



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 July 18, 2024

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

Allow a carwash, automobile service station, convenience store, and a 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).

**OWNER/
APPLICANT:** Singh Harpreet & Harmeet K. Mand

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared based on Initial Study (IS) No. 8168; and
- Approve Classified Conditional Use Permit No. 3729 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Floor Plan/Elevations
6. Applicant’s Operational Statement
7. Summary of Initial Study Application No. 8168
8. Conditions of Approval for AA No. 3342.
8. Proposed Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Mountain Urban on Sierra-North Regional Plan	No change
Zoning	C-6	No change
Parcel Size	4.44 acres	No change
Project Site	Undeveloped	<ul style="list-style-type: none"> • Allow a carwash, automobile service station, convenience store, and a retail building/commercial business suite on an approximately 2.5-acre portion of a 4.44-acre parcel
Related Structural Improvements	None	<ul style="list-style-type: none"> • 4,550 square-foot carwash building • 2,125 square-foot fuel canopy (auto service station) • 4,500 square-foot convenience store • 4,500 square-foot retail building/commercial business suites.
Nearest Residence	1,012 feet west of the project site.	No change
Surrounding Development	Ranger station, church, food store, gas station	No change

Criteria	Existing	Proposed
	and other retail establishments	
Operational Features	N/A	Per the applicant's Operational Statement (Exhibit 6): <ul style="list-style-type: none"> • The carwash will use 1,000 gallons of water to be provided by Prather Water District. • The carwash will utilize car wash water recycling system. No goods will be sold at the facility. • The convenience store will store all good to be sold at gas station equipped with fuel dispensing systems.
Employees	N/A	12 employees to serve all three businesses
Visitors	N/A	<ul style="list-style-type: none"> • Carwash: 200 customers per day • Gas Station: 150 customers per day • Retail Building: 100 customer per day •
Traffic Trips	N/A	181 daily trips, 16 AM peak hour trips and 20 PM peak hour trips.
Lighting	N/A	Outdoor lighting during evening hours of business operation
Hours of Operation	N/A	<ul style="list-style-type: none"> • 7 a.m. to 5 p.m.; seven days a week (Car Wash) • 5 a.m. to 12 p.m.; seven days a week (Gas Station) • 7 am to 10 p.m.; seven days a week (Retail Building)

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8168 was prepared for the project by County Staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 7.

A Notice of Intent to adopt a Mitigated Negative Declaration was published on June 10, 2024.

PUBLIC NOTICE:

Notices were sent to 36 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Chapter 842.5.050-B. are made by the Planning Commission. The decision of the Planning Commission on Conditional Use Permit No. 3729 Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

According to the County records, the subject parcel was zoned A-1 (Agricultural) on June 8, 1960. The first rezone of the parcel from the A-1 to RR (Rural Residential), occurred on November 30, 1982 (AA No. 3284). The second and the last rezone of the parcel, from RR to C-6 (c) (General Commercial, Conditional), occurred on January 10, 1984. The parcel is currently zoned C-6 (c).

Finding 1: **That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.**

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: None (10 feet if property abuts a residential zone. Side: None (10 feet if property abuts a residential zone Rear: None (10 feet if property abuts a residential zone	<ul style="list-style-type: none"> • Front (north property line): 60.3 feet. • Side (east property line): 60 feet • Side (west property line): 34 feet • Rear (south property line): 289 feet 	Yes
Parking	One parking space for each 225 sq. ft of ground floor area.	61 parking spaces with four (4) spaces designated ADA Compliant (41 parking spaces required with two (2) spaces designated ADA Compliant)	Yes
Lot Coverage	None	N/A	N/A
Separation Between Buildings	None	N/A	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Wall Requirements	<ul style="list-style-type: none"> • Front: 4 feet. • Street Side: 4 feet • Interior Side: 10 feet • Rear: 10 feet 	A seven (7) foot-tall block wall is required along south (rear) property line. The wall may be deferred until development occurs on the abutting RR zoned property.	Yes
Septic Replacement Area	100 percent	100 percent. The project will connect to a new onsite sewage disposal system.	Yes
Water Well Separation	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	The project will connect to Prather Water District.	N/A

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements meet the building setback requirements of the C-6 Zone District. A Site Plan Review shall be required to ensure compliance with property development standards of the zone district.

No other comments specific to the adequacy of the site were expressed by reviewing agencies or departments.

Analysis Finding 1:

Staff's review of the Site Plan demonstrates that the subject 4.44-acre project site is adequate in size and shape to accommodate the proposed carwash, an automobile service station, convenience store, and the retail building/commercial business suite. These improvements exceed the minimum setback requirements of the C-6 Zone District.

The subject parcel is also adequate to accommodate the required number of parking proposed for the project. The project requires 41 standard parking spaces with two spaces designated ADA compliant. The Site Plan for the project (Exhibit 5) depicts 61 parking spaces with four spaces designated ADA compliant, which is sufficient to meet the requirement.

Recommended Conditions of Approval:

None.

Finding 1 Conclusion:

Based on the above information and with adherence to Site Plan Review, staff believes the site is adequate in size and shape to accommodate the proposal.

Finding 2: That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	State Route 168 (condition unknown)	No change
Direct Access to Public Road	No	State Route 168 (condition unknown)	The project site will gain access from State Route 168 (Auberry Road) via abutting property to the east.
ADT (Average daily Traffic)		SR 168 (unknown)	No change
Road Classification		SR 168 (unknown)	No change
Road Width		SR 168 (unknown)	No change
Road Surface		Asphalt concrete	No change
Traffic Trips		N/A	181 daily trips, 16 AM peak hour trips and 20 PM peak hour trips.
Traffic Impact Study (TIS) Prepared	Yes	N/A	Per the Traffic Impact Analysis conducted for the project when warranted by California Department of Transportation, the applicant will prepare an Intersection Control Evaluation which may require installation of traffic signals at the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road) or construction of a single lane roundabout.
Road Improvements Required		State Route 168 (condition unknown)	No improvements required

Reviewing Agency/Department Comments:

Fresno County Transportation Planning Unit/California Department of Transportation: Per the Traffic Impact Analysis (TIA) Report conducted for the project 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 which may involve options such as installing traffic signals at the intersection or constructing a single lane roundabout. The results of the evaluation shall be submitted to the California Department of Transportation for assessment and approval. This requirement has been included as a mitigation measure.

Fresno County Road Maintenance and Operations (RMO) Division: No concerns with the project.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis Finding 2:

The project site will gain access from State Route 168 (Auberry Road) via the abutting property to the east. The California Department of Transportation and the Fresno County Fire Protection District did not identify any concerns with the use of this access point during business operation or during emergencies.

The Traffic Impact Study prepared for the project requires that when warranted by the California Department of Transportation, the applicant will prepare an Intersection Control Evaluation (ICE) and submit to the California Department of Transportation for approval. The ICE may require the project proponent install a traffic signal at the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road) or construct a single lane roundabout. Implementation of ICE recommendations will mitigate the project impact at State Route 168.

Recommended Conditions of Approval:

Intersection control evaluation.

Finding 2 Conclusion:

Based on the above information, staff believes SR 168 can accommodate the traffic generated by this proposal.

Finding 3: **That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.**

Surrounding Parcels

	Size:	Use:	Zoning:	Nearest Residence:
North	2.23 acres 8.46 acres	Commercial Single-family residential	C-6	692 feet
South	40 acres	Vacant	RR	None
East	4.45 acres	High Sierra Rangers Station	C-6	None
West	9.91 acres	Vacant	C-4	1,012 feet

Reviewing Agency/Department Comments:

Fresno County Building and Safety Operations Division: Any proposed onsite wastewater treatment system for the project shall comply with Local Agency Management Programs (LAMP). Onsite wastewater treatment systems are limited to 3,500 gpd discharge for local agency permitting. This requirement has been included as a Condition of Approval.

California Department of Transportation (Caltrans): Advertising signs within the immediate area outside the State route 168 right-of-way shall be cleared by obtaining a sign permit through the Caltrans Division of Traffic Operations, Office of Outdoor Advertising. The project

proponent must construct and maintain the advertising signs without access to the State Routes. This requirement has been included as a Condition of Approval.

Fresno County Site Plan Review Section: Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELo) and shall require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The plans shall be submitted to the Department of Public Works and Planning, Site Plan Review Unit for review and approval prior to the issuance of building permits. This requirement has been included as a Condition of Approval.

Per Chapter 822.3, Table 3-2 of County Zoning Ordinance, a commercial zone adjacent to a residential zone shall require a block wall. The subject property with C-6 Zoning abuts a RR zoned property to its south and requires a seven (7) foot tall block wall on the south property line. However, the adjacent residential zoned area is not developed at this time and a Deferral of Construction Agreement may be applicable. A dust palliative shall be required on all unpaved parking and circulation areas. All proposed signs, require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. All parking spaces for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. A four (4) feet path of travel for disabled persons shall be constructed and striped in accordance with state standards. These requirements have been included as Project Notes.

Fresno County Department of Public Health, Environmental Health Division (Health Department): 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. The project shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. 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. Any underground storage tank(s) found during construction, shall be removed with an Underground Storage Tank Removal Permit from the Health Department. The proposed commercial development shall adhere to the provisions of the Fresno County Noise Ordinance.

San Joaquin Valley Air Pollution Control District: 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. A Health Risk Screening/Assessment and Ambient Air Quality Analysis shall be conducted and the project shall comply with 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). Note: An Air Quality and Greenhouse Gas Assessment was provided to SJVAPCD and the agency has approved an Air Impact Assessment (AIA) Application filed for the project.

Southern San Joaquin Valley Information Center: The project area is designated as highly sensitive to archeological resources. An archaeological survey of the site shall be conducted. Note: The applicant has provided an Archeological Survey Report for the

project.

State water Resources Control Board, Division of Drinking Water: A “Will Serve” letter to supply water to the project shall be provided by Prather Water District Water System and submitted to SWRCB-DDW to determine whether the project will be a water system. Note. A Will Serve letter has been provided to SWRCB-DDW.

Fresno County Development Engineering Section: An engineered grading and drainage plan should be required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. Any additional storm water runoff generated by the proposed development shall be retained on-site, per County Standards. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities if disturbing one-acre or more of area. A grading permit is required for any grading proposed with this application. Any existing or proposed entrance gate shall be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. For unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way shall be graded and asphalt concrete paved.

Fresno County Fire Protection District (FCFPD): The project shall be subject to the California Code of Regulations Title 24 – Fire Code; approval of County-approved site plans by the Fire District prior to issuance of building permits by the County; annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District; and compliance with the California Code of Regulations Title 14 – Natural Resources 1272.00 Maintenance of Defensible Space Measures.

The above-noted requirements have been included as Project Notes.

Table Mountain Rancheria: Conduct a record search, provide copies of any cultural resource report, and initiate consultation with the Tribe. Note. An Archeological Survey Report dated January 11, 2023, was provided to the tribe and a meeting with staff was requested for. No response was received, and the tribe was issued a letter dated June 26, 2023 concluding consultation.

Fresno County Zoning Department: The project shall adhere to the condition of approval from AA No. 3342 which requires that only commercial uses that generate small amounts of liquid wastes shall be permitted until such time that the property is served by a community sewage treatment facility, or adequate information is submitted to the Health Department to demonstrate the property can accommodate higher volumes of liquid waste. The type and number of commercial uses allowed shall be determined by the Health Department.

California Department of Conservation: There are no known oil or gas wells on the project site.

Agricultural Commissioner’s Office, Fresno County Sheriff’s Office, U.S. Fish and Wildlife Service; California Department of Fish and Wildlife; Water and Natural Resources Division, Road Maintenance and Operations Division, and Mapping Division of the Fresno County Department of Public Works and Planning: Expressed no concerns with the proposal.

Finding 3 Analysis:

The project site is located within the unincorporated community of Prather and is undeveloped. The existing development within the 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 site. The proposed improvements on the property include a 4,550 square-foot carwash building with related uses (automobile service station with convenience store, retail building/commercial business suite) provided with onsite parking.

The Initial Study prepared for this project identified potential impacts to biological resources, cultural resources, and transportation. To mitigate biological impact, biological survey for special-status plant, animal species, and nesting birds, including an Oak Woodland Management Plan will be required. To mitigate cultural resources impact, if artifacts are uncovered during construction, all work will be stopped, and a qualified archeologist will be contacted to evaluate the finds. To mitigate transportation impact, an Intersection Control Evaluation will be required for installation of a traffic signals at the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road) or construction of a single lane roundabout. These requirements have been included as Mitigation Measures (Exhibit 1).

Additionally, the project will adhere to state and local requirements to handle hazardous materials; require Grading and drainage plan; retain storm water runoff onsite per county standards; require removal of all abandoned water wells and/or septic systems to protect ground water quality; comply with Fresno County Noise Ordinance; comply with California Code of Regulations Title 24 – Fire Code, the California Code of Regulations Title 14; and annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements included as mandatory Project Notes will be addressed through mandatory Site Plan Review which will address design of parking and circulation areas, fencing, site access, grading and drainage, fire protection, landscaping, signage, and lighting.

The project area is designated as highly sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, except Table Mountain Rancheria. The tribe was provided with an *Archeological Survey Report* documenting that there are no cultural resources on the property and was offered a meeting with staff pursuant to AB 52. However, due to lack of a response 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 (Exhibit 7) of this report will safeguard Tribal Cultural Resources (TCRs) in case unexpected resources are discovered on the property.

Recommended Conditions of Approval:

Biological surveys, evaluation of archeological finds during ground disturbance, intersection control evaluation.

Finding 3 Conclusion:

Based on the above information, and with adherence to the Mitigation Measures, Conditions of Approval, and mandatory Project Notes, staff believes that the proposal will have no adverse effect upon surrounding properties.

Finding 4: That the proposed development is consistent with the General Plan

Relevant Policies:	Consistency/Considerations:
<p>Sierra-North Regional Plan Policies: 402-01 :12.03. b: <i>Commercial development shall be served by community water and sewer systems or provide suitable alternatives.</i></p> <p>402-01:12.03.c: <i>The impacts that service and heavy commercial uses can have on residential areas should be mitigated by on-site buffering measures.</i></p> <p>402-01 :12.03.e: <i>The development of new commercial uses shall be guided by the following criteria:</i></p> <ol style="list-style-type: none"> 1. <i>Off-street parking shall be sufficient for the proposed use.</i> 2. <i>A minimum setback of 50 feet shall be provided from the roadway.</i> 	<p>The project will connect to the Prather Water District and will utilize a new onsite sewage disposal system. No community sewer system is currently available in the area.</p> <p>A seven (7) foot-tall block wall will be constructed on south property line to provide a buffer between the proposed use and abutting residential property.</p> <p>The project will be provided with 61 off-street parking which is more than 41 required for the project. The proposed fuel canopy will be setback approximately 60.3 feet from State Route 168. The project is consistent with this policy.</p>
<p>Policy LU-F.24: <i>The County shall require community sewer and water services for commercial development in accordance with the provisions of the Fresno County Ordinance Code, or as determined by the State Water Quality Control Board.</i></p>	<p>The project will connect to Prather Water District and will utilize individual sewage disposal system until such time a community sewer system is available in the area. The project is consistent with this policy.</p>
<p>Policy LU-F.25: <i>The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways and maintain compatibility with surrounding land uses.</i></p>	<p>The proposed onsite parking 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 168. The project is consistent with this policy.</p>
<p>Policy PF-C. 16: <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i></p> <ol style="list-style-type: none"> a. <i>A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts</i> 	<p>The proposed development will connect to Prather Water District (PWD) which maintains a public water system permitted and monitored by State Water Resources Control District, Division of Drinking Water. The PWD has provided a Will-Serve letter to provide water to the project. The project is consistent with this policy.</p>

Relevant Policies:	Consistency/Considerations:
<p><i>necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i></p> <p><i>b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i></p> <p><i>c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i></p>	
<p>Policy TR-A.9: <i>The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.</i></p>	<p>No development fees are required for the project. However, per an Intersection Control Evaluation required for the project, the applicant may have to install traffic signal at the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road), or construct a single lane roundabout. The project is consistent with this policy.</p>
<p>Policy OS-K.4: <i>The County should require development adjacent to scenic areas, vistas, and roadways to incorporate natural features of the site and be developed to minimize impacts to the scenic qualities of the site.</i></p>	<p>To maintain scenic quality of State Route 168, all dirt resulting from the site grading work will not be spread into 65.5 feet scenic setback and all current vegetation and trees within this set back will remain in their natural state, uncut and unmoved.</p> <p>Furthermore, color scheme for the proposed buildings and structure will be compatible with the color scheme of buildings/structures</p>

Relevant Policies:	Consistency/Considerations:
	<p>in the area; and the size, height, and method of illumination of the proposed business sign will be compatible with signs for similar establishments in the area. The project is consistent with this policy.</p>
<p>Policy OS-L.3: <i>The County shall manage the use of land adjacent to scenic drives and scenic highways based on the following principles:</i></p> <ul style="list-style-type: none"> a. <i>Timber harvesting within or adjacent to the right-of-way shall be limited to that which is necessary to maintain and enhance the quality of the forest;</i> b. <i>Proposed high voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way.</i> c. <i>Installation of signs visible from the right-of-way shall be limited to business identification signs, on-site real estate signs, and traffic control signs necessary to maintain safe traffic conditions. All billboards and other advertising structures shall be prohibited from location within view of the right-of-way.</i> d. <i>Intensive land development proposals including, but not limited to, subdivisions of more than four lots, commercial developments, and mobile home parks shall be designed to blend into the natural landscape and minimize visual scarring of vegetation and terrain. The design of said development proposals shall also provide for maintenance of a natural open space area two hundred (200) feet in depth parallel to the right-of way. Modification of the setback requirement may be appropriate when any one of the following conditions exist:</i> <ul style="list-style-type: none"> 1) <i>Topographic or vegetative characteristics preclude such a setback;</i> 2) <i>Topographic or vegetative characteristics provide screening of buildings and parking areas from the right-of-way;</i> 3) <i>Property dimensions preclude such a setback; or</i> 	<p>There is no Timber harvesting within or adjacent to the State Route 168.</p> <p>The project involves no high voltage overhead transmission lines, transmission line towers, and cell towers.</p> <p>The project will install signs to advertise the proposed businesses only. All advertising sign within the immediate area outside of State Route 168 right-of-way will require permit through California Department of Transportation (Caltrans).</p> <p>The State Route (SR) 168 (Auberry Road), the project site fronts on have been identified as Scenic Drive in the County General Plan. Although a 200-foot setback along SR 168 is required, 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 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 (200-foot required) is consistent with General Plan Policy OS.L.3.</p>

Relevant Policies:	Consistency/Considerations:
<p><i>4) Development proposal involves expansion of an existing facility or an existing concentration of uses.</i></p> <p><i>e. Subdivision proposals shall be designed to minimize the number of right-of-way access drives;</i></p> <p><i>f. Developments involving concentration of commercial uses shall be designed to function as an integral unit with common parking areas and right-of-way access drives; and</i></p> <p><i>g. Outside storage areas associated with commercial activities shall be completely screened from view of the right-of-way with landscape plantings or artificial screens which harmonize with the natural landscape.</i></p>	

Reviewing Agency Comments:

Fresno County Policy Planning Section: The subject property is designated Mountain Urban in the Sierra-North Regional Plan. Sierra-North Regional Plan Policy 402-01 :12.03. b. c. e. requires that the project be served by community water and community sewer system, buffered from residential uses, and be provided with off-street parking. Policy LU-F.24 requires that community sewer and water services be provided for commercial development. Policy LU-F.25 requires that new development be designed to minimize the visual impact of parking areas on public roadways and maintain compatibility with surrounding land uses. Policy PF-C.16 requires that adequacy and sustainability of the water supply for the project be evaluated. Policy TR-A.9 requires that new development pay a fair-share portion of the development’s impacts on the local and regional transportation system. Policy OS-K.4. requires that development adjacent to scenic areas, vistas, and roadways shall incorporate natural features of the site and be developed to minimize impacts to the scenic qualities of the site. Policy OS-L.3 requires that development proposal be provided with scenic setback from scenic roadways.

Finding 4 Analysis:

As discussed above, the project is consistent with General Plan Policies 402-01 :12.03. b. c. e.; Policy LU-F.24: Policy LU-F.25; Policy PF-C. 16; Policy TR-A.9; Policy OS-K.4: and Policy OS-L.3.

Regarding consistency with Policy 402-01 :12.03. b. c. e., the project will connect to the Prather Water District’s community water system, install an onsite sewage disposal system, construct a block wall on south property line, provide adequate onsite parking, and will maintain 65.5 feet setback from State Route (SR) 168 right-of-way.

Regarding consistency with Policy LU-F.24, the project will connect to Prather Water District and will utilize individual sewage disposal system as no community sewer system is available in the area.

Regarding consistency with Policy LU-F.25, 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 168.

Regarding consistency with Policy PF-C.16, the proposed development will connect to Prather Water District community water system. The system is permitted and monitored by the State Water Resources Control District, Division of Drinking Water.

Regarding consistency with Policy TR-A.9, an Intersection Control Evaluation required for the project may require a traffic signal at the intersection of private driveway and Auberry Road or construction of a single lane roundabout.

Regarding consistency with Policy OS-K.4. all dirt resulting from the site grading work cannot be spread into 65.5 feet scenic setback, all current vegetation and trees within this set back will remain in their natural state, uncut and unmoved, color scheme for the proposed buildings/structure will be compatible with the color scheme of existing buildings/structures in the area; and the size, height, and method of illumination of the proposed business sign will be compatible with signs for similar establishments in the area.

Regarding consistency with Policy OS-L.3. The project site fronts State Route (SR) 168 (Auberry Road) and will maintain adequate scenic set back per the exception granted in the subject Policy. Additionally, all signs to be installed along SR 168 right-of-way will require clearance from California Department of Transportation.

Recommended Conditions of Approval:

Of-site traffic improvements

Finding 4 Conclusion:

Based on the above information, staff believes that this is consistent with the General Plan policies.

PUBLIC COMMENT:

None.

SUMMARY CONCLUSION:

Staff believes that the proposal to allow a commercial development in the C-6 Zone District is consistent with the Sierra-North Regional Plan and County General Plan and will have less than significant impacts on the surrounding properties. Based on the factors cited in the analysis, all the required Findings for granting the Unclassified Conditional Use Permit can be made.

SUMMARY RECOMMENDATION:

Staff recommends adoption of the proposed Mitigated Negative Declaration prepared for the project based on Initial Study No. 8168, and approval of Classified Conditional Use Permit No. 3729, subject to the recommended Mitigation Measures and Conditions of Approval.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8168; and

- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3729, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3729; and
- Direct the Secretary to prepare a resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

Mitigation measures and conditions of approval pertains biological surveys, evaluation of archeological finds during ground disturbance, interstate control evaluation and traffic improvements.

EA:

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7705
Classified Conditional Use Permit Application No. 3657**

Mitigation Measures						
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span	
*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	Department of Public Works and Planning (PW&P); California Fish and Wildlife (CDFW)	On-going; for duration of the project	
*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.				
*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).				
*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.				

*5.	Biological Resources	<p>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:</p> <ol style="list-style-type: none"> A description and map of the survey area, focusing on areas that could provide habitat for Croitch bumble bee. The map shall show surveyor(s) track lines to document that the entire site was covered during field surveys. 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. Map(s) showing the location of nests/colonies. 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) 			
*6.	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>			
*7.	Biological Resources	<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. During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to</p>			

			<p>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.</p>		
*8.	Biological Resources		<p>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.</p>		
*9.	Biological Resources		<p>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.</p>		

*10.	Cultural Resources	<p>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.</p>		Applicant/Fresno County Department of Public Works and Planning (PWP)	As noted
*11.	Cultural Resources	<p>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.</p>			
*12.	Transportation	<p>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.</p>			
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Elevations, and Operational Statement approved by the Planning Commission.				

2.	All dirt resulting from the site grading work shall not 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 unremoved.
3.	Color scheme for the proposed buildings and structure shall be compatible with the color scheme of buildings/structures in the area. Likewise, the size, height, and the method of illumination of the proposed business sign shall be compatible with signs for similar establishments in the area. Prior to occupancy granted, completion of these items shall be field confirmed.
4.	The project shall connect to Prather Water District to provide water to the proposed carwash and related uses. Prior to the issuance of building permit, the property owner shall pay all costs for the new connection including but not limited to all engineering, construction or system upgrades involved in providing water service to Prather Water District and provide a proof of the completion of these requirements.
5.	Water used for carwash shall be recycled so that minimal water (if any) goes into onsite sewage disposal system regulated by Fresno County Health Department, Environmental Health Division.
6.	All Conditions of Approval from AA No. 3342 shall remain in effect and full force unless modified by CUP 3729.
7.	Any proposed onsite wastewater treatment system for the project shall comply with Local Agency Management Programs (LAMP). Onsite wastewater treatment systems are limited to 3,500 gpd discharge for local agency permitting.
8.	Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review Unit for review and approval prior to the issuance of building permits. Note: This requirement shall be addressed through mandatory Site Plan Review
9.	Advertising signs within the immediate area outside the State Route 168 right-of-way shall be cleared through the California Department of Transportation (Caltrans) Caltrans Division of Traffic Operations, Office of Outdoor Advertising by obtaining a sign permit. The project proponent must construct and maintain the advertising signs without access to the State Routes.
10.	Items 4 from "Project Note" shall be completed prior to the granting of occupancy for the use.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of this approval, or there has been a cessation of the use for a period more than two years.

Notes	
2.	<p>Prior to the issuance of building permits, a Site Plan Review application shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include but not limited to the design of parking and circulation areas, wall/fencing, access, on-site grading and drainage, right-of-way dedication, fire protection, landscaping, signage, and lighting.</p>
3.	<p>Construction plans, building permits, and inspections are required for all proposed improvements on the property. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for plans, permits and inspections.</p>
4.	<p>Per Chapter 822.3, Table 3-2 of the County Zoning Ordinance, a seven (7) tall block wall shall be erected on south property of the project site to separate this nonresidential zoned property (C-6) from abutting residentially zoned property (RR). However, the RR zoned property is not developed at this time and a Deferment of Construction Agreement may be applicable. The agreement will allow the applicant to defer the construction of the block wall until such time the Director or representative determines the block wall is necessary.</p> <p>Note: This requirement shall be addressed through mandatory Site Plan Review</p>
5.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none"> • An engineered grading and drainage plan should be required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. • Any additional storm water runoff generated by the proposed development shall be retained on-site, per County Standards. • A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities if disturbing one-acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work. • A grading permit is required for any grading proposed with this application. • Any existing or proposed entrance gate should be set back a minimum of 20' from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. For unpaved or gravel surface access roads, the first 100 feet off the edge of the road right-of-way must be graded and asphalt concrete paved. • According to the U.S.G.S. Quad Map, an intermittent stream may be present within the subject property based on the contour lines. Any proposed work within or near a stream will require a clearance from California Department of Fish and Wildlife (CDFW) • Any work done within the California Department of Transportation (Caltrans) state highway right-of-way (State Route 168) to construct a new driveway or improve an existing driveway will require an Encroachment Permit/Clearance from Caltrans.
6.	<p>To address public health impacts resulting from the project, Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:</p> <ul style="list-style-type: none"> • 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. • The project shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

Notes	
	<ul style="list-style-type: none"> • 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. • Any underground storage tank(s) found during construction, shall be removed with an Underground Storage Tank Removal Permit from the Health Department. • The proposed commercial development shall adhere to the provisions of the Fresno County Noise Ordinance.
7.	<p>To address public health impacts resulting from the project, Fresno County site Plan Review Section (SPR) requires the following:</p> <ul style="list-style-type: none"> • A dust palliative shall be required on all unpaved parking and circulation areas. • All proposed signs, require submittal to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. • All parking spaces for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked. • A four (4) feet path of travel for disabled persons shall be constructed and striped in accordance with state standards. • All structures and accessory structures located within State Responsibility Area as defined by the California Department of Forestry (CDF) shall setback from all property lines, structures, and the center of the road in compliance with the County RR Fire Safe Regulations (County Ordinance Code Section 15.60) for purposes of providing an adequate structure defensible space. • Outdoor lighting shall be hooded and directed away from adjoining streets and properties.
8.	<p>The project shall comply with California Code of Regulations Title 24 - Fire Code and California Code of Regulations: Title 14 Natural Resources. Prior to receiving North Central District conditions of approval for the project, construction plans shall be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of two set of plans to NCFPD. The project shall also annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District (FCFPD)</p>
9.	<p>The project shall comply with San Joaquin Valley Air Pollution Control 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).</p>

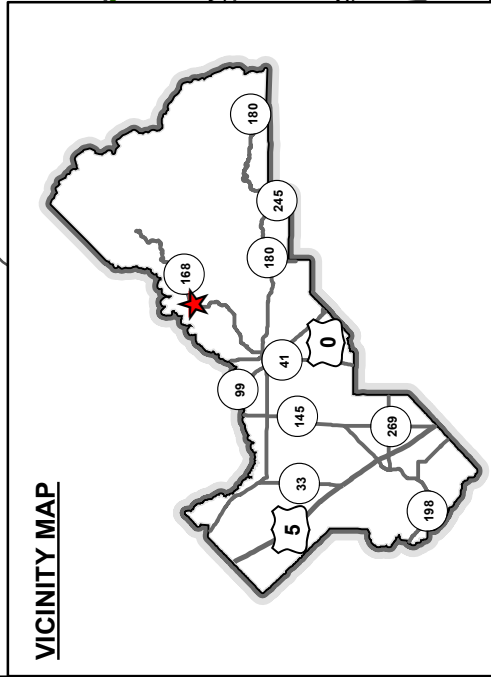
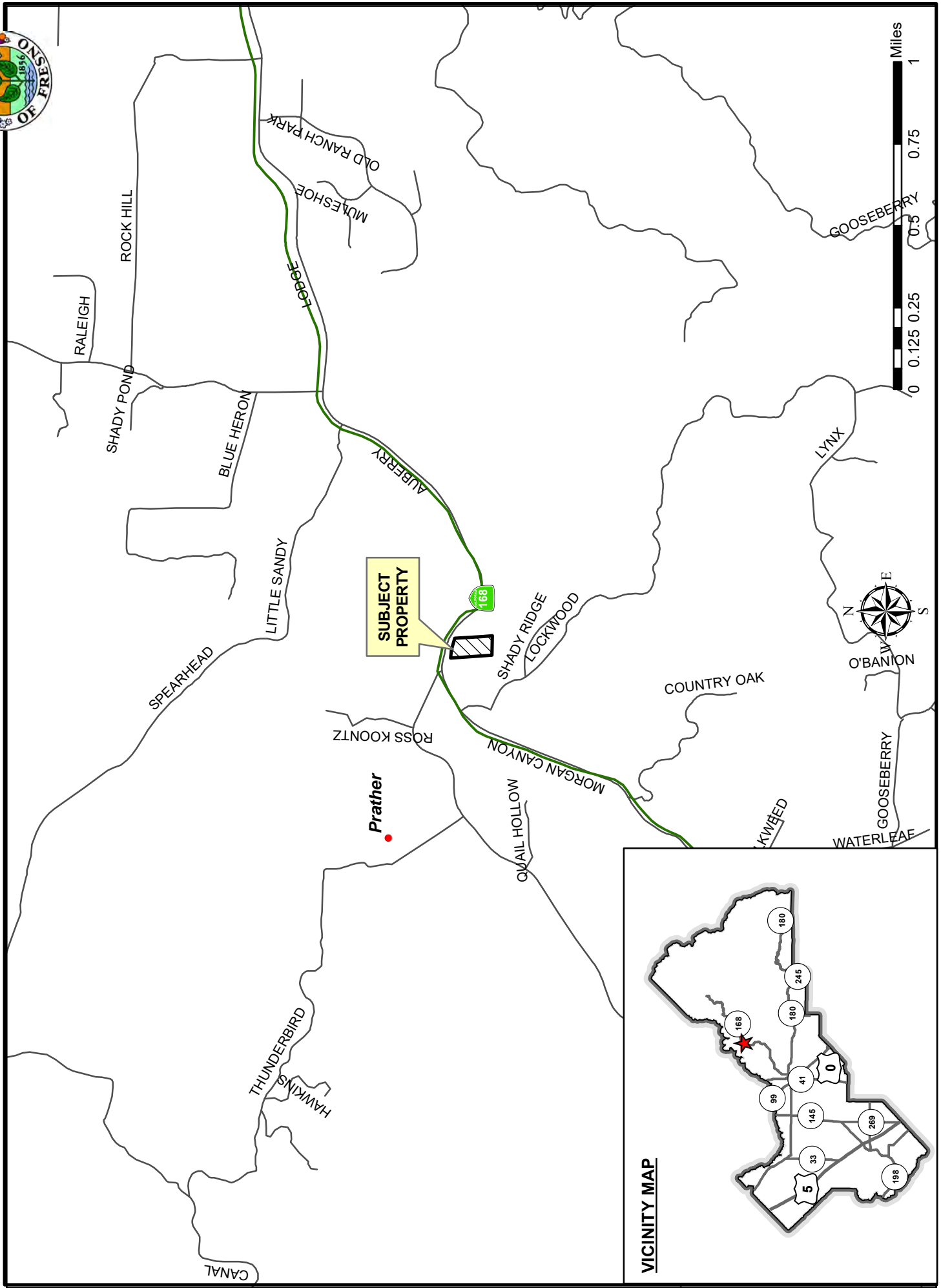
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EXHIBIT 2

LOCATION MAP

CUP 3729

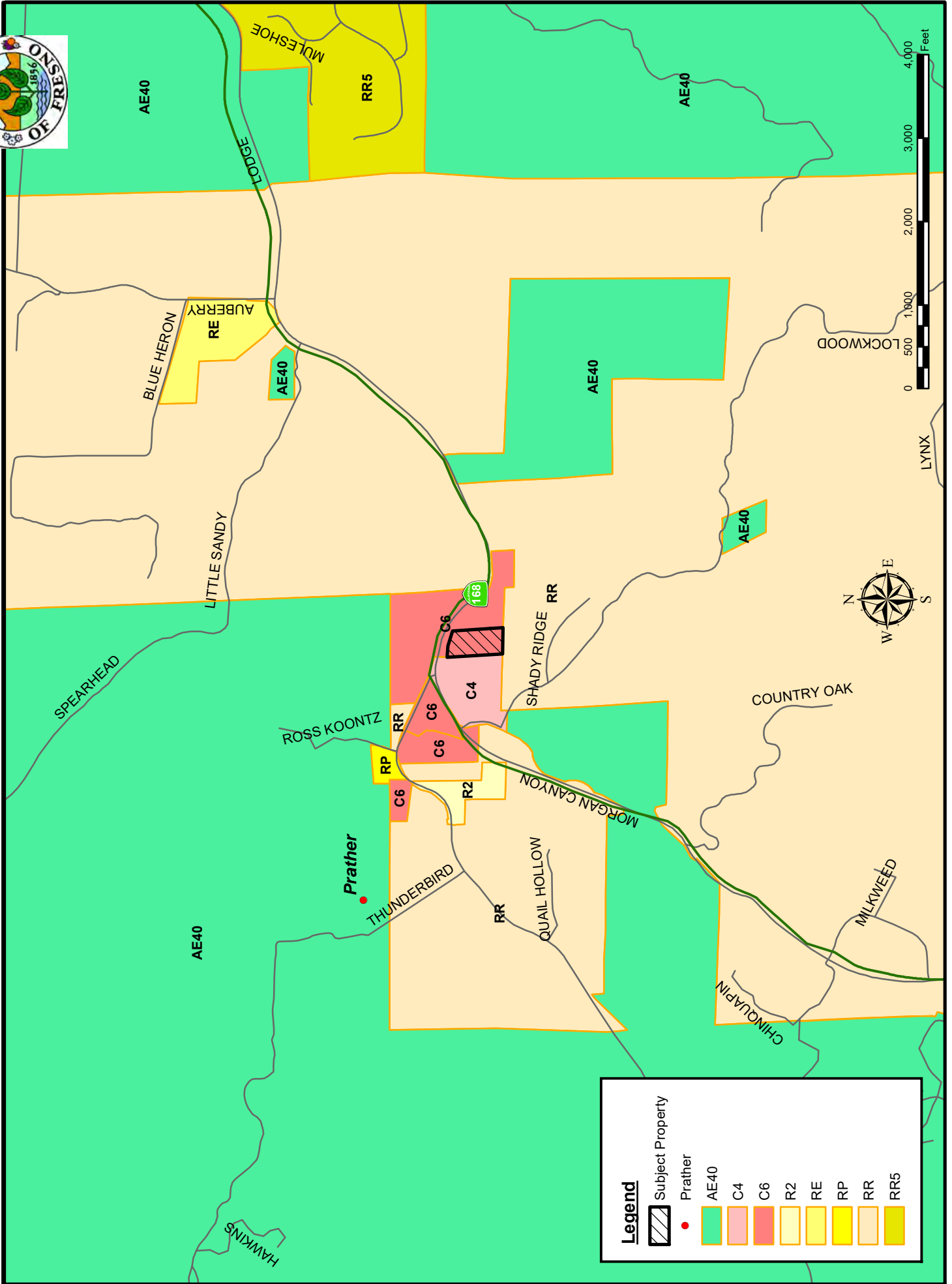


VICINITY MAP

CUP 3729
STR 25- 10/22

EXISTING ZONING MAP

EXHIBIT 3



Legend

- Subject Property
- Prather
- AE40
- C4
- C6
- R2
- RE
- RP
- RR
- RR5

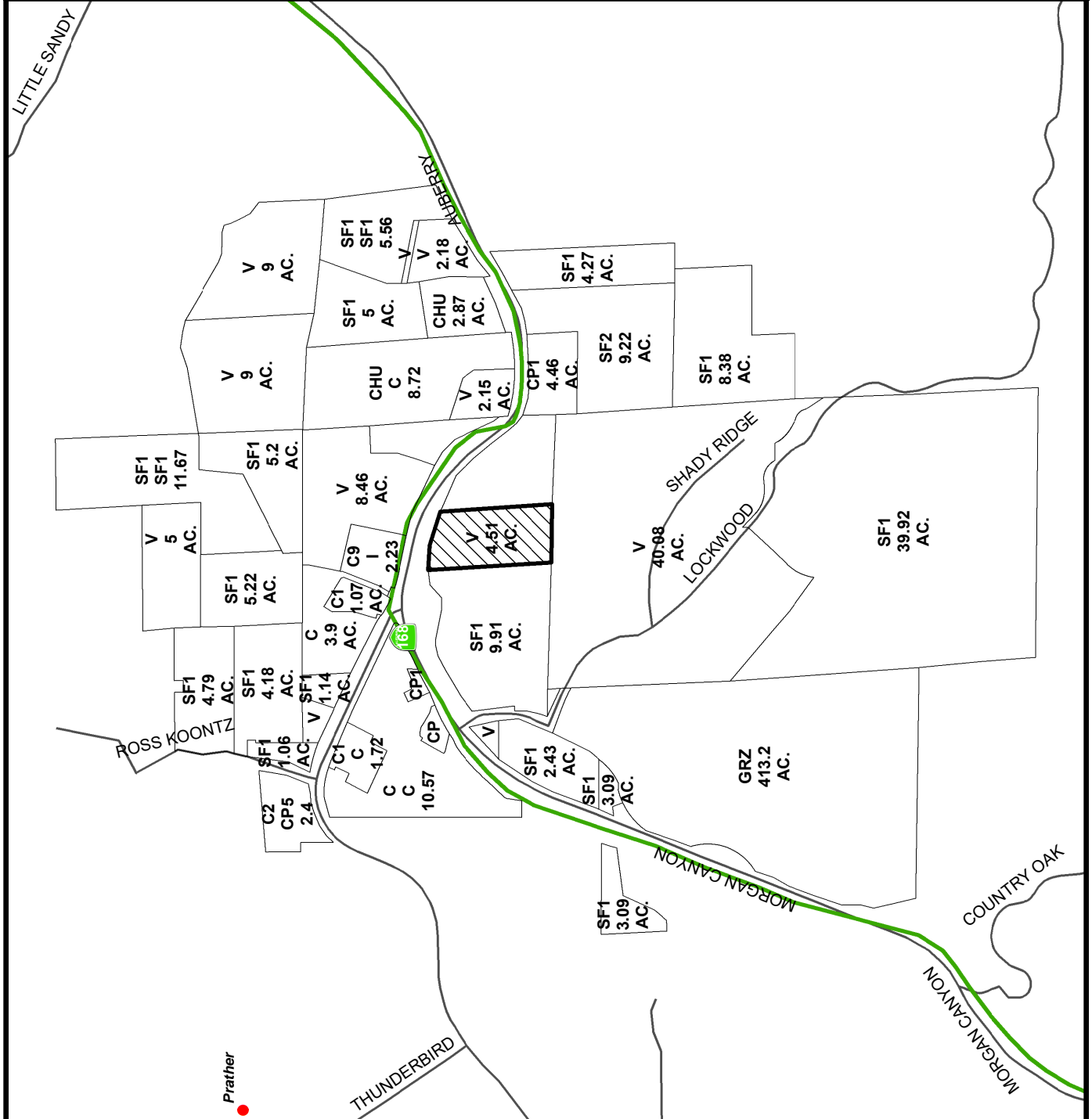




EXHIBIT 4

EXISTING LAND USE MAP

CUP 3729



LEGEND	
T - 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

Alan Mok, P.E., PLS.
LEED AP
Principal

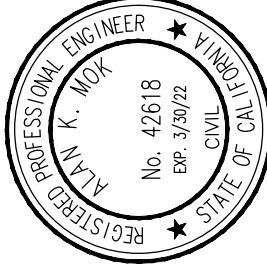
Alan Mok Engineering
7415 N. PALM AVENUE #101
FRESNO, CALIFORNIA 93711
TEL: 559-432-8879
FAX: 559-432-8887
www.alanmokeengineering.com

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. 42818
EDWARD M. WONG, P.E., R.C.E. 54740

ALAN MOK ENGINEERING
1000 S. GARDEN AVENUE, SUITE 100
FRESNO, CA 93706
TEL: 559-432-8879
FAX: 559-432-8887
WWW.ALANMOKENGINEERING.COM

REVISIONS:

No.	DATE	DESCRIPTION

**SITE PLANNING
PLAN**

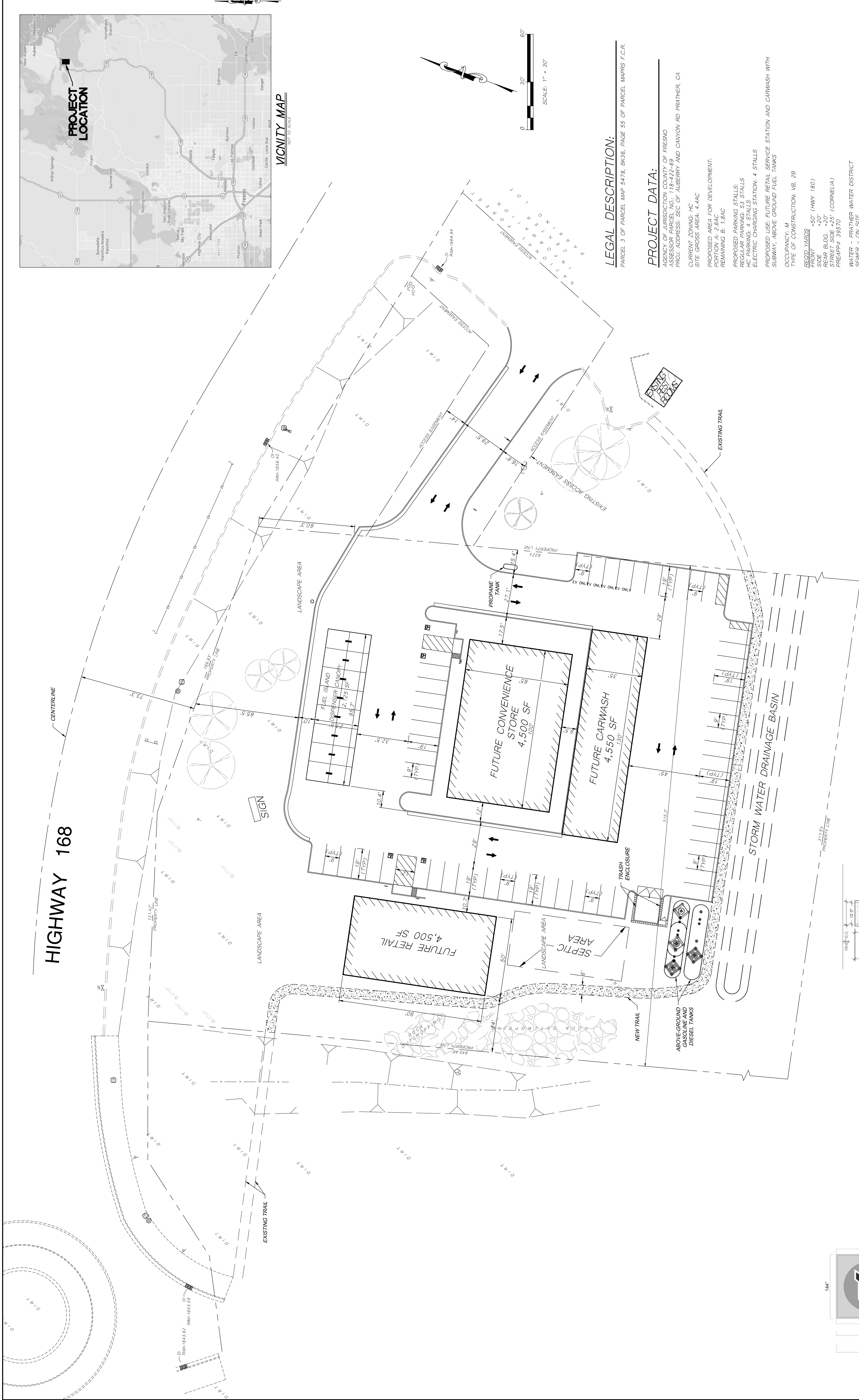
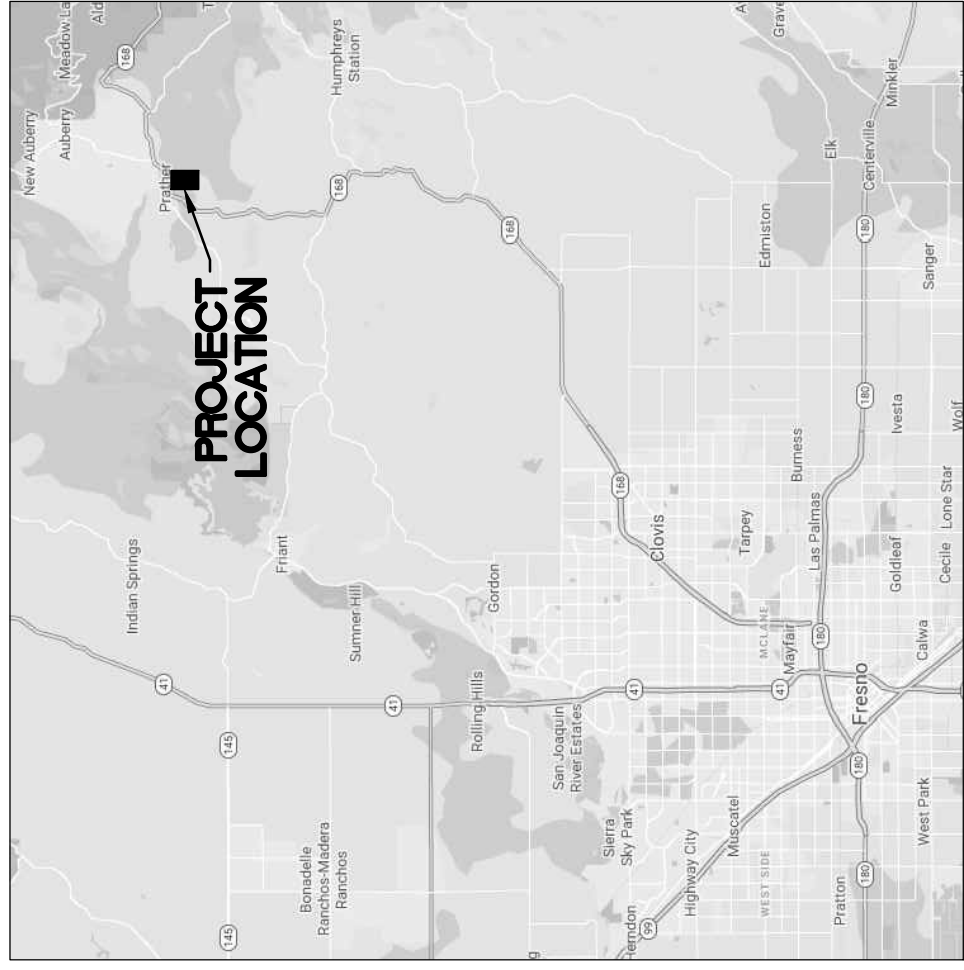
PROJECT COORDINATOR:
AKM

PROJECT No.:
221-0231

DATE:
10/19/2023

SCALE:
AS NOTED

SHEET No.:
C15



LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP 5478, BK16, 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 CHAYON RD PRATHER, CA
CURRENT ZONING: HC
SITE GROSS AREA: 4.4 AC
PROPOSED AREA FOR DEVELOPMENT:
PORTION A: 2.6 AC
REMAINING B: 1.8 AC
PROPOSED PARKING 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, ZB
BECD VARIOUS
FRONT: +50' (HWY 168)
REAR: +20'
STREET SIDE: +25' (CORNELIA)
PREAPP# 39570
WATER - PRATHER WATER DISTRICT
SEWER - ON SITE
STORM DRAIN - ON SITE

OWNER APPLICANT:

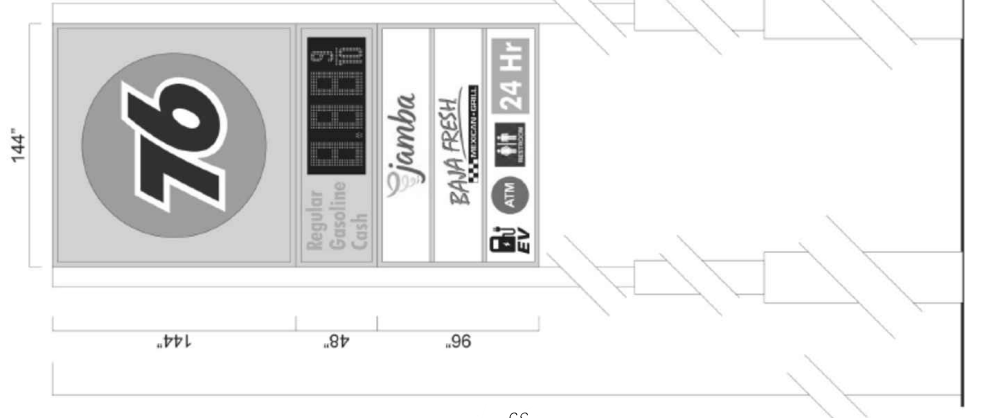
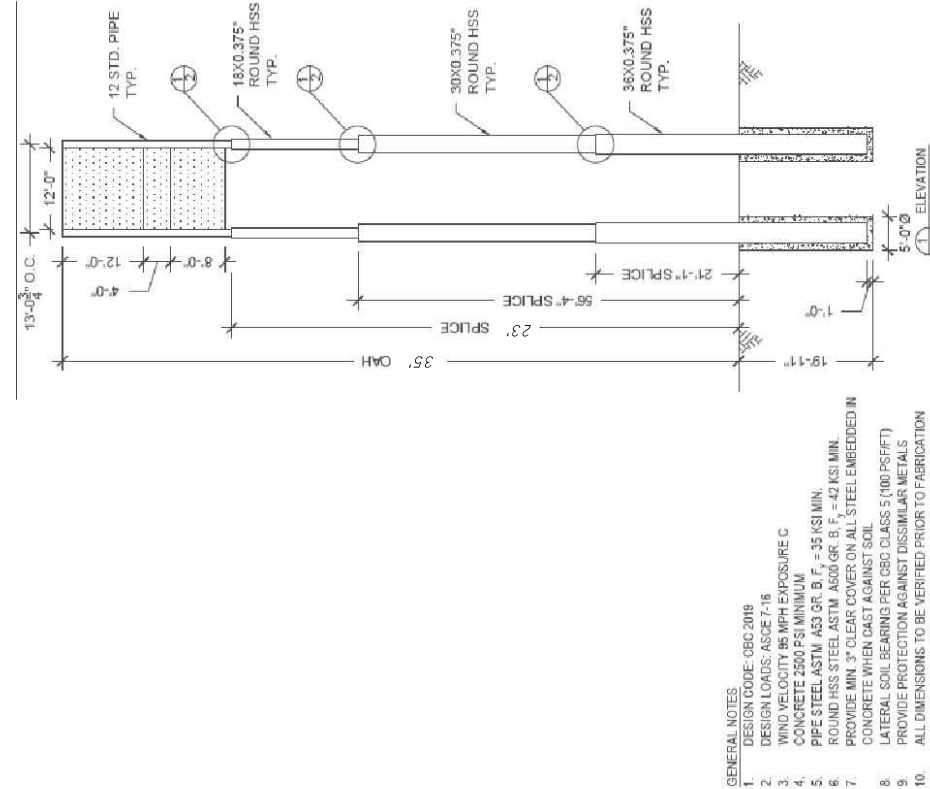
SINGH HARRREET AND HARRREET K MAND
4930 NELSON
CLOVIS, CA 93619

GENERAL NOTES:

1. R=15' MIN. (25' MIN) REFERENCE P-60
2. EASEMENTS SHOWN ARE MINIMUMS. ADDITIONAL WIDTHS MAY BE NEEDED FOR GRADING AND DRAINAGE PURPOSES.
3. 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.
5. TRAIL DESIGN SHALL COMPLY WITH CHAPTER 1000 OF THE CALIFORNIA HIGHWAY DESIGN MANUAL.
6. AN ADDITIONAL 12' EASEMENT REQUIRED FOR EQUESTRIAN PURPOSES.
7. FUSE = ELECTRICAL VEHICLE SUPPLY EQUIPMENT.
8. EVCS = ELECTRICAL VEHICLE CHARGING STATION.
9. CANVEY = CLEAN ARMY/NAVY/VEHICLE FUEL SHUT DOWN DEVICE.

NOTES:

1. 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 1-800-842-2444.
 2. 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.
 3. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
 4. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER PAC SECTION 15-4114.
 5. BECD'S OF EASEMENTS, FOR THE REQUIRED RESTRICTIONS, SHALL BE PREPARED BY THE OWNER/DEVELOPERS ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
 6. SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY, STATE AND FEDERAL AGENCIES. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
 7. SUBMIT ENGINEERING STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
 8. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
- PHASING:**
FIRST PHASE SHALL 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
DP HI-RISE SIGN CABINETS AND POLE STRUCTURE
SCALE: 3/8" = 1'-0"

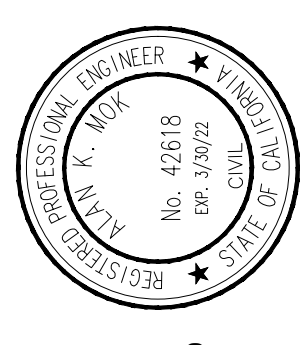
PROJECT:
**NEW GAS STATION
AND
CAR WASH
IN
PRATHER, CA**

LOCATION:
Auberry Rd,
Prather, CA 93651

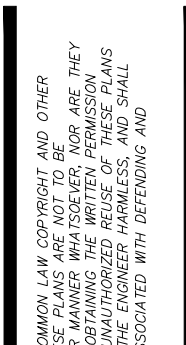
DRAWN FOR:
HARDEEP SIDHU

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

ALAN K. MOK, P.E., R.C.E. 42,818
EDWARD H. WONG, P.E., R.C.E. 64,740



ALAN K. MOK, P.E., R.C.E. 42,818
EDWARD H. WONG, P.E., R.C.E. 64,740



ALAN K. MOK, P.E., R.C.E. 42,818
EDWARD H. WONG, P.E., R.C.E. 64,740

REVISIONS:

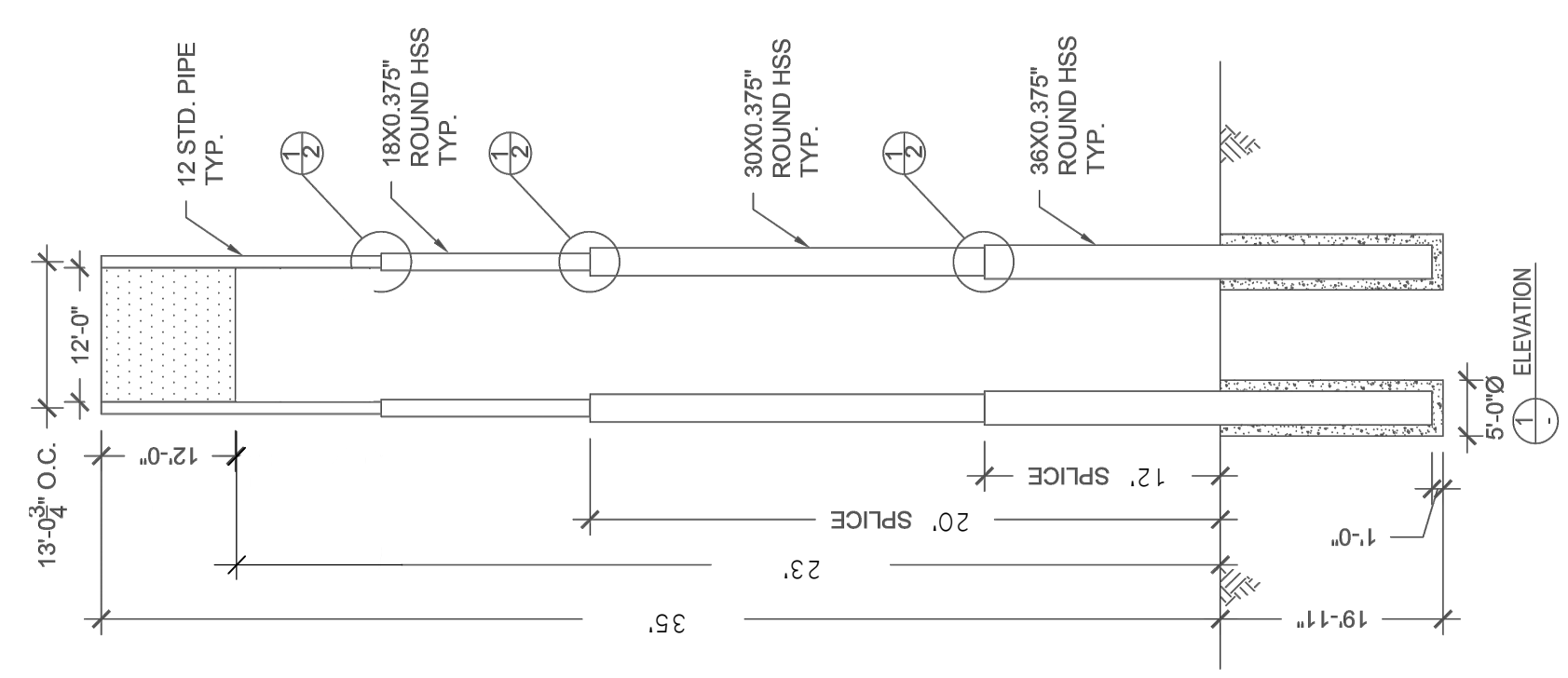
No.	DATE	DESCRIPTION

SHEET DESCRIPTION:

SIGN DETAILS

PROJECT COORDINATOR: AKM
PROJECT No: 221-0231
DATE: 10/19/2023
SCALE: AS NOTED

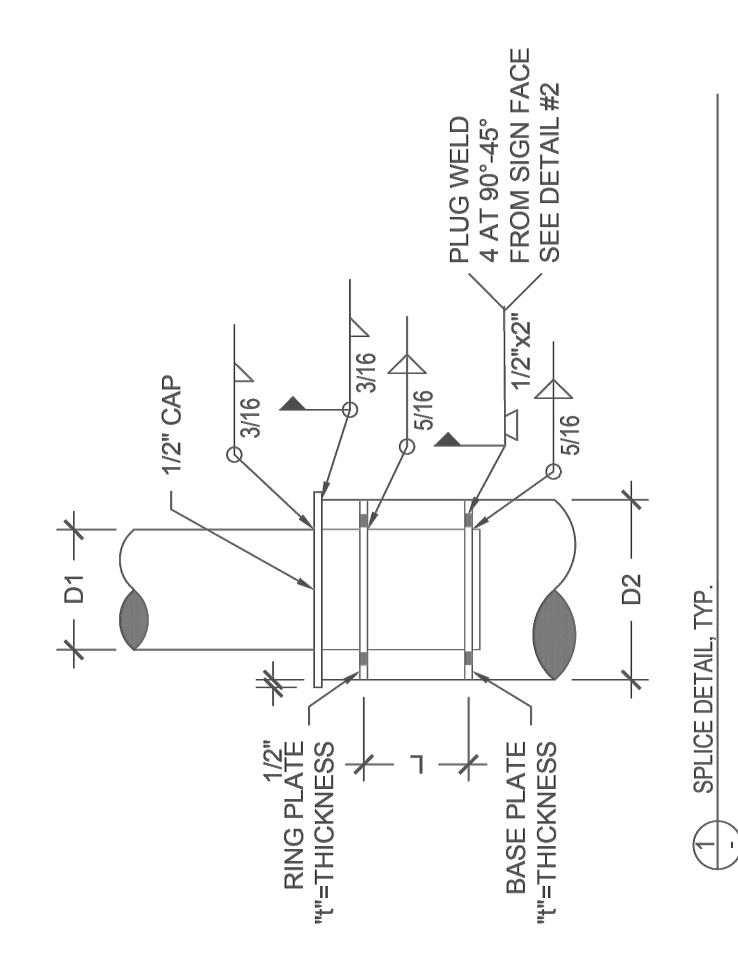
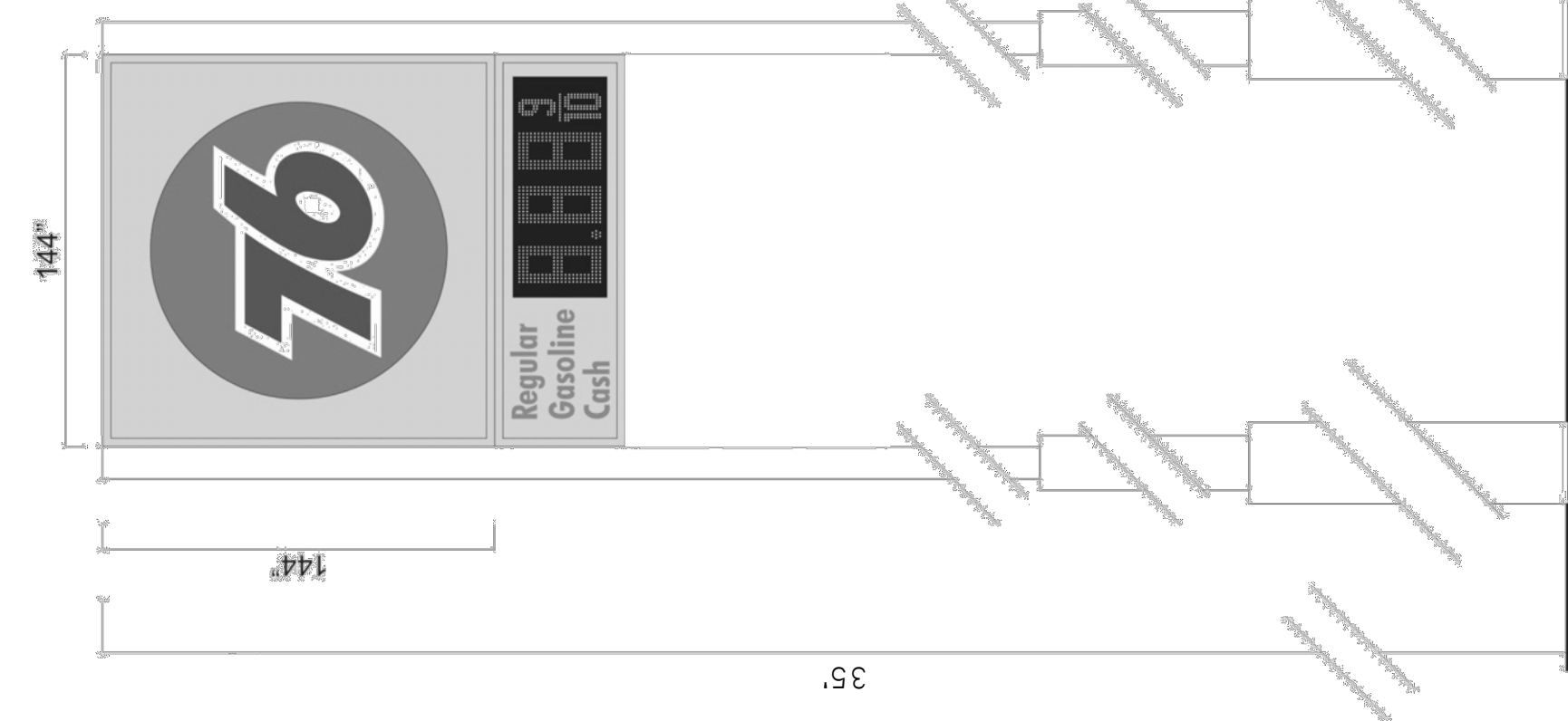
SHEET No: **C9.1**



- GENERAL NOTES:**
1. DESIGN CODE: CBC 2019
 2. DESIGN LOADS: ASCE 7-16
 3. WIND VELOCITY: 95 MPH EXPOSURE C
 4. CONCRETE: 2500 PSI MINIMUM
 5. PIPE STEEL: ASTM A53 GR. B, F_y = 35 KSI MIN.
 6. ROUND HSS STEEL: ASTM A500 GR. B, F_y = 42 KSI MIN.
 7. CONCRETE: 2500 PSI MINIMUM
 8. LATERAL SOIL BEARING PER CBC CLASS 5 (100 PSF/FT)
 9. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
 10. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

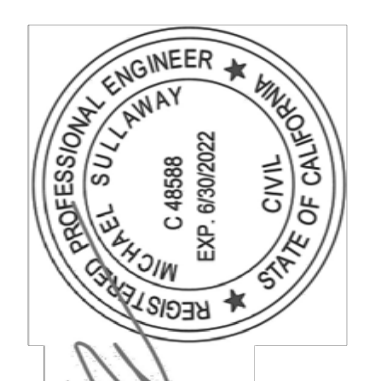
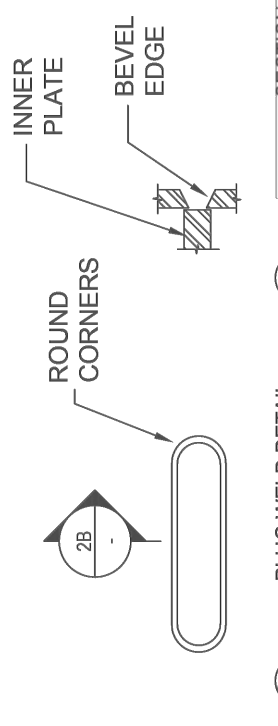
② INSTALL NEW INTERNALLY ILLUMINATED
DIF HI-RISE SIGN CABINETS AND POLE STRUCTURE.

SCALE: 3/8"=1'-0"



- NOTES:**
1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
 2. L = 1.5X D1 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.



RAMON SANCHEZ
Drafting & Design
224 Market Ave. Suite 201, Colton, CA 92327
Phone: 951-855-3361
rsmith@photoshot.net

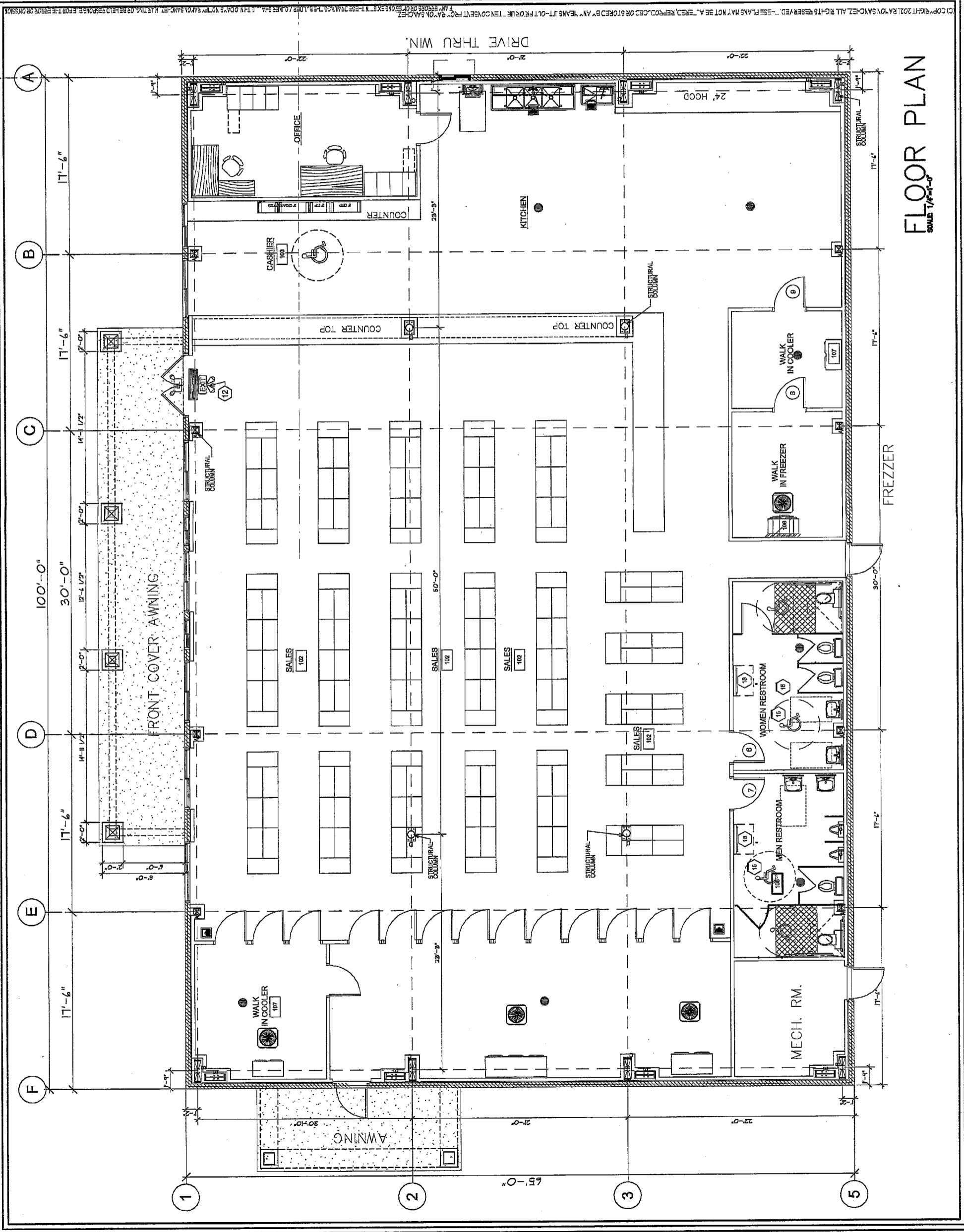
FLOOR PLAN
1/4" = 1'-0"

PROPOSED C-STORE BUILDING FOR:
HI-TECH DEVELOPING INC.
COMMERCIAL BUILDING #1
PRATHER, CA 93651
COUNTY OF FRESNO
CALIFORNIA

REVISIONS	BY

Developer

SHEET: **A2**



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

PROPOSED C-STORE BUILDING FOR:
 CORCORAN GAS STATION
 HIGHWAY 43 & 5 1/2 AVE
 CORCORAN, CA 93212
 CITY OF CORCORAN
 CALIFORNIA

T&E
 Drafting & Design
 RAMON SANCHEZ
 224 Norton Ave Banger, California 95657
 Phone: 616-6888 Fax: 814-3161
 tjr@tandesign.com

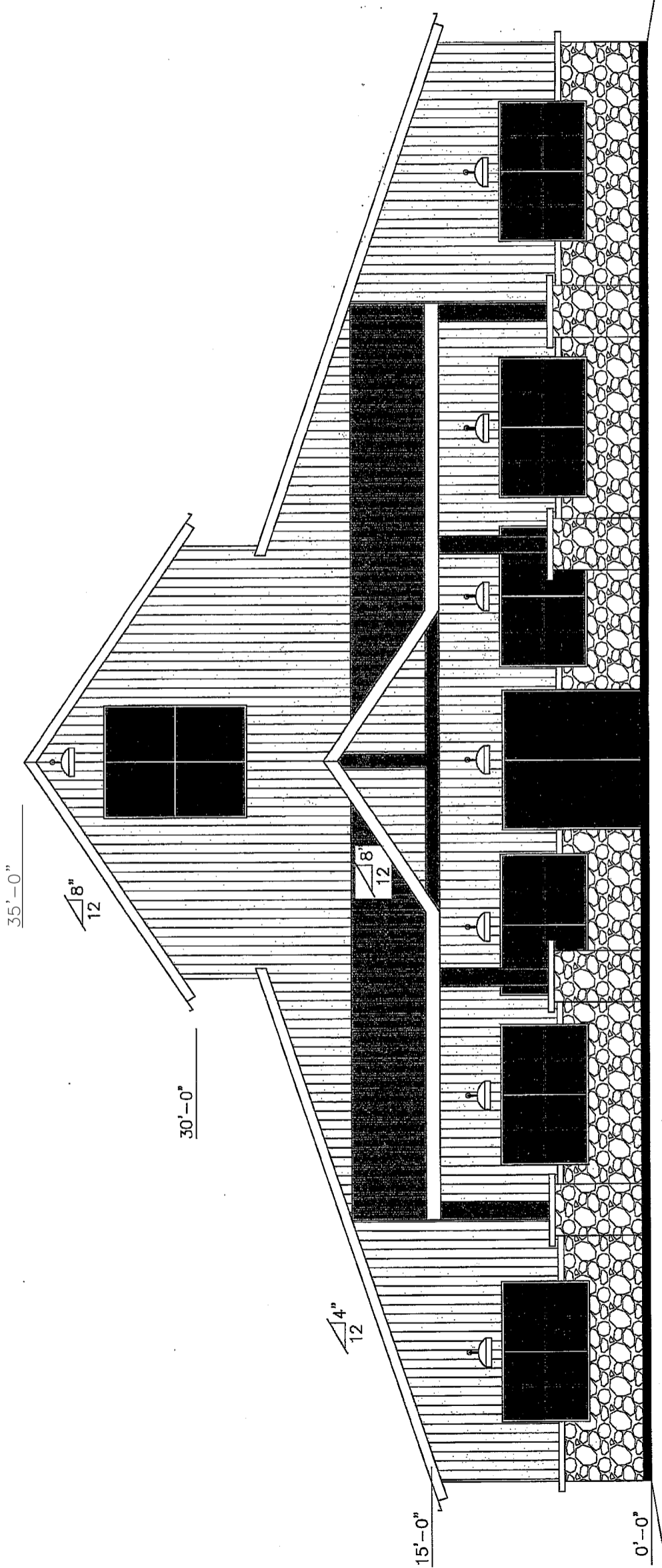
ELEVATIONS
 1/4"=1'-0"

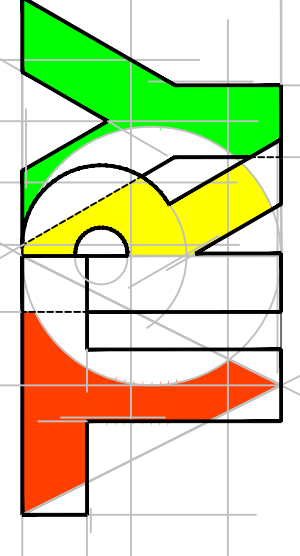
Δ	REVISIONS	BY

Developer
Hi-Tech Developing Inc
 1000 N. ALAMO
 LAGUNA BEACH, CA 92653
 949.433.1111

DATE: 11/21/2021
 JOB NO.: 6014
 SHEET: **A3**

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Drafting & Design

RAMON SANCHEZ
224 Morton Ave Sanger, California 93687
Phone: 646-8655 Fax: 944-9161
hydrating@tandm.net

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

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

REVISIONS	BY



HI-Tech Developing Inc
3516 W. Nielsen Ave, Fresno, CA 93706
Lic. 103387

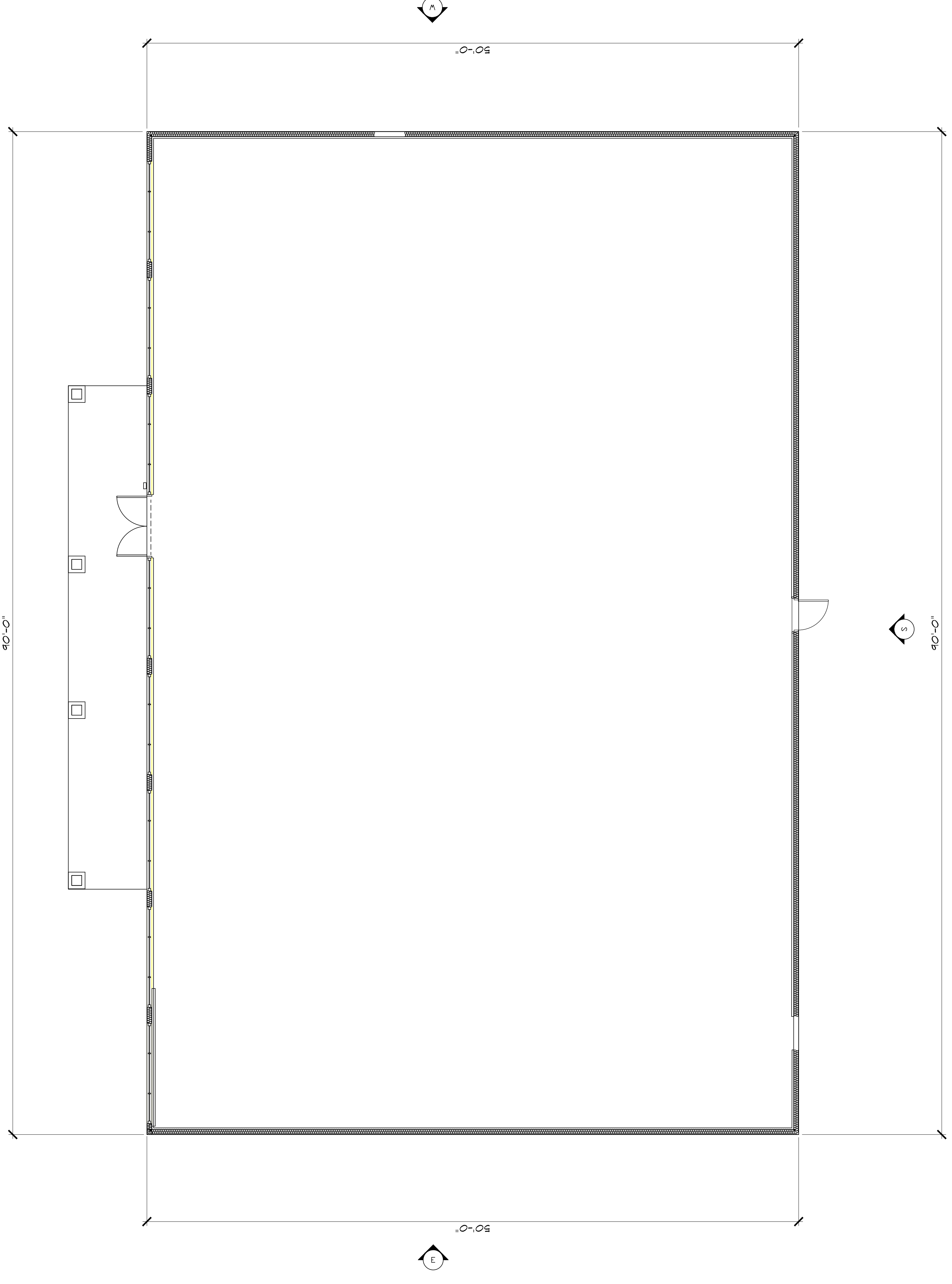
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DATE: 12/16/2021

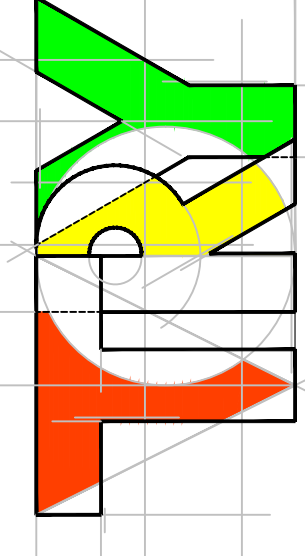
SHEET:

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FLOOR PLAN



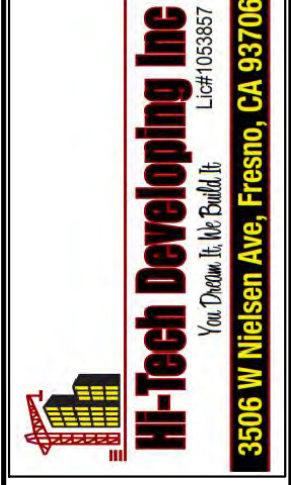
Drafting & Design

RAMON SANCHEZ
 224 Morton Ave Sanger, California 93657
 Phone: 646-8655 Fax: 944-9161
 rhydrafing@icloud.com

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
 3506 W. Nielsen Ave, Fresno, CA 93706
 Lic: D066146, E-04118, Lic#1033857

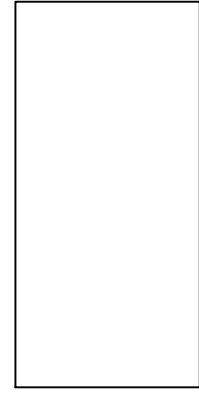
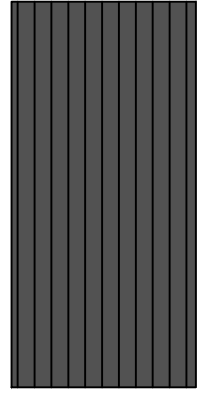
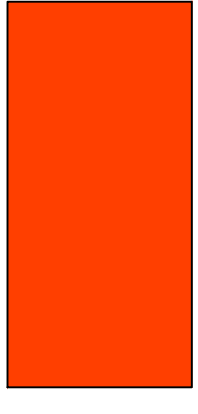
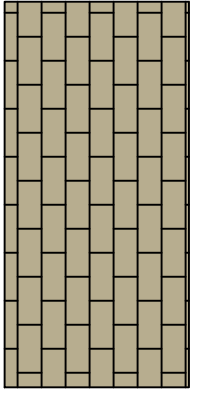
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 DATE: 12/16/2021

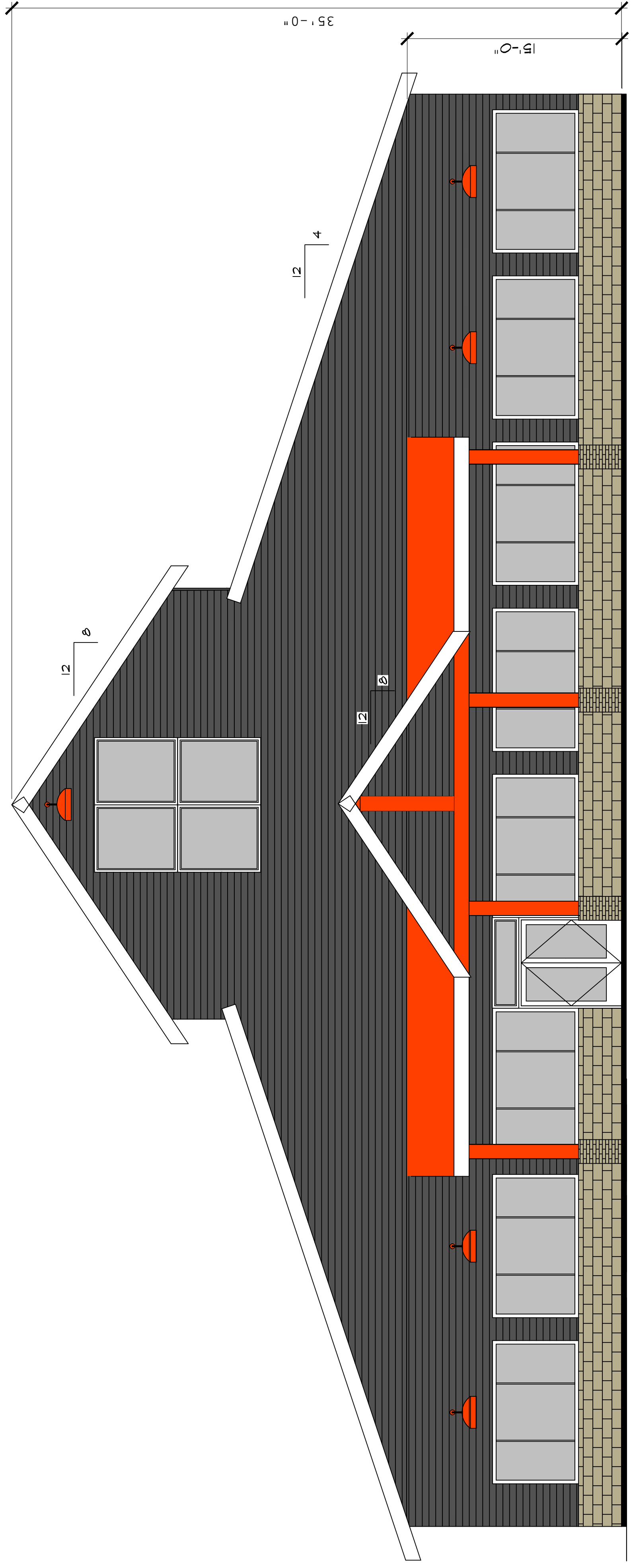
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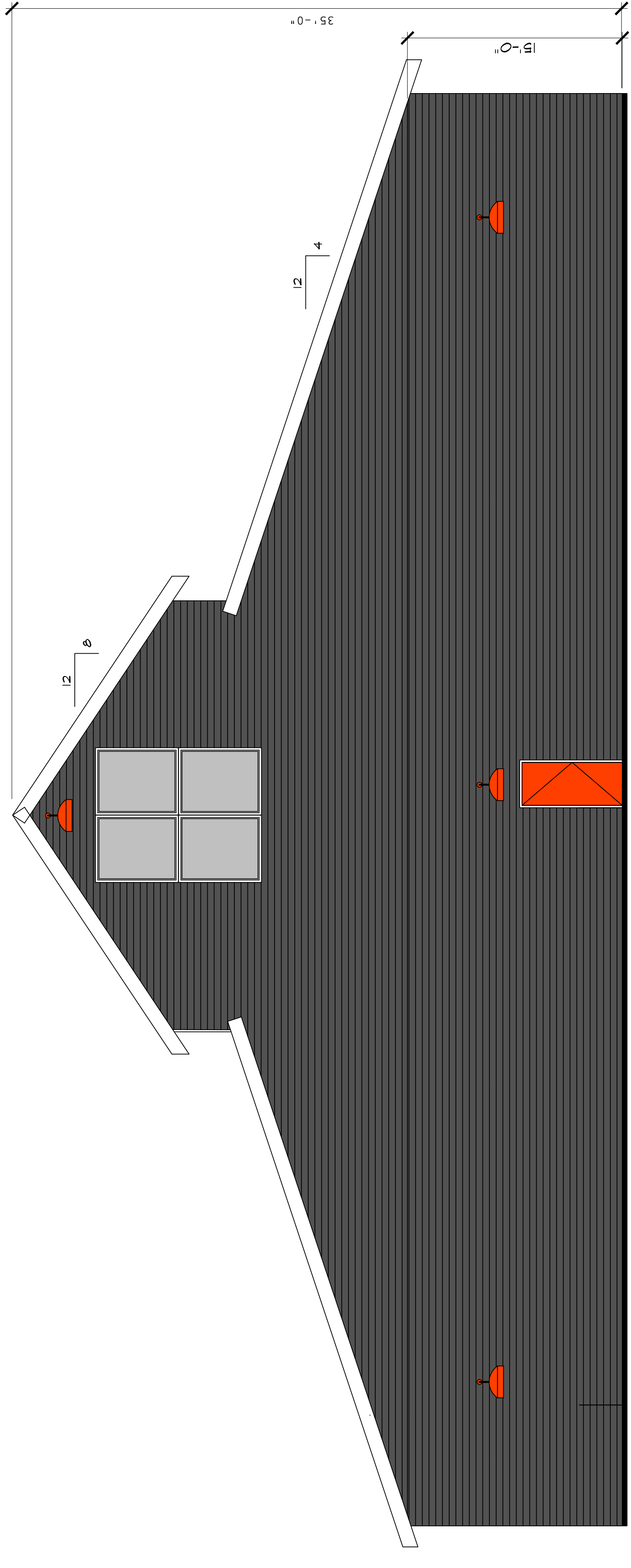
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COLOR LEGEND

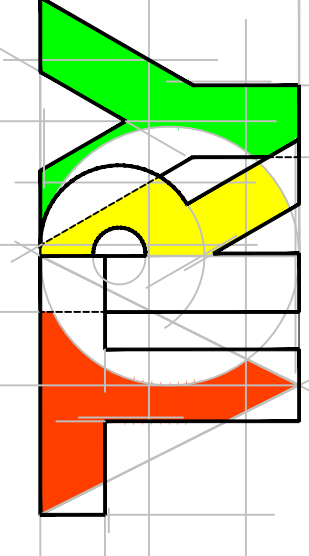
-  MTL ROOF / GABLE TRIMS / LEAVES / GUTTERS
HIGH GLOSS WHITE OR POLAR WHITE (07)
SR=0.73 TE=0.87 SRI=18 ES
 -  MTL WALL PANEL / CORNERS / DOWNPOUTS
CHARCOAL GREY (12)
SR=0.24 TE=0.85 SRI=28 ES
 -  DOOR / ROLL-UP DOOR / FRAMED OPENINGS
PATRIOT RED OR COLONIAL RED (04)
SR=0.52 TE=0.88 SRI=33 ES
 -  FEATHERROCK VENEER / BRICK DESIGN / COLOR LIGHT STONE TYP # EXT
- SR = SOLAR REFLECTANCE
 TE = THERMAL EMITTANCE
 SRI = SOLAR REFLECTANCE INDEX
 ES = ENERGY STAR



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



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

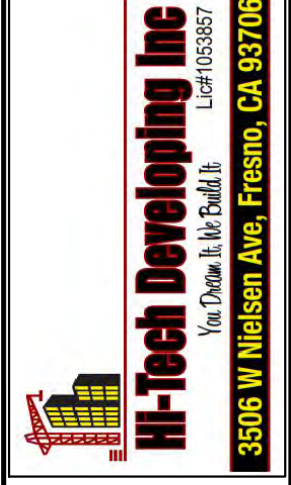


Drafting & Design

RAMON SANCHEZ
224 Morton Ave Sanger, California 93657
Phone: 646-8655 Fax: 944-9161
trdrafting@icglocal.net

ELEVATIONS
3/16"=1'-0"

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



HI-Tech Developing Inc
Lic. Dwe. 14, Edd. 14
Lic#103857
3306 W. Nielsen Ave, Fresno, CA 93705

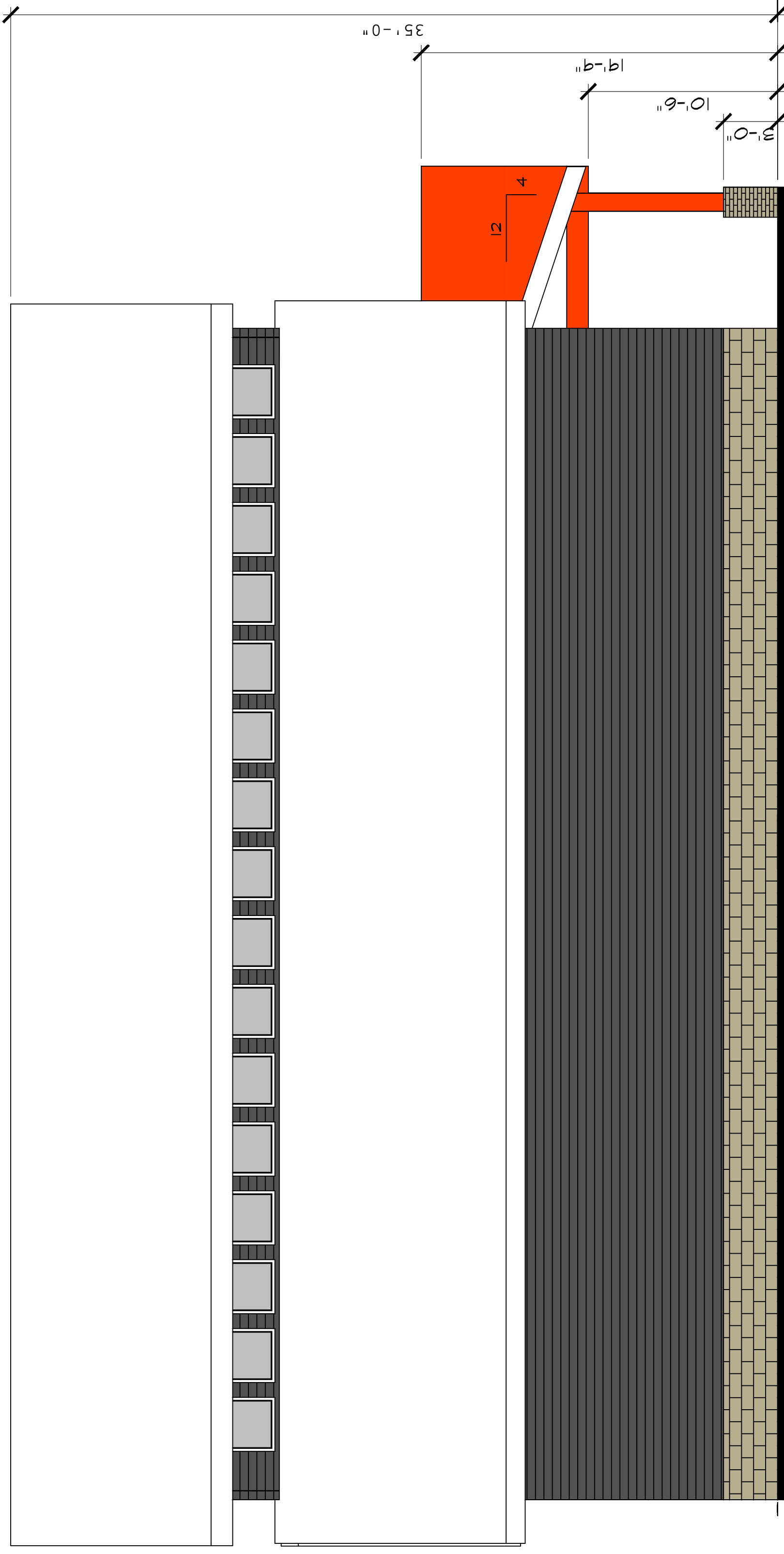
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DATE: 12/16/2021

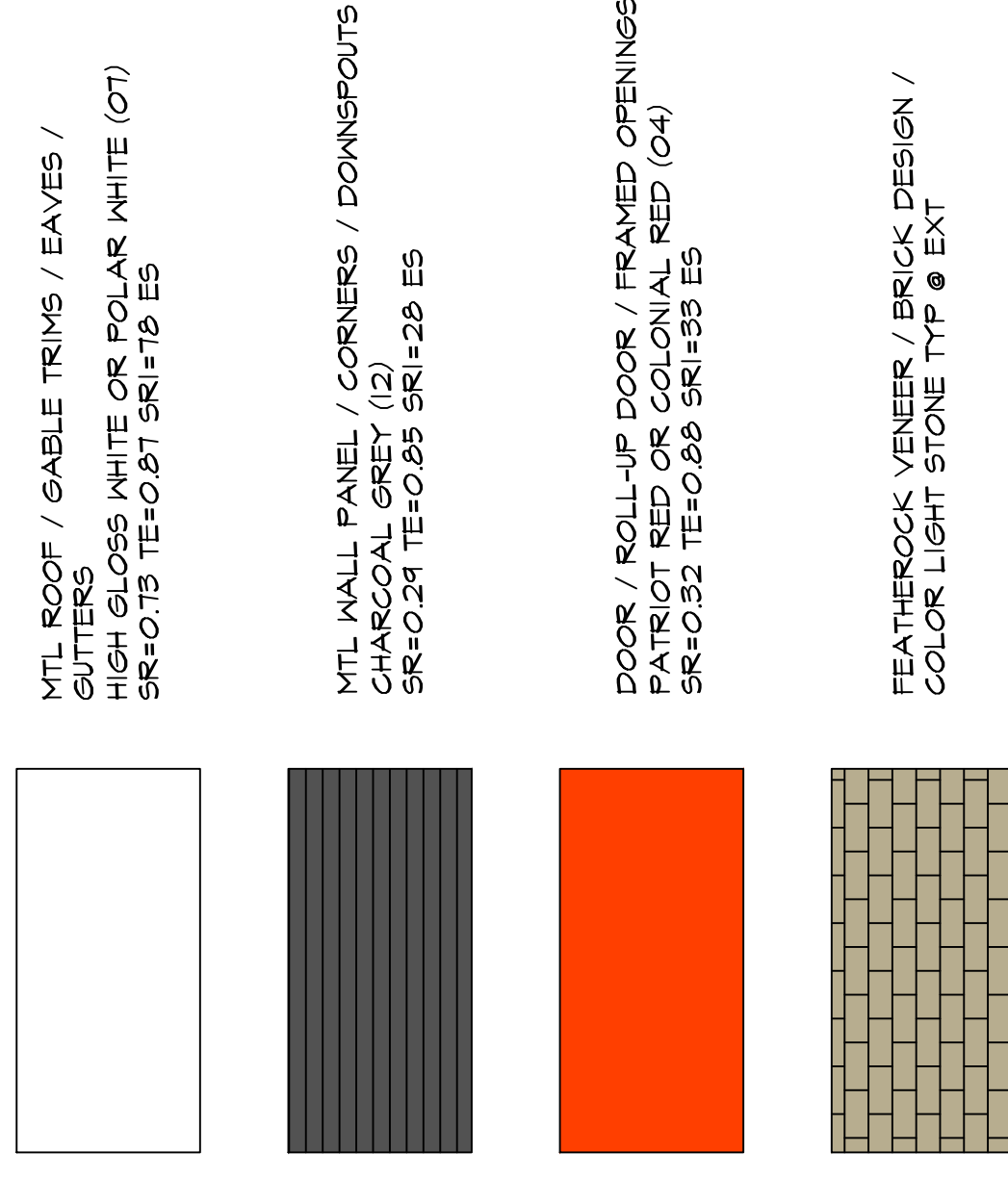
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A3

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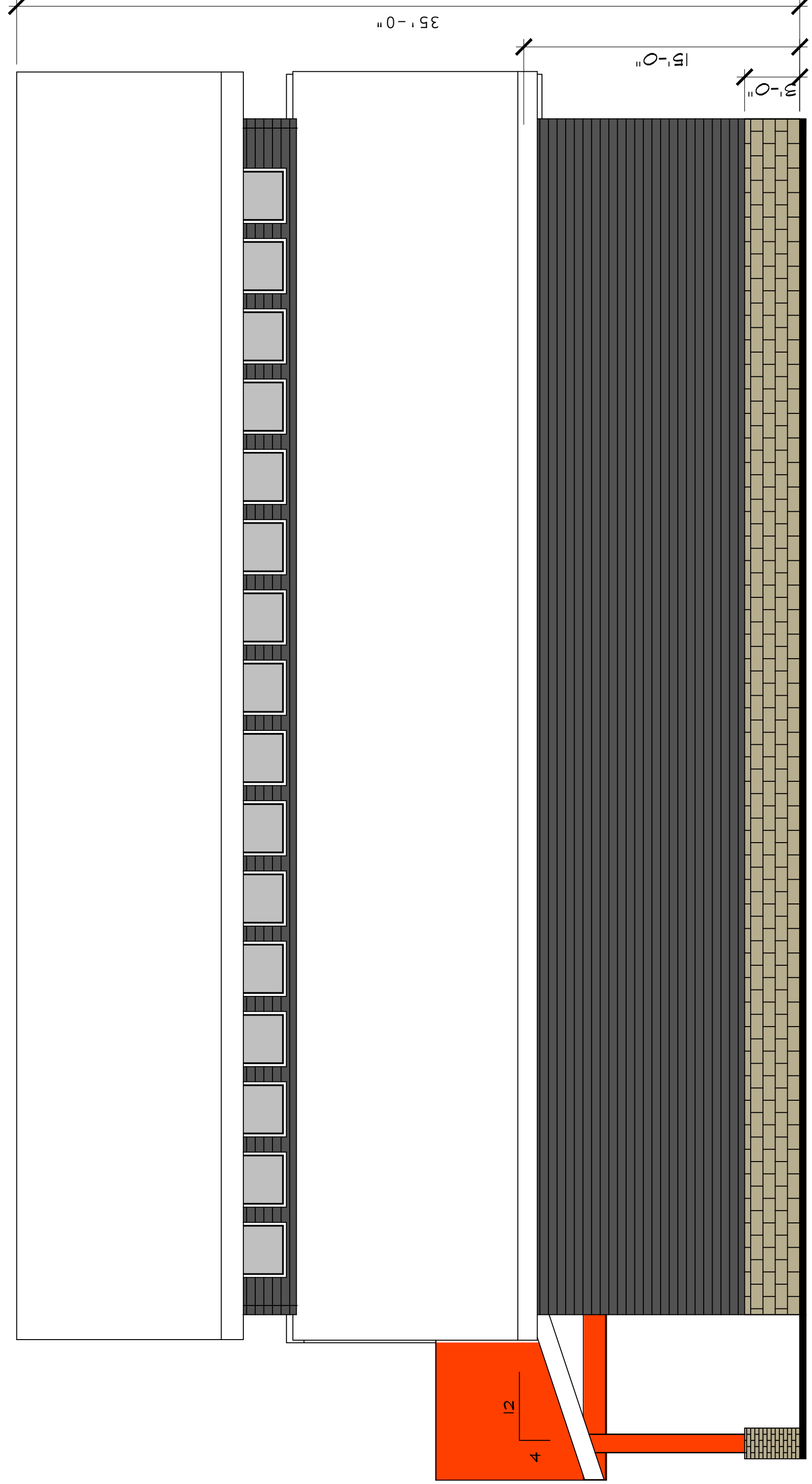


WEST ELEVATION
3/16"=1'-0"

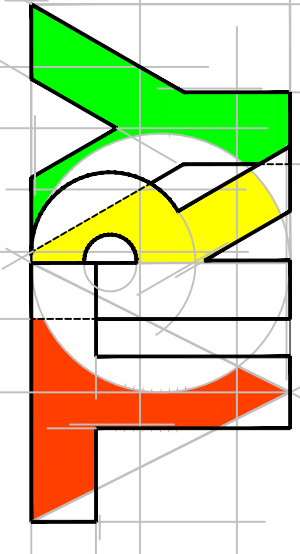


- MTL ROOF / GABLE TRIMS / EAVES / GUTTERS
HIGH GLOSS WHITE OR POLAR WHITE (O1)
SR=0.19 TE=0.21 SRI=19 ES
- MTL WALL PANEL / CORNERS / DOWNPOUTS
CHARCOAL GREY (I2)
SR=0.21 TE=0.25 SRI=28 ES
- DOOR / ROLL-UP DOOR / FRAMED OPENINGS
PATRIOT RED OR COLONIAL RED (O4)
SR=0.52 TE=0.88 SRI=33 ES
- FEATHEROCK VENEER / BRICK DESIGN / COLOR LIGHT STONE TYP @ EXT

SR = SOLAR REFLECTANCE
TE = THERMAL EMITTANCE
SRI = SOLAR REFLECTANCE INDEX
ES = ENERGY STAR



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



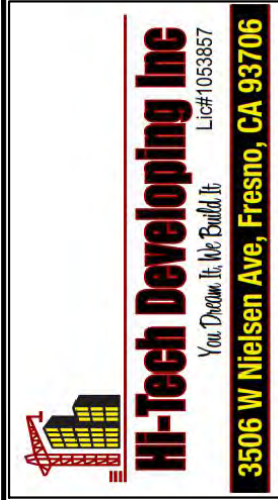
Drafting & Design

RAMON SANCHEZ
224 Morton Ave Sanger, California 93657
Phone: 646-8655 Fax: 949-3161
hydrating@tmd.com

ISOMETRIC ELEVATIONS

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

Δ REVISIONS	BY



3305 W. Nielsen Ave, Fresno, CA 93706
Lic: 10103887

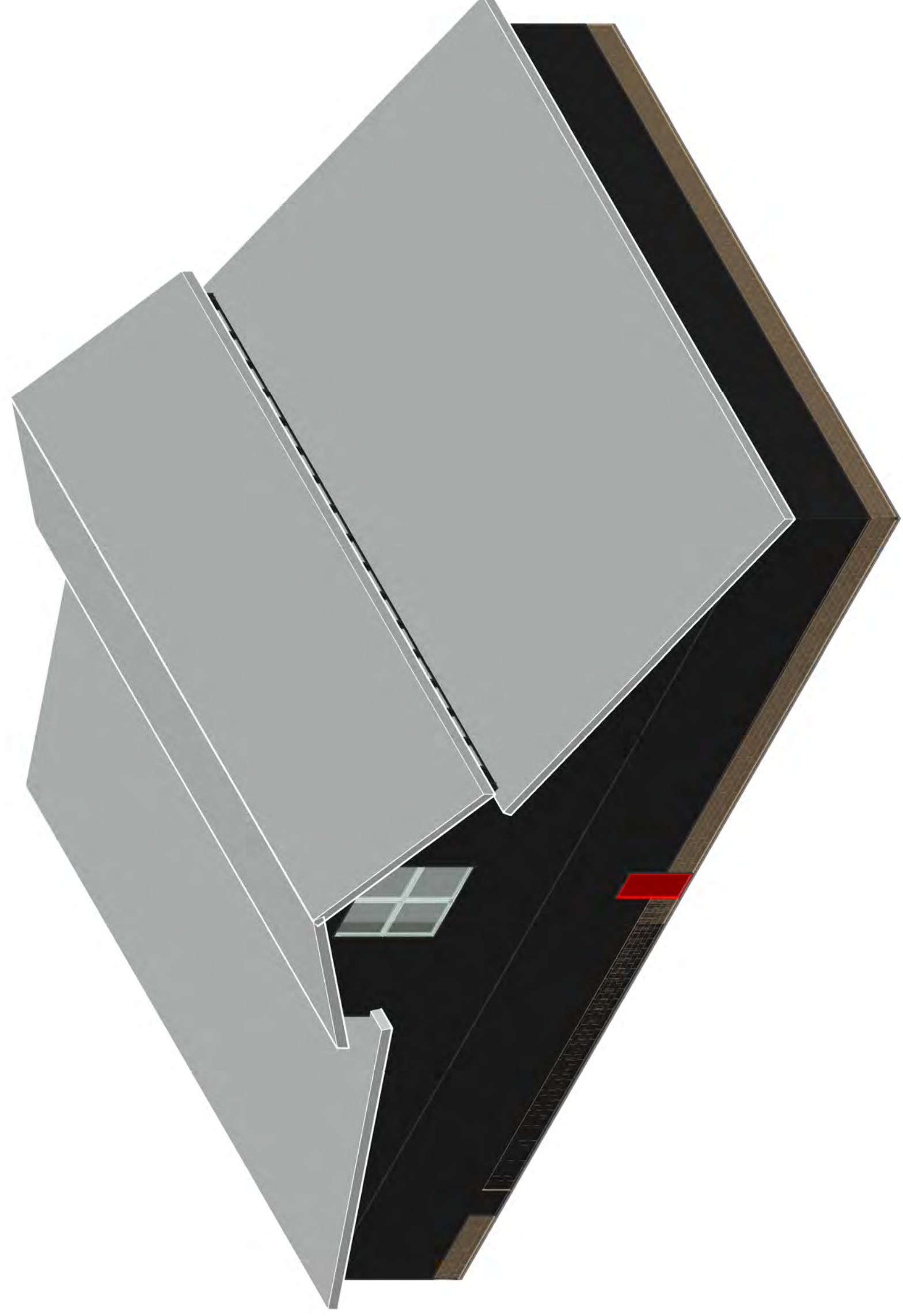
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DATE: 12/16/2021

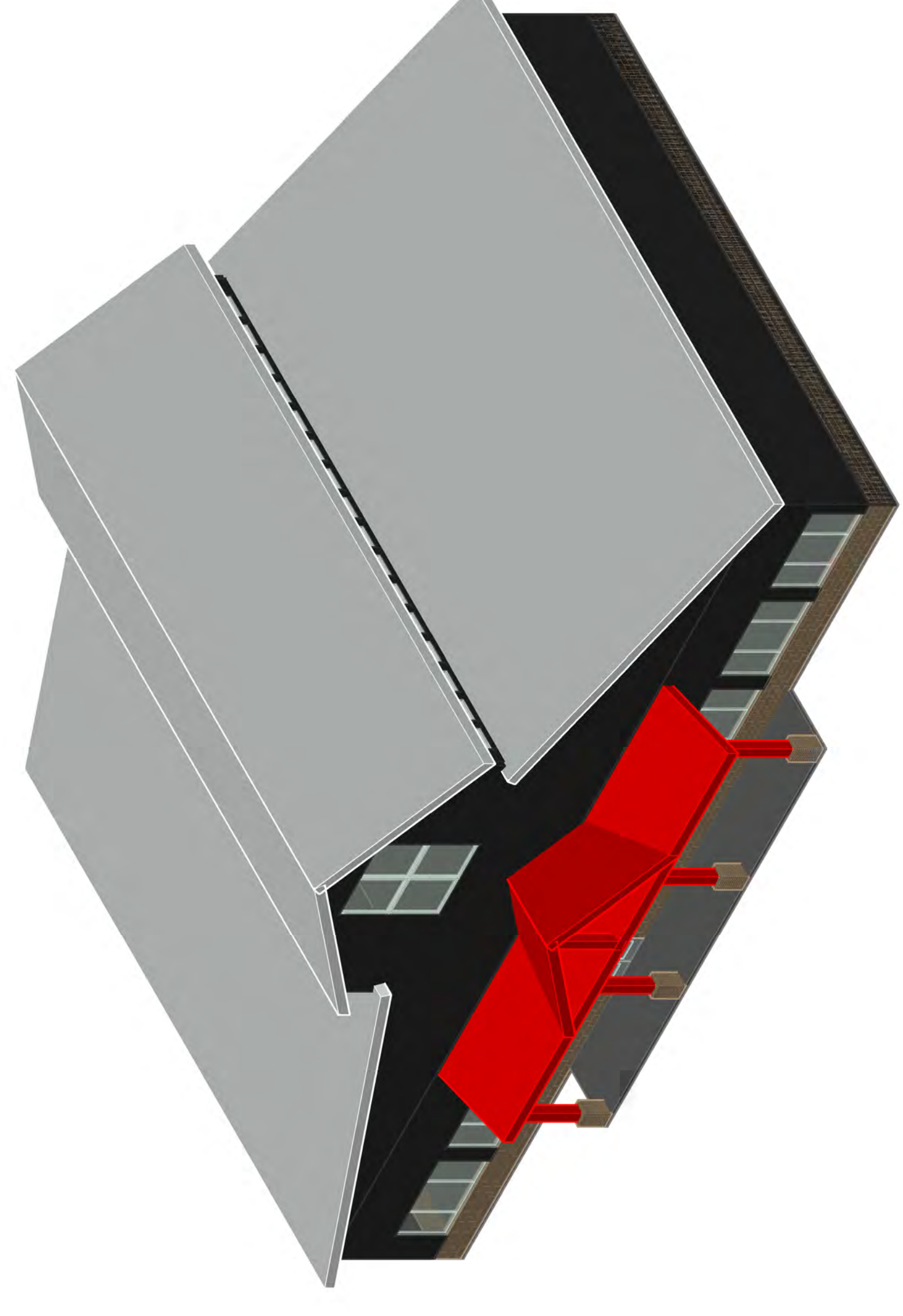
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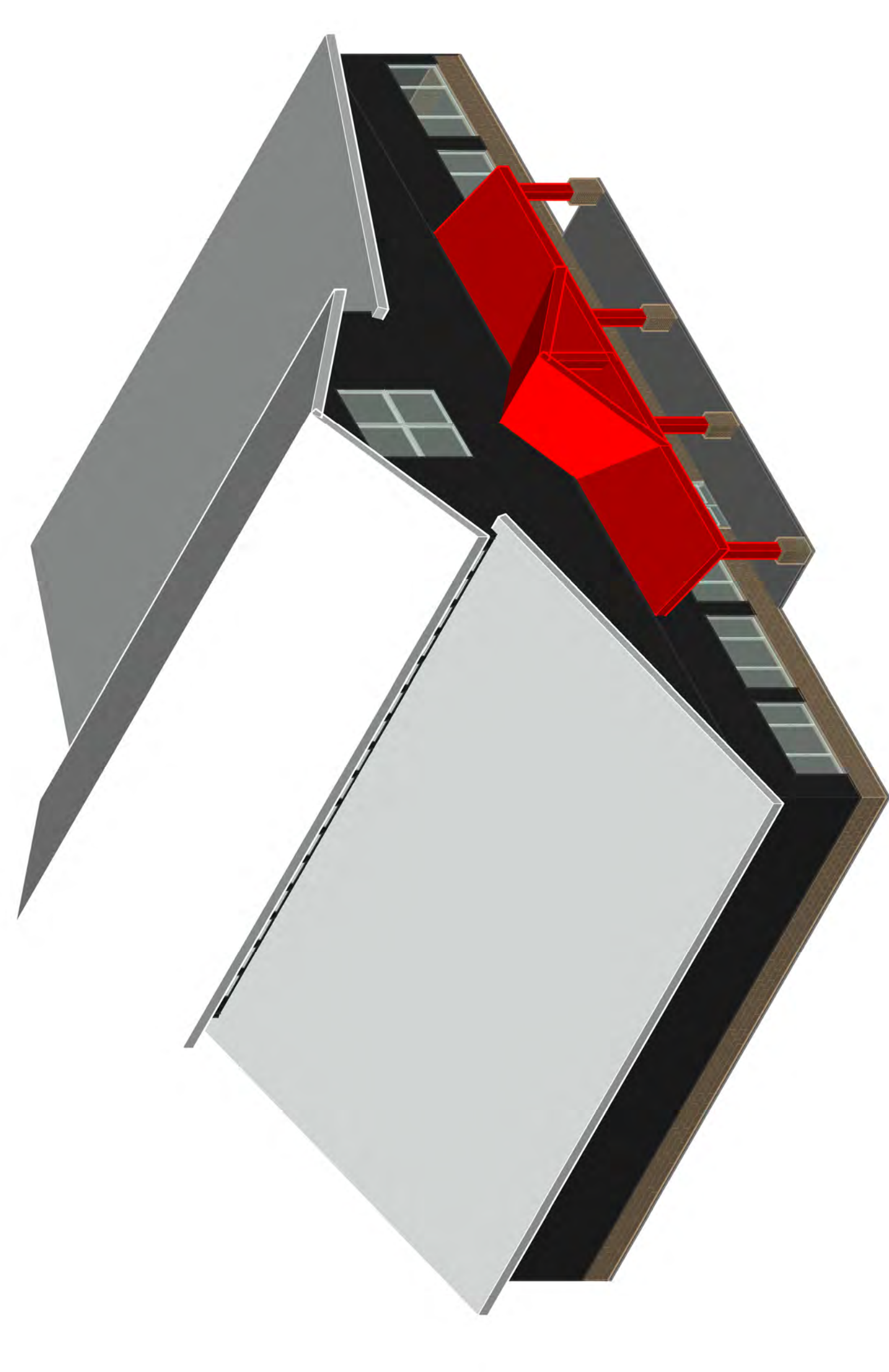
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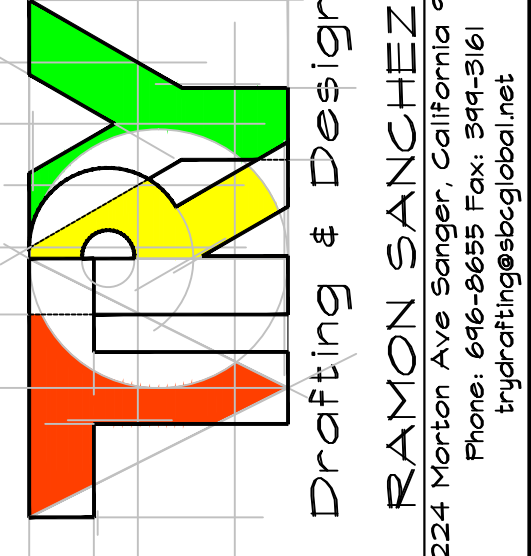
NW ISOMETRIC



SW ISOMETRIC



NE ISOMETRIC



Drafting & Design
RAMON SANCHEZ
 224 Morton Ave Sanger, California 95687
 Phone: 616-8685 Fax: 916-3161
 rdsdrafting@comcast.net

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

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

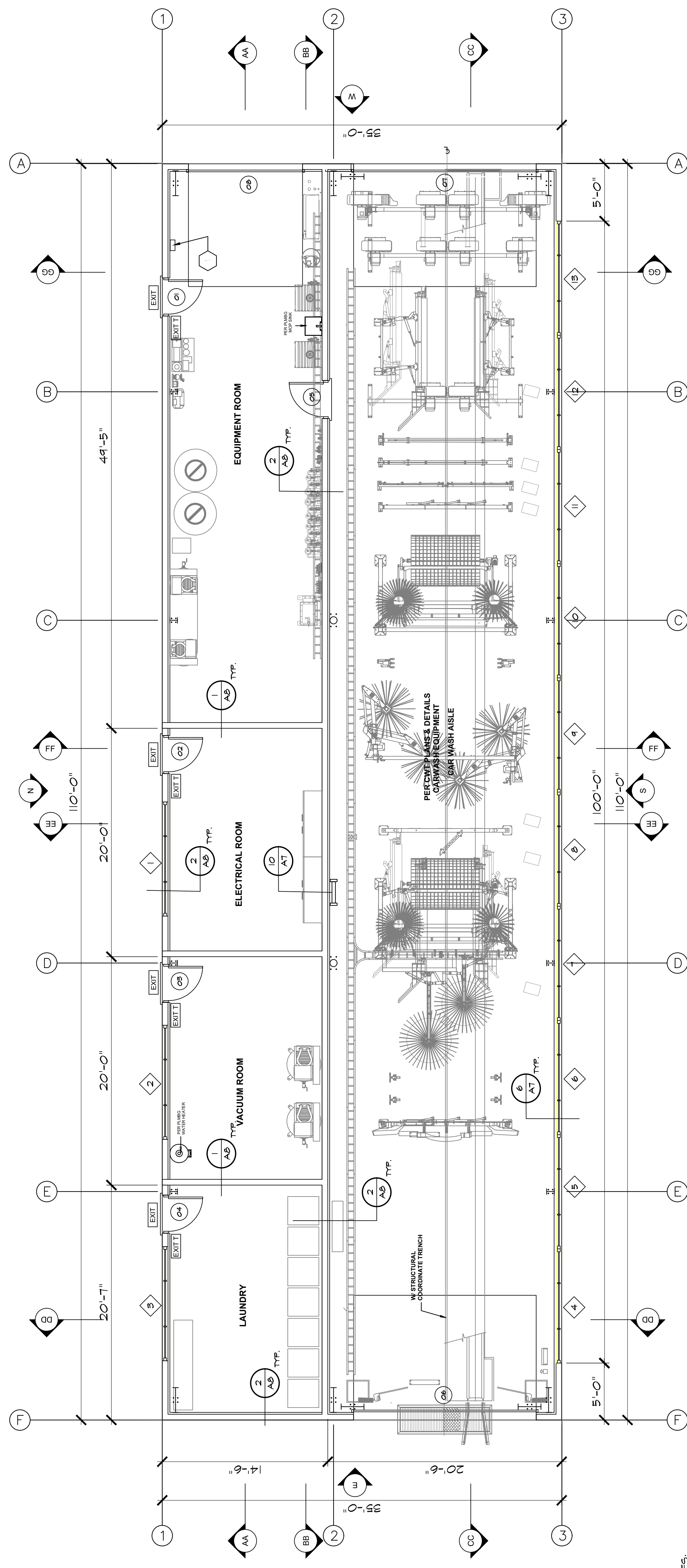


Hi-Tech Developing Inc
 3505 W. Hillcrest Ave., Fresno, CA 93706
 Tel: 508.433.1111
 Fax: 508.433.1111

JOB NO.: 21-0286
 DATE: 12/28/2021

SHEET:
A1

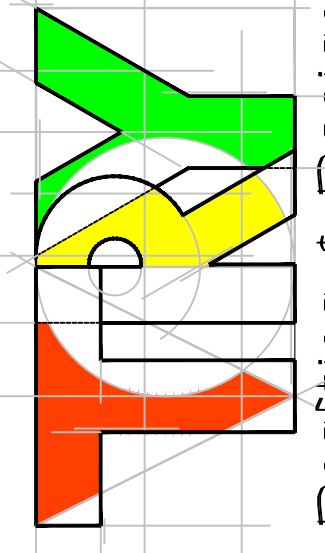
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- WALL LEGEND**
- EXITD EXIT ROUTE SIGN W/ DIRECTIONAL ARROW, TACTILE
 - EXITR EXIT ROUTE SIGN, TACTILE
 - EXITI EXIT SIGN, TACTILE
 - EXITL ILLUMINATED EXIT SIGN PER ELECTRICAL
 - R-00 INSULATION TYP @ WALL
 - R-00 INSULATION TYP @ ATTIC
 - 2X4 @ 16" O.C. TYP
 - 5/8" GYP BD @ EA SIDE, UNO
 - 8"X8"X16" CMU WALL
 - EXT FINISH PER ELEV.
 - STOREFRONT SYSTEM
 - 0' 5/4" 8X8X16 CMU WALL
 - RIGID FRAME COLUMN
 - SEE BORGA PLANS
- KEYNOTES**
1. 2A110B-C PORTABLE FIRE EXTINGUISHER



- DOOR NOTES:**
- SIGN ON EGRESS SIDE ABOVE DOOR - "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND
 - EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - DOOR HARDWARE TO BE LEVER TYPE TO MEET CBC & ADA STANDARDS METAL PIN
 - MAXIMUM EFFORT TO OPERATE ALL DOORS SHALL NOT EXCEED 5 LB.
 - 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 CREVICES ARE FORMED. THE HARDWARE SHALL BE INSTALLED ON THE FLUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
 - HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED ON THE DOOR. APPROVED ABOVE A TRIPING ON OCCUPANCY LOAD OF 500 OR LESS. Groups E, M, and S, and in places of religious worship, the main exterior door from the egress side with the locking device is readily distinguishable 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 on 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 due cause.
 - THE LEVER OF LEVER ACTUATED LATCHES/LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON CLOTHING OF PERSONS DURING EGRESS.
 - THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. EXITS ARE TO HAVE PANIC, LEVER, OR LEVER WITH THUMB TURN OR KEYS CYLINDER BEAD BOLT INTERCONNECTED HARDWARE.
 - WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS ARE PERMITTED TO BE USED PROVIDED THE DOOR LEAF FITTED WITH THE AUTOMATIC FLUSH BOLT HAS NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE.
- CBC EXTERIOR NOTES:**
- PATH OF TRAVEL SLOPE SHALL MEET THE REQ'S OF CBC 11B-402.3. RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48
 - LEVEL LANDING 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. EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE PUBLIC WAY BY MEANS OF AN ACCESSIBLE ROUTE.



Drafting & Design
RAMON SANCHEZ
 224 Morton Ave Sanger, California 95657
 Phone: 530-8655 Fax: 530-8516
 r3prtr@tmdesign.com

SECTIONS
 1/8" = 1'-0"

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

REVISIONS	BY

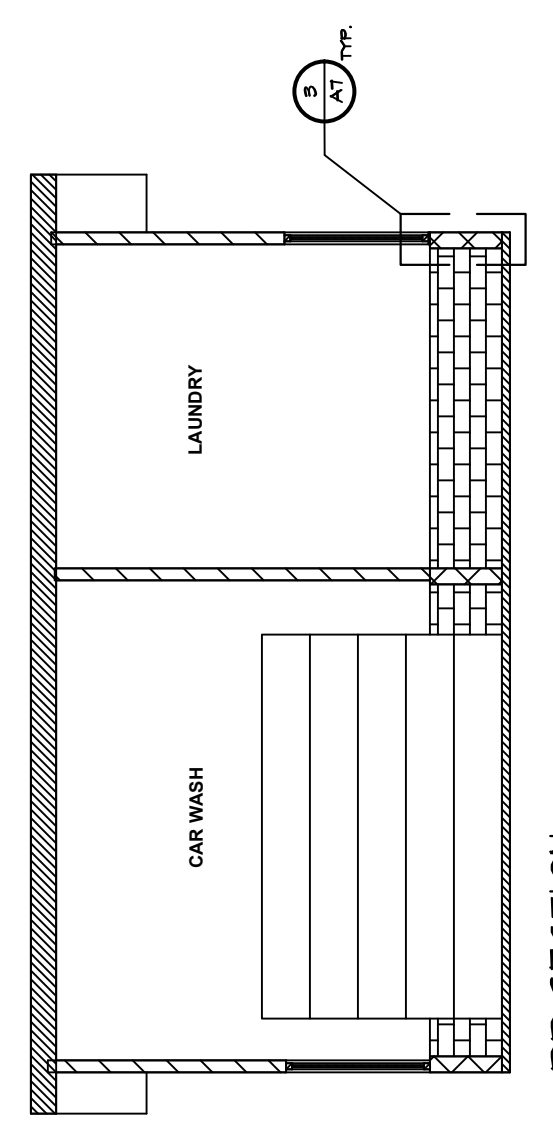
Developer:
Hi-Tech Developing Inc
 5505 W. HUBBARD AVE. FRESNO, CA 93706

JOB NO.: 24-0246

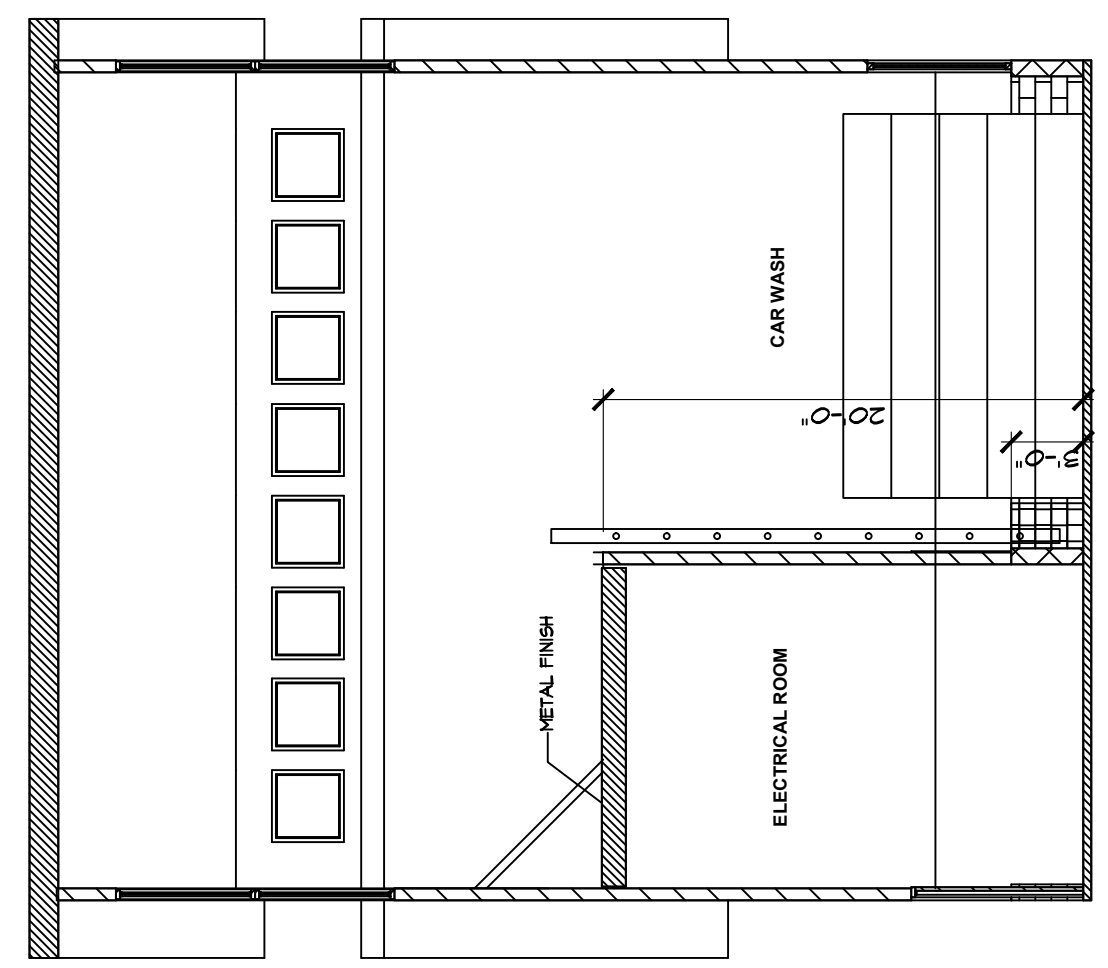
DATE: 02/29/2021

SHEET:
A3

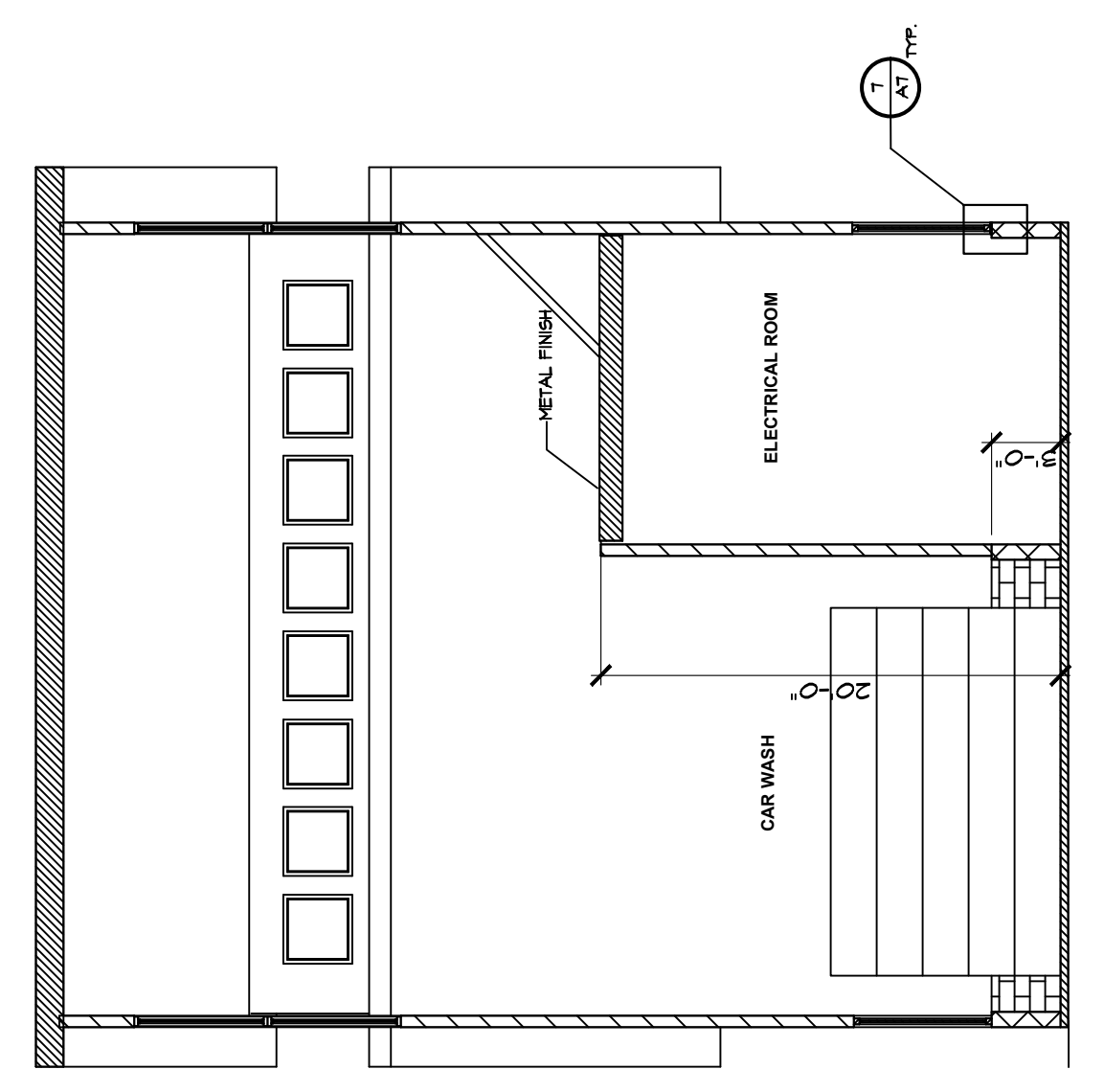
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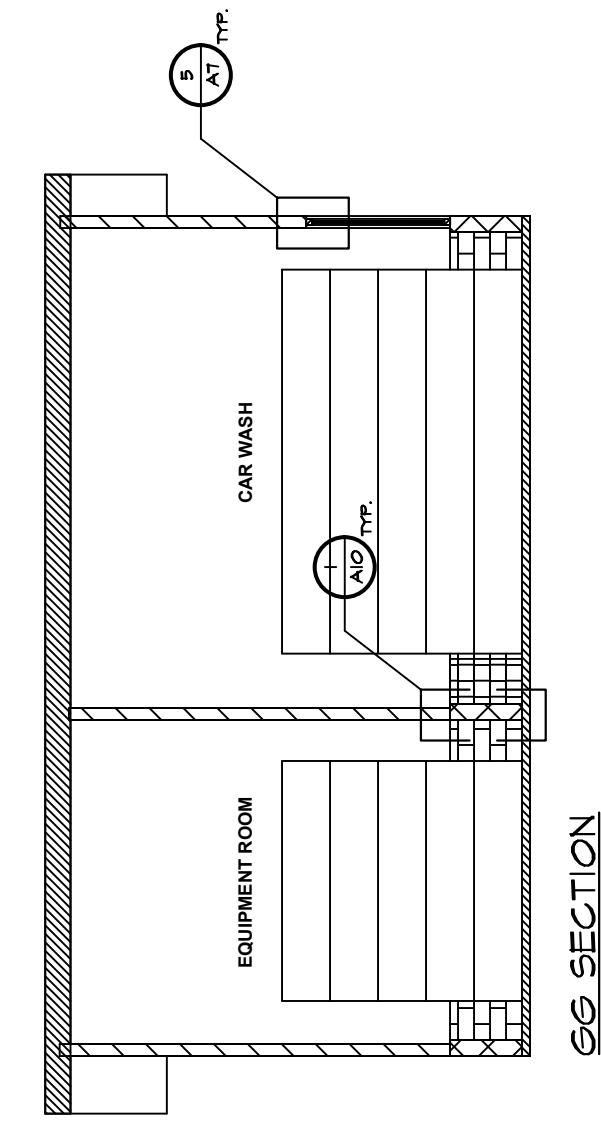
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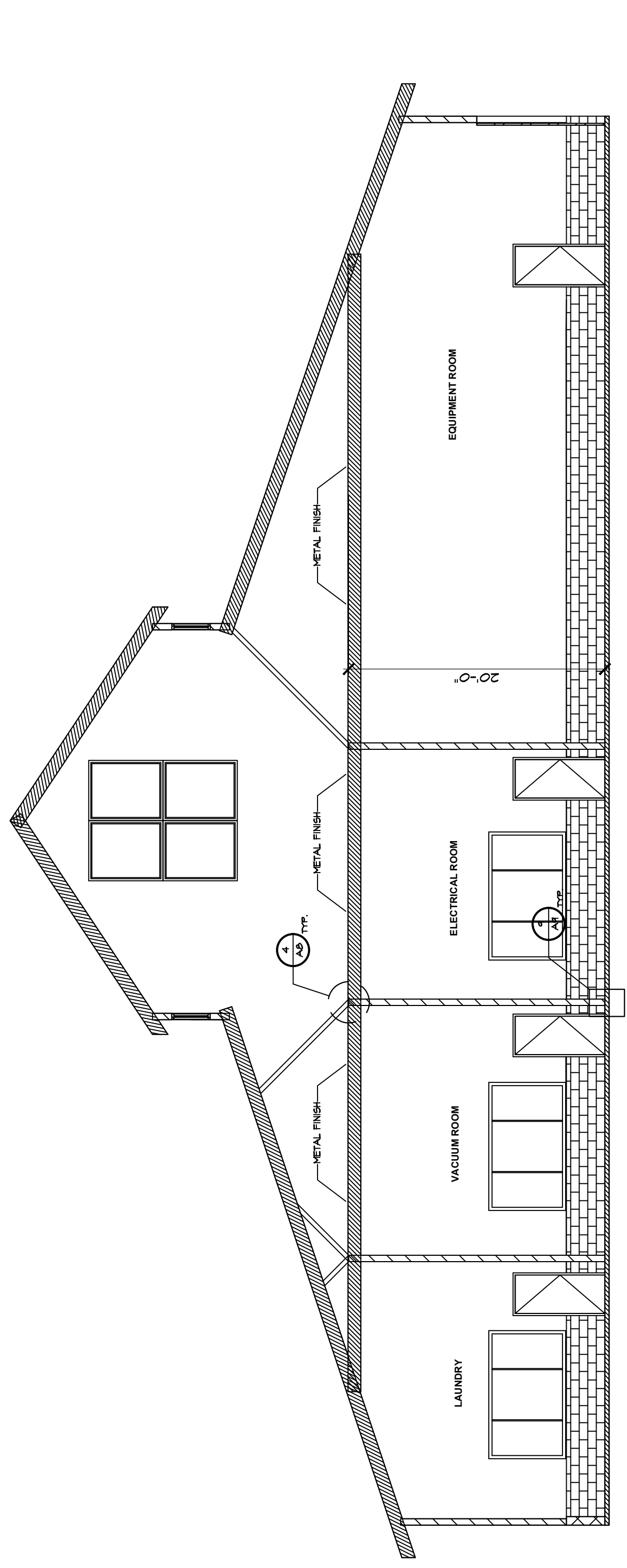
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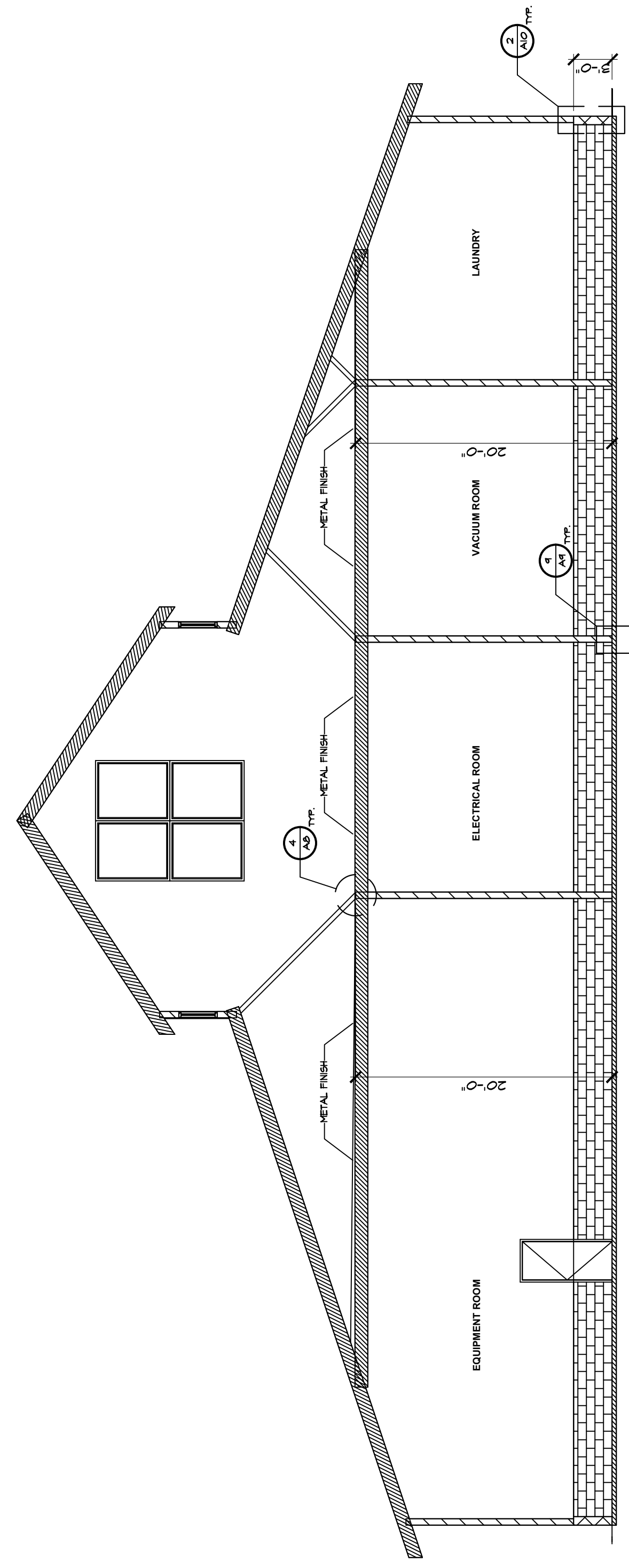
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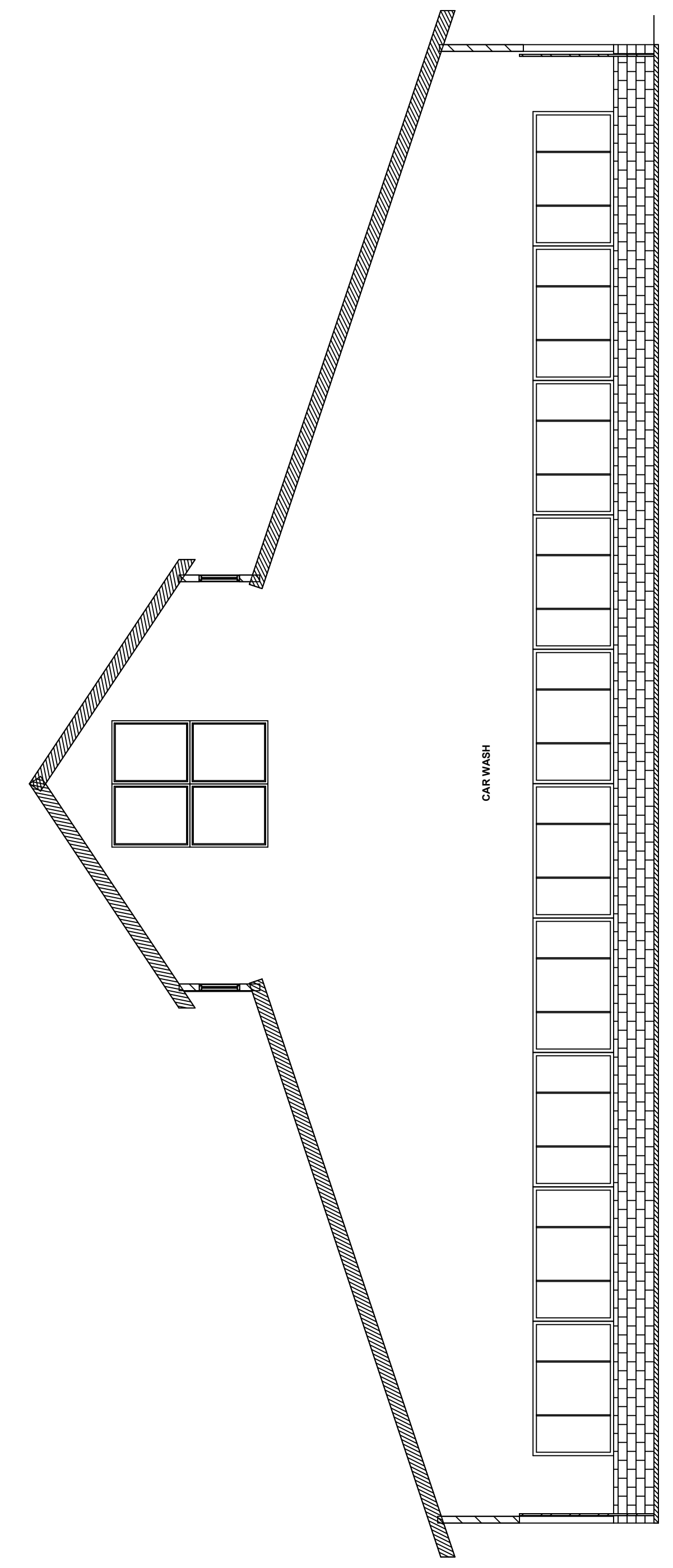
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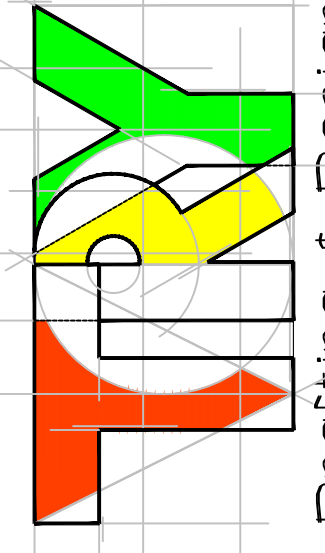
AA SECTION



BB SECTION



CC SECTION



Drafting & Design
RAMON SANCHEZ
 224 Highton Ave Sanger, California 98657
 Phone: (509) 261-3161
 r.sanchez@tmd.net

ISOMETRIC ELEVATIONS

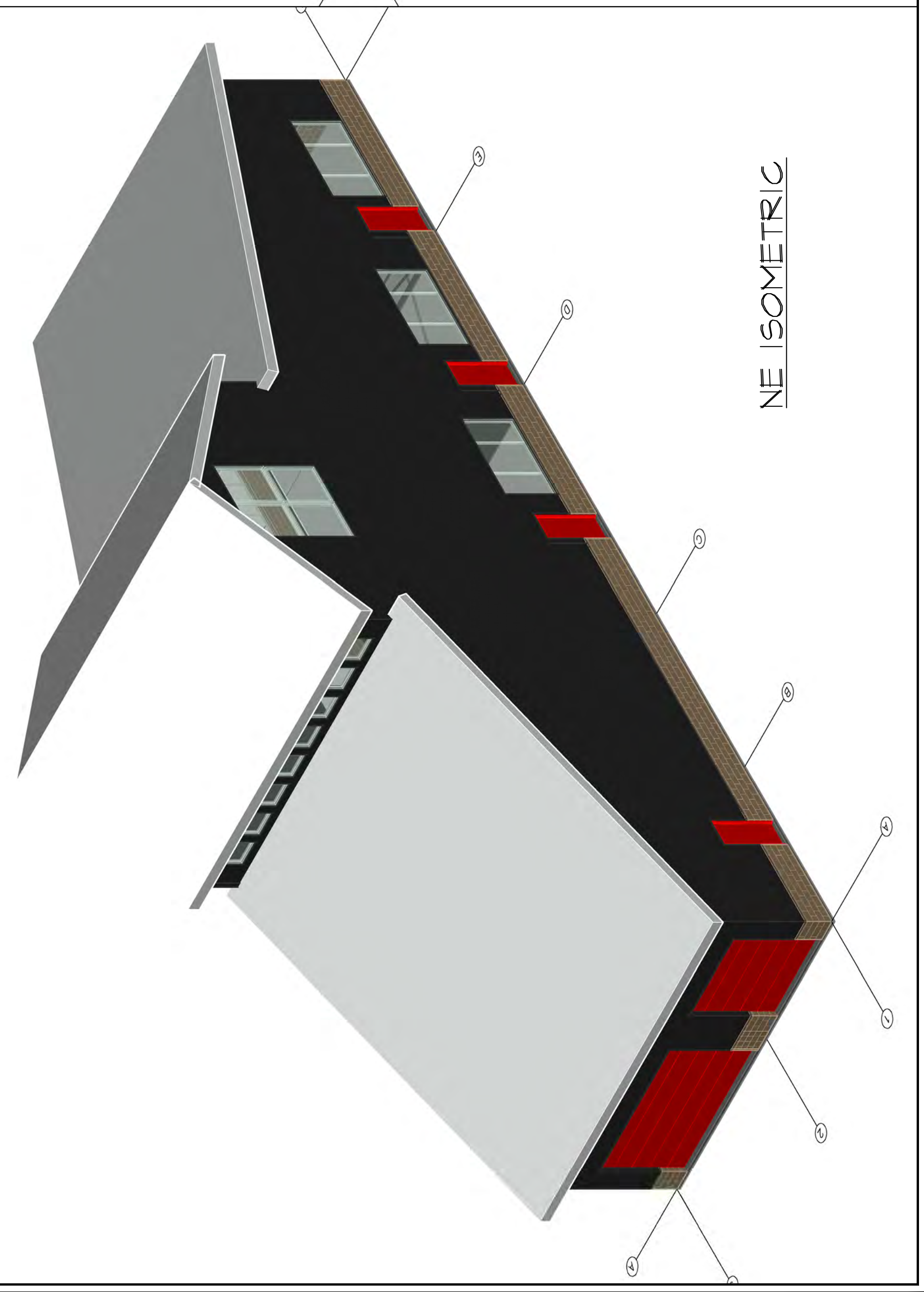
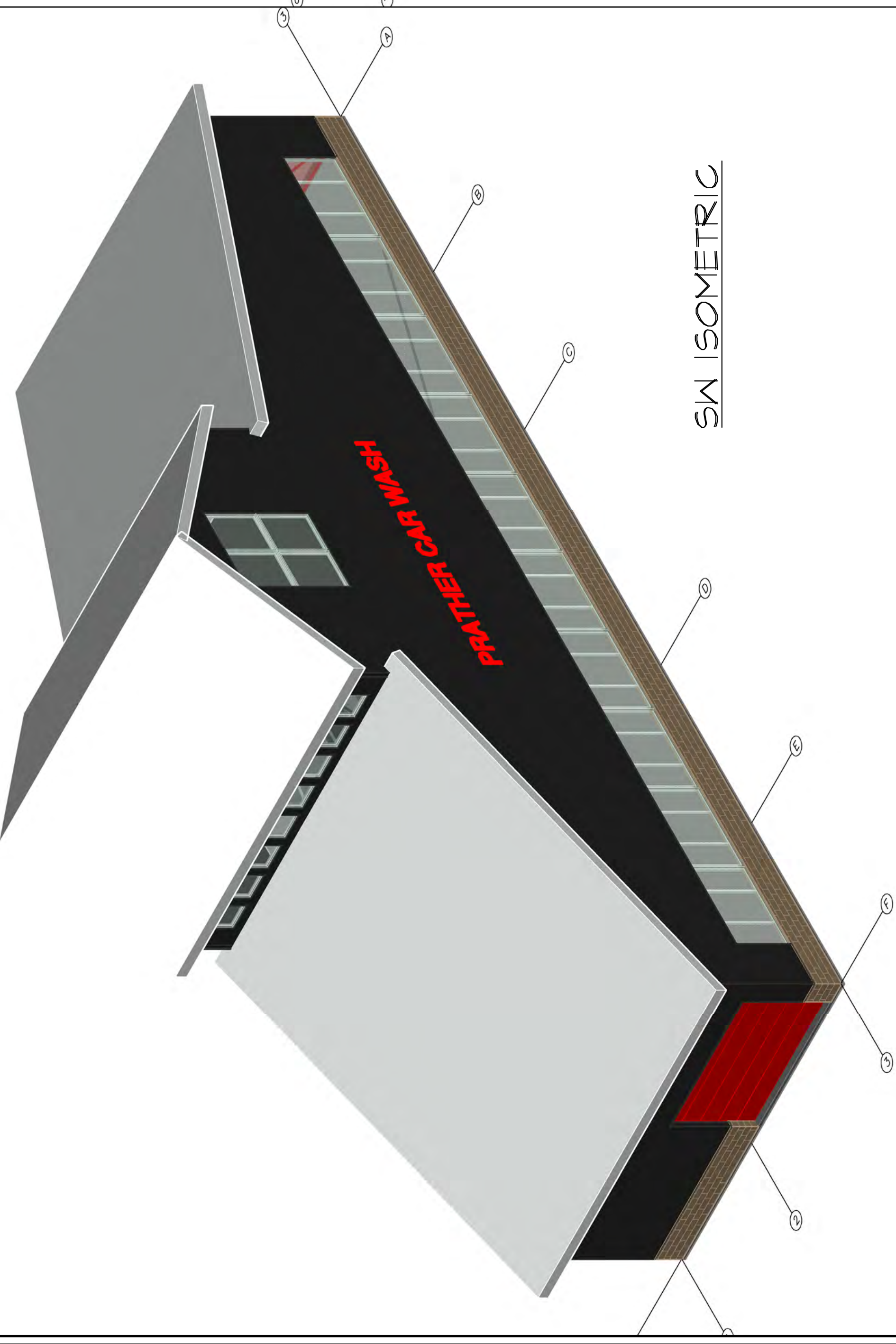
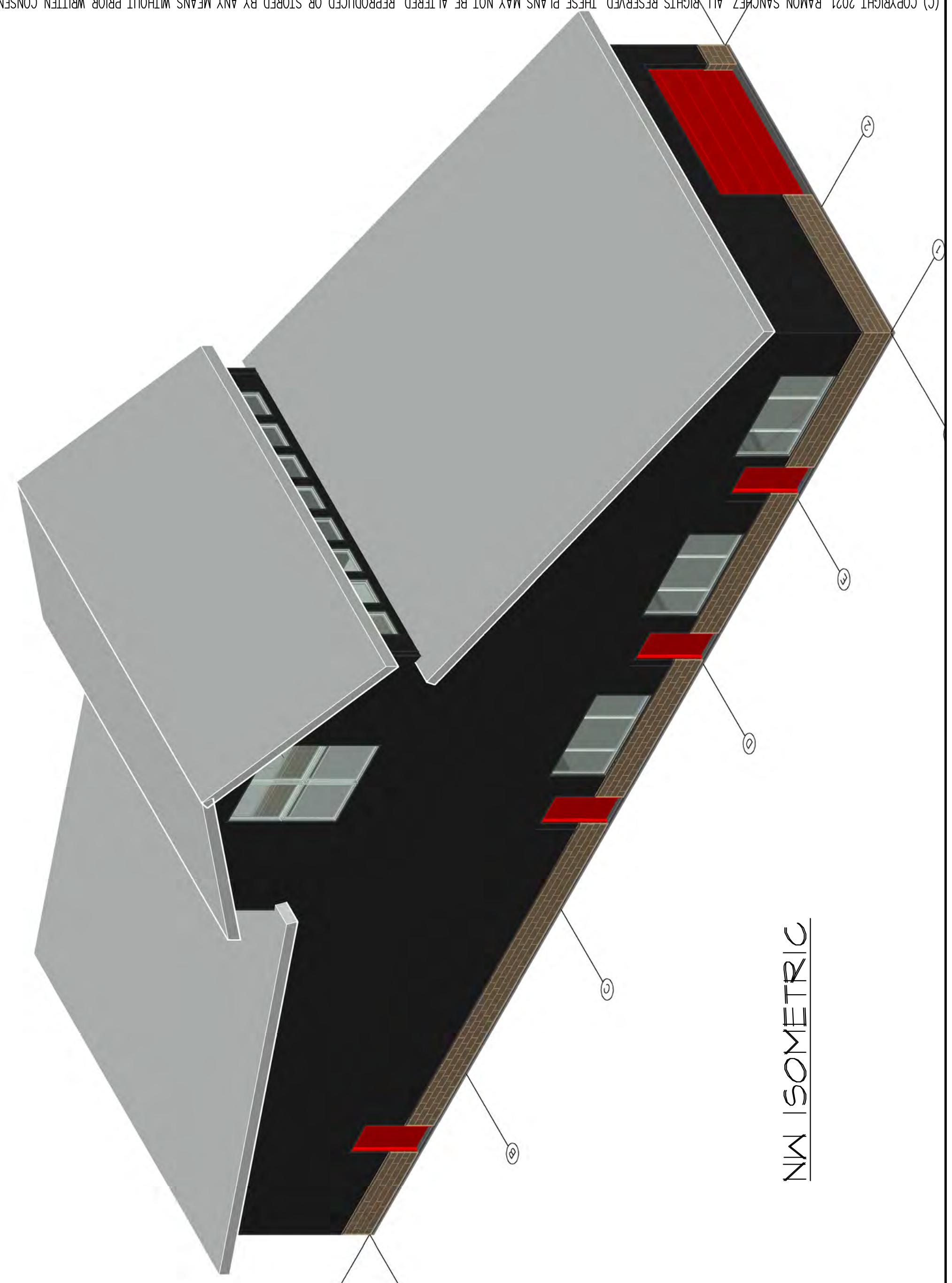
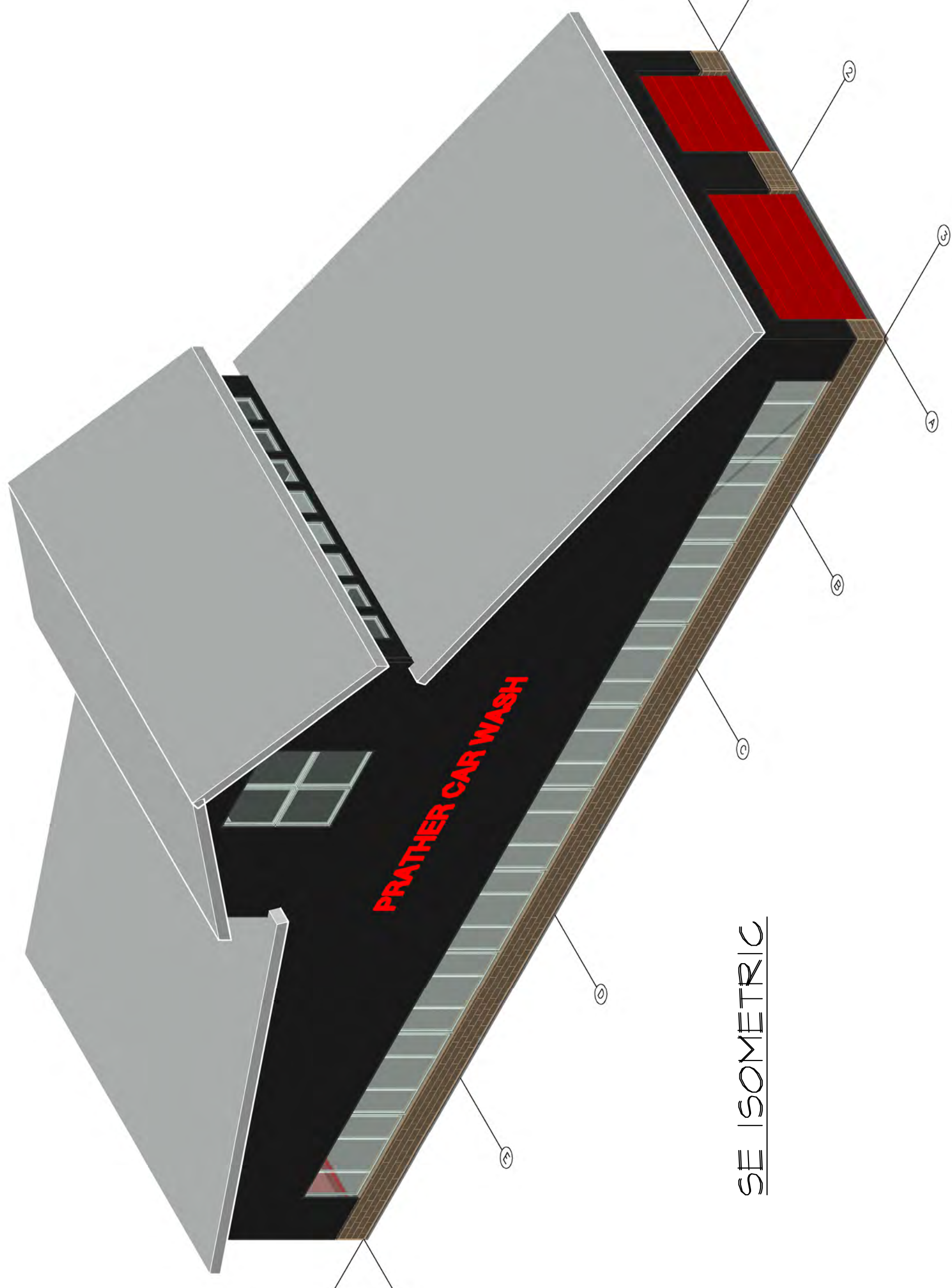
NEW CAR WASH BUILDING FOR:
 HI-TECH DEVELOPING INC.
 AUBERRY RD
 PRATHER, CA 93651
 COUNTY OF FRESNO
 CALIFORNIA

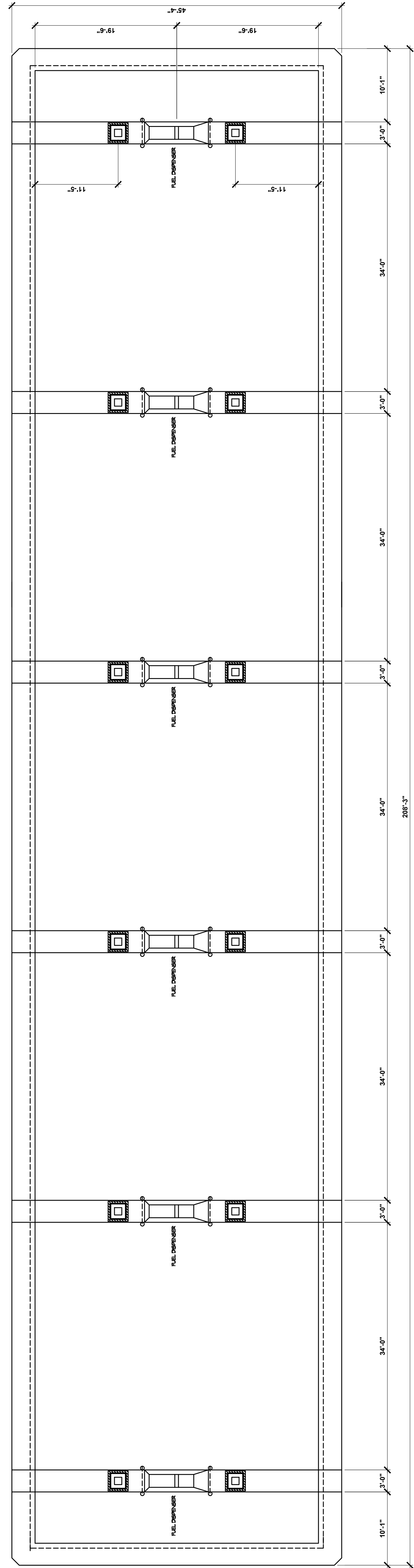
REVISIONS	BY

Developer:
Hi-Tech Developing Inc
 3505 W HUBBARD AVE, FRESNO, CA 93706

JOB NO.: 2-0206
 DATE: 10/29/2021
 SHEET:
A4

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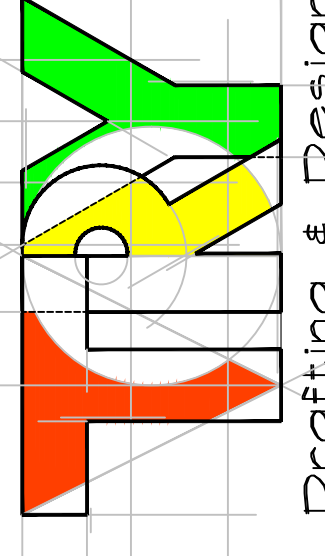




AUTO FUELING CANOPY - FLOOR PLAN
6 GAS PUMPS

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

FUEL CANOPY-ELEVATIONS



Drafting & Design
 RAMON SANCHEZ
 224 Morton Ave Sanger, California 93687
 Phone: 646-8685 Fax: 944-9161
 rhdrafting@icloud.com



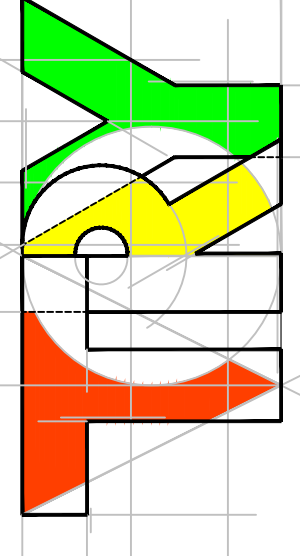
JOB NO.: 21-0284
 DATE: 12/28/2021

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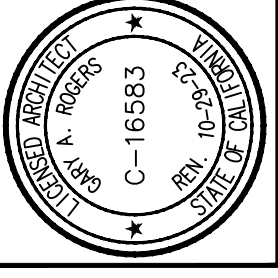
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NEW C-STORE BUILDING FOR:
 HI-TECH DEVELOPING INC.
 AUBERRY RD
 PRATHER, CA 93651
 COUNTY OF FRESNO
 CALIFORNIA



Drafting & Design
RAMON SANCHEZ
 224 Morton Ave Sanger, California 93657
 Phone: 646-8655 Fax: 944-9161
 trdrafting@icloud.com

FUEL CANOPY-ELEVATIONS



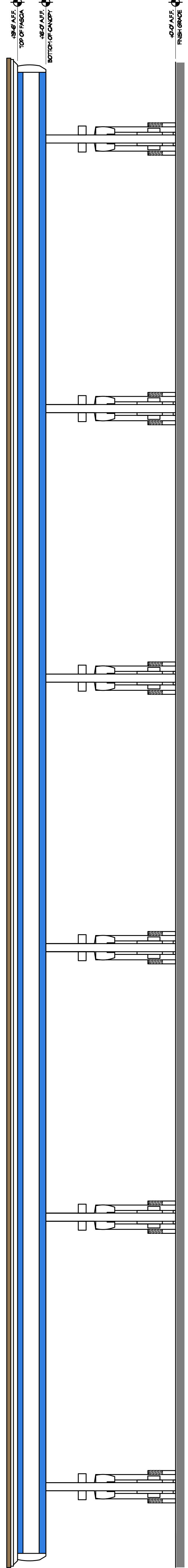
Hi-Tech Developing Inc
 Lic No: C-16583
 3506 W. Nielsen Ave, Fresno, CA 93706

JOB NO.: 21-0284
 DATE: 12/28/2021

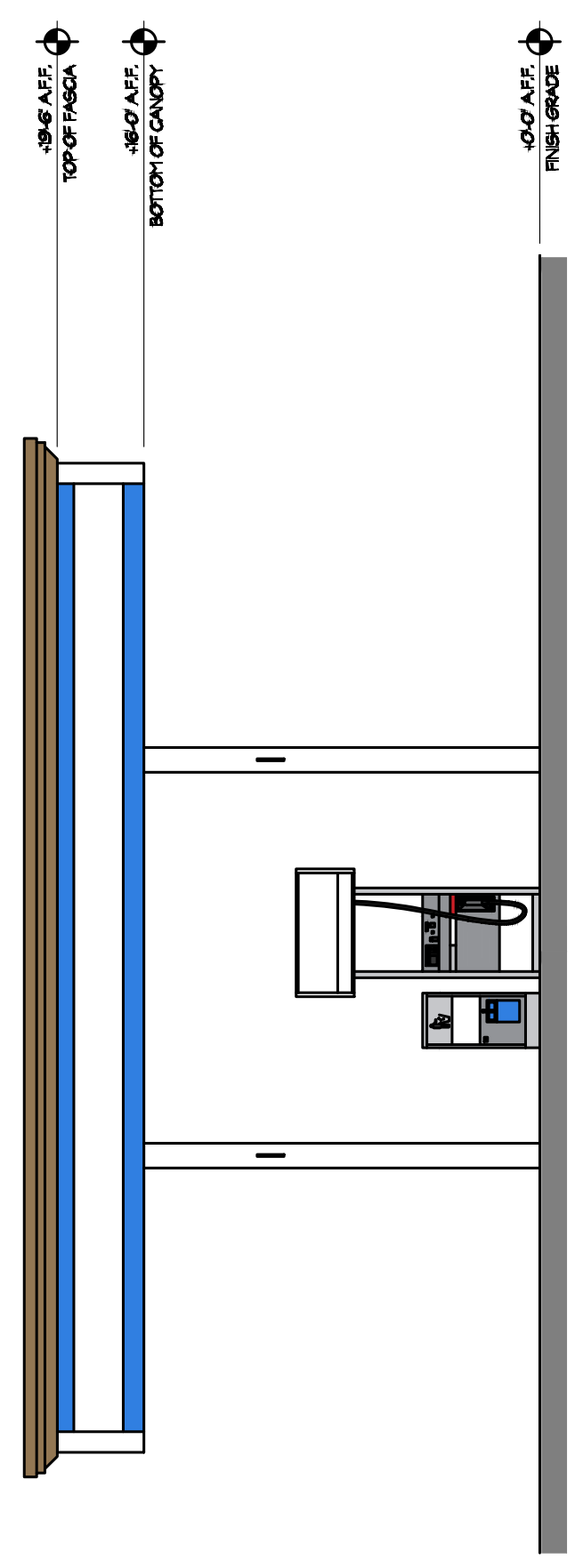
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FUEL CANOPY ELEVATION
 6 GAS PUMPS



FUEL CANOPY ELEVATION
 6 GAS PUMPS

EXHIBIT 6

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 (Commercial business suites)
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 employees for all the businesses combined. Approximately 50 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 state Route 168.
7. Parking: We will provide a total of 61 parking stalls with 4 stalls designed to be ADA compliant.
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. 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 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 35-foot-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.

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 4500 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 three employees, for all the businesses combined to serve an expected 100 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 State Route 168.
7. Parking: We will provide a total of 61 parking stalls, with 4 stalls designed to be ADA compliant.
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 35-foot-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 six employees to serve an expected 150 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 State Route 168.
7. Parking: We will provide a total of 61 parking stalls, with 4 stalls designed to be ADA compliant.
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. 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 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 35-foot-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.



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_{2.5}, and PM₁₀, if project-generated emissions of either of the ozone precursor pollutants (ROG and NO_x), PM₁₀, or PM_{2.5} 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_x), sulfur dioxide (SO_x), and particulate matters (PM₁₀ and PM_{2.5}).

As discussed in III. B. below, emissions of ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5} 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_x, PM₁₀, and PM_{2.5}. The San Joaquin Valley Air Pollution Control District (SJVAPCD) *Guidance for Assessing and Monitoring Air Quality Impacts (GAMAQI)* contains threshold for ROG, CO, NO_x, SO_x, PM₁₀ and PM_{2.5}. 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_x, 27 tons for SO_x, 15 tons for PM₁₀ and 15 tons for PM_{2.5}.

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_x, 0.01 for SO_x, 1.16 for PM₁₀ and 0.54 for PM_{2.5}. 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_x, 0.01 for SO_x, 1.16 for PM₁₀ and 0.51 for PM_{2.5}. 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_x 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_x, SO_x, PM₁₀, and PM_{2.5} 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 PM₁₀) 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 CO₂, CH₄, and N₂O. Furthermore, CH₄ 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 MTCO₂eq./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 MTCO₂e 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.

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EXHIBIT 8

Conditions of Approval

AA No. 3342

1. All buildings and structures except for signs shall be setback a minimum of 50 feet from the front property line.
2. Only commercial uses that generate small amounts of liquid wastes shall be permitted until such time that the property is served by a community sewage treatment facility, or adequate information is submitted to the Fresno County Health Department to demonstrate the property can accommodate higher volumes of liquid waste. The type and number of commercial uses allowed shall be determined by the Health Department.
3. Only one freestanding sign shall be permitted for the subject property, subject to the following:
 - a) The sign shall contain only the name of the buildings, occupants, or groups thereof.
 - b) The sign shall not exceed 150 square feet in area.
 - c) The sign shall be setback a minimum of ten feet from the front property line.

EXHIBIT 9

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only. CLK-2046.00 E04-73 R00-00		
Agency File No: IS 8168	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-		
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721	
Agency Contact Person (Name and Title): 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 7, 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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