

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 7877	LOCAL AGENCY DRAFT MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Applicant (Name): Deepinder Grewal	Project Title: Initial Study No. 7877/Unclassified Conditional Use Permit Application No. 3680		
Project Description: Allow the construction and operation of an interstate freeway commercial development consisting of the interior modification of an existing 9,681 square-foot restaurant; the installation of a new convenience store within the existing building and the installation and operation of a new gas station with six fuel pumps and a 3,280 square-foot by 19-foot tall fuel canopy, on a 2.62-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located in the northwest quadrant of the Panoche Road and Interstate 5 Freeway Commercial Interchange Area, approximately 15 miles southwest of the nearest city limits of the City of Mendota (Sup. Dist. 1) (APN: 027-190-05S) (46272 W. Panoche Road).			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3680, 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 Agricultural and Forestry Resources, Biological Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation and Wildfire. Potential impacts related Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Geology and Soils, Transportation and Tribal Cultural Resources have been determined to be less than significant with compliance with the identified Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – June 11, 2021		Review Date Deadline: Planning Commission – July 15, 2021	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

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