



County of Fresno

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

November 1, 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 Mitigated Negative Declaration for Initial Study Application No. 7449 (John B. Brelsford on behalf of We Be Jammin, LP, a California Limited Partnership)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), 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 eahmad@fresnocountyca.gov

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3829\IS-CEQA\AA 3829 SCH Letter

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: Initial Study No. 7449 (We Be Jammin, LP, a California Limited Partnership)

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

Project Location: County: Fresno City/Nearest Community: City of Fresno
Cross Streets: Southeast corner of E. Central Avenue and S. Willow Avenue Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 42.6
Assessor's Parcel No.: 331-090-96 Section: 31 Twp.: 14S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: 99 Waterways:
Airports: - Railways: - Schools: -

Document Type:

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

Local Action Type:

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

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[X] Industrial: Sq.ft. Acres 42.6 Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Auto Wrecking Yard / AL-20 (Ltd Agricultural & M-3 (c) (Heavy Industrial, Conditional)/Gen. Indust. (Reserve) and Gen. Indust.

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

Rezone a 42.6-acre parcel of land with split zoning; 40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3 (c) (Heavy Industrial, Conditional) Zone District limited to a parking lot to the M-3 (c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant. The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96).

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 # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <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"/> Other: <u>US Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date November 8, 2019 Ending Date December 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>John B. Brelsford</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>7519 N. Ingram Ave., # 104</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 225-6363</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 11-01-2019

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

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- Water Resources, Dept. of
- U.S. Fish & Wildlife Service

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

Starting Date: November 8, 2019

Ending Date: December 9, 2019

Signature _____



Date _____

11-01-2019

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: John B. Brelsford
 Address: 7519 N. Ingram Ave., # 104
 City/State/Zip: Fresno, CA 93711
 Phone: (559) 225-6363

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

Notes:

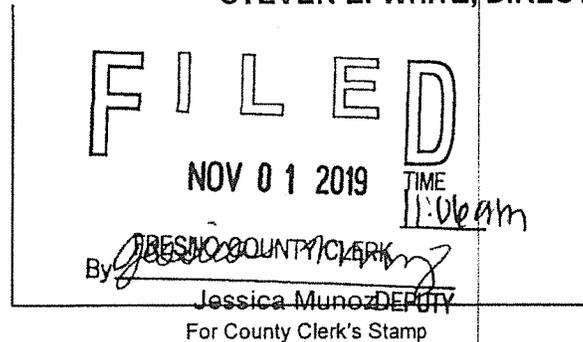


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County of Fresno

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

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. 7449 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7499 and **AMENDMENT APPLICATION NO. 3829** filed by **JOHN B. BRELSFORD** on behalf of **WE BE JAMMIN, LP, A CALIFORNIA LIMITED PARTNERSHIP.**, proposing to rezone a 42.6-acre parcel of land with split zoning; 40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3 (c) (Heavy Industrial, Conditional) Zone District limited to a parking lot to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant. The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7449 and take action on Amendment Application No. 3829 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. 7449 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 November 8, 2019 through December 9, 2019.

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

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

IS Application No. 7449 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

Public Hearing

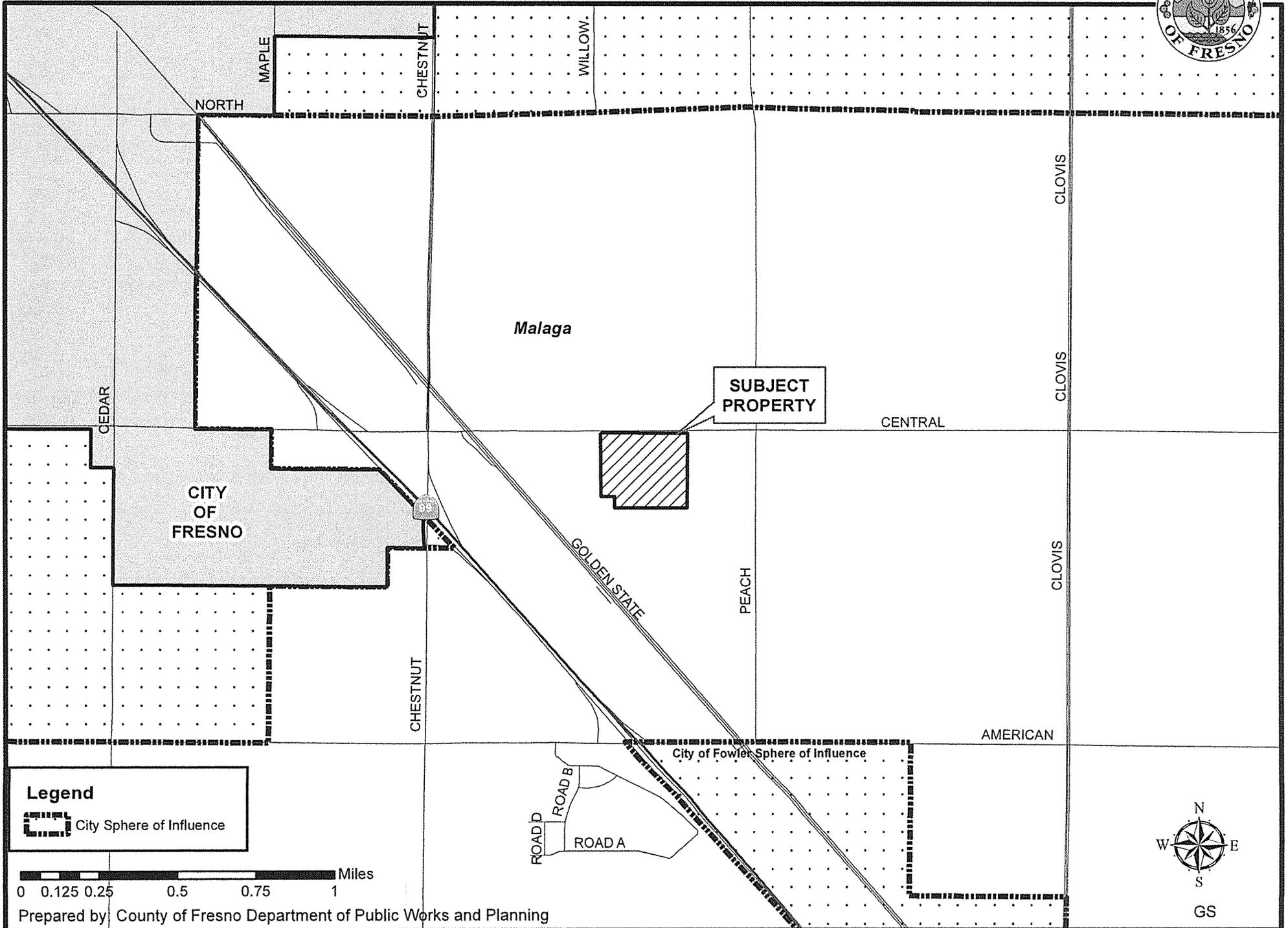
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on December 12, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are 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 Ejaz Ahmad at (559) 600-4204.

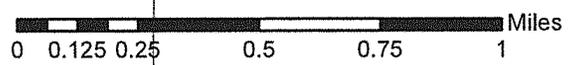
Published: November 8, 2019

LOCATION MAP



Legend

City Sphere of Influence





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. 7449, Amendment Application No. 3829
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96).
- 5. Project sponsor's name and address:**
John B. Brelsford on behalf of We Be Jammin, LP, a California Limited Partnership
7519 N. Ingram Ave. # 104
Fresno, CA 93711
- 6. General Plan designation:**
Agriculture
- 7. Zoning:**
AL-20 (Limited Agricultural, 20-acre minimum parcel size); M-3(c) (Heavy Industrial, Conditional)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the rezone of a 42.6-acre parcel of land with split zoning; 40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3 (c) (Heavy Industrial, Conditional) Zone District limited to a parking lot to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
Industrial and agricultural parcels surrounding the project site range from 4.5 acres to 45 acres in size, and contain field crops and an automobile wrecking yard. Parcels immediately to the north and west are zoned M-3 and are developed with warehousing/offices, storage buildings, machinery and equipment manufacturing facilities; parcels to the east are zoned AE-20 and are in agricultural production with single-family residences; and parcels to the south are zoned AL-20 and M-3 and are developed with an automobile wrecking yard and single-family residences.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None.

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

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

The project site is not located in an area designated to be highly sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, County staff routed the project to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, which resulted in no further action on the part of the County. However, a mitigation measure included in Section XVIII of the Initial Study will require that in the unlikely event that cultural resources are identified on the property, Table Mountain Rancheria shall be informed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 11-01-2019

Date: 11-1-19

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7449 and
Amendment Application No. 3829)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

- 3 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 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:

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

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 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?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 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?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 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, create a significant hazard to the public or the environment?
- 2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Traffic Impact Study by Peters Engineering Group, dated January 3, 2019
- Revised Traffic Impact Study by Peters Engineering Group, dated September 3, 2019
- Biological Habitat Assessment by Argonaut Ecological Consulting, Inc., dated August 1, 2019
- Cultural Resources Assessment by Peak & Associates, Inc., dated July 17, 2019
- Air Quality and Greenhouse Gas Impact Analysis by LSA Associates, dated October 2019

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: John B. Brelsford on behalf of We Be Jammin, LP, a California Limited Partnership

APPLICATION NOS.: Initial Study Application No. 7449 and Amendment Application No. 3829

DESCRIPTION: Allow the rezone of a 42.6-acre parcel of land with split zoning; 40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3 (c) (Heavy Industrial, Conditional) Zone District limited to a parking lot to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant.

LOCATION: The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96).

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 fallow with an automobile wrecking yard. The project area is comprised of industrial and agricultural uses with single-family homes. Willow and Central Avenues border the site and are not designated as state scenic highways in the County General Plan. There are no scenic vistas or scenic resources, including trees, rock outcroppings, or historic buildings on or near the site that will be impacted by the subject proposal. The project will have no impact on scenic resources.

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

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project entails rezoning of a 42.6-acre parcel with split zoning [40.1-acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) and 2.5 acres from the M-3(c) (Heavy Industrial, Conditional) Zone Districts] all to the M-3(c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses. Industrial and agricultural parcels surrounding the project site range from 4.5 acres to 45 acres in size, and contain field crops and an automobile wrecking yard. Parcels immediately to the north and west are zoned M-3 and are developed with warehousing/offices, storage buildings, machinery and equipment manufacturing facilities; parcels to the east are zoned AE-20 and are in agricultural production with single-family residences; and parcels to the south are zoned AL-20 and M-3 and are developed with an automobile wrecking yard and single-family residences.

The subject parcel is designated General Industrial (Reserve) and General Industrial in the County-adopted Roosevelt Community Plan to provide for heavy, general and light industrial uses related to fabrication, manufacturing, and assembly or processing of materials. The proposed M-3 zoning would allow limited industrial uses like the uses in the vicinity of the proposal and is consistent with the surrounding M-3-zoned parcels.

Staff notes that the development of the industrial uses on the subject parcel may visually/aesthetically impact the nearest single-family residence on an adjacent 21.77-acre parcel created through Property Line Adjustment 17-29 on February 2, 2018. The residence is located approximately 238 feet south of the south property line and 32 feet west of the west property line of the subject parcel. To minimize any visual/aesthetical impact, a Condition of Approval would require that landscaping, consisting of trees and shrubs for a depth of 15 feet, be provided along the north and east property lines of the subject parcel.

Policy LU-F.31 requires that to the extent feasible, industrial uses located adjacent to planned non-industrial areas or on roads carrying significant non-industrial traffic shall be designed with landscaping and setbacks comparable to the non-industrial area. The nearest agricultural fields are located approximately one quarter-mile to the east and two miles to the west of the project site. Central Avenue runs in the east and west direction and carries significant non-industrial traffic serving these agricultural lands. To minimize visual impacts caused by site development to the non-industrial traffic passing through Central Avenue, a Condition of Approval would require that the front yard of the property along Central Avenue shall be landscaped and maintained. This requirement will be implemented through Site Plan Review prior to the establishment of a use on the site.

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

FINDING: NO IMPACT:

The subject application involves no development and therefore no lighting impacts would result from this proposal. All uses in the M-3 Zone District require mandatory Site Plan Review. Through that process all outdoor lighting would be analyzed at the time a use is established on the property.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 42.6-acre project site currently has a split zoning. A 2.5-acre portion of the site is zoned M-3(c) and the remaining 40.1-acre is zoned AL-20 (Limited Agriculture). The Department of Conservation's Important Farmland Map (2016) classifies the 2.5 acres as Urban and Built-up Land and the 40.1 acres as Prime Farmland.

The subject property is located over one half-mile east of the City of Fresno and is part of the City of Fresno urban boundary, which the County has identified on its County-adopted Roosevelt Community Plan as existing urban. General Plan Policy LU-G.18.b. allows zone change on "holding zones" subject to the provisions of Policy LU-G.18.c. and d. which allows rezoning on planned non-industrial properties where the proposed use is consistent with the County community plan and may be provided with community sewer and water service.

The subject property is currently in a holding zone (AL-20; Limited Agriculture), and is designated as General Industrial (Reserve) and General Industrial in the County-adopted Roosevelt Community Plan to be developed with industrial uses. No loss of Prime Farmland would result from the subject rezoning request, as the property has been designated for future industrial uses in the Roosevelt Community Plan. The proposed conditional rezoning would allow a limited number of heavy industrial uses as desired by the applicant. Such uses are incidental to the area's farming operations and like the uses that exist on the surrounding land.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application entails rezoning of a 42.6-acre parcel from the existing split zoning [AL-20 (Limited Agricultural, 20-acre minimum parcel size) and M-3(c) (Heavy Industrial, Conditional)] to the M-3(c) Zone District only. As noted above, the limited agricultural (AL-20) Zone District is intended to reserve certain lands for future uses by allowing only limited agricultural development to ensure that the land can be ultimately developed for the use contemplated by the General Plan. The Fresno County Zoning Ordinance allows property owners to propose such amendments pursuant to Section 878 (Zoning Division Amendment) and this proposal is not in conflict with the current General Plan Designation (General Industrial and General Industrial Reserve) for the parcel. Therefore, the project does not conflict with the existing agricultural zoning on the property. Additionally, the subject parcel is not enrolled in the Williamson Act Program.

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

FINDING: NO IMPACT:

The project site is not forest land, timberland or land zoned for Timberland Production. The project site is an agricultural land (currently fallow) reserved for future industrial uses in the County-adopted Roosevelt Community Plan.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Lands in the vicinity of the subject proposal are designated as General Industrial, General Industrial (Reserve) and limited industrial in the County-adopted Roosevelt Community Plan. The proposed M-3(c) zoning is conditionally compatible with the General Industrial and General Industrial (Reserve) land use designation for the subject property in the Roosevelt Community Plan. Future industrial uses on the property will cause a less than significant impact to the area because of the current General Plan designation for the land.

The Fresno County Department of Agriculture (Ag Commissioner's Office) reviewed the proposal and expressed no concerns with the proposed rezone request.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The applicant provided an Air Quality and Greenhouse Gas Impact Analysis, completed by LSA Associates, dated October 2019. The Analysis was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) along with the project information for review and comments. No concerns were expressed by Air District.

Per the Air Quality and Greenhouse Gas Impact Analysis, the proposed project's construction and operations would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). Project operations would generate air pollutant emissions from mobile sources (automobile activity from employees) and area sources (incidental activities related to facility maintenance). Criteria and Greenhouse Gas (GHG) emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Impact Analysis, the short-term construction emissions associated with the project would be below SJVAPCD thresholds for ROG, NO_x, CO, SO_x, PM_{2.5}, or PM₁₀ emissions. In addition to the construction period thresholds of significance, SJVAPCD has implemented Regulation VIII measures for dust control during construction. These control measures are intended to reduce the amount of PM₁₀ emissions during the construction period. Implementation of Mitigation Measures as noted below would ensure that the proposed project complies with Regulation VIII and further reduces the short-term construction period air quality impacts.

* **Mitigation Measures**

Consistent with San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive PM₁₀ Prohibitions), the following measures shall be implemented for dust control during construction:

- 1. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.*
- 2. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.*
- 3. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.*

4. *When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.*
5. *All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)*
6. *Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant.*

The Long-Term Operational Emissions are associated with mobile source emissions that would result from vehicle trips associated with the proposed project. Area sources, such as landscape equipment would also result in pollutant emissions. Based on the air quality impact analysis, emission estimates for operation of the project calculated using CalEEMod shows that the total project emission resulting from the project would not exceed San Joaquin Valley Air Pollution Control District thresholds for annual ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} emissions; therefore, the proposed project would have a less than significant effect on regional air quality, and thus, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or State ambient air quality standards.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is located within the San Joaquin Valley Air Basin (SJVAB), which is included among the eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under the provisions of the U.S. Clean Air Act, the attainment status of the SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O₃, PM₁₀, PM_{2.5}, CO, NO₂, SO₂, lead and others.

Per the Air Quality and Greenhouse Gas Impact Analysis by LSA Associates, the project does not pose a substantial increase to basin emissions. As the project would generate less than significant project-related operational impacts to criteria air pollutants, the project's contribution to cumulative air quality impacts would not be cumulatively considerable.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as residential uses, schools, daycare centers, nursing homes, and medical centers. Individuals particularly vulnerable to diesel particulate matter are children and the elderly, who may have serious health problems that can be aggravated by exposure to diesel particulate matter. Exposure from diesel exhaust associated with construction activity contributes to both cancer and chronic non-cancer health risks. The closest sensitive receptor locations to the project site include a single-family residence located immediately south and west of the project site, along Willow Avenue and single-family residences located across Central Avenue to the north of the project site.

According to the San Joaquin Valley Air Pollution Control District (SJVAPCD), a project would result in a significant impact if it would expose sensitive receptors to TACs (toxic air contaminants) resulting in an increased cancer risk greater than 20.0 in one million or an increased non-cancer risk of greater than 1.0 on the hazard index (chronic or acute).

Per the Air Quality and Greenhouse Gas Impact Analysis, the maximum cancer risk for the residential MEI would be 3.4 in 1 million, less than the threshold of 20 in 1 million established by SJVAPCD. All health risk levels to nearby residents from project-related emissions of TACs would be well below the SJVAPCD's Health Risk Assessment (HRA) thresholds. As such, less than significant health risk would occur from project-related emissions.

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

FINDING: NO IMPACT:

Per the Air Quality and Greenhouse Gas Impact Analysis, heavy-duty equipment in the project area during construction would emit odors, primarily from the equipment exhaust. However, the construction activity would cease to occur after individual construction is completed. No other sources of objectionable odors have been identified for the project.

The San Joaquin Valley Air Pollution Control District has not established a rule or standard regarding odor emissions; rather, the District nuisance rule requires that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. The uses proposed by the subject application are not anticipated to emit any objectionable odors. Therefore, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The project site is in an area of sporadic farming mixed with industrial and residential uses. The 40.1-acre portion of the site has been pre-disturbed with farming operations, and the 2.5-acre portion contains an automobile wrecking yard.

Argonaut Ecological Consulting, Inc. prepared a Biological Habitat Assessment (Report) of the site, dated August 1, 2019. According to the Report, a search of the California National Diversity database (CNDDDB) resulted in finding no special-status species and plants [Swainson's hawk, burrowing owl, San Joaquin Pocket mouse, San Joaquin kit fox, Pallid bat and Western mastiff bat, Caper-fruited tropidocarpum (plant) or California jewel flower (plant)] within or near the study area.

Furthermore, no ground squirrel burrows were observed, and no potential nest trees or shrubs were found during field review within the study area (project site). The area does not support suitable nesting habitat for the ground-nesting burrowing owl because of recurring disturbance and when fallow, and the vegetation is too tall to provide suitable habitat. The study area has been in near continuous agricultural production since the 1930s, two-thirds of which is currently fallow, and the eastern 1/3 currently in production. Therefore, site development for the proposed uses will not adversely affect nesting migratory birds nor tree-nesting raptors, and no suitable habitat for bat species were found in or the vicinity of the project site. While it is possible that San Joaquin kit fox could move through the site looking for prey, there is no suitable denning habitat. The site does support suitable habitat for any special-status species, does not provide habitat for state or federally-listed species, or contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

The project was routed to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) for review and comments along with the subject Biological Habitat Assessment. Neither agency offered any comments or expressed concerns related to impact on biological resources.

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

FINDING: NO IMPACT:

Per the Biological Habitat Assessment, there are no historic drainages within the project area other than the Washington Colony Ditch located east and south of the Study Area. A query of the National Wetlands Inventory (NWI) Map shows no waters, wetlands, ponds, or rivers within the Study Area. The field review confirmed no drainage pattern or aquatic feature, and there are no wetlands or waters of the U.S. or waters of the State present on or near the project site.

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

FINDING: NO IMPACT:

The project site is near urban development in the City of Fresno and does not provide for migratory wildlife corridors.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project site contains no trees that may need to be removed as a result of future site improvements. The project is not in conflict with the County's tree preservation policies for oak trees.

- 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:

There are no conservation plans that apply to the project area. The future development proposal on the property will not conflict with any relevant local or regional conservation policies.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not in an area highly or moderately sensitive to archeological resources. A Cultural Resources Assessment (Study) dated July 17, 2019 was prepared for the project by Peak & Associates and a copy was provided to the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resources Information System (CHRIS).

According to the Cultural Resources Assessment (Study), a cultural resources records search was conducted for the project area with a 0.125-mile radius at SSJVIC-CHRIS. The search revealed that no known sites and no cultural resources or prehistoric sites were found during the field survey of the project area. However, given the slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence, the Study recommended that should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist should be consulted for on-the-spot evaluation of the finding. If the bone appears to be human, state law requires that the Fresno County Sheriff-Coroner be contacted. If the Sheriff-Coroner determines that the bone is human and is most likely Native American in origin, he/she must contact the Native American Heritage Commission. Implementation of the following Mitigation Measure would reduce the potential impacts on cultural resources associated with the proposed project to less than significant levels.

* **Mitigation Measure**

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

A cultural resources records search was also conducted at the Native American Heritage Commission, which turned out to be negative.

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of industrial uses on the property resultant of this proposal would result in less than significant consumption of energy (gas, electricity, gasoline, and diesel) during construction or operation of the facility. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County. Therefore, construction-related fuel consumption by the project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

The project will also be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen), effective January 1, 2020 to meet the goals of AB (Assembly Bill) 32 which established a comprehensive program of cost-effective reductions of greenhouse gases to 1990 levels by 2020.

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

FINDING: NO IMPACT:

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

All construction activities would comply with the 2019 Building Energy Efficiency Standards effective January 1, 2020. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the Project's building plans are submitted. These measures could include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; and other measures.

VII. GEOLOGY AND SOILS

Would the project:

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

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project area has 10 percent probability of seismic hazard in 50 years. Future development proposals on the property would be subject to building standards at the time of

development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located in an area of landslide hazards. The project site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant with a Project Note requiring that Engineered Grading Plans shall be approved, and a Grading Permit shall be obtained from the Development Engineering Section of the Development Services and Capital Projects Division prior to any on-site grading activities.

C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

The project site is flat with no topographical variations. As a standard requirement, a soil compaction report will be required to ensure the weight-bearing capacity of the soils for a structure/building. The project site bears no potential for lateral spreading, subsidence, liquefaction, or collapse due to the site development.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the 2000 Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, future development proposals on the property will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is adjacent to the service area boundaries of the Malaga County Water District (MCWD) within the District's Sphere of Influence (SOI). MCWD reviewed the subject proposal and stated that the District has enough sewer capacity to serve future industrial uses on the property, however, the property shall require annexation to the District in order to receive the District's sanitary sewer service. The conditions of service will include specific will-serve letters prepared for each specific phase of development and improvement plans identifying all sewer improvements for review and approval by the District. In addition, the developer shall pay for the District's engineering and legal review of the water and sewer improvement plans and facilities, pay for construction review of the improvements, pay all applicable District fees in accordance with the rates in effect at the time of payment, and provide schedules for the proposed construction and a copy of as-built plans to MCWD. These requirements will be included as Conditions of Approval.

According to the Fresno County Department of Public Health, Environmental Health Division (Health Department), to protect groundwater resources, community sewer and water should serve the property. However, if on-site water wells and/or sewage disposal systems are permitted, only low-water uses and uses that generate small amounts of liquid waste shall be permitted until such time that the property is served by community water and sewer facilities. Alternatively, adequate information shall be submitted to the Health Department to demonstrate that the property can accommodate higher volumes of liquid wastes. This requirement will be included as Project Notes.

According to the Local Area Formation Commission (LAFCo), and Fresno County, the Malaga County Water District (MCWD) should be providing municipal services to the project with LAFCo involvement at the time the agency receives an annexation proposal from MCWD.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is not in an area highly or moderately sensitive to archeological resources. A Cultural Resources Assessment (Study) dated July 17, 2019 identified no evidence of unique paleontological resources on the property. However, in the unlikely event of paleontological or archaeological materials being exposed during ground-disturbance activities related to development proposals on the property, implementation of the Mitigation Measure identified in the CULTURAL RESOURCES of this report would reduce impacts on paleontological resources to less than significant.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO₂) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD’s methodology for assessing a project’s significance for GHGs under CEQA.

Construction and operational activities associated with the proposed project would generate greenhouse gas (GHG) emissions. In the Air Quality and Greenhouse Gas Impact Analysis, completed by LSA Associates and dated October 2019, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

The Air Quality and Greenhouse Gas Impact Analysis indicates that the San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction-related GHG emissions. Construction of the proposed project would generate approximately 2,411 metric tons of CO₂e. Implementation of the Mitigation Measures included in the AIR QUALITY section of this report would reduce GHG emissions by ensuring that the project complies with Regulation VIII to reduce the short-term construction period air quality impacts.

Regarding operation-related GHG Emissions, long-term GHG emissions are typically generated from mobile sources (vehicle trips), area sources (maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, and waste sources (land filling and waste disposal). The Air Quality and Greenhouse Gas Impact Analysis indicates that the project would generate 6,934 metric tons of CO₂e per year under 2025 opening year conditions. In comparison of 2025 project and 2005 Business-As-Usual (BAU) GHG Emissions, the project’s estimated annual GHG emissions would be approximately 9,756 metric tons of CO₂e under 2005 BAU conditions and 6,853 metric tons of CO₂e in 2025 for project operations. This represents a 29.8 percent decrease in emissions, which meets the SJVAPCD target of approximately 29 percent below 2005 baseline levels.

Additionally, the project would implement several measures required by State regulations to reduce GHG emissions. The Pavley standards (Phase II) will reduce

GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. The California Green Building Code Standards reduce GHGs by including a variety of different measures, including reduction of construction waste, wastewater, water use, and building energy use. The 2019 Building Energy Efficiency Standards, effective January 1, 2020, will reduce energy use by 20 percent compared to the 2016 standards. The Renewable Portfolio Standard requires electricity purchased for use at the project site to be composed of at least 33 percent renewable energy by 2020. The Water Efficient Landscape Ordinance will reduce outdoor water use by 20 percent, and the CalRecycle Waste Diversion and Recycling Mandate will reduce solid waste production by 25 percent.

Implementation of these measures is expected to allow the State to achieve AB (Assembly Bill) 32 emission targets by 2020. The proposed project is not operational until 2025 and would also be subject to 2016 SB (State Bill) 32 which builds on AB 32. The SB 32 establishes a new GHG reduction goal for Statewide emissions of 40 percent below 1990 levels by 2030. Therefore, per the Business-As-Usual results, the project would achieve the reductions required by regulations to meet the AB 32 and SB 32 targets and demonstrates that the project's GHG emissions would not be significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be subject to regulations developed under AB (Assembly Bill) 32 and SB (Senate Bill) 32 as determined by CARB (California Air Resources Board). SB 32 focuses on reducing GHGs at least 40 percent below 1990 levels by 2030. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. Per the Analysis contained in the Air Quality and Greenhouse Gas Impact Report, prepared for the project by LSA Associates, dated October 2019, the project is consistent with the strategies contained in the Scoping Plan.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: NO IMPACT:

The project involves no development. Fresno County Department of Public Health, Environmental Health Division expressed no concerns related to hazardous materials. Future development proposals on the property will be subject to Site Plan Review. It is through that process that transport, use, disposal, release, or handling of any hazardous materials will be analyzed for a use to be established on the property.

The nearest school, Fowler High School District, is approximately 3.6 miles southeast of the project site.

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

FINDING: NO IMPACT:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. Future development on the property will not create hazard to the public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Fresno County Airport Land Use Compatibility Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno Yosemite International Airport, is approximately 6.2 miles north of the site.

A private airstrip, Turner Field, is located on the adjacent southerly parcel. This is a small airstrip with limited, infrequent flying operations. Impact of this airstrip on people residing or working in the project area would be less than significant.

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

FINDING: NO IMPACT:

The project involves no development. The emergency response plan or evacuation plan will be analyzed during mandatory Site Plan Review prior to the issuance of building permits for the establishment of a use on the property.

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire. No impact from wildland fire hazards would occur.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS regarding wastewater disposal.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following: 1) in an effort to protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction; and 4) the "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. These requirements, included as Project Notes, will be addressed through Site Plan Review at the time a use is established on the property.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and expressed no concerns with the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is adjacent to the service area boundaries of the Malaga County Water District and within the District's Sphere of Influence (SOI).

The Malaga County Water District (MCWD) reviewed the proposal and stated that MCWD has enough water capacity to serve future industrial uses on the property, however, the property will be required to annex to the District in order to receive the District's community water service. The condition of service will include specific will-serve letters prepared for each specific phase of development and improvements plans identifying all water improvements for review and approval by the District. In addition, the developer shall pay for District's engineering and legal review of the water and

sewer improvement plans and facilities, pay for construction review of the improvements, pay all applicable District fees in accordance with the rates in effect at the time of payment, and provide schedules for the proposed construction and a copy of as-built plans to MCWD. These requirements will be included as Conditions of Approval.

According to the Local Agency Formation Commission, State Water Resource Control Board, Division of Drinking Water, and Fresno County Department of Public Health, Environmental Health Division, the project should connect to a community water system. The project will connect to and receive water from the Malaga County Water District as noted above.

According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) if the project is not served by a water district, a preliminary technical report in compliance of Senate Bill 1263 that looks at consolidating with nearby existing water systems shall be prepared and submitted to SWRCB-DDW a minimum of six months prior to any water-related construction. This requirement will be included as a Project Note.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns regarding availability or sustainability of water for future industrial use of the property.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the United States Geological Survey Quad Maps, no natural drainage channels run adjacent to or through the subject property. The Fresno Irrigation District (FID) Washington Colony No. 15 runs southerly along the west side of Peach Avenue and crosses Central Avenue approximately 500 feet east of the subject property. FID requires review and approval of all plans for future site development, which include any street and/or utility improvements along Peach Avenue, Central Avenue, or near the canal. A privately-owned pipeline, La Rue No. 238, currently in use by many entities,

also runs westerly and traverses the southwest section of the subject property. Per FID, this is an active pipeline and must be treated as such.

Future development proposals on the property will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. Site drainage requirements appropriate to the proposed uses requiring Grading and Drainage Plans and/or Grading Permits or Vouchers will be addressed through mandatory Site Plan Review.

The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) boundaries in the District's Drainage Areas "CF" and "CV". Per FMFCD, the District's Master Plan can accommodate storm water generated by the future use of the property and requires the following: 1) the project shall pay drainage fees at the time of development based on the fee rates in effect at that time; 2) storm drainage patterns must conform to the District Master Plan and Master Plan facilities and be constructed if the County requires street improvements on Willow and Central Avenues; and 3) all improvement plans for any proposed construction of curb and gutter or storm drainage facilities must be reviewed for conformance to the District Master Plan within the project area.

Furthermore, construction activity, including grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area shall require a storm water discharge permit in compliance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System regulations (CFR Parts 122-124, Nov. 1990). The permit shall be secured by filing a Notice of Intent for the State General Permit for Construction Activity with the State Water Resources Control Board prior to the onset of construction.

The above-mentioned requirements will be included as Project Notes to be addressed through mandatory Site Plan Review at the time a use is established on the project site.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located in a 100 Year Flood Inundation Area and not subject to flooding from the 100-year storm per the Federal Emergency Management Agency (FEMA) FIRM Panel 2140 H.

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

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan. Per the State Water Resources Control Board, Division of Drinking Water, there is no Water Quality Control Plan for Fresno County. According to the Water and Natural Resources Division of the Department of Public Works and Planning the project is located within the North Kings Groundwater Sustainability Area (GSA) for which a Groundwater Sustainability Plan is in process to be adopted by the GSA Board.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site is southeast of the nearest community of Malaga. The approval of this project does not have the potential to 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 project site is designated as General Industrial (Reserve) and General Industrial in the County-adopted Roosevelt Community Plan and is located outside of the City of Fresno Sphere of Influence. The subject proposal to rezone a 42.6-acre parcel from the split zoning designation of AL-20 and M-3(c) to only M-3(c) is not in conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project other than Fresno County, and complies with the following General Plan policies.

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

Regarding General Plan Policy LU-F. 30, the subject property will annex to the Malaga County Water District (MCWD) to receive the District's sewer and water services. Alternatively, the property can be allowed with only low-water uses and the uses that generate small amounts of liquid waste until such time that community water and sewer systems serve the property.

Regarding General Plan Policy LU-F.31, landscaping will be required along the Central Avenue frontage of the property due to this roadway carrying significant non-industrial traffic through the area.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located within a mineral-producing area of the County.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves no development and required no noise Study by the San Joaquin Valley Air Pollution Control District or the Fresno County Department of Public Health, Environmental Health Division. A Project Note would require that future development proposals shall comply with the County Noise Ordinance regulations.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

See discussion above in Section IX. E.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or

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

FINDING: NO IMPACT:

The project involves no housing. As such, no increase in population would occur.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection?

FINDING: NO IMPACT:

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

- 2. Police protection; or

- 3. Schools; or

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not affect the existing police protection, schools, parks or other public facilities in the area.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not induce population growth to require construction of new or expanded recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal and required a Traffic Impact Study (TIS) to determine the project's impacts to County roads and intersections.

Peters Engineering Group prepared a Traffic Impact Study (TIS), dated January 3, 2019, and later revised Traffic Impact Study, dated September 3, 2019. The TIS finds that the study intersections are currently operating at acceptable levels of service with acceptable queuing conditions, and will continue to have acceptable levels of service after construction of the project. The intersections are also expected to operate at acceptable levels of service in the near-term condition. The project does not cause project-specific significant impact.

By the year 2040, however, the Chestnut and Central Avenue intersection expects to operate at a LOS (Level of Service) D during the p.m. peak hour with excessive queues in the northbound-to-westbound left-turn lane. The project will not exacerbate the LOS by a significant amount.

The project will cause a significant pavement impact by increasing the TI (Traffic Index) on Willow Avenue along the frontage of the project site. The project may be required to overlay or reconstruct Willow Avenue along the frontage of the project site to mitigate the significant impact. However, no left-turn lanes at the site access driveways are warranted.

The Design and Road Maintenance and Operations (RMO) Divisions of the Fresno County Department of Public Works and Planning reviewed the Traffic Impact Study (TIS) and concurred with the TIS finding regarding the overlay of Willow Avenue as noted above. The following Mitigation Measure identified by RMO and also accepted by the Design Division has been included as a Mitigation Measure to be addressed through Site Plan Review at the time a use is established on the property.

* **Mitigation Measure:**

1. *To address project-related impacts to Willow Avenue and per the conclusions of the Traffic Impact Study (revised) prepared for the project by Peters Engineering Group, dated September 3, 2019, the Applicant shall construct a Hot-Mix Asphalt (HMA) overlay on Willow Avenue that shall extend across the entire property frontage along Willow Avenue with a thickness based on achieving an overall structural section to satisfy a Traffic Index (TI) of 8.5, and submit plans for the overlay work to the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning for review and approval.*

Additional comments from the Road Maintenance and Operations Division require: 1) a total 53-foot right-of-way south of Central Avenue with a 30-foot by 30-foot corner cutoff at the intersection of Central and Willow Avenues; 2) a total 32-foot right-of-way east of Willow Avenue along property frontage on Willow Avenue in accordance with the County's local industrial road standard; 3) construction of pavement widening improvements, including curb and gutter, along Central and Willow Avenue frontages in accordance with the County's Improvement Standards; 4) undergrounding of any overhead facilities along Central and Willow Avenue frontages, including the relocation of the existing pedestrian flashing beacon with the road improvements construction along Central Avenue; and 5) an encroachment permit prior to any improvements within the County rights-of-way. Included as Project Notes, these requirements will be addressed through Site Plan Review prior to establishment of a use on the property.

Per the California Department of Transportation (Caltrans) review of the Traffic Impact Study, the State Route (SR) 99 southbound off-ramp shall be signalized at a cost per trip of \$1,560, and an additional lane shall be added for the SR 99 northbound off-ramp to Chestnut Avenue at a cost per trip of \$1,670. The project traffic on State Route 99/Chestnut Avenue Interchange, seven (7) a.m. peak-hour trips and three (3) p.m. peak-hour trips, are expected to use the northbound off-ramp. Therefore, for the fair share calculation, the project shall pay for the larger number of peak-hour trips at a total cost of \$11,690 (seven a.m. peak hour trips x \$1,670 cost/trip). The following pro-rata share identified by Caltrans has been included as a Mitigation Measure:

* **Mitigation Measure:**

1. *Prior to the issuance of building permits for the uses allowed on M-3(c)-zoned property, the Applicant shall enter into a Traffic Mitigation Agreement (TMA) with California Department of Transportation agreeing to participate in the funding of future off-site traffic improvements as defined in item 'a' below and pay for the funding deemed appropriate by Caltrans based on the following pro-rata share.*
 - a. *To add an additional turn lane for the State Route (SR) northbound off-ramp to Chestnut Avenue, the project shall pay its fair share cost of \$11,690.00 (seven a.m. peak-hour trips at \$1,670/trip).*

The City of Fresno also reviewed the Traffic Impact Study and expressed no concerns related to impact on City's roadways.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning, the California Department of Transportation, and the City of Fresno reviewed the Traffic Impact Study (TIS) prepared for the project and expressed no concerns with traffic analysis relating to CEQA Guidelines Section 15064.3, subdivision (b).

The project site is located near an industrially-developed urban area in the City of Fresno. The County General Plan designates the site and the immediate surrounding area for future limited and general industrial uses. Major roadways serve the area, including State Route 99 and a railroad spur that serve businesses within the Golden State Industrial Corridor. The Industrial Corridor is located one half-mile west of the project site. The transportation impact resulting from vehicle miles travelled by workers, goods and supplies will be reduced due to the project location near an industrialized urban area provided with several modes of transportation (e.g., highway, railroad). The subject proposal is consistent with CEQA Guidelines Section 15064.3, subdivision (b).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site borders with Central and Willow Avenues which are public roads maintained by Fresno County.

All development proposals on the property will be subject to mandatory Site Plan Review to ensure that the design of each development incorporates adequate emergency access acceptable by local fire agency.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) noted that the tribe should be informed in the unlikely event that cultural resources are identified on the property. As such, a Mitigation Measure has been included in the CULTURAL ANALYSIS section of this report which would require that if cultural resources are encountered during ground disturbance, all activities shall be ceased, and the proper entities shall be notified.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new electric power, natural gas, or telecommunications facilities.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The project involves no developments. Any impact to solid wastes resulting from the future development proposals on the property will be addressed through mandatory Site Plan Review.

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:

See discussion in Section XV. A. 1. PUBLIC SERVICES above.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community,

substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts were identified in the analysis other than air quality, cultural resources and transportation. These impacts will be addressed with the Mitigation Measures discussed in Section III. A., Section V. A.B.C. and Section XVIII of this analysis.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3829, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to biological resources, mineral resources, population and housing, public services, recreation, or wildfire.

Potential impacts related to aesthetics, agriculture and forestry resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, tribal cultural resources, utilities and service systems have been determined to be less than significant.

Potential impacts to air quality, cultural resources and transportation have been determined to be less than significant with the identified Mitigation Measures.

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

EA:

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) No 7449	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Project Applicant/Sponsor (Name): John B. Brelsford	Project Title: Amendment Application (AA) No. 3829		
Project Description: Rezone a 42.6-acre parcel of land with split zoning; 40.1 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and 2.5 acres from the M-3 (c) (Heavy Industrial, Conditional) Zone District limited to a parking lot to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant. The project site is located on the southeast corner of E. Central Avenue and S. Willow Avenue approximately 3,002 feet east of the nearest city limits of City of Fresno (4216 S. Willow Avenue, Fresno) (Sup. Dist. 4) (APN 331-090-96).			
Justification for Negative Declaration: Based upon the Initial Study (IS 7449) prepared for Amendment Application No. 3829, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, mineral resources, population and housing, public services, recreation, or wildfire. Potential impacts related to aesthetics, agriculture and forestry resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, tribal cultural resources, utilities and service systems have been determined to be less than significant. Potential impact related to air quality, cultural resources and transportation have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – November 8, 2019		Review Date Deadline: Planning Commission – December 12, 2019	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Ejaz Ahmad	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7449; Amendment Application No. 3829

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Air Quality	<p>Consistent with San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive PM₁₀ Prohibitions), the following measures shall be implemented for dust control during construction:</p> <ol style="list-style-type: none"> 1. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. 2. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. 3. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. 4. When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. 5. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit 	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)/ San Joaquin Valley Air Pollution Control District	As noted

		<p>the visible dust emissions. Use of blower devices is expressly forbidden.)</p> <p>Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant.</p>			
*2.	Cultural Resources	<p>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.</p>	Applicant	Applicant/PW&P	As noted
*3.	Transportation	<p>To address project-related impacts to Willow Avenue and per the conclusions of the Traffic Impact Study (revised) prepared for the project by Peters Engineering Group, dated September 3, 2019, the Applicant shall construct a Hot-Mix Asphalt (HMA) overlay on Willow Avenue that shall extend across the entire property frontage along Willow Avenue with a thickness based on achieving an overall structural section to satisfy a Traffic Index (TI) of 8.5, and submit plans for the overlay work to the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning for review and approval.</p>	Applicant	Applicant/PW&P	As noted
*4.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-3(c)-zoned property, the Applicant shall enter into a Traffic Mitigation Agreement (TMA) with California Department of Transportation agreeing to participate in the funding of future off-site traffic improvements as defined in item 'a' below and pay for the funding deemed appropriate by Caltrans based on the following pro-rata share.</p>	Applicant	Applicant/PW&P/California Department of Transportation	As noted

		a. To add an additional turn lane for the State Route (SR) northbound off-ramp to Chestnut Avenue, the project shall pay its fair share cost of \$11,690.00 (seven a.m. peak-hour trips at \$1,670/trip).			
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*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

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County of Fresno

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

DATE: April 11, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Current Planning, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Nadia Leon, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Dale Siemer/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Department of Interior, Fish & Wildlife Service, Attn: Holley Kline
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno Metropolitan Flood Control District Attn:
developmentreview@fresnofloodcontrol.org
Table Mountain Rancheria, Attn: Robert Pennell
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Amendment Application (AA) No. 3829; Initial Study Application No. 7449

APPLICANT: John B. Brelsford

DUE DATE: April 25, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to rezone portions of three contiguous parcel totaling 42.6-acres from the RR (Rural Residential; two-acre minimum parcel size) Zone District to an ~~M-3 (Heavy Industrial) Zone District~~ to the M-3(c) Zone District to allow limited heavy industrial, general industrial, and light manufacturing uses as requested by the Applicant.

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.

Please review the proposal and respond to the questionnaire. Please answer the questions according to your specific area of expertise.

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

We must have your comments by **April 19, 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, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

Activity Code (Internal Review): 2369

EA:

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Enclosures



Fresno County Department of Public Works and Planning

Rec'd: 03/23/18

AA3029 (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Rezone one parcel from AL-20 (Limited Agricultural Minimum 20 acres) to M-3 (Heavy Industrial Zone District) Pre-Application Review No. 39196, May 22, 2017

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: South side of East Central Avenue between South Willow Ave and South Peach Ave Street address: 4216 S Willow Ave

APN: 331-090-74 Parcel size: +/- 42.6 acres Section(s)-Twp/Rg: S 31 - T 14 S/R 21 E

ADDITIONAL APN(s): and a portion of 331-090-75 and 331-090-88 87

I, John B. Brelsford (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.

Table with 4 columns: Name/Title, Address, City, Zip, Phone. Rows include We Be Jammin, LP, John B. Brelsford, and Bill Robinson, Sol Development Assoc.

CONTACT EMAIL: bill@soldevelopment.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3029 Fee: \$ 6,214.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 7449 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 721.00
Received By: EJAZ Invoice No.: TOTAL: \$ 10,836.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No [] Agency: Malaga County Water District
SEWER: Yes [X] / No [] Agency: Malaga County Water District

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): N/A
Zone District: AL-20
Parcel Size: 23.71 ACRES

Sect-Twp/Rg: - T S/R E
APN # - - -



Development
Services
Division

Pre-Application Review
Department of Public Works and Planning

NUMBER: 39196
APPLICANT: B. H. Johnson
PHONE: (559) 497-1900

PROPERTY LOCATION: Willow & Central Aves. - Malaga
APN: 331 - 090 - 74475 ALCC: NOV Yes # NO VIOLATION NO. NO
CNEL: NOV Yes (level) LOW WATER: NOV Yes WITHIN 1/4 MILE OF CITY: NO Yes
ZONE DISTRICT: AL20; SRA: NOV Yes HOMESITE DECLARATION REQ'D.: NOV Yes
LOT STATUS:

Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: NOV Yes ZM# 211442 Initiated NO In process NO
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other 211442; () Deeds Req'd (see Form #236)
SCHOOL FEES: NO Yes DISTRICT: Fowler Unified PERMIT JACKET: No YES
FMFCD FEE AREA: () Outside () District No.: CF FLOOD PRONE: NO Yes

PROPOSAL Amendment Application - REZONE FROM AL20 ZONE District
(United Agricultural; Min Zones) to M-3 (Heavy Industrial) Zone District
M-3(C) (Heavy Industrial, Conditional)

COMMENTS:
ORD. SECTION(S): 817 / 845 BY: [Signature] DATE: 5/19/17

GENERAL PLAN POLICIES:	<u>Reserve Gen. Industrial / General Industrial</u>	() GPA:	() MINOR VA:
LAND USE DESIGNATION:	<u>Roosevelt</u>	(<input checked="" type="checkbox"/>) AA: <u>6,214.00</u>	(<input checked="" type="checkbox"/>) HD: <u>721.00</u>
COMMUNITY PLAN:	<u>-</u>	() CUP:	() AG COMM:
REGIONAL PLAN:	<u>-</u>	() DRA:	() ALCC:
SPECIFIC PLAN:	<u>-</u>	() VA:	(<input checked="" type="checkbox"/>) SPER*: <u>3,901.00</u>
SPECIAL POLICIES:	<u>6.02</u>	() AT:	() Viol. (35%):
SPHERE OF INFLUENCE:	<u>-</u>	() JT:	() Other:
ANNEX REFERRAL (LU-G17/MOU):	<u>-</u>		

Filing Fee: \$ 10,835.00
Pre-Application Fee: 1247.00
Total County Filing Fee: \$ 10,835.00

COMMENTS:

FILING REQUIREMENTS:

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

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (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.)

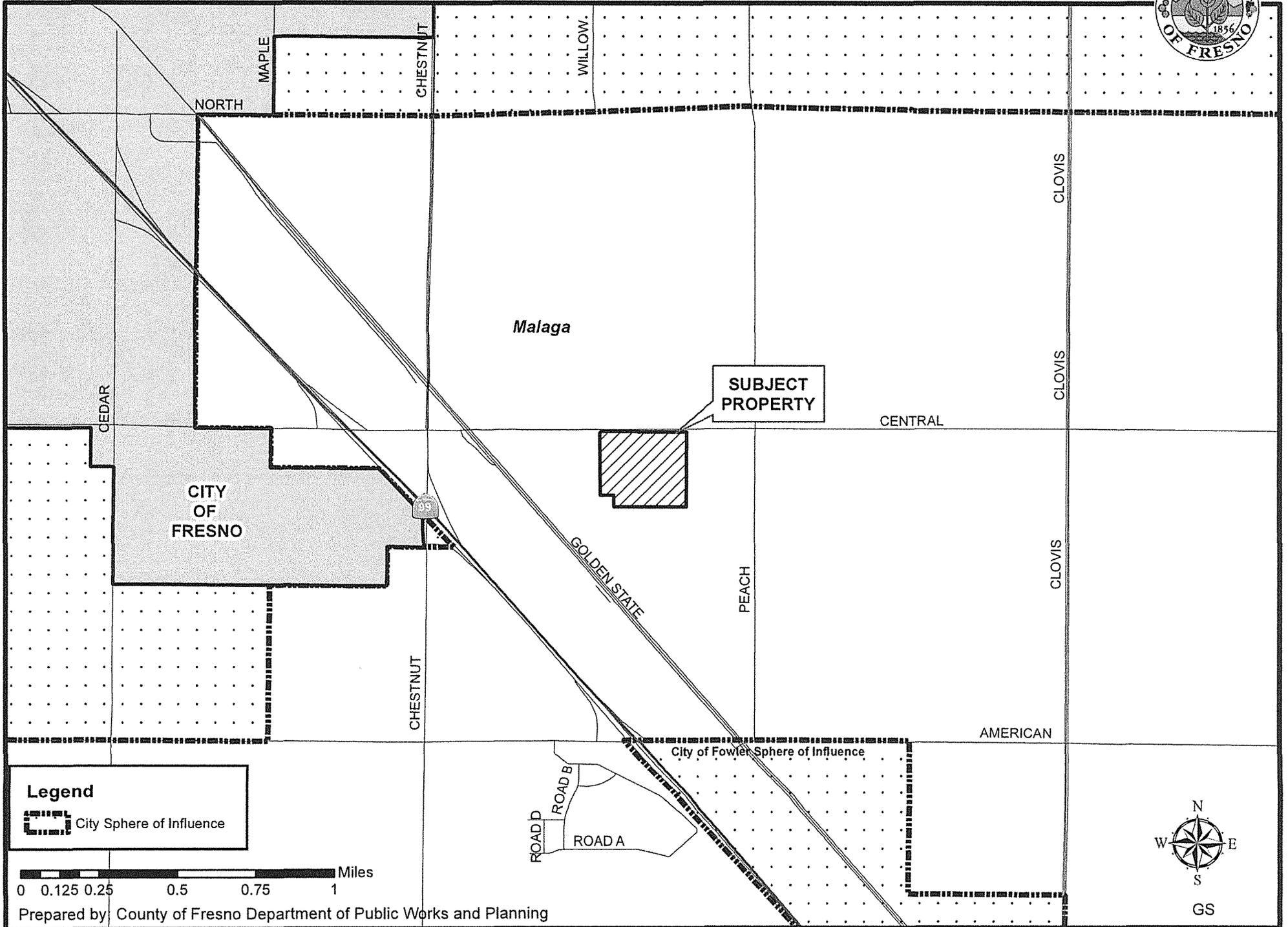
BY: Chris Motta / Eric Ahmad DATE: 5/22/2017
PHONE NUMBER: (559) 600 - 4447

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT	(<input checked="" type="checkbox"/>) SITE PLAN REVIEW
() MAP CERTIFICATE	(<input checked="" type="checkbox"/>) BUILDING PLANS
() PARCEL MAP	(<input checked="" type="checkbox"/>) BUILDING PERMITS
() FINAL MAP	(<input checked="" type="checkbox"/>) WASTE FACILITIES PERMIT
(<input checked="" type="checkbox"/>) FMFCD FEES	(<input checked="" type="checkbox"/>) SCHOOL FEES
() ALUC or ALCC	() OTHER (see reverse side)

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

LOCATION MAP

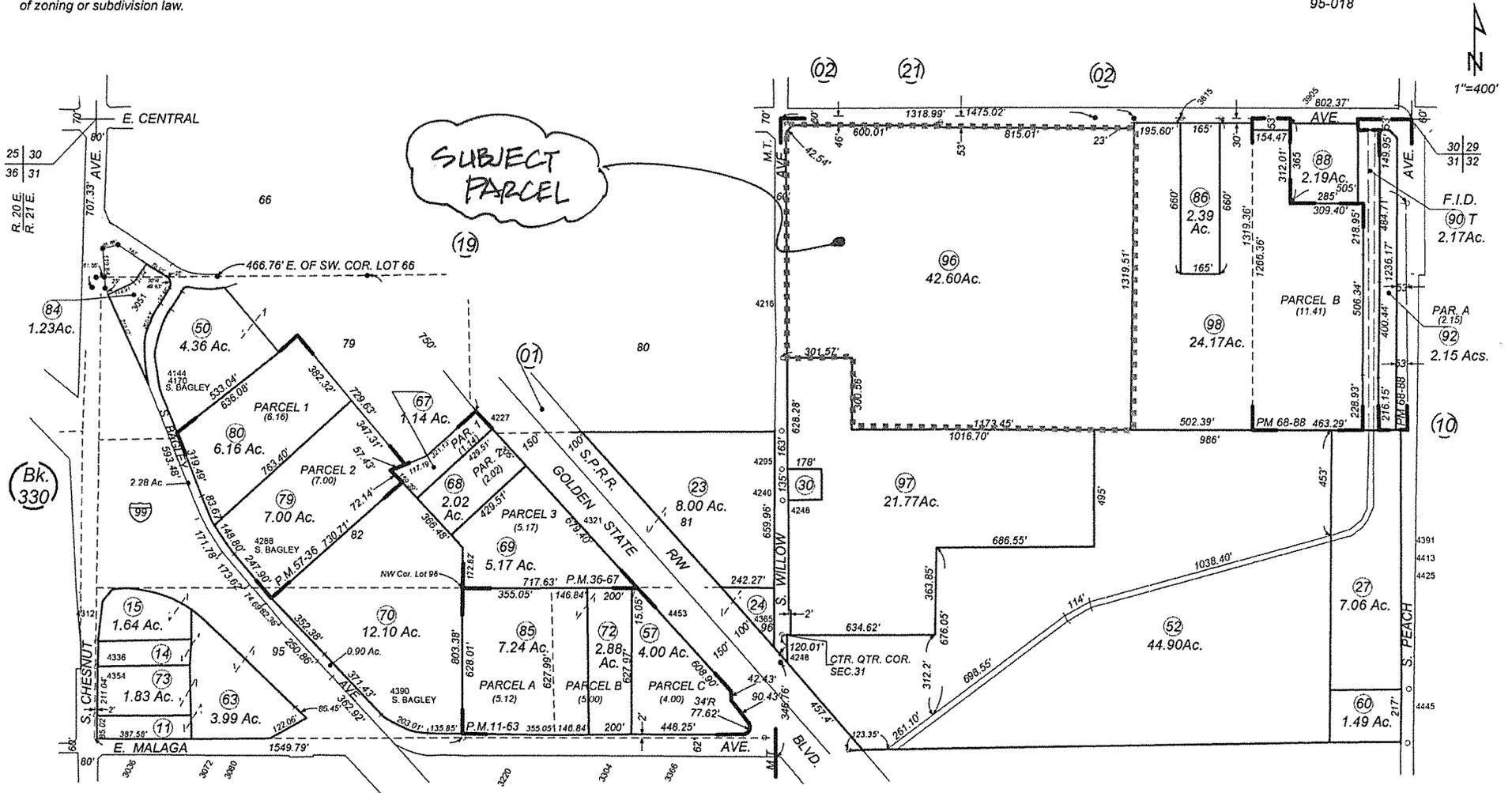


-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

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

Tax Rate Area
 5-730 95-012
 95-015
 95-018

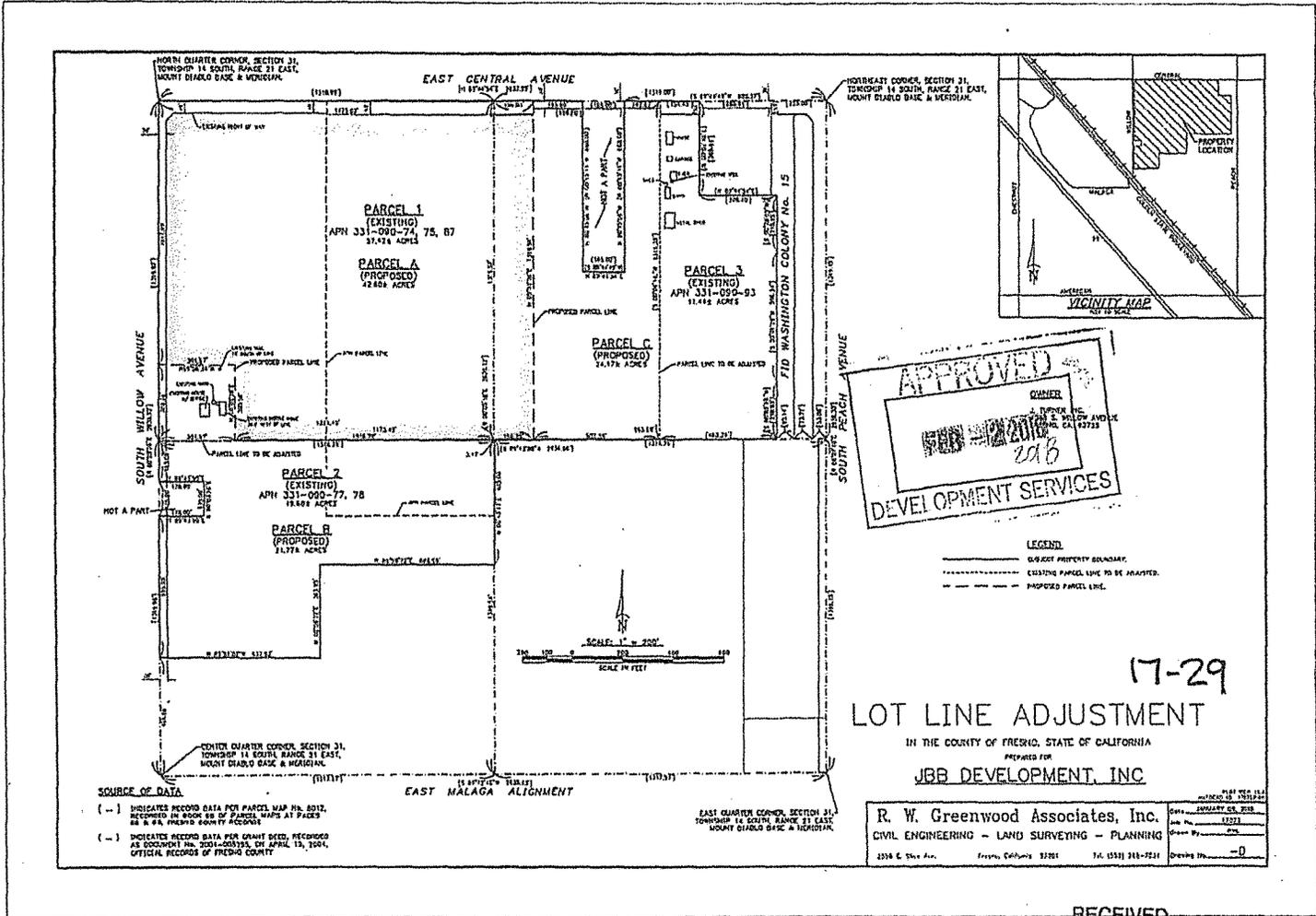
331-09



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

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

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



RECEIVED
 COUNTY OF FRESNO
 FEB 23 2018
 DEPARTMENT OF PUBLIC WORKS
 AND PLANNING
 DEVELOPMENT SERVICES DIVISION

SOURCE OF DATA
 (-) INDICATES RECORD DATA FOR PARCEL MAP No. 8012,
 RECORDED IN BOOK 88 OF PARCEL MAPS AT PAGES
 88 & 89, FRESNO COUNTY RECORDS
 (-) INDICATES RECORD DATA FOR GRANT DEED, RECORDED
 AS DOCUMENT No. 2011-00379, ON APRIL 15, 2014,
 OFFICIAL RECORDS OF FRESNO COUNTY

APPROVED
 CHIEF ENGINEER
 R. W. GREENWOOD ASSOCIATES, INC.
 2018
 DEVELOPMENT SERVICES

17-29
LOT LINE ADJUSTMENT
 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 PREPARED FOR
JBB DEVELOPMENT, INC

R. W. Greenwood Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 2318 E. 5th Ave. Fresno, California 93201 Tel. (559) 241-7521 Drawing No. -0

RECEIVED
 COUNTY OF FRESNO
 MAR 23 2018
 DEPARTMENT OF PUBLIC WORKS
 AND PLANNING
 DEVELOPMENT SERVICES DIVISION

AA3829

RECEIVED
COUNTY OF FRESNO

AA 3829

MAR 23 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



APPROXIMATE LIMITS

N
↙ APNS: 331-090-74
+ portion of 75487



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7449

Project No(s). AA3B29

Application Rec'd.:
Mar-23, 2018

GENERAL INFORMATION

- Property Owner: We Be Jammin, LP Phone/Fax: 559-225-6363

Mailing Address: 7519 N Ingram Ave., #104 Fresno CA 93711

Street City State/Zip
- Applicant: John B Brelsford Phone/Fax: _____

Mailing Address: 7519 N Ingram Ave., #104 Fresno CA 93711

Street City State/Zip
- Representative: Bill Robinson Phone/Fax: 559-497-1900

Mailing Address: Sol Development Associates, LLC
906 "N" Street #100 Fresno CA 93721

Street City State/Zip
- Proposed Project: Rezone one parcel from AL-20 (Limited Agricultural Minimum 20 acres) to M-3^(c) (Heavy Industrial, Zone District)

conditional
- Project Location: SEC E Central and S Willow Avenues
- Project Address: 4216 S Willow Avenue
- Section/Township/Range: S31 / 14S / 21E 8. Parcel Size: 42.6 acres
- Assessor's Parcel No. 331-090-74 and a portion of 75 & 8987

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

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

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

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

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

13. Existing Zone District¹: AL-20 Limited Agricultural 20 ac minimum

14. Existing General Plan Land Use Designation¹: Reserve General Industrial

ENVIRONMENTAL INFORMATION

15. Present land use: Vacant
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Vehicle storage area to be removed (see photo)

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: Industrial north of E Central
South: Industrial & Rural Residential
East: Industrial & Rural Residential
West: Industrial west of S Willow

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

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

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 No

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: TBD

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

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

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

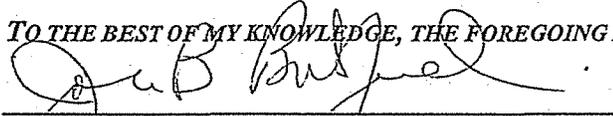
23. Proposed source of water:

() private well

(X) community system³--name: Malaga County Water District

24. Anticipated volume of water to be used (gallons per day)²: TBD
25. Proposed method of liquid waste disposal:
 () septic system/individual
 (X) community system³-name Malaga County Water District
26. Estimated volume of liquid waste (gallons per day)²: TBD
27. Anticipated type(s) of liquid waste: TBD
28. Anticipated type(s) of hazardous wastes²: TBD
29. Anticipated volume of hazardous wastes²: TBD
30. Proposed method of hazardous waste disposal²: TBD
31. Anticipated type(s) of solid waste: TBD
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): TBD
34. Proposed method of solid waste disposal: TBD
35. Fire protection district(s) serving this area: Fresno County Fire Protection
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

MARCH 23, 2018

 DATE

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

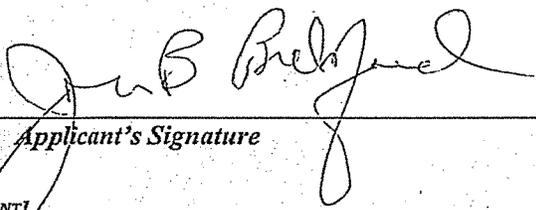
State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County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

The following projects are exempt from the fees:

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

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

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


Applicant's Signature

APR 23, 2018
Date

DOCUMENT 1