



Inter Office Memo

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

DATE: December 11, 2025
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 13118 — INITIAL STUDY NO. 8544 and AMENDMENT
APPLICATION NO. 3866

APPLICANT/
OWNER: Salvador Ramirez

REQUEST: Rezone two parcels totaling approximately 1.26 acres,
from the C-6 (General Commercial) Zone District to the M-
1(Light Manufacturing) Zone District.

LOCATION: The subject parcels are located at the southeast corner of
E. Malaga Avenue and S. Maple Avenue, southerly
adjacent to the City of Fresno (APNs: 330-212-01, 02)
(4432, 4424, 4412 S. Maple) (Sup. Dist. 3).

PLANNING COMMISSION ACTION:

At its hearing of December 11, 2025, the Planning Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Arabian and seconded by Commissioner Borchardt to recommend adoption of the Mitigated Negative Declaration prepared for the project, find that the proposed rezone is consistent with the County General Plan and Roosevelt Community Plan; and recommend approval of Amendment Application No. 3866 to the Board of Supervisors, subject to the Conditions of Approval and project notes listed in Exhibit B.

RESOLUTION NO. 13118

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Arabian, Borchardt, Abrahamian, Hill, and Roman
	No:	None
	Absent:	Commissioners Quist, Villagrana, and Zante
	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:js:jp
G:\4360Devs&Plan\PROJSEC\PROJDOCS\AA\3800-3899\3866\Resolution\AA 3866 RESO.doc

Attachments

EXHIBIT A

Initial Study No. 8544
Amendment Application No. 3866

- Staff: The Fresno County Planning Commission considered the Staff Report dated December 11, 2025 and heard a summary presentation by staff.
- Applicant: The Applicant’s representative concurred with the Staff Report and the recommended Conditions and offered the following information to clarify the intended use:
 - The applicant intends to utilize the property as a contractor’s storage yard for his concrete contracting business.
 - The proposed use is not allowed under the current C-6 Zoning.
 - A traffic study was prepared for the project, and concluded that no mitigation was required.
- Others: There was no other testimony provided in support of or in opposition to the application.
- Correspondence: No correspondence in support of or in opposition to the application was received.

CWM:js:jp
G:\4360Devs&Pin\PROJSEC\PROJDOCS\AA\3800-3899\3866\Resolution\AA 3866 RESO.doc

EXHIBIT B

**Conditions of Approval
Initial Study No. 8544; Amendment Application No. 3866**

Conditions of Approval reference required conditions for the project.

Conditions of Approval	
1.	Development of contractors storage yard shall be in substantial accordance with Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Planning Commission and the Board of Supervisors.
2.	Prior to issuance of any building or grading permits, or occupancy, a Site Plan Review application shall be submitted to and approved by the Fresno County Department of Public Works and Planning, in accordance with Chapter 854.5 of the Fresno County Zoning Ordinance.
3.	The project shall irrevocably offer for dedication, 36-42 feet of property, for public street purposes, measured from the center line of S. Maple Avenue across the subject parcel's frontage.
Project Notes	
1.	<p>To address impact on public health resulting from permitted uses on the property, the Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:</p> <ul style="list-style-type: none"> • 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. • A Hazardous Materials Business Plan shall be submitted pursuant to the HSC, Division 20, Chapter 6.95. • Future development proposals shall require a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. • To protect groundwater, all water wells that exist or have been abandoned within the project area shall be properly destroyed by a licensed contractor. • If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit to remove the tank shall be obtained from the Health Department.
2.	Proposed drive approaches are limited to a maximum width of 35' per Fresno County Improvement Standard D-3. Any setbacks for new construction must be based on the ultimate road right-of-way for Malaga Avenue and

EXHIBIT B

	Maple Avenue. Any work done within the County right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Fresno County Department of Public Works and Planning, Road Maintenance and Operations Division.
3.	An engineered Grading and Drainage Plan is required to show how additional runoff related to development is being handled. Additional runoff shall not be directed towards adjacent parcels and shall not interfere with existing drainage plans for Maple Avenue and Malaga Avenue.
4.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with the State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more. Copies of the completed NOI and SWPPP shall be provided to the County Department of Public Works and Planning, Development Engineering prior to any grading work.
5.	A dust palliative shall be required to be applied regularly to all non-paved parking and circulation areas to control dust from leaving the site.
6.	Development of industrial uses on the property shall require compliance with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19; CalFire conditions of approval; and annexation into Community Facilities District No. 2010-01 of CalFire.

JS:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3866\Staff Reports\AA 3866 MMRP.docx

EXHIBIT "C"

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

Initial Study Application No. 8544
Amendment Application No. 3866

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

Initial Study Application	\$ 3,901.00 ¹
Amendment Application	\$ 6,214.00 ²
Public Health Department Review	\$ <u>721.00³</u>
Total Fees Collected	\$ <u>10,589.00</u>

¹ Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.

² Review and research, engaging with reviewing departments and multiple agencies, staff's analysis, Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.

³ Review of proposal and associated environmental documents by the Department of Public Health, Environmental Health Division.



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 December 11, 2025

SUBJECT: Amendment Application No. 3866 and Initial Study No. 8544

Rezone two parcels totaling approximately 1.26 acres, from the C-6 nb (General Commercial, Neighborhood Beautification Overlay) Zone District to the M-1(Light Manufacturing) Zone District.

LOCATION: The subject parcels are located at the southeast corner of E. Malaga Avenue and S. Maple Avenue, southerly adjacent to the City of Fresno (APNs.330-212-01, 02) (4432, 4424, 4412 S. Maple) (Sup. Dist. 3).

OWNER/APPLICANT: Salvador Ramirez

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Tawanda Mtunga, Principal Planner
(559) 600-4256

RECOMMENDATION:

- Recommend that the Board of Supervisors adopt the Negative Declaration prepared for Initial Study No. 8544; and
- Recommend that the Board of Supervisors determine the proposed rezone is consistent with the General Plan, including the Roosevelt Community Plan, and approve Amendment Application No. 3866 with recommended Conditions; and
- Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3866 to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval listed in Exhibit 1 of the Staff Report.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Uses allowed under the current C-6 zoning
6. Allowed uses under the proposed M-1 Zoning.
7. Summary of Initial Study No. 8544
8. Draft Negative Declaration

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8544 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 Negative Declaration is appropriate. A summary of Initial Study No. 8544 is included as Exhibit 8.

Notice of Intent to Adopt a Negative Declaration was published on August 27, 2025.

PUBLIC NOTICE:

Notices were sent to property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report.

Should the Planning Commission recommend approval, a subsequent hearing date before the Board of Supervisors will be scheduled as close to the Commission's action as practical to make the final decision on the rezoning request. Information for that hearing will be provided under separate notice.

PROCEDURAL CONSIDERATIONS:

Rezoning is a legislative act requiring final action by the Board of Supervisors. A decision by the Planning Commission in support of the rezoning request is an advisory action requiring an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission decision to deny a rezoning, however, is final unless appealed to the Board of Supervisors.

BACKGROUND INFORMATION:

The subject parcels are currently vacant and undeveloped. Surrounding land uses consist of vacant lots. Available County records indicate that the subject parcels in their current configuration were created as parcels 5 and 6 of Parcel Map No. 7281 recorded on January 13, 1989. Prior to that, the subject parcels, were previously part of a larger parcel then identified as

lot no.100 of the Malaga Tract, were rezoned from the A-2 (General Agricultural) to the C-6 (General Commercial) on October 22, 1963. The subject parcels are currently zoned C-6 (General Commercial) and designated as General Industrial in the County Adopted Edison Community Plan, adopted by the Board of Supervisors on August 18, 1980, and are an area predominately characterized by industrial uses to the east and south and by low intensity agriculture and low density residential to the west. The subject parcels are not located in the City's sphere of influence; however, they are southerly adjacent to the nearest City limits. The General Industrial land use designation is intended for the full range of manufacturing, processing, and storage activities. In this case, the Applicant is proposing to develop the site as a contractor's storage yard. The full range of uses allowed under the proposed M-1 Zoning are included as Exhibit 7.

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	General Industrial in the County Adopted Roosevelt Community Plan.	No change
Zoning	C-6 (General Commercial)	M-1(Light Industrial)
Parcel Sizes	APN 330-212-01: Approximately 38,000 square-feet (0.87 acre). APN No. 330-212-02: Approximately 17,100 square-feet (0.39 acre).	No change
Project Site	No permanent structures	Change the zoning of said parcels from the C-6 nb (General Commercial, Neighborhood Beautification Overlay Zone District to the M-1 (Light Manufacturing) Zone District. With the intent to operate a contractors storage yard on the site.
Structural Improvements	None	None
Nearest Residence	Approximately 200 feet	No change
Surrounding Development	North: Orchard South: Industrial development East: Industrial development West: Single-Family Residential	No change
Traffic Trips	N/A	445 trips per day

SETBACK, SEPERATION, AND PARKING:

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	For the existing C-6 Zone District: Front: Side: Street Side: Rear:	For the proposed M-1 Zone District: Front: Side: Street Side: Rear:	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirements	N/A
Separation between Buildings	40-foot separation between an animal shelter and a building for human occupancy	No change	N/A
Wall Requirements	Per Section 855-H.2 of the County Ordinance Code in the C-6 Zone District	No change	N/A
Septic Replacement Area	100 percent for the existing system	No change	N/A
Water Well Separation	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	No change	N/A

CIRCULATION AND TRAFFIC:

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Maple Avenue and Malaga Avenue.	No change
Direct Access to Public Road	Yes	Maple Avenue and Malaga Avenue.	No change
Road ADT (Average daily Traffic)		Malaga Avenue: 700 Vehicles Per Day	No change
		Maple Avenue: 1000 Vehicles Per Day	No change
Road Classification		Malaga Avenue: Local Road	No change
		Maple Avenue: Local Road	
Road Width		Malaga Avenue: Paved width of 23.3 feet	No change

		Existing Conditions	Proposed Operation
		Maple Avenue: Paved width of 24.5 feet	
Road Surface		Malaga Avenue: Asphalt paved and is in poor condition. Maple Avenue: Asphalt paved and is in poor condition.	No change
Traffic Trips		N/A	Based on the most intensive by-right uses in the M-1 Zone District, the rezoning of the subject parcel has the potential to generate 445 or more trips per day.
Traffic Impact Study (TIS) Prepared	Yes	N/A	A traffic impact study and vehicle miles travelled analysis was prepared for the project by Total Engineering Solutions, Inc. The traffic and VMT analysis determined that the three study intersections and two road segments were operating at an acceptable level of service. The analysis also determined that the study intersections and road segments would continue to operate at an acceptable level of service with development of the proposed contractor storage yard.
Road Improvements Required		N/A	No improvements required as roads are not county-maintained.

SURROUNDING PROPERTIES

	Size (acres):	Use:	Zoning:	Nearest Residence:
North	27.87 acres	Orchard	Heavy Industrial within the City of Fresno boundary	N/A

	Size (acres):	Use:	Zoning:	Nearest Residence:
East	3.87 acres	Commercial/Industrial	M-3	N/A
South	3.87 acres	Commercial/Industrial	M-3	N/A
West	1.07 acres	Single-Family Residential	AL-20	200 feet
	13.31 acres	Vacant		

REVIEWING AGENCY/DEPARTMENT COMMENTS:

There were no relevant comments from reviewing agencies or County departments regarding the project other than advisory statements about required regulations included as Project Notes in Exhibit 1 of the staff report.

AMENDMENT APPLICATION NO. 3866:

If the proposed Amendment Application is approved, rezoning of the subject parcels would be consistent with the General Plan Policy LU-E.24 Policy TR-A.2, Policy TR-A.6, Policy PF-C.11, Policy PF-C.16, and Policy PF-C.17 as discussed in General Plan Consistency/Considerations table below.

The proposal would meet General Plan Policies as discussed above in that the public, health safety and welfare issues will be met with the implementation of mandatory Project Notes as noted in Exhibit 1 of this report.

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-F.31: <i>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</i></p>	<p>Should the proposed rezone be approved; prior to development, the owner will be required to connect to community/municipal water service.</p>
<p>Policy TR-A.2: <i>The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria established by the County.</i></p>	<p>A traffic and VMT analysis was prepared for the project proposing to rezone two parcels from the C-6 Zone District to the M-1 Zone District. The traffic impact study and VMT analysis determined that the most traffic intensive land uses that may be allowed with the proposed rezone would not exceed any established significance threshold for Vehicle Miles Travelled (VMT).</p>
<p>Policy TR-A.6: <i>The County shall require</i></p>	<p>Consistent: The proposal will re-zone the</p>

Relevant Policies:	Consistency/Considerations:
<p><i>dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees.</i></p>	<p>subject parcels to M-1 (Light Manufacturing). As there is no development or division of the land currently proposed, it has been determined that there would be no transportation related impacts to the area.</p>
<p>Policy PF-C.11: <i>The County shall approve new development only if an adequate sustainable water supply to serve such development is demonstrated.</i></p>	<p>Consistent: The proposal will re-zone the subject parcels to M-1 Light manufacturing.</p>
<p>Policy PF-C.16: <i>The County shall, prior to consideration of any discretionary project related to land use, require a water supply evaluation be conducted. The evaluation shall include the following:</i></p> <p><i>a. 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, it must come from a reliable source 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. 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 that 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</i></p>	<p>Consistent: Due to the subject parcels being located within a water short area, a Hydrogeological Investigation will be required to address the water supply prior to any further division of the land or development. No other water-related concerns were identified in the analysis of the proposal. With adherence to the identified policy requirement, the proposal will be consistent with this Policy.</p>

Relevant Policies:	Consistency/Considerations:
<i>implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i>	

REVIEWING AGENCY COMMENTS:

Policy Planning Section of the Fresno County Department of Public Works and Planning
 Need comments here

No comments specific to general plan policies were expressed by reviewing Agencies or Departments.

SUMMARY CONCLUSION:

Staff believes the proposed rezone from the C-6 Zone District to M-1. Zone District is consistent with the Fresno County General Plan and the Roosevelt Community Plan and will not have significant impacts on the surrounding properties. If the Planning Commission recommends approval of Amendment Application No. 3866.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend adoption of the Negative Declaration prepared for Initial Study No. 8544; and
- Recommend the Board of Supervisors determine that the proposed rezone from the C-6 Zone District to the M-1 Zone District is consistent with the County General Plan and County adopted Roosevelt Community Plan, and approve Amendment Application No. 3866, subject to the Conditions of Approval and Project Notes ; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action and forwarding the above recommendation to the Board of Supervisors.

Alternative Motion (Denial Action)

- Determine the rezone of two parcels totaling 1.23-acres from the C-6 nb (General Commercial, Neighborhood Beautification Overlay Zone District to the M-1 (Light Manufacturing Neighborhood Beautification Overlay) Zone District. as listed in Exhibit 8 is inconsistent with the General Plan and deny Amendment Application No. 3866 (state basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

JS

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3866\Staff Report\AA 3866 Staff Report.docx

Conditions of Approval
Initial Study No. 8544; Amendment Application No. 3866

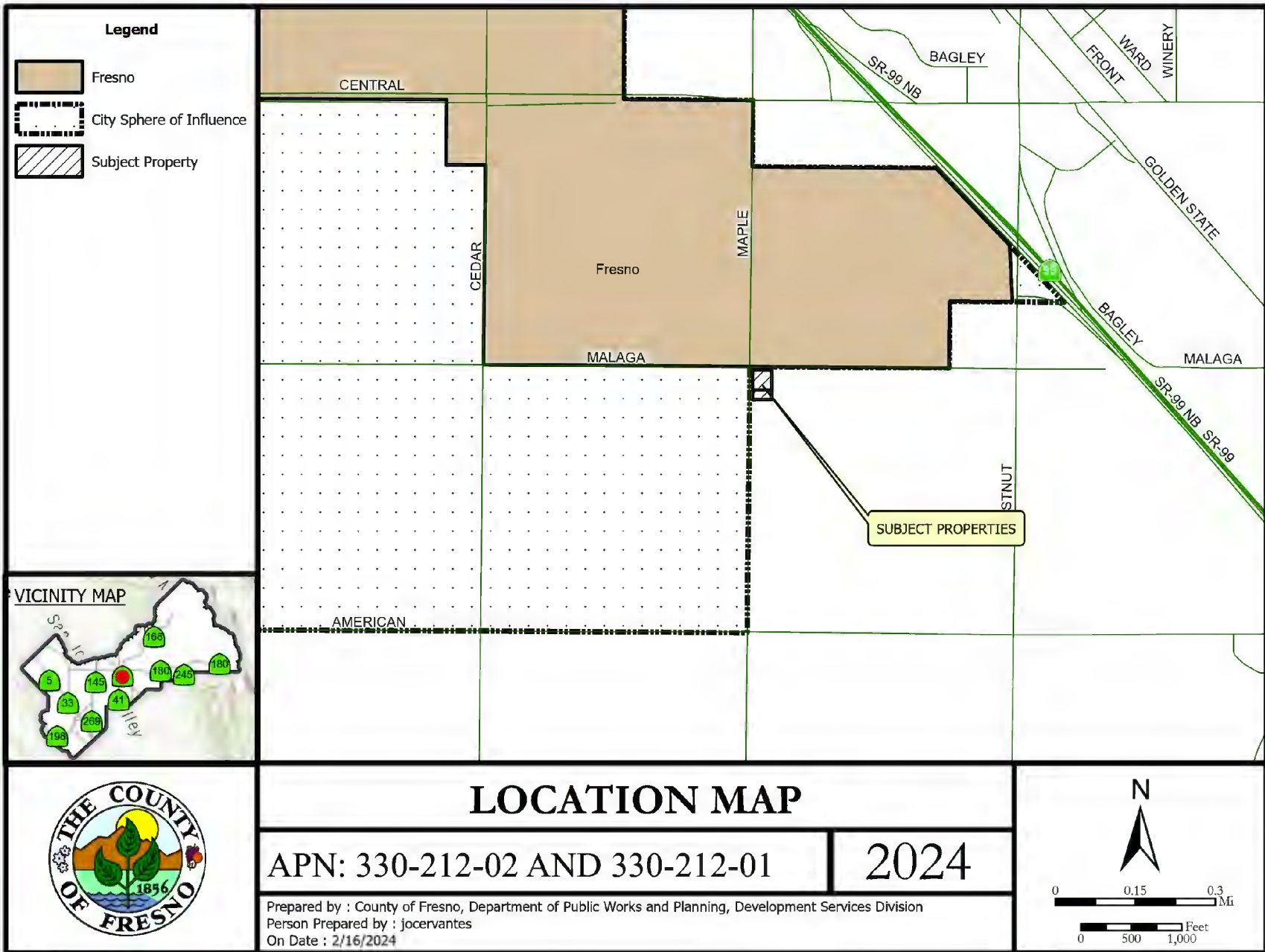
Conditions of Approval reference recommended conditions for the project.

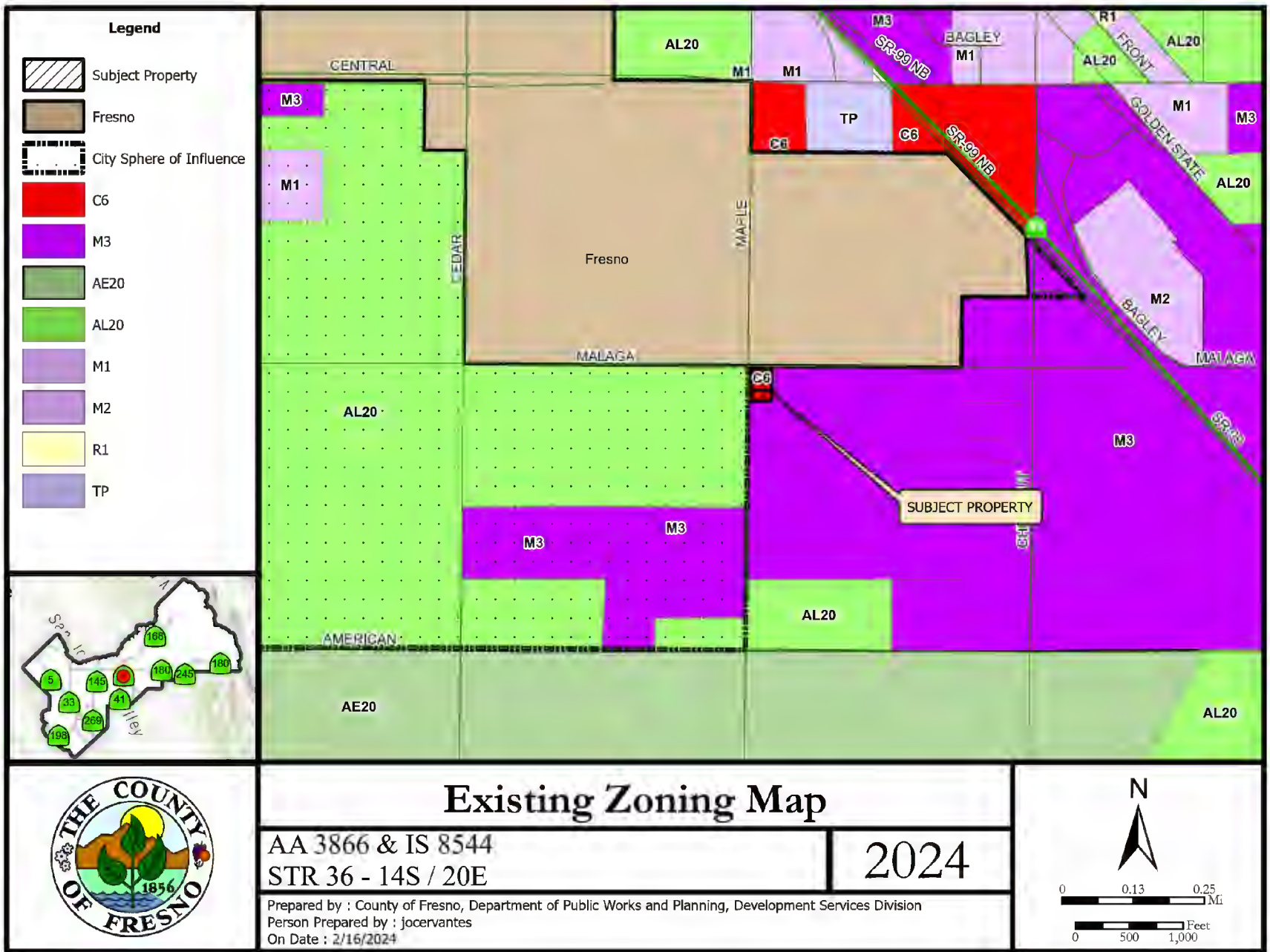
Conditions of Approval	
1.	Development of contractors storage yard shall be in substantial accordance with Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Planning Commission and the Board of Supervisors.
2.	Prior to issuance of any building or grading permits, or occupancy, a Site Plan Review application shall be submitted to and approved by the Fresno County Department of Public Works and Planning, in accordance with Chapter 854.5 of the Fresno County Zoning Ordinance.
3.	The project shall irrevocably offer for dedication, 36-42 feet of property, for public street purposes, measured from the center line of S. Maple Avenue across the subject parcel's frontage.
Project Notes	
1.	<p>To address impact on public health resulting from permitted uses on the property, the Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:</p> <ul style="list-style-type: none"> • 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. • A Hazardous Materials Business Plan shall be submitted pursuant to the HSC, Division 20, Chapter 6.95. • Future development proposals shall require a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. • To protect groundwater, all water wells that exist or have been abandoned within the project area shall be properly destroyed by a licensed contractor. • If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit to remove the tank shall be obtained from the Health Department.
2.	Proposed drive approaches are limited to a maximum width of 35' per Fresno County Improvement Standard D-3. Any setbacks for new construction must be based on the ultimate road right-of-way for Malaga Avenue and

	Maple Avenue. Any work done within the County right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Fresno County Department of Public Works and Planning, Road Maintenance and Operations Division.
3.	An engineered Grading and Drainage Plan is required to show how additional runoff related to development is being handled. Additional runoff shall not be directed towards adjacent parcels and shall not interfere with existing drainage plans for Maple Avenue and Malaga Avenue.
4.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with the State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more. Copies of the completed NOI and SWPPP shall be provided to the County Department of Public Works and Planning, Development Engineering prior to any grading work.
5.	A dust palliative shall be required to be applied regularly to all non-paved parking and circulation areas to control dust from leaving the site.
6.	Development of industrial uses on the property shall require compliance with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19; CalFire conditions of approval; and annexation into Community Facilities District No. 2010-01 of CalFire.

JS:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3866\Staff Reports\AA 3866 MMRP.docx





Path G:\4360Devs&Pln\GIS\Completed GIS Maps\Landuse\AA 3866 & IS 8544\AA 3866 & IS 8544.aprx

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Education, Public Assembly, and Recreation					
Assembly/Meeting Facilities		D	P		
Auditoriums and Meeting Halls	D	D	D		
Billiard Parlors		D	P		
Bowling Alleys		D	P		
Golf Courses, Miniature			P		
Health/Fitness Facilities	P	P	P		
Indoor Amusement/ Arcade/Entertainment Centers	C	D	P		
Libraries and Museums	P	P	P	P	
Membership Organization Facilities		D	P		
Outdoor Recreation, Commercial			D		
Philanthropic/Charitable Institutions	P	P	P		
Reading Rooms	P	P	P	P	
Recreational Vehicle Parks			C		
Schools, Private	D	P	P		
Schools, Specialized Education and Training	P	P	P	D	
Sports Arenas			D		
Studios – Art, Dance, Music, Photography, etc.	P	P	P	C	
Swimming Pools		C	D		
Theaters and Theaters, Motion Picture	P	P	P		
Theaters, Drive In			D		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Manufacturing and Processing					
Recycling Facilities – Small Collection Facility	P		P		834.4.300
Recycling Facilities – Reverse Vending Machines	P	P	P		834.4.300
Motor Vehicle Retail Trade and Services					
Motor Vehicle – Batteries, Tires, and Accessory Parts	P	P	P		
Motor Vehicle Parts, Sales, and Service	P	P	P		
Motor Vehicle Rentals	D	P	P		
Motor Vehicle Repair and Major Maintenance, Within an Enclosed Structure		C	P		
Motor Vehicle Sales	C	D	P		
Motor Vehicle Service Stations	P	P	P		
Motor Vehicle Service Stations, Heavy Trucks			C		
Motor Vehicle Washes, All	C	C	C		
Motor Vehicle Washes, Mechanical and only in Conjunction with a Service Station	C	C	D		
Motorcycle Shops	C	D	D		
Recreational Vehicle & Boats Storage			P		
Retail Trade					
Appliance Stores	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Retail Trade (Continued)					
Art, Antiques, Collectibles, and Gifts	P	P	P		
Bakeries, Retail	P	P	P		
Building Material Stores			C		834.4.450
Building Material Stores, All Sales & Storage Indoors			P		834.4.450
Confectionery Stores	P	P	P		
Drive-in and Drive-up Uses/Services	C	D	P		834.4.130
Drive-Through Kiosks	P	P	P		834.4.130
Drive-Through Uses/Services	C	D	P		834.4.130
Electrical Supplies			P		
Farmer's Markets	P	P	P	D	834.4.170
Farm Equipment and Supplies Sales	P	P	P		
Flea Markets, Outdoor Auction Sales, and Swap Meet Activities			C		
Fruit and Vegetable Stores	P	P	P		
Furniture, Furnishings, and Equipment Stores. Large	P	P	P		
Furniture, Furnishings, and Equipment Stores, Small	P	P	P		
Garden Supply Stores	P	P	P		
Hardware Stores	P	P	P		
Health Food Stores	P	P	P		
Hobby Shops	P	P	P		
Horticulture/Greenhouses.	C	D	P		834.4.180
Ice Storage	P		P		
Leather Goods and Luggage Stores	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Retail Trade (Continued)					
Liquor Stores, Off-Site Consumption	P	P	P		
Lumber Sales (inside only)	D	P	P		
Machinery Sales and Rental			P		
Mattress Shops	P	P	P		
Meat Markets	P	P	P		
Millinery Stores	P	P			
Mobile Home Sales			P		
Neighborhood Food Markets	P	P	P		
Newsstands/News racks	P	P	P		
Pet Stores	P	P	P		
Photographic Studios	P	P	P		
Planned Commercial Developments		C	C		
Plant Nurseries	P	P	P		
Pottery Sales	P	P	P		
Radio and Television Sales and Service	P	P	P		
Retail Stores, General Merchandise.	P	P	P		
Roadside Agricultural Stands, Temporary			P		834.4.370
Secondhand Stores, Within Completely Enclosed Structure	C	D	P		
Soft Drink Fountains	P	P	P		
Sporting Goods Stores	P	P	P		
Superdrug Stores	P				
Supermarkets	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Retail Trade (Continued)					
Swimming Pool Supplies and Sales	P		P		
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Tobacco Shops	P	P	P		
Toy Stores	P	P	P		
Tropical Fish Raising/Sales	P	P	P		
Variety and Notion Shops	P	P	P		
Vending Machines	D	P	P		
Video Stores	P	P	P		
Services					
Alcohol Sales (on-site)	P	P	P		
Auction House		P	D		
Automated Teller Machines	P	P	P	P	
Banks and Financial Services	P	P	P	C	
Bars and Alcoholic Beverage Drinking Places	C	D	D		834.4.080
Cafeteria	P	P			
Child Day Care Centers	D	P	P	D	834.4.100
Cleaning and Dyeing Shops, (Retail Only, dry cleaning clothes in enclosed machines, using non-flammable cleaning compounds)	P	P	P		
Copy Services	P	P	P		
Drive-in and Drive-up Uses/Service	P		P		834.4.130
Drive-Through Uses/Service	P		P		834.4.130
Equipment Rental/Sales			P		
Farm Equipment & Services			P		
Frozen Food Lockers	P		P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Services (Continued)					
Furniture Upholstery Shops	P	P	P		
Health/Fitness Facilities	P	P	P		
Hospitals and Sanitariums.					
Hotels/Motels	P	P	P		
Laboratories	D	P	P	D	
Laundry and Dry Cleaning, Drop-Off/Pick Up Only	P	P	P		
Laundries and Dry Cleaning – Full Service			P		
Massage Establishments		C			
Medical Services – Ambulance Service	C		P		
Medical Services – Clinics and Laboratories		P	P		
Mini-Storage Facilities	C	D	P		
Monument and Tombstone Works			P		
Mortuaries and Funeral Parlors	C	D	P		
Offices	P	P	P	P	
Offices, Ground Floor Only				P	
Personal Services	P	P	P		
Personal Services – Restricted	C	D	D		
Pet Grooming	P	P	P		
Pharmacies, Prescription	P	P	P		
Photographic and Commercial Art Studios	P	P	P		
Post Offices	P	P	P		
Print Shops.	P	P	P		
Printing and Publishing.		P	P		
Repair and Maintenance, Consumer Products	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Services (Continued)					
Restaurants	P	P	P		834.4.415a
Restaurants, Fast Food	P	P	P		
Sign Making Shops		P	P		
Taxidermists		P	P		
Veterinary Clinics and Small Animal Hospitals	C	D	P		834.4.350
Transportation and Telecommunication Facilities					
Broadcast and Recording Studios	P	P	P		
Parking Lots/Garages	D	P	P	C	
Parking Lots/Garages, Short Term Parking	C	D	P		
Public Utilities, Major	D	D	D	C	
Public Utilities, Minor	P	P	P	D	
Transit Stations and Terminals	C	C	D		
Truck Parking			C		
Residential					
Accessory Dwelling Units		P	C	P	834.4.030.B
Apartment Hotels		P	D		
Caretaker Housing		D	D		Per State law
Employee Housing (six or fewer residents)				P	
Emergency Shelters		P	P		834.4.140
Home Occupations, Class I				P	834.4.190
Home Occupations, Class II				D	834.4.190
Low Barrier Navigation Center		P		P	
Mixed Use	C	C	C	C	
Model Home Display			P		
Multi-Family Dwellings		P	C	P	
Single-Family Dwellings				P	
Single Room Occupancy, Small		P			834.4.340
Single Room Occupancy, Large		C			834.4.340
Supportive Housing (GC 65650)		P		P	
Transitional Housing				P	
Nonresidential					
Microwave Relay Structures	D	D	D		834.4.420
Observatories	C	C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

Permitted Uses in the M-1 Light Manufacturing Zone District

Adult Business (only when in compliance with Ordinance Code Chapter 6.33)

Schools, Specialized Education and Training and Training

Blacksmith

Boat Building and Repairing

Electrical Equipment Manufacturing

Jewelry Manufacturing

Leather Products Manufacturing

Textile Products Manufacturing

Tire Recapping, Retreading, and Rebuilding

Warehousing and Wholesaling (up to 10,000 square-feet in gross floor area)

Welding

Beverage Production

Clothing Products Manufacturing

Cosmetic Products Manufacturing

Dairy Products Manufacturing

Electronic Motor Rebuilding

Fabric Product Manufacturing

Food and Beverage Manufacturing

Furniture/Fixture/Cabinet Shops

Glass Products Manufacturing

Grain Elevators

Handcraft Industries, Small Scale Manufacturing

Laboratories

Laundries and Dry-Cleaning Plants

Lumber and Wood Products

Lumber and Wood Products, Including Planing Mill

Machinery Manufacturing, General (No punch presses and or drop hammers grater than 20 tons

Medical marijuana cultivation facilities

Monument and Tombstone Works

Paper Products Manufacturing

Pharmaceutical Manufacturing

Plastics and Rubber Products

Printing and Publishing

Recycling Facilities – Large Collection Facility

Recycling Facilities – Small Collection Facility

Recycling Facilities – Reverse Vending Machines

Structural Clay and Pottery Products Manufacturing

Motor Vehicle Parts and Sales

Motor Vehicle Repair and Maintenance (only within and enclosed structure)

Motor Vehicle Sales

Motor Vehicle Service Stations

Motor Vehicle Washes, all

Truck repairing and overhauling (only within completely enclosed structure

Accessory retail uses (only ancillary to an industrial use)

Building material stores

Electric supply houses

Equipment rental/sales establishment

Farm equipment and supply sales, with incidental repairs

Frozen food lockers

Grocery stores

Ice storage

Retail stores, General Merchandise (under 5,000 square feet)

Fireworks stands

Vending machines, food and dairy products (walk in, reach in), on premise sales (located inside of a structure)

Advertising structures

Animal hospitals/veterinary clinics

Automated teller machines (ATMs) walk-up

Banks and financial services

Delicatessens

Equipment rental/sales

Kennels

Laboratories

Mini storage facilities

Offices, business

Offices, corporate

Offices, professional

Personal services, (no adult businesses).

Printing and publishing

Restaurants

Storage yards

Vehicle and freight terminals

Warehousing

Wholesaling and Distribution

Communication equipment structures/buildings

Parking lots/garages

Public utility facilities

Emergency shelters

Community gardens



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Salvador Ramirez

APPLICATION NOS.: Initial Study No. 8544; Amendment Application No. 3866.

DESCRIPTION: Rezone two parcels totaling approximately 1.26 acres, from the C-6 (General Commercial, Neighborhood Beautification Overlay) Zone District to the M-1 (Light Manufacturing Neighborhood Beatification Overlay) Zone District.

LOCATION: The subject parcels are located at the southeast corner of E. Malaga Avenue and S. Maple Avenue, southerly adjacent to the city limits of the City of Fresno (APNs:330-212-01, 02) (4432, 4424, 4412 S. Maple) (Sup. Dist. 3).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is in an urbanized area, there were no scenic vistas or scenic resources, rock outcroppings, or historic buildings identified on or near the project site which may be impacted by the proposal. The project will have no impact on scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently vacant, and surrounding land uses to the east and south are zoned industrial, to the north is approximately 92 acres of agricultural land, which is within the City of Fresno limits, and to the west the zoning is AL-20 which includes some low-density residential development and some low intensity agricultural operations.

The subject parcel is designated General Industrial in the County-adopted Roosevelt Community Plan. The surrounding area is also designated for General Industrial to provide for the establishment of industrial uses essential to the development of a balanced economic base with the zone change.

The proposed zone change from the C-6 Zone District to M-1 Zone District is consistent with the General Plan designation for the area and matches the existing M-3 and M-3 (c) zoning on the adjacent parcels. In fact, the proposed conditional M-1 zoning with limited light industrial uses is less intensive compared to the existing M-3 zoned parcels in the area developed with heavy industrial uses.

Given the existing zoning and improvements in the area, the proposed rezone from Commercial Zoning to Industrial Zoning will have a less than significant impact on the existing visual character of the immediate area.

- 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:

Any outdoor lighting that might have the potential of generating glare in the area is limited by Zoning Ordinance Chapter 820.3.020 which requires it to be “directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare” and that “light sources shall be shielded to direct light rays onto the subject parcel only. The light source, whether bulb or tube, shall not be directly visible from an abutting property or public street rights-of-way.” With adherence to the aforementioned standards, the project is not anticipated to create any new adverse lighting conditions in the vicinity.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

FINDING: NO IMPACT:

The subject parcel is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The 2016 Department of Conservation Important Farmlands Map designates the parcel as a Rural Residential Land not qualified for agriculture. As such, the project will have no impact on valuable farmland.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently zoned C-6 (General Commercial), and contains no agricultural land. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production.

- C. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site does not contain any forest land or timber land and is designated as General Industrial in the County-adopted Roosevelt Community Plan. Therefore, no impacts to forests, conversion of forestland, or timberland zoning would result from the project.

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

FINDING: NO IMPACT:

Land in the project vicinity is designated General Industrial in the County-adopted Roosevelt Community Plan. The proposed M-1 conditional rezone is compatible with General Industrial in the Roosevelt Community Plan. It is the intent of the Roosevelt Community Plan that parcel designated General Industrial eventually be industrial in nature. As such, the conversion of the subject parcel to that goal will not result in the conversion of farmland to non-agricultural 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant provided an Air Quality/Greenhouse Gas Assessment (AQ/GHGA) by JK consulting Group, Inc, dated April 24, 2023. The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed AQ/GHGA and stated that the mitigated baseline emissions for construction and operation of the proposed project would be less than two tons NO_x per year and two tons PM₁₀ per year and that pursuant to District Rule 9510 Section 4.3, the project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the Rule. Additionally, the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Construction and operation of the uses allowed in the M-1 Zone District would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). Per the AQ/GHGA, Greenhouse Gas (GHG) emissions for the project were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0. The total estimated GHG emissions during construction of the project was projected to be 188.0 metric tons of CO₂e, which when amortized over a thirty (30) year period (estimated project lifetime) equates to 6.27 metric tons of CO₂e per year. Operational emissions combined with the amortized construction emissions, estimates that the project would result in GHG emissions of approximately 54.13 metric tons of CO₂e annually. The projected annual project emissions were estimated to represent between one and six percent of the established thresholds of significance identified by surrounding air quality management districts, and can therefore be considered to result in a less than significant impact to cumulative GHG emissions.

An Air Quality Plan (AQP) describes air pollution control strategies to be implemented by county, or region classified as a non-attainment area. The main purpose of AQP is to bring the area into compliance with the requirements of the Federal and State air quality standards. The CEQA requires that certain proposed projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is within the San Joaquin Valley Air Basin (SJVAB), which consists of eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under

the provisions of the U.S. Clean Air Act, the attainment status of the SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O₃, PM₁₀, PM_{2.5}, CO, NO₂, SO₂, lead and others. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable.

Therefore, operation of the project, or its operation as per the discussion in Section A above, would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or State Ambient Air Quality Standards.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptor, a single-family residence, is located approximately 78 feet south of the project site.

Per the Air Quality/Greenhouse Gas Assessment (AQ/GHGA), most of the estimated health risk come from Toxic Air Contaminants (TACs), the most significant of which is PM from diesel-fueled engines, also known as diesel particulate matter (DPM). Heavy-duty vehicles and off-road construction equipment are main sources of diesel-related emissions.

As a result, the project would not expose adjacent sensitive receptors to toxic air emissions or generate TAC's that would have a significant impact on the environment.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has not established a rule or standard regarding odor emissions. Rather, District Nuisance Rule 4102 (Nuisance) requires that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. Per the Air Quality/Greenhouse Gas Assessment (AQ/GHGA), the proposed uses are not

among the uses that have been reported to cause odor by SJVAPCD. During construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The project would not involve any activities or operations that generate objectionable odors and it is not expected to be a source of odors once operational. Therefore, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project site is fallow and contains no river or stream to hold riparian features that could potentially be impacted by the project. The immediate surrounding area consist of industrial uses, and its proximity to the City of Fresno urban development reduces the probability that there is habitat to support special-status species.

The project was routed to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for comments. Neither agency offered any comments nor expressed any concerns regarding the project's impact on biological resources.

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

FINDING: NO IMPACT:

No historic drainages were identified within the project area. A query of the National Wetlands Inventory (NWI) Map shows no drainage pattern, aquatic feature, wetlands, waters of the United States or waters of the State of California present on or near the project site.

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

FINDING: NO IMPACT:

The project area is near the City of Fresno and is not designated as a migratory wildlife corridor. Likewise, the project site contains no water feature to provide for the migration of wildlife.

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

FINDING: NO IMPACT:

The project site is not in an area restricted by any general policies or ordinances to protect biological resources, or in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. As discussed above, the project site is a transitional area between the urbanized city of Fresno and the rural County, and it does not contain any critical or important habitat for special status species.

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: NO IMPACT:

The project site is not designated as highly or moderately sensitive for archeological resources. It is in an area of industrial and limited agricultural uses. The subject parcels are currently zoned for commercial uses. The proposal

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans for building/structures are submitted.

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; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project area has 10 percent probability of seismic hazard in 50 years. Development of industrial uses on the property would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in located in an erosion hazard area. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant with a Project Note requiring an Engineered Grading Plans to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties and securing a Grading Permit prior to any on-site grading activities.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per Figure 7-1 of Fresno County General Plan Background Report, the project site is not in an area where soils have been determined to exhibit moderately high to high expansion potential. However, the project development will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within the Malaga County Water District (MCWD) boundary. According to MCWD, sanitary sewer system is adjacent to the property and to connect to the system, the developer shall submit utility plans, construct sewer service, and connect in accordance with District requirements/standards.

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

FINDING: NO IMPACT:

No paleontological resources or geologic features were identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction and operational activities associated with the project would generate greenhouse gas (GHG) emissions. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. In the *Air Quality/Greenhouse Gas Assessment (AQ/GHGA)*, by JK Consulting Group, Inc, dated April 24, 2023, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

According to the *Air Quality/Greenhouse Gas Assessment*, during construction, the project would generate approximately 188 metric tons of CO₂e. When amortized over a 30-year project lifetime (estimated), yield would be approximately 6.27 MT CO₂e per year.

Long-term GHG emissions are typically generated from mobile sources (vehicle trips), area sources (maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, and waste sources (land filling and waste disposal). During operation, the project would generate a total of approximately 54.13 MT CO₂ per year.

- 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:

Per the Air Quality/Greenhouse Gas Assessment, the project would not conflict with the State's GHG emissions reductions objectives embodied in AB (Assembly Bill) 32, SB (Senate Bill) 375, Executive Order B-30-15 (GHG emissions reductions target of at least 40 percent below 1990 levels by 2030), AB 1279 (achieve net zero GHG emissions by year 2045) and 2022 Scoping Plan. Therefore, the project's incremental contribution to cumulative GHG emissions would not be cumulatively considerable.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT

The allowed uses allowed in the proposed M-1 Zone District could involve handling of potentially hazardous materials.

According to the Fresno County Health Department, Environmental Health Division, all uses in the proposed M-1 (c) Zone District requiring the use and/or storage of hazardous materials/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. Furthermore, any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, and Chapter 6.95. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section A., B. above. There are no schools within one quarter mile of the project site. The nearest school, Malaga Elementary School, is approximately 0.72 mile south of the project site.

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

FINDING: NO IMPACT:

Per the California Department of Toxic Substances Control Site (EnviroStor), the project site is not listed as a hazardous materials site. The project will not create hazards to the public or the environment.

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

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The future development proposals do not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. No impacts would occur.

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above regarding waste discharge.

The project site is within the Malaga County Water District (MCWD) boundary. According to MCWD, water system is adjacent to the property and would require connection as appropriate to the proposed development and destruction of any onsite water well in accordance with Fresno County Department of Public Health, Environmental Health Division (Health Department) requirements.

According to the County Health Department, Environmental Health Division, as a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area will require to be properly destroyed by a licensed contractor.

No concerns regarding the project impact on groundwater quality were expressed by the Regional Water Quality Control Board, Central Valley Region or the State Water Resources Control Board, Division of Drinking Water.

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

FINDING: NO IMPACT:

As noted above, the project site is within the Malaga Water District (MCWD) boundary. According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the project shall be served water by a permitted public water system operated by Malaga County Water District and regulated by SWRCB-DDW.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of industrial uses on the property will cause no significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

Included as Project Notes, these requirements will be addressed through mandatory Site Plan Review prior to the establishment of a use on the property.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2140H the subject at property is located within Zone X, and area of minimal flood hazard.

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

FINDING: NO IMPACT:

The project site is within North Kings Groundwater Sustainability Area (NKGSA). The NKGSA expressed no concerns related to groundwater sustainability management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site will not physically divide an established community. The project site is outside of the City of Fresno boundary and the community of Malaga boundary.

- 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 entails rezoning of two parcels totaling 1.26-acres from the C-6 (General Commercial) Zone District to an M-1 (Light Industrial) for use a contractors storage yard, and to allow for the full range of uses allowed in the M-1 Zone District.

The C-6 Zone District is intended to provide for a wide range of uses allowed in the commercial zones which are not considered appropriate in the neighborhood, community, or central trading zones. The M-1 Zone District is applied to areas appropriate for restricted non-intensive manufacturing and storage uses, including fabrication, manufacturing, and assembly of processed materials, which do not adversely impact surrounding uses. The M-1 zone is consistent with the Limited Industrial and General Industrial designations of the General Plan. The proposed contractor's storage yard is consistent with the M-1 Zoning.

The project site is designated General Industrial in the County-adopted Roosevelt Community Plan and is outside of the City of Fresno Sphere of Influence boundary. As such, the project was not referable to the City for annexation, and is not in conflict with a land use plan, policy, or regulation of any agency. The project is consistent with the following General Plan policies.

Regarding consistency with General Plan Policy LU-F.29. Criteria a, b, c & d, all development proposals on the property will adhere to the San Joaquin Valley Air Pollution Control District rules and regulations, provisions of Fresno County Noise Ordinance, and the M-1(c) Zone District development standards and be analyzed against these standards during mandatory Site Plan Review.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside mineral-producing areas of the County.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As per the Fresno County Department of Public Health, Environmental Health Division, the project could result in an increase in noise level due to construction activities on the property. Noise impact associated with construction are expected to be temporary and will be subject to the County Noise Ordinance.

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

FINDING: NO IMPACT:

Per the discussion in Section IX. E. above, the project will not be impacted by airport noise.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will allow for specific industrial uses on the property. As these uses involve no housing, no increase in population would occur from this proposal.

XV. PUBLIC SERVICES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District (CalFire), the project shall adhere to the requirements of the California Code of Regulations title 24 – Fire Code when building permit or certificate of occupancy is sought, and annex to Community Facilities District No. 2010-01 of Cal Fire.

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

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks, or police protection by the Fresno County Sheriff's Office.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not induce population growth which may require new or expanded recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Transportation Planning Unit (TPU) of the Fresno County Department of Public Works and Planning reviewed the subject proposal and required that a Traffic Impact Study (TIS) be prepared to assess the project's potential impacts to County roadways and intersections proximate to the project site. A Traffic Impact Study was prepared for the project by Total Engineering Solutions, Inc. dated July 23, 2024. The traffic study concluded that the four intersections and road segments included in the study are operating at an acceptable level of service, and would continue to do so with implementation of the project; ten years into the future of the project and twenty years into the future of the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Vehicle Miles Travelled (VMT) refers to total miles of travel by passenger vehicles that a project is expected to generate in a day. The proposed project is projected to generate

approximately 445 daily trips on average. The Fresno County Council of Governments (COG) has maintained that projects which generate fewer than 500 daily trips can be presumed to have a less than significant impact on cumulative VMT. The County's Transportation Planning Unit has reviewed the traffic impact analysis and concurs with its conclusions.

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

FINDING: NO IMPACT:

The subject rezone application to ensure that the site is provided with ingress and egress of adequate width to minimize traffic hazards and to provide for adequate emergency access acceptable to the local fire agency.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone to allow for a contractor, is not anticipated to generate solid waste more than capacity of local landfill sites. All solid waste disposal will be required to comply with applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not in or near a state responsibility area or fire hazard severity zones. As such no impact to fire hazard risks would occur as a result of project implementation.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable county policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant

The proposed project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts were identified in the analysis.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3866, 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 aesthetics, agriculture and forestry resources, air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, or wildfire.

Potential impacts related to energy and greenhouse gas emissions, have been determined to be less than significant.

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

JS:sy:jp
G:\4360Devs&Pin\PROJSEC\PROJDOCS\AA\3800-3899\3866\CEQA\drafts\AA 3866 IS wu.docx

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 8544	LOCAL AGENCY NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Applicant (Name): Salvador Ramirez	Project Title: Amendment Application No. 3866; Initial Study No. 8544		
Project Description: Allow the rezone two parcels totaling approximately 1.26 acres, from the C-6 (General Commercial) Zone District to the M-1 (Light Manufacturing) Zone District. The subject parcels are located at the southeast corner of E. Malaga Avenue and S. Maple Avenue, southeasterly adjacent to the city limits of the City of Fresno (APNs.330-212-01, 02)(4432, 4424, 4412 S. Maple)(Sup. Dist.3).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study prepared for Amendment Application No. 3866, 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 aesthetics, agriculture and forestry resources, air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, or wildfire. Potential impacts related to energy and greenhouse gas emissions, have been determined to be less than significant. The Initial Study and Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – August 27, 2025		Review Date Deadline: Planning Commission – October 9, 2025 Board of Supervisors – TBD	
Date:	Type or Print Name: Tawanda Mtunga, Principal Planner	Submitted by (Signature): Jeremy Shaw, Planner	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
NEGATIVE DECLARATION**



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Salvador Ramirez

APPLICATION NOS.: Initial Study No. 8544; Amendment Application No. 3866.

DESCRIPTION: Rezone two parcels totaling approximately 1.26 acres, from the C-6 (General Commercial, Neighborhood Beautification Overlay) Zone District to the M-1 (Light Manufacturing Neighborhood Beatification Overlay) Zone District.

LOCATION: The subject parcels are located at the southeast corner of E. Malaga Avenue and S. Maple Avenue, southerly adjacent to the city limits of the City of Fresno (APNs:330-212-01, 02) (4432, 4424, 4412 S. Maple) (Sup. Dist. 3).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is in an urbanized area, there were no scenic vistas or scenic resources, rock outcroppings, or historic buildings identified on or near the project site which may be impacted by the proposal. The project will have no impact on scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently vacant, and surrounding land uses to the east and south are zoned industrial, to the north is approximately 92 acres of agricultural land, which is within the City of Fresno limits, and to the west the zoning is AL-20 which includes some low-density residential development and some low intensity agricultural operations.

The subject parcel is designated General Industrial in the County-adopted Roosevelt Community Plan. The surrounding area is also designated for General Industrial to provide for the establishment of industrial uses essential to the development of a balanced economic base with the zone change.

The proposed zone change from the C-6 Zone District to M-1 Zone District is consistent with the General Plan designation for the area and matches the existing M-3 and M-3 (c) zoning on the adjacent parcels. In fact, the proposed conditional M-1 zoning with limited light industrial uses is less intensive compared to the existing M-3 zoned parcels in the area developed with heavy industrial uses.

Given the existing zoning and improvements in the area, the proposed rezone from Commercial Zoning to Industrial Zoning will have a less than significant impact on the existing visual character of the immediate area.

- 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:

Any outdoor lighting that might have the potential of generating glare in the area is limited by Zoning Ordinance Chapter 820.3.020 which requires it to be “directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare” and that “light sources shall be shielded to direct light rays onto the subject parcel only. The light source, whether bulb or tube, shall not be directly visible from an abutting property or public street rights-of-way.” With adherence to the aforementioned standards, the project is not anticipated to create any new adverse lighting conditions in the vicinity.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

FINDING: NO IMPACT:

The subject parcel is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The 2016 Department of Conservation Important Farmlands Map designates the parcel as a Rural Residential Land not qualified for agriculture. As such, the project will have no impact on valuable farmland.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently zoned C-6 (General Commercial), and contains no agricultural land. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production.

- C. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site does not contain any forest land or timber land and is designated as General Industrial in the County-adopted Roosevelt Community Plan. Therefore, no impacts to forests, conversion of forestland, or timberland zoning would result from the project.

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

FINDING: NO IMPACT:

Land in the project vicinity is designated General Industrial in the County-adopted Roosevelt Community Plan. The proposed M-1 conditional rezone is compatible with General Industrial in the Roosevelt Community Plan. It is the intent of the Roosevelt Community Plan that parcel designated General Industrial eventually be industrial in nature. As such, the conversion of the subject parcel to that goal will not result in the conversion of farmland to non-agricultural 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant provided an Air Quality/Greenhouse Gas Assessment (AQ/GHGA) by JK consulting Group, Inc, dated April 24, 2023. The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed AQ/GHGA and stated that the mitigated baseline emissions for construction and operation of the proposed project would be less than two tons NO_x per year and two tons PM₁₀ per year and that pursuant to District Rule 9510 Section 4.3, the project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the Rule. Additionally, the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Construction and operation of the uses allowed in the M-1 Zone District would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). Per the AQ/GHGA, Greenhouse Gas (GHG) emissions for the project were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0. The total estimated GHG emissions during construction of the project was projected to be 188.0 metric tons of CO₂e, which when amortized over a thirty (30) year period (estimated project lifetime) equates to 6.27 metric tons of CO₂e per year. Operational emissions combined with the amortized construction emissions, estimates that the project would result in GHG emissions of approximately 54.13 metric tons of CO₂e annually. The projected annual project emissions were estimated to represent between one and six percent of the established thresholds of significance identified by surrounding air quality management districts, and can therefore be considered to result in a less than significant impact to cumulative GHG emissions.

An Air Quality Plan (AQP) describes air pollution control strategies to be implemented by county, or region classified as a non-attainment area. The main purpose of AQP is to bring the area into compliance with the requirements of the Federal and State air quality standards. The CEQA requires that certain proposed projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area is within the San Joaquin Valley Air Basin (SJVAB), which consists of eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under

the provisions of the U.S. Clean Air Act, the attainment status of the SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O₃, PM₁₀, PM_{2.5}, CO, NO₂, SO₂, lead and others. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable.

Therefore, operation of the project, or its operation as per the discussion in Section A above, would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or State Ambient Air Quality Standards.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptor, a single-family residence, is located approximately 78 feet south of the project site.

Per the Air Quality/Greenhouse Gas Assessment (AQ/GHGA), most of the estimated health risk come from Toxic Air Contaminants (TACs), the most significant of which is PM from diesel-fueled engines, also known as diesel particulate matter (DPM). Heavy-duty vehicles and off-road construction equipment are main sources of diesel-related emissions.

As a result, the project would not expose adjacent sensitive receptors to toxic air emissions or generate TAC's that would have a significant impact on the environment.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has not established a rule or standard regarding odor emissions. Rather, District Nuisance Rule 4102 (Nuisance) requires that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. Per the Air Quality/Greenhouse Gas Assessment (AQ/GHGA), the proposed uses are not

among the uses that have been reported to cause odor by SJVAPCD. During construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The project would not involve any activities or operations that generate objectionable odors and it is not expected to be a source of odors once operational. Therefore, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project site is fallow and contains no river or stream to hold riparian features that could potentially be impacted by the project. The immediate surrounding area consist of industrial uses, and its proximity to the City of Fresno urban development reduces the probability that there is habitat to support special-status species.

The project was routed to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for comments. Neither agency offered any comments nor expressed any concerns regarding the project's impact on biological resources.

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

FINDING: NO IMPACT:

No historic drainages were identified within the project area. A query of the National Wetlands Inventory (NWI) Map shows no drainage pattern, aquatic feature, wetlands, waters of the United States or waters of the State of California present on or near the project site.

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

FINDING: NO IMPACT:

The project area is near the City of Fresno and is not designated as a migratory wildlife corridor. Likewise, the project site contains no water feature to provide for the migration of wildlife.

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

FINDING: NO IMPACT:

The project site is not in an area restricted by any general policies or ordinances to protect biological resources, or in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. As discussed above, the project site is a transitional area between the urbanized city of Fresno and the rural County, and it does not contain any critical or important habitat for special status species.

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: NO IMPACT:

The project site is not designated as highly or moderately sensitive for archeological resources. It is in an area of industrial and limited agricultural uses. The subject parcels are currently zoned for commercial uses. The proposal

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans for building/structures are submitted.

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; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project area has 10 percent probability of seismic hazard in 50 years. Development of industrial uses on the property would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in located in an erosion hazard area. Grading activities resulting from future development proposals may result in loss of some topsoil due to compaction and over covering of soil for construction of buildings and structures for the project. However, the impact would be less than significant with a Project Note requiring an Engineered Grading Plans to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties and securing a Grading Permit prior to any on-site grading activities.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per Figure 7-1 of Fresno County General Plan Background Report, the project site is not in an area where soils have been determined to exhibit moderately high to high expansion potential. However, the project development will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within the Malaga County Water District (MCWD) boundary. According to MCWD, sanitary sewer system is adjacent to the property and to connect to the system, the developer shall submit utility plans, construct sewer service, and connect in accordance with District requirements/standards.

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

FINDING: NO IMPACT:

No paleontological resources or geologic features were identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction and operational activities associated with the project would generate greenhouse gas (GHG) emissions. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. In the *Air Quality/Greenhouse Gas Assessment (AQ/GHGA)*, by JK Consulting Group, Inc, dated April 24, 2023, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

According to the *Air Quality/Greenhouse Gas Assessment*, during construction, the project would generate approximately 188 metric tons of CO₂e. When amortized over a 30-year project lifetime (estimated), yield would be approximately 6.27 MT CO₂e per year.

Long-term GHG emissions are typically generated from mobile sources (vehicle trips), area sources (maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, and waste sources (land filling and waste disposal). During operation, the project would generate a total of approximately 54.13 MT CO₂ per year.

- 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:

Per the Air Quality/Greenhouse Gas Assessment, the project would not conflict with the State's GHG emissions reductions objectives embodied in AB (Assembly Bill) 32, SB (Senate Bill) 375, Executive Order B-30-15 (GHG emissions reductions target of at least 40 percent below 1990 levels by 2030), AB 1279 (achieve net zero GHG emissions by year 2045) and 2022 Scoping Plan. Therefore, the project's incremental contribution to cumulative GHG emissions would not be cumulatively considerable.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT

The allowed uses allowed in the proposed M-1 Zone District could involve handling of potentially hazardous materials.

According to the Fresno County Health Department, Environmental Health Division, all uses in the proposed M-1 (c) Zone District requiring the use and/or storage of hazardous materials/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. Furthermore, any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, and Chapter 6.95. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section A., B. above. There are no schools within one quarter mile of the project site. The nearest school, Malaga Elementary School, is approximately 0.72 mile south of the project site.

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

FINDING: NO IMPACT:

Per the California Department of Toxic Substances Control Site (EnviroStor), the project site is not listed as a hazardous materials site. The project will not create hazards to the public or the environment.

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

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The future development proposals do not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. No impacts would occur.

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above regarding waste discharge.

The project site is within the Malaga County Water District (MCWD) boundary. According to MCWD, water system is adjacent to the property and would require connection as appropriate to the proposed development and destruction of any onsite water well in accordance with Fresno County Department of Public Health, Environmental Health Division (Health Department) requirements.

According to the County Health Department, Environmental Health Division, as a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area will require to be properly destroyed by a licensed contractor.

No concerns regarding the project impact on groundwater quality were expressed by the Regional Water Quality Control Board, Central Valley Region or the State Water Resources Control Board, Division of Drinking Water.

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

FINDING: NO IMPACT:

As noted above, the project site is within the Malaga Water District (MCWD) boundary. According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the project shall be served water by a permitted public water system operated by Malaga County Water District and regulated by SWRCB-DDW.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of industrial uses on the property will cause no significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code.

Included as Project Notes, these requirements will be addressed through mandatory Site Plan Review prior to the establishment of a use on the property.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2140H the subject at property is located within Zone X, and area of minimal flood hazard.

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

FINDING: NO IMPACT:

The project site is within North Kings Groundwater Sustainability Area (NKGSA). The NKGSA expressed no concerns related to groundwater sustainability management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project site will not physically divide an established community. The project site is outside of the City of Fresno boundary and the community of Malaga boundary.

- 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 entails rezoning of two parcels totaling 1.26-acres from the C-6 (General Commercial) Zone District to an M-1 (Light Industrial) for use a contractors storage yard, and to allow for the full range of uses allowed in the M-1 Zone District.

The C-6 Zone District is intended to provide for a wide range of uses allowed in the commercial zones which are not considered appropriate in the neighborhood, community, or central trading zones. The M-1 Zone District is applied to areas appropriate for restricted non-intensive manufacturing and storage uses, including fabrication, manufacturing, and assembly of processed materials, which do not adversely impact surrounding uses. The M-1 zone is consistent with the Limited Industrial and General Industrial designations of the General Plan. The proposed contractor's storage yard is consistent with the M-1 Zoning.

The project site is designated General Industrial in the County-adopted Roosevelt Community Plan and is outside of the City of Fresno Sphere of Influence boundary. As such, the project was not referable to the City for annexation, and is not in conflict with a land use plan, policy, or regulation of any agency. The project is consistent with the following General Plan policies.

Regarding consistency with General Plan Policy LU-F.29. Criteria a, b, c & d, all development proposals on the property will adhere to the San Joaquin Valley Air Pollution Control District rules and regulations, provisions of Fresno County Noise Ordinance, and the M-1(c) Zone District development standards and be analyzed against these standards during mandatory Site Plan Review.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside mineral-producing areas of the County.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As per the Fresno County Department of Public Health, Environmental Health Division, the project could result in an increase in noise level due to construction activities on the property. Noise impact associated with construction are expected to be temporary and will be subject to the County Noise Ordinance.

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

FINDING: NO IMPACT:

Per the discussion in Section IX. E. above, the project will not be impacted by airport noise.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will allow for specific industrial uses on the property. As these uses involve no housing, no increase in population would occur from this proposal.

XV. PUBLIC SERVICES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District (CalFire), the project shall adhere to the requirements of the California Code of Regulations title 24 – Fire Code when building permit or certificate of occupancy is sought, and annex to Community Facilities District No. 2010-01 of Cal Fire.

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

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks, or police protection by the Fresno County Sheriff's Office.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not induce population growth which may require new or expanded recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Transportation Planning Unit (TPU) of the Fresno County Department of Public Works and Planning reviewed the subject proposal and required that a Traffic Impact Study (TIS) be prepared to assess the project's potential impacts to County roadways and intersections proximate to the project site. A Traffic Impact Study was prepared for the project by Total Engineering Solutions, Inc. dated July 23, 2024. The traffic study concluded that the four intersections and road segments included in the study are operating at an acceptable level of service, and would continue to do so with implementation of the project; ten years into the future of the project and twenty years into the future of the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Vehicle Miles Travelled (VMT) refers to total miles of travel by passenger vehicles that a project is expected to generate in a day. The proposed project is projected to generate

approximately 445 daily trips on average. The Fresno County Council of Governments (COG) has maintained that projects which generate fewer than 500 daily trips can be presumed to have a less than significant impact on cumulative VMT. The County's Transportation Planning Unit has reviewed the traffic impact analysis and concurs with its conclusions.

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

FINDING: NO IMPACT:

The subject rezone application to ensure that the site is provided with ingress and egress of adequate width to minimize traffic hazards and to provide for adequate emergency access acceptable to the local fire agency.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone to allow for a contractor, is not anticipated to generate solid waste more than capacity of local landfill sites. All solid waste disposal will be required to comply with applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not in or near a state responsibility area or fire hazard severity zones. As such no impact to fire hazard risks would occur as a result of project implementation.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable county policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant

The proposed project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts were identified in the analysis.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3866, 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 aesthetics, agriculture and forestry resources, air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, or wildfire.

Potential impacts related to energy and greenhouse gas emissions, have been determined to be less than significant.

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

JS:sy:jp
G:\4360Devs&PI\PROJSEC\PROJDOCS\AA\3800-3899\3866\CEQA\drafts\AA 3866 IS wu.docx

