



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Sarabjit Kaur

APPLICATION NOS.: Initial Study Application No. 8101 and Classified Conditional Use Permit No. 3716

DESCRIPTION: Amend Classified Conditional Use Permit No. 3348 to allow expansion of an existing automobile service station which will include the addition of two gas pumps (four fueling positions), a 760 square-foot canopy, two 10,000-gallon above-ground storage tanks on a 2.32-acre parcel in the C-1 (Neighborhood Shopping Center) Zone District.

LOCATION: The project site is located on the northeast corner of Belmont and Temperance Avenues, approximately forty-eight feet northeast of the nearest city limits of the City of Fresno (7064 E. Belmont Ave) (APN: 310-143-46) (Sup. Dist. 5).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; or
- 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or

FINDING: NO IMPACT

The site of the proposed project is in a rural residential area within the Sphere of Influence of the City of Fresno. No scenic vistas that may be impacted by the proposed project were identified on or near the site. Per Figure OS-2 of the Fresno County General Plan, the site is not located along or near a state scenic highway. The proposed use is characteristic of the existing use and structures, and therefore, will not degrade the existing visual character or quality of site and surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The proposal includes lighting fixtures mounted in the canopy ceiling that will be hooded and directed downward so as not to shine toward adjacent properties and public streets. With the inclusion of a mitigation measure requiring that outdoor lighting be hooded and directed downward, the additional lighted area will not adversely affect day or nighttime views in the area.

* **Mitigation Measure:**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.*

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

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject property is designated Grazing Land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract; or

FINDING: NO IMPACT:

The subject parcel is zoned O(c) (Open Conservation, Conditional) and C-6(c) (General Commercial, Conditional) Zone District. The subject parcel is not subject to a Williamson

Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or

D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or

FINDING: NO IMPACT:

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

E. Would the project 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 forest land to non-forest use?

FINDING: NO IMPACT

The parcel on which the proposed project will be located is not located on or near farmland, forest land, timberland, or land zoned Timberland Production. It is zoned C-1 (Neighborhood Shopping Center) and is designated Rural Residential in the Fresno County General Plan. The proposed project is a use that is allowed on land zoned C-1 with approval of a Conditional Use Permit.

Per the 2016 Fresno County Important Farmland Map, the parcel is not under a Williamson Act Contract. The proposed project will not result in conversion of Farmland to non-agricultural use or forest land to non-forest land. The project does not conflict with the existing zoning for agricultural use and is not subject to a Williamson Act Contract.

III. AIR QUALITY

A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Air Quality and Greenhouse Gas Impact Analysis dated February 1, 2022 by Vang Inc. Consulting Engineers, the proposed project's construction and operations 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}). Project operations would generate air pollutant emissions from mobile sources (automobile activity from employees) and area sources (incidental activities related to facility maintenance). Criteria and Greenhouse Gas (GHG) emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Impact Analysis, the short-term construction emissions associated with the project would be below SJVAPCD thresholds for ROG, NO_x, CO, SO_x, PM_{2.5}, or PM₁₀ emissions. In addition to the construction period thresholds of significance, SJVAPCD has implemented Regulation VIII measures for dust control during construction. These control measures are intended to reduce the amount of PM₁₀ emissions during the construction period. Implementation of Mitigation Measures as noted below would ensure that the proposed project complies with Regulation VIII and further reduces the short-term construction period air quality impacts.

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

FINDING: LESS THAN SIGNIFICANT IMPACT

See Air Quality Analysis Section B.

IV. BIOLOGICAL RESOURCES

- A. Would the project 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 Game or US Fish and Wildlife Service; or**

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not located within an area with identifiable species. There does not appear to be any substantial negative environmental impacts on habitats.

- B. Would the project 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 Game or U.S. Fish and Wildlife Service; or**
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or**

FINDING: NO IMPACT:

According to the National Wetlands Inventory mapper web application, the location is not located within a wetland area.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or**
- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or**
- F. Would the project 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 proposed project was referred to the US Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comments. No concerns were expressed by either agency. According to the California Natural Diversity Database, the project site is not located in any reported occurrence areas of a special status species. Therefore, this analysis identified no impacts regarding: 1.) any candidate, sensitive, or special-status species; 2.) any riparian habitat or other sensitive natural community; 3.) any federally protected wetlands; nor 4.) any native resident or migratory fish or wildlife species, migratory wildlife corridors, or wildlife nursery sites.

The proposed project will neither conflict with any local policies or ordinances protecting biological resources nor will it conflict with the provisions of any conservation plan.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5; or**
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5; or**
- C. Would the project disturb any human remains, including those interred outside of formal cemeteries?**

FINDING: NO IMPACT

The parcel on which the proposed project will be sited is not located within proximity of any area designated to be moderately or highly sensitive for archeological resources. No historical or paleontological resources, unique geological features, or evidence of possible human remains were identified in this analysis. As such, no impact on

historical, archeological, or paleontological resources would result from this proposal. A mitigation measure will be implemented to address cultural resources in the unlikely event that they are unearthed during ground-disturbing activities related to the project.

Mitigation Measure(s)

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT

The project proposes to add two gasoline fuel pumps (four fueling positions) with a 760 square-foot canopy and two 10,000-gallon above-ground storage tanks to an existing convenience store. The applicant is also proposing to convert 800 square-feet of the existing convenience store to a barber shop. The building will then consist of a 3,400 square-foot convenience store, a 1,800 square-foot restaurant, an 800 square-foot barber shop, and a 760 square-foot canopy (or however large it will be after project completion). Therefore, adding two gasoline fuel pumps from an existing building would not be a wasteful and unnecessary consumption of energy resources, as adding capacity to an energy source is less invasive than constructing an entirely new establishment, therefore the project is deemed to have a less than significant impact on the environment.

VII. GEOLOGY AND SOILS

- 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**

FINDING: NO IMPACT:

Per the California Department of Conservation's Earthquake Hazard Zone Web Application, the project is not located within or near an Earthquake Fault Zone or known earthquake fault.

- 2. Strong seismic ground shaking; or**

FINDING: NO IMPACT:

According to Figure 9-5 of the Fresno County General Plan Background Report, the project site is located on land that has a 0-20% chance of reaching peak horizontal ground acceleration assuming a probabilistic seismic hazard with 10% probability in 50 years. In consideration of Figure 9-5, the project site has a low chance of reaching peak horizontal ground acceleration and would have a low chance of being subject to strong seismic ground shaking.

- 3. Seismic-related ground failure, including liquefaction; or**

- 4. Landslides?**

FINDING: NO IMPACT

According to Figure 8-3 of the Fresno County General Plan Background Report (FCGPBR) and the California Department of Conservation, Earthquake Hazard Zone Application (EQ Zapp), the project site is not located on or near identified earthquake hazard zone areas. The area of the proposed project is not identified as an area which by nature is subject to these types of seismic effects. No agencies expressed any concerns related to ground shaking, ground failure, liquefaction, or landslides. Construction of the proposed project will be subject to seismic design standards.

- B. Would the project result in substantial soil erosion or loss of topsoil?**

FINDING: NO IMPACT

No geologic unit or unstable soil was identified on the project site. The site of the proposed gas pumps and awning is a 38' x 20' paved area which lies within a paved parking lot. Therefore, the project will not result in substantial soil erosion or loss of topsoil.

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

FINDING: NO IMPACT

Landslides and other forms of slope failure form in response to long-term uplift, mass wasting, and disturbance of slopes. The project site contains naturally flat relief (slopes of no more than three percent), which precludes the possibility of land sliding on-site.

The potential for seismic-related ground failure (lateral spreading and liquefaction) occurring on the project site is minimal because of the absence of high groundwater levels and saturated loose granular soil. The project site is not in an area identified by Fresno County as being susceptible to liquefaction. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on-site.

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

- C. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

FINDING: NO IMPACT

Per Figure 7-1 of the FCGPBR, Fresno County General Plan Background Report, the project site is not located within an area of known risk of expansive soils.

- D. Would the project 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?**
- E. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT

The project will utilize an on-site sewage disposal system. No concerns related to soil capabilities and the septic systems were expressed by the Fresno County Department of Public Health, Environmental Health Division.

VIII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or**
- B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

FINDING: LESS THAN SIGNIFICANT IMPACT

See *Air Quality Analysis Section B*.

IX. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials; or**
- B. Would the project 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?**

FINDING: LESS THAN SIGNIFICANT IMPACT

The Fresno County Department of Public Health, Environmental Health Division review of the proposal requires that prior to the issuance of building permits, the applicant shall comply with the following: 1) Complete and submit a Hazardous Materials Business Plan to the Fresno County Department of Public Health, Environmental Health Division. 2) A spill prevention control and countermeasure plan (SPCC) is required for aboveground petroleum storage tanks with greater than or equal to 1320 gallons of storage capacity. 3) The applicant shall contact their local Fire Authority concerning construction and installation requirements for aboveground storage tanks. 4) All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5. With adherence to these requirements the project will have a less than significant impact to the public and/or environment.

- C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or**
- D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

FINDING: NO IMPACT

The subject parcel is not located within one-quarter mile of a school. The proposed project site is not listed on the Hazardous Waste and Substances Site List (Cortese List) which is maintained by the California Department of Toxic Substances Control. There are no listed sites located within a half-mile radius of the proposed project site.

- 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area; or**

FINDING: LESS THAN SIGNIFICANT IMPACT

A small portion of the site of the proposed project is located within the 60 CNEL contour of Fresno Yosemite International, but not located within a safety zone. The portion that is included in the 60 CNEL contour is vacant land, not used for the project. The project would not create a safety hazard for people residing or working in the project area.

F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT

The Fresno County Department of Public Health, Environmental Health Division which administers the Office of Emergency Services to coordinate planning and preparedness, response and recovery efforts for disasters did not express any concerns regarding emergency response or evacuation plans.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT

The project site is located approximately nine miles from the nearest point of a wildland fire area, precluding the site from impacts caused by wildland fires.

X. HYDROLOGY AND WATER QUALITY

A. Would the project violate any water quality standards or waste discharge requirements; or

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?

FINDING: NO IMPACT

The project proposes to add two gasoline fuel pumps (four fueling positions) with a 760 square-foot canopy, and two 10,000-gallon above-ground storage tanks to an existing convenience store. The building will then consist of a 3,488 square-foot convenience store.

Wastewater will be managed through an on-site septic system. The project proposal was routed to the Fresno County Department of Public Health, Environmental Health Division which expressed no concerns with the septic system. No waste discharge requirements have been issued nor are they required for this project.

The project site is situated approximately 48 feet from the City of Fresno. An application for connection to the municipal water system has been submitted to Fresno LAFCo. As a condition of approval, the proposed project will receive water from the City of Fresno. In the event Fresno LAFCo denies the Applicant's request for services, the Applicant will be required to receive a permit from the State Water Resources Control Board, Division of Drinking Water to operate as a Public Water System.

- 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 result in substantial erosion or siltation on or off site?
 - 2. Result in substantial erosion or siltation on- or off-site;
 - 3. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 - 4. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - 5. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT

As verified through the National Wetlands Inventory Mapper, no streams or rivers exist on or near the property. The proposed project is not expected to interfere with the existing drainage pattern, as the building currently exists and the fueling area is already paved. The proposal includes the paving of some pervious surface on the east side of the project site to add additional parking. Additionally, a pervious area to the west of the existing building that is currently graveled will be covered with a concrete spillway containment area for the above-ground storage tanks. However, the applicant will be required to adhere to County Standards which require any additional runoff generated by the proposed development to be retained on site, and cannot be drained across property lines, or into County right-of-way.

F.

FINDING: NO IMPACT

The Water and Natural Resources Division has reviewed the attached project and expressed no concern with the project as it relates to wastewater. Additionally, the previous Initial Study (IS 6481) conducted for this project was routed to the Regional

Water Quality Control Board which expressed no concern regarding water quality. Therefore, no impacts to water quality were identified in this analysis.

FINDING: NO IMPACT

The subject property is in FEMA Flood Zone X (Depth less than 1 foot), subject to flooding from the 100-year storm. However, no housing is proposed with this project.

FINDING: LESS THAN SIGNIFICANT IMPACT

The subject property is in FEMA Flood Zone X (Depth less than 1 foot). The above-ground storage tanks will not redirect flood flows due to the proximity of the tanks to the existing building. The fuel pumps and canopy pillars are not large enough to create substantial redirection of flood waters. As such, the proposed project would not impede or redirect flood flows.

FINDING: NO IMPACT

The subject property is in FEMA Flood Zone X (Depth less than 1 foot). A 1986 Friant Dam uncontrolled release resulted in the release of 3,000 cfs, with no major flooding in the area. It is expected that future failures would not expose the project to significant loss, injury, or death. The project site is not located near an inland body of water, precluding it from possibility of seiche inundation. The project site is located more than 100 miles from the Pacific Ocean, precluding it from tsunami inundation. The project is not located within an area of steep slopes, precluding it from mudflow inundation.

XI. LAND USE AND PLANNING

A. Would the project physically divide an established community?

FINDING: NO IMPACT

The project is located on the site of an existing convenience store near an existing intersection in the C-1 Zone District. The project will not physically divide an established community.

B. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT

The subject parcel is designated Rural Residential in the Fresno County General Plan and is located in the C-1 (Neighborhood Shopping Center) Zone District. Policy LU-E.1 of the Fresno County General Plan was adopted to minimize environmental and service impacts. The policy allows for rural commercial centers that meet the following criteria:

- a) *Commercial uses should be clustered in centers.*
 - *The project proposes to add additional services to an existing center.*
- b) *The use shall provide a needed service to the surrounding rural residential community which cannot be provided more efficiently within urban center.*
 - *The proposed project will provide gasoline and personal services for nearby rural residential where such services are currently deficient.*
- c) *Commercial centers should be located a minimum of two (2) miles from any existing or approved commercial use.*
 - *No other commercial centers under the jurisdiction of the County of Fresno are located within two miles of the proposed project. There is one gas station/convenience store located one mile west of the proposed project within the City of Fresno. Given that this is an expansion of an existing commercial use, and not a new commercial use, the proposal will not result in the proliferation of commercial centers and overlapping of trade areas.*
- d) *New commercial uses should be located within or adjacent to existing centers.*
 - *The proposed project is an expansion of an existing commercial use located within the existing footprint.*
- e) *Commercial centers should not encompass more than one quarter mile (1/4) mile of road frontage, or one eighth (1/8) mile if both sides of the road are involved and should not provide potential for development exceeding ten (10) separate business activities, exclusive of caretakers' residences.*
 - *The parcel has approximately 711 feet of street frontage along Belmont Avenue and will not exceed one-quarter (1/4) mile (1,320 feet).*
- f) *The center should be a minimum of two (2) miles from any agricultural commercial center, or designated rural settlement area, or the nearest existing or designated commercial area of any city or community, or newly established rural residential commercial centers.*
 - *This is an expansion of an existing commercial use, and not a new commercial use. No agricultural commercial center or rural settlement area is located within two miles of the proposed project.*
- g) *The center should be located at the corner of an intersection where at least one of the roads is classified as an arterial road.*
 - *The project is located at the intersection of a General Plan designated expressway (Temperance Avenue) and a General Plan designated arterial (Belmont Avenue).*
- h) *Distance from other existing commercial zoning and uses should be considered when siting commercial centers.*
 - *There is no other property zoned for commercial use by County of Fresno within two miles of the proposed project.*

FINDING: NO IMPACT

The proposed project will not conflict with the provisions of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

XII. MINERAL RESOURCES

- A. Would the project 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. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

FINDING: NO IMPACT

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area identified in Policy OS-C.2 of the General Plan.

XIII. NOISE

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or**
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or**
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or**

FINDING: NO IMPACT

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concern related to noise.

FINDING: LESS THAN SIGNIFICANT IMPACT

A small portion of the site of the proposed project is located within the 60 CNEL contour of Fresno Yosemite International. The portion that is included in the 60 CNEL contour is vacant land, not used for the project. The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concern related to noise.

FINDING: LESS THAN SIGNIFICANT Impact:

Noise from increased vehicular traffic on and around the project site during construction is deemed less than significant. Construction-related noises are expected to be short term and exempt from compliance with the Fresno County Noise Ordinance, provided construction activities occur between the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

XIV. POPULATION AND HOUSING

- 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 proposes to add two gasoline fuel pumps (four fueling positions) with a 760 square-foot canopy, and two 10,000-gallon above-ground storage tanks to an existing convenience store. The building will then consist of a 3,488 square-foot convenience store.

The proposed project will not induce population growth, nor will it displace housing or people.

XV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:**

- 1. Fire protection?**

FINDING: NO IMPACT

Fresno County Fire Protection District reviewed the proposed project and expressed no concerns.

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

FINDING: NO IMPACT

The project will not result in the need for additional public services related to police, schools, parks, or other facilities.

XVI. RECREATION

- A. Would the project 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. Does the project 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

No impacts on recreational resources were identified in the analysis.

XVII. TRANSPORTATION/TRAFFIC

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or**
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?; or**

FINDING: LESS THAN SIGNIFICANT IMPACT

A Greenhouse gas study was conducted in February, 2022. It was determined The project incorporates a number of features that would minimize GHG emissions. These features are consistent with project-level strategies identified by the ARB's Scoping Plan and the Fresno Counties' Specific Plan. As demonstrated in the impact analysis above, the project would achieve an approximately 39.0 percent reduction from the BAU inventory and, therefore, would not significantly hinder or delay the State's ability to meet the reduction targets contained in AB 32 or conflict with implementation of the Scoping Plan. The project promotes the goals of the Scoping Plan through implementation of design measures that reduce energy consumption, water consumption, and reduction in vehicle miles traveled. Therefore, the project does not conflict with any plans to reduce GHG emissions. The impact is less than significant.

- 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**

FINDING: NO IMPACT

The project will have no impact on air traffic patterns.

D. Would the project result in inadequate emergency access?

FINDING: NO IMPACT

The Design Division and the Roads Maintenance and Operations Section of Department of Public Works and Planning reviewed the project and did not identify any concerns with respect to increased traffic hazards or emergency access.

The proposed project will not impact any plans, policies, or programs supporting alternative transportation.

XVIII. TRIBAL CULTURAL RESOURCES

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The subject site has been previously developed with a gas station and located within a neighborhood shopping area suggesting minimal chance of a cultural resources occurring on the project site. Under the provisions of Assembly Bill 52 (AB 52), participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential tribal cultural resources. No concerns were expressed by notified California Native American Tribes and no consultation request was received. Therefore, mitigation will be implemented to address tribal cultural resources in the unlikely event they are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

1. See Section V. Cultural Resources A., B., and C. Mitigation Measure #1

XIX. UTILITIES AND SERVICE SYSTEMS

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or

FINDING: NO IMPACT

Wastewater will be managed through an on-site septic system. The project proposal was routed to the Fresno County Department of Public Health, Environmental Health Division which expressed no concerns with the septic system. An application for connection to the municipal water system has been submitted to Fresno County LAFCo. As a condition of approval, the proposed project will receive water from the City of Fresno. In the event Fresno County LAFCo denies the Applicant's request for services, the Applicant will be required to receive a permit from the State Water Resources Control Board, Division of Drinking Water to operate as a Public Water System.

Neither permanent on-site water nor wastewater facilities are required for the proposed project. Therefore, no wastewater treatment requirements will be exceeded, nor will new treatment facilities or expansions thereof be required.

FINDING: NO IMPACT

The project proposes to pave some pervious surface on the east side of the project site to add additional parking. Additionally, a pervious area to the west of the existing building that is currently graveled will be covered with a concrete spillway containment area for the above-ground storage tanks. However, the applicant will be required to adhere to County Standards which require any additional runoff generated by the proposed development to be retained on site, and cannot be drained across property lines, or into County right-of-way.

FINDING: NO IMPACT

The Water and Natural Resources Division has reviewed the attached project and expressed no concern with the project as it relates to wastewater.

- C. **Would the project 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: NO IMPACT

Wastewater will be managed through an on-site septic system. Additionally, the project proposal was routed to the Fresno County Department of Public Health, Environmental Health Division; and the California Regional Water Quality Control Board. Neither of these agencies expressed concerns with the project as it relates to wastewater.

- 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: NO IMPACT

Approximately 150 pounds per day of domestic garbage, and 140 pounds per day of paper/boxes will be stored in a container and picked up twice per week by a waste management contractor, and will comply with federal, state and local management 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

Per Fresno County Amanda System, the subject site is not within a state responsibility area nor land classified as very high fire hazard severity zone. The parcel will not substantially impair an adopted emergency response plan or emergency evacuation plan nor expose people or structures to significant risks relating to wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

FINDING: NO IMPACT

The subject site is already improved with structures that are proposed to be utilized with the subject operation. There are no additional structures proposed with this project. The project will not substantially degrade the quality of the environment or substantially reduce the habitat of a fish or wildlife species.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?**

FINDING: NO IMPACT

No cumulatively considerable impacts were identified as a result of this analysis.

- C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

FINDING: NO IMPACT

Responsible agencies and departments concurred with the findings and conclusions of the prepared technical studies and determined that no substantial adverse impacts on human beings would occur.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Classified Conditional Use Permit No. 3716, 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, cultural resources, geology and soils, land use and planning, mineral resources, population and housing, public services, recreation, or utilities and service systems.

Potential impacts related to air quality, greenhouse gas emissions, and hazards and hazardous materials, hydrology and water quality, noise, aesthetics and transportation/traffic have been determined to be less than significant. Cultural resources have been determined to be less than significant with the identified Mitigation Measures.

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

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