

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

Notice of Public Hearing

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION
NO. 3761 and INITIAL STUDY NO. 8367

DATE AND TIME OF PUBLIC
HEARING:
OCTOBER 21, 2025 AT 9:30AM

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

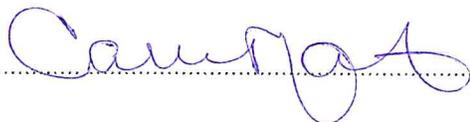
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

OCTOBER 10, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

OCTOBER 10, 2025

ON



Notice of Public Hearing
Notice of hearing before the Board of Supervisors of the County of Fresno UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3761 and INITIAL STUDY NO. 8367 filed by DANIEL BARNES. On April 24, 2025, the Fresno County Planning Commission approved this application, and on May 9, 2025, an appeal was filed by Advocates for the Environment to the Fresno County Board of Supervisors for consideration. Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, October 21, 2025, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Allow an Interstate Freeway Interchange Commercial development, to be located on three parcels totaling approximately 26.74 acres, in the following configuration: Parcel 1 will be developed with a 10 Multi Product Dispenser (MPD) fueling station, and an approximately 9,700 square-foot building containing a convenience store and quick serve drive-through restaurant; Parcel 2 will be developed with a 10,230 square-foot commercial truck stop, with a convenience store, quick serve restaurant, with appurtenant facilities, including restrooms, showers, lounge areas, storage and laundry facilities; Parcel 3 will be developed with an 11-position commercial truck fueling canopy, truck scale, and a three bay truck service station with retail sales, in an 11,000 square-foot building. The project area is located in the southwest quadrant of the Dorris Avenue and Interstate 5 interchange, Major Commercial Center, within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on south side of State Route 198 (Dorris Avenue) westerly adjacent to Interstate 5 (APNs: 065-271-08, 09,10) (Sup. Dist. 4).

For information, contact Jeremy Shaw, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at (559) 600-4207, or email at jshaw@fresnocountyca.gov.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com> under the October 21, 2025, meeting at the Agenda Materials link by Wednesday, October 15, 2025.

PROGRAM 'ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4573 or at soybarra@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Ernest Buddy Mendes, Chairman
Board of Supervisors
ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
Published in the Fresno Business
Journal on Friday, October 10, 2025
10/10/2025

Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Alexandria Vieira, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721.
3. On October 3, 2025, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for the Unclassified Conditional Use Permit Application No. 3761.
4. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 3rd day of October 2025, in Fresno, California.



Deputy, Clerk of the Board

The original proof of service, including the list of persons and their addresses to whom notice was mailed, is maintained by Public Works staff.



County of Fresno

BOARD OF SUPERVISORS

Chairman
Buddy Mendes
District Four

Vice Chairman
Garry Bredefeld
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District One

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District Five

Bernice E. Seidel
Clerk

Notice of Land Use Appeal

Notice of hearing before the Board of Supervisors of the County of Fresno on **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3761** and **INITIAL STUDY NO. 8367** filed by **DANIEL BARNES**.

Note: On April 24, 2025, the Fresno County Planning Commission approved this application, and on May 9, 2025, an appeal was filed by **ADVOCATES FOR THE ENVIRONMENT** to the Fresno County Board of Supervisors for consideration.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday, the 21st day of October, 2025**, at the hour of **9:30 A.M. (or as soon thereafter as possible)**, in the **Board of Supervisors Chambers**, Room 301, Hall of Records, 2281 Tulare St., Fresno, California, as the time and place for holding a public hearing on the following matter:

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Please see Map on Reverse Side

For information, contact **Jeremy Shaw**, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at **(559) 600-4207**, or email at jshaw@fresnocountyca.gov.

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NOTES:

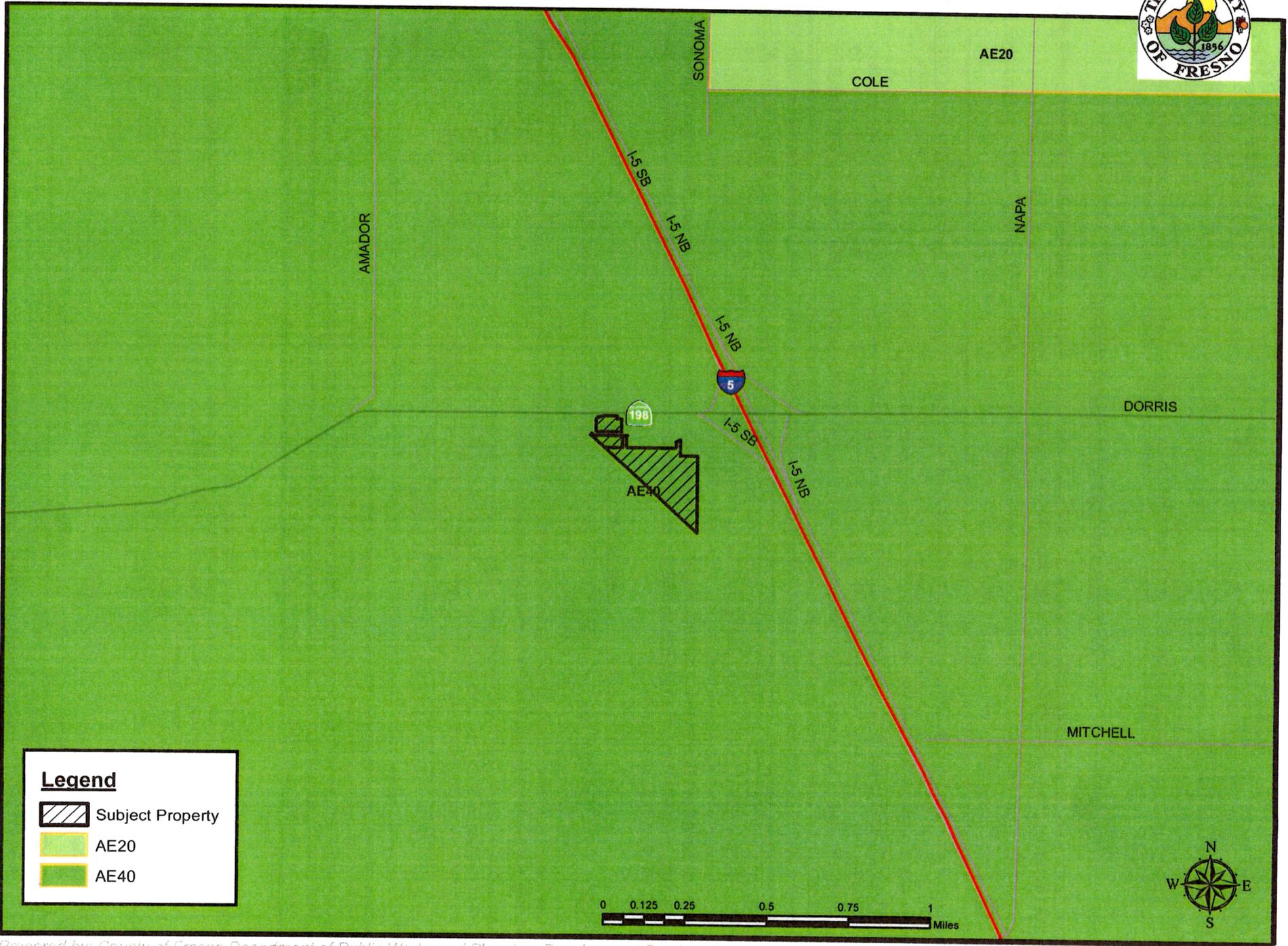
- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk to Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: October 3, 2025

BERNICE E. SEIDEL
Board of Supervisors

By , Deputy

EXISTING ZONING MAP



September 30, 2025

Advocates for the Environment

A non-profit public-interest law firm
and environmental advocacy organization



Clerk of the Board of Supervisors
County of Fresno
2281 Tulare Street, Room 301
Fresno, CA 93721

Via email to jshaw@fresnocountyca.gov and ClerkBOS@fresnocountyca.gov.

Re: Additional Comments for Consideration by Fresno Board of Supervisors regarding the
Initial Study No. 8367, Unclassified Conditional Use Permit Application No. 3761,
SCH No. 2025030602

Dear Board of Supervisors, Clerk of the Board of Supervisors, and Staff:

We were informed by County staff that it would not be possible for us to attend the October 7 appeal hearing remotely, or even to send a video recording containing our appeal presentation. Unfortunately, Advocates for the Environment will be unable to send a representative to appear in person for the appeal hearing on October 7, 2025. As a non-profit organization with limited resources, and given that our team is based remotely with employees in Southern California, attending the hearing in person in Fresno would be challenging and impractical. As such, please consider this letter, in combination with our previous letters and appeal justification, in lieu of oral comments at the hearing.

The Project Site is located on the southwest quadrant of Dorris Avenue and the Interstate 5 interchange in Fresno County (**County**). The Project proposes to develop three parcels on the approximately 26.74-acre Project site. Parcel 1 would be developed with ten multi-product-dispenser (**MPD**) fueling stations and a 9,700 square-foot convenience store and drive-through restaurant building. Parcel 2 would be developed with a 10,230 square-foot commercial truck stop building. Parcel 3 would be developed with an 11-position commercial truck fueling canopy, truck scale and TravelCenters of America (**TA**) three-bay truck service station in an 11,000 square-foot building.

In addition to our appeal justification letter dated May 8, 2025, please consider the additional comments in this letter as part of our appeal of the Planning Commission's decision on April 24, 2025.

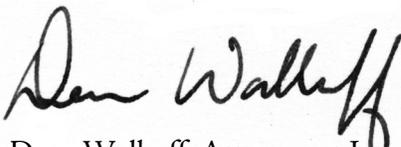
Inadequate Analysis of Operational Emissions

The MND relied upon an AQ GHG Report (**Report**) done by BaseCamp Environmental for its GHG significance analysis and determinations. However, this Report was flawed in its methodology and analysis, and therefore is unreliable to form a basis for the significance conclusions in the MND. For example, the BaseCamp Report did not adequately assess operational emissions in comparison to the State's GHG goals, despite concluding that the "project GHG operational emissions would be consistent with the GHG reduction goals of the State and the Fresno County region." (BaseCamp AQ GHG Report, p. 2-22.) The Report quantified the Project's operational emissions at 10,285 MTCO_{2e}. However, the Report did not connect this quantification to any goals or significance thresholds. The analysis of applicable plans was conclusory and did not demonstrate the Project's consistency with the 2022 RTP/SCS. Rather than state objective facts and evidence to support the conclusions, the Report stated that "it is not expected that the project would interfere with the objectives of the 2022 RTP/SCS." Without undergoing specific analysis of the 2022 RTP/SCS objectives in comparison with the Project, there is no basis for this determination. Overall, the analysis in the Report is conclusory and does not provide an adequate basis for the conclusion that the Project's GHG impact would be less than significant.

Conclusion

We urge the Board to grant the appeal, and thereby to reject the Planning Commission's decision approving the Initial Study No. 8367, Unclassified Conditional Use Permit Application No. 3761, SCH No. 2025030602 (**Project**) and certifying the Mitigated Negative Declaration (**MND**) for the Project. Thank you for your consideration of our appeal with the addition of the foregoing arguments. If you have any questions or would like clarification on our position regarding this project and its CEQA analysis, please contact us.

Sincerely,



Dean Wallraff, Attorney at Law
Executive Director, Advocates for the Environment