# URNAL

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

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

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

ON .....

OCTOBER 10, 2025

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

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

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: Freeway an Interstate 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 an approximately 9,700 square-root 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, 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 Reasonable requests made at least size) Zone District. The project site is 48 hours in advance of the meeting located on south side of State Route will help to ensure accessibility to 198 (Dorris Avenue) westerly adjacent this meeting. to Interstate 5 (APNs: 065-271-08, be accommod 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 ACCESSIBI

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities (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, with a convenience the County will reasonably modify provide policies/ procedures and aids/services to persons auxiliary 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. 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

## 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 MTCO2e. 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 Lan

Executive Director, Advocates for the Environment