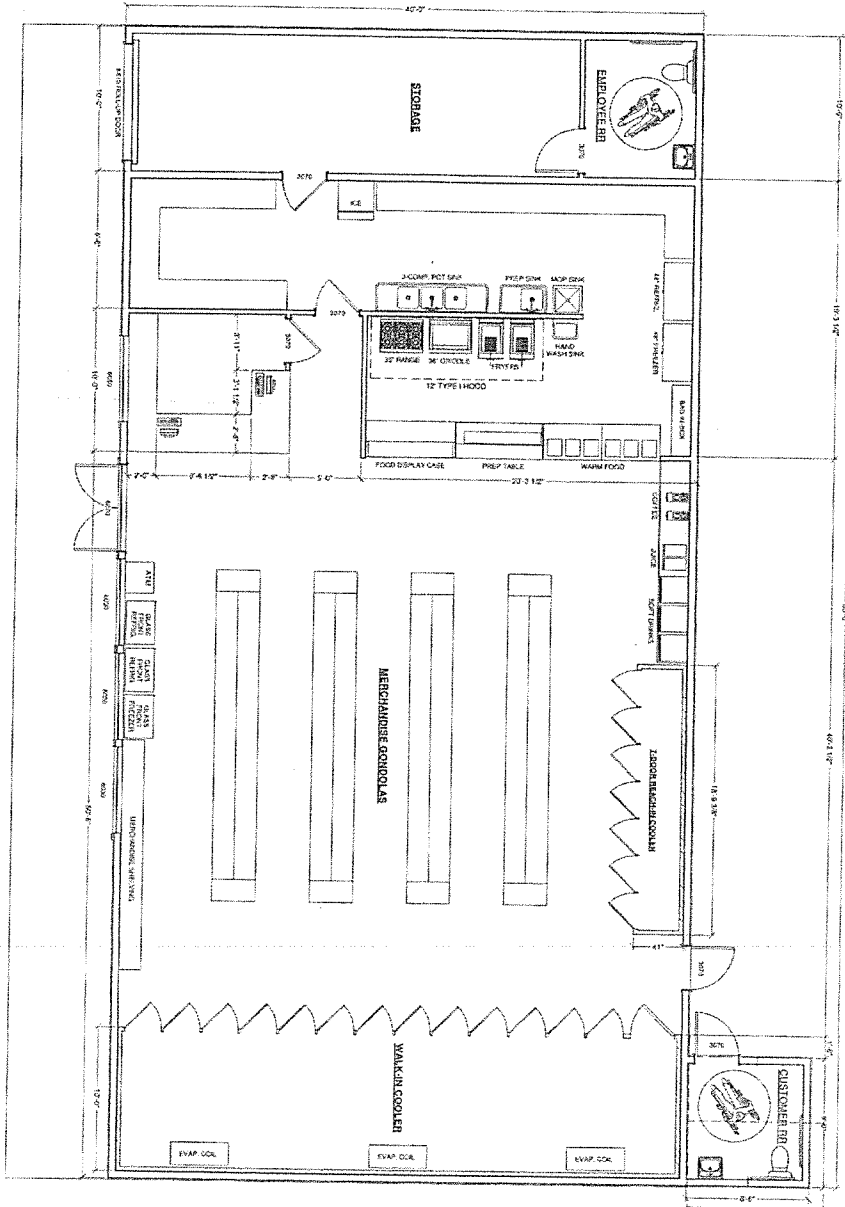
EXTERIOR ELEVATION



Errol Vetter

Drafting Services
801 East Ivy Street
Hanford, California 93230
Phone 559-284-2425
Email: ervetter@emsc.com

FLOOR PLAN



REVISED COPY



DATE: 04-20-16
 BY: JLV
 CHECKED: JLV
 PLOT: 11-301

A-1

04-30-2016

07/21/16

PROPOSED NEW CONVENIENCE STORE FOR

LEE'S MARKET
 14940 S. HIGHLAND AVENUE
 SELMA, CALIFORNIA

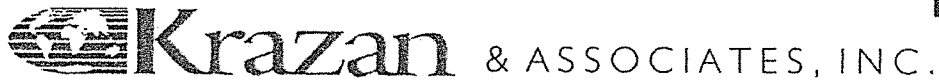
FLOOR PLAN



Errol Vetter

Drafting Services
 807 East Ivy Street
 Hanford, California 93230
 Phone 554-234-2925
 Email: envetter@msn.com

DRAFT



GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

April 13, 2018

KA Project. No. 012-17235

Mr. Jerry Irons
Jerry M. Irons General Contractor
135 E. Amber Way
Hanford, California 93230

RECEIVED
COUNTY OF FRESNO

MAY 30 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CUP3281

RE: Sewage Disposal Design
Proposed Lee's Market
14940 S. Highland Avenue
Selma, California

Dear Mr. Irons:

In accordance with your request, we have completed the Sewage Disposal Design for the proposed Lee's Market Building at the above-referenced project site. The investigation was conducted to evaluate the absorption characteristics of the soil within the project site, suitability of the site to support the proposed sewage system, and design data related to the construction and placement of the sewage disposal system.

It is understood that the proposed Lee's Market Building will be a wood-framed structure utilizing concrete slab-on-grade. On-site parking and landscaping are also planned.

The site consists of approximately 0.53 acres and is located at the northeast corner of Highland Avenue (Highway 43) and Conejo Avenue in Selma, Fresno County, California. A rural residential development is located east of the site. The remainder of the site is surrounded by rural developments and agricultural land.

Presently, the site is occupied by a mobile home and convenience store. Previous grading operations have been performed within the project site and vicinity associated with agricultural activities. Fill soils are located throughout the site. The site is covered by a sparse to moderate weed growth and the surface soils have a loose consistency. Portions of the site are covered with pavement. Buried utility lines and irrigation lines are located along the edges of the site and extend into the site. The site relatively level with no major changes in grade.

Fieldwork was performed throughout the eastern portion of the property as part of this investigation. Subsurface soil conditions were explored by excavating 2 test pits to a maximum depth of 15 feet.

Based on our findings, the subsurface conditions encountered appear typical of those found in the geologic region of the site. The upper soils consisted of 6 to 12 inches of very loose silty sand. These soils are disturbed, have low strength characteristics, and are highly compressible when saturated.

Below the surface soils, approximately 5½ to 6 feet of loose to medium dense silty sand or sandy silt were encountered. Field testing indicates these soils have moderate absorption characteristics.

Below 6½ to 7 feet, predominately medium dense silty sand was encountered. These soils are moderately strong, slightly compressible and have moderate to good absorption characteristics. These soils extended to the termination depth of our test pits.

No groundwater was encountered in any of the test pits. For additional information about the soils encountered, please refer to the logs of test pits attached.

Three percolation tests were performed on the site at the locations shown on the attached site plan. The percolation tests were performed at depths ranging from 3 to 6 feet. The tests were conducted in accordance with the criteria set in the "Manual of Septic Tank Practice" published by the Department of Health, Education, and Welfare. The tests were performed within the project site to represent the anticipated sewage disposal areas. Results of the tests are as follows:

Percolation Tests

Test No.	Test Pit No.	Depth (feet)	Percolation Rate (min/in)	Soil Type
P1	TP1	4	10	Sandy Silt (ML)
P2	TP2	6	6	Silty Sand (SM)
P3	TP2	3	10	Silty Sand (SM)

Design Percolation Rate is set at 10 min/in for the zone below a depth of 6 feet.

The test results indicate that the soils below a depth of 6 feet have moderate absorption rates. The percolation rates given are based on 1 inch of fall within a 6-inch diameter hole with a 6-inch head of water.

The site investigation and percolation tests indicate on-site sewage disposal may be made feasible. Site soils below 6 feet predominantly consisted of silty sand and sandy silt.

Our design calculations were based on a percolation rate of 10 minutes per inch. The design absorption capacity of this percolation rate is 1.58 gallons per square foot per day.

It is understood that the total fixture units for the proposed 3,200 square foot convenience store building is calculated to be 30. See table below for types of fixtures.

CONVENIENCE STORE

Type of Fixture	Number	Fixture Units Each	Sum of Fixture Units
Flush Valve Water Closets	2	6	12
Lavatories (Bathroom Sink)	2	1	2
3 Compartment Sink	1	3	3
Hand Wash Sinks	2	1	2
Mop Sink	1	3	3
Floor Drains	4	2	8
		TOTAL	30

Based on the plumbing code, a retail building (store) with 4 employees has a flow of 20 gallons per person with a total flow per day of 80 gallons based on employees.

In addition, retail buildings with public restrooms must add a flow of 1 gallon per 10 square feet of building area (3,200 square feet) per day, which equals 320 gallons per day.

Therefore, the total waste water flow per day would be $80 + 320 = 400$ gallons.

Using the Uniform Plumbing Code Recommended Design Criteria, the minimum septic tank size based on estimated flow rates would be 600 gallons. In addition, the minimum septic tank size based on fixtures is 1,500 gallons. Therefore, we recommend using a minimum 2,000 gallon septic tank. The septic tank should be constructed containing at least 2 compartments with an inlet compartment at least $\frac{3}{4}$ of the total tank capacity. The size of the septic tank was determined based on the design characteristics of the proposed Lee's Market Building only. Future phases of development will require modification and/or additions to this septic system design.

The required disposal field will be a function of the septic tank capacity as well as being related to the absorption capacity of the soil. The leach field was designed using a factor of 63. The total area needed for soil absorption is 1,260 square feet. We recommend that the effluent field consist of 3 trenches, 2 feet wide, 8 feet deep, 70 feet long, and spaced on 10-foot centers minimum.

The leach trench sidewalls shall be raked to minimize the effects of soil smearing which may occur during construction and adversely affect soil permeability. The trenches shall be backfilled with 4 feet of $1\frac{1}{2}$ -inch round river gravel and at least 2 inches of the same gravel mounding over the pipe. A permeable barrier, such as untreated construction paper, shall be placed between the backfill gravel and topsoil to prevent migration of fine materials into the gravel. Topsoil should then be backfilled over the paper. The leach field should be at least 8 feet from the proposed structures.

A separation of 100 feet (per Fresno County EHD) shall be incorporated between water wells and the leach field area. A 100 percent expansion leach field should be set aside in case the primary system cannot absorb all the sewage in the future.

The wastewater stub-out from the structure(s) should be as shallow as practical. Code requires the septic tank be at least 5 feet from the structure(s). The resultant liquid line extending to the leach field area may be constructed with a fall of $\frac{1}{8}$ inch per foot of line. If the required grade cannot be maintained, the installation contractor shall install an effluent sump pump. All specifications, dimensions, and clearances not specifically mentioned in this report shall conform to the Uniform Plumbing Code unless superseded by Fresno County Standards.

Storm and irrigation water should be directed away from the leach field area. The leach field should be constructed outside pasture areas. Standing water, due to irrigation and/or precipitation, should not be allowed within the leach field area.

If the field conditions deviate from our test results, the system's performance could be influenced. The system's performance may also be influenced by personal hygiene, meal preparation, etc. The system is not designed to accommodate high water demand items, such as hot tubs or swimming pools. Positive grade should be established around the leach field area. Mounding of storm water within the leach field area may damage the leach field and make the septic system non-operative. The system is not designed to accommodate storm water runoff.

The life span of the design system may be substantially reduced if subjected to excessive sewage flows. It is warranted that additional soil absorption area will be necessary if the variables are significantly different from those assumed by the design engineer. Any subsequent building additions or additional phase of development will require modification and/or additions to this septic system design.

Fresno County Environmental Health Department (FCEHD) requires that the Design Engineer be present during the installation of the septic system. The inspection will verify that the septic system is installed in accordance with design criteria. Our office should be contacted at least 2 days prior to the construction of the trenches. Supplemental recommendations may be made at the time of the inspection to ensure the designed system will adequately reflect the actual soils encountered. The Owner should be aware that he will be responsible for payment of the inspection fees during the installation of the sewage disposal field. In addition, the Owner will be responsible for payment of review fees for all documents and plans submitted to the FCEHD office. FCEHD has a special system document which must be completed by the Owner and recorded prior to occupancy.

The conclusions of this report are based on the information provided regarding the construction, as well as the subsurface conditions encountered at the test locations. The geotechnical data presented herewith are based upon professional interpretation utilizing the "state of the art" and degree of conservatism deemed proper as of the report date. It is not warranted that such data cannot be superseded by future geotechnical developments.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

Steve Nelson
Project Engineer

David R. Jarosz, II
Managing Engineer
RCE No. 60185/RGE No. 2698

Attachments:
















Figure 1 - Site Map

Figure 2 - Leach Trench Section

SN/DRJ:ht

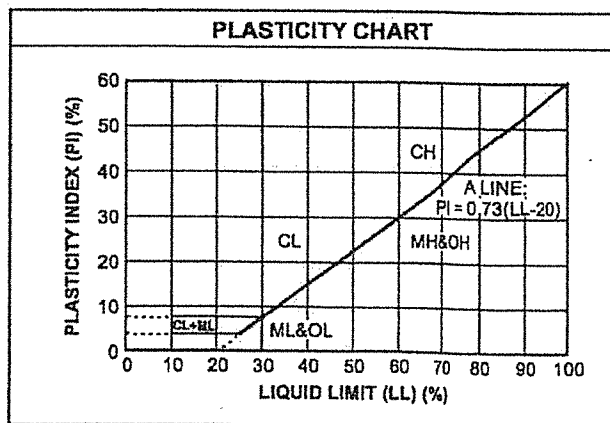
UNIFIED SOIL CLASSIFICATION SYSTEM

DRAFT

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART			
COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)			
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)		
		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)		
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)		
		SW	Well-graded sands, gravelly sands, little or no fines
		SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)		
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)			
SILTS AND CLAYS Liquid limit less than 50%		ML	Inorganic silts and very fine sands, rock flour, silty of clayey fine sands or clayey silts with slight plasticity
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils

CONSISTENCY CLASSIFICATION	
Description	Blows per Foot
<i>Granular Soils</i>	
Very Loose	< 5
Loose	5 - 15
Medium Dense	16 - 40
Dense	41 - 65
Very Dense	> 65
<i>Cohesive Soils</i>	
Very Soft	< 3
Soft	3 - 5
Firm	6 - 10
Stiff	11 - 20
Very Stiff	21 - 40
Hard	> 40

GRAIN SIZE CLASSIFICATION		
Grain Type	Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12 inches	Above 305
Cobbles	12 to 13 inches	305 to 76.2
Gravel	3 inches to No. 4	76.2 to 4.76
Coarse-grained	3 to ¾ inches	76.2 to 19.1
Fine-grained	¾ inches to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.074
Coarse-grained	No. 4 to No. 10	4.76 to 2.00
Medium-grained	No. 10 to No. 40	2.00 to 0.042
Fine-grained	No. 40 to No. 200	0.042 to 0.074
Silt and Clay	Below No. 200	Below 0.074



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Log of Test Pit TP1

Project: Lee's Market

Project No: 012-17235

Client: Jerry M. Irons General Contractor

Figure No.: A-1

Location: 14940 S. Highland Avenue, Selma, CA

Logged By: R. Alexander

Depth to Water>

Initial: None

At Completion: None

SUBSURFACE PROFILE			SAMPLE				Penetration Test blows/ft			Water Content (%)			
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.							
		Ground Surface					20	40	60	10	20	30	40
0		SILTY SAND (SM) Very loose, fine- to medium-grained; brown, damp, digs easily											
2		SILTY SAND (SM) Loose, fine- to medium-grained; light brown, damp, digs easily											
4		SANDY SILT (ML) Medium dense, fine- to medium-grained; gray, damp, digs easily											
6													
8		SILTY SAND (SM) Medium dense, fine- to medium-grained; light brown, damp, digs easily											
10													
12													
14													
16		End of Test Pit											
18													
20													

Method: Backhoe

Excavation Date: 1-31-18

Backhoe/Excavator: CASE 580N

Krazan and Associates

Pit Size: 24 Inches

Operator: Brent Snyder

Elevation: 15 Feet

Sheet: 1 of 1

DRAFT

Log of Test Pit TP2

Project: Lee's Market

Client: Jerry M. Irons General Contractor

Location: 14940 S. Highland Avenue, Selma, CA

Depth to Water>

Initial: None

Project No: 012-17235

Figure No.: A-2

Logged By: R. Alexander

At Completion: None

SUBSURFACE PROFILE			SAMPLE				Penetration Test blows/ft			Water Content (%)			
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.							
		Ground Surface					20	40	60	10	20	30	40
0		SILTY SAND (SM) Very loose, fine- to medium-grained; brown, damp, digs easily											
2		SILTY SAND (SM) Loose, fine- to medium-grained; light brown, damp, digs easily											
4													
6													
8													
10													
12													
14													
16		End of Test Pit											
18													
20													

Method: Backhoe

Backhoe/Excavator: CASE 580N

Operator: Brent Snyder

Excavation Date: 1-31-18

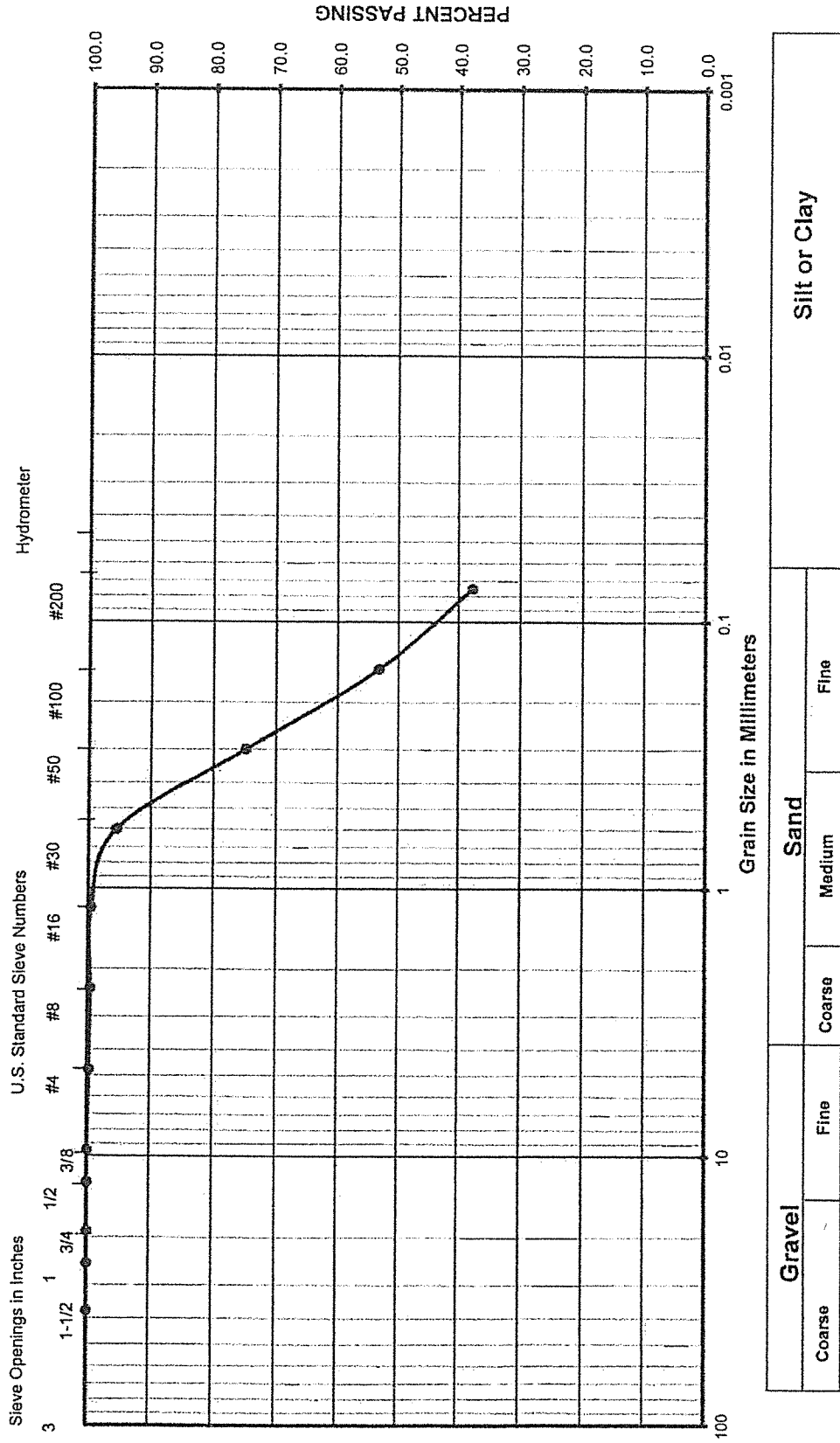
Pit Size: 24 Inches

Elevation: 15 Feet

Sheet: 1 of 1

Krazan and Associates

Grain Size Analysis



(Unified Soils Classification)

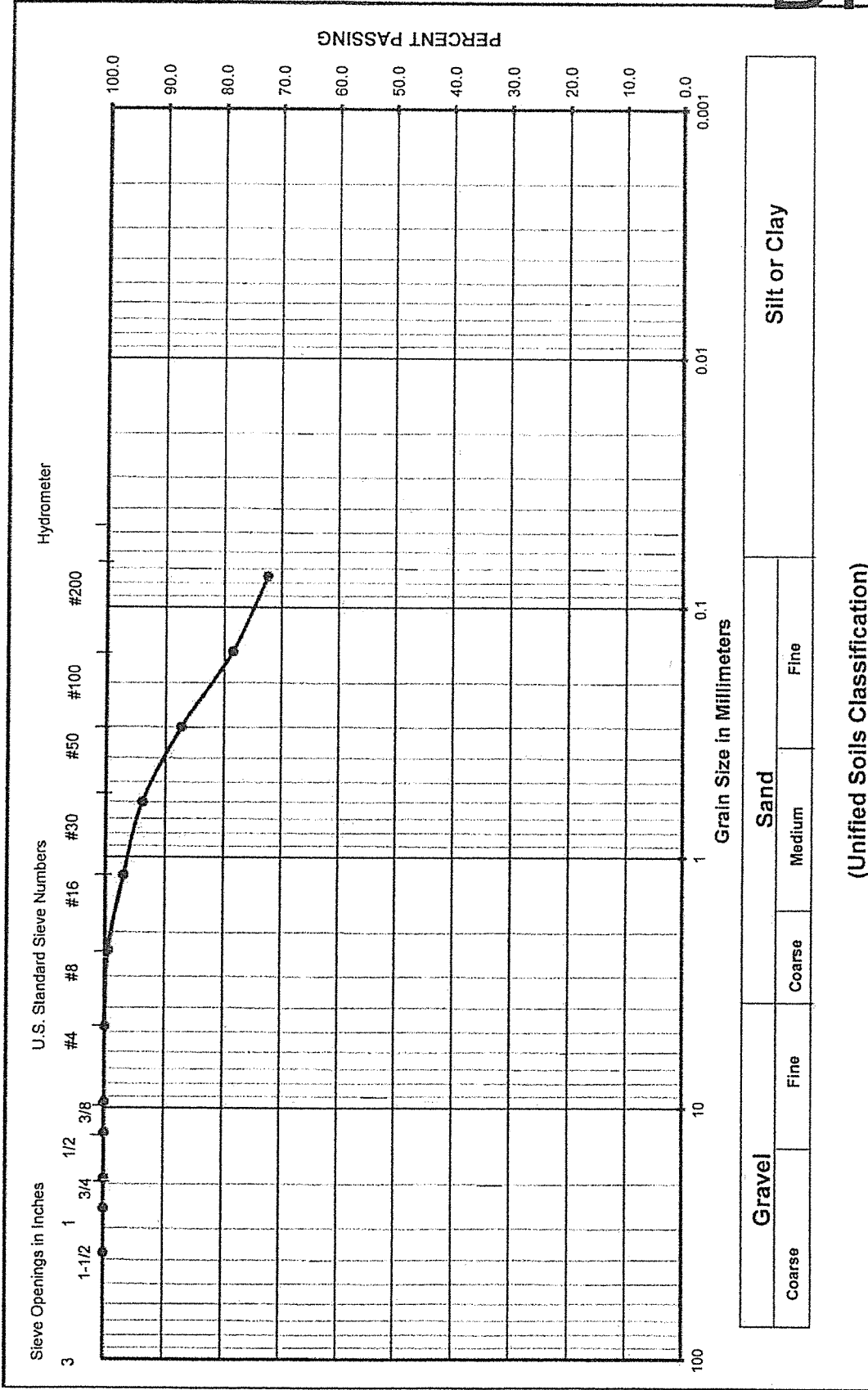
Project Name
Project Number
Soil Classification
Sample Number

Lee's Market
012-17235
SM
TP1 @ 2-3'

Krazan Testing Laboratory

DRAFT

Grain Size Analysis



Project Name
 Project Number
 Soil Classification
 Sample Number

Lee's Market
 012-17235
 ML
 TP1 @ 5-6'

Krazan Testing Laboratory

DRAFT

Grain Size Distribution Data

Sieve / Size (mm)	Percent Passing (%)
3" (76.2 mm)	100.0
1 1/2" (38.1 mm)	100.0
1" (25.4 mm)	100.0
3/4" (19.0 mm)	100.0
1/2" (12.5 mm)	100.0
3/8" (9.5 mm)	100.0
No. 4 (4.75 mm)	100.0
No. 8 (2.0 mm)	100.0
No. 16 (1.18 mm)	100.0
No. 30 (0.60 mm)	~95.0
No. 60 (0.25 mm)	~85.0
No. 100 (0.15 mm)	~75.0
No. 200 (0.075 mm)	10.0

Project Name	Lee's Market
Project Number	012-17235
Soil Classification	SM
Sample Number	TP1 @ 9-10'

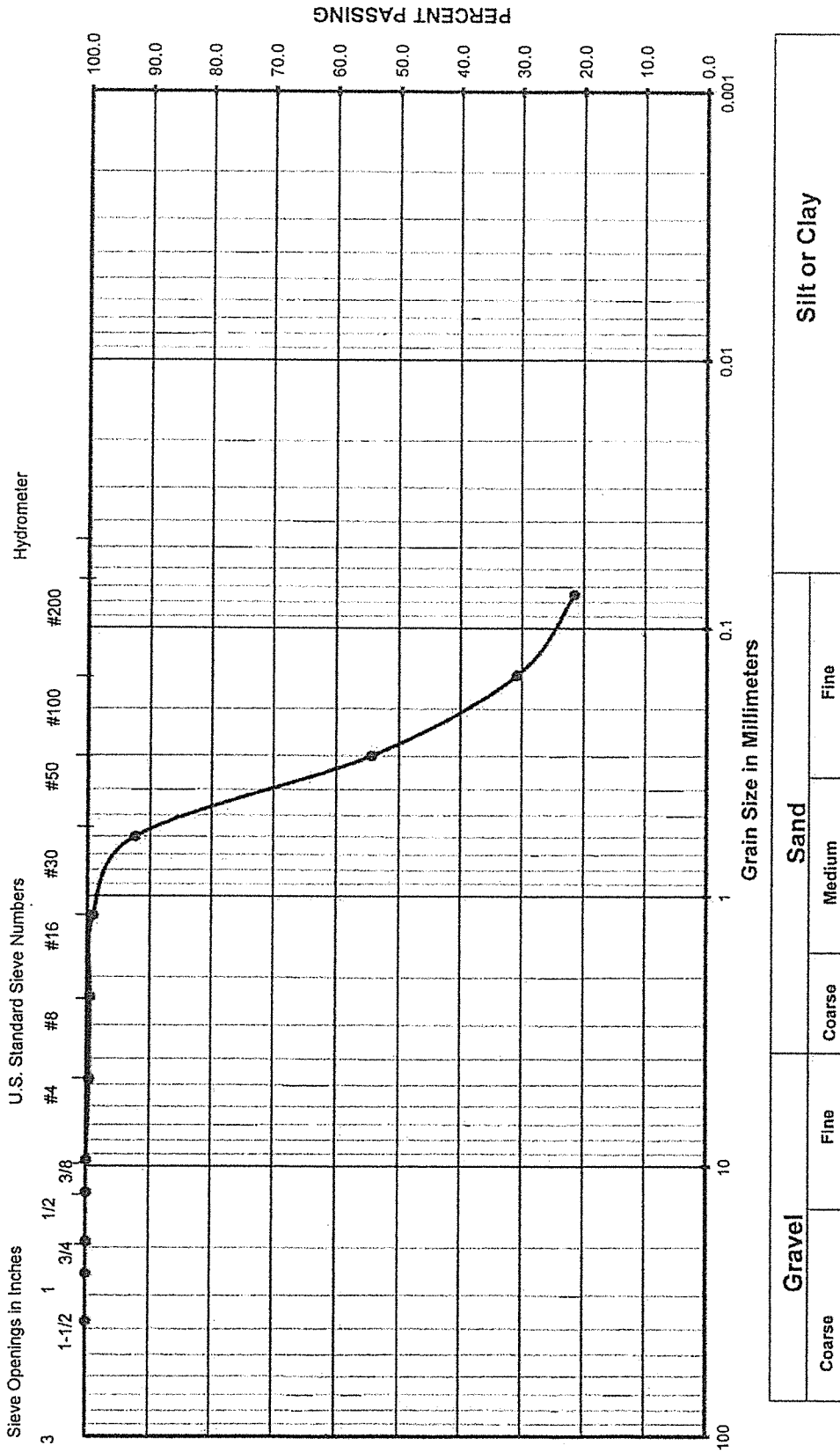
Lee's Market
012-17235
SM
TP1 @ 9-10'

(Unified Soils Classification)

Krazan Testing Laboratory

DRAFT

Grain Size Analysis



Gravel		Sand			Silt or Clay
Coarse	Fine	Coarse	Medium	Fine	

(Unified Soils Classification)

Project Name: Lee's Market
 Project Number: 012-17235
 Soil Classification: SM
 Sample Number: TP2 @ 7-8'

DRAFT

Krazan Testing Laboratory

DRAFT

Plasticity Index of Soils

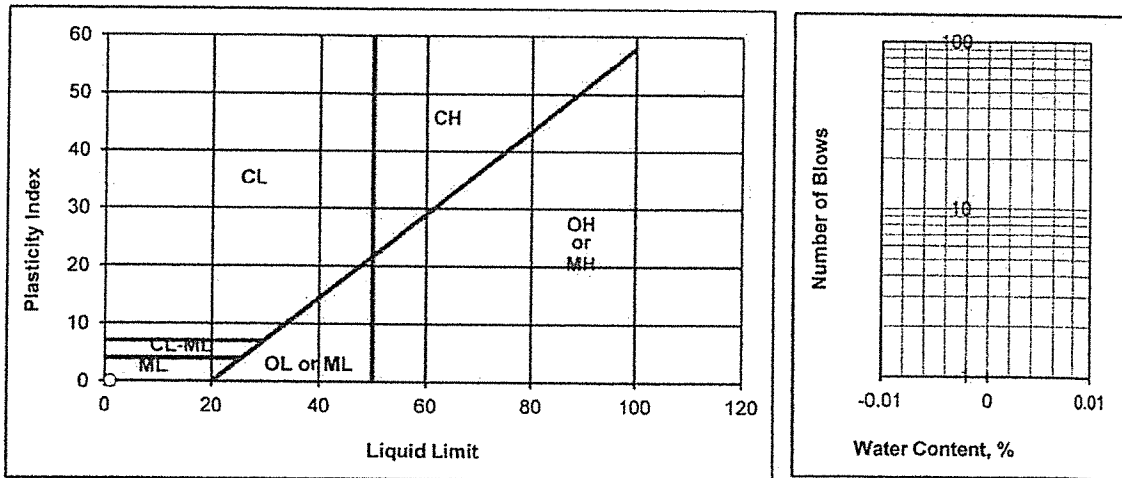
ASTM D4318/AASHTO T89 T90/CT 204

Project: Lee's Market
Project Number: 012-17235
Date Sampled: 1/31/2018
Sampled By: RA
Sample Number:
Sample Location: TP1 @ 5-6'
Sample Description: ML

Date Tested: 2/7/2018
Tested By: J Dyer
Verified By: J Gruszczynski

Trial Number	Plastic Limit			Liquid Limit		
	1	2	3	1	2	3
Weight of Wet Soil & Tare (g)						
Weight of Dry Soil & Tare (g)						
Weight of Tare (g)						
Weight of water (g)						
Weight of Dry Soil (g)						
Water Content (% of dry wt.)						
Number of Blows						
Plastic Limit : N/D			Liquid Limit : N/D			

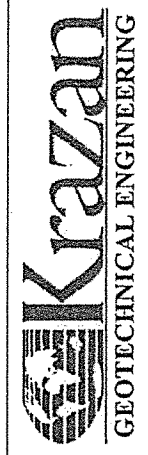
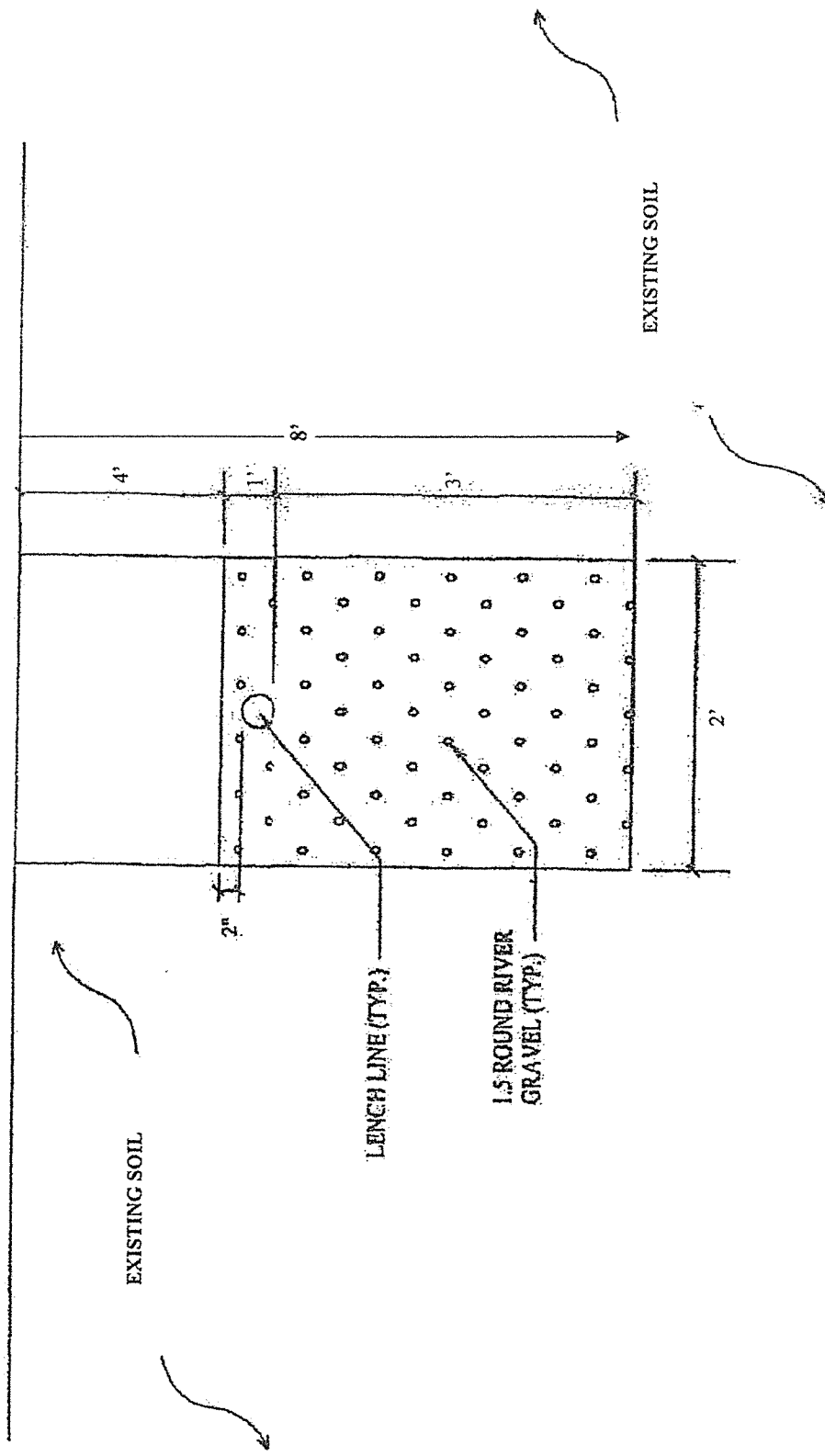
Plasticity Index : NON-PLASTIC
Unified Soil Classification : NON-PLASTIC
Requirement:
Approx. % of Material Retained on # 40 Sieve:



Departures from Outlined Procedure:

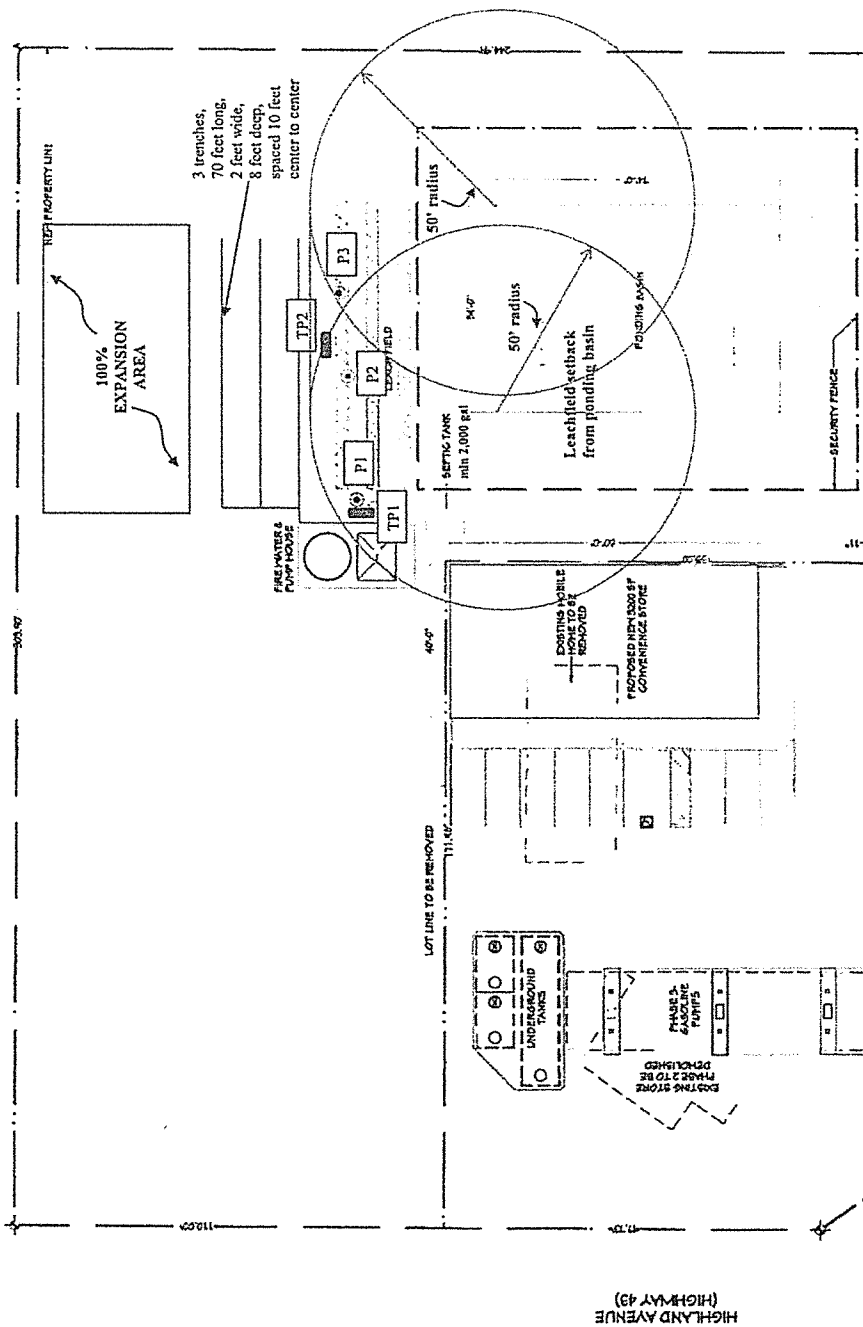
Unusual Conditions, Other Notes:

DRAFT

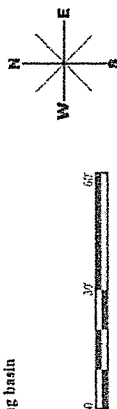


LEACH LINE PROFILE Lee's Market 14940 S. Highland Avenue Selma, California	Scale:	NTS	Date:	April 2018
	Drawn by:	HT	Approved by:	DJ
	Project No.	012-17235	Figure No.	2

DRAFT



* Lench field must be greater than 100 feet from water well(s) and greater than 50 feet from ponding basin



TEST PIT LOCATION

PERCOLATION TEST LOCATION

SITE MAP
Lee's Market
19490 S. Highland Avenue
Selma, California

SITE MAP

Lee's Market

19490 S. Highland Avenue
Selma, California

Scale:

Drawn by:

Project No. MI

Date: _____

Approved by:

Figure No.

—



Krazan
GEOTECHNICAL ENGINEERING

March 17, 2017

To: Fresno County Planning Department
Re: CUP #3281

Attn: Chrissy Monfette, Planner

Findings 1 and 2: Information in support of exceptional or extraordinary circumstances/substantial property rights:

"There are exceptional circumstances applicable to this property in that this grocery store has been operated for over 45 years. The store has been leased by the owner to various store operator for this many years until a sale to the present owner(s) in 1994 who have operated continuously until present date.

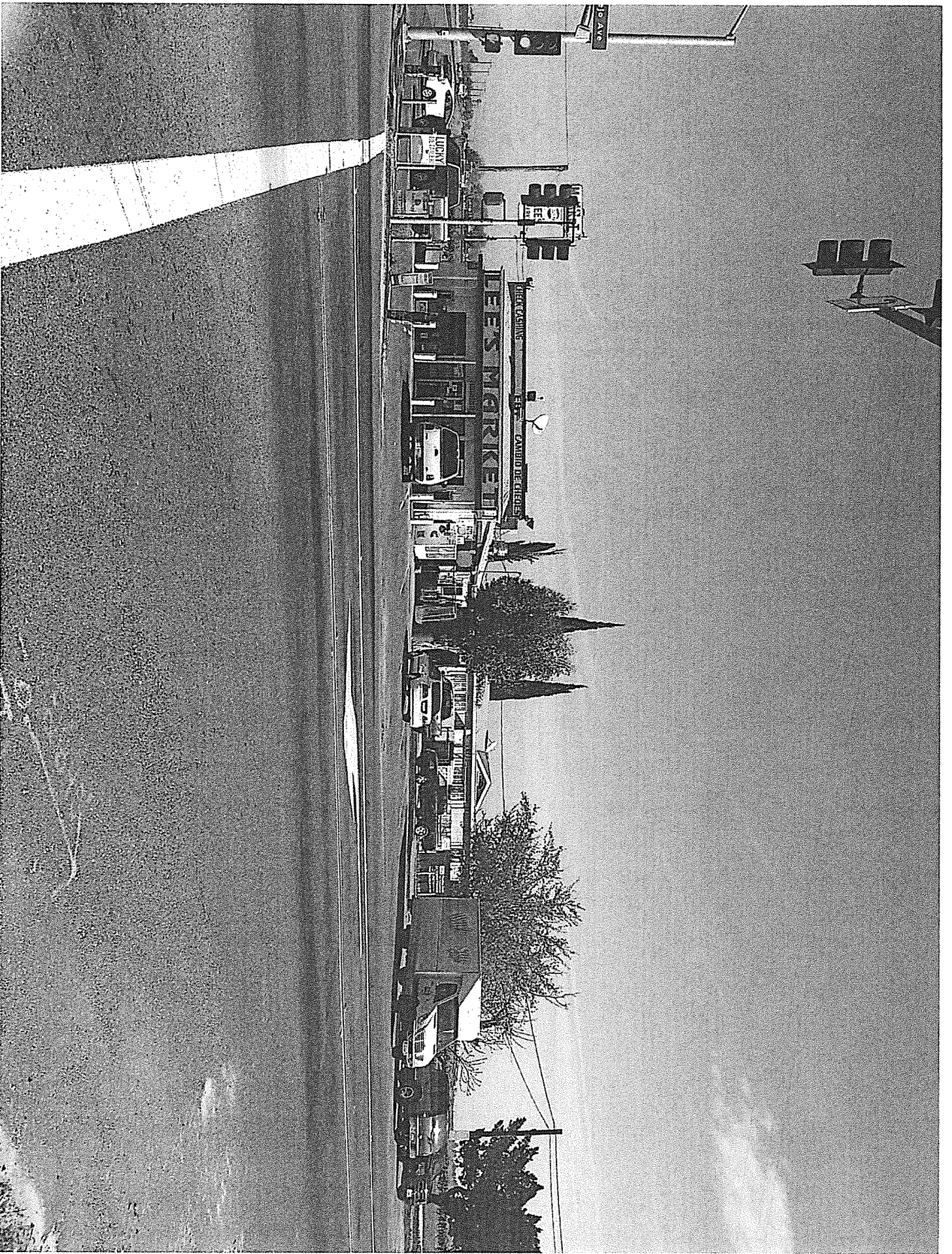
The Variance is necessary for the preservation of a substantial property right in the store which existed prior to the purchase by the past owner in 1956 and the store existed prior to the establishment of the zoning for this property. The present minimum parcel size is 20 acres.

Findings 3 and 4: Information in support of exceptional or extraordinary circumstances:

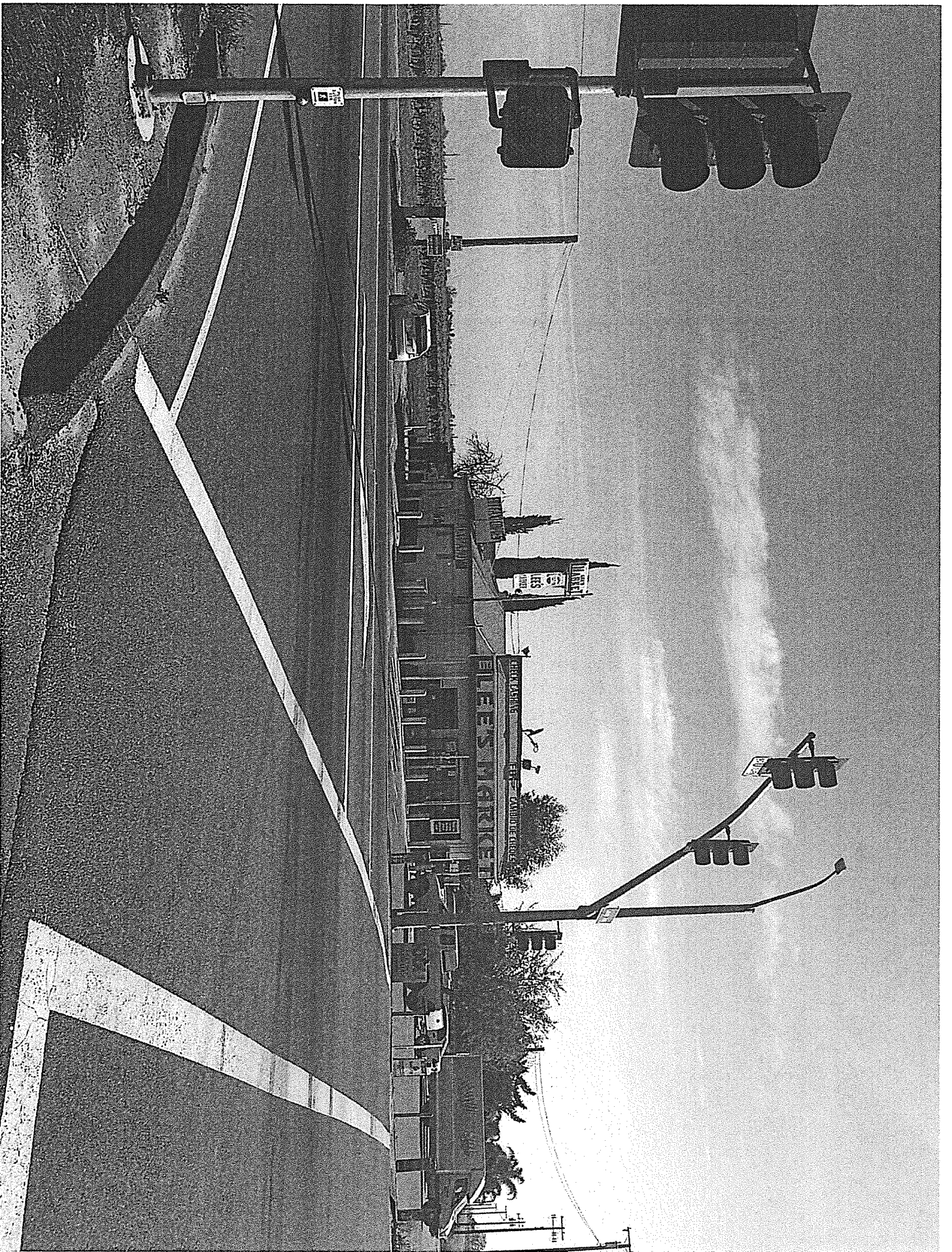
The granting of this Variance will not be detrimental to the public welfare because the only change taking place is a new store building, fire safety water tanks, improved leach field and a ponding recharge basin utilizing lost water from runoff

The granting of the Variance is not contrary to the objectives of the General Plan. Replacement of dilapidated and inefficient energy users is preferable to existing properties of this nature.

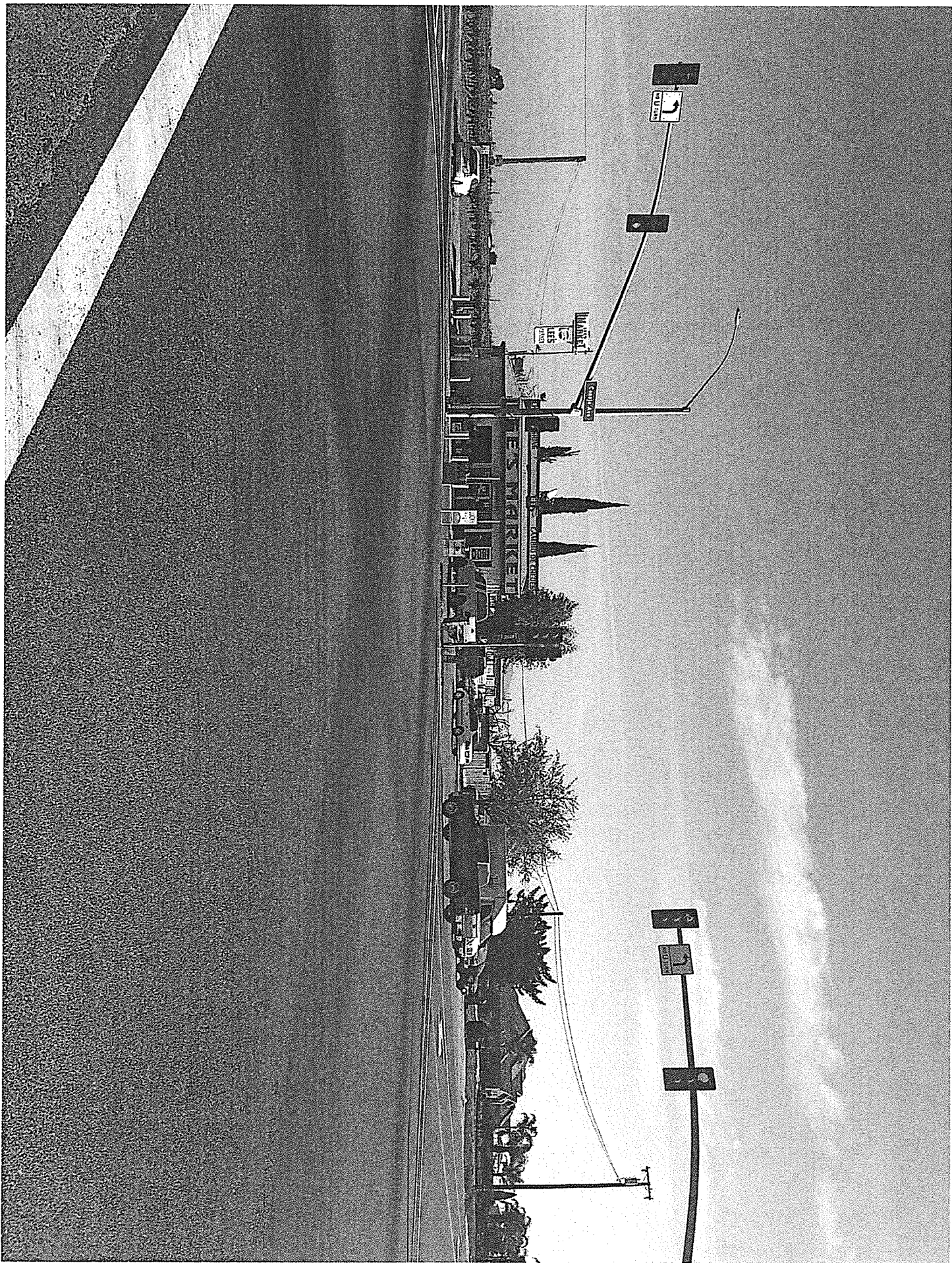
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looking North



Low K. 1/16 N/E



Looking N/E

