

# Document Root (Read-Only)

## Selected Document

### **(New SCH Number) - MND - Initial Study No. 8168, Classified Conditional Use Permit Application No. 3729**

Fresno County

Created - 6/7/2024 | Submitted - 6/7/2024

Ejaz Ahmad

## Document Details

### Lead Agency

Fresno County

### Document Type

Mitigated Negative Declaration

### Document Status

Submitted

### Title

Initial Study No. 8168, Classified Conditional Use Permit Application No. 3729

### Present Land Use

None

### Document Description

Allow a carwash with related uses (automobile service station with convenience store, retail building/commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

## Attachments (Upload Project Documents)

CUP 3729 IS cklist.pdf

CUP 3729 IS wu.pdf

CUP 3729 MMRP (draft).pdf

CUP 3729 MND (proposed).pdf

CUP 3729 NOC (signed).pdf

CUP 3729 NOI.pdf

CUP 3729 Routing Pkg.pdf

CUP 3729 Summary Form.pdf

## Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite A, Street Level  
Fresno, CA 93721  
Phone : (559) 600-4204  
eahmad@fresnocountyca.gov

## Regions

## Counties

Fresno

## Cities

## Location Details

### Cross Streets

South side of Auberry Road, 750 feet north of Lockwood Ln,

**Total Acres - 4.44 | Parcel Number - 11842269 | State Highways - 168 | Township - 10S | Range - 22E | Section - 25 | Base - Mt.Diab**

## Local Action Types

Use Permit

## Development Types

Commercial (Sq. Ft. 108900, Acres 4.44, Employees 6)

## Project Issues

Aesthetics | Agriculture and Forestry Resources | Air Quality | Biological Resources | Cultural Resources | Energy | Flood Plain/Flooding | Geology/Soils | Greenhouse Gas Emissions | Hazards & Hazardous Materials | Hydrology/Water Quality | Land Use/Planning | Mandatory Findings of Significance | Mineral Resources | Noise | Population/Housing | Public Services | Recreation | Septic System | Sewer Capacity | Solid Waste | Transportation | Tribal Cultural Resources | Utilities/Service Systems | Wetland/Riparian | Wildfire

## State Review Agencies (For State Review Period Only)

**Is this document subject to California Code of Regulations (CCR) Section 15205 - Revi...**

Yes

**Is this document subject to California Code of Regulations (CCR) Section 15206 - Proj...**

No

Air Resources Board | Caltrans, District 6 - Fresno/Bakersfield |  
Fish and Wildlife, Region 4 - Central, Fresno |  
Regional Water Quality Control Board, Region 5 - Fresno |  
SWRCB, Division of Drinking Water, District 23

**State Review Period**

**State Review Started**

6/10/2024

**State Review Ended**

7/10/2024

**Local Review Period**

**Local Review Started**

6/10/2024

**Local Review Ended**

7/10/2024

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Signature

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Title

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Date

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Initial Study No. 8168; Classified Conditional Use Permit Application No.3729

Lead Agency: County of Fresno

Contact Name: Eja zAhmad

Email: eahmad@fresnocountyca.gov Phone Number: (559) 600-4204

Project Location: Fresno Fresno  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Allow a carwash with related uses (automobile service station with convenience store, retail building/ commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. [The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

BIOLOGICAL RESOURCES, Section IV. The project may have an impact on biological resources. The proposed mitigation measures requiring biological surveys for special-status plants and species prior to any groundwork would result in a less than significant impact.

CULTURAL RESOURCES, Section V. The project may have an impact on cultural resources. The proposed mitigation measures requiring all work to be halted and an archeologist be called in to evaluate the cultural findings including human remains and make any necessary mitigation recommendations, would result in a less than significant impact.

TRANSPORTATION, XVII. The project may have an impact on transportation. The proposed mitigation measures requiring installation of traffic signal or construction of a single roundabout when warranted by Intersection Control Evaluation would result in a less than significant impact.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No Known Controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the Lead Agency (Fresno County)

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Initial Study No. 8168 (Alan Mok)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad  
 Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204  
 City: Fresno Zip: 93721 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: City of Clovis  
 Cross Streets: South side of Auberry Road and 750 feet north of Lockwood Lane Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 4.44  
 Assessor's Parcel No.: 118-422-69 Section: 25 Twp.: 10S Range: 22E Base: Mt. Diablo  
 Within 2 Miles: State Hwy #: 168 Waterways: \_\_\_\_\_  
 Airports: - \_\_\_\_\_ Railways: - \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres 4.44 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

None/C-6 (General Commercial)/Mountain Urban in Sierra-North Regional Plan

**Project Description:** (please use a separate page if necessary)

Allow a carwash with related uses (automobile service station with convenience store, retail building/ commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB #5 _____  |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                  |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                        |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region #4 _____                 | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                                  |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Other: <u>US Fish &amp; Wildlife</u>                            |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development                        |   |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 10, 2024 Ending Date July 10, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Alan Mok</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>4930 Nelson Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Clovis, CA 93612</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 930-1359</u>
Phone: <u>(550)600-4204</u>	

**Signature of Lead Agency Representative:**



Date: 6.4.24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

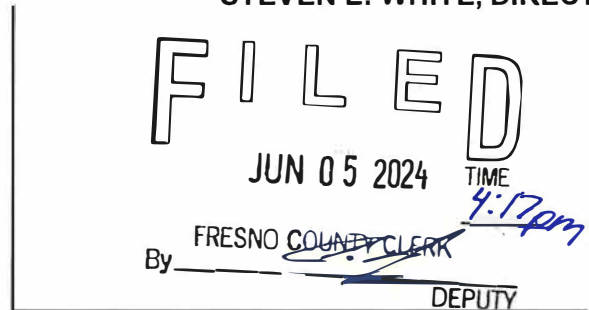




E2024/0000173  
**County of Fresno**

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

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8168 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 8168** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3729** filed by **ALAN MOK**, proposing to allow a carwash with related uses (automobile service station with convenience store, retail building/commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8168 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

**Public Comment Period**

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from June 10, 2024, through July 10, 2024.

Email written comments to [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
Attn: Ejaz Ahmad  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No.8168 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

E202410000173

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

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-5473 or at [ecalvillo@fresnocountyca.gov](mailto:ecalvillo@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

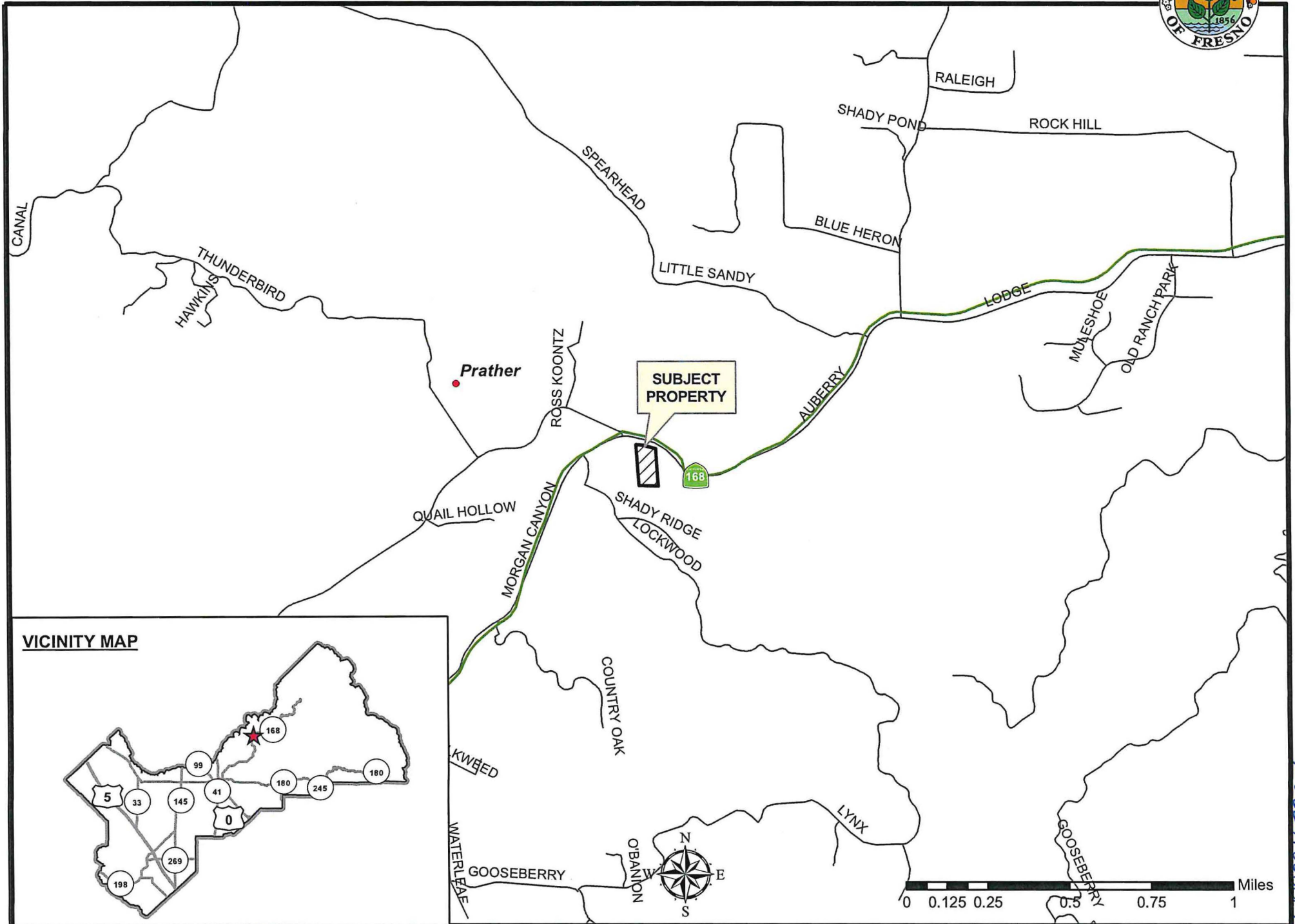
### **Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on July 18, 2024, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

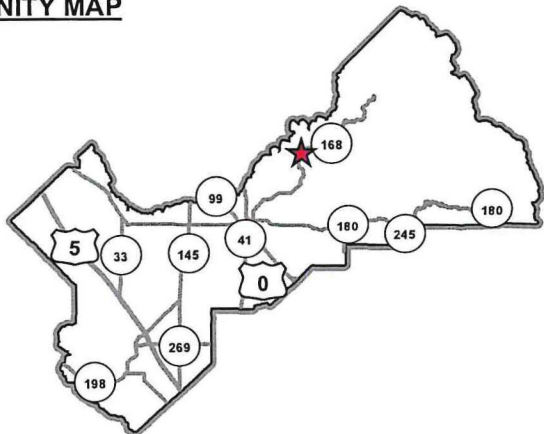
For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: June 10, 2024

# LOCATION MAP



**VICINITY MAP**



E-20241000073



# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Initial Study No. 8168, Classified Conditional Use Permit Application No. 3729.
- 2. Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
- 3. Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**  
The subject parcel is located on the south side of Auberry Road, approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5)..
- 5. Project sponsor's name and address:**  
Alan Mok on behalf of Singh Harpreet and Harmeet K. Mend  
4930 Nelson Avenue  
Clovis, CA 93612
- 6. General Plan designation:**  
Mountain Urban in Sierra-North Regional Plan
- 7. Zoning:**  
C-6 (General Commercial)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow a carwash with related uses (automobile service station with convenience store, retail building/commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The existing development within immediate vicinity include a ranger station, church, food store, gas station and other retail establishments. There is no active farmland in the vicinity of the project site.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
  
None
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce

the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project site is in an area determined to be highly sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe 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, except Table Mountain Rancheria. The tribe was provided with a letter from the Southern San Joaquin Valley Information Center (SSJVIC) requesting for an archeological survey and an *Archeological Survey Report* documenting that there are no cultural resources on the property and an invite to meet with the staff pursuant to AB52. However, due to lack of any communication from the tribe, staff was unable to come to a consensus on the presence of Tribal Cultural Resources (TCRs) on the property and concluded consultation by providing a letter to the tribe. Given the archeological sensitivity of the area, Mitigation Measures included in Section V. CULTURAL RESOURCES of this report will safeguard Tribal Cultural Resources (TCRs) in case unexpected resources are discovered on the property.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Greenhouse Gas Emissions           |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

**PERFORMED BY:**

**REVIEWED BY:**



Ejaz Ahmad, Planner



David A. Randall, Senior Planner

Date: 5-24-24

Date: 5.24.24

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study No. 8168,  
Classified Conditional Use Permit Application No.  
3729)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

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

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 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 a 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?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**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:

- 2 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) 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?

**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:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 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?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 3 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?
- 1 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?
- 1 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?
- 1 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 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?

**V. CULTURAL RESOURCES**

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. ENERGY**

Would the project:

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

## VII. GEOLOGY AND SOILS

Would the project:

- 2 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 2 i) 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?
  - 2 ii) Strong seismic ground shaking?
  - 2 iii) Seismic-related ground failure, including liquefaction?
  - 2 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?
- 1 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?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 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, create a significant hazard to the public or the environment?
- 1 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?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 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 i) Result in substantial erosion or siltation on or off site;
  - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - 2 iii) 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
  - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

## XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 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?

## XII. MINERAL RESOURCES

Would the project:

- 1 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?
- 1 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?

## XIII. NOISE

Would the project result in:

- 2 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?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 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, exposing people residing or working in the project area to excessive noise levels?

## XIV. POPULATION AND HOUSING

Would the project:

- 1 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)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

#### XV. PUBLIC SERVICES

Would the project:

- 1 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 public services:
  - 1 i) Fire protection?
  - 1 ii) Police protection?
  - 1 iii) Schools?
  - 1 iv) Parks?
  - 1 v) Other public facilities?

#### XVI. RECREATION

Would the project:

- 1 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?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

#### XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 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:
  - 2 i) 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 ii) 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.)

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 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?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 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?
- 1 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?
- 1 e) Comply with 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:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 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?
- 1 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?
- 1 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?

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 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?
- 2 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.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Documents Referenced:**

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2016 Map, State Department of Conservation
- Air Quality and Greenhouse Gas Assessment by Salem Engineering Group, dated July 29, 2022
- Screening Health Risk Assessment by LSA Associates, dated March 8, 2023
- Traffic Impact Analysis Report by JLB Traffic Engineering, Inc. dated January 3, 2023.
- Traffic Impact Analysis Report (revised) by JLB Traffic Engineering, Inc. dated March 21, 2024
- Vehicle Miles Traveled Analysis by JLB Traffic Engineering, Inc. dated August 3, 2023
- Vehicle Miles Traveled Analysis by JLB Traffic Engineering, Inc. dated March 21, 2024
- Archaeological Survey Report by Hi-Tech Developing, Inc. dated January 17, 2023
- Biological Resource Evaluation by Colibri Ecological consulting, LLC, dated August 2023

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Alan Mok on behalf of Singh Harpreet and Harmeet K. Mend

APPLICATION NOS.: Initial Study No. 8168, Classified Conditional Use Permit  
Application No. 3729.

DESCRIPTION: Allow a carwash with related uses (automobile service station with convenience store, retail building/commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District.

LOCATION: The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

### 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; 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 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 project site is located within the unincorporated community of Prather and is undeveloped. The project area contains some scenic qualities, but no known designated scenic vista or scenic resources exist on or within the immediate vicinity of the site that may be impacted by the project.

The existing development within immediate vicinity include a ranger station, church, food store, gas station and other retail establishments. There is no active farmland in the vicinity of the project site. The proposed improvements include a 2,125 square-foot fuel canopy (auto service station), a 4,500 square-foot convenience store, a 4,550 square-foot carwash building and 4,500 square-foot retail building/commercial business suites.

The project site fronts State Route (SR) 168 (Auberry Road) which is identified as Scenic Drive in the Open Space and Conservation Element of Fresno County General Plan. Under General Plan Policy OS-L.3, development on a Scenic Roadway shall adhere to a 200-foot setback of natural open space parallel to the road right-of-way. The policy also provides for flexibility in meeting this requirement.

Although the strict application of this policy requires a 200-foot setback along SR 168, flexibility to setback could be provided based on topographic or vegetative characteristics of the site to provide for screening of the proposed buildings and parking from road right-of-way.

The proposed development will set back approximately 65.5 feet from SR 168. This is consistent with building setbacks maintained by the existing developments along SR 168 range from 58 feet to 100 feet, excluding SR 168 right-of-way. Considering the flexibility identified in General Plan in reference to the prevailing setback in the area, the site's topography, and existing vegetation (trees) along SR 168 to provide for screening of proposed buildings and parking from the highway, the proposed 65.5-foot scenic setback (verses the 200-foot required) is consistent with General Plan Policy OS.L.3.

Additionally, to maintain scenic quality of SR 168, a Condition of Approval would require that all dirt resulting from the site grading work cannot be spread into 65.5 feet scenic setback and all current vegetation and trees within this set back shall remain in their natural state, uncut and unmoved.

Furthermore, to minimize the project's visual impact on the surrounding area, Conditions of Approval would require that; 1) color scheme for the proposed buildings and structure shall be compatible with the color scheme of buildings/structures in the area; and 2) the size, height, and method of illumination of the proposed business sign shall be compatible with signs for similar establishments in the 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 section 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.”

## 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 project site is designated as Mountain Urban in the County-adopted Sierra North Regional Plan and Urban and Built-up Land in 2016 Fresno County Important Farmlands Map, suitable for residential, industrial, commercial, and institutional uses. The project will have no impact on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The project site is not zoned for agricultural use or is subject to Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. 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:

The project site is not farmland, forest land, timberland, or land zoned Timberland Production. The site is zoned C-6 (General Commercial) in the County Zoning Ordinance and is designated Mountain Urban in the County-adopted Sierra North

Regional Plan. The proposed commercial development is an allowed use on land zoned C-6 with the approval of a Conditional Use Permit.

### 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:

An *Air Quality and Greenhouse Gas Assessment* (Report) was prepared for the project by *Salem Engineering Group, Inc.* dated July 29, 2022, and provided to the San Joaquin Valley air Pollution Control District (SJVAPCD) which did not comment on the Report.

According to the SJVAPCD comments on the project: 1) the project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts; 2) a Health Risk Screening/Assessment and Ambient air Quality Analysis shall be conducted for the project; and 3) the project shall adhere to the District Rules and Regulations.

A project is considered consistent with the Air Quality Plan (AQP) if it does not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the Air Quality Plan. Because of the region's nonattainment status for ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>, if project-generated emissions of either of the ozone precursor pollutants (ROG and NO<sub>x</sub>), PM<sub>10</sub>, or PM<sub>2.5</sub> would exceed the SJVAPCD's significance thresholds, then the project would be considered to conflict with the attainment plans.

Construction and operation of the project would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO<sub>x</sub>), sulfur dioxide (SO<sub>x</sub>), and particulate matters (PM<sub>10</sub> and PM<sub>2.5</sub>).

As discussed in III. B. below, emissions of ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> associated with construction and operation of the project would not exceed the SJVAPCD's significance thresholds. Additionally, as discussed in III. C. below, the project would not result in carbon monoxide (CO) hotspot that would violate CO standard. No contribution to air quality violations is expected from this proposal. The project is consistent with AQP which contains several control measures, which are enforceable requirements through the adoption of rules and regulations. The project would comply with all applicable SJVAPCD rules and regulations including District Rule 2010 (Permit Required); District Rule 2201 (New and Modified Stationary Source Review); District Rule 9510 (Indirect Source Review); District Rule 4002 (National emissions Standards for Hazardous Air Pollutants); District Rule VIII (Fugitive

Prohibition); District Rule 4102 (Nuisance); District Rule 4601 (Architectural Coatings) and District Rule 4641 (Cutback, Slow Cure and Emulsified Asphalt Paving and Maintenance Operations) and would not conflict with or obstruct implementation of AQP.

- 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 primary pollutants of concern during project construction and operation are ROG, CO, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. The San Joaquin Valley Air Pollution Control District (SJVAPCD) *Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI)* contains threshold for ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>. The SJVAPCD's annual emission significance thresholds used for the project define the substantial contribution for both construction and operational emissions per year are 10 tons for ROG, 100 tons for CO, 10 tons for NO<sub>x</sub>, 27 tons for SO<sub>x</sub>, 15 tons for PM<sub>10</sub> and 15 tons for PM<sub>2.5</sub>.

Per the *Air Quality and Greenhouse Gas Assessment* (Report), the short-term project construction emissions (tons per year) are 6.14 for ROG, 9.24 for CO, 1.86 for NO<sub>x</sub>, 0.01 for SO<sub>x</sub>, 1.16 for PM<sub>10</sub> and 0.54 for PM<sub>2.5</sub>. Likewise, the long-term project operational emissions (tons per year) associated with area source, energy, and mobile sources are 6.14 for ROG, 10.68 for CO, 1.89 for NO<sub>x</sub>, 0.01 for SO<sub>x</sub>, 1.16 for PM<sub>10</sub> and 0.51 for PM<sub>2.5</sub>. These emissions are below SJVAPCD's thresholds of significance.

As discussed above, the regional analysis of the construction and operational emissions indicates that the project would not exceed the District's significance thresholds and is consistent with the applicable Air Quality Attainment Plan. Therefore, the project would not result in significant cumulative health impacts.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors include residences, convalescent facilities, schools, and hospitals. The nearest sensitive receptor is a single-family residence located across Auberry Road, approximately 730 feet north of the project site. The closest building that would represent a worker receptor is located approximately 284 feet north of the project site.

According to the *Screening Health Risk Assessment* prepared for the project by LSA Associates and dated March 8, 2023, the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook* recommends that siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) shall be avoided. A 50-foot separation is recommended for typical gas dispensing facilities which is what the subject proposal entails.

The pollutants of concern for localized impact in the San Joaquin Valley Air Basin (SJVAB) are NO<sub>x</sub> and CO. Per the San Joaquin Valley Air Pollution Control District (SJVAPCD) if a project does not exceed 100 pounds per day of any criteria pollutant, then it can be assumed that it would not cause a violation of an Ambient Air Quality (AAQ) standard. As noted in II. B. above, emissions of ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> from construction and operation of the project would not exceed the SJVAPCD's thresholds of significance. As such, a cumulatively increase in the surrounding emissions associated with the area would not result in a significant impact on Ambient Air Quality (AAQ). No AAQ Analysis was required for the project. Also, because emissions are less than the significance levels, they do not expose sensitive receptors to substantial pollutant concentrations.

Projects that involve traffic impacts may result in the formation of locally high concentrations of carbon monoxide (CO), known as CO "hot spots." Per the *Traffic Impact Analysis* prepared for the project, under cumulative Year 2042 plus Traffic Conditions, increase in LOS during peak periods will be minimized with improvements made to the intersection of Auberry Road at private commercial driveways. With the improvements, intersections in the project area would operate at an acceptable Level of Service (LOS) and would not experience CO "hot spots" because traffic congestion would not result.

According to *Screening Health Risk Assessment*, the *California Air Pollution Control Officers Association's (CAPCOA) Gasoline Service Station Industrywide Risk Assessment Look-up Tool (TOOL)* were utilized to screen elevated cancer risks or noncancer health impacts. The 'Tool' only accounts for the five routine sources of emissions from gas station infrastructure. These emission sources are loading, breathing, fueling, spillage, and hose permeation. The proposed automobile service station (gas station) would have other emission sources from delivery truck idling, and diesel fueling operations, which would add to the risk levels. However, given that sensitive residential receptors are located more than 500 feet from the project site, these additional sources would not be significant.

The construction Health Risk Assessment (HRA) evaluated Diesel Particulate Matter (represented as exhaust PM<sub>10</sub>) emissions generated during construction of the project and the related health risk impacts for sensitive receptors near the project boundary. A project would result in a significant impact if it would individually expose sensitive receptors to Toxic Air Contaminant (TAC) resulting in a maximum cancer risk greater than 20 in one (1) million, or maximum non-cancer risk greater than 1.0 for chronic HI (hazard index), and Acute HI.

According to the *Screening Health Risk Assessment*, carcinogenic health risk level for residential MEI (maximally exposed individual) would be 0.22 in one million (for the residence north from project site) or less which is less than the threshold of 20 in one million. For MEI worker receptor, the maximum cancer risk would be 0.12 in one million which is less than the threshold of 20 in one million. For maximum non-cancer risk, Chronic HI for the residential MEI would be 0.01 and the Acute HI (hazard Index) for worker MEI would be 0.26 which is less than 1.0 on HI.



Neither child nor adult residents living near the project nor workers at workplaces near the proposed project would be exposed to carcinogenic, Chronic HI, or Acute HI risks that exceed applicable significance thresholds.

The above analysis indicates that the project operation would not result in a significant health risk. Additionally, as the fuel dispensers and pumps on the site will be located more than 50 feet from any residential receptor, the impact would be less-than-significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the *Air Quality and Greenhouse Gas Assessment*, during construction of the project, diesel equipment operating at the site may generate some nuisance odors; however, since no sensitive receptors are identified to be located within 500 feet near the project site and the temporary nature of construction, odors associated with project construction would be less than significant.

The proposed project would not include any activities or operations that would generate objectionable odors and, once operational, the project would not be a source of odors. Therefore, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people and the impact would be less than significant.

#### 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project application was routed to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for review and comments along with a biological report prepared for the project titled as *Biological Resources Evaluation (BRE)* by *Colibri Ecological Consulting, LLC* and dated August 2023. Neither agency commented on the project or BRE.

According to *BRE*, the project could adversely affect one special-status plant species and four other special-status species that could occur on or near the project site. Construction activities such as excavating, trenching, or using other heavy equipment that disturbs or harms a special status species could constitute a significant impact. Therefore, the project requires inclusion of mitigation measures to bring the impact to special-status species to a less-than-significant level.

To protect special-status plants, including Madera leptosiphon, the project shall adhere to the following mitigation measures:

\* **Mitigation Measures:**

1. *A qualified biologist shall conduct surveys for special-status plant species at the Project site following the California Department of Fish and Wildlife (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The surveys shall be timed to coincide with the blooming periods of the potentially occurring special-status species: April–May for Madera leptosiphon.*
2. *If a special-status plant species is detected, the qualified biologist shall establish an exclusion zone of 50 feet between any population and the area of direct or indirect impacts. If a 50-foot exclusion zone cannot be established, a site-specific plan to minimize the potential for Project activities to affect individual plants shall be developed by the qualified biologist and implemented in consultation with the CDFW. Such a plan could involve conducting work after plant senescence and salvaging and relocating affected plants and associated topsoil.*

To protect special-status specie Crotch Humble Bee, the project shall adhere to the following mitigation measures:

\* **Mitigation Measures:**

1. *A qualified biologist shall survey the work area within one year prior to ground disturbing activities. Surveys should be conducted during the flying season (1 March to 1 September) when the species is most likely to be detected above ground (Thorp et al. 1983).*
2. *If an individual is observed, Project activities shall not occur until the specie has left the work area of its own volition. If a nest is observed, no project activities shall occur until a plan to protect Crotch bumble bee, including over-wintering queens, has been submitted to CDFW and approved in writing by CDFW.*
3. *Survey results, including negative findings, shall be submitted to CDFW prior to implementing Project-related ground-disturbing activities. At minimum, a survey report should provide the following:*

- a. *A description and map of the survey area, focusing on areas that could provide habitat for Crotch bumble bee. The map shall show surveyor(s) track lines to document that the entire site was covered during field surveys.*
- b. *Field survey conditions that should include name(s) of qualified biologists(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched.*
- c. *Map(s) showing the location of nests/colonies.*
- d. *A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, should include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).*

To protect American Badger, the project shall adhere to the following mitigation measures:

\* **Mitigation Measure:**

1. *Within 30 days prior to the start of construction or ground disturbing activities, a qualified biologist shall survey the project site for American badger. If American badger is detected, the biologist shall passively relocate any individual out of the work area prior to construction if feasible. Potential and active dens that would be directly impacted by construction activities will be monitored for at least three consecutive nights using a wildlife-monitoring camera at the entrance. If no photos of badgers are captured after three nights, the den will be excavated and backfilled by hand. If passive relocation fails, the qualified biologist will consult with the California Department of Fish and Wildlife to explore other relocation options, which may include trapping.*

To protect roosting special-status bats (*pallid bats or western mastiff bats*), the project shall adhere to the following mitigation measure:

\* **Mitigation Measure:**

1. *A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting pallid bats or western mastiff bats will be disturbed during the implementation of the project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to the impact areas. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing the*

*roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use.*

- 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:

According to the *Biological Resources Evaluation (BRE)*, the project will not: 1) 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 Services as no riparian habitat or other sensitive natural community was present in the survey area; 2) 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 as no impacts to wetlands will occur.

- 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?

The project could impede the use of nursery sites for native birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and game Code (CFGC). Migratory birds are expected to nest on and near the Project site. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment or loss of reproductive effort can be considered under the MBTA and CFGC. Loss of fertile eggs or nesting birds, or any activities resulting in nest abandonment, could constitute a significant effect if the species is particularly rare in the region. Construction activities such as excavating, trenching, and grading that disturb a nesting bird on the project site or immediately adjacent to the construction zone could constitute a significant impact.

To protect nesting birds, the project shall adhere to the following mitigation measure:

\* **Mitigation Measure:**

- 1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. 2. If it is not possible to schedule construction between September and January, preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A preconstruction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a*

*construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.*

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site may contain scattered live oak trees. As some of the trees may require removal prior to site development, to minimize loss of oak trees, the project shall adhere to the Fresno County Oak Woodlands Management Guidelines (Policy OS-F.11) and the following Mitigation Measure.

\* **Mitigation Measure:**

1. *Prior to the issuance of any grading and/or building permits, an Oak Woodland Management Plan consistent with the policies of the Fresno County Oak Woodland Management Guidelines, shall be prepared by one of the following professionals: Biologist, Registered Forester, Arborist, Horticulturalist, or any other professionals experienced in the management of Oak tree habitat. The Plan shall contain provisions for preserving, maintaining, and replacing Oak trees currently existing on the project site at an acceptable ratio and maintenance of plantings for seven years. The plan shall be submitted to and approved by the Fresno County Department of Public Works and Planning in consultation with other agencies including the Sierra Resource Conservation District.*

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

- F.

FINDING: NO IMPACT:

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan as no such plan has been adopted. No impact would occur.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

According to the Southern San Joaquin Valley Information Center (SSJVIC), the project area is designated as highly sensitive to archeological resources. Given prehistoric or historic cultural resources may be present within the project site, SSJVIC required an archaeological survey of the site.

An *Archeological Survey Report* (Report) was prepared for the project by *Hi-Tech Developing Inc.*, dated January 11, 2023. The Report identified no cultural resources within the project area based on the records search, literature review, Native American outreach, and archaeological field survey. The project is not anticipated to have an adverse effect on historical resources.

Per the discussion above and in Section XVIII TRIBAL CULTURAL RESOURCES below, the following recommendations made by Report will be included as Mitigation Measures to ensure that cultural resources are not adversely affected by the project.

\* **Mitigation Measures:**

1. *If previously unidentified cultural resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and a qualified professional archaeologist shall be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.*
2. *If human remains are encountered, all work must be stopped in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.*

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the project. The results were negative.

## 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:

The project development would not result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources (gas, electricity, gasoline, and diesel) during construction or operation of the project. No qualitative analysis for energy impacts was required for the project. Since the project does not propose special designs, unusual project characteristics, or deviate from existing regulations, including development standards, CalGreen, Building Energy Efficient Standards, etc., it is anticipated that the project would not be consume more energy compared to the comparable construction activities.

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

FINDING: NO IMPACT:

All construction activities will comply with the existing regulations, including those which apply to renewable energy or energy efficiency. With compliance to current green building standards, the project will not conflict or obstruct a state or local plan for renewable energy, or energy efficiency.

## 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?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

According to the California Department of Conservation, Earthquake Hazard Zone Application (EQ Zapp), the project site is not located on or near a fault line or an area of known landslides. The nearest earthquake fault is approximately 47 miles east of the project site. The project will not adversely affect any earthquake fault and will not cause seismic ground shaking, ground failure due to liquefaction, or landslides. The project development will be subject to seismic design standards of California Building Code Seismic Zone 3.

**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 within Generalized Erosion Hazard Area. Grading activities resulting from the project development 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 due to the project requiring approval of an Engineered Grading Plan and a Grading Permit prior to any on-site grading work.

**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: LESS THAN SIGNIFICANT IMPACT:**

Landslides and other forms of slope failure form in response to long-term uplift, mass wasting, and disturbance of slopes. The topographical features of the site are mild and do not provide the possibility of on or off-site land sliding on-site.

The potential for seismic-related ground failure (lateral spreading and liquefaction) occurring on the project site is minimal. 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.

**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 the Fresno County General Plan Background Report, the project site is not located within an area of known risk of expansive soils. 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 development will be served by individual sewage disposal systems. According to Fresno County Health Department, Environmental Health Division, the project shall be subject to the following requirements included as Project Notes: 1) a test hole and an inspection shall be required which may result in a requirement for an engineered septic system for the project; and 2) such system shall be designed, and installation certified by a Professional Engineer or Registered Environmental Health Specialist.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No paleontological resources were identified in the project analysis. See discussion in Section V. CULTURAL RESOURCES above.

## 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 CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Furthermore, CH<sub>4</sub> is emitted during the fueling of heavy equipment. In the *Air Quality and Greenhouse Gas Assessment* (Report) prepared for the project by *Salem Engineering Group, Inc. dated July 29, 2022*, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0.

Per the Report, the San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction related GHG emissions. In that event, a neighboring Air District's GHG threshold may be used to determine impacts. In December 2008, the South Coast Air Quality Management District (SCAQMD) Governing Board adopted an interim GHG significance threshold for projects where the SCAQMD is lead agency. The SCAQMD guidance identifies a threshold of 3,500 MTCO<sub>2</sub>eq./year for GHG for construction emissions amortized over a 30-year project

lifetime, plus annual operation emissions to occur over the life of the project generated by 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). The yearly GHG emission generated by the project as determined by using CalEEMod 2020.4.0 were estimated 1,297.94 MTCO<sub>2</sub>e which is less than the threshold determined by SCAQMD.

The project's GHG impact is determined by its consistency with applicable statewide and regional GHG reduction plans. The project would be consistent with the California Air Resources Board's (CARB) 2017 Scoping Plan, Fresno County Council of Government's (COG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the County's General Plan goals that aim to reduce air quality and energy (which in turn reduce GHG emissions). As such, the project will comply with applicable reduction plans and GHG emissions and would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The impact would be less than significant.

- 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 and Greenhouse Gas Assessment*, the proposed commercial development will adhere to Title 24 and the latest California Building Standards. The development would not be in conflict with the goals and objectives of the San Joaquin Valley Air Pollution Control District's Center for Clean Air Policy. This includes suggested Best Performance Standards for commercial development, with California Air Resources Board's climate change 2017 Scoping Plan, or any other State or regional plan, policy, or regulation of an agency (Fresno County General Plan; Fresno County Council of Government Regional Transportation Plan/Sustainable Communities Strategy Goals) adopted for the purpose of reducing GHG emissions.

Based on the assessment above, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, any impacts would be less than significant.

## 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; or
- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project may involve transport, use, disposal, release, or handling of hazardous material.

According to the Fresno County Health Department, Environmental Health Division, the project shall be subject to the following requirements included as Project Notes: 1) Facilities that 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, and 2) the project shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

- 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: NO IMPACT:

No school is located within one-quarter mile (1,320 feet) of the project site. The nearest school, Foothill Elementary School, is approximately 0.73 mile west 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:

The project site is not listed as a hazardous materials site in the California Department of Toxic Substances Control Site (Envirostor). The project would 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:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport is approximately 21 miles northeast of the project site. At that distance, the airport will not be a safety hazard, or a cause of excessive noise for people working in the project area.

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

FINDING: NO IMPACT:

The State Route (SR)168 (Auberry Road) is maintained by the California Department of Transportation. The agency did not identify any concerns regarding emergency response or evacuation plan for the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is within the State Responsibility Area (SRA) for wildland fire protection. The proposed commercial development will meet SRA standards contained in Chapter 15.60 of the County of Fresno Title 15 Building and Construction Ordinance. These standards pertain to setback for structures, road improvements, road width, driveways, gates, signage, street address, water supply and fire hydrants. With adherence to these requirements, fire risk would be less than significant.

#### 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 requirements.

The project will not violate any water quality standards or substantially degrade surface or groundwater quality.

According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the project will be served by an existing public water system (Prather Water District) which is permitted and regulated by SWRCB-DDW. No concerns related to the water quality were expressed by the Central Valley Regional Water Quality Control Board.

According to the Fresno County Department of Public Health, Environmental Health Division (Health Department), to protect ground water quality, all water wells and/or septic systems that exist or have been abandoned within the project area shall be properly destroyed by a licensed contractor, and any underground storage tank(s) found during construction, shall be removed with an Underground Storage Tank Removal Permit from the Health Department.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is expected to use 3,500 gallons of water per day. The Prather Water District has issued a Will-Serve Letter to provide water to the proposed facility. The project's water consumption will not substantially decrease groundwater supply.

- 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:

No natural drainage channels run through the project site that could be impacted by the project. The project development will not cause 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. As noted in Section VII. B. GEOLOGY AND SOILS above, to minimize the project impact on the existing drainage pattern of the site or the area, an Engineered Grading and Drainage Plan and a Grading Permit shall be approved prior to any onsite grading work.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report and the Federal Emergency Management Agency (FEMA) FIRM Panel 0675H, the project site is not subject to flooding from the 100-year storm.

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

FINDING: NO IMPACT:

The project site is not within the boundaries of any Groundwater Sustainability Agency. As such, the project is not in conflict with the implementation of such Plan.

## XI. LAND USE AND PLANNING

Would the project:

### A. Physically divide an established community?

FINDING: NO IMPACT:

Located within the unincorporated community of Prather, the project will not physically divide the community such by constructing highway, roadway, storm channels, or utility transmission lines.

### 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 site is designated as Mountain Urban in the County-adopted Sierra-North Regional Plan and zoned C-6 (General Commercial) in the County Zoning Ordinance. The project will not conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project and is consistent with the following Sierra-North Regional Plan and County General Plan policies.

Regarding consistency with Policy 402-01:12.03. b. of the Sierra-North Regional Plan, the project will connect to the Prather Water District community water system and will install new onsite sewage disposal systems due to unavailability of a community sewer system in the area.

Regarding consistency with Policy 402-01:12.03. c. of the Sierra-North Regional Plan, no residential uses exist adjacent to the project site that would require buffer from the project development.

Regarding consistency with Policy 402-01:12.03. e. of the Sierra-North Regional Plan, the project will be provided with adequate onsite parking and maintain a 65.5-foot setback from State Route (SR) 168 right-of-way.

Regarding consistency with General Plan Policy LU-F.23, the project will connect to Prather Water District's community water system and will utilize individual sewage disposal system. No community sewer system is currently available in the area.

Regarding consistency with General Plan Policy LU-F.24, the proposed development will benefit from the site's existing topography and vegetation within property frontage in minimizing the project's visual impact on motorists travelling on State Route (SR) 168 (Auberry Road).

Regarding consistency with General Plan Policy OS-L.3, the proposed 65.5-foot scenic highway setback of natural open space along State Route 168 verses 200-foot required setback is consistent with the setback exception granted by the Policy and discussed in Section I. AESTHETICS above.

Regarding consistency with General Plan Policy PF-C.17, the proposed development will connect to Prather Water District's community water system. The system is permitted and monitored by the State Water Resources Control District, Division of Drinking Water.

## 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:

The project site is not located in a mineral resources area identified in Policy OS-C.2 of the General Plan. No impact would occur.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and stated that the proposed commercial development shall adhere to the provisions of the Fresno County Noise Ordinance.

The project development will produce short-term construction-related ambient noise from construction equipment. These activities would be temporary and would generally take place in daytime hours, as regulated in the Fresno County Code *Chapter 8.40 – Noise Control*, and not during evening or more noise-sensitive time periods. Ambient noise from construction activities would cease upon completion of project construction.

Operational noise includes stationary noise sources from the mechanical equipment, HVAC systems. Such noise sources can be expected to be intermittent and generally localized within the building(s). Further, the project would be subject to compliance

with the General Plan policies regarding noise and County's Noise Ordinance requirements, including noise from air conditioning or waste and garbage collection equipment, as well as interior and exterior noise standards, to ensure that the ambient noise level does not rise to a level of significance.

In summary, noise generated from either construction or operational activities of the project would be less than significant.

B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Ground borne vibration may result from construction, depending on the use of equipment, distance to affected structures, and soil type. Equipment-generated vibrations could spread through the ground and affect nearby buildings. Given the type of improvements associated with the project, the project would not generate excessive ground borne vibration or ground borne noise levels. As discussed in XIII. A. above, the project-generated stationary noise sources including construction and operational activities are not expected to exceed standards of the County's 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:

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

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)?

FINDING: NO IMPACT:

The construction jobs related to the proposed development are temporary and would cease to exist after the project construction ends. As such, the construction jobs related to this project will not contribute to unplanned population growth in the area.

B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?



FINDING: NO IMPACT:

The project site is undeveloped and zoned for commercial uses. The project will not displace people or housing.

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:

The project site is within a wildland area. The project development will: 1) be subject to the California Code of Regulations Title 24 – Fire Code; 2) require approval of County-approved site plans by the Fire District prior to issuance of building permits by the County; 3) require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District; and 4) comply with the California Code of Regulations Title 14 – Natural Resources 1272.00 Maintenance of Defensible Space Measures. These requirements will be addressed through mandatory Site Plan Review prior to site development.

- 2. Police protection?

FINDING: NO IMPACT:

According to the Fresno County Sheriff, the project will not impact law enforcement operations.

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

FINDING: NO IMPACT:

The project will not impact schools, parks, or other public facilities.

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 require construction or expansion of recreational facilities, or the use of existing neighborhood parks.

## 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 WITH MITIGATION  
INCORPORATED:

*A Traffic Impact Analysis (TIA) Report was prepared for the project by JLB Traffic Engineering, Inc. and dated January 3, 2024, and was updated on March 21, 2024. The TIA Report analyzed the traffic impacts associated with the project and came up with the following conclusion.*

Access to and from the project site will be from one (1) access point. The access point, currently serving the High Sierra Ranger District Office, is located approximately 650 feet east of the State Route 168 roundabout.

According to TIA Report, under Cumulative Year 2042 plus Project Traffic Conditions scenario, the study intersections of Auberry Road at Private Commercial Driveway and Office Driveway at State Route 168 are projected to exceed their LOS (Level of Service) threshold during both peak periods. Since the intersection of Auberry Road at Private Commercial Driveway does not meet signal warrants, the delays that are projected for the northern private driveway would be considered adverse but not significant. TIA Report recommended that this intersection be monitored to determine the best solution(s) should the driveway experience extended delays in the future. As such, an Intersection Control Evaluation be completed through California Department of Transportation (Caltrans) at the point that the intersection control modification at the intersection of Office Driveway at State Route 168 is to be designed. Options shall include installing traffic signals at the intersection or constructing a single lane roundabout. To address this requirement, the project will adhere to the following mitigation measure which has been accepted by Caltrans and the Fresno County Transportation Planning Unit. Implementation of this mitigation measure will minimize the impact to less than significant.

\* Mitigation Measure:

1. *According to the Traffic Impact Analysis (TIA) Report conducted for the project by JLB Traffic Engineering, Inc., and dated March 21, 2024, it is anticipated that the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road) will surpass its Level of Service (LOS) threshold during AM peak periods. When warranted by the California Department of Transportation, the applicant shall prepare an Intersection Control Evaluation. This evaluation may involve options such as installing traffic signals at the intersection or constructing a single lane roundabout. The results of this evaluation, along with a TIA Report, shall be submitted to the California Department of Transportation for assessment and approval.*

The Fresno County Road Maintenance and Operations (RMO) Divisions offered no comments on TIA Report. Per RMO Divisions the State Route (SR) 168 is not a County maintained road. Therefore, the project impact on County maintained roads in the area would be less than significant.

- 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:

According to Vehicle Miles Traveled Analysis (VMT) prepared for the project by *JLB Traffic Engineering, Inc. dated August 3, 2023*, and revised on March 21, 2024, the project's trip generation and square footage was provided to Fresno Council of Government (COG) to conduct a project-specific VMT analysis using the Fresno COG Activity-based Model (ABM) for specific project components. Based on Fresno COG ABM VMT results, the region has a total VMT of 23,479,509 without the project and a total VMT of 23,229,002 with the project (net decrease 250,507) which is within the County's VMT threshold of a net zero increase for commercial retail land uses. The location of the project and its vicinity to other retail and residential areas are the main factors in this determination. The Fresno COG ABM is projecting that residents would on average travel further for this same service if not for this proposed project. Therefore, there are no impacts to VMT associated with this project.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site will gain access from State Route 168 (Auberry Road) via abutting property to the east. This existing access point creates no sharp curves or dangerous intersection with State Route 168. The California Department of Transportation and the Fresno County Fire Protection District did not identify any concerns with the use of this access points during business operation or during emergencies.

## 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 in an area determined to be highly sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe 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, except Table Mountain Rancheria. The tribe was provided with a letter from the Southern San Joaquin Valley Information Center (SSJVIC) requesting for an archeological survey and an *Archeological Survey Report* documenting that there are no cultural resources on the property and invite the tribe to meet with the staff pursuant to AB 52. However, due to lack of any communication from the tribe, staff was unable to come to a consensus on the presence of Tribal Cultural Resources (TCRs) on the property and provided a letter to the tribe to conclude consultation. Mitigation Measures included in Section V. CULTURAL RESOURCES of this report will safeguard Tribal Cultural Resources (TCRs) in case unexpected resources are discovered on the property.

## 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: LESS THAN SIGNIFICANT 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:

All solid wastes produced by the proposed facility will be collected for the local landfill through regular trash collection service.

The operation of the project development will generate 150 pound of solid waste per day which will have a less than significant impact on the capacity of local landfill sites.

## 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?

FINDING: NO IMPACT:

The proposed development will not interfere with any adopted emergency response plan or emergency evacuation plan for the area.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within the State Responsibility Area (SRA). The project development will adhere to applicable SRA Fire Safe Regulations, as they apply to driveway construction and access.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The installation and maintenance of infrastructure for the project such as roads, emergency water sources, power lines or other utilities would be minimal and less than significant.

- 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: LESS THAN SIGNIFICANT IMPACT:

The topographical features of the project site are mild with little or no possibility of land slide. The project development will not expose people or structures to the risks of downstream flooding or landslides. An engineered grading and drainage plan would require showing how the additional storm water runoff generated by the proposed improvements will be handled without adversely impacting adjacent properties.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project impacts on biological and cultural resources have been reduced to a less than significant level with the incorporation of Mitigation Measures discussed in Section IV BIOLOGICAL RESOURCES and Section V. CULTURAL RESOURCES above.

- 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 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 relating to Agricultural and Forestry Resources, Air quality or Transportation were identified in the project analysis. Impacts identified for Biological Resources, Cultural Resources, and Transportation will be mitigated by compliance with the Mitigation Measures listed in Sections IV., V., and XVII of this report.

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

FINDING: NO IMPACT:

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

## **CONCLUSION/SUMMARY**

Based upon Initial Study No. 8168 prepared for Classified Conditional Use Permit Application No. 3729, 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 mineral resources, population and housing, recreation, or tribal cultural resources.

Potential impacts related to aesthetics, agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, utilities and service systems or wildfire have been determined to be less than significant.

Potential impacts to biological resources, cultural resources, and transportation 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 southwest corner of Tulare and "M" Streets, Fresno, California.

EA:ec

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below for County Clerk Only.  CLK-2046.00 E04-73 R00-00			
Agency File No: IS 8168		<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>	
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): Ejaz Ahmad, Planner			Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Alan Mok			Project Title: Classified Conditional Use Permit Application No. 3729		
Project Description: Allow a carwash with related uses (automobile service station with convenience store, retail building/commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).					
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 8168) prepared for Classified Conditional Use Permit Application No. 3729, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to mineral resources, population and housing, recreation, or tribal cultural resources.  Potential impacts related to aesthetics, agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, utilities and service systems or wildfire have been determined to be less than significant.  Potential impacts related to biological resources, cultural resources, and transportation have been determined to be less than significant with the included Mitigation Measure.  The Initial Study and Mitigated 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 – June 10, 2024			Review Date Deadline: Planning Commission – July 18, 2024		
Date: June 4, 2024	Type or Print Name: David Randall, Senior Planner		Submitted by (Signature):		

State 15083, 15085

County Clerk File No. \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**

EA:  
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**Mitigation Monitoring and Reporting Program**  
**Initial Study No. 8168**  
**Classified Conditional Use Permit Application No. 3729**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Biological Resources	A qualified biologist shall conduct surveys for special-status plant species at the Project site following the California Department of Fish and Wildlife (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The surveys shall be timed to coincide with the blooming periods of the potentially occurring special-status species: April–May for Madera leptosiphon.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)/California Dept of fish a7 Wildlife (CDFW)	Prior to ground disturbance
*2.	Biological Resources	If a special-status plant species is detected, the qualified biologist shall establish an exclusion zone of 50 feet between any population and the area of direct or indirect impacts. If a 50-foot exclusion zone cannot be established, a site-specific plan to minimize the potential for Project activities to affect individual plants shall be developed by the qualified biologist and implemented in consultation with the CDFW. Such a plan could involve conducting work after plant senescence and salvaging and relocating affected plants and associated topsoil.	Applicant	Applicant/PWP/CDFW	Prior to construction
*3.	Biological Resources	A qualified biologist shall survey the work area within one year prior to ground disturbing activities. Surveys should be conducted during the flying season (1 March to 1 September) when the species is most likely to be detected above ground (Thorp et al. 1983).	Applicant	Applicant/PWP/CDFW	Prior to ground disturbance
*4.	Biological Resources	If an individual is observed, Project activities shall not occur until the specie has left the work area of its own volition. If a nest is observed, no project activities shall occur until a plan to protect Crotch bumble bee, including over-wintering queens, has been submitted to CDFW and approved in writing by CDFW.	Applicant	Applicant/PWP/CDFW	As noted
		Survey results, including negative findings, shall be submitted to CDFW prior to implementing Project-related			

		<p>ground-disturbing activities. At minimum, a survey report should provide the following:</p> <ol style="list-style-type: none"> <li>a. A description and map of the survey area, focusing on areas that could provide habitat for Crotch bumble bee. The map shall show surveyor(s) track lines to document that the entire site was covered during field surveys.</li> <li>b. Field survey conditions that should include name(s) of qualified biologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched.</li> <li>c. Map(s) showing the location of nests/colonies.</li> <li>d. A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, should include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species)</li> </ol>			
*5.	Biological Resources	<p>Within 30 days prior to the start of construction or ground disturbing activities, a qualified biologist shall survey the project site for American badger. If American badger is detected, the biologist shall passively relocate any individual out of the work area prior to construction if feasible. Potential and active dens that would be directly impacted by construction activities will be monitored for at least three consecutive nights using a wildlife-monitoring camera at the entrance. If no photos of badgers are captured after three nights, the den will be excavated and backfilled by hand. If passive relocation fails, the qualified biologist will consult with the California Department of Fish and Wildlife to explore other relocation options, which may include trapping.</p>	Applicant	Applicant/PWP/CDFW	Prior to construction
*6.		<p>A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting pallid bats or western mastiff bats will be disturbed during the implementation of the project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the initiation of construction activities.</p>	Applicant	Applicant/PWP/CDFW	Prior to ground disturbance

		During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to the impact areas. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing the roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use.			
*7.	Biological Resources	To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. 2. If it is not possible to schedule construction between September and January, preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.	Applicant	Applicant/PWP/CDFW	Prior to ground disturbance
*8.	Biological Resources	Prior to the issuance of any grading and/or building permits, an Oak Woodland Management Plan consistent with the policies of the Fresno County Oak Woodland Management Guidelines, shall be prepared by one of the following professionals: Biologist, Registered Forester, Arborist, Horticulturalist, or any other professionals experienced in the management of Oak tree habitat. The Plan shall contain provisions for preserving, maintaining, and replacing Oak trees currently existing on the project site at an acceptable ratio and maintenance of plantings for seven years. The plan shall be submitted to and approved by the Fresno County Department of Public Works and Planning in consultation with other agencies including the Sierra Resource Conservation District.	Applicant	Applicant/PWP/CDFW	Prior to issuance of building permit

*9.	Cultural Resources	If previously unidentified cultural resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and a qualified professional archaeologist shall be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Applicant	Applicant/PWP	During ground disturbance
*10.	Cultural Resources	If human remains are encountered, all work must be stopped in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.	Applicant	Applicant/PWP	During ground disturbance
*11.	Transportation	According to the Traffic Impact Analysis (TIA) Report conducted for the project by JLB Traffic Engineering, Inc., and dated March 21, 2024, it is anticipated that the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road) will surpass its Level of Service (LOS) threshold during AM peak periods. When warranted by the California Department of Transportation, the applicant shall prepare an Intersection Control Evaluation. This evaluation may involve options such as installing traffic signals at the intersection or constructing a single lane roundabout. The results of this evaluation, along with a TIA Report, shall be submitted to the California Department of Transportation for assessment and approval.	Applicant	Applicant/PWP	As noted

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

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# County of Fresno

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

DATE: May 16, 2022

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Mark Padilla, Captain Greg Gularte, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Marissa Parker, Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8168, Classified Conditional Use Permit Application No. 3729, and Variance Application No. 4137

APPLICANT: Alan Mok

DUE DATE: May 31, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a carwash together with an automobile service station, convenience store and commercial business suites. The subject parcel is located on the south side of Auberry Road, approximately 750 feet north of Lockwood Lane. Approximately 11.2 miles northeast of the City of Clovis. (APN: 118-422-69) (Sup. Dist. 5).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **May 31, 2022**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Marissa Parker, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email MParker@FresnoCountyCA.Gov.

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*Activity Code (Internal Review):2432*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 4/21/22 & 5/12/22 CUP 3729 IS (Application No.)

MAILING ADDRESS: Department of Public Works and Planning, Development Services Division, 2220 Tulare St., 6th Floor, Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level, Fresno Phone: (559) 600-4497, Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type), Amendment Application, Amendment to Text, Conditional Use Permit, Variance (Class )/Minor Variance, Site Plan Review/Occupancy Permit, No Shoot/Dog Leash Law Boundary, General Plan Amendment/Specific Plan/SP Amendment, Time Extension for, Director Review and Approval for 2nd Residence, Determination of Merger, Agreements, ALCC/RLCC, Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

This project will construct a new gas station, car wash in the 1st phase and Retail Building in the 2nd phase.

CEQA DOCUMENTATION: Initial Study, PER, N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of HWY 168 between at Auberry Road and Street address: 29650 Auberry Road, Prather, CA 93651 APN: 118-422-69 Parcel size: 4.44ac Section(s)-Twp/Rg: S 25 - T 10 S/R 22 E

ADDITIONAL APN(s):

I, Harneet Gill (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner: Singh Harneet & Harneet K Mand 4930 Nelson, Clovis, Ca 93619 Applicant: Alan Mok of Alan Mok Engineering 7415 N Palm, Street, Fresno Ca 93711 930-1359

CONTACT EMAIL:

Table with columns for Application Type/No., Fee, and totals. Includes entries for CUP 3729, VA 4137, Pre-app credit, and various department review fees.

UTILITIES AVAILABLE:

WATER: Yes [X] No [ ] Agency: Prather Water district SEWER: Yes [ ] No [X] Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E

Related Application(s): APN # Zone District: APN # Parcel Size: APN #





Development Services  
and  
Capital Projects  
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 21-100525  
 APPLICANT: Alan Mok  
 PHONE: (559) 432-6879 - ed@alanmokengeering.com

PROPERTY LOCATION: 29636 Auberry Rd  
 APN(s): 118-422-69 ALCC: No  Yes  VIOLATION NO. None  
 CNEL: No  Yes  (level) LOW WATER: No  Yes  WITHIN 1/2 MILE OF CITY: No  Yes   
 ZONE DISTRICT: C-6; SRA: No  Yes  HOMESITE DECLARATION REQ'D.: No  Yes

LOT STATUS:

Zoning:  Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)  
 Merger: May be subject to merger: No  Yes  ZM#            Initiated            In process             
 Map Act:  Lot of Rec. Map; ( ) On '72 rolls; ( ) Other           ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes  DISTRICT:            PERMIT JACKET: No  Yes   
 FMFCD FEE AREA:  Outside ( ) District No.:            FLOOD PRONE: No  Yes

PROPOSAL Conditional Use Permit for a mechanical car wash, convenience store, auto service station and additional commercial buildings.

COMMENTS: AA 3342 conditional zoning requires a 50' front yard setback and verification this use will be served by community water/sewer  
 ORD. SECTION(S): 838.3-G, 874 BY: James Anders DATE: Revised 10/04/21

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Mountain Urban ( ) GPA:             
 COMMUNITY PLAN: - ( ) AA:             
 REGIONAL PLAN: Sierra North ( ) CUP: \$4,569  
 SPECIFIC PLAN: - ( ) DRA:             
 SPECIAL POLICIES: - ( ) VA:             
 SPHERE OF INFLUENCE: - ( ) AT:             
 ANNEX REFERRAL (LU-G17/MOU): - ( ) TT:           

PROCEDURES AND FEES:

( ) MINOR VA:             
 HD: \$ 992  
 ( ) JAG COMM:             
 ( ) ALCC:             
 IS/PER\*: \$ 3901.00  
 ( ) Viol. (35%):             
 ( ) Other:             
 Filing Fee: \$ 9,462.00  
 Pre-Application Fee: \$247.00  
 Total County Filing Fee: \$ 9,709.00

COMMENTS: Low Water Area.

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing  
 (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25)  
 (Separate check to Fresno County Clerk for pass-thru to CDFW.  
 Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] EJAZ ATTMAD DATE: 10-15-21  
 PHONE NUMBER: (559) - - - - -

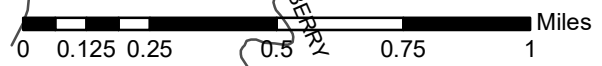
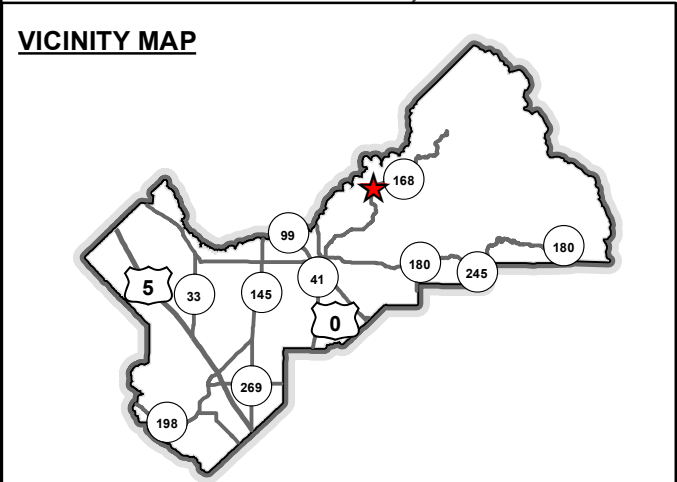
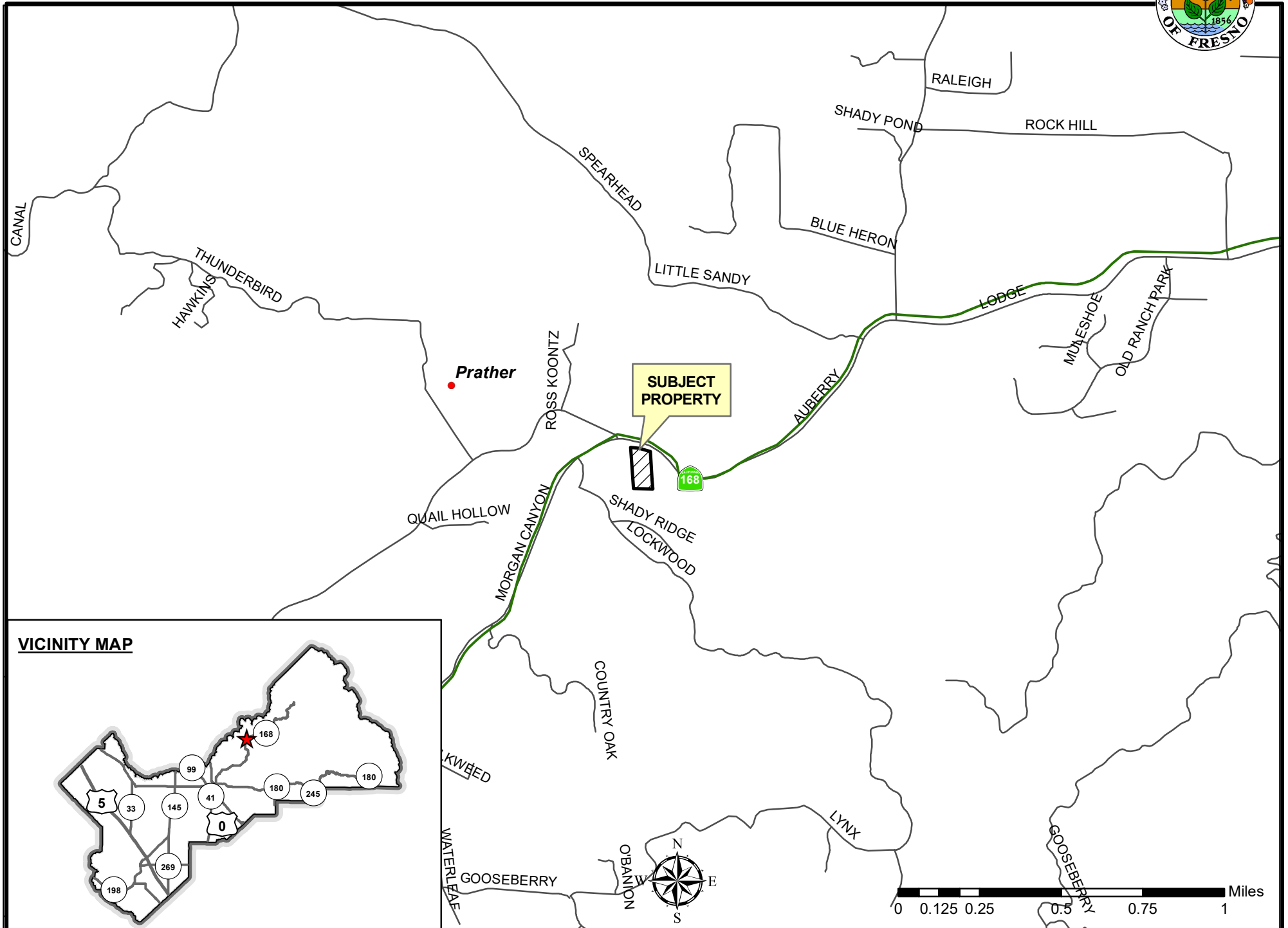
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)

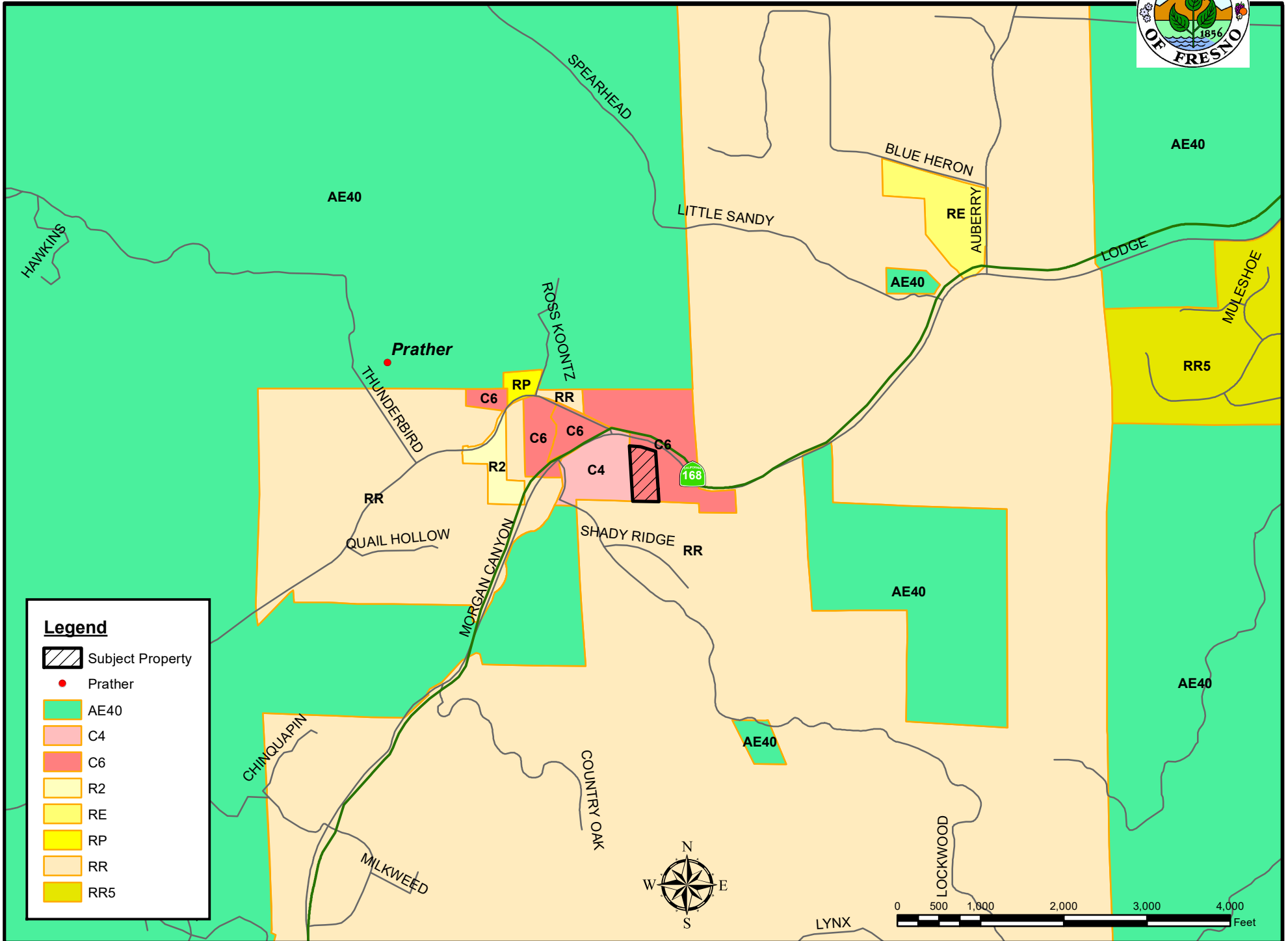
PLU # 113 Fee: \$247.00  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

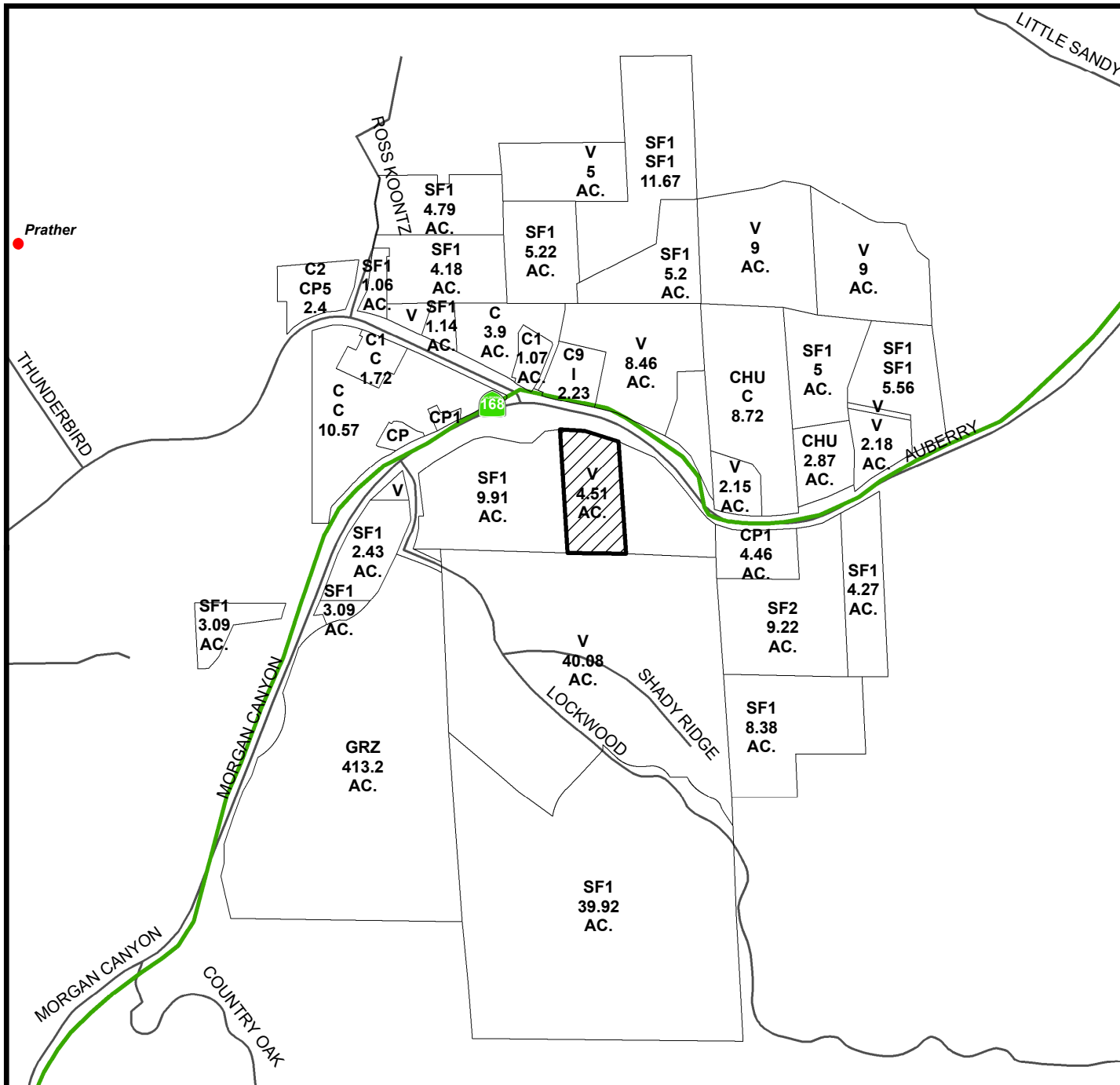
# LOCATION MAP



# EXISTING ZONING MAP





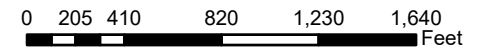
# EXISTING LAND USE MAP



LEGEND	
I	INDUSTRIAL
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
CP	OFFICE COMM./PROF.
CP#	OFFICE COMM./PROF
GRZ	GRAZING
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

**LEGEND:**

-  Subject Property
-  Prather



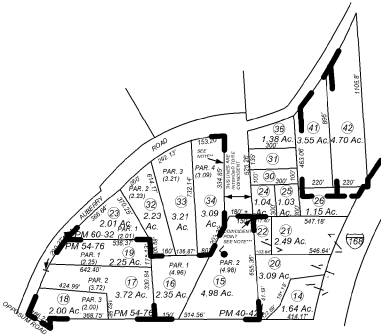
Department of Public Works and Planning  
Development Services Division

-NOTE-

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

23 24  
26 25

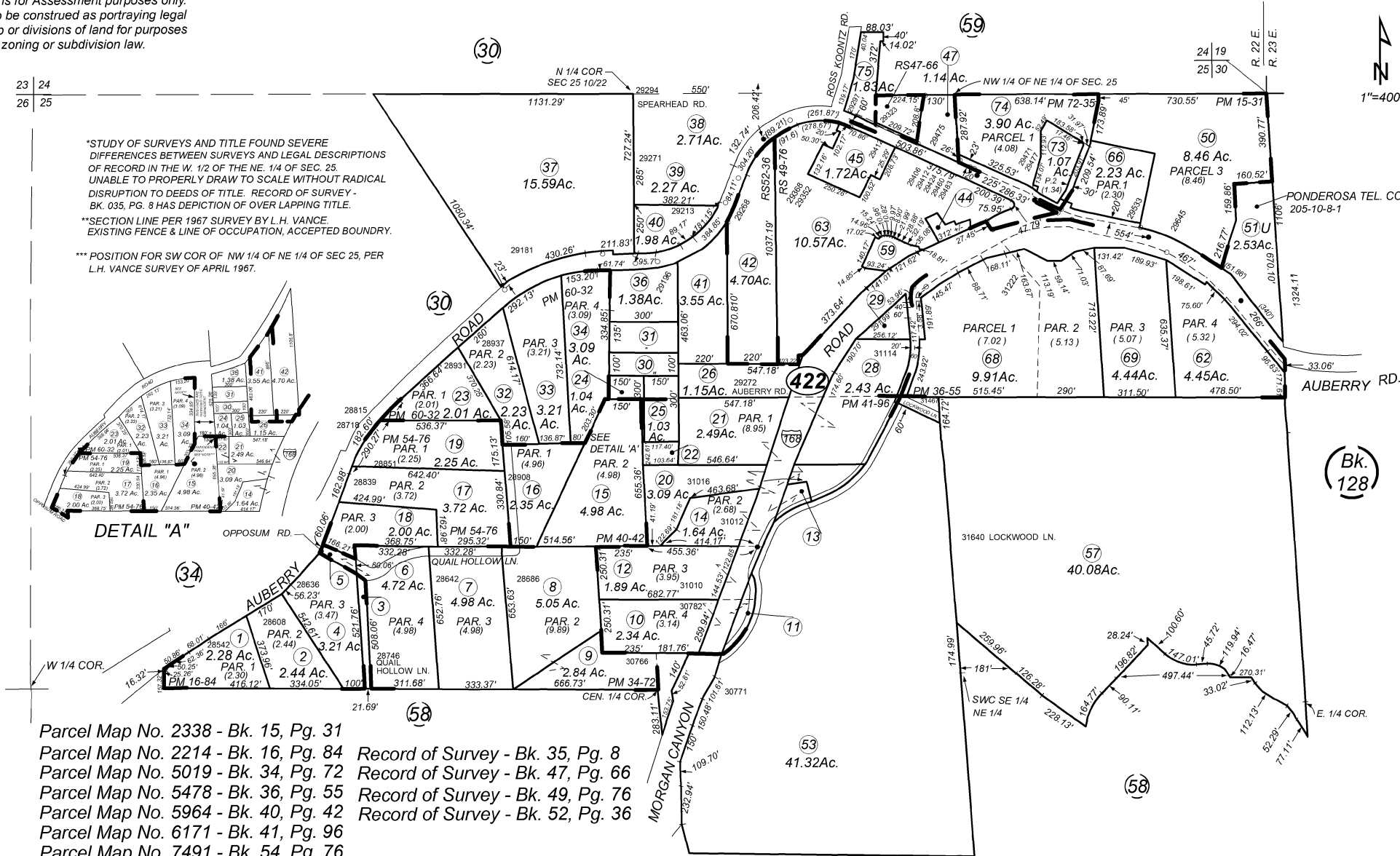
"STUDY OF SURVEYS AND TITLE FOUND SEVERE DIFFERENCES BETWEEN SURVEYS AND LEGAL DESCRIPTIONS OF RECORD IN THE W. 1/2 OF THE NE. 1/4 OF SEC. 25. UNABLE TO PROPERLY DRAW TO SCALE WITHOUT RADICAL DISRUPTION TO DEEDS OF TITLE. RECORD OF SURVEY - BK. 035, PG. 8 HAS DEPICTION OF OVER LAPPING TITLE.  
\*\*SECTION LINE PER 1967 SURVEY BY L.H. VANCE. EXISTING FENCE & LINE OF OCCUPATION, ACCEPTED BOUNDARY.  
\*\*\* POSITION FOR SW COR OF NW 1/4 OF NE 1/4 OF SEC 25, PER L.H. VANCE SURVEY OF APRIL 1967.



DETAIL "A"

- Parcel Map No. 2338 - Bk. 15, Pg. 31
- Parcel Map No. 2214 - Bk. 16, Pg. 84
- Parcel Map No. 5019 - Bk. 34, Pg. 72
- Parcel Map No. 5478 - Bk. 36, Pg. 55
- Parcel Map No. 5964 - Bk. 40, Pg. 42
- Parcel Map No. 6171 - Bk. 41, Pg. 96
- Parcel Map No. 7491 - Bk. 54, Pg. 76
- Parcel Map No. 7784 - Bk. 60, Pgs. 32-33
- Parcel Map No. 8089 - Bk. 72, Pgs. 35-37
- Record of Survey - Bk. 35, Pg. 8
- Record of Survey - Bk. 47, Pg. 66
- Record of Survey - Bk. 49, Pg. 76
- Record of Survey - Bk. 52, Pg. 36

12/20/2021



Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.118 - Pg.42  
County of Fresno, Calif.



## Operational Statement for Phase One - Gas Station in Prather

Proposed 2125 SF fueling canopy with 2 x 10,000 gallon above ground fuel tanks and 6500 SF of Convenience Store Space Approximately 2.5 ac of the property will be developed.

1. Nature of Operations : This project will include a gas station and convenience store.
2. Operational Time Limit This project will operate seven days a week two shifts per day from 5:00 a.m. to 12:00 a.m.
- 3 & 4. Number of Customers and Employees There is expected to have a total of six employees in two shifts, for all the businesses combined to serve an expected 150 customers per day.
5. Service and Delivery Vehicles It is projected that this site will see 8 delivery vehicle visits per week.
6. Access to Site: The site has an access easement to the east parcel to share their driveway from Hwy 180.
7. Parking: We will provide a total of 63 parking stalls, 55 regular stalls, 5 EV charging stalls and 3 handicap stalls.
8. & 9. Goods Sales: All goods to be sold on site will be stocked in the convenience store. No supplies or materials will be stored on site.
10. Equipment Uses: The fuel system equipment will be on site.
11. Unightly Appearance of Use: Our project will not cause any noise, glare, dust or odor problems on the site
- 12 & 13. Solid, Liquid, and Water Use: We are expecting to use 500 gallons of water from the water district per day and dispose of the 500 gallons in our septic system. 150 lb/day of Solid waste and recycle material will be picked up from County services.
14. Advertising: There will be a 50' high sign for the center.
- 15 & 16. Buildings: All buildings will be newly built. The project will only be developed in the northern portion of the site to avoid removal of trees whenever possible.
17. Outdoor Lighting: There will be outdoor lights but no outdoor sound system.
18. Landscaping and Fencing: We are not planning for any fencing. Landscaping will be nature.

## Operational Statement for Phase One – Car Wash in Prather

Proposed 4550 SF of Car Wash within the 2.5 ac developed property in phase one construction

1. Nature of Operations : This project will include a car wash building.
2. Operational Time Limit This project will operate seven days a week from 7:00 a.m. to 5:00 p.m.
- 3 & 4. Number of Customers and Employees There is expected to have a total of twelve for all the businesses combined to serve an expected 200 customers per day.
5. Service and Delivery Vehicles It is projected that this site will see 2 delivery vehicle visits per week.
6. Access to Site: The site has an access easement to the east parcel to share their driveway from Hwy 180.
7. Parking: We will provide a total of 63 parking stalls, 55 regular stalls, 5 EV charging stalls and 3 handicap stalls.
8. & 9. Goods Sales: No goods will be sold in the car wash. No supplies or materials will be stored on site.
10. Equipment Uses: Recycle car wash equipment will be on site.
11. Unsightly Appearance of Use: Our project will not cause any noise, glare, dust or odor problems on the site
- 12 & 13. Solid, Liquid, and Water Use: We are expecting to use 1000 gallons of water from the water district per day and dispose of the 1000 gallons in our septic system. Solid waste and recycle material will be picked up from County services.
14. Advertising: There will be a 50' high sign for the center.
- 15 & 16. Buildings: All buildings will be newly built. The project will only be developed in the northern portion of the site to avoid removal of trees whenever possible.
17. Outdoor Lighting: There will be outdoor lights but no outdoor sound system.
18. Landscaping and Fencing: We are not planning for any fencing. Landscaping will be nature.

## Operational Statement for Phase Two-Retail Building in Prather

Proposed 4500 SF of Retail Building within the 2.5 ac development

1. Nature of Operations : This project will include commercial retail buildings.
2. Operational Time Limit This project will operate seven days a week from 7:00 a.m. to 10:00 p.m.
- 3 & 4. Number of Customers and Employees There is expected to have a total of twelve for all the businesses combined. Approximately 100 customers per day.
5. Service and Delivery Vehicles It is projected that this site will see 100 cars per day and 4 delivery vehicle visits per week.
6. Access to Site: The site has an access easement to the east parcel to share their driveway from Hwy 180.
7. Parking: We will provide a total of 63 parking stalls, 55 regular stalls, 5 EV charging stalls and 3 handicap stalls.
8. & 9. Goods Sales: No goods will be sold on site will include food and others. No supplies or materials will be stored on site.
10. Equipment Uses: No Equipment Use.
11. Unightly Appearance of Use: Our project will not cause any noise, glare, dust or odor problems on the site
- 12 & 13. Solid, Liquid, and Water Use: We are expecting to use 480 gallons of water from the water district per day and dispose of the 480 gallons in our septic system. Solid waste 100 lb/day and recycle material 100 lb/day will be picked up from County services.
14. Advertising: There will be a 50' high sign for the center.
- 15 & 16. Buildings: All buildings will be newly built. The project will only be developed in the northern portion of the site to avoid removal of trees whenever possible.
17. Outdoor Lights: There will be outdoor lights but no outdoor sound system.
18. Landscaping and Fencing: We are not planning for any fencing. Landscaping will be nature.





**Development  
Services and  
Capital Projects  
Division**

## ***Variance Findings Handout***

Department of Public Works and Planning

### **FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE**

A Variance may be granted only when all of the following conditions exist in reference to the property being considered.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such a Variance will not be contrary to the objectives of the General Plan.

G:\4360Devs&PIn\FORMS\F071 Variance Findings Handout.doc

## **FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE**

1. Due to the location of Prather roundabout and HWY 168, the subject property was not allowed a direct access to HWY 168. The access to the property is from the adjacent parcel. Due to the location of the access, the development is required to place the proposed building further back from the highway. A standard 35' high building would not be visible from HWY 168 and it effect the development/ The owner is proposing a 45' high building so that it can be visible from HWY 168.
2. The owner would like this development to have a barn style look which is the hallmark symbol of the San Joaquin Valley. The Architect stated that a standard 35' high building cannot achieve the desired architectural look for the barn and must therefore be 45' high.
3. The owner is willing to set up his building further back than the code required so that it will not have an overwhelming effect on HWY 168.
4. The granting of such variance does not change the use of the land as identified in the general plan.



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
IS No.	_____
Project No(s)	_____
Application Rec'd.	_____

### GENERAL INFORMATION

- Property Owner: Singh Harpreet & Harmeet Kaur Phone/Fax: \_\_\_\_\_  
Mailing Address: 4930 Nelson Obvis Ca 93612  
Street City State/Zip
- Applicant: Hi-Tech Developing Inc Phone/Fax: 217-5986  
Mailing Address: 3506 W Nielsen Avenue, Fresno Ca 93706  
Street City State/Zip
- Representative: Alan Mck of Alan Mck Engineering Phone/Fax: 930-1395  
Mailing Address: 7415 N Palm Avenue, Ste 101, Fresno Ca 93711  
Street City State/Zip
- Proposed Project: Mechanical Carwash, Convenience Store, ~~auto parts~~ and additional commercial buildings
- Project Location: South side of HWY 168 at Aubrey Road
- Project Address: 29650 Aubrey Road, Prather, CA 93651
- Section/Township/Range: 25 / T10S / R22E 8. Parcel Size: 4.44 ac
- Assessor's Parcel No. 118-422-69 OVER.....



17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?  
       Yes   ✓   No (there is a existing access agreement with the Mayor station)

B. Daily traffic generation:

I. Residential - Number of Units \_\_\_\_\_  
Lot Size \_\_\_\_\_  
Single Family \_\_\_\_\_  
Apartments \_\_\_\_\_

II. Commercial - Number of Employees   12    
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks   5    
Total Square Footage of Building  7500 

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
  We are expecting 150 trips from our customers  

20. Describe any source(s) of noise from your project that may affect the surrounding area: None

21. Describe any source(s) of noise in the area that may affect your project: None

22. Describe the probable source(s) of air pollution from your project: None

23. Proposed source of water:

( ) private well

(✓) community system<sup>3</sup>--name: prather water district OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 500
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 500
27. Anticipated type(s) of liquid waste: Sewer
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: No
29. Anticipated volume of hazardous wastes<sup>2</sup>: —
30. Proposed method of hazardous waste disposal<sup>2</sup>: —
31. Anticipated type(s) of solid waste: Paper, trash
32. Anticipated amount of solid waste (tons or cubic yards per day): 1
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.5
34. Proposed method of solid waste disposal: County Service
35. Fire protection district(s) serving this area: Krono County Fire Protection district
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes \_\_\_\_\_ No

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

AKMK  
 SIGNATURE

10/21/2021  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist  
<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357  
<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/14/18)

## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

*The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.*

### STATE FISH AND WILDLIFE FEE

*State law requires that specified fees (effective January 1, 2020: \$3,343.25 for an EIR; \$2,406.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

*A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.*

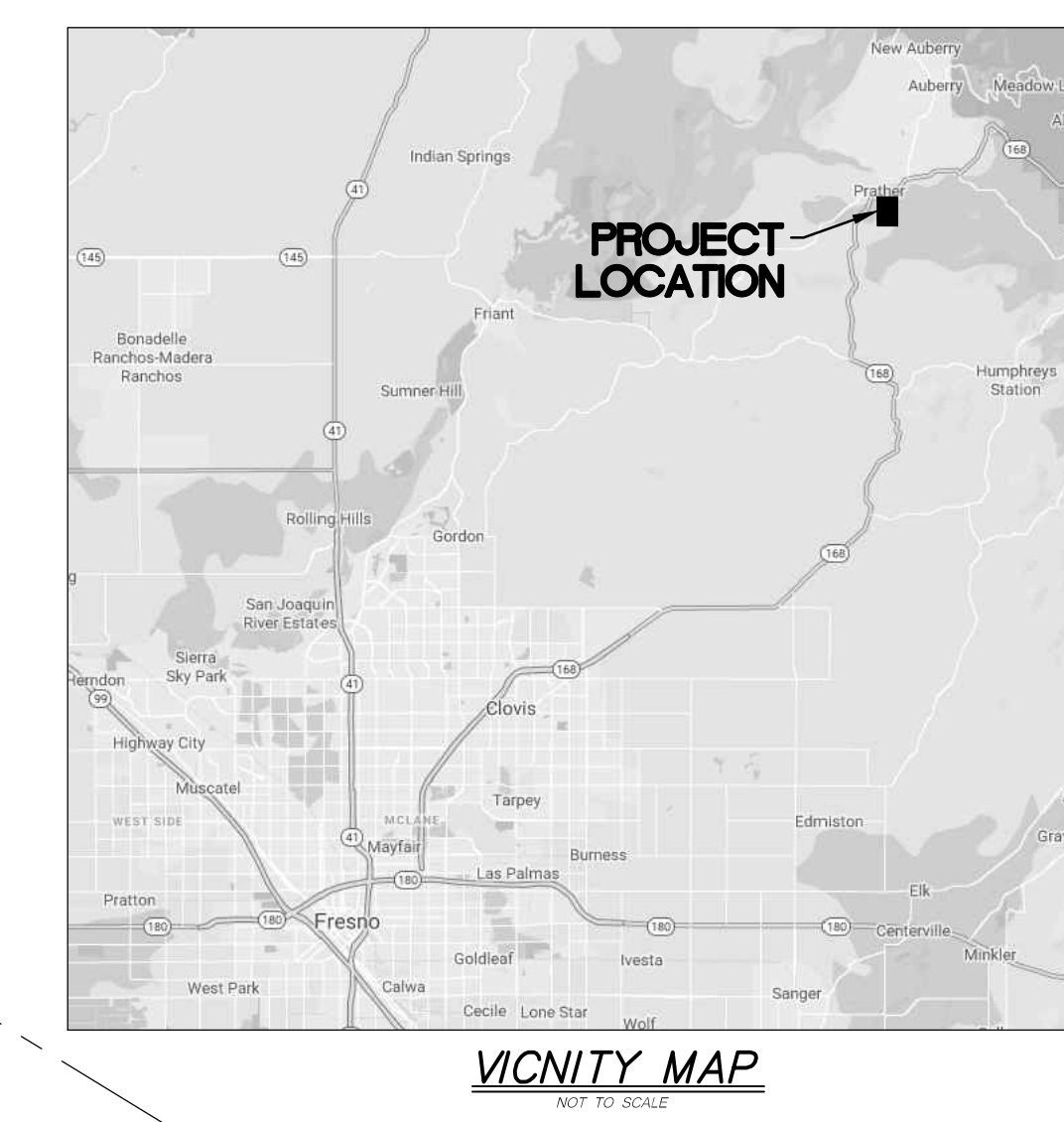
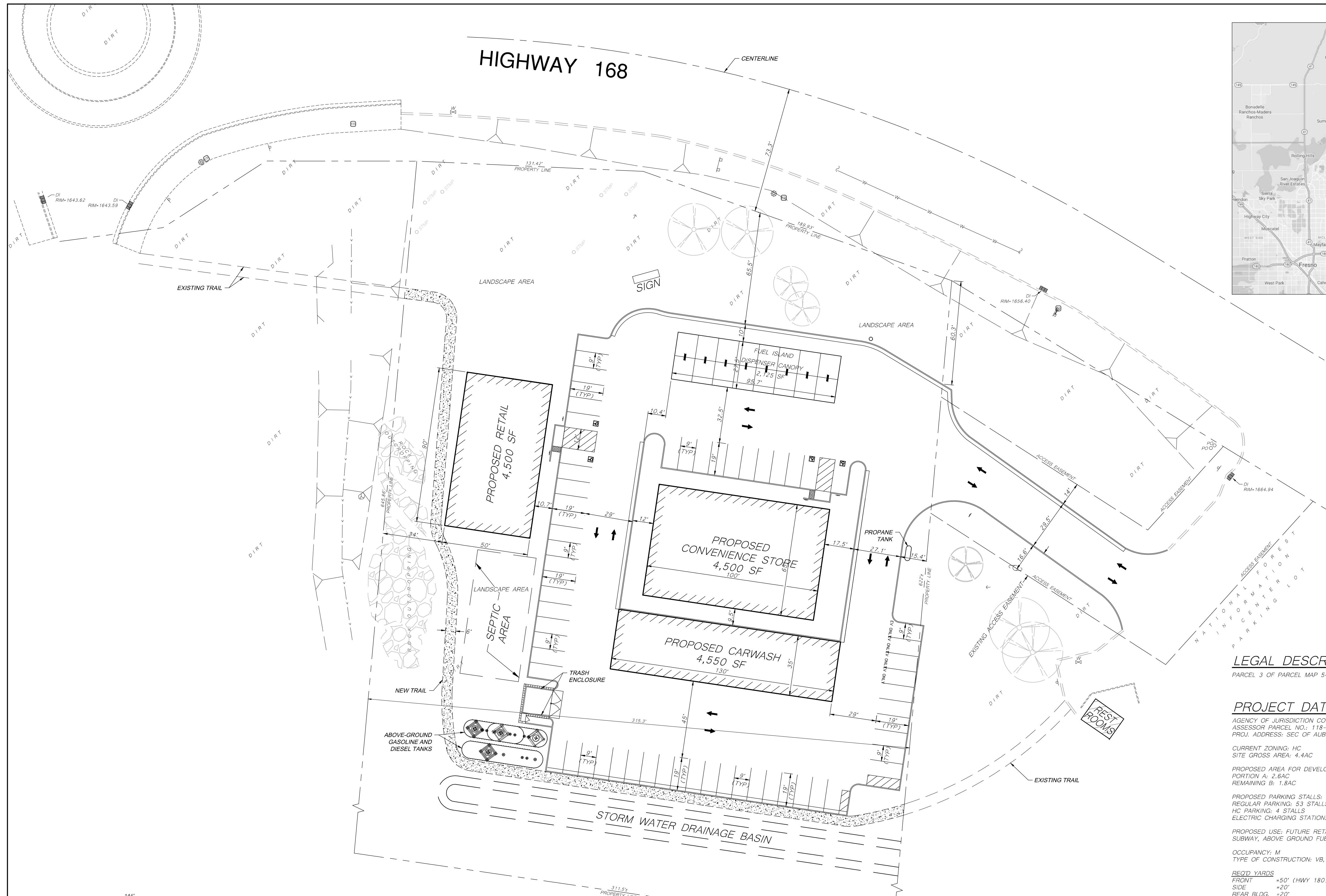
*Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.*

*ALK/hk*

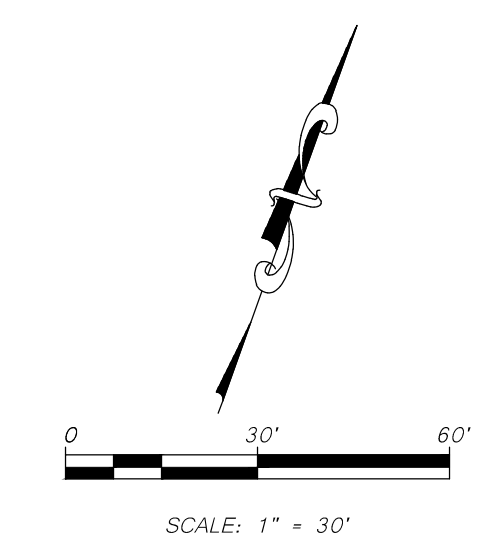
Applicant's Signature

*10/21/2021*

Date



VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION:**  
PARCEL 3 OF PARCEL MAP 5478, BK36, PAGE 55 OF PARCEL MAPS F.C.R.

**PROJECT DATA:**  
AGENCY OF JURISDICTION COUNTY OF FRESNO  
ASSESSOR PARCEL NO.: 118-422-69  
PROJ. ADDRESS: SEC OF AUBERRY AND CANYON RD PRATHER, CA  
CURRENT ZONING: HC  
SITE GROSS AREA: 4.4AC

PROPOSED AREA FOR DEVELOPMENT:  
PORTION A: 2.6AC  
REMAINING B: 1.8AC

PROPOSED PARKING STALLS:  
REGULAR PARKING: 53 STALLS  
HC PARKING: 4 STALLS  
ELECTRIC CHARGING STATION: 4 STALLS

PROPOSED USE: FUTURE RETAIL SERVICE STATION AND CARWASH WITH SUBWAY, ABOVE GROUND FUEL TANKS

OCCUPANCY: M  
TYPE OF CONSTRUCTION: VB, 2B

**REQD YARDS**  
FRONT = 50' (HWY 180)  
SIDE = 20'  
REAR BLDG. = 20'  
STREET SIDE = 25' (CORNELIA)  
PREAPP# 39570

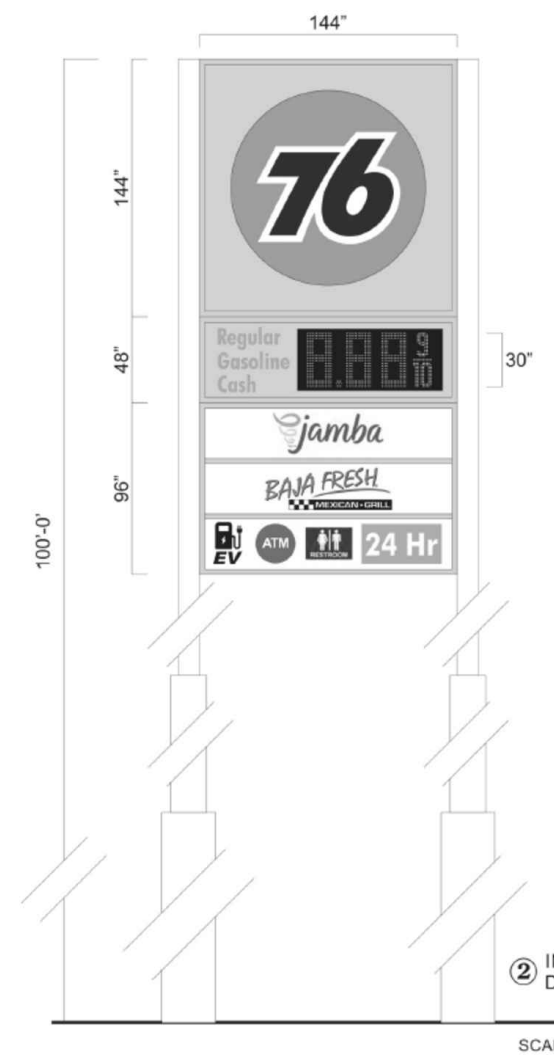
WATER - PRATHER WATER DISTRICT  
SEWER - ON SITE  
STORM DRAIN - ON SITE

**OWNER APPLICANT:**  
SINGH HARPREET AND HARPREET K MAND  
4930 NELSON  
CLOVIS, CA 93619

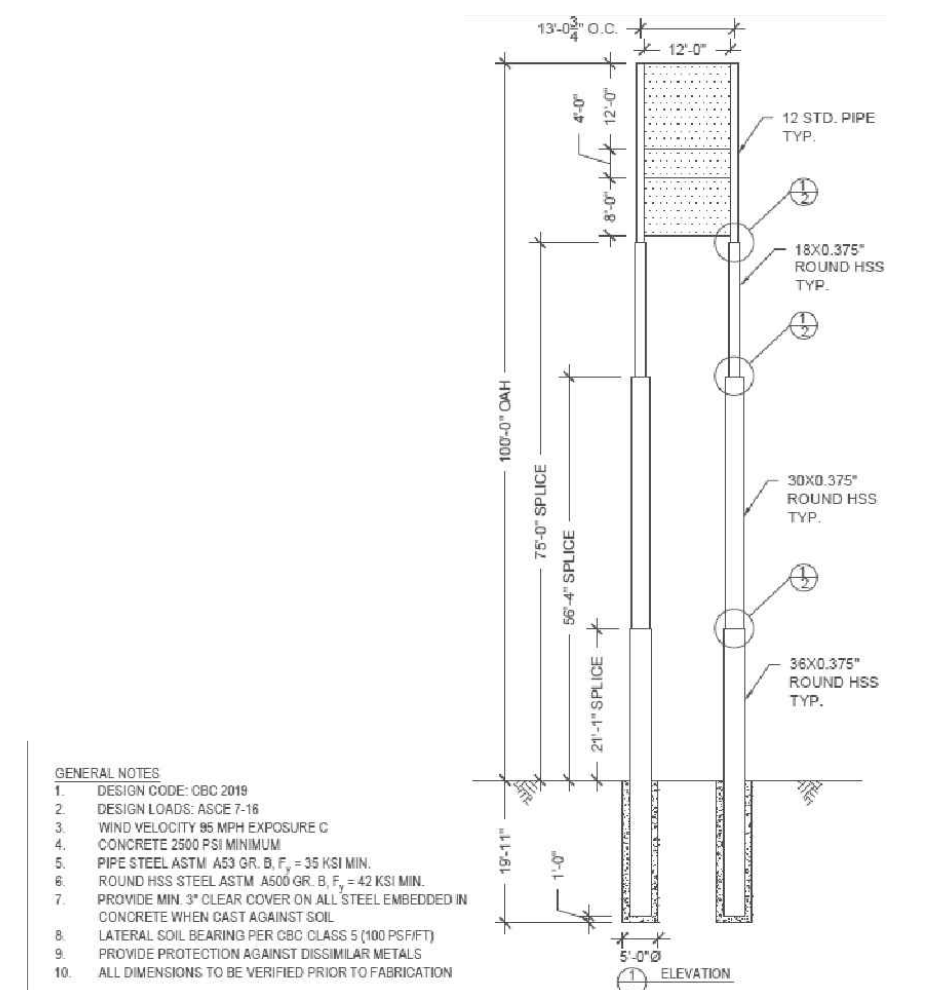
- GENERAL NOTES:**
- R=155' MIN. (25 mph) REFERENCE P-60
  - EASEMENTS SHOWN ARE MINIMUMS. ADDITIONAL WIDTHS MAY BE NEEDED FOR GRADING AND DRAINAGE PURPOSES.
  - CROSS SLOPES = 2% FOR TRAIL 2' SHOULDER.
  - 4" STEEL TUBES AND BARS FENCE REQUIRED ON EXPRESSWAYS. SEE STANDARD DRAWINGS P-74 AND P-75 FOR REFERENCE.
  - TRAIL DESIGN SHALL COMPLY WITH CHAPTER 1000 OF THE CALTRANS HIGHWAY DESIGN MANUAL.
  - AN ADDITIONAL 12" EASEMENT REQUIRED FOR EQUESTRIAN PURPOSES.
  - EVSE = ELECTRICAL VEHICLE SUPPLY EQUIPMENT.
  - EVCS = ELECTRICAL VEHICLE CHARGING STATION.
  - CAVEY = CLEAN AIR/VANPOOL/EV FUEL SHUT DOWN DEVICE.

- NOTES:**
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.
  - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
  - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
  - UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-1114.
  - DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - INSTALL STREET LIGHTS ON ALL FRONTAGES AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
  - SUBMIT ENGINEERING STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
  - SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

**PHASING:**  
FIRST PHASE WILL INCLUDE CONSTRUCTION OF THE CONVENIENCE STORE, CARWASH, FUEL ISLAND CANOPY AND ALL SITE IMPROVEMENTS.  
SECOND PHASE WILL INCLUDE THE CONSTRUCTION OF THE RETAIL STORE.



INSTALL NEW INTERNALLY ILLUMINATED D/F H-RISE SIGN CABINETS AND POLE STRUCTURE.  
SCALE: 3/16\"/>



- GENERAL NOTES:**
- DESIGN CODE: CBC 2009
  - DESIGN LOADS: ASCE 7-16
  - WIND VELOCITY: 90 MPH WINDSPEED C
  - CONCRETE: 2500 PSI MINIMUM
  - PIPE: STEEL A53A OR 40 OR 50, 35' IS 50 MIN.
  - ROUND HULL STEEL GATE AND/OR 8\"/>

**Alan Mok, PE, PLS,**  
LEED AP  
Principal  
7415 N. PALM AVENUE #101  
FRESNO, CALIFORNIA 93711  
Tel. 559-432-6879  
Fax. 559-432-6897  
www.alanmokengeering.com

**PROJECT:**  
**NEW GAS STATION AND CAR WASH IN PRATHER, CA**

**LOCATION:**  
Auberry Rd.  
Prather, CA 93651

**DRAWN FOR:**  
HARDEEP SIDHU

**LOCATION:**  
Hi Tech Developing, Inc.  
3506 W. Nielsen Ave.  
Fresno, CA 93706  
(916) 470-5520

ALAN K. MOK, P.E., R.C.E. 42,618  
EDWARD M. WONG, P.E., R.C.E. 54,740



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**REVISIONS:**

No.	DATE	DESCRIPTION

**SHEET DESCRIPTION:**

PROJECT COORDINATOR: AKM	SHEET No.:
PROJECT No.:	C15
DATE: 2/21-02/31	
DATE: 10/19/2023	
SCALE: AS NOTED	



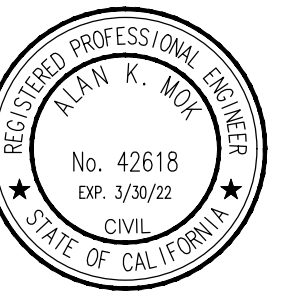
**PROJECT:**  
**NEW GAS STATION AND CAR WASH IN PRATHER, CA**

**LOCATION:**  
Auberry Rd.  
Prather, CA 93615

**DRAWN FOR:**  
**HARDEEP SIDHU**

**LOCATION:**  
Hi Tech Developing, Inc.  
3506 W. Nielsen Ave.  
Fresno, CA 93706  
(916) 470-5520

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**REVISIONS:**

No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

**IRRIGATION PLAN**

<b>PROJECT COORDINATOR:</b> AKM	<b>SHEET No.:</b> <b>C9</b>
<b>PROJECT No.:</b> 221-0231	
<b>DATE:</b> 10/19/2023	
<b>SCALE:</b> AS NOTED	

**IRRIGATION LEGEND:**

- HUNTER MODEL RZWS-18-25-SLEEVE ROOT ZONE WATERING SYSTEM WITH FILTER FABRIC SLEEVE (0.25 GPM)
- ④ NEW SITE VALVE NUMBER | NEW IRRIGATION VALVE SEQUENCE NUMBER  
NEW VALVE SIZE IN INCHES APPROXIMATE FLOW IN GPM
- 3" CLASS 250 IPS PVC RUBBER GASKETED IRRIGATION MAIN LINE WITH DUCTILE IRON FITTINGS, SIZE AS NOTED.
- 2" SCHEDULE 40 PVC SOLVENT WELD IRRIGATION LATERAL LINE, SIZE AS NOTED.
- IRRIGATION SLEEVE
- ⊕ HUNTER PESH SCRUBBER SERIES REMOTE CONTROL VALVE WITH CHRISTY B16 CONCRETE UTILITY BOX AND LID OR APPROVED EQUIVALENT.
- + PROPOSED TREE
- △ 2" SCH 40 PVC SLEEVE, SEE INSTALLATION DETAIL.

**GENERAL IRRIGATION NOTES:**

- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF FRESNO INSPECTOR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/WATERPROOF MARKERS AT ALL SPLICES, VALVE MANIFOLDS AND AT CONTROLLER.
- INSTALL VALVE BOXES 4' FROM, AND PERPENDICULAR TO, PATH EDGES, CURBS, LAWNS, BUILDINGS OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 6' APART. SHORT SIDE OF THE VALVE BOX SHALL BE PARALLEL TO WALK CURB, LAWN, ETC. FLUSH VALVES SHALL BE PLACED 2" FROM WALK.
- CONTRACTOR IS RESPONSIBLE FOR THE BACKFLOW UNIT TO BE TESTED AND CERTIFIED BY THE CITY OF FRESNO WATER DIVISION (621-5300). WRITTEN REPORT IS DUE TO THE CITY OF FRESNO INSPECTOR AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON THE PLANS OR AS NECESSARY TO COMPLETE THE PROJECT.
- CONCRETE THRUST BLOCKS SHALL BE PROVIDED ON ALL MAINLINE PIPING. THEY ARE TO BE LOCATED AT ALL ABRUPT CHANGES IN PIPELINE GRADE, CHANGES TO HORIZONTAL ALIGNMENT, REDUCTION IN PIPE SIZES, END OF LINE AND IN-LINE VALVES TO ABSORB ANY AXIAL THRUST OF THE PIPE. THE PIPE MANUFACTURER'S RECOMMENDATIONS FOR THRUST BLOCKS MUST BE FORMED AGAINST UNDISTURBED EARTH.
- ALL MAINLINE PIPES SHALL BE PRESSURE TESTED PER STANDARD IRRIGATION SPECIFICATIONS WITHOUT THE VALVES INSTALLED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NEEDED. MINIMUM OF 5 PSI LOSS ALLOWED PER 4 HOUR TEST PERIOD AS INSPECTED BY THE CITY'S CONSTRUCTION MANAGEMENT DIVISION. IF ANY LEAKS DEVELOP, THE REPAIRS ARE TO BE MADE AND TEST REPEATED UNTIL THE SYSTEM IS PROVEN WATERTIGHT. THE CONTRACTOR IS TO CENTER LOAD THE PIPE AND LEAVE ALL JOINTS EXPOSED FOR INSPECTION. THE PRESSURE TEST SHALL BE OBSERVED AND APPROVED BY THE INSPECTOR. WHEN THE PIPE IS PROVEN WATERTIGHT AND ONLY THEN MAY THE LINE BE BACKFILLED.
- SLEEVES INSTALLED IN ROADWAYS SHALL BE OF RIGID GALVANIZED CONDUIT (RGC) OR SCHEDULE 40 PVC WITH SOME MEANS OF PIPE DETECTION.
- THE INSTALLATION OF IRRIGATION AND RELATED WORK SHALL COMPLY WITH CITY OF FRESNO STANDARD SPECIFICATIONS, MANUFACTURERS REQUIREMENTS AND AS DETERMINED BY THE ENGINEER. SPECIFICATIONS ARE AVAILABLE AT THE CITY HALL, 2500 FRESNO STREET, ENGINEERING SERVICES, 4TH FLOOR OR ON-LINE AT [HTTP://WWW.FRESNO.GOV](http://www.fresno.gov). TO SETUP A PRE-CONSTRUCTION MEETING, CALL 559.621-5600.
- TREE WELL AND IRRIGATION PER CITY OF FRESNO STANDARD DRAWING P-8, TREE WELL DESIGN.

**MWELo NOTES:**

- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS.
- A REDUCE DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL FILLED OUT AND CERTIFIED BY THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- TOTAL AREA: 8,482±SF

**MWELo CALCULATION:**

Date:	5/19/2023										
Project Name:	Prather C-Store										
Project Contact:	Michael Mihous										
Project Contact Email:	mihous@alanmokengeering.com										
Maximum Applied Water Allowance (MAWA)	Non-residential	ETo	0.45	ETAF	0.45	Special Landscape Area (SLA)	0	Total Landscape Area including SLA	8,482	MAWA (ETo) (0.62) (ETAF) (1) (1-ETAF) (SLA)	117,614
Estimated Total Water Use (ETWU)		ETo	0.45	(SF * PF) / IE	1,047	SLA	0	ETWU (ETo) (0.62) (PF) (IE) (SLA)	32,267	Project meets water budget.	
Difference between MAWA and ETWU										85,347	

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
1	Trees	Bubbler	8,482	0.10	0.81	1,047	
2	Drip	0	0.00	0.81	0		
3	Drip	0	0.00	0.81	0		
4	Drip	0	0.00	0.81	0		
Landscape area (not including SLA)			8,482			1,047	

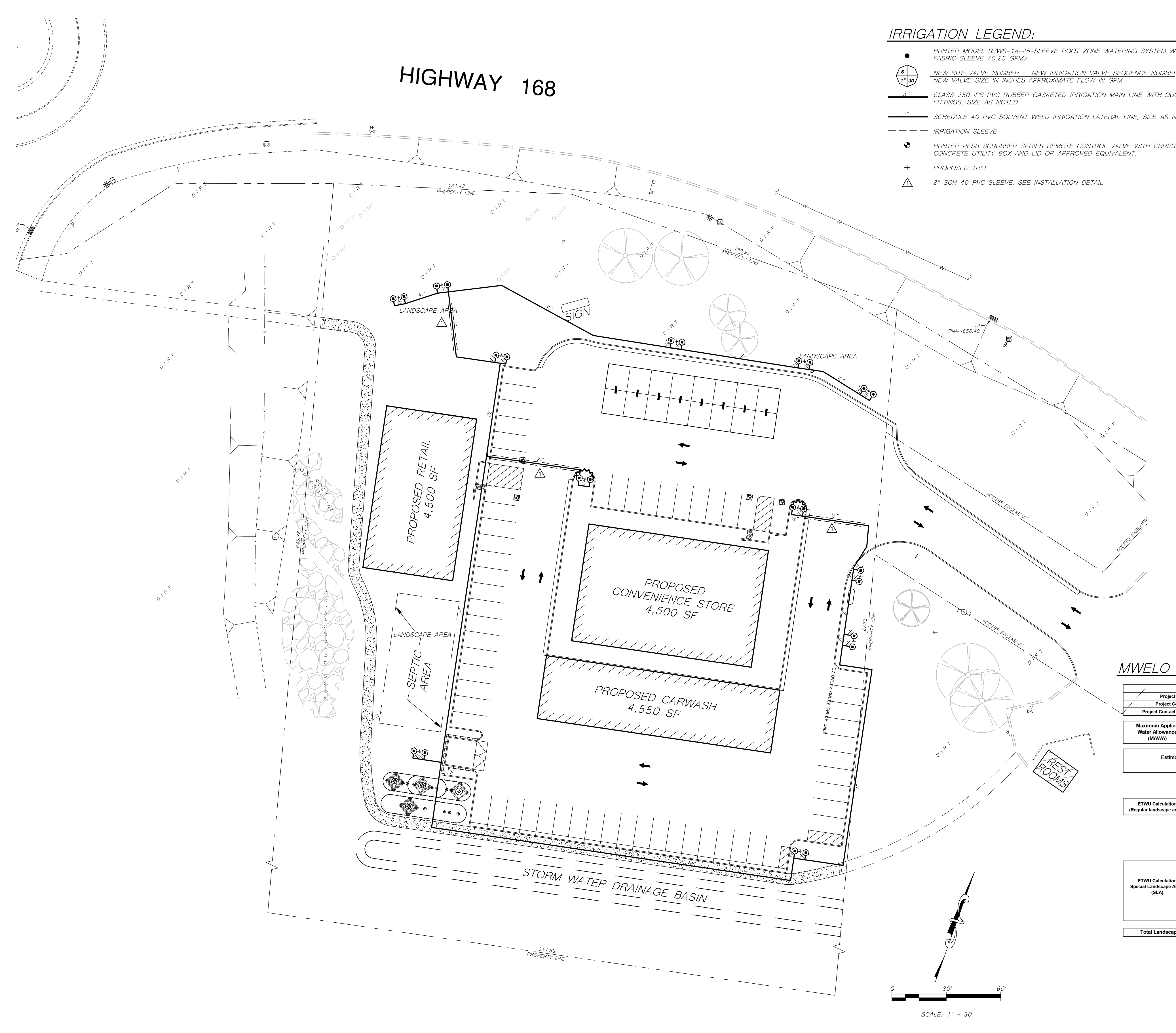
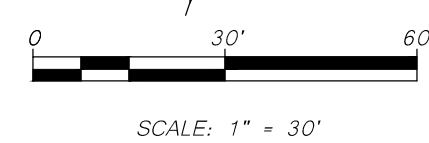
ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
Edible planting area	0	1.0	-	
Mulch use and sports field turf area	0	1.0	-	
Area irrigated with recycled water	0	1.0	-	
Pool	0	1.0	-	
Total SLA	0		0	

Total Landscape Area (including SLA) from ETWU Calculation: 8,482

**MWELo COMPLIANCE STATEMENT**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY TO THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

ALAN K. MOK  
R.C.E. 42,618  
EXPIRATION DATE: 3-30-24



**PROJECT:**

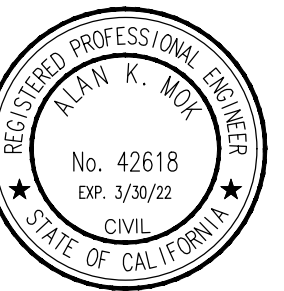
# NEW GAS STATION AND CAR WASH IN PRATHER, CA

**LOCATION:**  
Auberry Rd.  
Prather, CA 93651

**DRAWN FOR:**  
HARDEEP SIDHU

**LOCATION:**  
Hi Tech Developing, Inc.  
3506 W. Nielsen Ave.  
Fresno, CA 93706  
(916) 470-5520

ALAN K. MOK, P.E., R.C.E. 42,618  
EDWARD M. WONG, P.E., R.C.E. 54,740



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**REVISIONS:**

No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

## LANDSCAPE PLAN

PROJECT COORDINATOR: AKM	SHEET No.
PROJECT No. 221-0231	<b>C11</b>
DATE: 10/19/2023	
SCALE: AS NOTED	

**LANDSCAPE LEGEND:**

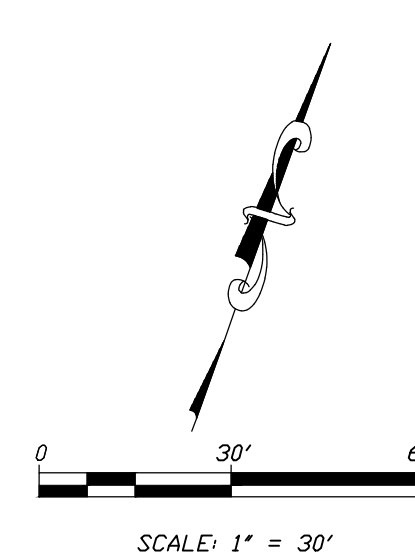
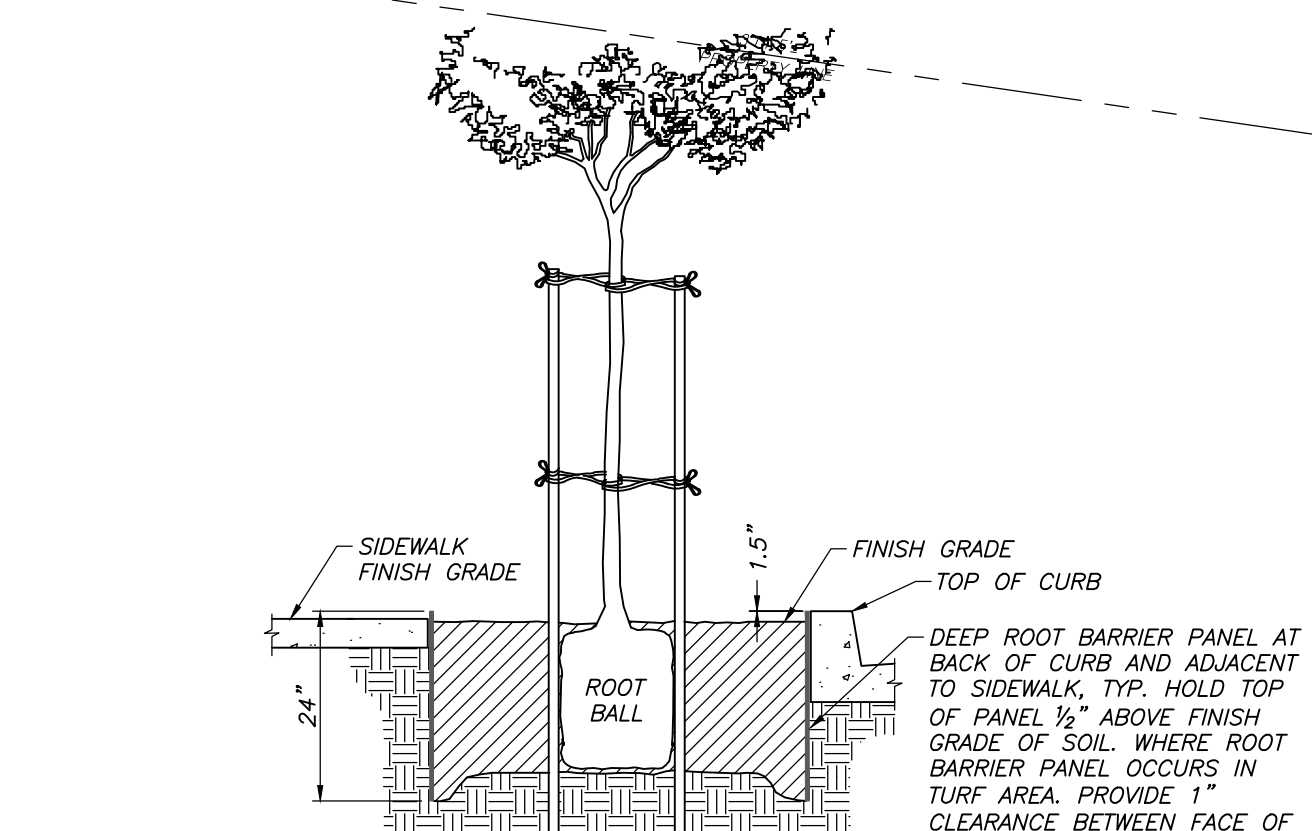
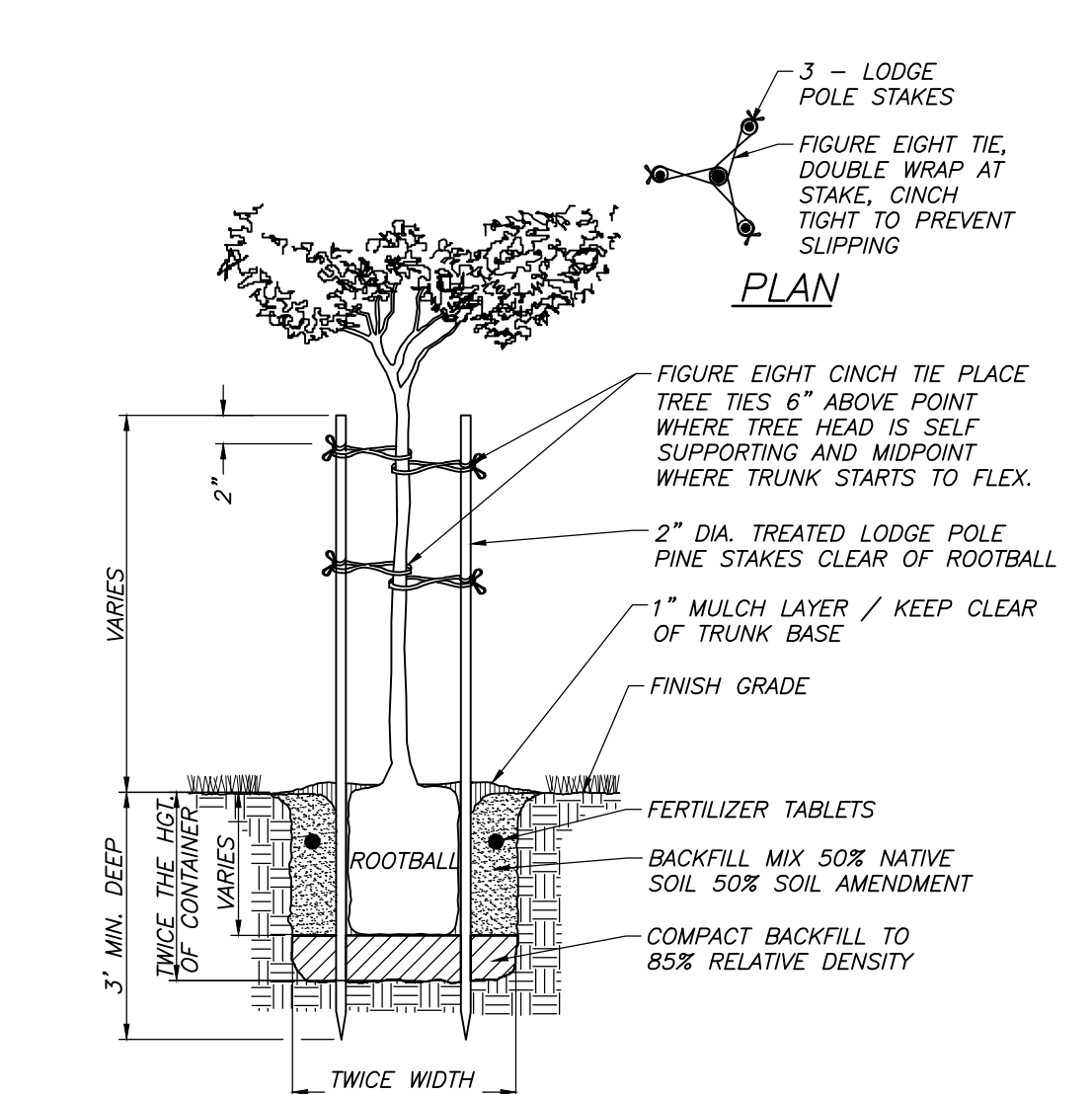
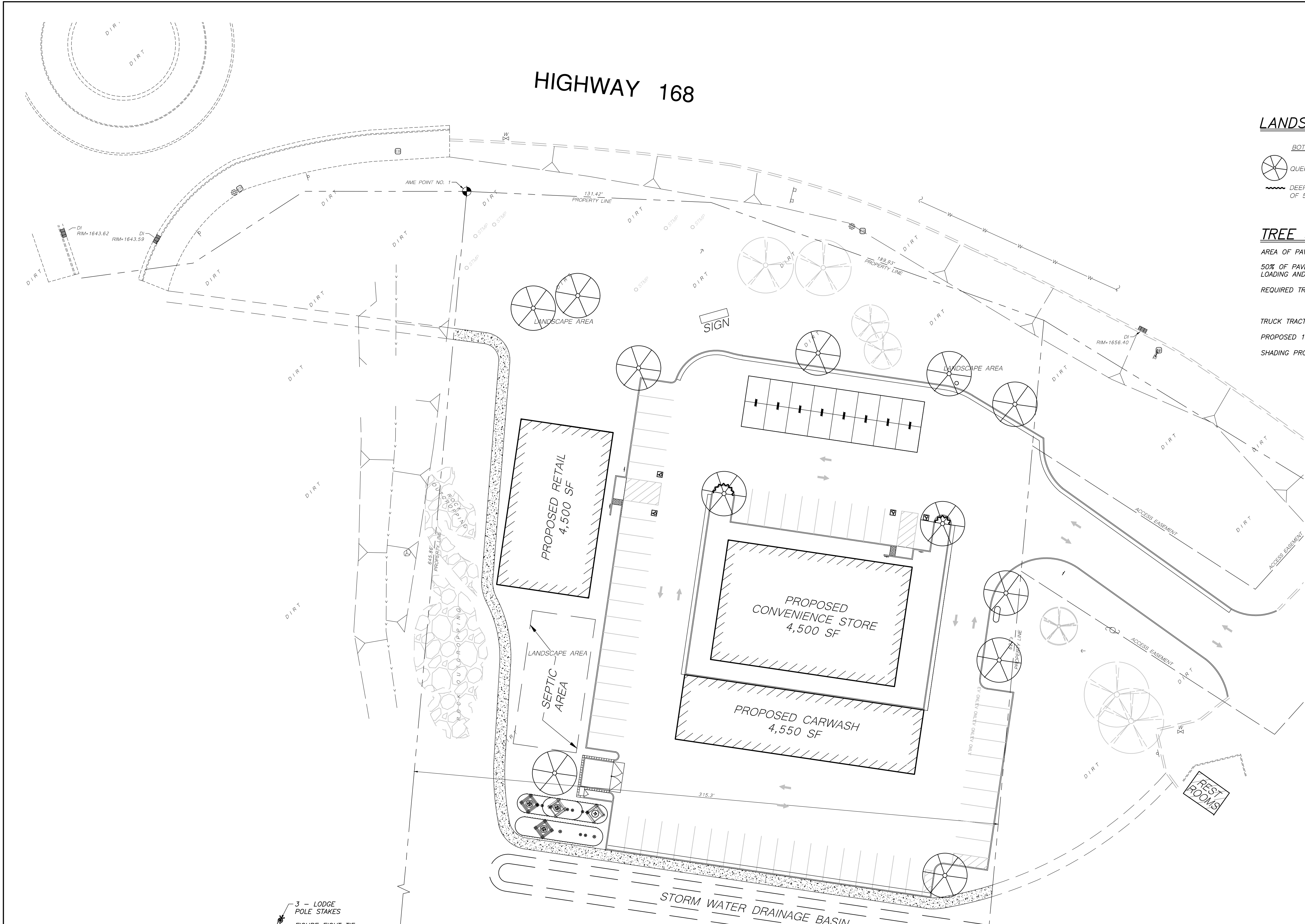
BOTANICAL NAME	COMMON NAME	QTY.	SIZE
QUERCUS AGRIFOLIA	COAST LIVE OAK	12	15 GAL
DEEPROOT ROOT BARRIER, UB-18-2 PANELS, TO EXTEND A MIN. OF 5' ON EACH SIDE OF CENTERLINE OF TREE OR AS SHOWN.		31 1/2 L.F.	

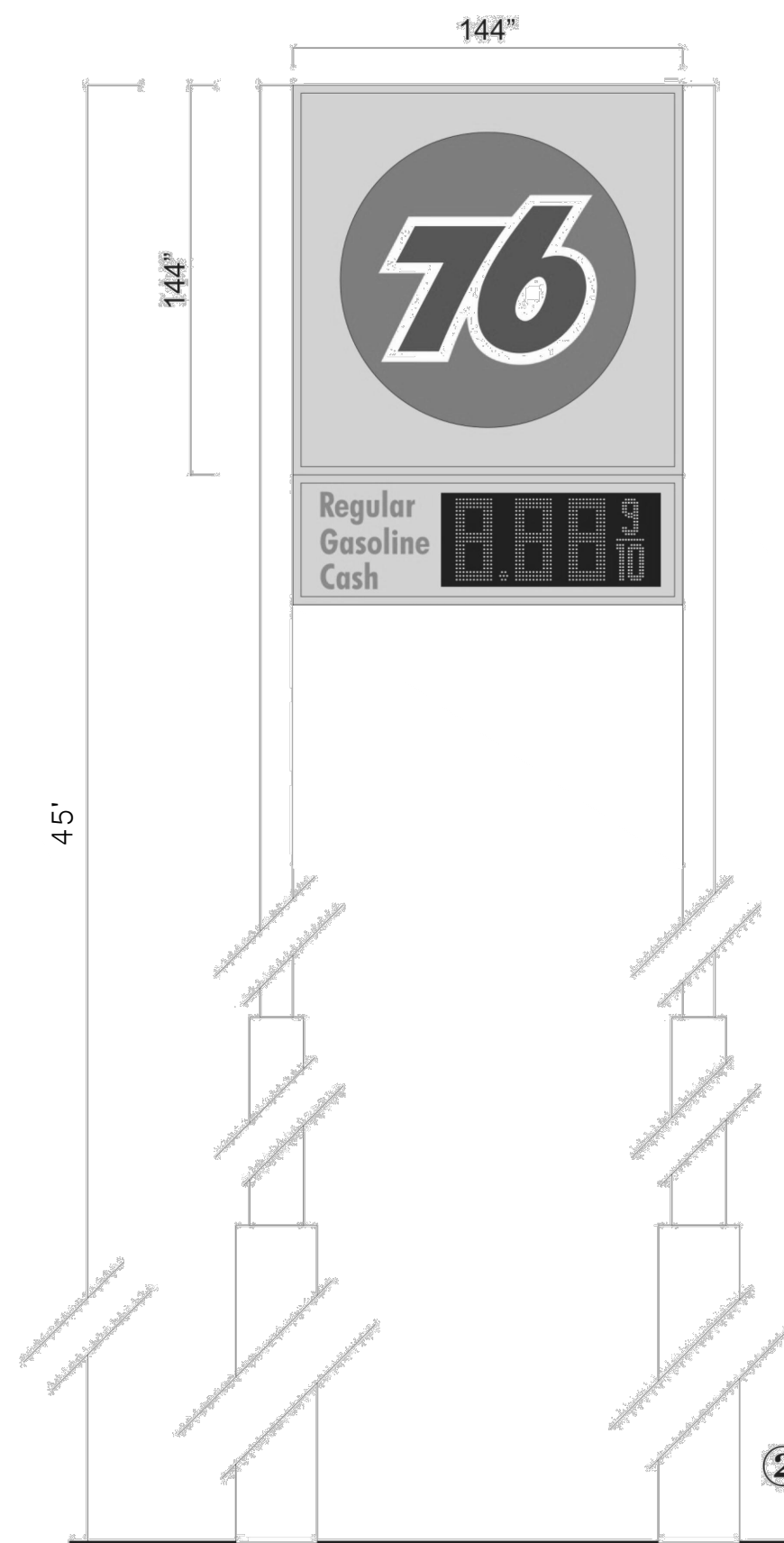
**TREE SHADING PROVIDED:**

AREA OF PAVED SURFACE = 41,150± S.F.  
50% OF PAVED AREA IS REQUIRED TREE SHADING WITH EXCEPTIONS TO REDUCE AREA FOR TRUCK LOADING AND MANEUVERING PER SECTION 17.612.040 A.2  
REQUIRED TREE SHADING = (50%)(PAVED AREA) - (AREA FOR TRUCK LOADING AND MANEUVERING) = (0.50)(41,150) - (2(75')(120')) = 2,574±  
TRUCK TRACTOR AND SEMI-TRAILER CALIFORNIA MAXIMUM LENGTH = 75' (VC 35411 (a))  
PROPOSED 12-30"  
SHADING PROVIDED BY TREES = (12)(706 S.F.) = 8,482 [GREATER THAN REQUIRED 2,574± S.F.]

**PLANTING NOTES:**

- QUANTITIES ARE DESIGN ENGINEER'S ESTIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT PROJECT ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE DESIGN ENGINEER, WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED. PLANTING AREAS HAVE BEEN PROPERLY GRADED, SOIL PREPARED, WATER TEST PERFORMED IN PRESENCE OF DISTRICT REPRESENTATIVE AND THE WORK APPROVED BY THE DESIGN ENGINEER.
- RECONDITION EXISTING TURF WHERE CALLED FOR AND WHERE DAMAGE FROM CONSTRUCTION OCCURS. RECONDITIONING SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO SCALPING, RIPPING OF COMPACTED SOIL, SOIL PREPARATION, FINE GRADING, TURF INSTALLATION AND TURF ESTABLISHMENT.
- WHERE NEW CONSTRUCTION OCCURS ADJACENT TO EXISTING PLANT MATERIAL, CARE SHALL BE TAKEN TO PROTECT SUCH PLANTING.



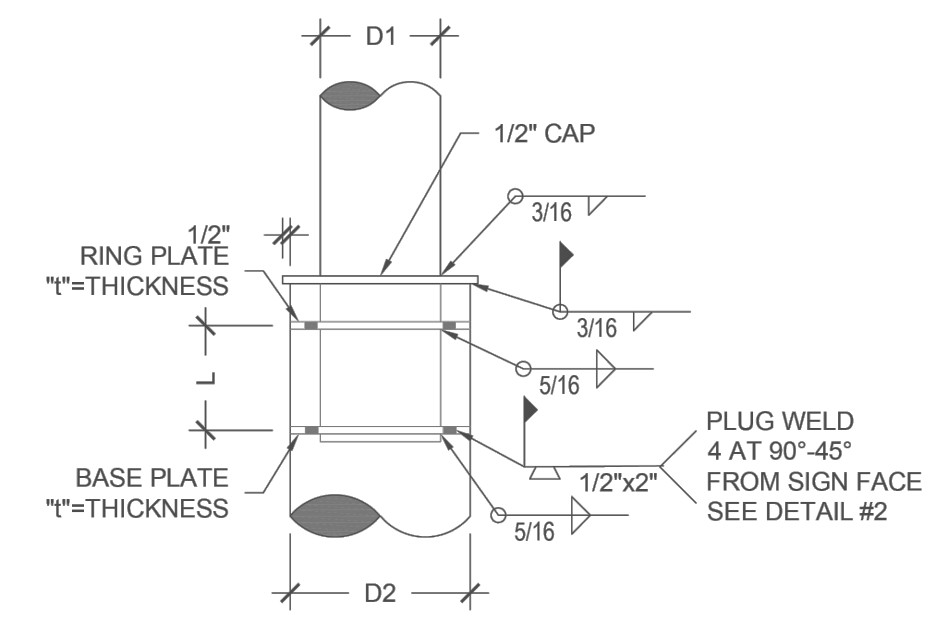
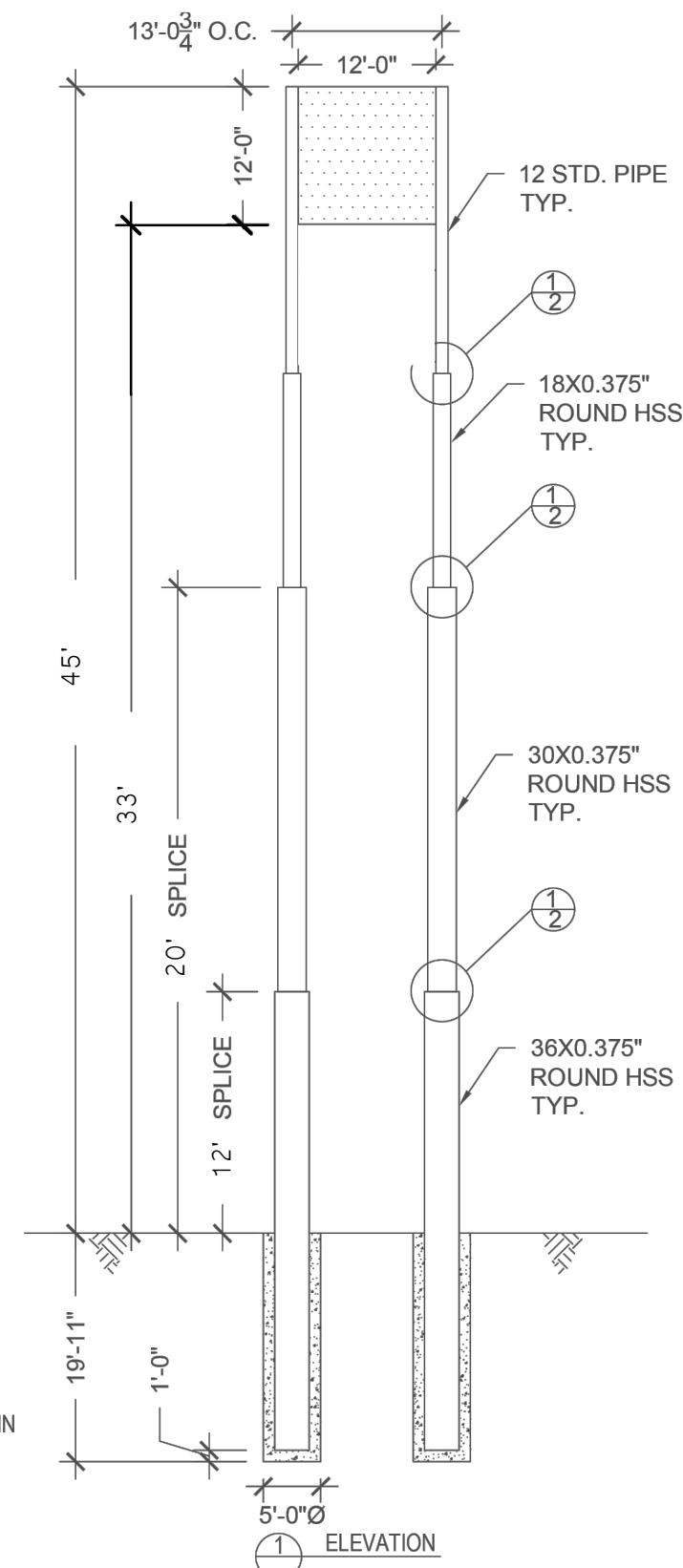


② INSTALL NEW INTERNALLY ILLUMINATED D/F HI-RISE SIGN CABINETS AND POLE STRUCTURE.

SCALE: 3/16"=1'-0"

GENERAL NOTES

- DESIGN CODE: CBC 2019
- DESIGN LOADS: ASCE 7-16
- WIND VELOCITY 95 MPH EXPOSURE C
- CONCRETE 2500 PSI MINIMUM
- PIPE STEEL ASTM A53 GR. B,  $F_y = 35$  KSI MIN.
- ROUND HSS STEEL ASTM A500 GR. B,  $F_y = 42$  KSI MIN.
- PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL.
- LATERAL SOIL BEARING PER CBC CLASS 5 (100 PSF/FT)
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

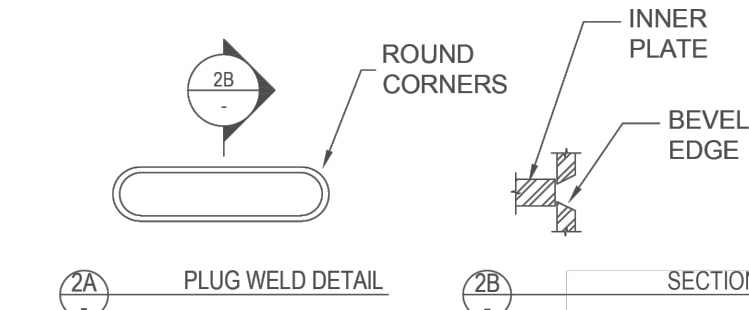


SPlice DETAIL, TYP.

NOTES:

- THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
- $L = 1.5xD1$  OR 12", WHICHEVER IS LARGEST

THICKNESS (t)  
FOR D1 THRU 16" DIA., USE  $t = 1/2"$  PL.  
FOR 16" DIA. < D1 < 30" DIA., USE  $t = 3/4"$  PL.  
FOR D1 > 30" DIA., USE  $t = 1"$  PL.



Alan Mok, PE, PLS,  
LEED AP  
Principal  
7415 N. PALM AVENUE #101  
FRESNO, CALIFORNIA 93711  
Tel. 559-432-6879  
Fax. 559-432-6897  
www.alanmokengeering.com

PROJECT:  
**NEW GAS STATION  
AND  
CAR WASH  
IN  
PRATHER, CA**

LOCATION:  
Auberry Rd.  
Prather, CA 93651

DRAWN FOR:  
**HARDEEP SIDHU**

LOCATION:  
Hi Tech Developing, Inc.  
3506 W. Nielsen Ave.  
Fresno, CA 93706  
(916) 470-5520

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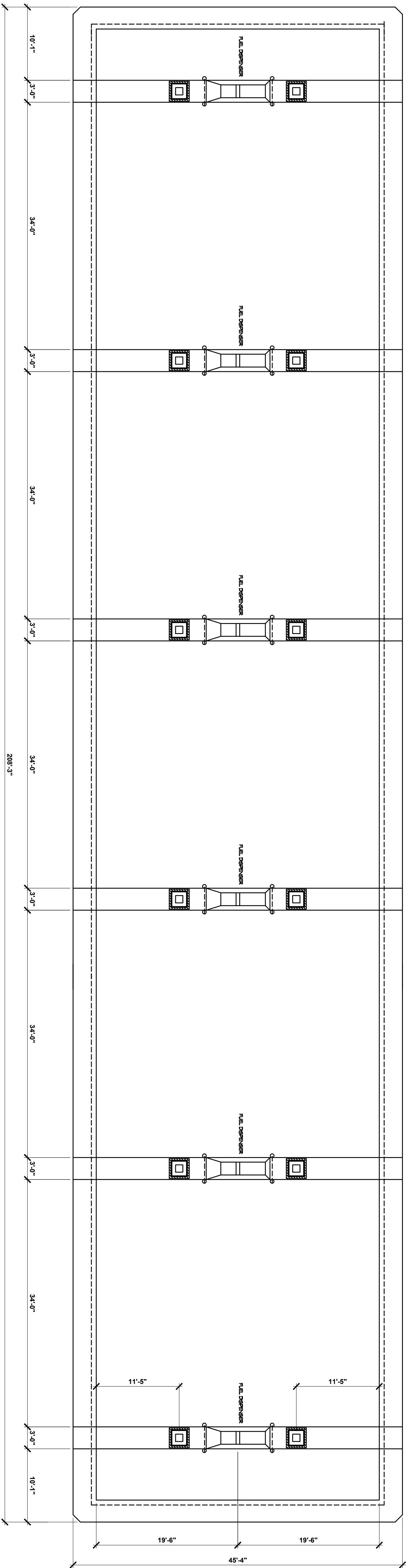
REVISIONS:

No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

**SIGN DETAILS**

PROJECT COORDINATOR: AKM	SHEET No.
PROJECT No. 221-0231	<b>C9.1</b>
DATE: 10/19/2023	
SCALE: AS NOTED	



AUTO FUELING CANOPY - FLOOR PLAN  
6 GAS PUMPS

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Drafting & Design  
**RAMON SANCHEZ**  
 224 Norton Ave. Sanger, California 93657  
 Phone: 646-8655 Fax: 344-5161  
 hydrating@kbbglobal.net

FUEL CANOPY-ELEVATIONS

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

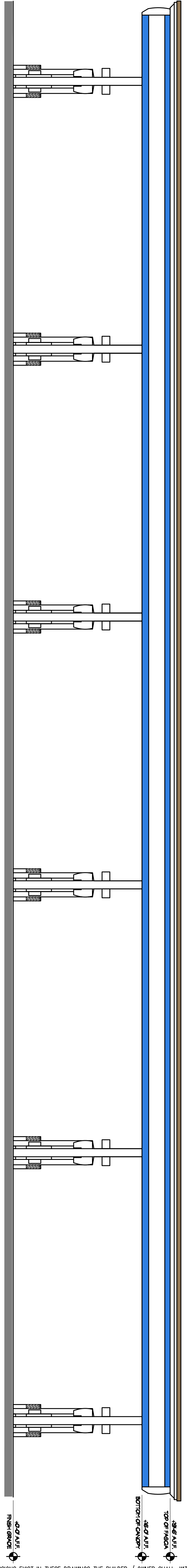
REVISIONS BY

**Hi-Tech Developing Inc.**  
 Lic#100387  
 3516 W. Nielsen Ave. Fresno, CA 93705

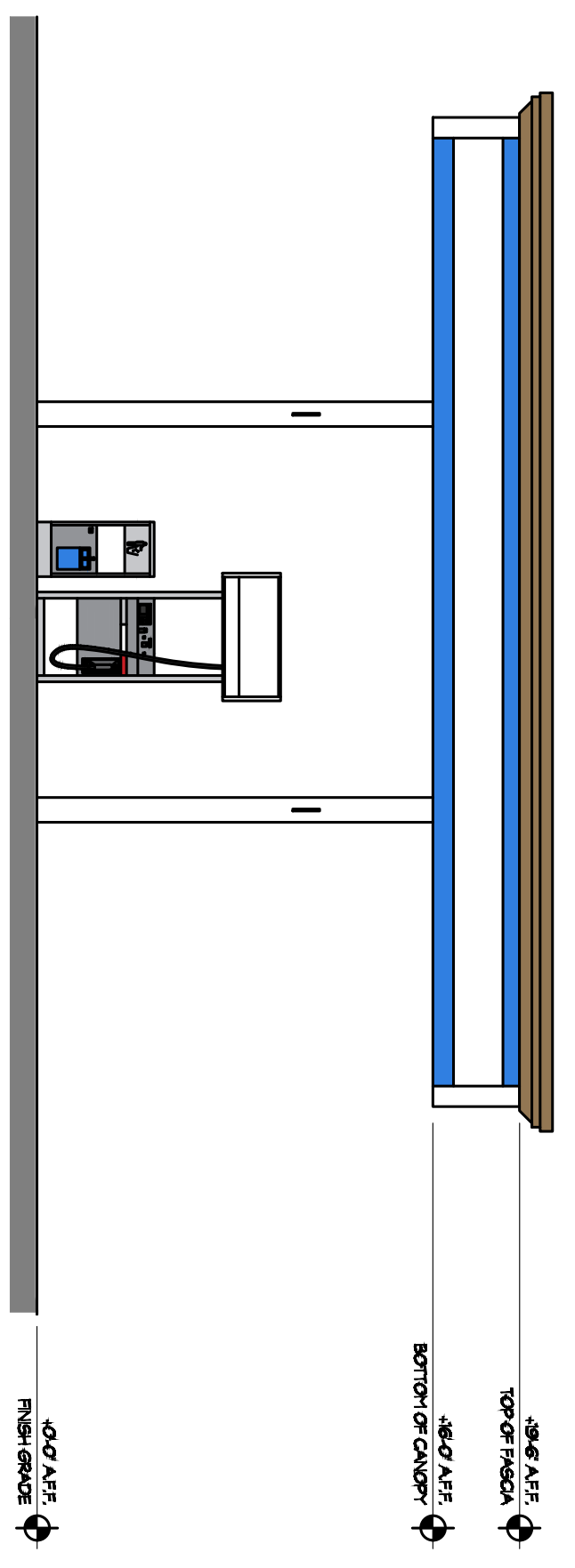
JOB NO.: 21-0294  
 DATE: 12/29/2021  
 SHEET: FCI

**Drafting & Design**  
**RAMON SANCHEZ**  
 224 Morton Ave. Sanger, California 93657  
 Phone: 646-8655 Fax: 344-5161  
 hydrating@kbbglobal.net

FUEL CANOPY-ELEVATIONS



FUEL CANOPY ELEVATION  
6 GAS PUMPS



FUEL CANOPY ELEVATION  
6 GAS PUMPS

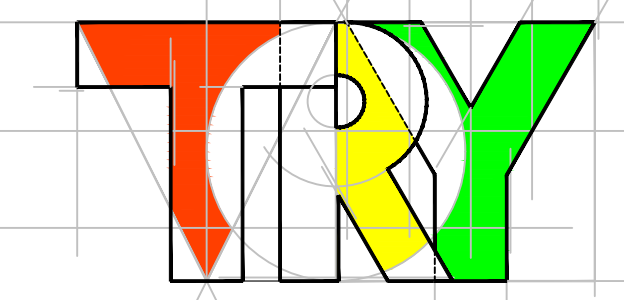
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NEW C-STORE BUILDING FOR:  
 HI-TECH DEVELOPING INC.  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

REVISIONS	BY

**Hi-Tech Developing Inc**  
 Lic#100387  
 3505 W. Nielsen Ave, Fresno, CA 93706

JOB NO.: 21-0294  
 DATE: 02/28/2021  
 SHEET:  
**FC2**



**RAMON SANCHEZ**  
 224 Morton Ave Sanger, California 95657  
 Phone: 646-8655 Fax: 344-5161  
 trydrafting@bcglobal.net

**FLOOR PLAN**  
 3/16"=1'-0"

**NEW C-STORE BUILDING FOR:  
 HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

**Floor Plan Keyed Notes**

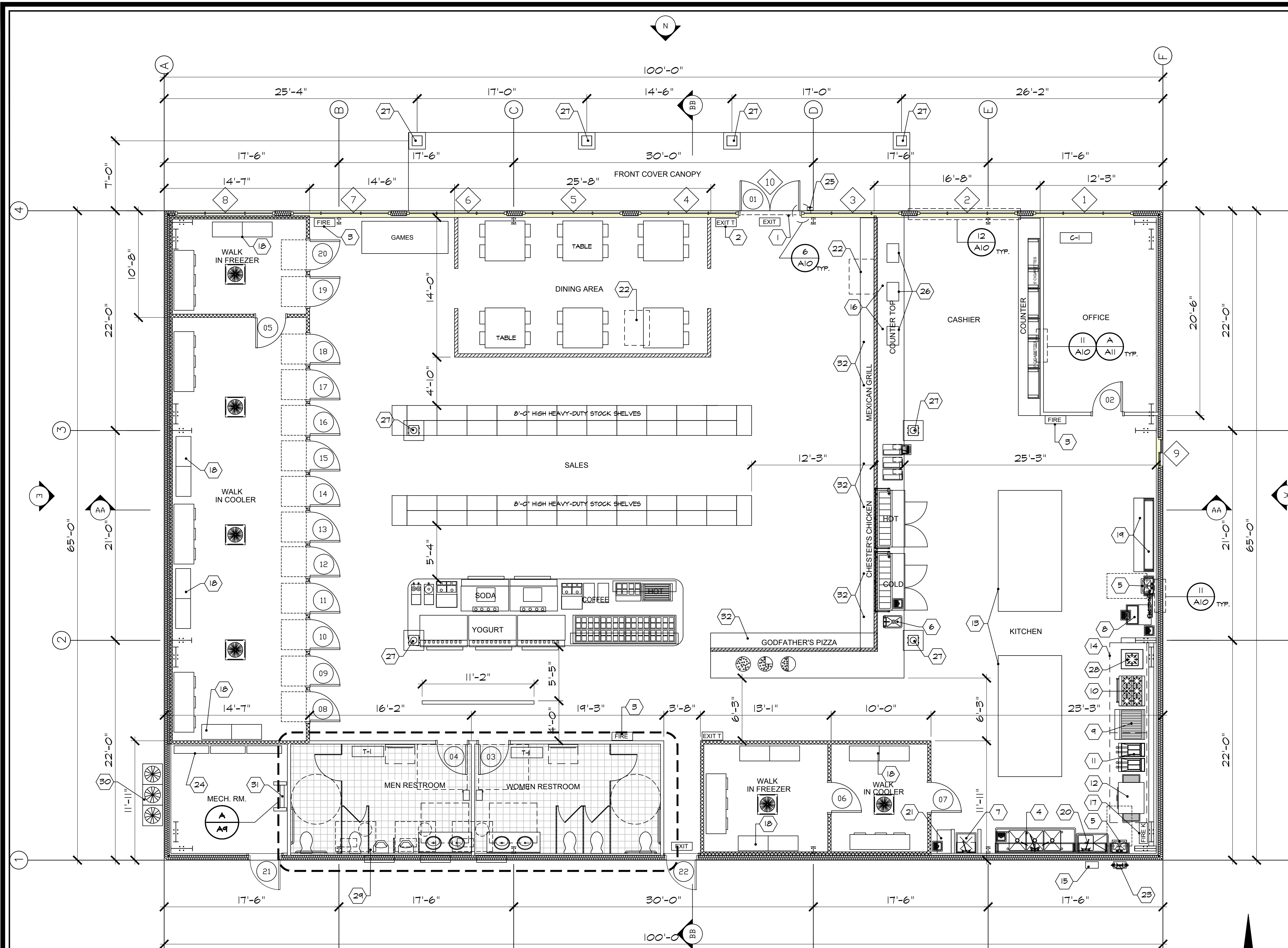
1. PROVIDE SIGN ABOVE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN LETTERS A MINIMUM OF 1" HIGH ON CONTRASTING BACKGROUND.
2. STOREFRONT DOOR W/ SELF-CLOSING DEVICE W/ TACTILE EXIT SIGN 40" CENTERED ABOVE THE FINISH FLOOR.
3. 2A10B/C PORTABLE FIRE EXTINGUISHER
4. 3-COMP SINK WITH DRAIN BOARD - JOHN BOOS - E556-18-1210 - 8" WALL MOUNT WITH PRE-RINSE FAUCET - KROWNE METAL - 11-1094L
5. HAND SINK - KROWNE METAL - H5-35
6. COUNTERTOP HAND SINK - KROWNE METAL - H5
7. HOP SINK WITH FAUCET - JOHN BOOS - FBM52016-6
8. ICE MAKER - ICE-O-MATIC - ICEI220A
9. COUNTERTOP GRILL - WINCO - NSCB-36R
10. COUNTERTOP RANGE - WINCO - NSHP-6
11. FRYER - MVP GROUP LLC - SRF-35/40-16
12. PIZZA OVEN - 1600 - LINCOLN IMPINGER CONVEYOR OVEN
13. STAINLESS STEEL WORK TABLE
14. 18"-0" S.S. HOOD
15. RINNAL 19,000 BTU OUTDOOR TANKLESS WATER HEATER - SEE PLUMBING PLAN
16. FRONT COUNTER 27'-34" MAX HEIGHT FOR ACCESSIBILITY
17. FIRE EXTINGUISHER 'K'
18. WIRE RACK SHELVING
19. S.S. PREPARATION TABLE W/ UPPER SHELVING
20. PREP. SINK WITH DRAIN BOARD - JOHN BOOS WITH FAUCET - KROWNE METAL
21. EMPLOYEE'S LOCKER
22. ACCESSIBLE WHEELCHAIR CLEARANCE, 30"x42" MIN.
23. GAS METER LOCATION - SEE PLUMBING PLANS
24. ELECTRICAL PANEL - SEE ELECTRICAL PLANS
25. KNOX BOX - AS PER CALFIRE STANDARDS
26. REGISTERS
27. METAL COLUMN
28. FUTURE POT STOVE
29. (S) INDOOR UNITS LOCATED ON TOP OF RESTROOMS
30. (S) HEAT PUMP UNITS LOCATED OUT SIDE OF BUILDING
31. ACCESS LADDER SEE DETAIL ON SHEET A1
32. FRONT COUNTER 27'-34" MAX HEIGHT FOR ACCESSIBILITY

**Wall Legend**

- EXIT D EXIT ROUTE SIGN W/ DIRECTIONAL ARROW TACTILE
- EXIT R EXIT ROUTE SIGN, TACTILE
- EXIT T EXIT SIGN, TACTILE
- EXIT I ILLUMINATED EXIT SIGN PER ELECTRICAL
- METAL GIRTS (SEE BORGA PLANS)
- R-21 INSULATION TYP @ WALL
- R-30 INSULATION TYP @ ROOF
- 2X6 @ 16" O.C. TYP
- 5/8" GYP BD
- 2X4 @ 16" O.C. TYP
- 5/8" GYP BD @ EA SIDE, UNO
- 36" H, 2X4 @ 16" O.C. W/ 5/8" GYP BD @ EA SIDE, UNO
- STOREFRONT SYSTEM W/ HDR.
- RIGID FRAME COLUMN SEE BORGA PLANS
- NEW METAL COLUMN SEE BORGA PLANS
- PRE-FAB WALK-IN COOLER WALLS

**General Notes**

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, FIXTURE SUPPLIERS.
2. GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO VERIFY ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES/FURNISHINGS SHOWN ON PLANS!
3. PLANS ARE NOT TO BE SCALED - INDICATED DIMENSIONS SHALL GOVERN.
4. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
5. GENERAL CONTRACTOR SHALL PREPARE EXISTING OR NEW GYPSUM BOARD FOR GALVANIZED CORNER BEADS, TAPE, AND TEXTURE TYPICAL AT ALL EXISTING COLUMNS - REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
6. MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED (C.B.C. 1003).
7. PROVIDE 5'-0" MIN. SIZE LEVEL LANDINGS FOR EXTERIOR MAIN DOORS W/ NO MORE 1/2" DROP AT THE THRESHOLD. LANDINGS TO BE PLACED 2'-0" FROM STRIKE SIDE OF DOOR.
8. EXIT DOORS SHALL NOT BE EQUIPPED W/ EDGE BOLTS OR SURFACE BOLTS.
9. EXIT DOORS SHALL BE OBTAINABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
10. EXIT DOORS SHALL BE CLEARLY MARKED W/ "EXIT" MIN. 6" HIGH LETTERS
11. WALLS WITHIN 2'-0" OF THE FRONT & SIDE OF URINALS & WATER CLOSETS SHALL HAVE A CERAMIC TILE WITH A HEIGHT OF 4'-0". THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.



**ENERGY SUMMERY**

FENESTRATION	VINYL PRODUCTS	DUAL PANEL LOW-E
GLAZING TYPE	U-VALUE	SHGC
OPERABLE WINDOWS	0.74	0.70
GLASS DOORS	0.77	0.70
CURTAIN WALL FIN.	0.71	0.75

**BUILDING INSULATION**

SURFACE	R-VALUE
EXTERNAL WALL	21
ROOF	30
EXPOSED WALLS	14

**HVAC / WATER HEATING**

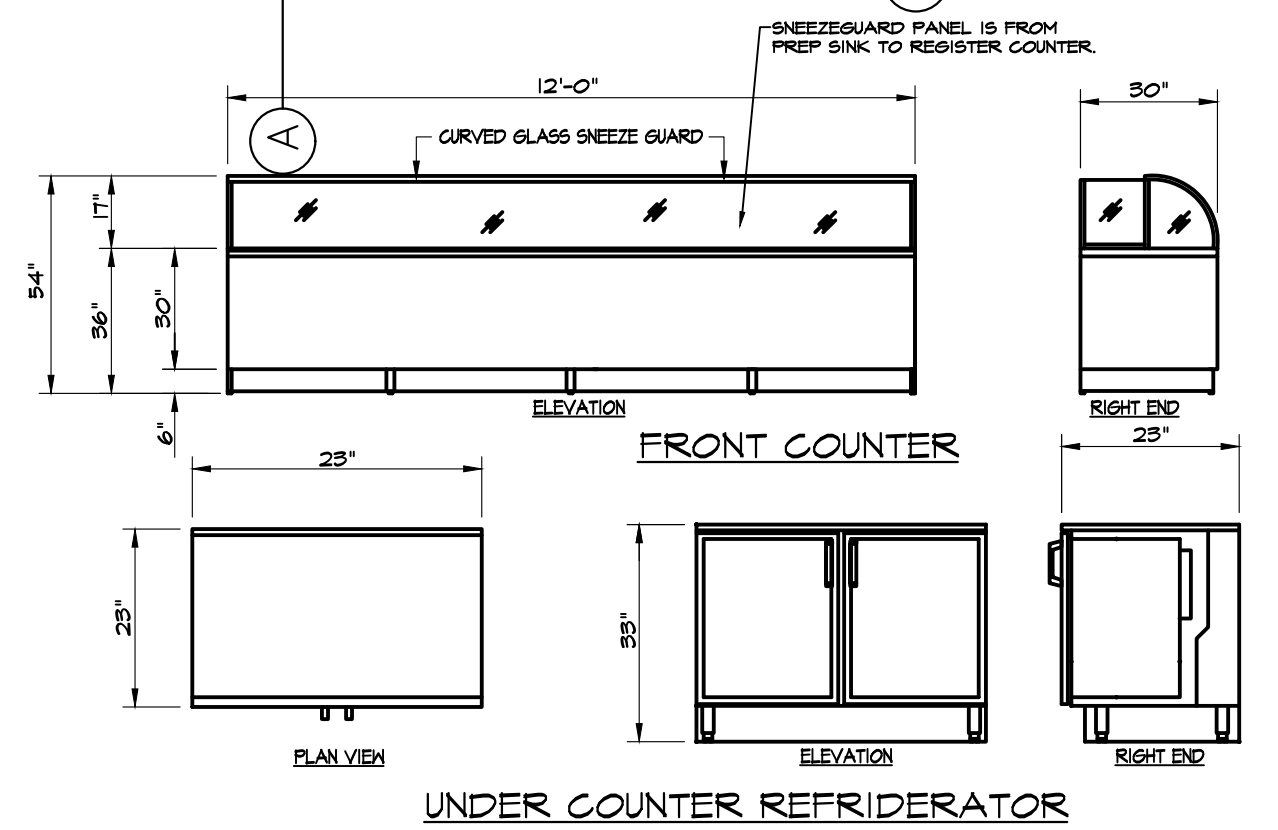
COMPONENT	EFFICIENCY
IDU1, IDU2, IDU3 (SPLIT UNIT)	82.0 AFUE
HRTU FOR HOOD MAKE UP AIR	10.2 TEER
10 TON ROOF TOP UNIT	11.0 TEER
INSTANTANEOUS (RR)	ENERGY FACTOR 0.96
WATER HEATER TANK LESS	ENERGY FACTOR 0.92

**DOOR NOTES:**

1. SIGN ON EGRESS SIDE ABOVE DOOR - "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
2. EXIT DOORS TO BE OBTAINABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. DOOR HARDWARE TO BE LEVER TYPE TO MEET CGC 4 ADA STANDARDS METAL PIN.
4. MAXIMUM EFFORT TO OPERATE ALL DOORS SHALL NOT EXCEED 5 LB.
5. THE BOTTOM OF 10' OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
7. In buildings in occupancy Group A having an occupancy load of 300 or less, Groups B, F, M, and S, and in places or religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided (1) the locking device is readily distinguishable as locked, (2) a readily visible durable sign posted on the egress side or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" and (3) the use of the key operated locking device is revocable by the fire official for fire cause.

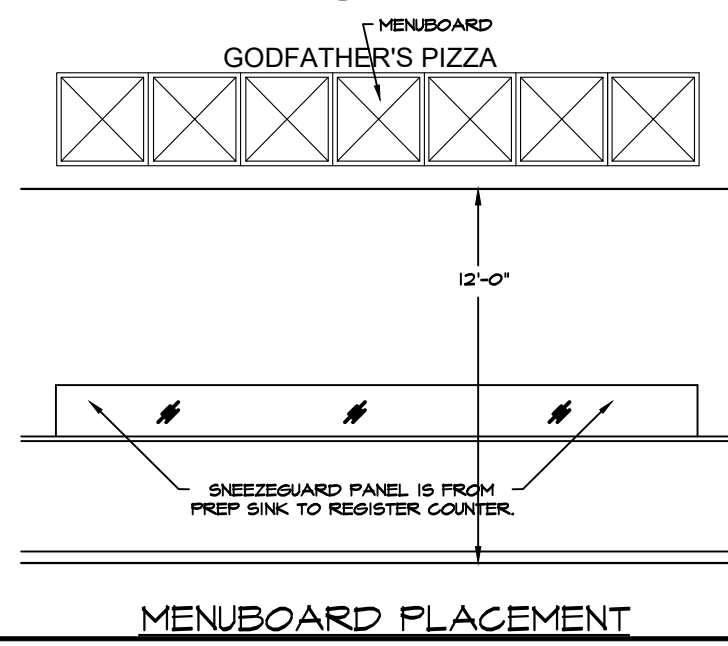
**CGC EXTERIOR NOTES:**

1. PATH OF TRAVEL SLOPE SHALL MEET THE REQ'S OF CGC 11B-409.5. RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
2. LEVEL LANDINGS WITH A SLOPE NOT EXCEEDING 1:48 AT ALL EXTERIOR DOORS WITH MANEUVERING CLEARANCE EXTENDING 24" MIN PAST THE STRIKE EDGE FOR A DISTANCE OF 60" MIN ON THE FULL SIDE OF THE DOOR.
3. EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE PUBLIC WAY BY MEANS OF AN ACCESSIBLE ROUTE.



**FLOOR PLAN**

SCALE: 3/16"=1'-0"



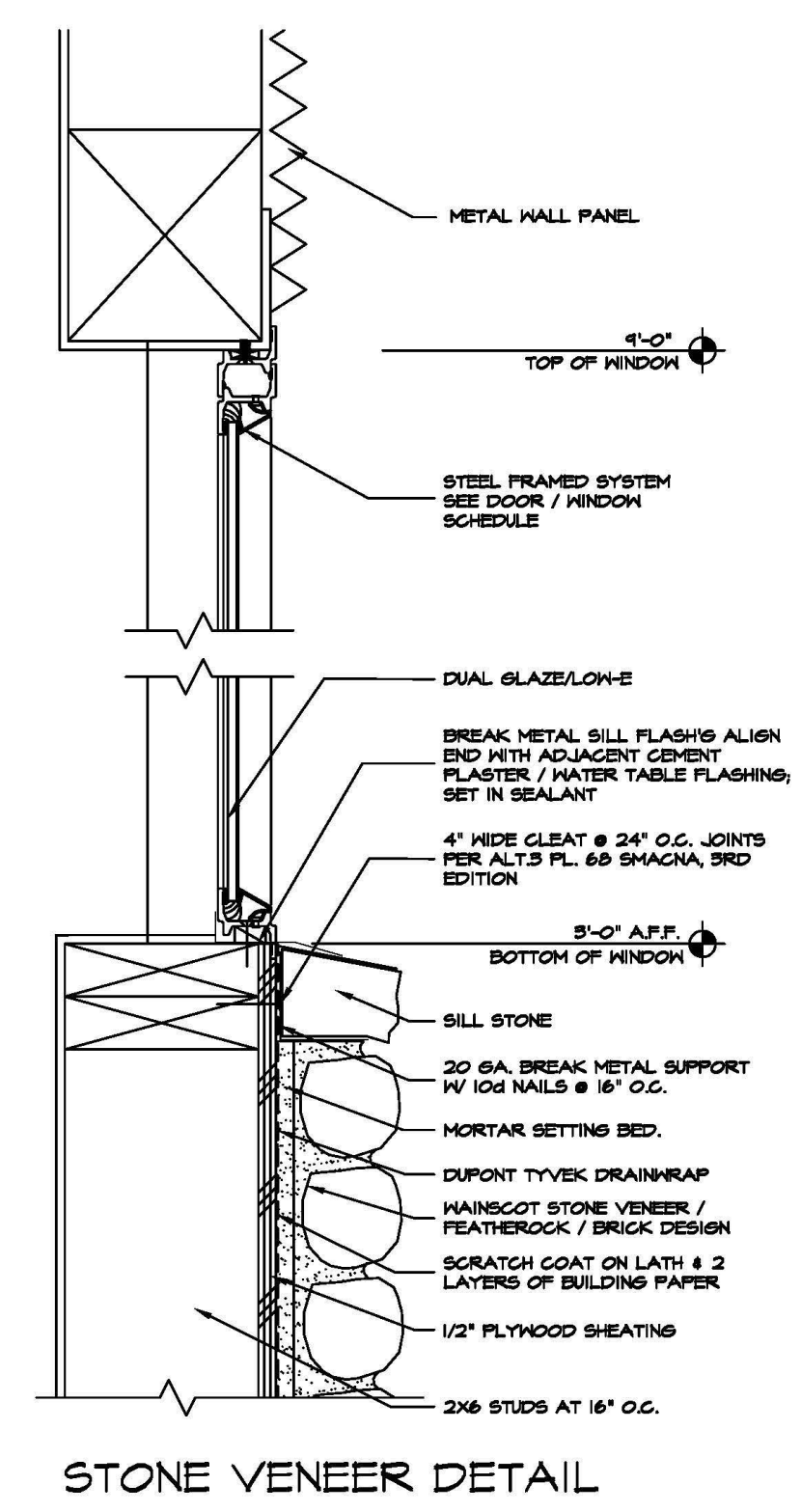
REVISIONS	BY

Professional Engineer Seal for Ramon Sanchez, License C-16583, State of California. Logo for Hi-Tech Developing Inc, 3506 W Nielsen Ave, Fresno, CA 93706.



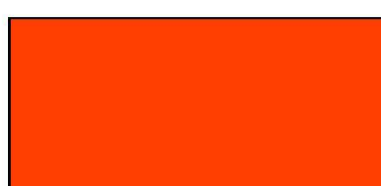
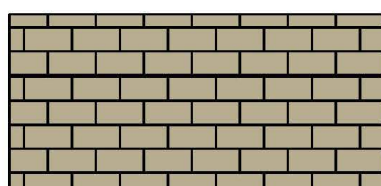
JOB NO.: 21-0264  
 DATE: 12/28/2021  
 SHEET: A1

ELEVATIONS  
3/16"=1'-0"

NEW C-STORE BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA



**COLOR LEGEND**

-  MTL ROOF / GABLE TRIMS / EAVES / GUTTERS  
HIGH GLOSS WHITE OR POLAR WHITE (07)  
SR=0.73 TE=0.07 SRI=73 ES
  -  MTL WALL PANEL / CORNERS / DOWNSPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.05 SRI=24 ES
  -  DOOR / ROLL-UP DOOR / FRAMED OPENINGS  
PATRIOT RED OR COLONIAL RED (04)  
SR=0.32 TE=0.08 SRI=32 ES
  -  FEATHEROCK VENEER / BRICK DESIGN / COLOR LIGHT STONE TYP @ EXT
- SR = SOLAR REFLECTANCE  
TE = THERMAL EMITTANCE  
SRI = SOLAR REFLECTANCE INDEX  
ES = ENERGY STAR



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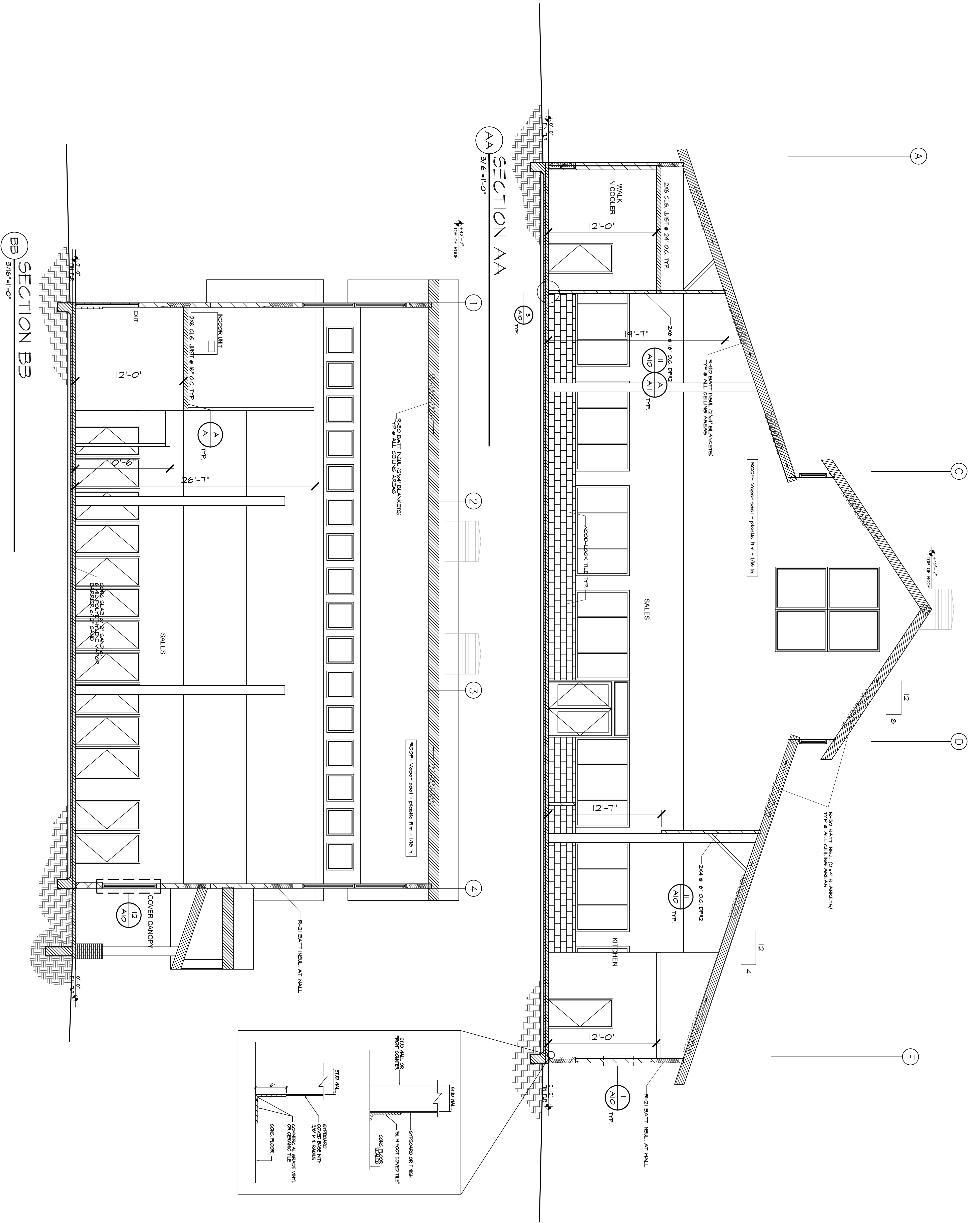
LICENSED ARCHITECT  
RAY A. ROBERTS  
C-16583  
EXPIRES 10-29-23  
STATE OF CALIFORNIA

**Hi-Tech Developing Inc**  
Van Damme & Mc Farland St.  
3506 W Nielsen Ave, Fresno, CA 93706

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 Drafting & Design  
 224 Norton Ave Sanger, California 93657  
 Phone: 646-8655 Fax: 344-5161  
 hydrating@kcbglobal.net

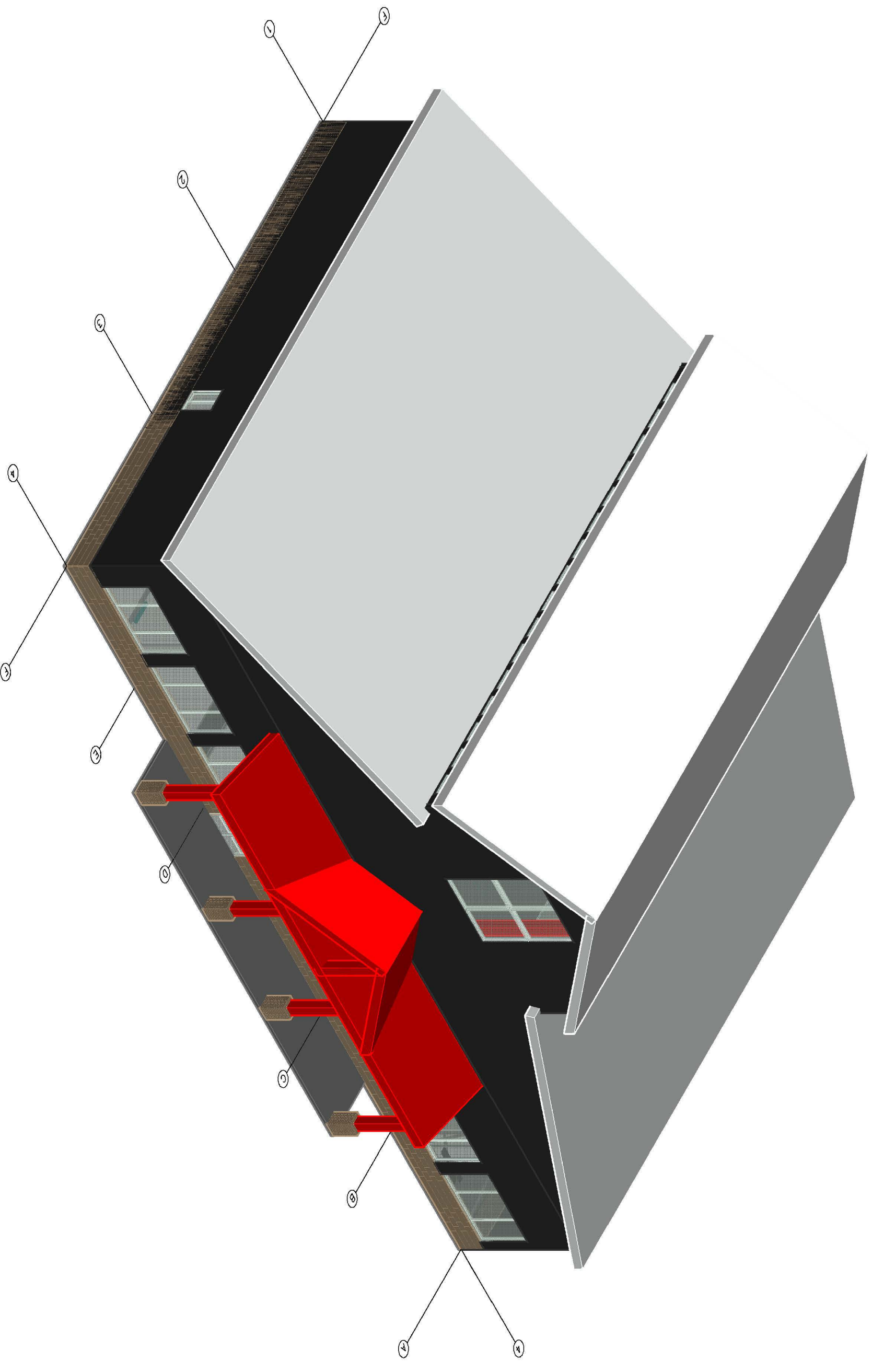
SECTIONS  
 3/16"=1'-0"

NEW C-STORE BUILDING FOR:  
 HI-TECH DEVELOPING INC.  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

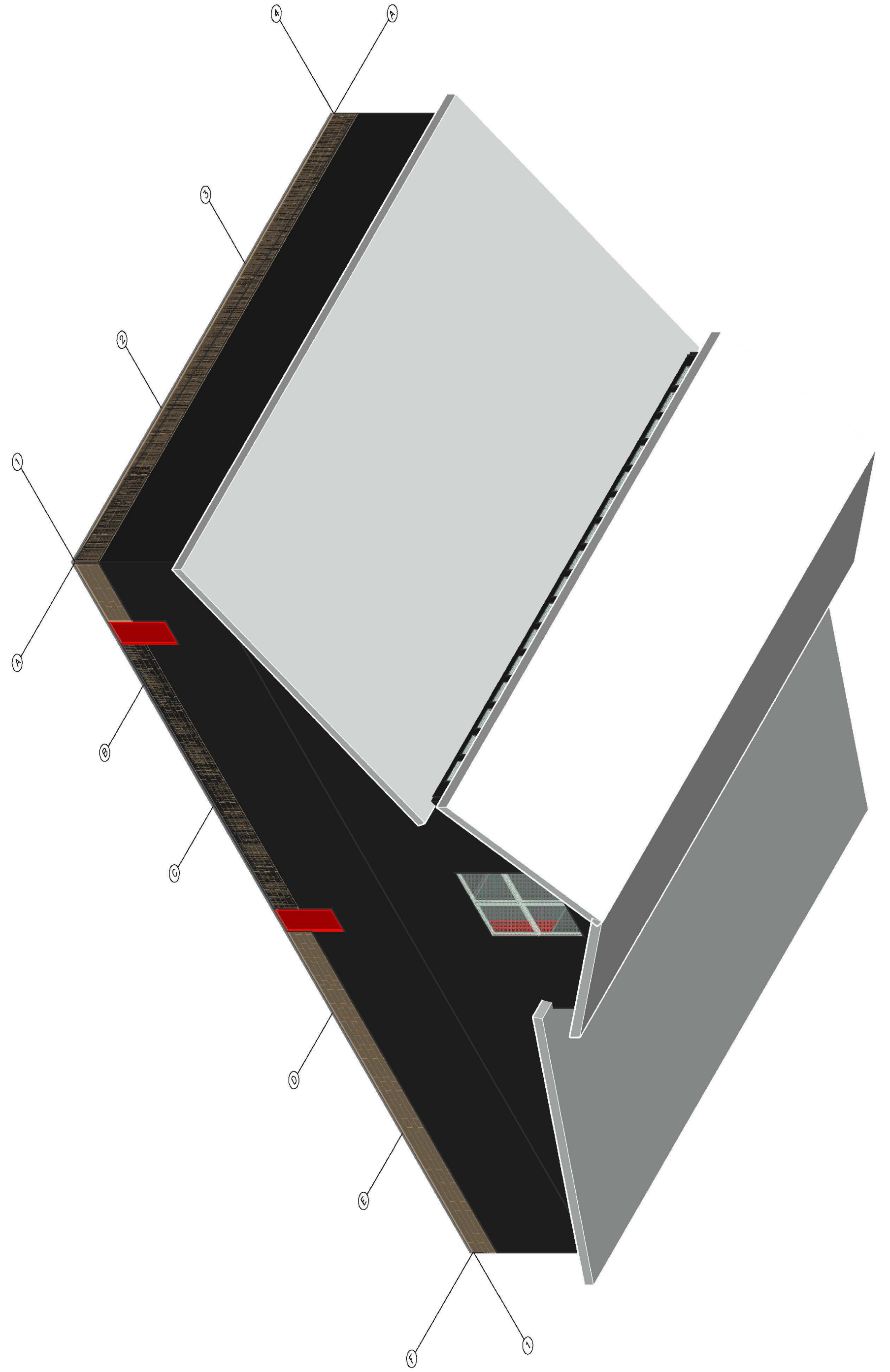
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 Lic#100087  
 3916 W. Nielsen Ave, Fresno, CA 93706

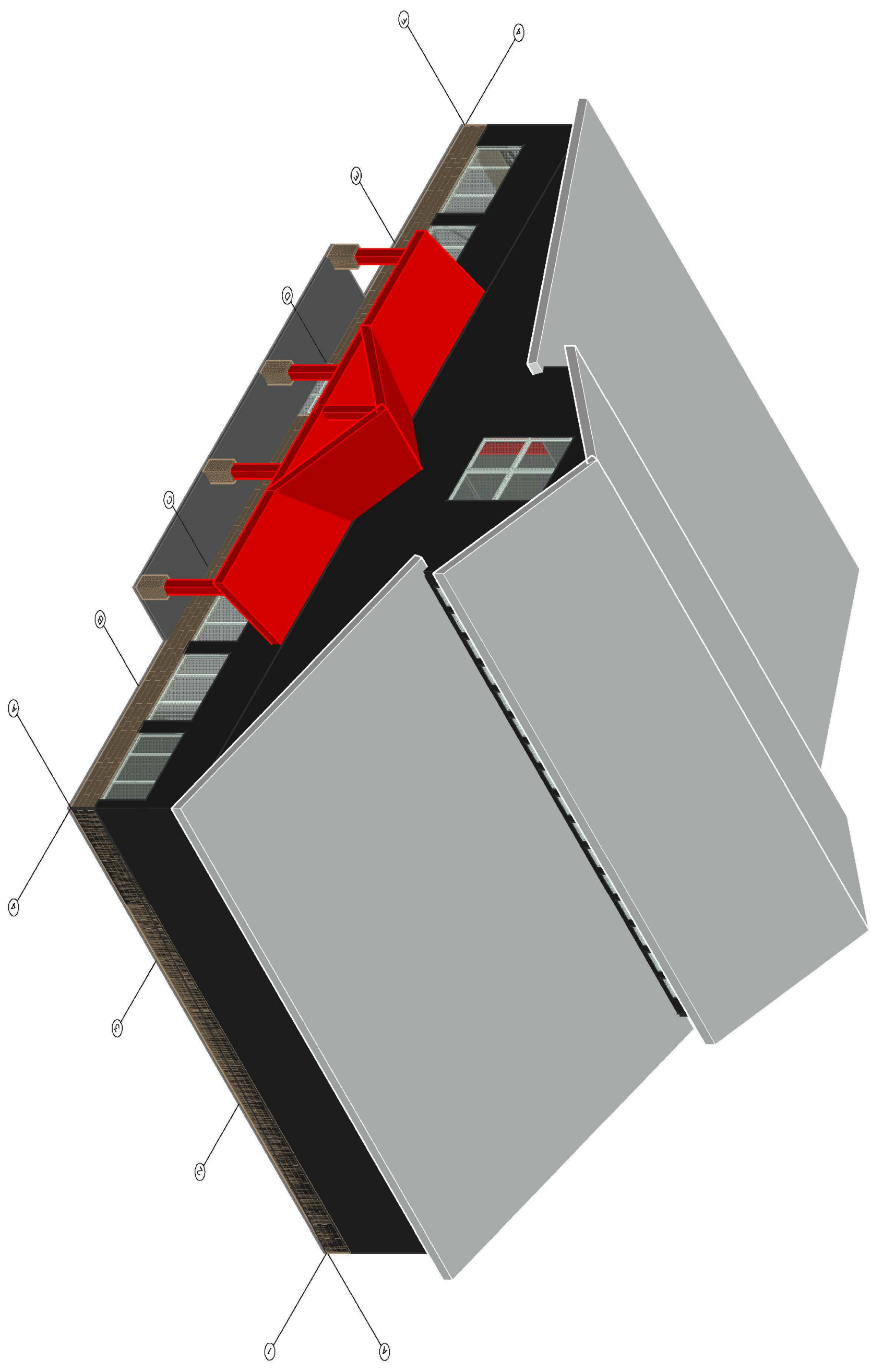
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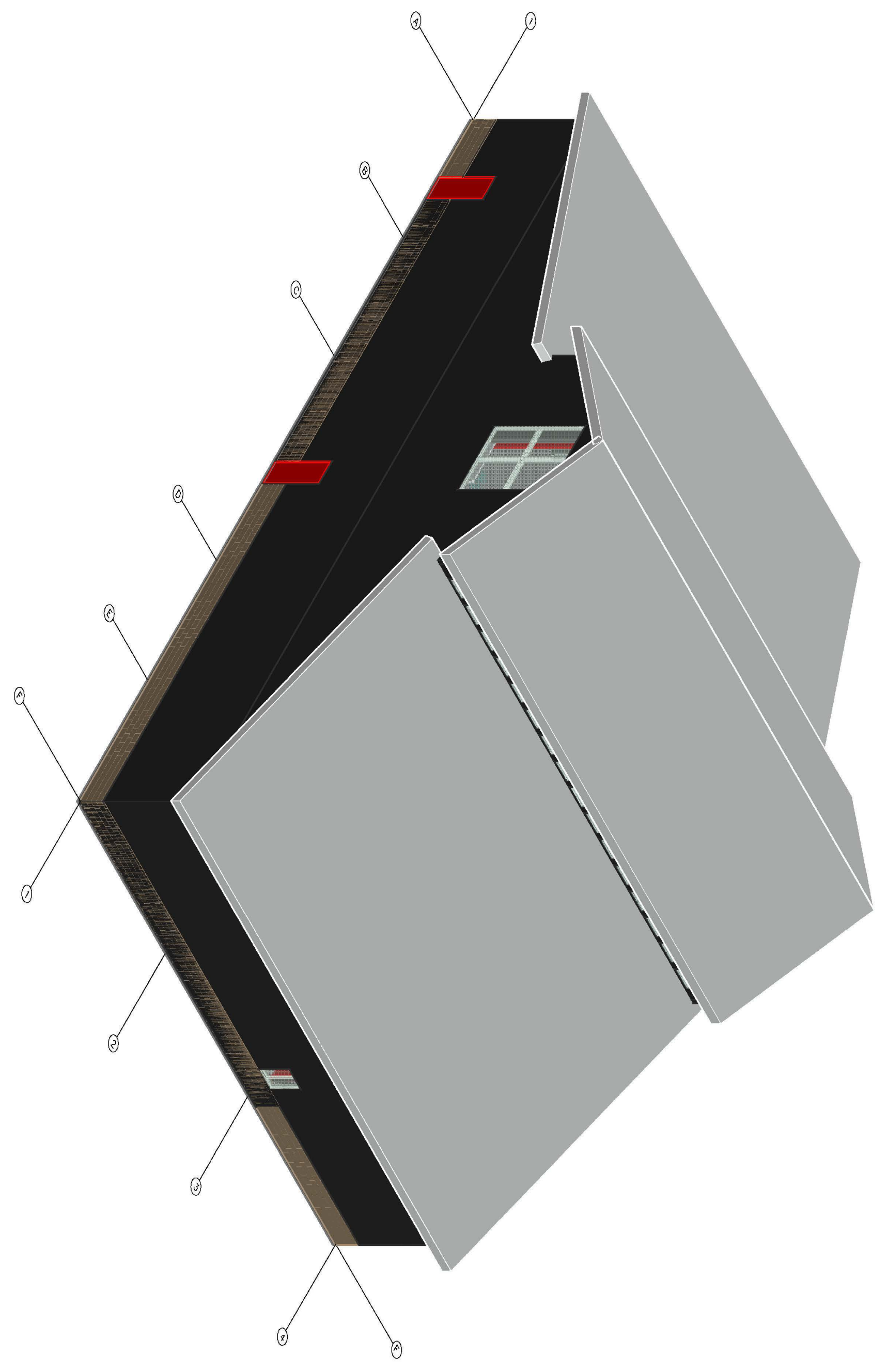
NE ISOMETRIC



SW ISOMETRIC



NW ISOMETRIC



SE ISOMETRIC

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**A5**

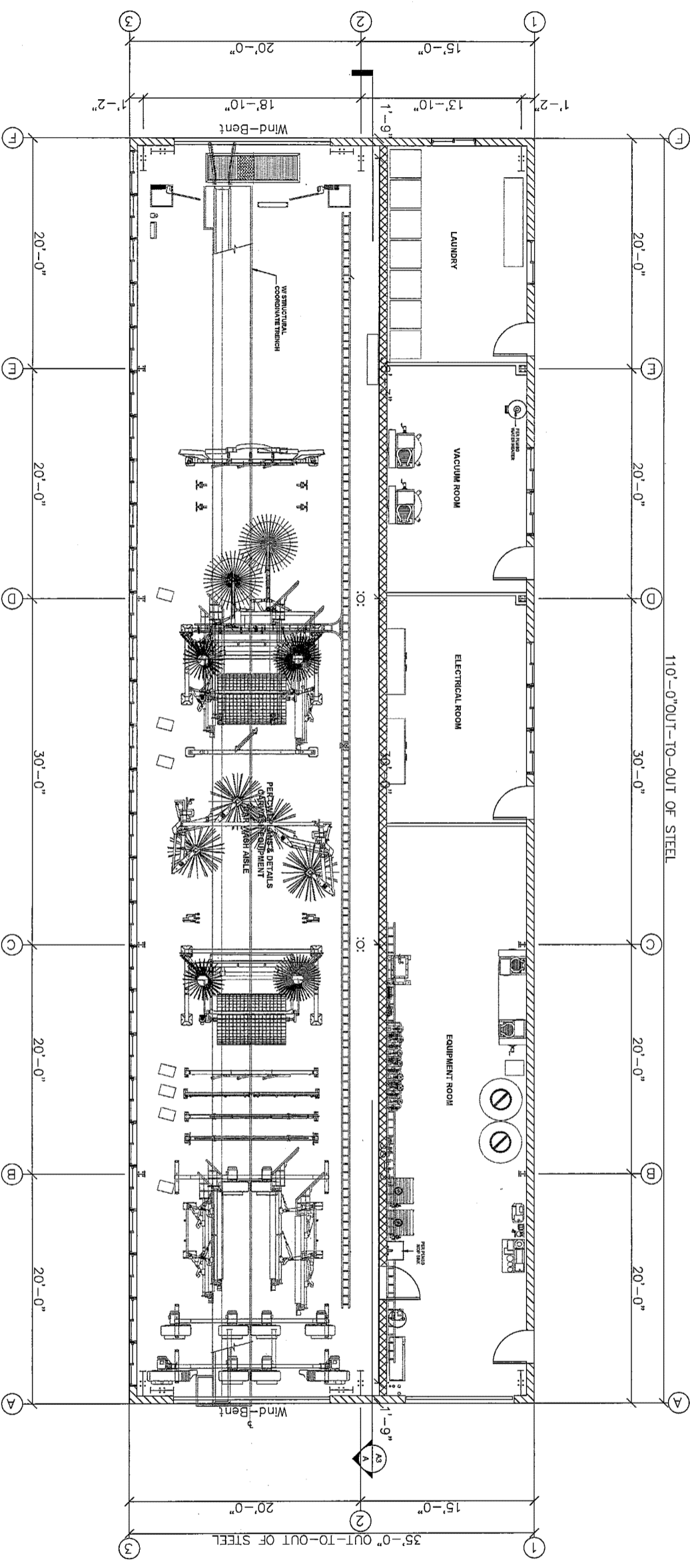
**Hi-Tech Developing Inc.**  
 Lic. 1000887  
 3506 W. Nielsen Ave. Fresno, CA 93706  
 Tel: 559-233-1111  
 Fax: 559-233-1111  
 Email: info@hitechdeveloping.com

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NEW C-STORE BUILDING FOR:  
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 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

ISOMETRIC ELEVATIONS

**RAMON SANCHEZ**  
 Drafting & Design  
 224 Norton Ave. Sanger, California 93657  
 Phone: 546-8655 Fax: 544-5161  
 Email: hysdr@hitechdeveloping.com



PROPOSED FLOOR PLAN  
1/4" = 1'-0"

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Drafting & Design  
224 Horton Ave Sanger, California 93657  
Phone: 646-6655 Fax: 544-9164  
Hydro@ramonsanchez.com

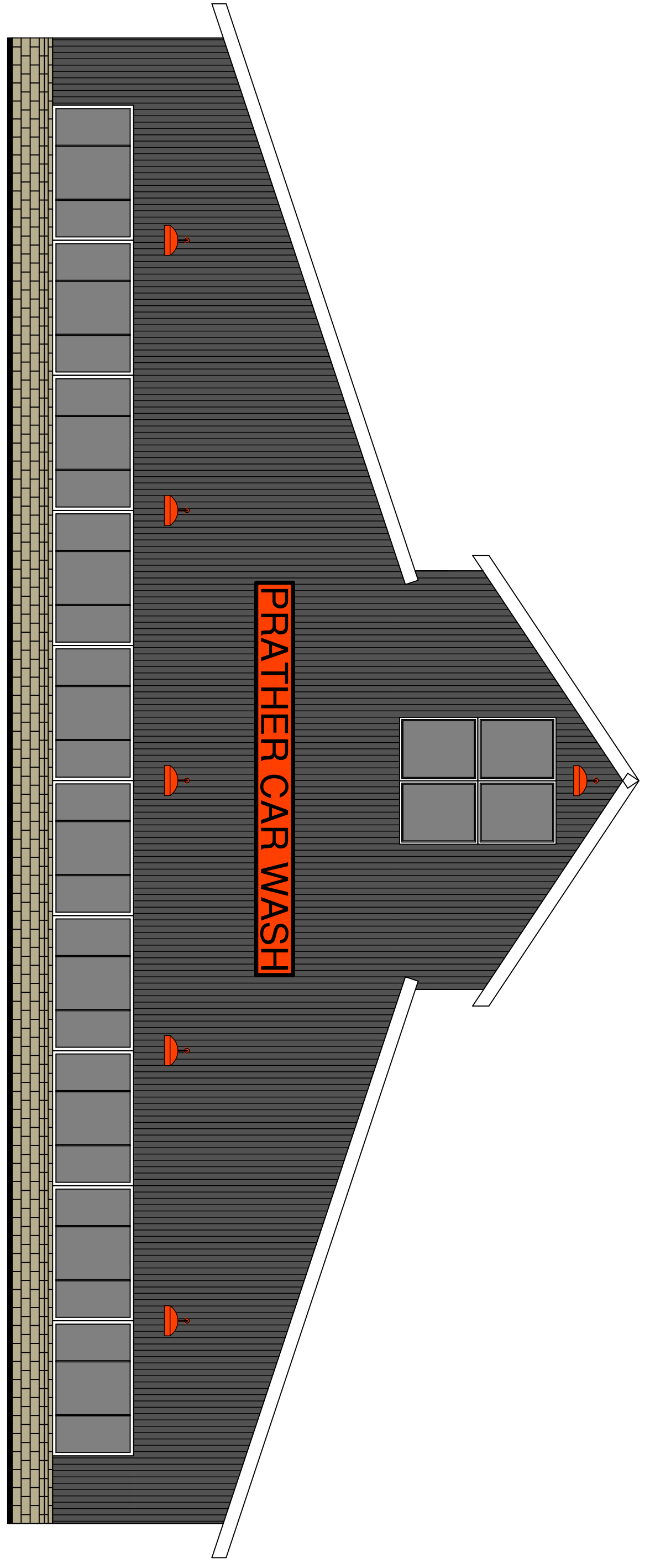
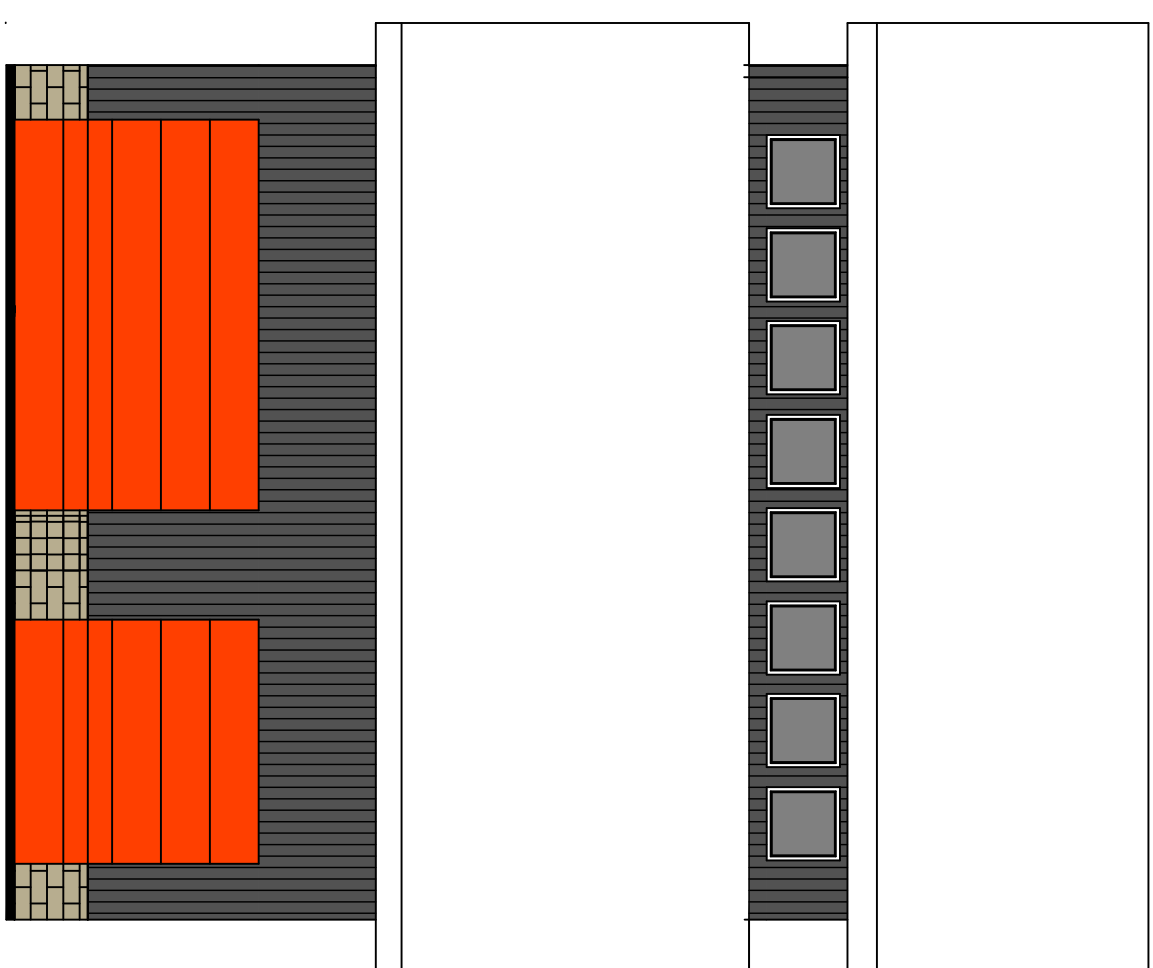
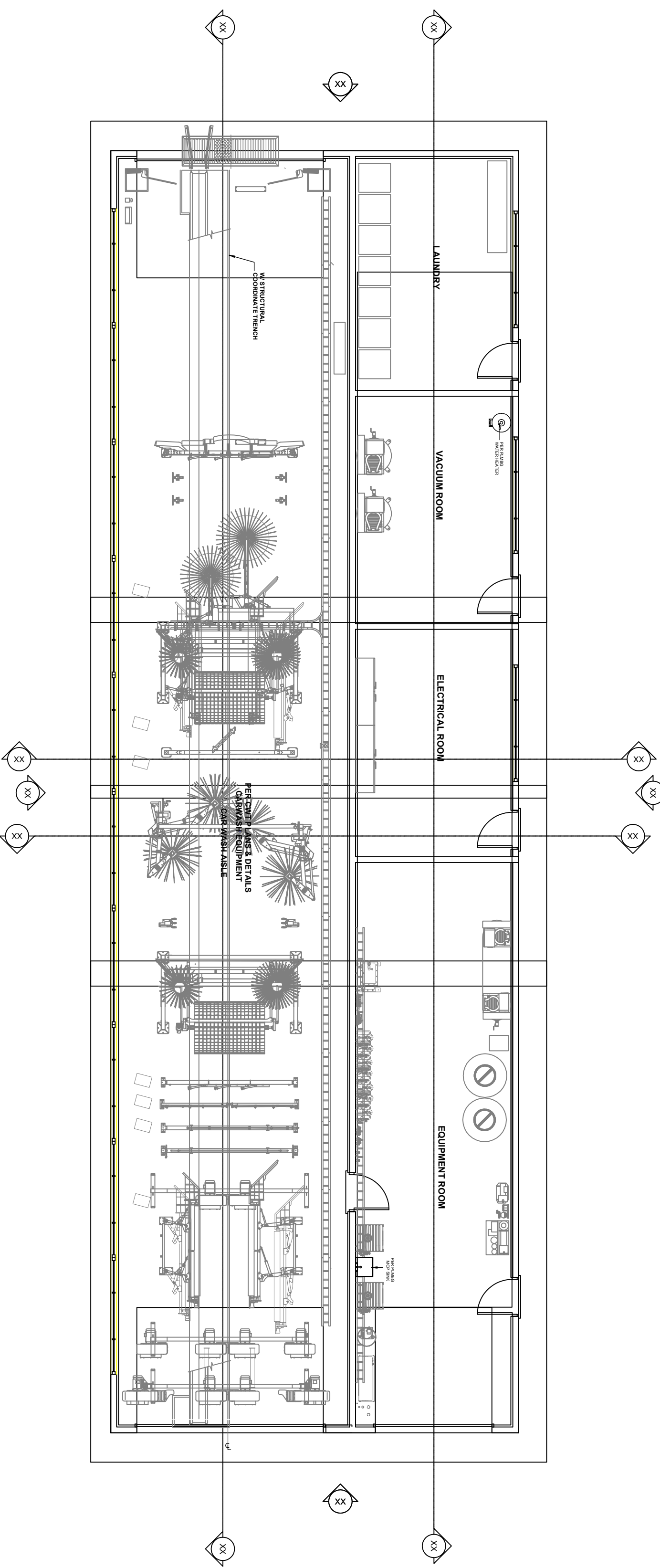
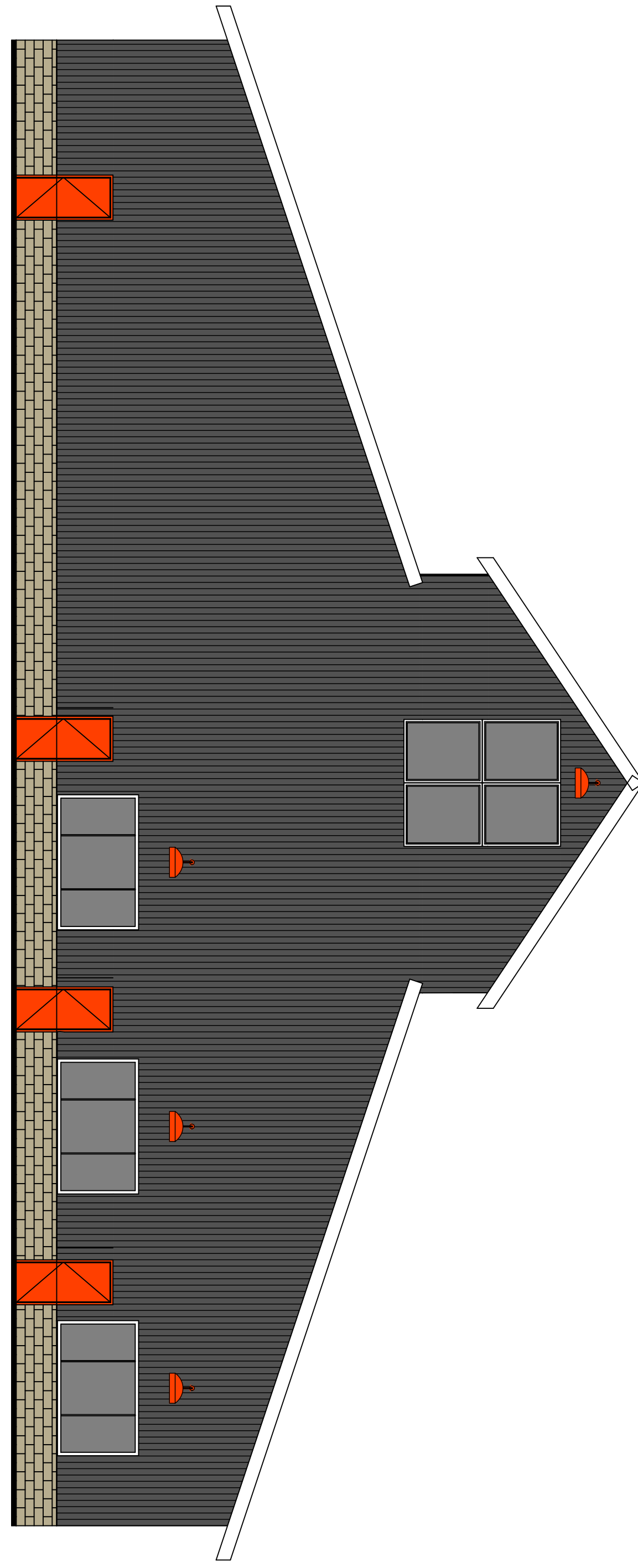
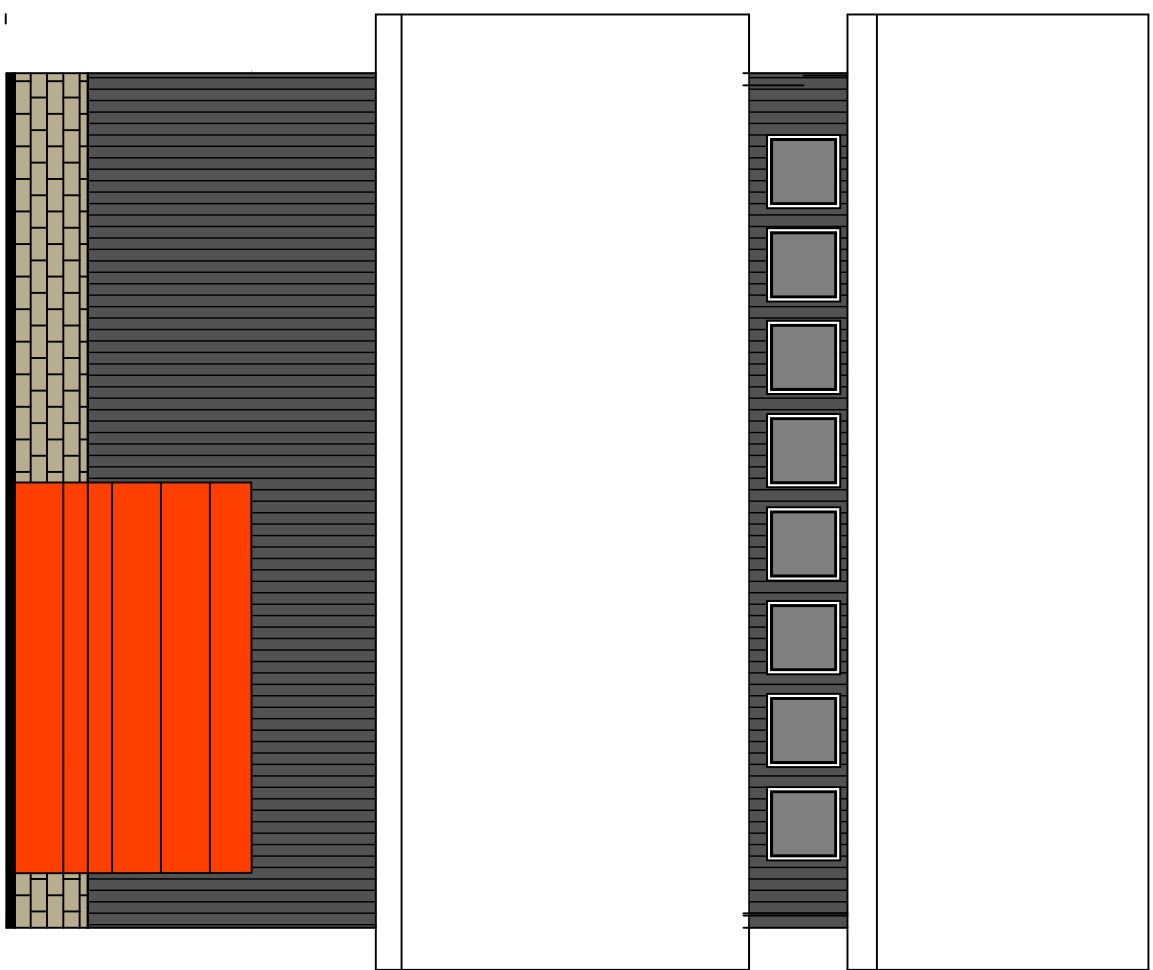
FLOOR PLAN  
1/4" = 1'-0"

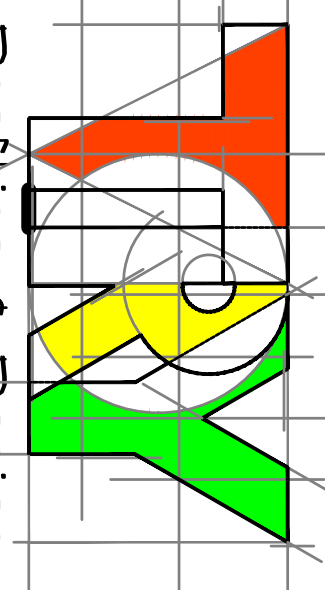
NEW CAR WASH FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

REVISIONS	BY

Developer:  
**Hi-Tech Developing Inc.**  
3500 W. Hudson Ave. Fresno, CA 93706

JOB NO.: 86411  
DATE: 1/20/21  
SHEET:  
**A2**




  
 Drafting & Design  
**RAMON SANCHEZ**  
 224 Norton Ave Sanger, California 98687  
 Phone: 664-6655 Fax: 394-3161  
 rgsdrafting@comcast.net

FLOOR PLAN  
1/4"=1'-0"

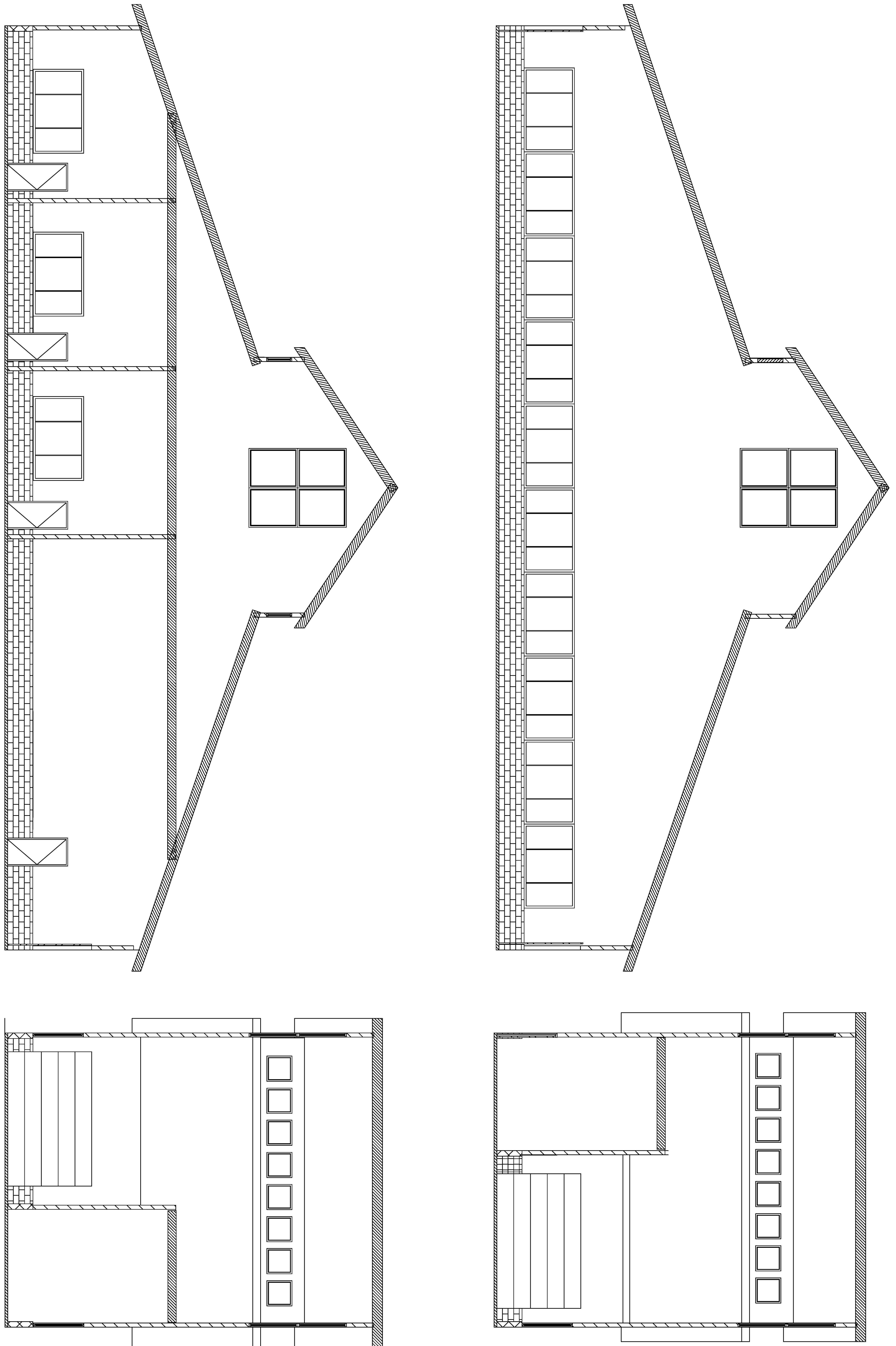
NEW CAR WASH FOR:  
**HI-TECH DEVELOPING INC.**  
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 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

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Developer:  
  
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 5305 W. Mission Ave. Fresno, CA 93706

JOB NO.: 6047  
 DATE: 11/02/21  
 SHEET:  
**A2**

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DATE: 1/10/2021

SHEET:  
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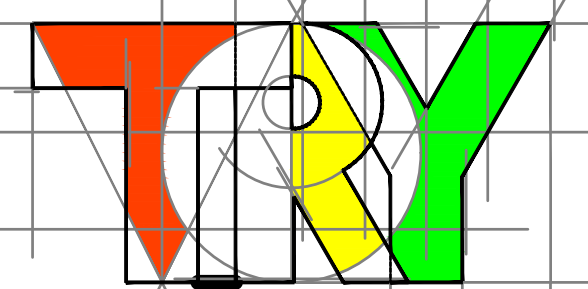
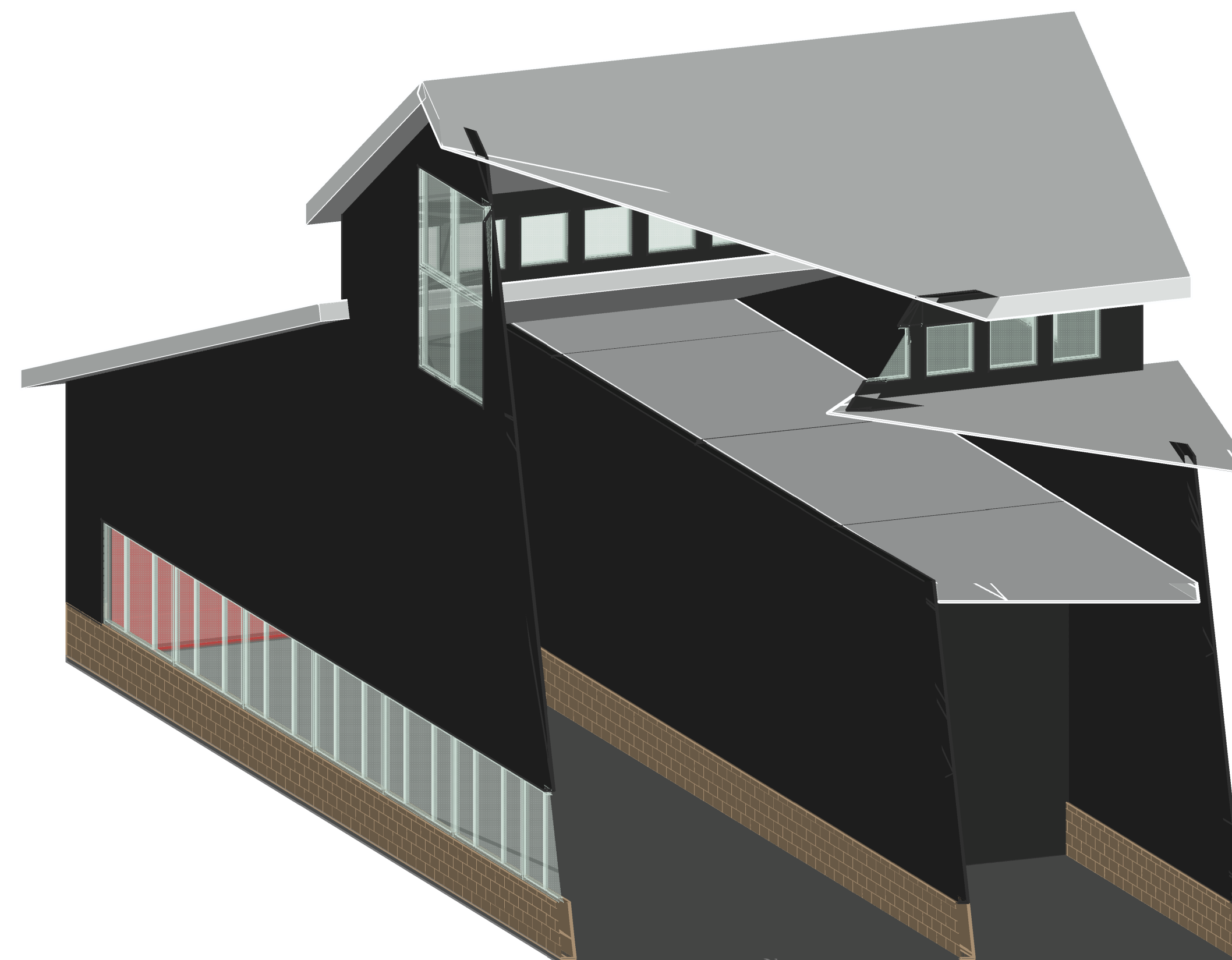
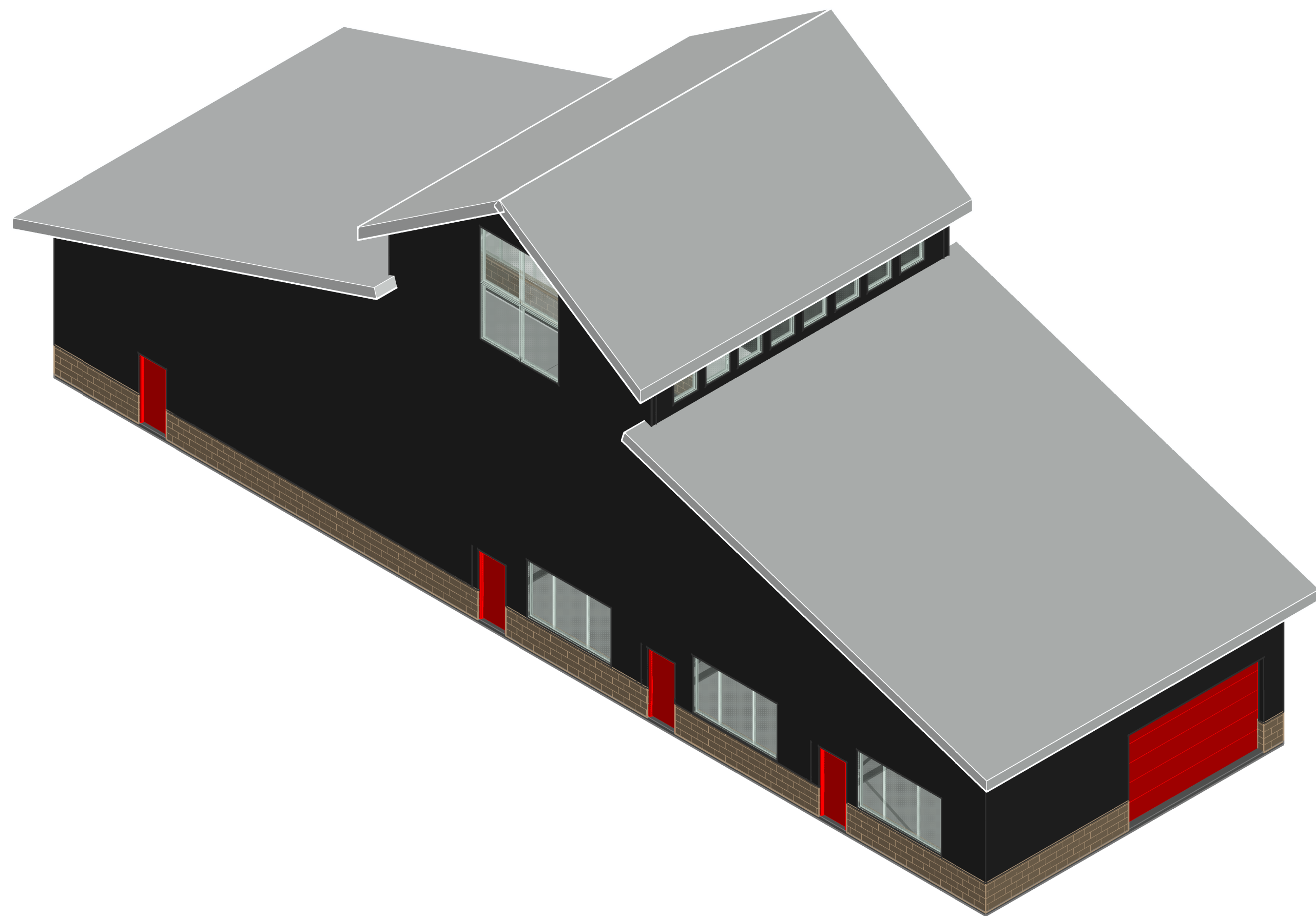
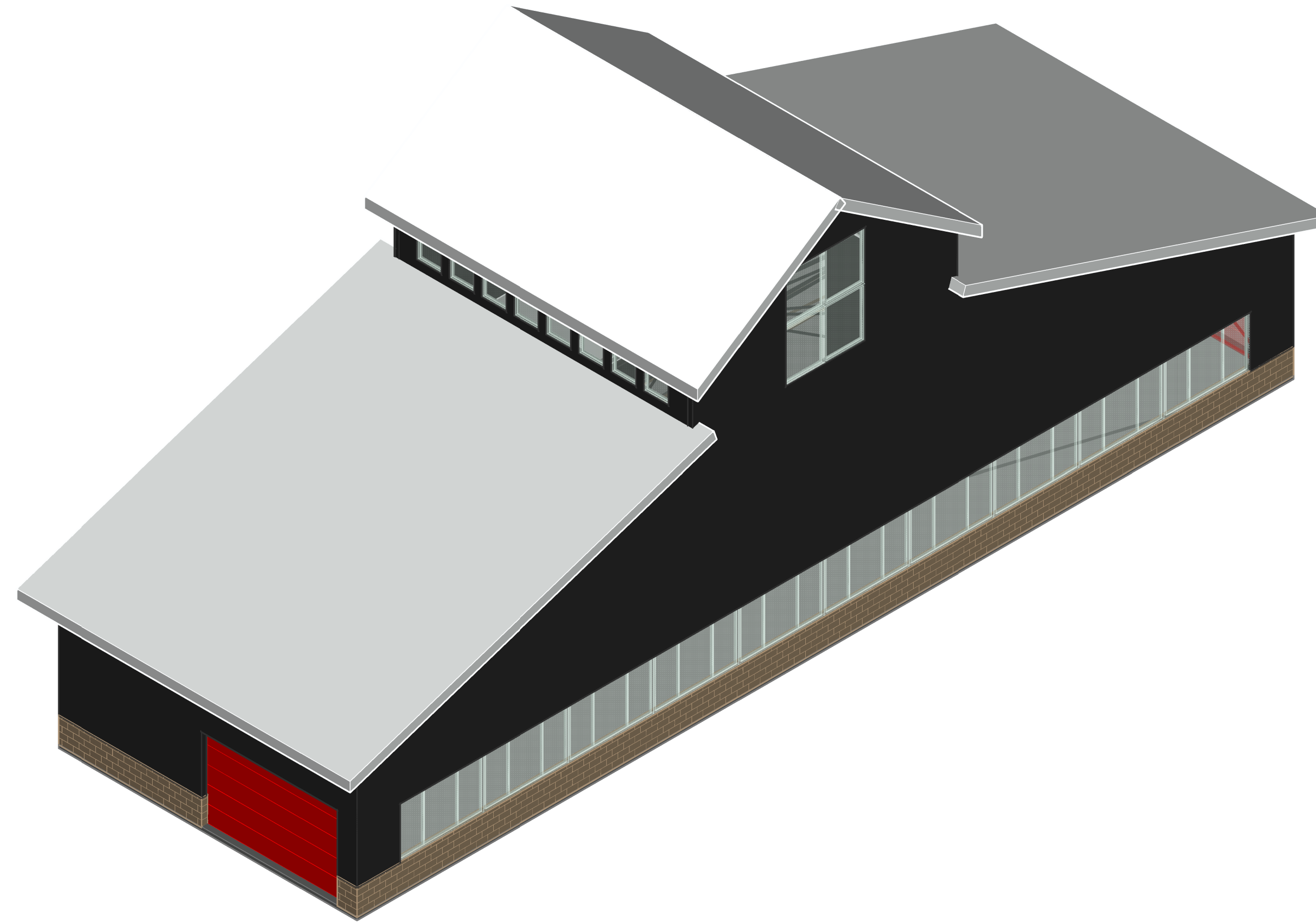
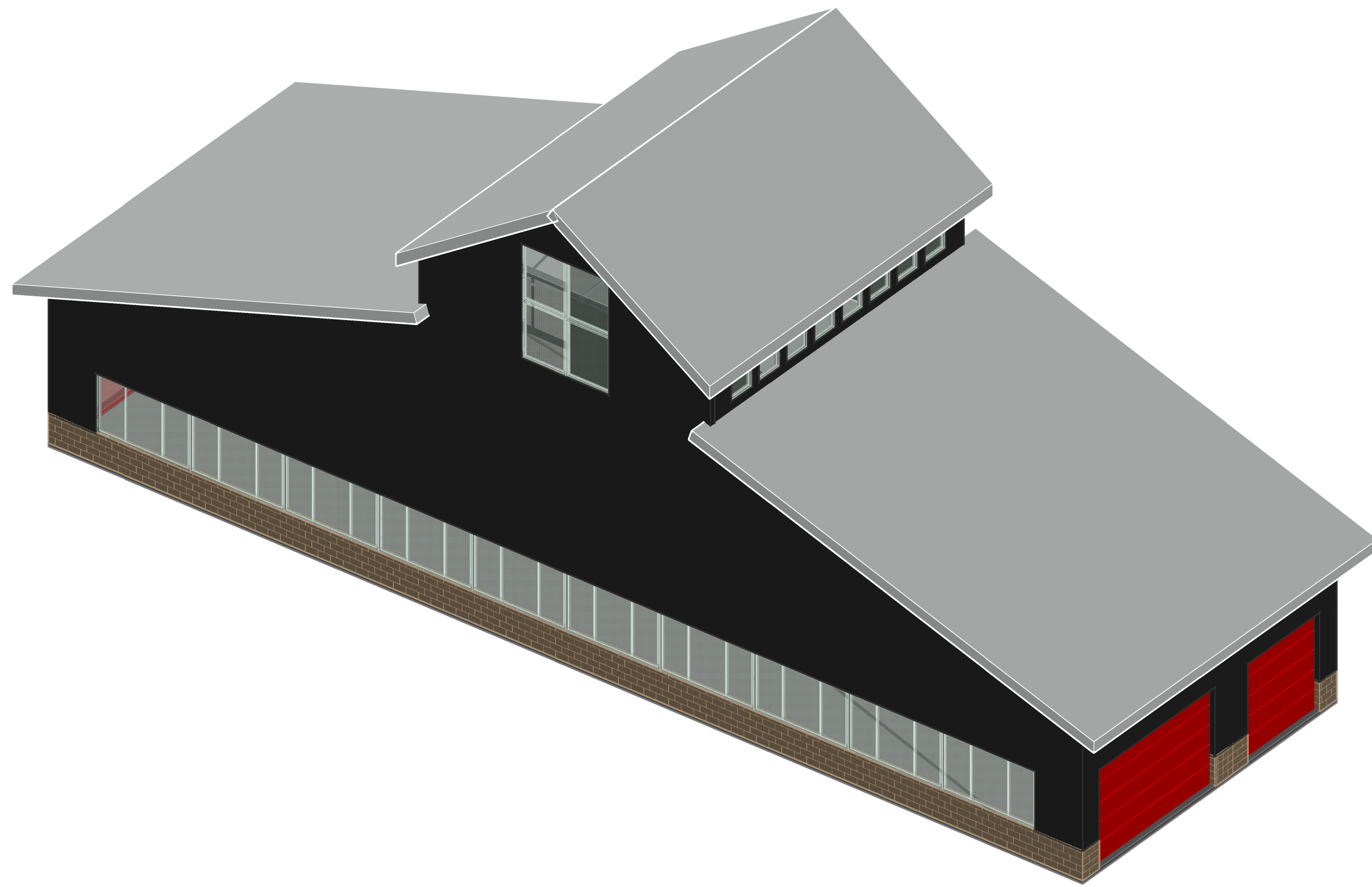
Developer:  
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NEW CAR WASH FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

SECTIONS  
1/4" = 1'-0"

Drafting & Design  
**RAMON SANCHEZ**  
224 Norton Ave Sanger, California 95857  
Phone: 559-866-2868  
r.sanchez@ramonsanchez.com



Drafting & Design

**RAMON SANCHEZ**  
 224 Morton Ave Sanger, California 93657  
 Phone: 646-8655 Fax: 344-5161  
 trydrafting@bcglobal.net

3D ELEV.  
 1/4"=1'-0"

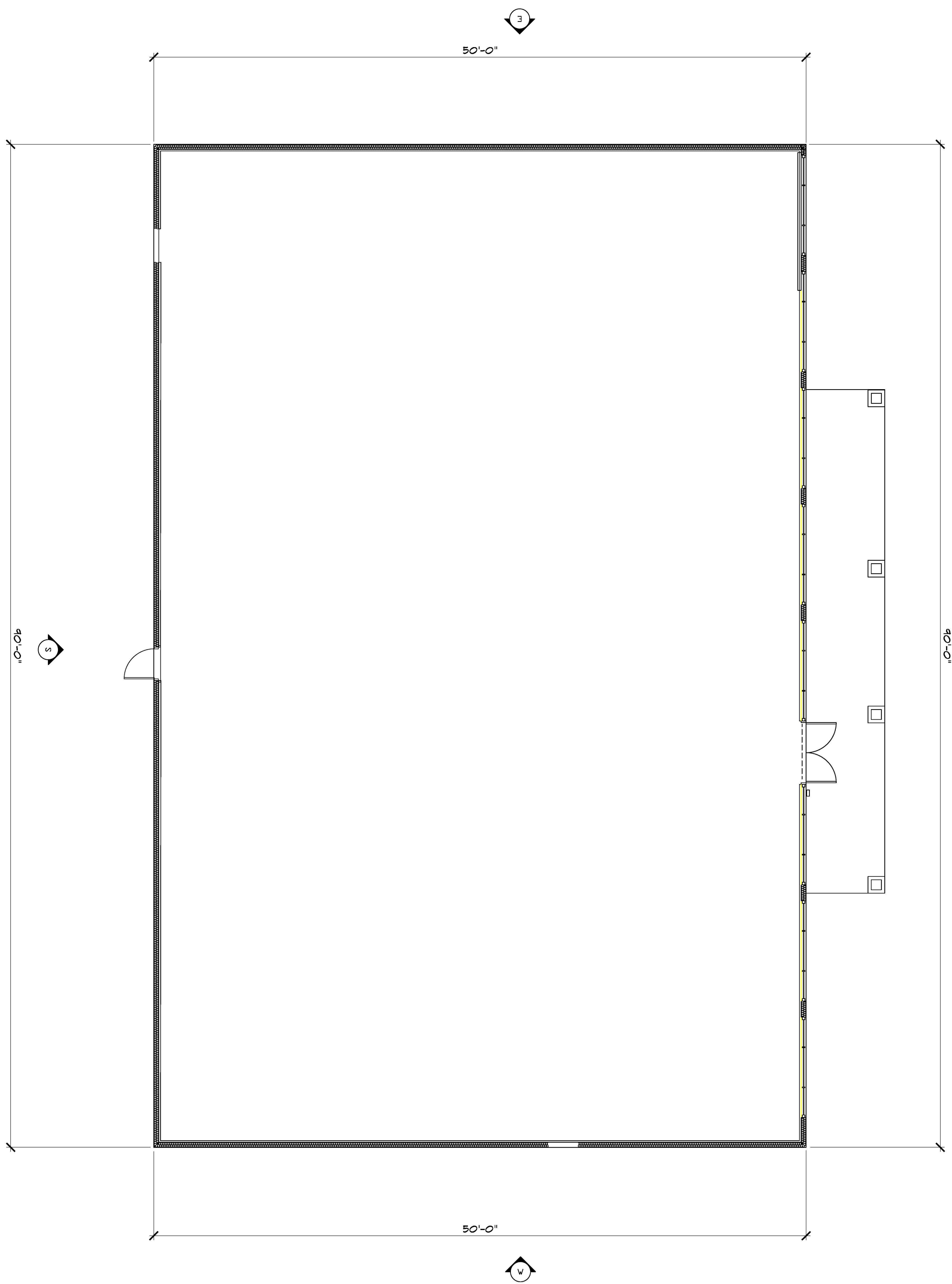
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**NEW CAR WASH FOR:**  
**HI-TECH DEVELOPING INC.**  
**AUBERRY RD**  
**PRATHER, CA 93651**  
**COUNTY OF FRESNO**      **CALIFORNIA**

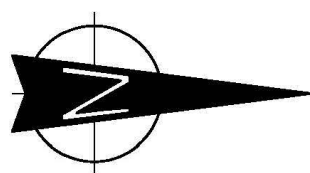
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**Hi-Tech Developing Inc**  
License # 93587  
 3506 W Nielsen Ave, Fresno, CA 93706

JOB NO. : 809T  
 DATE : 11/02/2021  
 SHEET :  
**A4**



FLOOR PLAN



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DATE: 12/16/2021

SHEET:  
**A**

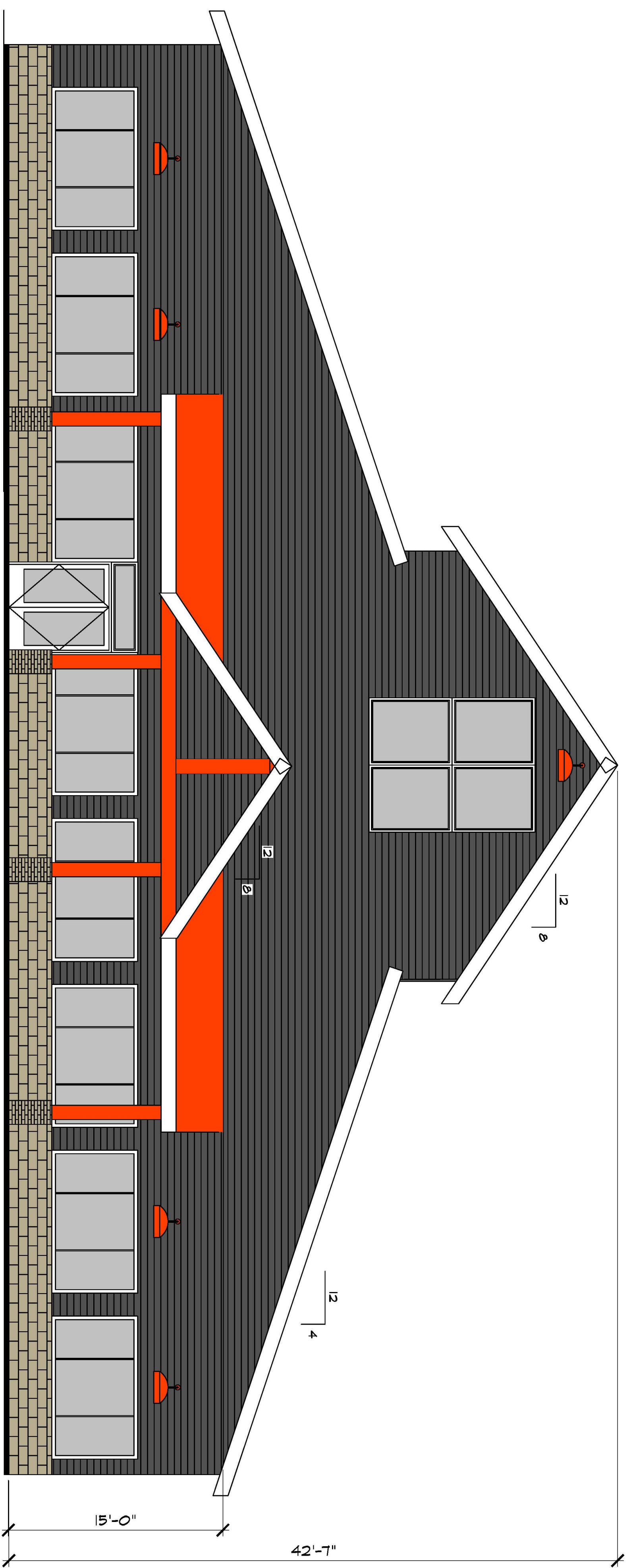
**Hi-Tech Developing Inc.**  
1000 Olive St. Suite 100  
3505 W. Hudson Ave. Fresno, CA 93716  
Tel: 559-233-1111 Fax: 559-233-1112  
hydra@hitechdeveloping.com

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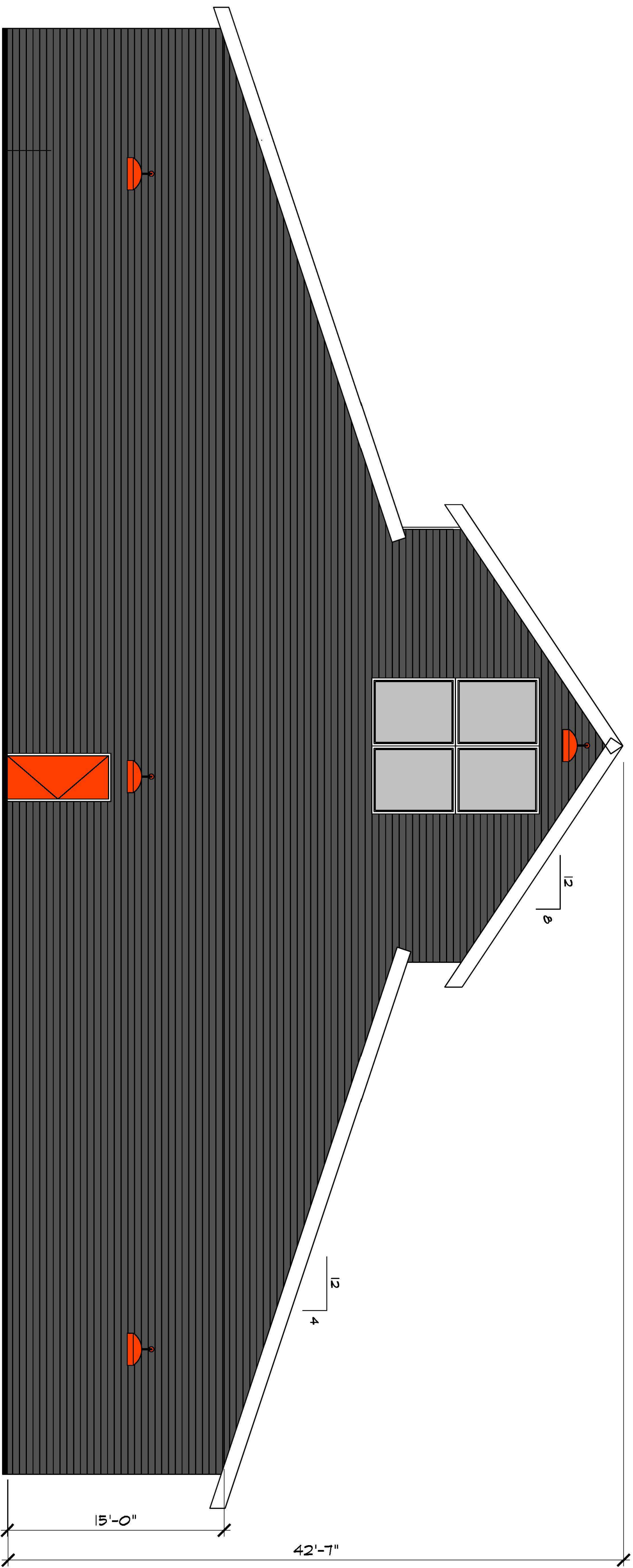
PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
 COUNTY OF FRESNO CALIFORNIA

FLOOR PLAN  
 3/8"=1'-0"

**RAMON SANCHEZ**  
 Drafting & Design  
 224 Norton Ave. Sanger, California 93657  
 Phone: 546-8655 Fax: 546-9161  
 hydra@ramonsanchez.com

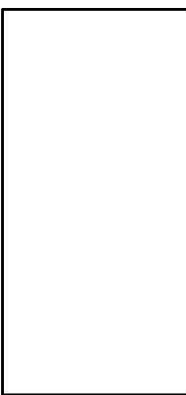
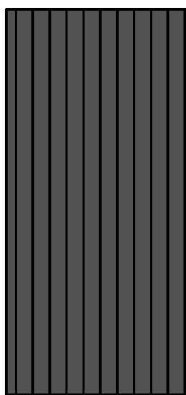

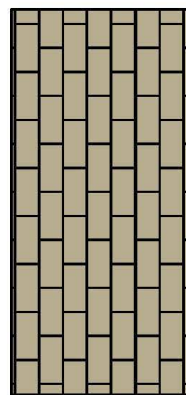
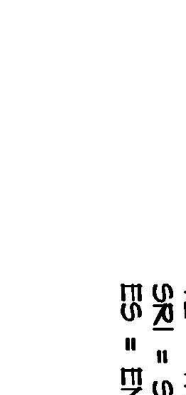


N  
3/16"=1'-0"  
NORTH ELEVATION

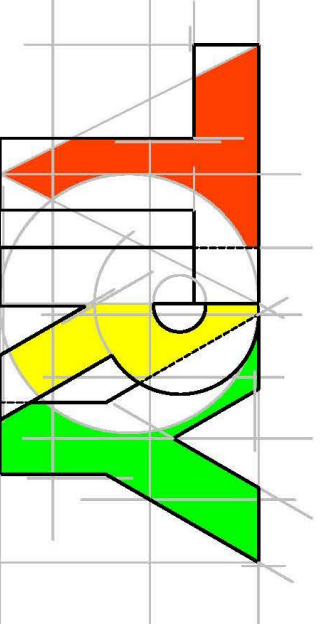


S  
3/16"=1'-0"  
SOUTH ELEVATION

COLOR LEGEND

-  MTL ROOF / GABLE TRIMS / EAVES / GUTTERS  
HIGH GLOSS WHITE OR POLAR WHITE (07)  
SR=0.75 TE=0.87 SRI=78 ES
-  MTL WALL PANEL / CORNERS / DOWNSPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.85 SRI=28 ES
-  DOOR / ROLL-UP DOOR / FRAMED OPENINGS  
PATRIOT RED OR COLONIAL RED (04)  
SR=0.92 TE=0.89 SRI=95 ES
-  FEATHERROCK VENEER / BRICK DESIGN /  
COLOR LIGHT STONE TYP ● EXT
-  SR = SOLAR REFLECTANCE  
TE = THERMAL EMITTANCE  
SRI = SOLAR REFLECTANCE INDEX  
ES = ENERGY STAR

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**RAMON SANCHEZ**  
224 Norton Ave Sanger, California 93657  
Phone: 646-8655 Fax: 344-9161  
hydrahng@bellsouth.net

ELEVATIONS  
3/16"=1'-0"

PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

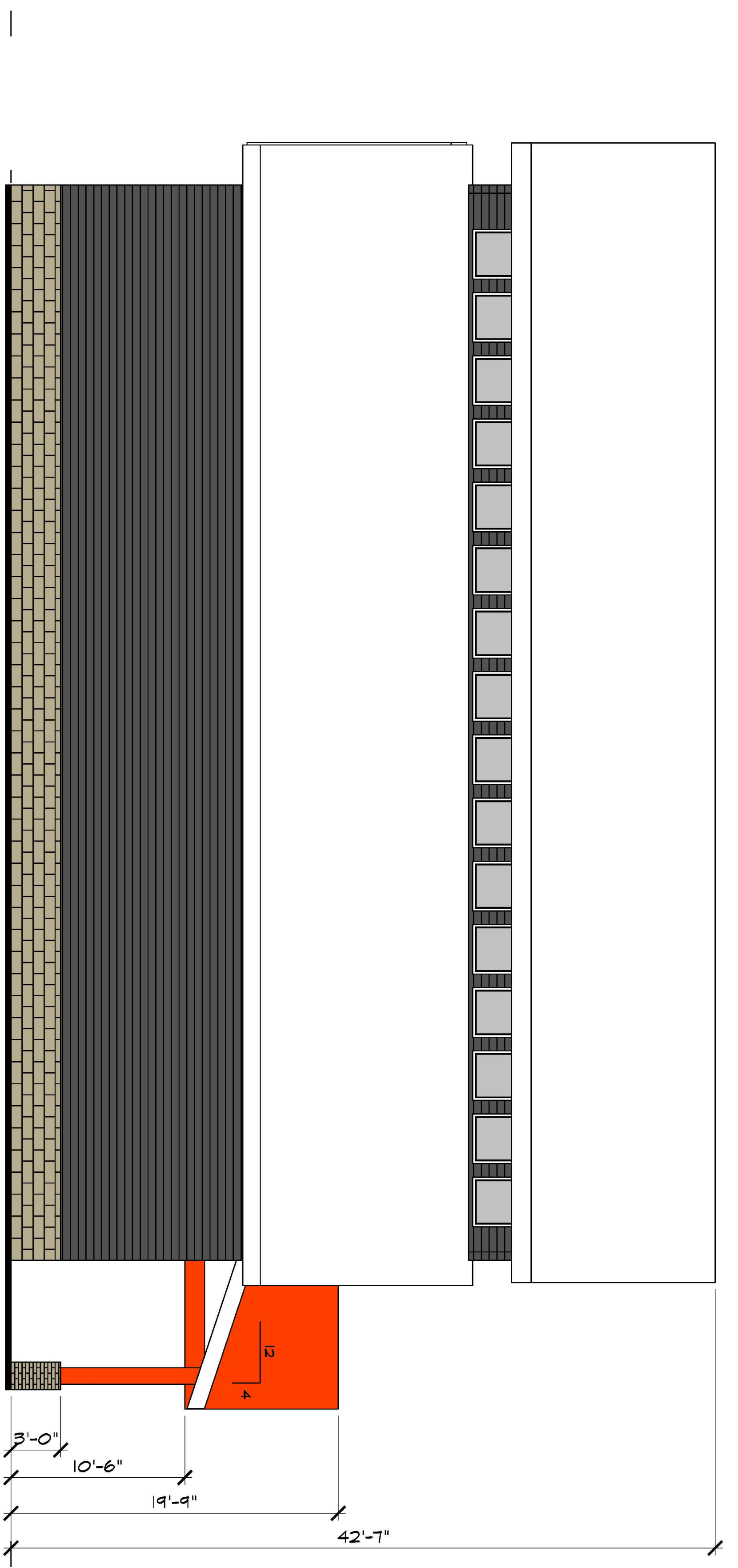
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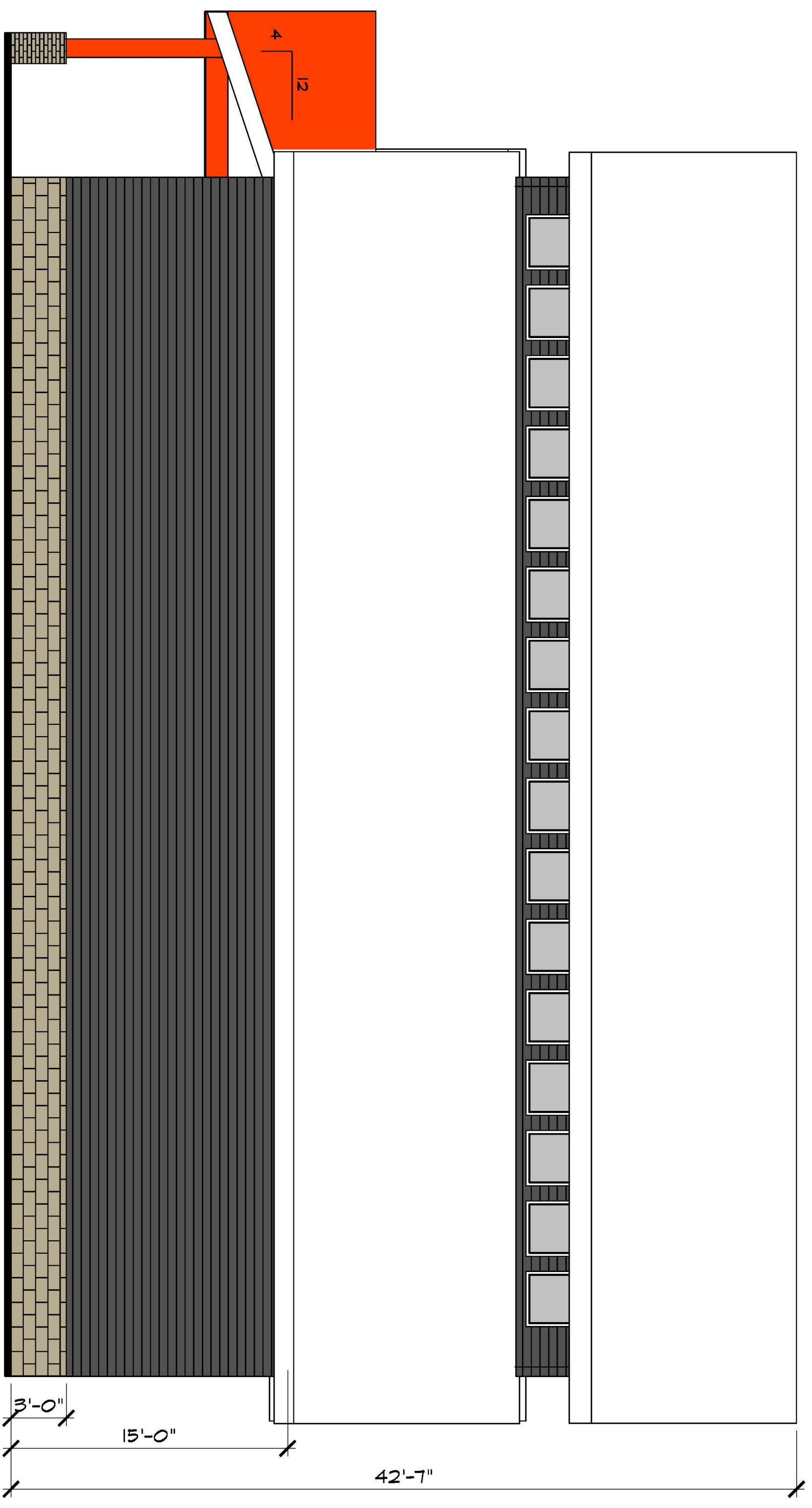
**Hi-Tech Developing Inc**  
100 DOWLE BLVD SUITE 110  
LINDSEY  
3505 W. HILSON AVE. FRESNO, CA 93716

JOB NO.: 21-0266  
DATE: 12/16/2021  
SHEET: **A2**



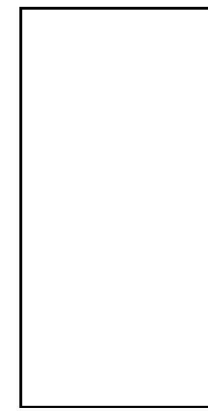
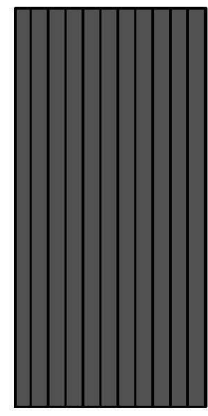
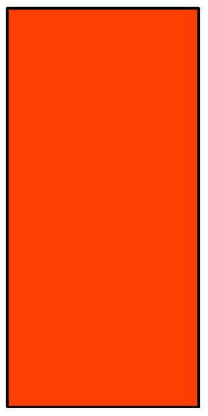
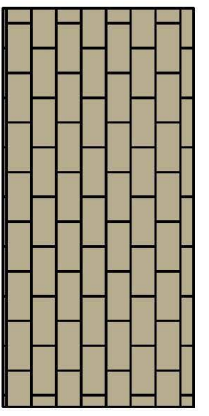



WEST ELEVATION  
3/16"=1'-0"

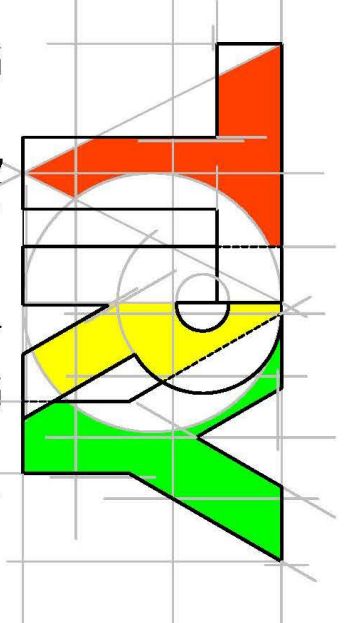


EAST ELEVATION  
3/16"=1'-0"

COLOR LEGEND

-  MTL. WALL PANEL / CORNERS / DOWNSPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.85 SRI=28 ES
-  MTL. WALL PANEL / CORNERS / DOWNSPOUTS  
CHARCOAL GREY (12)  
SR=0.24 TE=0.85 SRI=28 ES
-  DOOR / ROLL-UP DOOR / FRAMED OPENINGS  
PATRIOT RED OR COLONIAL RED (04)  
SR=0.32 TE=0.89 SRI=35 ES
-  FEATHERROCK VENEER / BRICK DESIGN /  
COLOR LIGHT STONE TYP ● EXT
-  SR = SOLAR REFLECTANCE  
TE = THERMAL EMITTANCE  
SRI = SOLAR REFLECTANCE INDEX  
ES = ENERGY STAR

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**RAMON SANCHEZ**  
Drafting & Design  
224 Norton Ave Sanger, California 93657  
Phone: 646-8655 Fax: 344-9161  
hydrahng@skbcglobal.net

ELEVATIONS  
3/16"=1'-0"

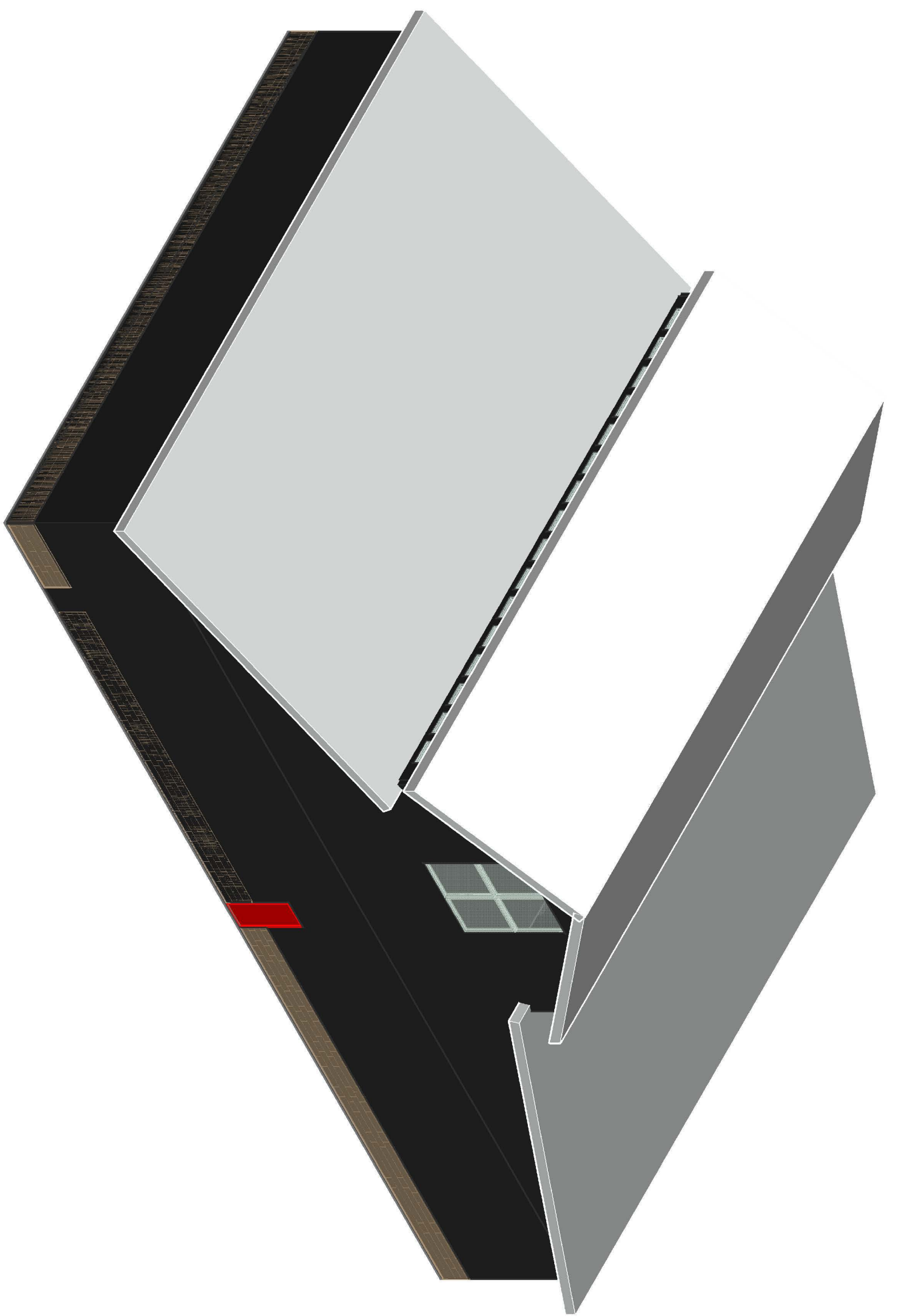
PROPOSED SHELL BUILDING FOR:  
**HI-TECH DEVELOPING INC.**  
AUBERRY RD  
PRATHER, CA 93651  
COUNTY OF FRESNO CALIFORNIA

Δ	REVISIONS	BY

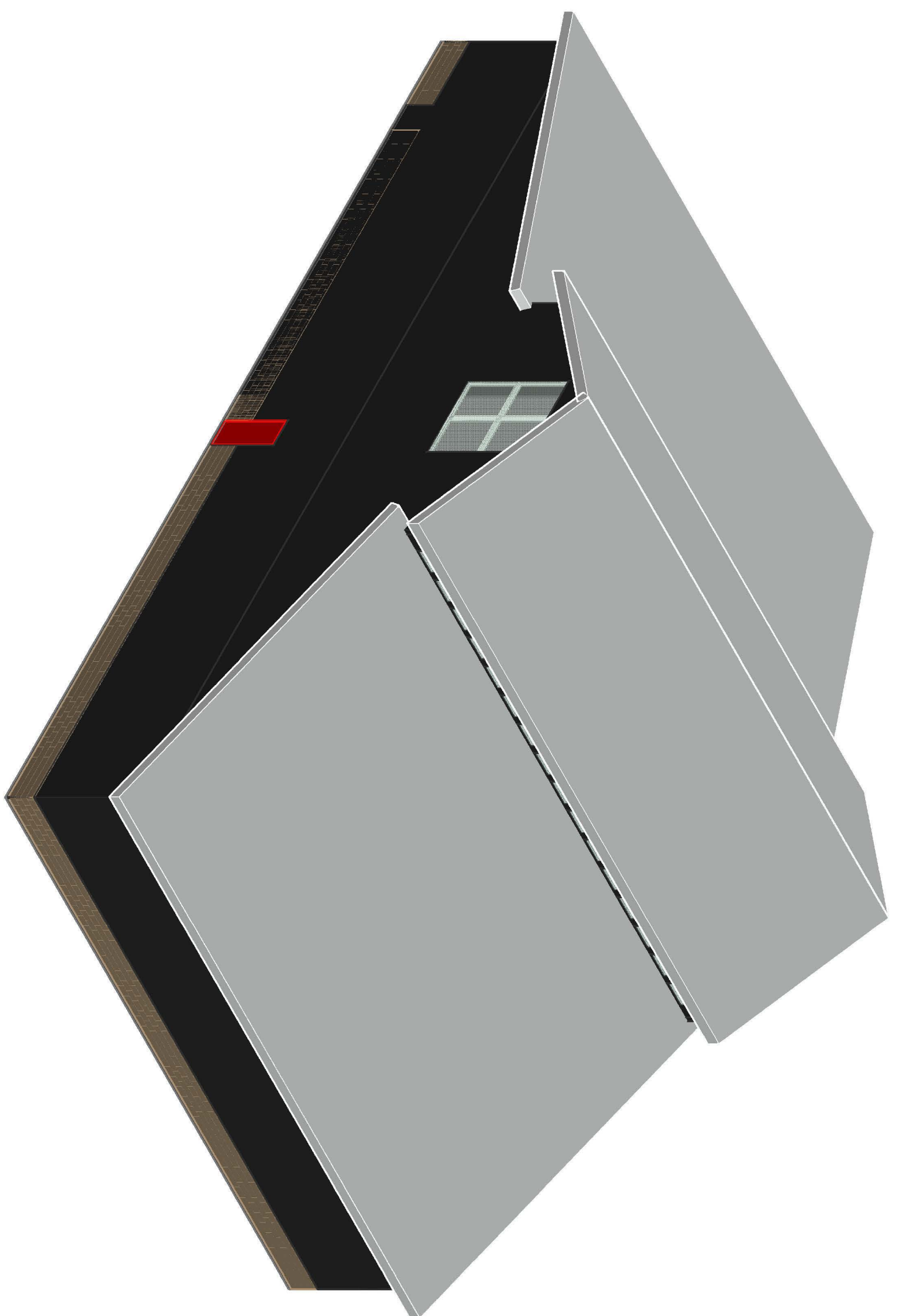


**Hi-Tech Developing Inc**  
100 DOWLE BLVD #11111  
LINDSEY 8387  
3505 W. HILSHAM AVE. FRESNO, CA 93716

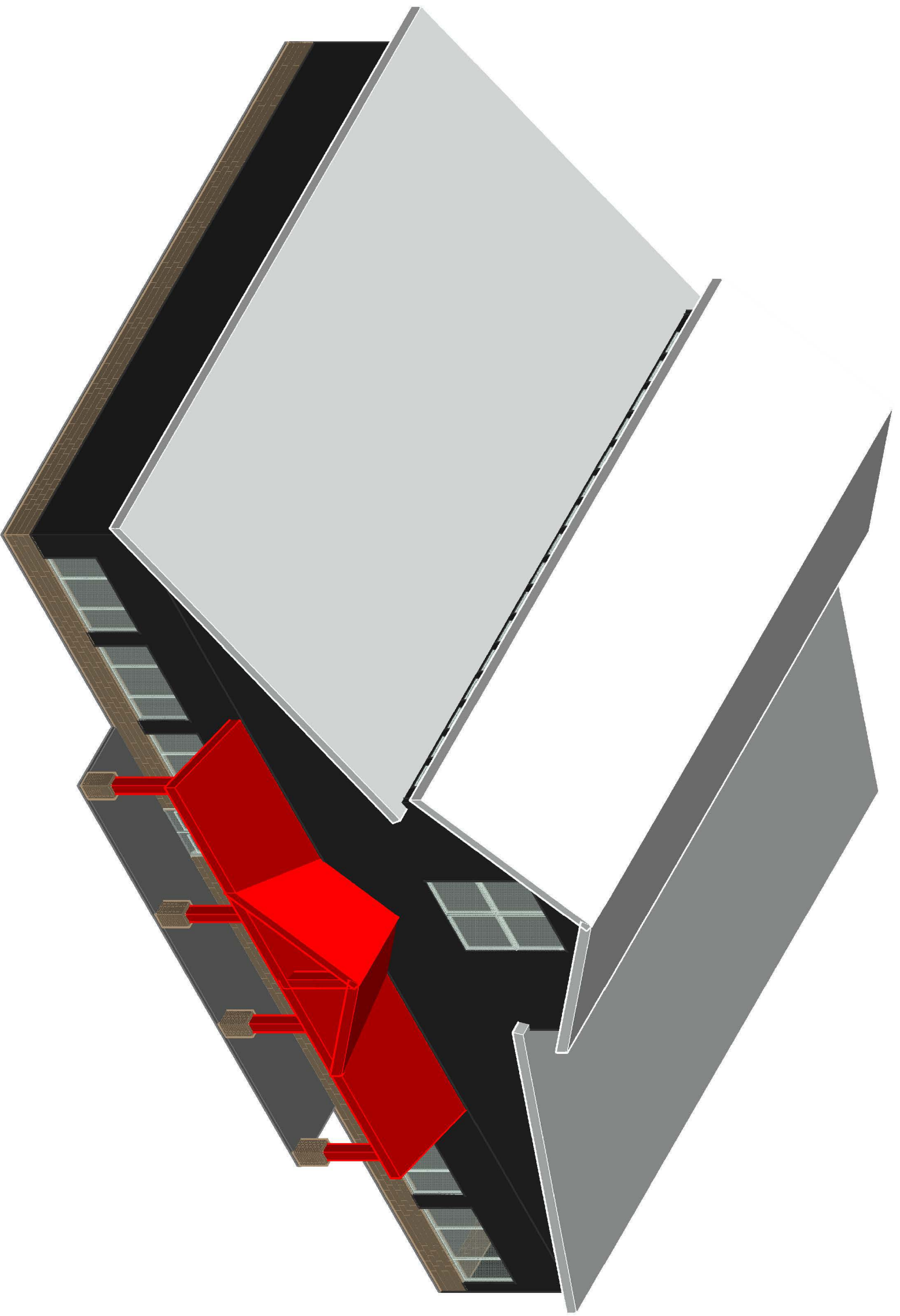
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DATE: 12/16/2021  
SHEET: **A3**



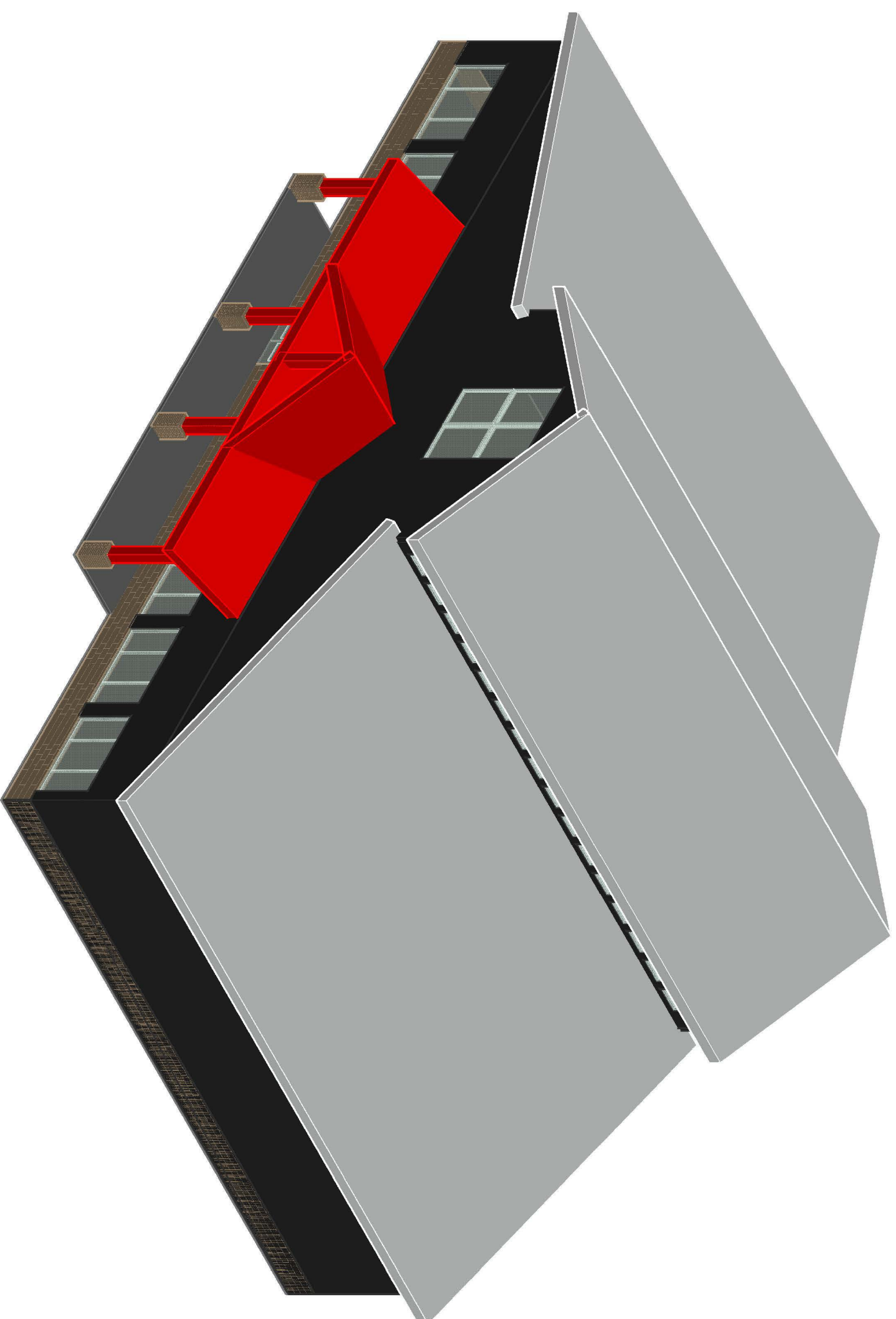
SW ISOMETRIC



SE ISOMETRIC



NE ISOMETRIC



NW ISOMETRIC

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Drafting & Design  
**RAMON SANCHEZ**  
 224 Norton Ave Sanger, California 93657  
 Phone: 646-6655 Fax: 344-9161  
 rjrdrafting@comcast.net

ISOMETRIC ELEVATIONS

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**HI-TECH DEVELOPING INC.**  
 AUBERRY RD  
 PRATHER, CA 93651  
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**Hi-Tech Developing Inc**  
 1000 Olive St, Suite 100  
 3505 W. Hansen Ave, Fresno, CA 93706  
 License# 8587

JOB NO.: 21-0266  
 DATE: 02/04/2021

SHEET:  
**A5**





E

