



Inter Office Memo

**ATTENTION: FOR FINAL ACTION OR
MODIFICATION TO OR ADDITION OF
CONDITIONS, SEE FINAL BOARD OF
SUPERVISORS' ACTION SUMMARY
MINUTES**

DATE: April 10, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13082 – DIRECTOR REVIEW AND APPROVAL NO.
4660 AND INITIAL STUDY NO. 8065

APPLICANT: Peter Moua

OWNER: Amar Chohan Singh

REQUEST: Allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northwest corner of S. Brawley Avenue and W. California Avenue, approximately 2,100 feet south of the City of Fresno (APN: 326-030-54) (713 S. Brawley Ave.) (Sup. Dist. 1).

PLANNING COMMISSION ACTION:

At its hearing of April 10, 2025, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

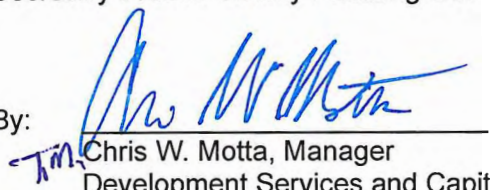
A motion was made by Commissioner Arabian and seconded by Commissioner Whelan to deny Director Review and Approval No. 4660 based on the inability to make finding three, citing issues related to traffic, noise, and safety, and directed the Secretary to prepare a resolution documenting the Commission's action.

RESOLUTION NO. 13082

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Arabian, Whelan, Abrahamian, Borchardt, Carver, Hill, Quist, Roman, and Zante
	No:	None
	Absent:	None
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Chris W. Motta, Manager
Development Services and Capital Projects Division

CWM:ap:JP
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Attachments

EXHIBIT A

Director Review and Approval Application No. 4660

Staff: The Fresno County Planning Commission considered the Staff Report dated April 10, 2025 and heard a summary presentation by staff.

Applicant: The applicant's representative agreed with Staff's recommendation stating the Director Review and Approval findings could be made and offered the following information:

- The landowner is committed to going through the appropriate approvals before operating on the parcel.
- The application was scaled down from the original proposal of 81 truck parking stalls to the current 22 truck parking stalls.

Others: Six individuals presented information in opposition to the application citing concerns related to:

- Increases in traffic due the operation and the arrival and departure of employees.
- Pedestrian safety, as an Elementary school is located to the north of the proposal and there are nearby bus stops for students.
- Noise from the trucks idling and maneuvering heard by surrounding property owners.
- Noxious odors from truck exhaust and hazardous materials stored on site.
- Truck terminals not being allowed in the AE Zone Districts.
- Operational times extending beyond what is provided on the operational statement.
- The increase in number of Truck operations in the surrounding area with additional operations being processed.

No individuals presented information in support of the application.

Correspondence: One individual in opposition presented a letter from a nearby property owner in opposition to the application.

EXHIBIT "B"
ATTACHMENT
TO
AGENDA ITEM

Director Review and Approval Application No. 466

Initial Study No. 8065

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Director Review and Approval	\$ 2,660.00 ¹
Environmental Assessment – Class II	\$ 3,901.00
Health Department Review	\$ 770.00
Ag. Commissioner Review	\$ 67.00
Pre-Application Fee Credit	\$ -247.00
Total Fees Collected	<u>\$ 7,151.00</u>

AP:
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¹ Includes project routing, coordination with reviewing agencies, project applicant and consultant, and review and research, engaging with reviewing departments and staff's analysis. Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 April 10, 2025

SUBJECT: Director Review and Approval No. 4660 and Initial Study No. 8065

Allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the northwest corner of S. Brawley Avenue and W. California Avenue, approximately 2,100 feet south of the City of Fresno (APN: 326-030-54) (713 S. Brawley Ave.) (Sup. Dist. 1).

OWNER: Amar Chohan Singh

REPRESENTATIVE: Peter Moua

STAFF CONTACT: Alexander Pretzer, Planner
(559) 600-4205

Dave Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared based on Initial Study (IS) No. 8065; and
- Move to determine the required Findings can be made based on the findings listed in the staff report and move to approve Director Review and Approval (DRA) No. 4660 subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring and Reporting Program, Conditions of Approval and Project Notes
2. Location Map
3. Zoning Map
4. Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study No. 8065
9. Public Comment Letters

Public Comment:

There were nine letters of opposition consisting of: increased noise, traffic, exposure to harmful chemicals, further degradation of existing road conditions, and potential conflicts with agricultural trucking related uses allowed under the current zone district. In total, 63 members of the community voiced their opposition to this proposal.

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agricultural	No Change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No Change
Parcel Size	9.25-Acres	No Change
Structural Improvements	<ul style="list-style-type: none">• Shed• water well• residential building• one non-residential building	<ul style="list-style-type: none">• 6,250 sq. ft. employee office space• 7,500 sq. ft. repair and maintenance shop• 1,500 sq. ft. additional storage area• Septic and leech field
Surrounding Development	Agricultural Land	No Change
Nearest Residence	Approximately 900 feet west from property line	The proposed maintenance and repair shop is located approximately 825-feet east from the nearest residence
Operational Features	N/A	<ul style="list-style-type: none">• Truck parking operations

Criteria	Existing	Proposed
		<ul style="list-style-type: none"> • Repairs and maintenance of owner's trucks • Two 45-foot-wide on-site access driveway approach on South Brawley Avenue • 9 parking stalls (9 foot x 20 foot) • 2 (two) ADA parking stalls • 22 truck parking stalls (9 foot x 70 foot)
Employees	N/A	Twelve office employees and five mechanics
Customers	N/A	None
Traffic Trips	N/A	The project would generate 51 AM, and 53 PM peak hour trips
Lighting	N/A	On-site hooded light poles Exterior wall lights on new building
Hours of Operation	N/A	Monday-Saturday: 8 am-5pm

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8065 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: September 6, 2022

PUBLIC NOTICE:

Notices were sent to 29 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

The decision of the Planning Commission on a DRA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

Zoning records concerning the subject property states Ordinance No. 490-A-1282 Amendment No. 2277 rezoned the area from RA to AE-20 on March 21, 1972.

Finding 1: **That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.**

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-20 Front Yard: 35 feet Side Yard: 20 feet Rear Yard: 20 feet	No change	Y
Parking	Two parking spaces for every one employee	No change	Y
Lot Coverage	No requirement	No change	Y
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within 40 feet of any dwelling or other building used for human habitation	No change	Y
Wall Requirements	Wall requirement if pool is present	No change	Y
Septic Replacement Area	100% replacement	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

Review of existing building permit records and the submitted site plan indicate that existing and proposed buildings comply with applicable development standards of the underlying zone district. Per Section 855-N.36.5, the proposed use is also required to submit and receive approval of a Site Plan Review. Through compliance of the applicable development standards and required approval of a Site Plan Review, staff believes that the subject parcel is adequate in

size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

Site Plan Review application per Section 854.5

Finding 1 Conclusion:

Finding 1 can be made as the analysis above indicates that the project parcel is adequate in size and shape to accommodate the proposed use.

Finding 2: **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

		Existing Conditions	Proposed Operation
Private Road	No	Project site has direct public road access.	N/A
Public Road Frontage	Yes	W. California Ave. and S. Brawley Ave.	No change
Direct Access to Public Road	Yes	Driveway access along S. Brawley Ave.	No change
Road ADT		N/A	The project would generate 51 AM, and 53 PM peak hour trips.
Road Classification (General Plan)		California Ave. is classified as an Arterial. S. Brawley Ave. is classified as a Collector.	No change
Road Width		California Ave. recommended right-of-way width of 106 feet. Records for existing right-of-way show a right-of-way width for California Ave. of 60 feet. S. Brawley Ave. recommended right-of-way width of 84 feet. Records for existing right-of-way show a right-of-way width for Brawley Ave. of 40 feet.	The applicant will need to dedicate appropriate road right-of-way across the parcel frontage to comply with the specific plan line. This dedication shall be 28-feet from the section line on California Avenue to a point 400-feet north of the California Avenue section line and shall taper to a 22-foot dedication at a point 640-feet north of the California Avenue section line.

	Existing Conditions	Proposed Operation
Road Surface	Paved Asphalt	No change
Traffic Trips	N/A	The project would generate 378 weekday project trips, 51 new AM peak hour project trips, and 53 net new PM peak hour project trips. The study recommends mitigation measures to be implemented to reduce the amount of impact towards to Level of Service (LOS) resulted from this project.
Traffic Impact Study (TIS) Yes Prepared	See above	Traffic trip generation is deemed less than significant with adherence to mitigation measures.
Road Improvements Required	Yes	See Condition of Approval.

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division The subject property borders on W. California Ave. and S. Brawley Ave., which are county-maintained roads.

The applicant will need to dedicate appropriate road right-of-way across the parcel frontage to comply with the ultimate right of way. This dedication shall be 28-feet from the section line on California Avenue to a point 400-feet north of the California Avenue section line and shall taper to a 22-foot dedication at a point 640-feet north of the California Avenue section line.

S. Brawley Ave. shall be improved to include two 12-foot travel lanes across parcel frontage with a 4-foot shoulder along the southbound lane.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Finding 2 Analysis:

The subject property is located on the northwest corner of W. California Avenue and S. Brawley Avenue. California Avenue is classified as an Arterial in the General Plan, with a recommended right-of-way width of 106 feet. Records for existing right-of-way show a right-of-way width for California Avenue of 60 feet. Brawley Avenue is classified as a Collector in the General Plan,

with a recommended right-of-way width of 84 feet. Records for the existing right-of-way show a right-of-way width for Brawley Avenue of 40 feet.

A Traffic Impact Study (TIS) was prepared on March 25th, 2022. The project would generate 378 weekday project trips, 51 new AM peak hour project trips, and 53 net new PM peak hour project trips. All County intersections (2,3,4) are currently operating at an acceptable Level of Service C or better, in accordance with County of Fresno guidelines. Storage at all County intersections (2,3,4) are adequate to accommodate the existing queues.

Recommended Conditions of Approval:

Applicant will dedicate appropriate road right-of-way across the parcel frontage.

Finding 2 Conclusion:

Finding 2 can be made with adherence to the mitigation measures and notes under Exhibit 1.

Finding 3: **That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.**

Surrounding Parcels

	Size:	Use:	Zoning:	Nearest Residence:
North	3.5-acres 2.49-acres	Agricultural & Single-Family Residence	AE-20 AE-20	400-feet N/A
South	28.43-acres	Agricultural & Single-Family Residence	AE-20	545-feet
East	7.34-acres	Agricultural	AE-20	N/A
West	16.25-acres	Agricultural & Single-Family Residence	AE-20	534-feet

Reviewing Agency/Department Comments:

No comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Finding 3 Analysis:

Based on the Initial Study prepared for the project, the proposal will not have an adverse effect upon the surrounding properties. Issues regarding noise were deemed less than significant with conditions stipulated by the Health Department who stated, "due to the unique location, consideration should be given to conformance with the Fresno County Noise Ordinance" which states "for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65." Chapter 10-Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1-Noise Regulations. Section 10-102 (b).

The applicant's operational statement asserts the hours of operation will be from 8am to 5pm and will not conflict with the Fresno County Noise Ordinance (Exhibit 7). Staff deemed any environmental impacts towards the project to be less than significant. Adherence to these

measures will allow less than significant impacts on the environment and to the surrounding property owners (Exhibit 8).

Recommended Conditions of Approval:

None.

Finding 3 Conclusion:

Finding 3 can be made as the potential impacts will not be detrimental to the character of the development in the immediate neighborhood.

Finding 4: That the proposed development is consistent with the General Plan.

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3: <i>The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally related activities, including value-added processing facilities and certain non-agricultural uses. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:</i></p> <p><i>Criteria “a”: The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.</i></p> <p><i>Criteria “b”: The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.</i></p> <p><i>Criteria “c”: The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius.</i></p> <p><i>Criteria “d”: A probable workforce should be located nearby or be readily available.</i></p> <p><i>Criteria “e”: For proposed agricultural commercial center uses the following additional criteria shall apply:</i></p> <ol style="list-style-type: none"> <i>1. Commercial uses should be clustered in centers instead of single uses.</i> <i>2. To minimize proliferation of commercial centers and overlapping of trade areas,</i> 	<p>Consistent: The proposed use as reviewed by the Zoning Section indicated that the use is allowed subject to a Conditional Use Permit.</p> <p>Per Criteria “a”, the subject use intends to allow the parking of trucks carrying agricultural products from the other farming operations. In considering the operational characteristics, the proposed use would be more efficient located in agricultural areas as the length of trips associated with receipt of agricultural products would be located closer.</p> <p>For Criteria “b”, The project intends to allow the parking of trucks carrying agricultural products from the other farming operations. Based on the existing use and small portion of land in agricultural production, the proposed use and resulting conversion of agricultural producing land would not have a significant impact on available productive agricultural land.</p> <p>Under Criteria “c”, review of operational characteristics in terms of impacts on water resources determined that there would be no significant impact on water resources. The Water and Natural Resources Division reviewed the project proposal and determined that the project site is not located in a water short area. No further water studies are needed at this time.</p> <p>In regard to Criteria “d”, the subject parcel is located approximately 2,100 feet south from the City of Fresno. It can be assumed that a</p>

Relevant Policies:	Consistency/Considerations:
<p><i>commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.</i></p> <ol style="list-style-type: none"> 3. <i>New commercial uses should be located within or adjacent to existing centers</i> 4. <i>Sites should be located on a major road serving the surrounding area.</i> 5. <i>Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved and should not provide potential for developments exceeding ten (1) separate business activities, exclusive of caretakers' residences.</i> <p><i>Criteria "f": For proposed value-added agricultural processing facilities, the evaluation under criteria "a" above shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.</i></p> <p><i>Criteria "g": For proposed churches and schools, the evaluation under criteria LU-A.3.a shall include consideration of the size of the facility. Such facilities should be no larger than needed to service the surrounding agricultural community.</i></p> <p><i>Criteria "h": When approving a discretionary permit for an existing commercial use, the criteria listed shall apply except for LU0A.3.b, e.2, e.4 and e.5.</i></p>	<p>workforce is available from the City of Fresno.</p> <p>The project is for a proposed agricultural trucking operation therefore Criteria "e" does not apply.</p> <p>The project does not propose a value added facility, church, school, or existing commercial use and is not subject to Criteria "f", "g" or "h".</p>
<p>General Plan Policy PF-C.17: <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i></p> <ol style="list-style-type: none"> a. <i>A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, is must come from a reliable source</i> 	<p>Consistent: The Water and Natural Resources Division reviewed the project proposal and determined that the project site is not located in a water short area. No further water studies are needed at this time.</p>

Relevant Policies:	Consistency/Considerations:
<p><i>and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i></p> <p><i>b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i></p> <p><i>c. A determination of the impact that use of the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i></p>	
<p>General Plan Policy PF-D.6: <i>The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening surface or groundwater quality or posing any other health hazards and where</i></p>	<p>Consistent: The County shall permit individual on-site sewage disposal systems without threatening surface or groundwater quality when community sewer services are not available. The Fresno County Department of Public Health, Environmental Health Division determined that the existing</p>

Relevant Policies:	Consistency/Considerations:
<i>community sewer service is not available and cannot be provided.</i>	facilities are sufficient for the proposed operation, any additional restroom facilities on the property will be constructed according to standards deemed acceptable by the Fresno County Department of Public Health, Environmental Health Division. The proposal meets this policy.

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning The subject parcel is designated as Agricultural in the Fresno County General Plan and is not enrolled in the Williamson Act Program.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments including the Agricultural Commission's Office.

Finding 4 Analysis:

Based on the above analysis of relevant Fresno County General Plan Policies, the project does not conflict with the Fresno County General Plan. Therefore, the project is consistent with the General Plan.

Recommended Conditions of Approval:

None.

Finding 4 Conclusion:

Finding 4 can be made based on the above analysis, the project was found to be consistent with the Fresno County General Plan.

SUMMARY CONCLUSIONS:

Based on the factors cited in the analysis and the Initial Study, the required Findings for granting the Director Review and Approval (DRA) can be made with the incorporation of all requirements listed in Exhibit 1. Staff therefore recommend approval of Director Review and Approval (DRA) No. 4660 subject to the recommended Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8065; and
- Move to determine the required Findings can be made based on the findings listed in the staff report and move to approve Director Review and Approval (DRA) No. 4660 subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to Classified Director Review and Approval (DRA) No. 4660; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

AP:jp

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EXHIBIT 1

Mitigation Monitoring and Reporting Program
Director Review and Approval No. 4660 & Initial Study No. 8065
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Outdoor lighting will be limited to building and covered parking security lighting, with controlled light sources by requiring all lighting to be hooded and directed downward as to not shine towards adjacent property and public streets.	Applicant	Applicant/PW&P	Continuous
2.	Cultural	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	Continuous
3.	Noise	"Noise Ordinance of the County of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. (Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b). No refrigeration trucks shall be operated onsite unless an amended DRA is applied for with an acoustical analysis of the operation and impacts on surrounding properties, and the amendment is subsequently approved.	Applicant	Applicant/PW&P and Code Enforcement	Continuous

4.	Noise	The applicant shall provide a continuous concrete block wall, no less than six feet in height, along the perimeter of the property line to reduce excessive noise to acceptable County of Fresno standards. Additional barriers may be required based on future noise studies required.	Applicant	Applicant/PW&P and Code Enforcement	Continuous
5.	Transportation	<p>Operation of the proposed project shall be in conformance with the Traffic Impact Study approved by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division dated March 25th, 2022.</p> <p>The project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact (FMSI) Fee, a Traffic Signal Mitigation Impact (TSMI) Fee, and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.</p> <p>The County and Caltrans shall continue to monitor traffic operations at Brawley/SR 180 intersection and this intersection be modified to be a grade separated interchange, as needed.</p>	Applicant	Applicant/PW& P and Code Enforcement	Continuous
Conditions of Approval					
1.	Development of the property shall be in substantial accordance with the Site Plan, Elevations and Operational Statement.				
2.	Prior to the issuance of building permits, a Site Plan review application shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 854.5 of the Fresno County Zoning Ordinance. Conditions of the Site Plan review may include but not limited to the design of parking and circulation areas, wall/fencing, access, on-site grading and drainage, right-of-way dedication, fire protection, landscaping, signage, and lighting.				
3.	The applicant will need to dedicate appropriate road right-of-way across the parcel frontage to comply with the specific plan line prior to issuance of permits. This dedication shall be 28-feet from the section line on California Avenue to a point 400-feet north of the California Avenue section line and shall taper to a 22-foot dedication at a point 640-feet north of the California Avenue section line.				
4.	S. Brawley Ave. shall be improved to include two 12-foot travel lanes across parcel frontage with a four-foot paved shoulder along the southbound lane.				

5.	A 30-foot X 30-foot corner cutoff is needed at the intersection of W. California Ave. and S. Brawley Ave. for visibility setback purposes.
6.	Applicant will need to relocate any utilities if needed to accommodate such improvements.
7.	A Dust Control Plan identifies the fugitive dust sources at the construction site and describes all the dust control measures to be implemented before, during, and after any dust generating activity for the duration of the project. The District will review and approve, conditionally approve, or disapprove the Dust Control Plan within 30 days of submittal. Construction activities shall not commence until the Dust Control Plan has been approved or conditionally approved by the San Joaquin Valley Air Pollution Control District.
8.	The intersection of S. Brawley Ave. and W. California Ave. shall be improved to accommodate truck turning movements.
9.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
10.	For unpaved or gravel surface access roads, the first 100 feet off the edge of the County Road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
11.	If not already present, a 10-foot X 10-foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Brawley Avenue or California Avenue.
12.	All expenses towards monitoring traffic operations at Brawley/SR 180 intersection conducted by County and Caltrans shall be paid for by the applicant/ property owner.
13.	Any conditions of approval of this permit (i.e. onsite operation of TRUs / truck idling), or that the permittee is operating in a manner that is inconsistent with or that is not in accordance with the approved statement of operations, or that such entitlement is being used for non-agricultural related trucking in a way that is injurious to the public health, safety, or welfare are grounds for permit revocation.
14.	A six-foot high masonry wall shall be constructed along the parameter of the subject parcel as to provide acoustical shielding intended on reducing noise levels from operational activities to adhere to the County of Fresno's Noise Ordinance Standards of less than 65 decibels.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The driveway approaches should be limited to a maximum of 35 feet.

Notes	
2.	The proposed gates at the driveways shall be set back a minimum of 20 feet from the right-of-way or such other extra depth, to eliminate the largest vehicle from idling in the road right-of-way when stopped to open the gate.
3.	Subject's parcel is within FMFCD boundaries, any permanent drainage improvements should be in accordance with FMFCD master plan.
4.	An engineered Grading and Drainage Plan is required to show how additional runoff is being handled and verify compliance with Fresno County's Ordinances. If community facilities are not installed or available, the applicant will be required to contain additional storm water runoff associated with development in on-site retention areas. Any retention facilities greater than 18 inches in depth will require fencing to preclude public access. Any road drainage improvements such as curb and gutter shall be deferred until FMFCD facilities are available.
5.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.
6.	The sewage disposal system shall be approved and installed under permit from the Department of Public Works and Planning, Building and Safety Section. The applicant's consultant shall contact the Department of Public Works and Planning Building and Safety Section at (559) 600-4540 for more information. Leach fields shall not be paved over or parked on top of to allow for treatment of effluent providing protection of piping and system integrity.
7.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan electronically pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). For more information please contact the local Hazmat Compliance Program at (559) 600-3271. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
8.	The proposed project shall comply with the Fresno County Noise Ordinance Codes. Due to the location of the proposed project near residential uses, all equipment shall be maintained according to the manufacturer's specifications, and that noise generating equipment be equipped with mufflers. Should the project change to include parking of refrigerated trucks or idling of trucks for prolonged periods, a noise study is recommended that can offer mitigation measures.
9.	At such time the applicant or property owner(s) decides to construct a water well, (following approval of the engineered design septic system for the parcel) the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357.
10.	The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management,

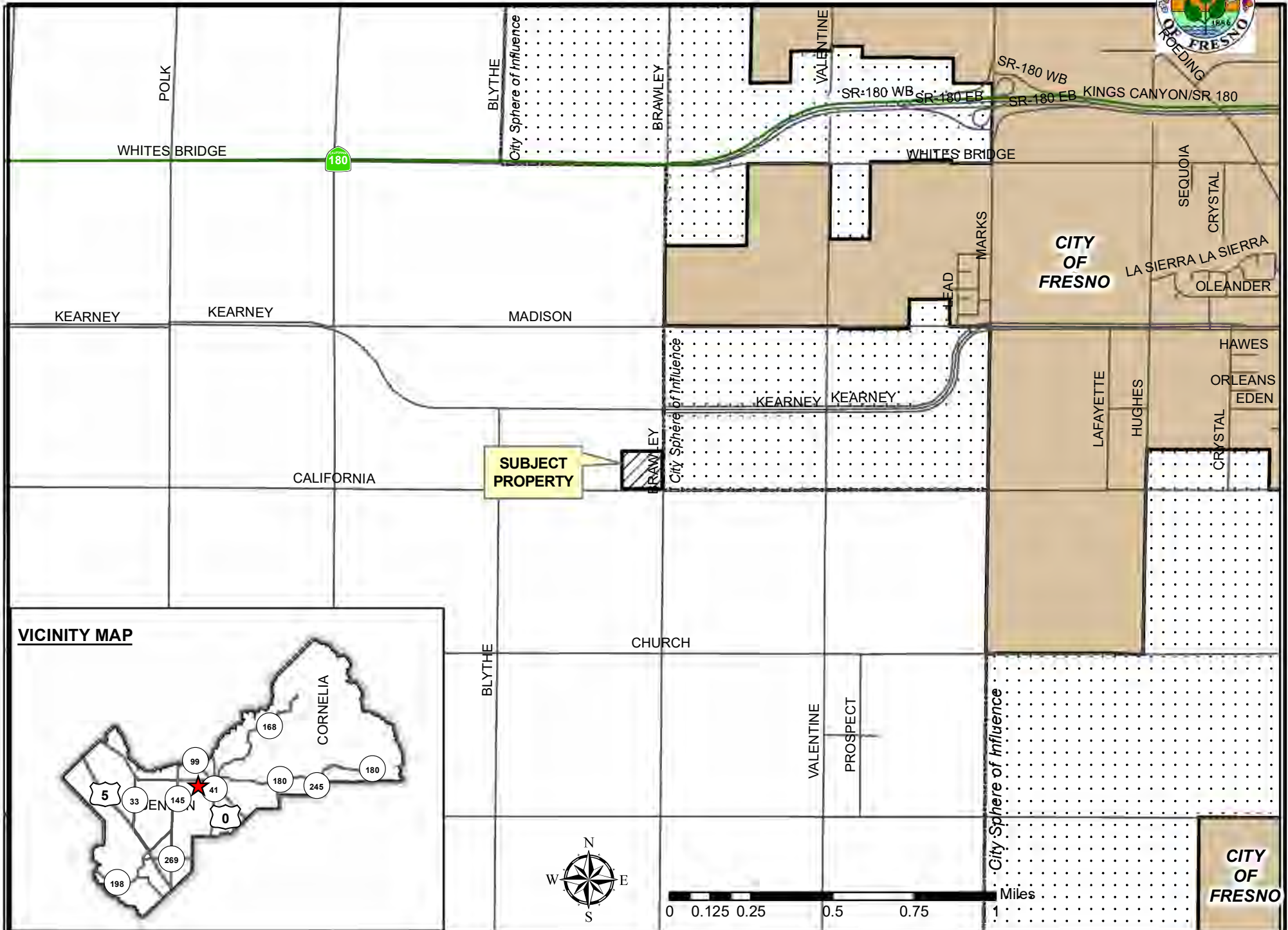
Notes	
	Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.
11.	Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise.
12.	According to the site plan, additional impervious surface appears to be created and a ponding basin is to be used for storage of storm water runoff. Therefore, an Engineered Grading and Drainage Plan is required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. The grading and drainage plan should provide calculations of the required basin storage capacity and the basin design storage capacity.
13.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
14.	Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.
15.	Any proposed or existing driveway should be set back a minimum of 10 feet from the property line.
16.	Any work done within the County road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
17.	A grading permit or voucher is required for any grading proposed with this application.
18.	Although the construction-related emissions are expected to have a less than significant impact, the San Joaquin Valley Air Control District suggests that the County advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.
19.	Construct site frontage improvements along S. Brawley Avenue which include, road widening, sidewalk, and street lighting.

Notes	
20.	Provide adequate wayfinding, signage, and illumination on-site to optimize safety and to reduce conflicts among delivery trucks, motorists, cyclists, and pedestrians.
21.	Provide adequate ingress and egress to and from the project site as represented in the Site Plan with driveways.
22.	Provide onsite bike racks/bike lockers and pedestrian accessibility to all proposed buildings and offsite sidewalk.
23.	"Noise Ordinance of the County of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 65 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).

AP:jp

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EXHIBIT 2
LOCATION MAP



VICINITY MAP

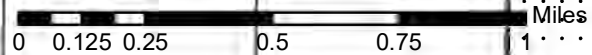
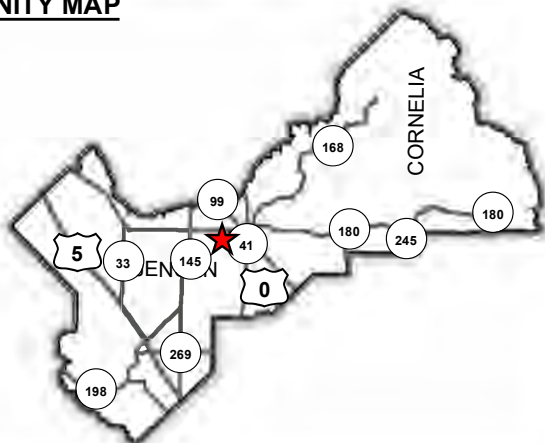
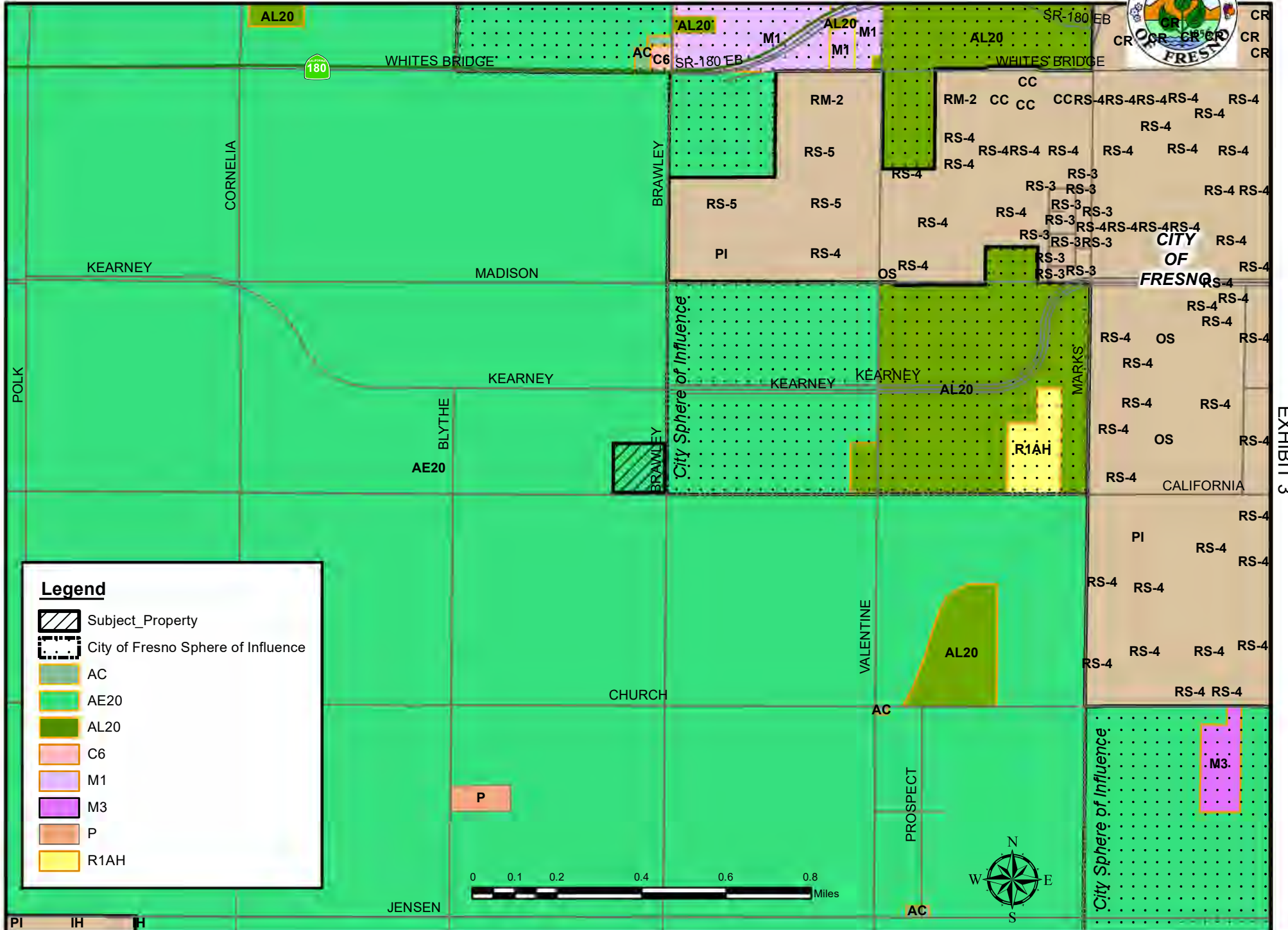
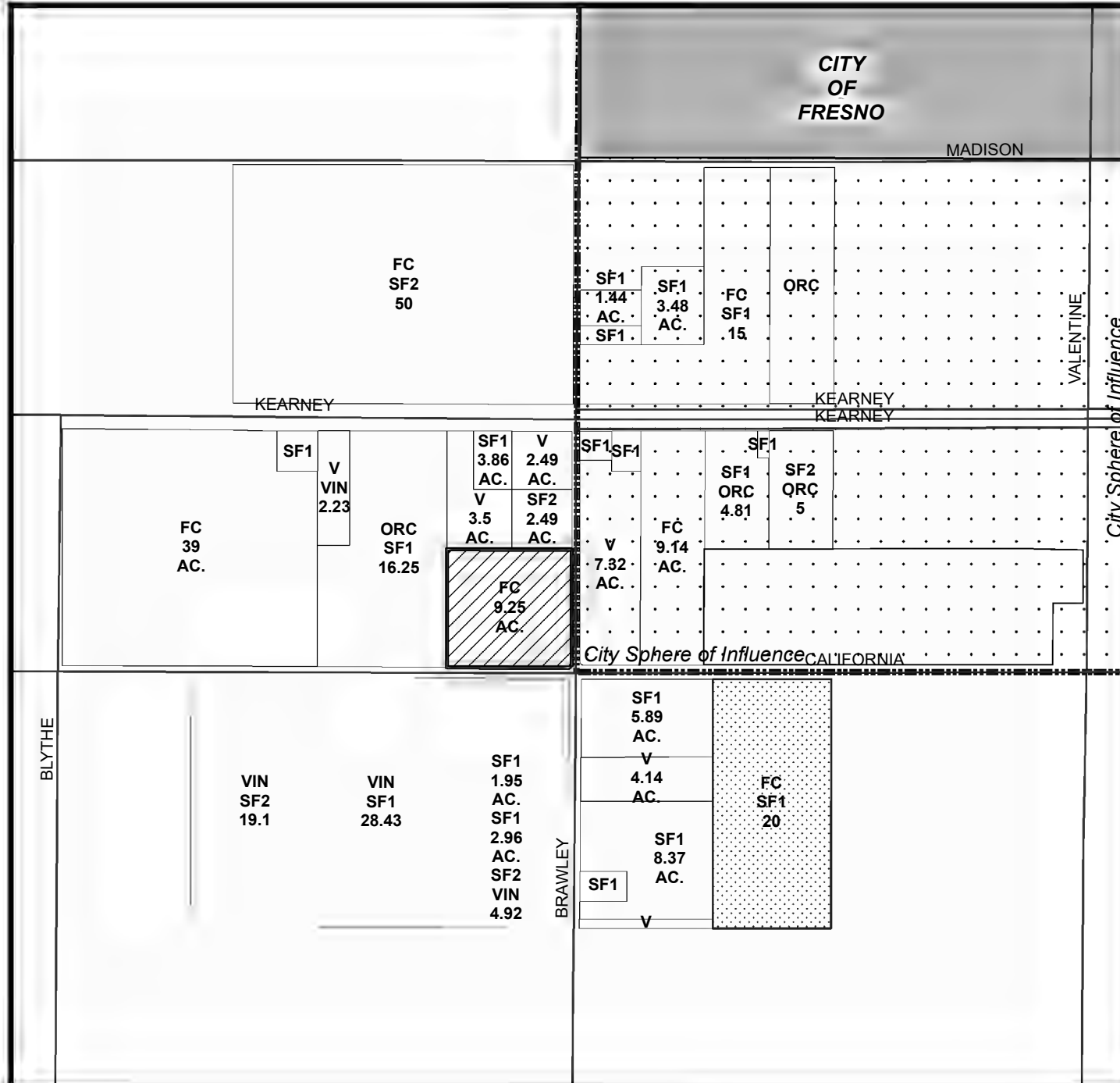


EXHIBIT 3
EXISTING ZONING MAP



EXISTING LAND USE MAP

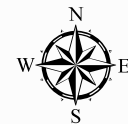
DRA 4660



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

LEGEND:

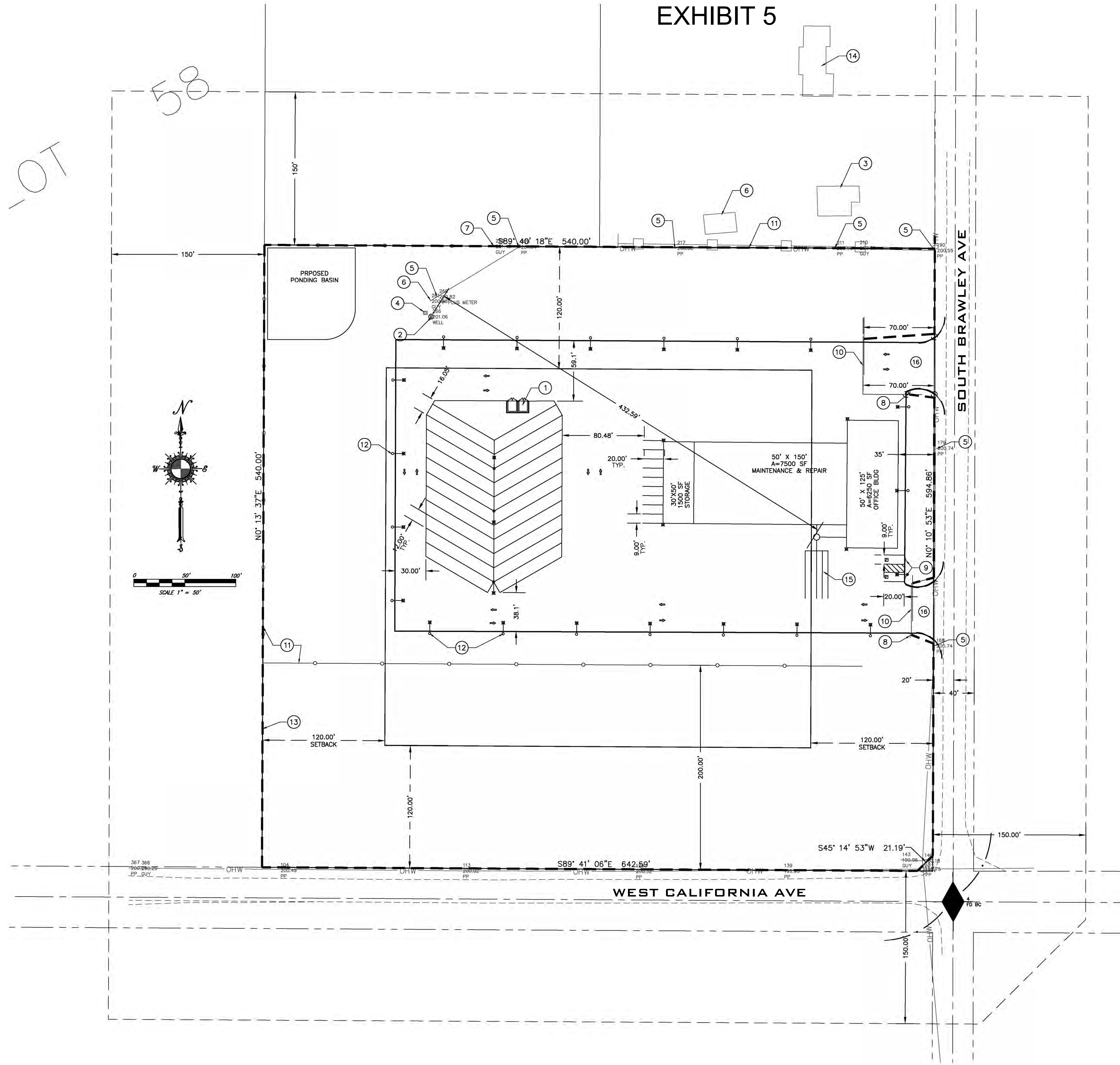
- Subject Property
- Ag Contract Land
- City of Fresno
- City Sphere of Influence



0 200 400 800 1,200 1,600 Feet

Department of Public Works and Planning
Development Services Division

EXHIBIT 5



LEGAL DESCRIPTION

THE SOUTH HALF OF LOTS 59 AND 60 OF FRUIT VALE ESTATES, IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED APRIL 10, 1889 IN BOOK 3, PAGE 67 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOT 60 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 60, THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 60, 15 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EAST BOUNDARY OF SAID LOT 60, SAID POINT BEING 15 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE SOUTHEASTERLY ALONG SAID EAST BOUNDARY 15 FEET TO THE POINT OF BEGINNING.

LEGEND

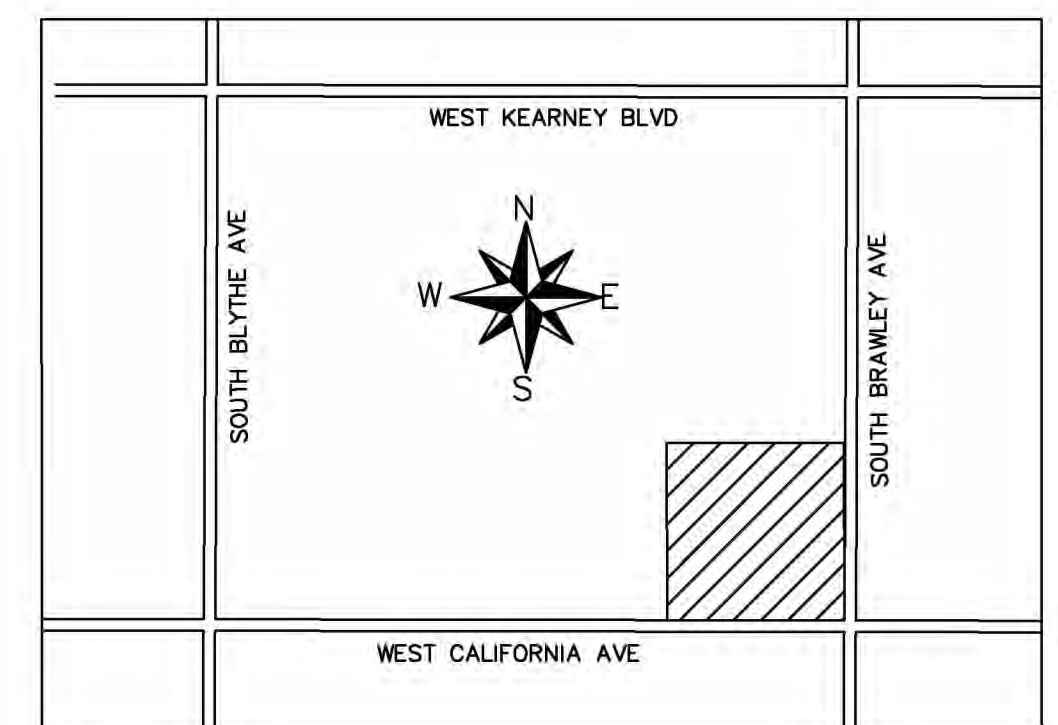
- INDICATES SUBJECT PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- 6' CMU WALL OVER 2' DIRT BERM

KEYNOTES

- PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD P-33 & P-34
- EXISTING WATER WELL TO REMAIN
- EX. BLDG
- EXISTING WATER TANK TO REMAIN
- EXISTING POWER POLE TO REMAIN
- EX. SHED
- EXISTING GUY WIRE TO REMAIN
- PROPOSED STOP SIGN
- PROPOSED ADA PARKING SIGN
- PROPOSED 6' HIGH SLIDER CHAINLINK GATE
- PROPOSED 6' HIGH CHAINLINK FENCE
- PROPOSED ON-SITE STREET LIGHT
- PROPERTY LINES
- EX. RESIDENTIAL BLDG
- PROPOSED SEPTIC & LEACHFIELD
- PROPOSED 45' WIDE DRIVEWAY

PARKING

- 22 TRUCK PARKINGS
- 9 REGULAR PARKING
- 2 ADA PARKING



VICINITY MAP
N.T.S.

DRA SITE PLAN
713 S. BRAWLEY AVE
FRESNO CA 93706
APN 326-030-54

EXHIBIT 5

DRAWN BY:
PPM

PROJ. ENGR:
PPM

PROJECT #
ME-041

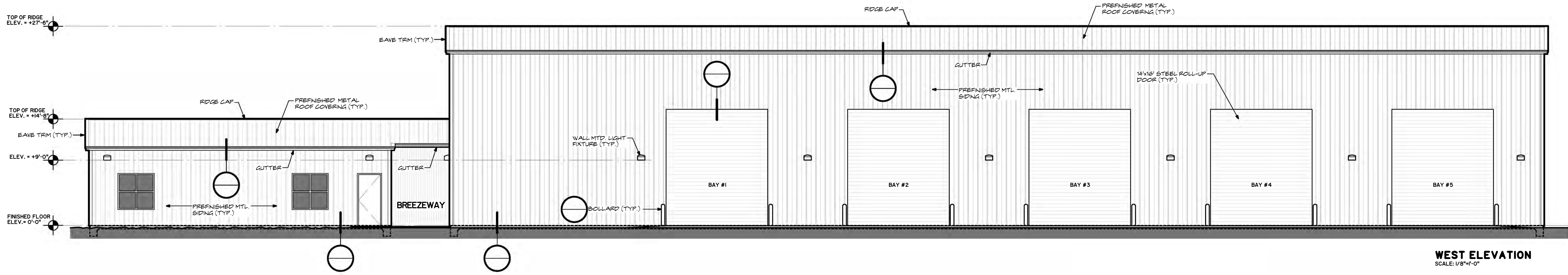
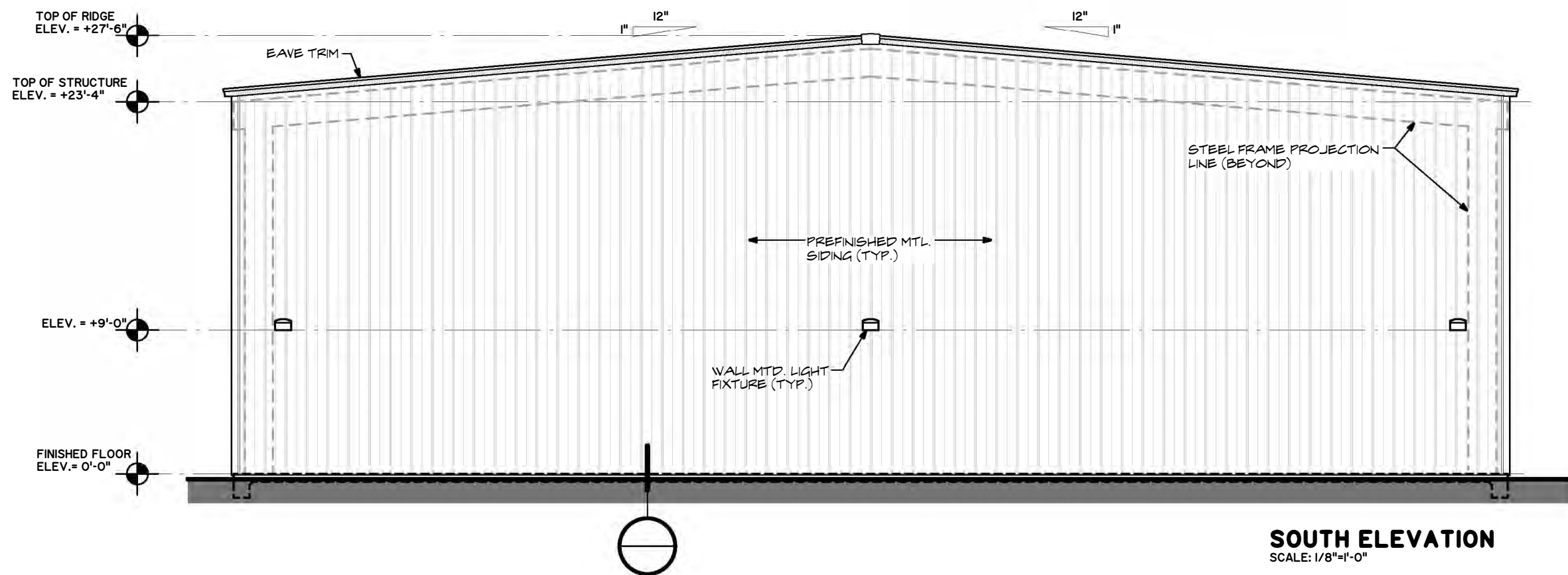
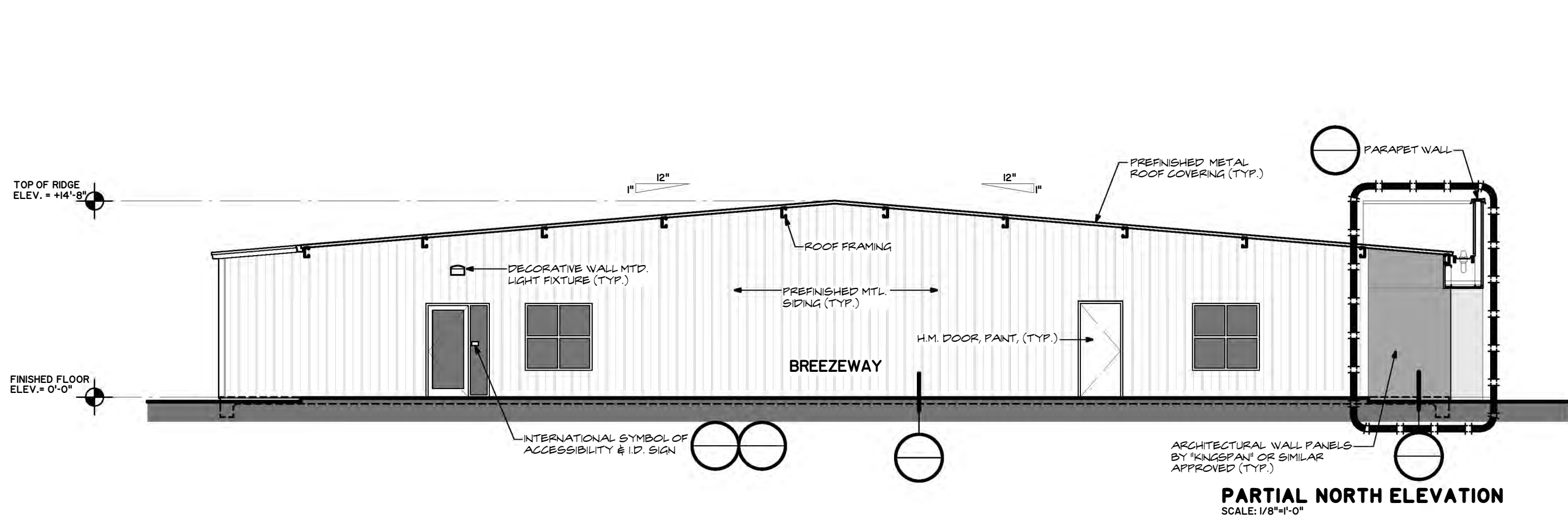
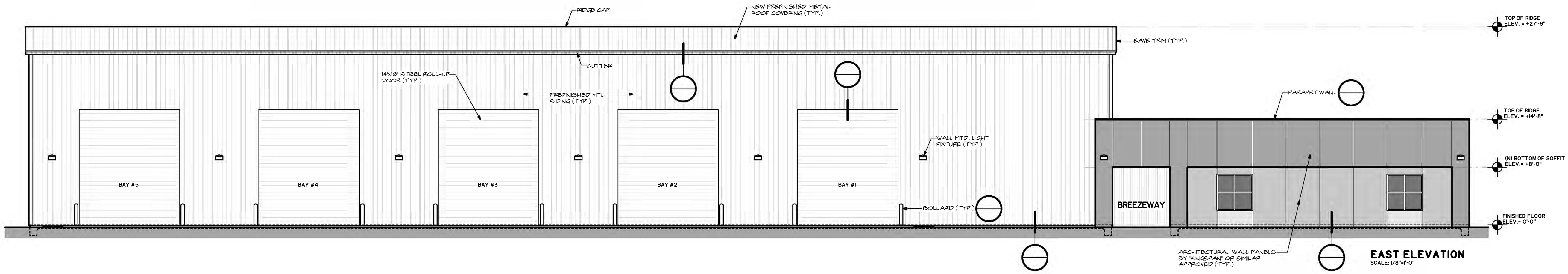
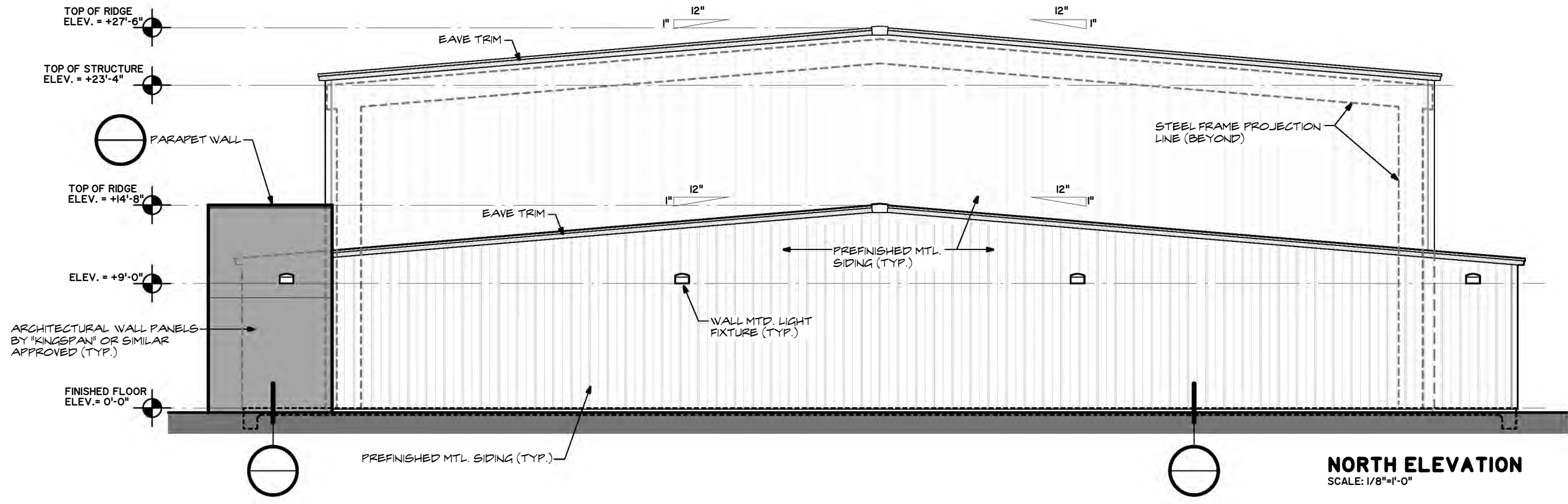
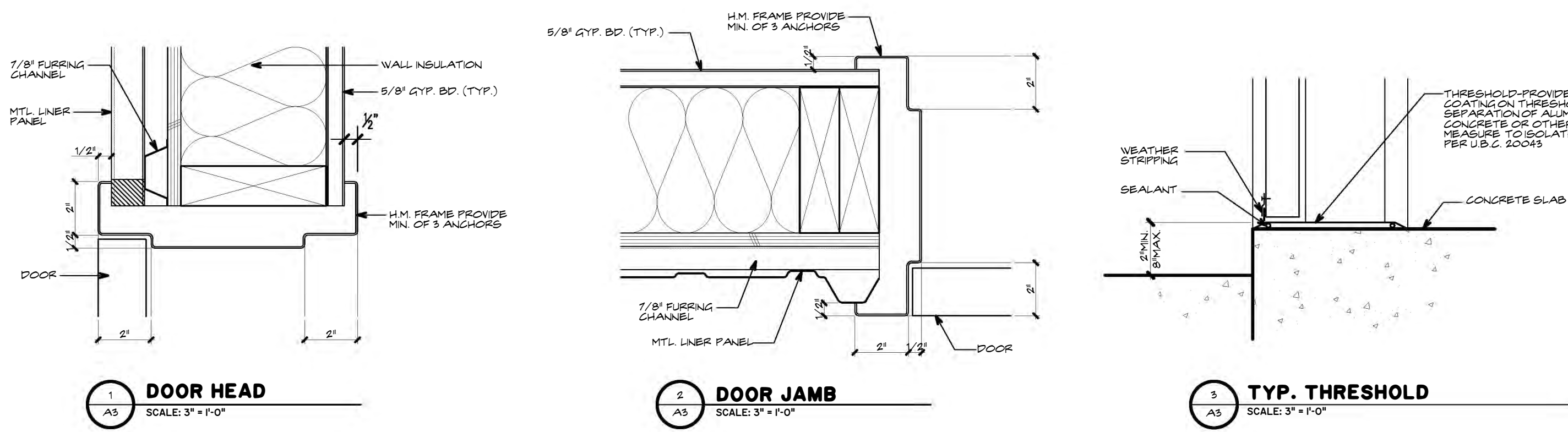
OWNER INFO:

AMAR CHODHAN
3681 J W. BELMONT AVE
FRESNO, CA 93722
559-273-8745

SHEET NO.

1 / 1

EXHIBIT 6



codesign

299 N. HANEY AVE
REDLEY, CA. 93654
PH (539) 643-7136
codesign76@gmail.com

SHEET NAME:
**EXTERIOR
ELEVATIONS AND
DETAILS**

DATE:
PROJECT No.
REVISION: DATE:
1
2
3
4
5
6

EXHIBIT 6

PROJECT NAME:

DRAWN BY:
aroo

DRAWING:

A3

OPERATIONAL STATEMENT

December 2024
 County of Fresno
 Planning & Development Department
 2220 Tulare Street
 Fresno, CA 93721
 Attention: Jeremy Shaw
 Re: DRA No. 4660
 Young Transport
 713 S Brawley Ave.
 Fresno, CA 93706
 APN: 326-030-54
 Zoning: AE-20

Project description:

The project property is located at 713 S Brawley Ave. Fresno CA, APN: 326-030-54, and pertains area of 9.25 acres. Owner Mr. Amar Chohan submitted the proposed site plan for this project, which is currently zoned as AE-20.

I am requesting the approval of proposed buildings which will be utilized to accommodate the employees for truck parking operations and to provide repairs and maintenance services for owner-owned trucks. The repair and maintenance services will not be offered to outside customers. The following list includes information about the area in square feet and the operational use of proposed buildings.

- 6250 sq. ft office space for the employees
- 7500 sq. ft shop for repairs and maintenance of trucks
- 1500 sq. ft of additional storage area.

Business Name:	Young Transport
Product / Services:	Truck parking, Truck repair, and maintenance.
Anticipated Traffic:	Traffic will increase as of construction activities for a few months to deliver supplies and materials during the ongoing construction period. No traffic congestion will be caused by site improvement activities as construction work will start early and finish later during the day hours. The traffic may increase later as the building becomes operational as a repair facility for trucks.
Number of Employees:	6 office employees and 3 mechanics.
On-site storage/Equipment:	The on-site storage area will be utilized for storing parts related to truck repair parts and tires, etc. as needed for truck repair and maintenance.
Security Measures:	Security cameras mounted interior, at entry, and exit points, and designated hooded light poles throughout the premises. A 6' Concrete masonry wall over a 2' Dirt berm will be installed along the S. Brawley Avenue property frontage.
Operation Time:	Office building and truck repair and maintenance will be operated Monday through Saturday from 8 am to 5 pm. Please note that repair and maintenance services will be only for owner-owned trucks. The shop/truck repair will be

closed, and truck traffic will stop once the facility is closed. No external customers will be allowed or entertained.

Access to Site:	Two new 45' wide on-site access driveway approach on South Brawley Ave.
Parking:	9 new parking stalls (9x20) 2 new ADA parking stalls 22 new truck parking stalls (9x70) (Refer to site plan)
Supplies or Material:	Supplies or materials will be related to truck parts and tires etc. as needed for the truck repairs.
Unsightly Appearance:	N/A
Solid or Liquid Waste:	Solid waste will be generated from restrooms and trash/bin receptors. Liquid waste from restrooms, sanitary sinks, and truck repairs will be discharged into the on-site proposed Septic System - (as shown in the site plan). The trash pickups will be decided for twice or thrice a week depending upon the amount of trash accumulated as of repair and maintenance services.
Estimated Water Usage:	Water needs will be fulfilled by the existing on-site water well (Per County of Fresno standards & specifications)
Advertising Sign:	No advertising sign is proposed or existing.
Buildings:	New 6250 SF office building New 7500 sf shop (ex. restrooms) New 1500 sf storage (Refer to site plan)
Outdoor Lighting:	New on-site hooded power light poles (Refer to site plan). Additional exterior wall lights on the new building.
Landscape:	New landscape areas consist of all kinds of new trees, shrubs, hedges, etc. throughout as per requirements of site plan conditions.
Noise/Hazardous Materials:	Noise level will increase with new buildings added to the property. Building additions will be only to solve the purpose of storage, truck repairs and maintenance. All hazardous waste materials or truck oil spills will be handled as per the county's requirements.

The attached State FMCSA office's online information form for USDOT #1956177, MCS-150, MC-694418 shows the young's transport, physical or current address 3681 W. Belmont Avenue, Fresno 93722 has been authorized for carrier operations in Interstate and can carry cargo's General Freight and refrigerated foods.

Sincerely _____

Signature, (owner)

Print name



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Peter Moua

APPLICATION NOS.: Initial Study Application No. 8065 and Unclassified DRA No. 4660

DESCRIPTION: The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25 -acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the Northwest corner of Brawley Avenue and California Avenue, and approximately 2,100 feet south of the city limits of Fresno (APN: 326-030-54) (713 S. Brawley Ave.) (Sup. Dist.: 1)

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; or

FINDING: NO IMPACT:

Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site. The development of the project will not be impacted by the project. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in a predominately agricultural area located throughout the region. The unincorporated community of Three Rocks is located southeast of the project site where a change in visual characteristics change to a more urban setting. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact where public views and the existing visual character would be substantially degraded.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES:

The only lighting for the project is two shielded, down tilted lights on the outside of the proposed equipment closet equipped with motion sensing and auto shut off timers. These lights are intended to provide light to technicians should a night visit for repair be required.

Mitigation Measure

Outdoor lighting will be limited to building and covered parking security lighting, with controlled light sources by requiring all lighting to be hooded and directed downward as to not shine towards adjacent property and public streets.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated "D" Urban and Built-Up Land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). The subject parcel is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

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

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation and grading of the proposed equipment area. While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease areas.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been routed to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. The SJVAPCD did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant. Project construction is anticipated to result in minor temporary increases in criteria pollutants, however, the minor increases resulting from construction are not anticipated to result in a significant impact.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The entire San Joaquin Valley is classified non-attainment for ozone and fine particulate matter. This project would contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. Although this project alone would not generate significant air emissions, the increase in emissions from this project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley.

San Joaquin Valley Air Pollution Control District states the Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). The project is not expected to create objectionable odors affecting any employees, visitors, or adjacent properties.

The Fresno County Department to Public Health, Environmental Health Division and San Joaquin Valley Air Pollution Control District reviewed the project and did not express any concerns related to odor.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is within an area identified as San Joaquin Kit Fox (*Vulpes Macroitis Mutica*), however the proposed project will remain within existing facilities imprint and will have less than significant impact on habitat.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or

FINDING: NO IMPACT:

According to the National Wetlands Inventory mapper web application, the project site does not contain wetlands. The project will not be located or affect any wetlands. No riparian habitat or other sensitive natural community was identified on 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; or

FINDING: NO IMPACT:

The project intends to construct a communications tower and communications shelter on the subject parcel. The project does not cut off movement of the site for any wildlife resident. No migratory wildlife corridor or native wildlife nursery site was identified on the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the California Natural Diversity Database, the subject property was not identified as having endangered species, wetlands, or waters under the jurisdiction of the US. The project was routed to the CA Department of Fish and Game and did not

identify any concerns with the proposal. The subject property does not contain any riparian features, therefore, impacts related to sensitive natural community in local or regional plans are not considered significant, therefore, no impacts were found related to adverse effect on federal protected wetlands.

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:

According to County records, the subject property is not located in a moderate or highly sensitive area for archeological artifacts. In addition, the subject property has already been developed; therefore, a Cultural Resource Study was not required for the proposal.

A mitigation measure will be implemented to address cultural resources in the unlikely event that they are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Traffic Impact Study was conducted which determined that although the project will increase the amount of energy used (i.e. via combustion engines/ vehicles) to enter and exit the facility, the energy expended will not be expected to have a significant impact on energy resources. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. 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?

Finding: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR) the project is not located in a probabilistic seismic hazard zone with a 40% – 60% peak horizontal ground acceleration. With adherence to Californian building standards to be followed, effects of strong seismic ground shaking will be minimized to the greatest extent therefore posing a less than significant impact.

- 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the FCGPBR, the project site is located in a probabilistic seismic hazard zone with a 10-20 percent peak horizontal ground acceleration. The FCGPBR also suggests that soil types within County are not conducive to liquefaction due to soils being either too coarse or too high in clay content. Additionally, the project proposal will be an unmanned structure reducing the risk of loss, injury or death. Reviewing Agencies and Departments did not express any concerns with regards to seismic-related ground failure

- 4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Figure 9-6 of the FCGPBR, the project is not located within an area of shallow subsidence landslide hazard area. The project will be built within California

Building Code standards. Review Agencies and Departments did not express any concerns with regards to landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on Figure 7-4 of the FCGPBR, the project site is not located in an identified erosion hazard area. The Development Engineering Section of the Development Services and Capital Projects Division and they expressed no concerns with regards to soil erosion or loss of topsoil. Additionally, the Development Engineering Section will require that a grading permit be issued to verify compliance with County Standards so as to reduce impacts in soil erosion.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-6 of the FCGPBR. The project site is not located in an identified shallow subsidence area. Although the FCGPBR identifies this area as being in a shallow subsidence area, the U.S. Geological Survey (USGS) maintains a map of areas of land subsidence in California. Based on the map provided by the USGS, the project site is not located in an area of recorded subsidence. The project will be built to current California Building Code Standards and will account for soil conditions of the proposed site. Additionally, the operational aspects of the proposal will not increase the amount of groundwater usage which has been identified as a key factor in land subsidence. As the project is located in the identified shallow subsidence area, considering the standards and regulations in place, the operational aspects of the proposal, and USGS records stating that the project site is not located in recorded land subsided areas, the project will have a less than significant impact.

- 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; or

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on identified areas having 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; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The operational characteristics of the proposal will not require a septic system or alternative wastewater disposal system to be installed. No unique paleontological or unique geologic features were identified on the project site.

FINDING: NO IMPACT:

Landslides and other forms of slope failure form in response to long-term uplift, mass wasting, and disturbance of slopes. The project site contains naturally flat relief (slopes of no more than three percent), which precludes the possibility of land sliding on-site. The potential for seismic-related ground failure (lateral spreading and liquefaction) occurring on the project site is minimal because of the absence of high groundwater levels and saturated loose granular soil. The project site is not in an area identified by Fresno County as being susceptible to liquefaction. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on-site.

The San Joaquin Valley in which Fresno County is located is known to experience subsidence. However, the Water, Geology, and Natural Resources Section of the Fresno County Department of Public Works and Planning reviewed the project and expressed no concerns, stating that the proposal to add a fuel island would generate the need for a negligible amount of additional water.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT

Ambient Air Quality Analysis Johnson Johnson and Miller Air Quality Consulting Services dated August 2, 2022, the project's construction and operational emissions would not exceed the applicable 100-pound-per-day screening thresholds for any criteria pollutant. Based on the SJVAPCD's guidance, the project's emissions would not cause an ambient air quality standard violation. Therefore, the project's localized criteria pollutant impacts from construction and long-term operations would be less than significant.

In addition, the project would generate passenger vehicle and truck trips from visitors traveling to and from the project site. The main source of DPM from the long-term operations of the proposed project would be from combustion of diesel fuel in diesel-powered engines in on-road trucks, while additional DPM would be emitted from TRUs. On-site motor vehicle emissions refer to DPM exhaust emissions from the motor vehicle traffic that would travel and idle within the project site each day.

- 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 WITH MITIGATION INCORPORATED:

Senate Bill 743 (SB 743) was approved September 27, 2013, and statewide implementation is targeted for July 1, 2020. SB 743 requires land use projects under CEQA analyze the projects impacts and mitigation measures based on Vehicle Miles Traveled (VMT). This report provides a quantitative analysis of VMT utilizing CALEEMOD version 2020.4.0.

The total annual un-mitigated VMT for this project is 308,503 and the total annual mitigated VMT is 265,711 utilizing CALEEMOD version 2020.4.0. The project has an 13.9% reduction in VMT, which complies with California 15% threshold reduction requirement.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Environmental Health department has reviewed the project and determined environmental impacts related to the project is deemed less than significant.

- 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The nature of the proposed operation is for the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment. As such the applicant shall conform to any environmental health standards proposed to meet Californian Health standards.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Madison Elementary, located approximately 0.50-miles north from the project.

- 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; or

FINDING: NO IMPACT:

According to the NEPAAssist Database, the project site is not located on a listed hazardous materials site and the project would not result or create a significant 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; or

FINDING: NO IMPACT:

Per the Fresno County Airport Land Use Compatibility Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the project is located outside the two-mile radius of a public airport and is not a part of any Airport Land Use Plan. The nearest public airport or public use airport is Fresno Chandler Downtown Airport, located approximately 2.11- miles northeast from the project.

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

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division which administers the Office of Emergency Services to coordinate planning and preparedness, response and recovery efforts for disasters did not express any concerns regarding emergency response or evacuation plans nor expose people or structures to risk of life for forest fires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The proposed wireless communication facility will be unmanned, will not require any water usage other than during construction, nor will it generate any waste discharge that would otherwise degrade surface water quality or violate quality standards or waste discharge requirements. The project will not affect groundwater supplies or recharge as no use of groundwater is proposed.

- 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?
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 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?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or

FINDING: NO IMPACT:

The project site is not located near a body of water of sufficient size to cause seiche (such as a large lake) or tsunami (such as the ocean). Figure 9-6 shows that the parcel is not located in an area of moderate or high landslide hazard and local topography is generally flat. There will be no impacts to risk of seiche, tsunami, or mudflow based on the parcel's location. In addition, according to FEMA FIRM Map No. 2105 H, the parcel is not subject to the 100-year flood storm. Additionally, the proposed project does not have any ground disturbing activities nor any negative water effects detrimental to the groundwater management plan.

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

FINDING: NO IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting one to two monthly visits by a technician. No sanitary facilities or potable water supplies are required. Project runoff will be retained on site or disposed of per County standards.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- 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 zoned AE-20 (Agriculture). The type of use is allowed in the current zoning district and General Plan (LU-A.3) subject to criteria listed in the policy and approval of Directors Review and Approval application. The surrounding properties are developed with commercial, industrial, and agricultural uses. The proposed expansion will not divide nor conflict with any land use plan, policy, or regulations.

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:

No mining or mineral resource extractions are proposed. According to the Principal Mineral Producing Locations, (Figure 7-8 and 7-9 of the General Plan), the subject area is not located in any mineral producing locations.

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

use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Fresno County Environmental Health Division states the proposed project shall comply with the Fresno County and City of Fresno Noise Ordinance Codes. Due to the location of the proposed project near residential uses, all equipment shall be maintained according to the manufacturer's specifications, and that noise generating equipment be equipped with mufflers. Should the project change to include parking of refrigerated trucks or idling of trucks for prolonged periods, a noise study is recommended that can offer mitigation measures.

Office building and truck repair and maintenance will be operated Monday through Saturday (8:00 a.m. to 5:00 p.m.). Repairs and maintenance shall be for owner's trucks, no external customers will be serviced.

Mitigation Measure(s)

"Noise Ordinance of the City of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. (Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b). No refrigeration trucks shall be operated onsite unless an amended DRA is applied for with an acoustical analysis of the operation and impacts on surrounding properties, and the amendment is subsequently approved.

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:

There is no residential growth associated with the project, therefore no impact can be identified. The project will not construct or displace housing and will not otherwise induce population growth.

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;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is for the maintenance and storage of agricultural trucks and equipment devoted exclusively to the transportation of agricultural products, supplies, and equipment. This proposal will minimally affect public services. No impacts on provision of other services were identified in the analysis.

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 proposed project is for the maintenance and storage of agricultural trucks and equipment devoted exclusively to the transportation of agricultural products, supplies, and equipment. This proposal will not increase the use of existing neighborhood and regional parks nor require the construction of or expansion of recreational facilities.

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; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

According to the Traffic Impact Study conducted by Vang Inc. Engineers on March 25th, 2022 revised on July 11th, 2022 the project would generate 378 weekday project trips, 51 new AM peak hour project trips, and 53 net new PM peak hour project trips. The study recommends mitigation measures to be implemented to reduce the amount of impact towards to Level of Service (LOS) resulted from this project.

Adherence to these measures will not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities nor be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision nor substantially increase hazards due to a geometric design feature.

* **Mitigation Measure(s)**

1. *Operation of the proposed project shall be in conformance with the Traffic Impact Study approved by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division dated March 25th 2022.*

The project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact (FMSI) Fee, a Traffic Signal Mitigation Impact (TSMI) Fee, and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.

The County and Caltrans shall continue to monitor traffic operations at Brawley/SR 180 intersection and this intersection be modified to be a grade separated interchange, as needed.

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 WITH MITIGATION INCORPORATED:

According to County records, the subject property is not located in a moderate or highly sensitive area for archeological artifacts. In addition, the subject property has already been developed; therefore, a Cultural Resource Study was not required for the proposal.

*** Mitigation Measure(s)**

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

Forty-eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor inspect the site prior to and be present during all ground-disturbing activities both during construction and decommissioning. The certified Native American Monitor may provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and on the procedures to be enacted if resources are found. The notification shall be by email to the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at spowers@tachi-yokut-nsn.gov. The tribal monitors shall be independently insured in order to enter the construction zone.

See the Archeological Analysis (if completed) and correspondence with the Tribes (AB 52). Taylor the discussion in this section to specifically mention impacts to Tribes.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Water and Natural Resources Division from Fresno County, the project will not exceed wastewater treatment requirements nor require construction of or the expansion of a new water or wastewater treatment facilities. No construction or expansion of new stormwater drainage facilities is anticipated. The project will have sufficient water supplies available from existing entitlements and resources. The project will comply with federal, state, and local statutes and regulations related to solid waste and be served by a landfill with sufficient capacity.

XX. WILDFIRE

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

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

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

FINDING: NO IMPACT:

According to the 2007 Fresno County Fire Hazard Severity Zones in LRA Map, the project site is not located in an area designated as moderate fire hazard. Per County records, the project site is not located within a State Responsibility Area and would not be subject to additional standards required by the fire authority. The Fresno County Fire Protection District did not express concern with the project. The project does not substantially impair an adopted emergency response plan or evaluation plan, does not exacerbate wildfire risks and does not require infrastructure to mitigate wildfires.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not have the potential to 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, 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 prehistory or history nor have impacts that are individually limited, but cumulatively considerable nor will the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly.

CONCLUSION/SUMMARY

Based upon the Initial Study Application No. 8065 prepared for DRA 4660, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to agricultural resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology, land use and planning, mineral resources, population and housing, and recreation.

Potential impacts related to air quality, hazards and hazardous materials, public services, utilities and service systems, and mandatory findings of significance have been determined to be Less Than Significant impact.

Potential impacts with mitigation measures incorporated related to aesthetics, noise and transportation have been determined to be Less Than Significant impact with mitigation incorporated.

A Mitigated Negative Declaration/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 southeast corner of Tulare and "M" Street, Fresno, California.

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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: IS 8065	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-2022100000253
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): Alexander Pretzer		Area Code: 559	Telephone Number: 600-4205 Extension: N/A
Project Applicant/Sponsor (Name): Peter Moua		Project Title: Initial Study Application No. 8065 and Unclassified DRA No. 4660	
Project Description: Allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25 -acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Initial Study prepared for Director Review and Approval No. 4660, 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, Energy, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Wildfire. Potential impacts related to Agricultural and Forestry Resources, Air Quality, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous Materials, Land Use Planning, Noise, Greenhouse Gas Emissions, Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with implementation of recommended mitigation measures. A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – September 7, 2022 Date of Publication- September 14, 2022		Review Date Deadline: Planning Commission – March 27, 2025	
Date: March 27, 2025	Type or Print Signature: David Randall Senior Planner		Submitted by (Signature): Alexander Pretzer Planner

State 15083, 15085

County Clerk File No.: E-2022100000253

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

SIR

THIS LETTER IS TO PROTEST THE
PROPOSED CONSTRUCTION OF A TRUCK
DEPOT AT 713 S. BRAWLEY AVE ON
9.25 ACRES.

THIS LOCATION IS NOW A QUIET
AGRICULTURE AREA. THE 2 LANE ROADS IN
THIS AREA ARE NOT DESIGNED FOR HEAVY
TRUCKS. THE ROADS ARE NARROW & IN NEED
OF RESURFACING.

THE INCREASED NOISE, AND TRAFFIC
WILL BE STRESSFUL FOR RESIDENTS & LIVESTOCK

PLEASE DO NOT APPROVE THIS APPLICATION

SINCERELY



Eugene Wilburn
1131 S. Brawley Ave.
Fresno, CA 93706-9007

Eugene Wilburn

From: [Shelly Dilley](#)
To: [Racusin, Elliot](#)
Subject: Notice of Application No. 4660
Date: Thursday, August 12, 2021 4:40:21 PM

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Dear Elliot Racusin,

I received Notice of Application No. 4660 from the County of Fresno that was submitted by Armar Cohan Singh.

If this document is a public record, can you please email me a copy of the application to my email address: Garydilley950@gmail.com. We are under a time constraint. Please expedite your response if possible.

If you need to contact me please feel free to call me at [559-246-5943](tel:559-246-5943).

Sincerely,
Gary Dilley

Sent from my iPad

Aug. 16, 2021

TO: COUNTY OF FRESNO

DEPARTMENT OF PUBLIC WORKS & PLANNING

REF: DRA Application No. 4660

Sir or Madam:

My property address is 705 & 709 So. Brawley Ave, next to 713 S. Brawley Ave. My property is a different Parcel. I'm not involved in the 9.25 acre parcel operation. I Believe it would be hazardous for the Residents, with the chemicals and increase traffic that would occur. There are many homes in the area.

I disagree with any part of my property, which is 705 & 709 So. Brawley Ave being included in the Proposed Use operation. As I mentioned, location 713 S. Brawley Ave is on a different Parcel. It would be illegal for any building to cross over the line, without an agreement.

Sincerely

A handwritten signature in black ink, reading "Troy A. Cooper Palms". The signature is written in a cursive, flowing style.

Troy A Cooper Palms

August 16, 2021

My husband and I have lived at 465 S. Brawley for over 25 years in the house belonged to my grandfather and grandmother and I was born and raised around the corner on Madison Ave. I am very aware of the changes in this area during my 71 years. I lived in Clovis for a time and returned to the area to take care of aging relatives that lived on Madison Ave, Kearney Blvd, and Blythe Ave. As a child I attended Madison Elementary School for kindergarten and I am very vested in this area. I have seen many changes in the area that you probably don't know but need to be aware of, one of which is the already dramatic increase of non-local traffic using Brawley Ave. Brawley Ave used to have local rural and agricultural traffic only. With the SR180 improvements, specifically the traffic light on Brawley and SR180, the traffic in the area and to and from Kerman has increased exponentially.

This is not even taking into consideration the traffic in and around Madison School. In the evening, during the school year, parents are picking up their children from school. The majority of the traffic flow is from the north going south on Brawley, because there is no left turn lane, all traffic behind the stopped vehicle waiting to turn into the school parking lot is stopped. The children are picked up one at a time, with maybe four or five vehicles waiting in the school parking lot at any time while the other vehicles are waiting, blocking Brawley Ave. There is no provision for parents to pick up their children in the school parking lot. There have been times when we have been in these traffic backups from SR180 and have had to wait over 20 minutes to get from there to our residence. We have seen frustrated drivers actually go around the stopped cars and use the agricultural property as a second lane to pass them. When the school has after school activities, the parents park on both sides of Brawley from the school all the way to Kearney Blvd, or on the banks of the canal on Madison Ave, making it truly a two lane country road.

There are several bus stops for Central Unified on Brawley at Kearney, Brawley at Madison, and places in between. In addition to the bus stops, there are many school children that walk down Brawley with parents to get to and from Madison Elementary. Because this is a rural road, there is not a lot of room for vehicles to share the road with pedestrians, and some could say it is unsafe to walk down Brawley.

I understand progress, but the truth of the matter is that it has been several years that we have seen no more than cold patches on this road. Having another high traffic business using Brawley Ave to access SR99 via SR180, will only exacerbate the situation. There is already three or four truck driving schools using Brawley Ave to get to SR99 and SR180. Several of them also use Jenson Ave to get access to SR99 and SR41, thereby increasing the traffic on Brawley Ave.

With all this being said, did the county do a traffic study for Brawley Ave between SR180 and California Ave? If so, was the study done during the student pickup and drop offs of the children at Madison Elementary. This traffic study should also include the area of the new Arco mini-mart at SR180 and Brawley Ave that recently opened.

The accident at Kearney Blvd and Brawley where a man died, still haunts me. The idea of children walking on Brawley with an increased rise in traffic seems like an accident waiting to happen.

There needs to be a soil test and report to determine the R value of the soils, and a Traffic Index Rating, which I am sure has not been done since the traffic light was put in at SR180 and Brawley Ave. I would imagine a core sample of the asphalt and aggregate base would also need to be done, since the sides of the road are sluffing off. This road has been ignored for so long and now the additional load will cause more damage to the existing road and road base. I am certain that the service of Brawley Ave has far exceeded the original planned capacity, with no improvements made by the county.

Will there be any traffic lights placed at Brawley and Madison? Will there be an addition of a turn lane on Brawley at the school for the parents? Will Brawley Ave be widened? Will the power poles be moved for the widening? Will there be pedestrian lanes for safe travel for students? I feel that all of these issues have not, and will not be addressed.

In closing I would like to know how an office building, a truck maintenance and repair shop, and a truck wash could constitute approval on AE-20 (Exclusive Agriculture), 20-acre minimum parcel size. All of the adjacent areas are zoned AE-20, and this sets a new precedent. We haven't even discussed the environmental concerns of potential aerial and underground contamination to neighboring farmers and residents in the area. Where is any fluid discharge going to be stored? Is it going to be OSHA approved storage? Does adding "agricultural truck parking" to the list of functions allow it to be approved? If this is approved you will see many more individuals pay \$30,000 per acre for farm land when they should be buying industrial property, but they do not want to pay the additional cost for an industrial area.

Cathy A. Schaefer
465 S. BRAWLEY AVE.
559-906-5030

St. J. [Signature]
465 S. BRAWLEY AVE
559-260-6369

AUG 17 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

August 13, 2021

Director Review and Approval No. 4660

We the undersigned are submitting this letter to express our strong opposition to Director Review and Approval (DRA) 4660, the proposed project at 713 S. Brawley which is located at the northwest corner of Brawley Ave and California Ave. We feel that this type of development is detrimental to the area. Nearly all residents in the immediate area are completely opposed to the addition of this type of development which we feel will affect not only property values but, will also cause issues with the maintenance of the roads in the area, and contribute to traffic and safety problems. The intersection of Brawley and California is routinely blocked by traffic turning onto northbound Brawley to access the highway 180 and to access Madison Elementary School which is located less than 700 yards from the project location.

In reviewing the application submitted by the applicant he states the trucking operation is to be "exclusively to the transportation of agricultural products, supplies and equipment". However in reading the applicant's operational statement, He indicated he is proposing a 6,250sf office building, a 7,500sf shop for maintenance repair shop and a 1500sf truck wash. In reading further he states he will have onsite cold storage. This along with his proposal for 81 new truck parking stalls seems to be more than just for agricultural use since there is no agricultural operation at this site or anywhere near this location.

In doing some research of the business, "Youngs Transport," the applicant, we discovered the business is a USDOT Interstate carrier and the cargo carried is "general freight and refrigerated foods. While we understand that refrigerated foods could be agriculturally related it appears to be quite a stretch to refer to it as an agricultural use.

Based on information gathered it is our opinion that the proposed use would not qualify as a "DRA" under Ordinance Code Section 816.2T, but actually would fall under the following:

SECTION 816.4 - USES EXPRESSLY PROHIBITED

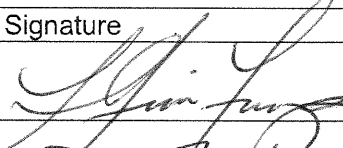
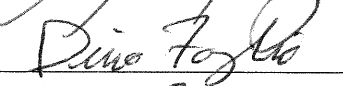


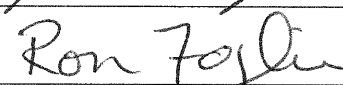
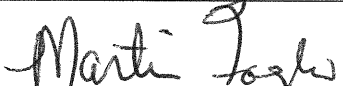
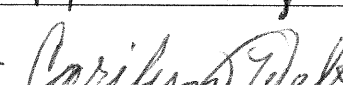
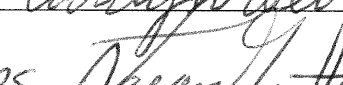

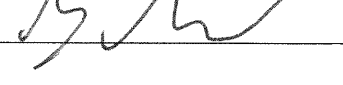
The following uses shall be expressly prohibited in the "AE" District. However, enumerating of these prohibited uses shall not by implication enlarge upon the scope of permitted uses specified in Section 816.1, 816.2, and 816.3, above, their enumeration herein being for purposes of clarity only.

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- B. Advertising structures, except freestanding signs for produce stands. (Amended by Ord. 490.202 adopted 5-20-80)
- C. Art, craft, music, or dancing schools or businesses, professional or trade schools or colleges.
- D. Columbaria, crematoriums, and mausoleums. (Amended by Ord. 490.117 adopted 10-5-76)
- E. Residential subdivisions.
- F. Truck yards, terminals or facilities unless devoted exclusively to the transportation of agricultural products, supplies and equipment.

Our opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- A decrease in the market value of our homes
- Increased traffic congestion adding to an already dangerous intersection at Brawley and California
- The destruction of agricultural property
- This type of trucking operation does not fit into the current agricultural and single family neighborhood setting
- If the project is approved, the applicant can change the type of operation without any oversight from the County of Fresno

We the undersigned urge you to deny the proposed application. We believe this opinion would be shared by many who have not become aware of the proposed project because they are outside the boundary of the notification area; however they would still be negatively affected by this project but have not had the opportunity to write letters expressing their concerns.

Print Name	Signature	Address
GIDO FAVAGROSSA		4113 W California Ave.
DINO FOGGIO		1760 S. Dickenson
Michael Foggio		1280 S. Dickenson
KEITH KOLIGIAN		8467 W KEARNEY
Ronald Foggio		10260 W Jensen
MARTIN FOGGIO		9599 W California
Carilyn N Weber		4253 W California
TEROY SINTHERS		4245 W CALIFORNIA
Roger Pimentel		4130 W California
FRANCI VUENZI		4345 4345 W Calif

Print Name Signature Address

Jeremy Mehling 559-513-0329 296 S. Dickenson
Fresno, CA 93706

Riley Barker 559-575-1931 10275 W. Nielson
Fresno, 93723

Britney Mehling 559-250-9664 296 S. Dickenson
Fresno, CA 93706

Grace Mehling 296 S. Dickenson

August 12, 2021

DRA 4660
RECEIVED
COUNTY OF FRESNO

Department of Public Works and Planning
Steven E. White, Director
Elliot Racusin, Planner

AUG 17 2021

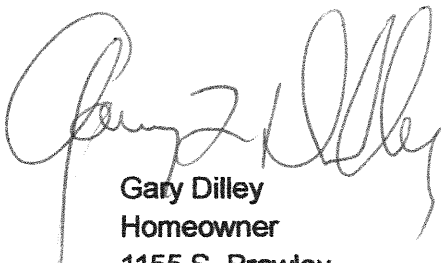
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

I fully oppose the land use Notice of Application No. 4660 filed by Mr. Amar Chohan Singh to construct an office building, maintenance and repair shop, truck wash and truck parking on a parcel located in the AE-20 Zone District.

Listed below are my concerns and objections to this proposal:

- Brawley Ave is a narrow oil cake constructed road with a failing chip seal on top which is not designed for commercial traffic
- The intersection of Brawley and California traffic is only controlled by stop signs in one direction. California East/West traffic does not stop and is known to travel at a high rate of speed.
- The intersection is too narrow for commercial truck traffic and will require a 4-way stop which would require a traffic study to be done
- I have lived at my address just south of this proposed location since 1978 and have witnessed numerous accidents at this intersection
- Commercial trucks making a right or left turn onto or from California Ave will be forced to take up both lanes of traffic to complete their turn which will create a dangerous traffic risk
- There is currently another truck parking yard located at 3567 W. California (0.4 miles East of this proposal) that was built on AE-20 land
- Since the completion of the HWY 180, the Southbound traffic on Brawley Ave. has increased drastically and this would only add to that.
- There has previously been an attempt on the Northeast corner of Brawley Ave. and California to build another truck parking yard, complaints were filed and it appears to have been stopped.
- Approving this current Application No. 4660, will no doubt encourage others to do the same
- The truck traffic to and from this yard will also increase congestion and air/noise pollution at Madison Elementary School
- I am concerned that the approval of this non-agricultural business on AE-20 land will drastically decrease my property value
- Is an environmental assessment required to be done regarding the wastewater from the proposed truck wash and how this will impact the ground water quality?
- Will street lighting be added in this area?

I respectfully ask that you deny this application request by Mr. Singh and enforce the current zoning of AE-20 that will ensure the agricultural parcels in the area remain as such.



Gary Dilley
Homeowner
1155 S. Brawley
Fresno, CA 93706
559-246-5943

August 13, 2021

Director Review and Approval No. 4660

DRA 4660
RECEIVED
COUNTY OF FRESNO

AUG 17 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

We the undersigned are submitting this letter to express our strong opposition to Director Review and Approval (DRA) 4660, the proposed project at 713 S. Brawley which is located at the northwest corner of Brawley Ave and California Ave. We feel that this type of development is detrimental to the area. Nearly all residents in the immediate area are completely opposed to the addition of this type of development which we feel will affect not only property values but, will also cause issues with the maintenance of the roads in the area, and contribute to traffic and safety problems. The intersection of Brawley and California is routinely blocked by traffic turning onto northbound Brawley to access the highway 180 and to access Madison Elementary School which is located less than 700 yards from the project location.

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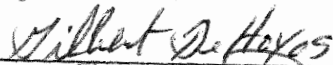
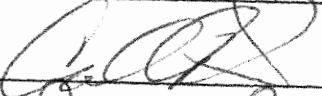
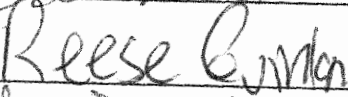
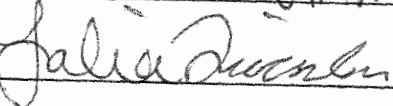
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Print Name	Signature	Address
CYNIE NEWSON		⁹³⁷⁰⁶ 783 S. CORNELIA
GILBERT DEHOYES		783 S. CORNELIA
CAROL FOXEN		815 S. CORNELIA
REESE GUNLAN		815 S. CORNELIA
TALLA GUNLAN		815 S. CORNELIA

August 13, 2021

AUG 17 2021

Director Review and Approval No. 4660

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

We the undersigned are submitting this letter to express our strong opposition to Director Review and Approval (DRA) 4660, the proposed project at 713 S. Brawley which is located at the northwest corner of Brawley Ave and California Ave. We feel that this type of development is detrimental to the area. Nearly all residents in the immediate area are completely opposed to the addition of this type of development which we feel will affect not only property values but, will also cause issues with the maintenance of the roads in the area, and contribute to traffic and safety problems. The intersection of Brawley and California is routinely blocked by traffic turning onto northbound Brawley to access the highway 180 and to access Madison Elementary School which is located less than 700 yards from the project location.

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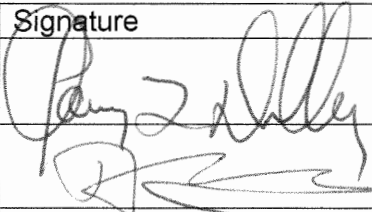

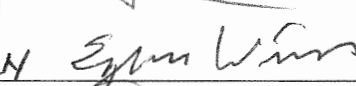


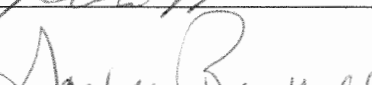
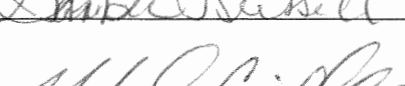
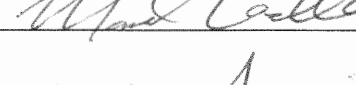
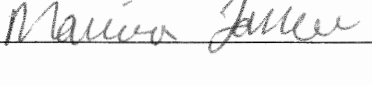
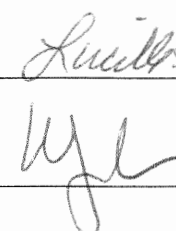
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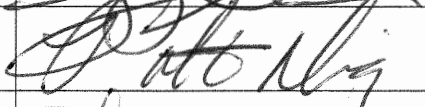
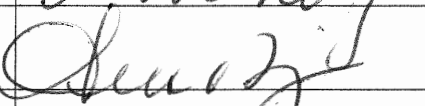
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Print Name	Signature	Address
GARY L Dilley		1155 S. Brawley
James Cho		1166 S. Brawley
EUGENE WILBURN		1131 S BRAWLEY
Charlene Peele		1173 S. Brawley Ave
Ramiro Hernandez		1132 S. Brawley Ave
Amber Russell		1739 S. Cornelia ave
Manuel Casillas		1111 S. Brawley Ave
Marina Lomeli		1862 S. cornelia ave
Lucille Sandoval		1745 S. cornelia
WAYNE WU		1356 S. BLYTHE

Print Name	Signature	Address
EARL HAGANS	Earl Hagans	1615 So Brawley
Theresa Hagans	Theresa Hagans	1615 S. Brawley
Johnny DO	Johnny DO	1595 S. Brawley
Pascual B Morales	Pascual B Morales	2210 S. Brawley
Cynthia Mora		4263 W. Church
Polito Diaz		1300 S. Brawley
Susan Diaz		1300 S. Brawley
Carole Rowden	Carole Rowden	1288 S. Brawley
Annie Hernandez	Annie Hernandez	1229 So Brawley
Mila Enos	Mila Enos	1305 South Brawley
Maria Ruiz	Maria Ruiz	1445 S. Brawley
George D Gonzalez	George D Gonzalez	1748 S. Valentine
Salvador Hernandez	Salvador Hernandez	3594 - a church Ave, no
ELNORA IVORY	El Nora Ivory	3740 W. Church Ave
Francis I. Gonzalez	Francis I. Gonzalez	4055 W. Kearney Blvd
Rebecca Pelian	Rebecca Pelian	4213 W. Kearney Blvd.
Nadine F Rivera	Nadine F. Rivera	3670 W. Kearney Blvd.
Armando Flores	Armando Flores	3670 W. Kearney Blvd.
Andrew Hernandez	Andrew Hernandez	3590 W Kearney 93706
Jennifer Atkins	Jennifer Atkins	3535 W Madison 93700

9

X2

Print Name	Signature	Address
SUSAN R TOROSIAN	Susan R Torosian	424 S Brawley
Dominique Floyd	Dominique Floyd	514 S Brawley
Maria Aguilar	Maria Aguilar	3777 W. Kearney
ABERTANO VANEGAS	Abertano Vanegas	4182 W WHITESBRIDGE
SENG THONG	Seeng Thong	4114 W. CHURCH 832-296-1229
John Estrada	John Estrada	1477 S. BLYTHE 559-681-0607
DENNIS LUCAS	Dennis Lucas	559-776-7241
Jordan Bowser	Jordan Bowser	559-519-9508
TIFFANY ZEPEDA	Tiffany Zepeda	559-240-8833
Salvador Gonzalez	Salvador Gonzalez	559-2091 S. Blythe Fresno 93704
Steven Atkins	Steven Atkins	3543 W. Madison
RICHARD ATKINS	Richard Atkins	3535 W MADISON
Jose A. Diaz (Tony)	Jose A. Diaz	1324 S. Brawley
Juan DIAZ	Juan Diaz	1292 S. Brawley
ANGELA DIAZ	Angela Diaz	1292 S Brawley

County of Fresno
Department of Public Works and Planning
2220 Tulare Street
Fresno CA.

DRA 4660
RECEIVED
COUNTY OF FRESNO

AUG 17 2021

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Steven E. White, Director

Dear Mr. White

My name is Juan Diaz, I am the owner, and resident of 1292 S. Brawley, Fresno CA., I am writing this letter to express my opposition to the truck terminal, (DRA 4660), being proposed at 713 S Brawley, also known as APN 326-030-54. The proposed use is not consistent with the zoning district, (AE), it is in. Therefore it should not be allowed to operate.

In reading the proposed project description and application submitted by the applicant, it raises a number of questions with several of the statements made on the Operational Statement and the Statement of Intended Use.

Below are examples of questions that I currently have about the information submitted.

1. Anticipated Traffic: the applicant states the traffic will be increased to deliver supplies and services needed to begin construction onsite and traffic increased with site improvements and business.

What he fails to mention is the amount of traffic that 81 big rig parking stalls, if full, 12 employees and 5 mechanics will generate. This does not take into account the customers and vendors that are going to be visiting the business.

2. Cold Storage?

What does this mean? Are they proposing cold storage facilities?

3. Solid or Liquid Waste: 5-7 trash pick-ups per week.

How exactly are they going to generate enough waste to have what amounts to a daily trash pick-up? This is not factored into the anticipated daily traffic.

4. Estimated Water Usage: provided by onsite water well.

What is missing in his answer is not where he is getting the water but the amount of water to be used to sustain the facility, especially with the truck wash being proposed. I have personally had to lower my residential water pump because of the drop in the water table and therefore with this type of proposed use it may further increase the problem.

5. Explain in detail how the proposed use is incidental and secondary to the commercial agricultural operation on the subject parcel.

The applicant responded that: "Trucking business is to haul agricultural products."

First I'd like to state that there is not a bonified agricultural or farming operation on this property, therefore it is not incidental or secondary to farming or agriculture.

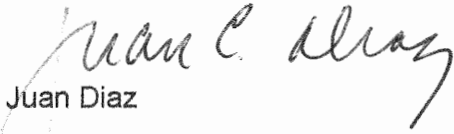
In closing I'd like to state that I have researched and have driven by the applicant's business and have discovered that they are currently located at 3681 W. Belmont Ave. Fresno CA. They are an interstate trucking company with a license to haul General Freight.

The applicant's current address location is in the County's "AL" zoning district and therefore more likely to accommodate the use and needs for this business. Where as the "AE" zoning district, where they are proposing to relocate to, is strictly prohibited.

Attached you will find a company snapshot of Young's Transport which provides information on their operation.

I am asking that you please take this information into account when you make your decision since this operation will be very detrimental to my property and the property of my neighbors. If I can be of any service or answer any questions I can be reached at 1292 S. Brawley, Fresno. My cell phone is 559-779-3216 or via e-mail at jnkr3boys@aol.com. Thank you in advance for time and consideration.

Very truly yours,



Juan Diaz

☐ USDOT Number ☐ MC/MX Number ☐ Name

Enter Value:

Company Snapshot

RANVIR SINGH

USDOT Number: 1956177

[ID/Operations](#) | [Inspections/Crashes In US](#) | [Inspections/Crashes In Canada](#) | [Safety Rating](#)

Carriers: If you would like to update the following ID/Operations information, please complete and submit form [MCS-150](#) which can be obtained [online](#) or from your State FMCSA office. If you would like to challenge the accuracy of your company's safety data, you can do so using FMCSA's [DataQs](#) system.

Other Information for this Carrier

▼ [SMS Results](#)

▼ [Licensing & Insurance](#)

Carrier and other users: FMCSA provides the Company Safety Profile (CSP) to motor carriers and the general public interested in obtaining greater detail on a particular motor carrier's safety performance than what is captured in the Company Snapshot. To obtain a CSP please visit the [CSP order page](#) or call [\(800\)832-5660](#) or [\(703\)280-4001](#) (Fee Required).

For help on the explanation of individual data fields, click on any field name or for help of a general nature go to [SAFER General Help](#).

The information below reflects the content of the FMCSA management information systems as of 08/12/2021.

To find out if this entity has a pending insurance cancellation, please [click here](#).

Entity Type: CARRIER		
Operating Status: AUTHORIZED FOR Property	Out of Service Date: None	
Legal Name: RANVIR SINGH		
DBA Name: YOUNGS TRANSPORT		
Physical Address: 3681 W BELMONT AVE FRESNO, CA 93722		
Phone: (559) 375-8162		
Mailing Address: PO BOX 11338 FRESNO, CA 93772		
USDOT Number: 1956177	State Carrier ID Number:	
MC/MX/FF Number(s): MC-694418	DUNS Number: --	
Power Units: 70	Drivers: 70	
MCS-150 Form Date: 02/04/2021	MCS-150 Mileage (Year): 3,642,312 (2020)	
Operation Classification:		
<input checked="" type="checkbox"/> Auth. For Hire	<input type="checkbox"/> Priv. Pass.(Non-business)	<input type="checkbox"/> State Gov't
<input type="checkbox"/> Exempt For Hire	<input type="checkbox"/> Migrant	<input type="checkbox"/> Local Gov't
<input type="checkbox"/> Private(Property)	<input type="checkbox"/> U.S. Mail	<input type="checkbox"/> Indian Nation
<input type="checkbox"/> Priv. Pass.(Business)	<input type="checkbox"/> Fed. Gov't	
Carrier Operation:		
<input checked="" type="checkbox"/> Interstate	<input type="checkbox"/> Intrastate Only (HM)	<input type="checkbox"/> Intrastate Only (Non-HM)
Cargo Carried:		
<input checked="" type="checkbox"/> General Freight	<input type="checkbox"/> Liquids/Gases	<input type="checkbox"/> Chemicals
<input type="checkbox"/> Household Goods	<input type="checkbox"/> Intermodal Cont.	<input type="checkbox"/> Commodities Dry Bulk
<input type="checkbox"/> Metal: sheets, coils, rolls	<input type="checkbox"/> Passengers	<input checked="" type="checkbox"/> Refrigerated Food
<input type="checkbox"/> Motor Vehicles	<input type="checkbox"/> Oilfield	<input type="checkbox"/> Beverages
<input type="checkbox"/> Drive/Tow away	<input type="checkbox"/> Equipment	<input type="checkbox"/> Paper Products
<input type="checkbox"/> Logs, Poles, Beams, Lumber	<input type="checkbox"/> Livestock	<input type="checkbox"/> Utilities
<input type="checkbox"/> Building Materials	<input type="checkbox"/> Grain, Feed, Hay	<input type="checkbox"/> Agricultural/Farm Supplies
<input type="checkbox"/> Mobile Homes	<input type="checkbox"/> Coal/Coke	<input type="checkbox"/> Construction
<input type="checkbox"/> Machinery, Large	<input type="checkbox"/> Meat	<input type="checkbox"/> Water Well
	<input type="checkbox"/> Garbage/Refuse	
	<input type="checkbox"/> US Mail	

Objects
x Fresh Produce

[ID/Operations](#) | [Inspections/Crashes In US](#) | [Inspections/Crashes In Canada](#) | [Safety Rating](#)

US Inspection results for 24 months prior to: 08/12/2021

Total Inspections: 57

Total IEP Inspections: 0

Note: Total inspections may be less than the sum of vehicle, driver, and hazmat inspections. Go to [Inspections Help](#) for further information.

Inspection Type	Inspections:			
	Vehicle	Driver	Hazmat	IEP
Inspections	32	57	0	0
Out of Service	7	2	0	0
Out of Service %	21.9%	3.5%	%	0%
Nat'l Average % as of DATE 07/30/2021*	20.84%	5.45%	4.41%	N/A

*OOS rates calculated based on the most recent 24 months of inspection data per the latest monthly SAFER Snapshot.

Crashes reported to FMCSA by states for 24 months prior to: 08/12/2021

Note: Crashes listed represent a motor carrier's involvement in reportable crashes, without any determination as to responsibility.

Type	Crashes:			
	Fatal	Injury	Tow	Total
Crashes	0	0	1	1

[ID/Operations](#) | [Inspections/Crashes In US](#) | [Inspections/Crashes In Canada](#) | [Safety Rating](#)

Canadian Inspection results for 24 months prior to: 08/12/2021

Total inspections: 0

Note: Total inspections may be less than the sum of vehicle and driver inspections. Go to [Inspections Help](#) for further information.

Inspection Type	Inspections:	
	Vehicle	Driver
Inspections	0	0
Out of Service	0	0
Out of Service %	0%	0%

Crashes results for 24 months prior to: 08/12/2021

Note: Crashes listed represent a motor carrier's involvement in reportable crashes, without any determination as to responsibility.

Type	Crashes:			
	Fatal	Injury	Tow	Total
Crashes	0	0	0	0

The Federal safety rating does not necessarily reflect the safety of the carrier when operating in intrastate commerce.

Carrier Safety Rating:

The rating below is current as of: 08/12/2021

Review Information:

Rating Date: 08/11/2020

Review Date: 08/03/2020

Rating: Satisfactory

Type: Non-Ratable



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Federal Motor Carrier Safety Administration
1200 New Jersey Avenue SE, Washington, DC 20590 • 1-800-832-5660 • TTY: 1-800-877-8339 • [Field Office Contacts](#)



RECEIVED
 APR 25 2025
 CLERK. BOARD OF SUPERVISORS

For Office Use Only

Date received: 4/25/25
 Copied to: W. Kettler, C. Motta, D. Rangel, A. Samari
 Date copy sent: 4/25/25
 Hearing set for: _____

NOTICE OF APPEAL OF PLANNING COMMISSION DECISIONDate: 4/22/25

Appeal Fee: \$508 – Due when filing appeal

APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE

Project Site Address

713	S. Brawley Ave	Fresno	CA	326-030-54
Number	Street	City	Zip	Assessor's Parcel Number

Appellant's Information

Name: Amar Chohan Singh
 Mailing Address: 333 S. Lead Ave
Fresno, CA 93706
 Telephone: 5 9-273-874 5

Applicant's Information ☒ check if same as Appellant)

Name: _____
 Mailing Address: _____
 Telephone: _____

Subject of AppealI wish to appeal the Planning Commission's decision to ☒ Approve ☐ Deny

Variance Application No.* _____
 Conditional Use Permit No. _____
 Director Review and Approval Application No. 4660 & 8065
 Tentative Tract Application No. _____
 Amendment Application No. _____
 Amendment to Text Application No. _____
 Other: _____

Date of Planning Commission Action April 10, 2025

Reason(s) for Appeal (Attach additional sheets if necessary)

There are other businesses such as ours within few hundred yards of property. Please see attached.

Amar Singh
 Appellant's Signature

* Fresno County Zoning Ordinance § 877(c) requires that any appellant, other than the applicant, County Department Director, or Board of Supervisors member, must be a property owner within a certain distance from the Variance Application property. The Department of Public Works and Planning will verify that the ordinance requirements are met. If the requirements are not met, the appeal fee will be returned and no date for appeal hearing before the Board of Supervisors will be set.

Please return completed form to Clerk of the Board, 2281 Tulare Street, Room 301, Fresno, CA 93721.

Re: Appeal for Denial of Use for Transportation Trucking Company – Property at [713 S. Brawley Ave Fresno, CA 93706

Dear County of Fresno Planning Commission,

I hope this letter finds you well. I am writing to formally appeal the decision made on April 10, 2025 regarding my application for operating a transportation trucking company at the property located at 713 S. Brawley Ave Fresno, CA 93706. I would like to respectfully request that the Fresno County reconsider the denial and approve the use of the property for my business based on the following points:

1. Misunderstanding of Zoning Regulations:

When I initially inquired about the property and its suitability for a trucking business, I was informed by the County of Fresno that the person's name had been so long ago that the property could potentially be used for this purpose after going through a review process. Based on this information, I made the decision to purchase the property with the understanding that it was in line with the city's long-term planning for economic growth and development. This misunderstanding was a key factor in my investment.

2. Economic and Employment Benefits:

The operation of a transportation trucking company at this location would bring significant economic benefits to the city. This includes creating local jobs, supporting regional infrastructure, and generating additional tax revenue. The trucking industry also plays a critical role in the local economy by supporting businesses that rely on the transportation of goods and materials.

3. Proposed Mitigation Measures:

I understand that there may be concerns regarding potential impacts such as traffic flow, noise, or environmental effects. I am fully committed to addressing these concerns by implementing a comprehensive plan that includes [insert mitigation strategies, such as noise barriers, traffic studies, limited hours of operation, etc.]. These measures will help ensure that my business operates in a way that minimizes disruption to the surrounding community while still providing economic benefits.

4. Compliance with Zoning Variance or Conditional Use Requirements:

I am aware that the property may not currently be zoned for this specific use. However, I am requesting Fresno County to consider either a zoning variance or a conditional use permit that would allow this operation. I am confident that with the right adjustments and in accordance with

Fresno County codes, the property can accommodate the business while maintaining the integrity of the surrounding area.

5. Precedents and Similar Uses:

There are several examples of businesses operating in similar areas within Fresno County or nearby municipalities where transportation or industrial businesses have been allowed to function under specific conditions. I would be happy to provide additional information or case studies of successful integration of similar operations in the area to help illustrate the viability of my business.

6. Commitment to Working with the Fresno County:

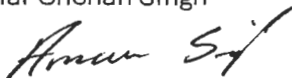
I am fully committed to working with Fresno County to ensure that my trucking business can operate in a way that is both beneficial to the community and compliant with local regulations. I welcome the opportunity to engage in further discussions, conduct additional studies if needed, and find mutually beneficial solutions that will address the County's concerns while enabling me to proceed with my business plans.

Considering these points, I respectfully request that Fresno County review this appeal and reconsider the decision to deny the use of the property for a transportation trucking company. I am confident that this use will be a valuable addition to the city and that the concerns raised can be effectively addressed through a collaborative effort.

Thank you for your time and consideration. I look forward to the opportunity to present my case in further detail and work with Fresno County toward a positive resolution.

Sincerely,

Amar Chohan Singh

A handwritten signature in black ink, appearing to read "Amar Singh", written in a cursive style.

Attachment D

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8065	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-2022100000253
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): Alexander Pretzer		Area Code: 559	Telephone Number: 600-4205 Extension: N/A
Project Applicant/Sponsor (Name): Peter Moua		Project Title: Initial Study Application No. 8065 and Unclassified DRA No. 4660	
Project Description: Allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25 -acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Initial Study prepared for Director Review and Approval No. 4660, 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, Energy, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Wildfire. Potential impacts related to Agricultural and Forestry Resources, Air Quality, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous Materials, Land Use Planning, Noise, Greenhouse Gas Emissions, Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal Cultural Resources have determined to be less than significant with compliance with implementation of recommended mitigation measures. A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – September 7, 2022 Date of Publication- September 14, 2022		Review Date Deadline: Planning Commission – March 27, 2025	
Date: March 27, 2025	Type or Print Signature: David Randall Senior Planner		Submitted by (Signature): Alexander Pretzer Planner

State 15083, 15085

County Clerk File No.: E-2022100000253

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

Mitigation Monitoring and Reporting Program
Director Review and Approval No. 4660 & Initial Study No. 8065
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Outdoor lighting will be limited to building and covered parking security lighting, with controlled light sources by requiring all lighting to be hooded and directed downward as to not shine towards adjacent property and public streets.	Applicant	Applicant/PW&P	Continuous
2.	Cultural	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	Continuous
3.	Noise	"Noise Ordinance of the County of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. (Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b). No refrigeration trucks shall be operated onsite unless an amended DRA is applied for with an acoustical analysis of the operation and impacts on surrounding properties, and the amendment is subsequently approved.	Applicant	Applicant/PW&P and Code Enforcement	Continuous

4.	Noise	The applicant shall provide a continuous concrete block wall, no less than six feet in height, along the perimeter of the property line to reduce excessive noise to acceptable County of Fresno standards. Additional barriers may be required based on future noise studies required.	Applicant	Applicant/PW&P and Code Enforcement	Continuous
5.	Transportation	<p>Operation of the proposed project shall be in conformance with the Traffic Impact Study approved by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division dated March 25th, 2022.</p> <p>The project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact (FMSI) Fee, a Traffic Signal Mitigation Impact (TSMI) Fee, and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.</p> <p>The County and Caltrans shall continue to monitor traffic operations at Brawley/SR 180 intersection and this intersection be modified to be a grade separated interchange, as needed.</p>	Applicant	Applicant/PW& P and Code Enforcement	Continuous

Conditions of Approval

1.	Development of the property shall be in substantial accordance with the Site Plan, Elevations and Operational Statement.
2.	Prior to the issuance of building permits, a Site Plan review application shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 854.5 of the Fresno County Zoning Ordinance. Conditions of the Site Plan review may include but not limited to the design of parking and circulation areas, wall/fencing, access, on-site grading and drainage, right-of-way dedication, fire protection, landscaping, signage, and lighting.
3.	The applicant will need to dedicate appropriate road right-of-way across the parcel frontage to comply with the specific plan line prior to issuance of permits. This dedication shall be 28-feet from the section line on California Avenue to a point 400-feet north of the California Avenue section line and shall taper to a 22-foot dedication at a point 640-feet north of the California Avenue section line.
4.	S. Brawley Ave. shall be improved to include two 12-foot travel lanes across parcel frontage with a four-foot paved shoulder along the southbound lane.

5.	A 30-foot X 30-foot corner cutoff is needed at the intersection of W. California Ave. and S. Brawley Ave. for visibility setback purposes.
6.	Applicant will need to relocate any utilities if needed to accommodate such improvements.
7.	A Dust Control Plan identifies the fugitive dust sources at the construction site and describes all the dust control measures to be implemented before, during, and after any dust generating activity for the duration of the project. The District will review and approve, conditionally approve, or disapprove the Dust Control Plan within 30 days of submittal. Construction activities shall not commence until the Dust Control Plan has been approved or conditionally approved by the San Joaquin Valley Air Pollution Control District.
8.	The intersection of S. Brawley Ave. and W. California Ave. shall be improved to accommodate truck turning movements.
9.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
10.	For unpaved or gravel surface access roads, the first 100 feet off the edge of the County Road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
11.	If not already present, a 10-foot X 10-foot corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Brawley Avenue or California Avenue.
12.	All expenses towards monitoring traffic operations at Brawley/SR 180 intersection conducted by County and Caltrans shall be paid for by the applicant/ property owner.
13.	Any conditions of approval of this permit (i.e. onsite operation of TRUs / truck idling), or that the permittee is operating in a manner that is inconsistent with or that is not in accordance with the approved statement of operations, or that such entitlement is being used for non-agricultural related trucking in a way that is injurious to the public health, safety, or welfare are grounds for permit revocation.
14.	A six-foot high masonry wall shall be constructed along the parameter of the subject parcel as to provide acoustical shielding intended on reducing noise levels from operational activities to adhere to the County of Fresno's Noise Ordinance Standards of less than 65 decibels.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The driveway approaches should be limited to a maximum of 35 feet.

Notes	
2.	The proposed gates at the driveways shall be set back a minimum of 20 feet from the right-of-way or such other extra depth, to eliminate the largest vehicle from idling in the road right-of-way when stopped to open the gate.
3.	Subject's parcel is within FMFCD boundaries, any permanent drainage improvements should be in accordance with FMFCD master plan.
4.	An engineered Grading and Drainage Plan is required to show how additional runoff is being handled and verify compliance with Fresno County's Ordinances. If community facilities are not installed or available, the applicant will be required to contain additional storm water runoff associated with development in on-site retention areas. Any retention facilities greater than 18 inches in depth will require fencing to preclude public access. Any road drainage improvements such as curb and gutter shall be deferred until FMFCD facilities are available.
5.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.
6.	The sewage disposal system shall be approved and installed under permit from the Department of Public Works and Planning, Building and Safety Section. The applicant's consultant shall contact the Department of Public Works and Planning Building and Safety Section at (559) 600-4540 for more information. Leach fields shall not be paved over or parked on top of to allow for treatment of effluent providing protection of piping and system integrity.
7.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan electronically pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). For more information please contact the local Hazmat Compliance Program at (559) 600-3271. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
8.	The proposed project shall comply with the Fresno County Noise Ordinance Codes. Due to the location of the proposed project near residential uses, all equipment shall be maintained according to the manufacturer's specifications, and that noise generating equipment be equipped with mufflers. Should the project change to include parking of refrigerated trucks or idling of trucks for prolonged periods, a noise study is recommended that can offer mitigation measures.
9.	At such time the applicant or property owner(s) decides to construct a water well, (following approval of the engineered design septic system for the parcel) the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357.
10.	The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management,

Notes	
	Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.
11.	Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise.
12.	According to the site plan, additional impervious surface appears to be created and a ponding basin is to be used for storage of storm water runoff. Therefore, an Engineered Grading and Drainage Plan is required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. The grading and drainage plan should provide calculations of the required basin storage capacity and the basin design storage capacity.
13.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
14.	Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.
15.	Any proposed or existing driveway should be set back a minimum of 10 feet from the property line.
16.	Any work done within the County road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
17.	A grading permit or voucher is required for any grading proposed with this application.
18.	Although the construction-related emissions are expected to have a less than significant impact, the San Joaquin Valley Air Control District suggests that the County advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.
19.	Construct site frontage improvements along S. Brawley Avenue which include, road widening, sidewalk, and street lighting.

Notes	
20.	Provide adequate wayfinding, signage, and illumination on-site to optimize safety and to reduce conflicts among delivery trucks, motorists, cyclists, and pedestrians.
21.	Provide adequate ingress and egress to and from the project site as represented in the Site Plan with driveways.
22.	Provide onsite bike racks/bike lockers and pedestrian accessibility to all proposed buildings and offsite sidewalk.
23.	"Noise Ordinance of the County of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 65 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).

AP:jp

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Attachment F

Public Hearing

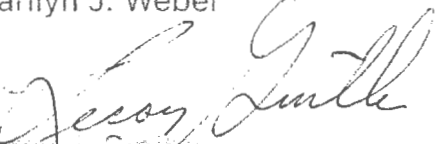
Fresno Co. Planning Comm.

4/07/2025

To Whom It May Concern-

Carilyn Jan Weber, owner & Leroy J. Ginther, resident of 4253 W. California are not in favor of changing zoning to Industrial Zoning of N/E corner of Brawley & California. We do not want added Trucks, ware & tear on roads and the noise that this would cause.


Carilyn J. Weber


Leroy J. Ginther

RECEIVED
COUNTY OF FRESNO

APR 10 2025

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION