



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 August 27, 2026

SUBJECT: Amendment Application No. 3878 and Initial Study No. 8664

Rezone a 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District for a limited number of industrial uses as requested by the applicant, including an office building, a truck maintenance building, a fueling station, and a truck wash station. Also included in this proposal is a request to vacate a portion of Valentine Avenue which borders the site's westerly property line.

LOCATION: The subject parcel is located on the northeast corner of Valentine Avenue and Whitesbridge Road on the south side of State Route 180 (APN: 326-150-21) (116 N. Valentine Avenue) (Sup. Dist. 1).

OWNER/APPLICANT: Joseph Kalpakoff

STAFF CONTACT: Alyce Alvarez, Planner
(559) 600-9669

Ober Ramirez, Senior Planner
(559) 600-4231

RECOMMENDATION:

- Recommend the Board of Supervisors adopt the Mitigated Negative Declaration (MND) prepared for Initial Study No. 8664; and
- Recommend the Board of Supervisors determine the proposed rezone is consistent with the General Plan, including the Shaver Lake Community Plan, and approve Amendment Application No. 3878 with recommended Mitigation Measures and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Measures, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Allowed limited uses under the proposed M-1(c) Zoning
6. Summary of Initial Study No. 8664
7. Draft Mitigated Negative Declaration

ENVIRONMENTAL ANALYSIS:

The Initial Study (IS) prepared for this project included an Air Quality and Greenhouse Gas Impact Assessment and a Traffic Impact Study. These studies, together with the analysis in the IS, determined that project impacts would be less than significant or less than significant with Mitigation Measures.

The air quality assessment found that construction and operational emissions would remain below applicable thresholds. The traffic study found that study intersections would operate at LOS D or better under existing and opening-year conditions and that the project would fall below the applicable Vehicle Miles Traveled screening threshold. The proposed vacation of Valentine Avenue would not remove a through roadway connection, and the former alignment would remain available for private access.

In compliance with Assembly Bill 52, local Native American Tribes were notified; no concerns were expressed and no consultation was requested. Mitigation Measures address the potential discovery of cultural resources or human remains and require necessary water and wastewater improvements, including extension of the domestic water main and use of an approved private septic system until City sewer service becomes available.

Based on these findings, a Mitigated Negative Declaration is recommended for adoption.

PUBLIC NOTICE:

Notices were sent to property owners within 1,320 feet of the subject parcel in accordance with the minimum notification requirements of the California Government Code and Fresno County Zoning Ordinance. A total of 77 notices were mailed.

PUBLIC COMMENT:

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

Should the Planning Commission recommend approval of the subject request, a subsequent hearing date before the Board of Supervisors will be scheduled as close to the Commission's action as practical subject to a separate public notice.

PROCEDURAL CONSIDERATIONS:

A rezoning is a legislative act requiring final action by the Board of Supervisors. Before approving a rezoning, the applicable review authority must make the findings required by Zoning Ordinance Section 872.6.060.B. These findings include that the amendment is consistent with the goals, policies, and actions of the General Plan, would not be detrimental to the public interest, health, safety, convenience, or general welfare, and, if applicable, that the site is physically suitable and can be adequately served by access, public services, and utilities.

A decision by the Planning Commission in support of a rezoning request is an advisory action requiring an affirmative vote of the majority of the Commission's total membership (five Commission members). A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission decision to deny a rezoning, however, is final unless appealed to the Board of Supervisors.

BACKGROUND INFORMATION:

The 7.79-acre subject parcel is vacant and undeveloped at the northeast corner of W. Whitesbridge and N. Valentine Avenues, immediately south of State Route 180. The site is within the Edison Community Plan area and the City of Fresno's Sphere of Influence and is surrounded by existing Mid Valley Disposal operations, agricultural and vacant land, scattered residences, and regional roadways.

The parcel is currently zoned AL-20, the amendment application proposes to rezone it to the M-1(c) (Light Manufacturing, Conditional) Zone District to allow a Mid Valley Disposal corporate headquarters and vehicle service campus. Proposed uses include offices, enclosed vehicle maintenance, CNG/RNG fueling, truck washing, fleet parking, and related support uses. The project would consolidate operations currently located west of Valentine Avenue; no materials transfer station is proposed.

The parcel is located within the County-adopted Edison Community Plan, adopted by the Fresno County Board of Supervisors on August 18, 1980. Following adoption of the Plan, the County initiated Amendment Proposal No. 3198 to bring zoning throughout the Plan area into conformance with the newly adopted land use designations. On February 23, 1981, the Board adopted Ordinance No. R-007-3198, which established AL-20 zoning for the area containing the subject parcel as interim zoning for reserve lands pending future urban development. The property is designated Limited Industrial Reserve, and the Plan's Zoning Compatibility Matrix identifies the M-1 Zone District as compatible with that designation. The proposed rezoning would therefore replace the interim agricultural zoning with the planned industrial zoning, and a General Plan Amendment was not required.

Vacation Application No. V26-01 is being processed concurrently to vacate the County-maintained portion of Valentine Avenue along the western project frontage, north of the ultimate W. Whitesbridge Avenue right-of-way. The affected segment ends at the State Route 180 right-of-way and does not provide a through public connection. Following the vacation, the former Valentine Avenue alignment would remain available for private access and internal circulation, while a second project access would be provided from W. Whitesbridge Avenue approximately 300 feet east of the existing intersection. The County Design Division determined that the vacation is feasible and may proceed through the General Vacation process, subject to preservation of the ultimate W. Whitesbridge Avenue right-of-way, existing utility rights, and adequate legal and physical access for affected parcels.

Because the M-1 Zone District permits a broader range of industrial uses, the conditional zoning would limit the site to the uses evaluated under this application. The Applicant has submitted Site Plan Review Application No. 8464 for the proposed development and associated site improvements. Site development may occur only upon approval of the rezoning and SPR No. 8464 and compliance with all applicable Conditions of Approval and Mitigation Measures.

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Limited Industrial Reserve in the County-adopted Edison Community Plan.	No change
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size)	M-1(c) (Light Manufacturing, Conditional)
Parcel Sizes	7.79 acres	No change
Project Site	No permanent structures	Change the zoning from the AL-20 Zone District to the M-1(c) Zone District to facilitate development of a corporate office and vehicle service center campus, Vacation Application No. V26-01 would convert the affected segment of Valentine Avenue from public right-of-way to private access and circulation.
Structural Improvements	None	Corporate office, truck maintenance and service facilities, four-station CNG/RNG fueling area, truck wash, vehicle parking, electric-vehicle charging, landscaping, and related utility and drainage improvements.
Nearest Residence	Approximately 30 feet	No change
Surrounding Development	North: State Route 180 South: Agricultural and Residential East: Agricultural West: Existing Mid Valley Disposal operations and rural residential use	No change
Traffic Trips	N/A	243 daily vehicle trips

SETBACK, SEPERATION, AND PARKING:

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AL-20 Zone District: Front: 35 feet Side: 20 feet Street Side: 35 feet Rear: 20 feet	M-1 Zone District: 15 feet where applicable adjacent to residential zoning.	Yes subject to Site Plan Review and final vacation boundaries
Parking	No requirement	93 spaces / 92 truck spaces	N/A
Lot Coverage	No requirement	No requirements	N/A
Separation between Buildings	6-foot (40 feet when related to animals)	No change	N/A
Wall Requirements	Per Section 822.3.050 (Fences, Walls, and Hedges) of the County Zoning Ordinance: Front: 4-feet Street Side: 4-feet Interior Side: 7-feet Rear: 7-feet	No change	N/A
Septic Replacement Area	100 percent for the existing system	Private septic system and replacement area	Yes
Water Well Separation	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	No change	N/A

CIRCULATION AND TRAFFIC:

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Whitesbridge Ave: fair Valentine Ave: good	No change
Direct Access to Public Road	Yes	Whitesbridge Ave: Valentine Ave:	No change
Road ADT (Average daily Traffic)		Whitesbridge Ave: 800 VPD Valentine Ave: 99 VPD	153 daily auto trips and 90 daily truck trips; 243 total daily trips

		Existing Conditions	Proposed Operation
Road Classification		Whitesbridge Ave: Collector Valentine Ave: Arterial	Whitesbridge Ave: No change Valentine Ave: portion converted to private access
Road Width		Whitesbridge Ave: 24.5-foot pavement; 60-foot existing and 106-foot ultimate ROW Valentine Ave: 20.1-foot pavement; 40-foot existing and 84-foot ultimate ROW	Whitesbridge Ave: Additional 23 feet ROW dedication; Valentine Ave. vacation limit set 53 feet north of the Whitesbridge section line
Road Surface		Whitesbridge Ave: Paved PCI 73 Valentine Ave: Paved PCI 88	No change
Traffic Trips		N/A	153 daily auto trips and 90 daily truck trips; 243 total daily trips
Traffic Impact Study (TIS) Prepared	Yes	TIS conducted by VRPA Technologies, Inc. dated October 31, 2025	LOS D or better under existing and opening-year conditions; no traffic or VMT mitigation required
Road Improvements Required		N/A	Whitesbridge ROW dedication, pavement overlay, curb and gutter, drive approaches, visibility and gate controls, and post-vacation signage and striping

SURROUNDING PROPERTIES

	Size (acres):	Use:	Zoning:	Nearest Residence:
North	N/A	State Highway 180	N/A	N/A
East	13.67 acres	Agriculture	AL-20	47 feet
South	1.93 acres	Agriculture	AL-20	120 feet
West	3.77	Commercial	M-1	N/A

REVIEWING AGENCY/DEPARTMENT COMMENTS:

The project was routed to all relevant Agencies and County Departments for review and comments. Below is a summary of substantive responses/comments.

Fresno Irrigation District: FID reviewed the project and identified its Mortensen No. 80 pipeline along the western project frontage, which would be affected by the proposed development and Valentine Avenue vacation. Applicable District requirements will be addressed through Site Plan Review No. 8464 and Vacation Application No. V26-01.

City of Fresno: The City reviewed the project and did not identify any concerns that would preclude development, subject to compliance with its utility service requirements. The City requires extension of a 16-inch domestic water main from Whitesbridge and Marks Avenues across the project frontage at the property owner's expense, along with an executed Extraterritorial Agreement, applicable fees, and a recycled water service application. A private septic system may serve the site until City sewer becomes available, at which time connection will be required within three years.

AMENDMENT APPLICATION NO. 3878:

General Plan Consistency

Relevant Policies:	Consistency/Considerations:
Policy LU-G.14: <i>The County should generally not approve new urban development within a city's Sphere of Influence unless the proposal has first been referred to the city for consideration of possible annexation.</i>	Consistent: The project was referred to the City of Fresno for review. The City provided comments concerning improvements and issued a water and sewer service availability letter identifying the improvements and agreements necessary to serve the site. County approval would therefore not preclude City review or future annexation.
LU-F.30: <i>The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:</i> <i>a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.</i> <i>b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.</i> <i>c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.</i>	Consistent: The proposed M-1(c) zoning would limit the property to the office, enclosed vehicle maintenance, fueling, vehicle washing, fleet parking, and related support uses evaluated under this application. No materials transfer station is proposed. The site plan provides on-site parking, perimeter landscaping, and separation between the office and operational areas. Subsequent Site Plan Review and applicable conditions will address operational impacts and compatibility with surrounding properties. Therefore, the proposal is consistent with this Policy.

Relevant Policies:	Consistency/Considerations:
d. <i>Limitations on the industry's size, time of operation, or length of permit.</i> e. <i>Compliance with the Environmental Justice Element policies for proposals in proximity to sensitive receptors and/or disadvantaged communities.</i>	
LU-F.31: <i>The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.</i>	Consistent: The City of Fresno has identified the improvements necessary to provide community water service, including extension of a 16-inch domestic water main to the project frontage. Public sewer service is not presently available. The City will allow an interim private septic system and require connection to the City sewer system within three years after service becomes available. Final water and wastewater facilities will be reviewed through Site Plan Review and must comply with applicable agency requirements. Therefore, the proposal is consistent with this Policy.
LU-F.32: <i>The County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area.</i>	Consistent: The conceptual site plan provides landscaped setbacks along W. Whitesbridge Avenue, perimeter landscaping, a landscape barrier, and landscaped areas surrounding the office and parking facilities. Final landscaping, screening, and setbacks, will be reviewed through Site Plan Review to ensure compatibility with nearby non-industrial properties
LU-F.33: <i>Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate, the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.</i>	Consistent: The project proposes one access from W. Whitesbridge Avenue approximately 300 feet east of Valentine Avenue and a second access using the former Valentine Avenue alignment following vacation. The Traffic Impact Study evaluated both access points and anticipated passenger-vehicle and collection-truck traffic. The former Valentine Avenue access will be designed as a drive approach with curb returns, and the project includes an oversized curb return and right-turn pocket to accommodate heavy vehicles. Required signage and striping modifications will distinguish the private access area from the remaining public roadway. These features provide controlled industrial access without directing project traffic through residential

Relevant Policies:	Consistency/Considerations:
	local streets.
LU-F.34: <i>The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns. Parking for new industrial development shall also comply with EJ-A.13 regarding adequate shade cover.</i>	Consistent: All employee, customer, service-vehicle, and collection-vehicle parking would be provided on site. Final parking quantities, circulation, landscaping, and shade coverage will be confirmed through Site Plan Review.
Edison Community Plan 1.00.e: <i>Limited Industrial shall mean land designated for restricted, nonintensive manufacturing and storage activities which do not have detrimental impacts on surrounding properties.</i>	Consistent: The proposed office and vehicle service campus is a limited industrial use and does not include solid-waste processing or transfer activities. Conditional zoning, Site Plan Review, landscaping, enclosed maintenance activities, and environmental requirements will limit potential effects on nearby properties.
Edison Community Plan 6.00.a: <i>Limited industrial uses are generally planned within the two transportation corridors, one north of Whitesbridge and the other northeast of Freeway 99, and in the area bounded by Elm Avenue, Freeway 41 alignment, North, and Jensen Avenues.</i>	Consistent: The subject property is located immediately north of W. Whitesbridge Avenue within the transportation corridor identified by the Edison Community Plan for limited industrial uses. The proposed M-1(c) zoning would implement the property's underlying Limited Industrial Reserve designation and facilitate the type of limited industrial development planned for this corridor.
Edison Community Plan 7.01.e: <i>The City of Fresno is the designated sewerage agent for the Fresno-Clovis Metropolitan Area. All urban development is required to connect to the City's sewer system and either the City's or some other agency's community water system.</i>	Consistent: The project will connect to the City of Fresno's community water system through extension of a 16-inch domestic water main. Because City sewer facilities do not currently front the property, the City has authorized interim use of a private septic system. Connection to a future City sewer main will be required within three years after sewer service becomes available. The project therefore provides community water at the time of development while retaining the Community Plan's long-term requirement for connection to the City sewer system.
Policy TR-A.6: <i>The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate</i>	Consistent: A project-specific Traffic Impact Study evaluated passenger-vehicle and collection-truck traffic generated by the project and determined that no traffic mitigation is required. The proposed Valentine Avenue vacation will terminate 53 feet north of the Whitesbridge Avenue section line to preserve the ultimate Whitesbridge Avenue

Relevant Policies:	Consistency/Considerations:
<i>the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees</i>	right-of-way and accommodate its future buildout. The project will also be required to complete applicable frontage, access, signage, and striping improvements. These measures preserve the planned arterial facility and address roadway and truck-traffic impacts associated with the proposed development.
Policy PF-C.16: <i>The County shall, prior to consideration of any discretionary project related to land use, require a water supply evaluation be conducted. The evaluation shall include the following:</i> <i>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i> <i>b. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i> <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>	Consistent: The proposed rezone would limit the property to the uses evaluated under this application. The project will not rely on a private groundwater well. Potable water will be provided by the City of Fresno through extension of a 16-inch domestic water main from the intersection of W. Whitesbridge and N. Marks Avenues, and an existing 16-inch recycled water main along the project frontage is available for irrigation. Water service will be subject to execution of an Extraterritorial Agreement, payment of applicable fees, and compliance with City standards. These provisions establish a feasible plan to meet the anticipated water demand without additional on-site groundwater pumping. Therefore, the proposal is consistent with this Policy.

REVIEWING AGENCY COMMENTS:

Policy Planning Section of the Fresno County Department of Public Works and Planning

The subject parcel is not restricted by the Williamson Act Program. The Edison Community Plan is consistent with the County's General Plan.

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

FINDINGS ANALYSIS FOR ZONE MAP AMENDMENTS:

Department staff has determined the requested amendment to the Fresno County Zoning Map (Amendment Application No. 3878) meets the required findings as specified in Chapter 872.6, Section B of the Fresno County Zoning Ordinance. An analysis of these Findings is provided below.

The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

The subject property is designated Limited Industrial Reserve by the Edison Community Plan. The proposed M-1(c) Zone District is identified as compatible with the underlying Limited Industrial designation and would facilitate development of a limited industrial office and vehicle service campus within the subject parcel. The conditional zoning and subsequent Site Plan Review will limit the property to the uses evaluated for the project and will address operational compatibility, landscaping, parking, lighting, access, and circulation.

The project has been reviewed for water, wastewater, drainage, utilities, traffic, air quality, and road access. Necessary services are available or will be extended by the applicant, and interim facilities will be used where permanent infrastructure is not yet available. Required roadway dedication and improvements will preserve the ultimate Whitesbridge Avenue arterial right-of-way, while the former Valentine Avenue alignment will remain available for controlled private circulation. Based on these considerations, the proposed amendment is consistent with the goals, policies, and actions of the Fresno County General Plan and the Edison Community Plan.

This Finding can be made based on the above analysis, the proposed amendment is consistent with the goals, policies, and actions of the General Plan.

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the County.

No concerns were received from reviewing agencies and departments to indicate that the proposal would be detrimental to the public interest, health, safety, convenience, or actions of the General Plan. The proposed M-1(c) zoning would allow a limited industrial office and vehicle service campus within an area planned for limited industrial development and adjacent to existing Mid Valley Disposal operations. The environmental review and supporting technical studies determined that project impacts would be less than significant with mitigation and compliance with applicable requirements. Therefore, the amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare.

This Finding can be made based on the above analysis, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the County.

If applicable, the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and

medical) access and public services and utilities (e.g., fire protection, Sheriff protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The 7.79-acre site is adequately sized and configured to accommodate the proposed buildings, vehicle service areas, parking, landscaping, drainage, and internal circulation. A Traffic Impact Study was prepared for the project and determined that all study intersections would operate at Level of Service (LOS) D or better under existing and opening-year conditions. Under horizon-year conditions, the Marks Avenue and Kearney Boulevard intersection would exceed LOS D with or without the project and would not meet peak-hour signal warrants. The study also concluded that the project would result in a less-than-significant vehicle miles traveled impact. Access is proposed from the former Valentine Avenue alignment and W. Whitesbridge Avenue. The City of Fresno completed a water and sewer service availability review.

Potable water service would require construction of a 16-inch water main extension, and an existing 16-inch recycled water main is located along the project frontage. Potable and recycled water connections may occur only after execution of an Extraterritorial Agreement and payment of applicable fees. City sewer service is not currently available, and an on-site septic system may be used until sewer service becomes available, at which time connection would be required within three years. Therefore, the site is physically suitable for the proposed M-1(c) zoning and development, subject to applicable agency requirements.

This Finding can be made as the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SUMMARY CONCLUSION:

The proposed rezone of the 7.79-acre site from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District is consistent with the Fresno County General Plan and the Limited Industrial Reserve designation of the Edison Community Plan. The conditional zoning would limit future uses to those identified in the application. Based on the analysis in this Staff Report, the findings required under Zoning Ordinance Section 872.6.060.B can be made.

Technical studies and agency review indicate that the site can be adequately served by access, circulation, drainage, water, wastewater, and other utilities, subject to the Mitigation Measures, Conditions of Approval, and Project Notes. The Initial Study determined that project impacts would be less than significant with mitigation, and a Mitigated Negative Declaration has been prepared. Vacation Application No. V26-01 is being processed concurrently and has been determined feasible subject to the preservation of utility rights and other applicable requirements. Staff therefore recommends that the Planning Commission recommend approval of Amendment Application No. 3878 to the Board of Supervisors

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend adoption of the Mitigated Negative Declaration prepared based on Initial Study No. 8664;
- Recommend that the Board of Supervisors determine that the proposed M-1(c) (Light Manufacturing, Conditional) zoning is consistent with the General Plan and the County-adopted Edison Community Plan and approve Amendment Application No. 3878 subject to the mitigation measures and conditions placed on the property; and

Direct the Secretary to prepare a Resolution to forward Amendment Application No. 3878 to the Board of Supervisors with a recommendation for approval, subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in the Staff Report.

Alternative Motion (Denial Action)

- Determine the rezone of an existing 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District is not consistent with the General Plan and County-adopted Edison Community Plan and deny Amendment Application No. 3878 (state basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

AA

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3878\SR\AA 3878 SR Draft.docx

EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 8664; Amendment Application No. 3878**

EXHIBIT 1

Mitigation Measures					
Mitigation Measure No. *	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ Fresno County Sheriff-Coroner	During construction
*2.	Utilities and Service Systems	Until a City sewer main becomes available to serve the subject property, wastewater shall be served by a private septic system approved by the appropriate agencies. When a future City sewer main becomes available, the property owner shall connect to the City sewer system within three (3) years of it becoming available, consistent with the City of Fresno's Mandatory Sewer Connection Policy.	Applicant	Applicant/PWP	As noted
*3.	Utilities and Service Systems (continued)	Connection to the City of Fresno's potable and recycled water systems shall not occur until an Extraterritorial Agreement has been fully executed and all applicable water connection charges and related fees have been paid to the City of Fresno.	Applicant	Applicant/PWP	As noted

*4.	Utilities and Service Systems (continued)	Prior to potable water service connection, the property owner shall construct a segment of 16-inch domestic water main in W. Whitesbridge Avenue, in accordance with City of Fresno standards and at the property owner's expense, extending westerly from the existing 16-inch water main at the intersection of W. Whitesbridge Avenue and N. Marks Avenue, across the entire frontage of the subject property, to the intersection of W. Whitesbridge Avenue and N. Valentine Avenue.	Applicant	Applicant/PWP	As noted
*5.	Utilities and Service Systems (continued)	Prior to recycled water service connection for irrigation, the applicant shall submit an application to the State Water Resources Control Board, Division of Drinking Water, through the City of Fresno Water Division.	Applicant	Applicant/PWP	As noted

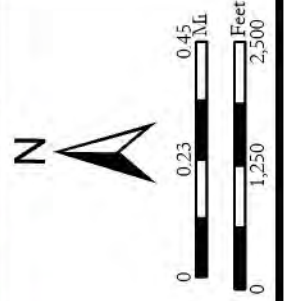
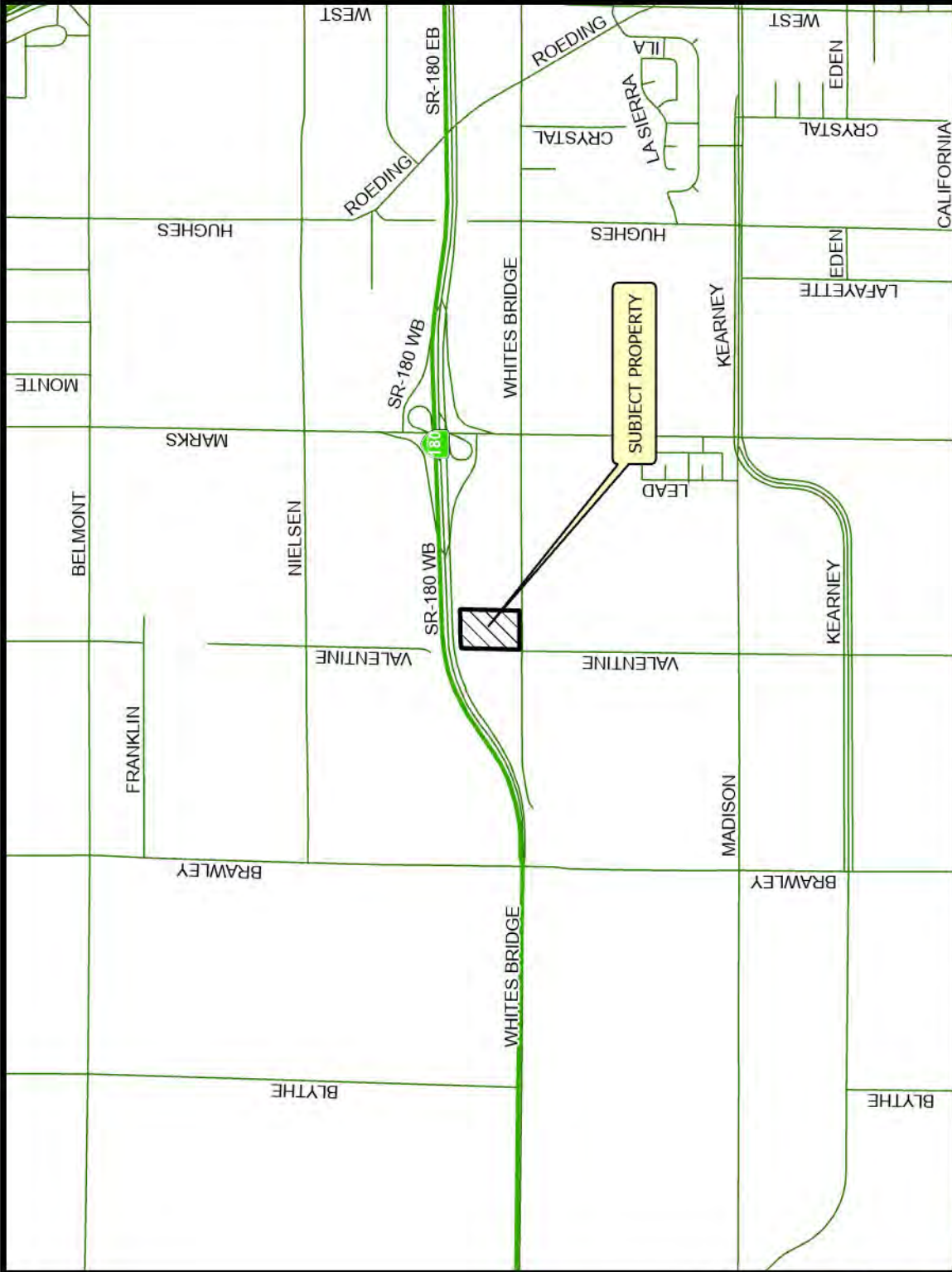
Mitigation Measure – Measure specifically applies to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended conditions for the project.

Conditions of Approval	
1.	Uses permitted "by right" shall be limited to: • Welding • Motor Vehicle Repair and Maintenance (Only Within an Enclosed Structure) • Motor Vehicle Service Stations • Motor Vehicle Washes, All • Truck Repairing and Overhauling (Only Within Completely Enclosed Structure) • Equipment Rental/Sales Establishment • Offices, Business • Offices, Corporate • Storage Yards • Vehicle and Freight Terminals • Parking Lots/Garages • Public Utility Facilities
2.	Prior to any site development activities an additional 23 feet of right-of-way along W. Whitesbridge Avenue frontage shall be dedicated to provide for an ultimate 106-foot arterial right-of-way.
3.	At the time of site development, a 25-foot by 25-foot corner cut off at the W. Whitesbridge Avenue project entrance.
4	At the time of site development landscaping shall be provided along the parcel's Whitesbridge Avenue frontage at a minimum depth of twenty (20) feet and shall consist of a combination of drought-tolerant trees and groundcover. Trees shall be used as part of a solid screen buffering treatment. Trees shall be evergreen, drought tolerant, minimum 24-inch box, and placed at no greater than 40-feet on center. Spacing to be determined by the specific species of tree. Trees shall be maintained ensuring any unhealthy or dead trees are replaced timely as needed. Landscaping shall comply with MWEL0. A landscaping plan shall be submitted as part of the required Site Plan Review.

5.	The applicant shall coordinate with the Fresno Irrigation District in conjunction with the N. Valentine Avenue vacation under Vacation Application No. V26-01 and Site Plan Review Application No. 8464 to address Fresno Irrigation District (FID) easement and infrastructure requirements prior to site development.
Project Notes	
1.	An engineered grading and drainage plan shall be submitted demonstrating that project runoff will not adversely affect adjoining properties. A grading permit or voucher shall be obtained prior to grading.
2.	Prior to construction disturbing one acre or more, the applicant shall file a Notice of Intent and prepare a Storm Water Pollution Prevention Plan. The WDID number and SWPPP shall be provided to Development Engineering prior to grading.
3.	Parking and maneuvering areas shall comply with County Off-Street Parking Design Standards and applicable ADA requirements. Landscape areas of 500 square feet or more shall comply with the Model Water Efficient Landscape Ordinance.
4.	The curbed or tapered edge of each driveway approach shall be set back at least five feet from the property line. Any entrance gate shall be set back at least 20 feet from the road right-of-way line or the length of the longest truck entering the site, whichever is greater, and shall not swing outward.
5.	Development shall conform to the FMFCD Master Plan. Applicable drainage fees shall be paid at the time of development, and improvement plans involving curb, gutter, or storm-drain facilities shall be reviewed and approved by FMFCD. Temporary drainage facilities shall be coordinated with FMFCD until permanent drainage service becomes available.
6.	The project shall comply with all FID requirements affecting the Mortensen No. 80 pipeline, including FID Board and plan approval, execution of required agreements, replacement of the existing 30-inch pipeline in accordance with FID standards, dedication of the required exclusive pipeline easement, removal of prohibited encroachments, and payment of applicable fees.
7.	Approval of Amendment Application No. 3878 authorizes only the change in zoning. Future development of the site shall require approval of a Site Plan Review per Chapter 854.5 of the Fresno County Zoning Ordinance and all applicable permits and agency approvals.
8.	Approval of this rezoning does not constitute approval of Vacation Application No. V26-01.

AA

G:\4360Devs&P\In\PROJECT\PROJDOCS\AA\3800-3899\3878\SR\EXHIBITS\EX 1 - MMRP.docx



LOCATION MAP

2025

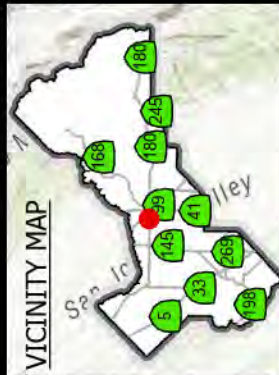
AA3878

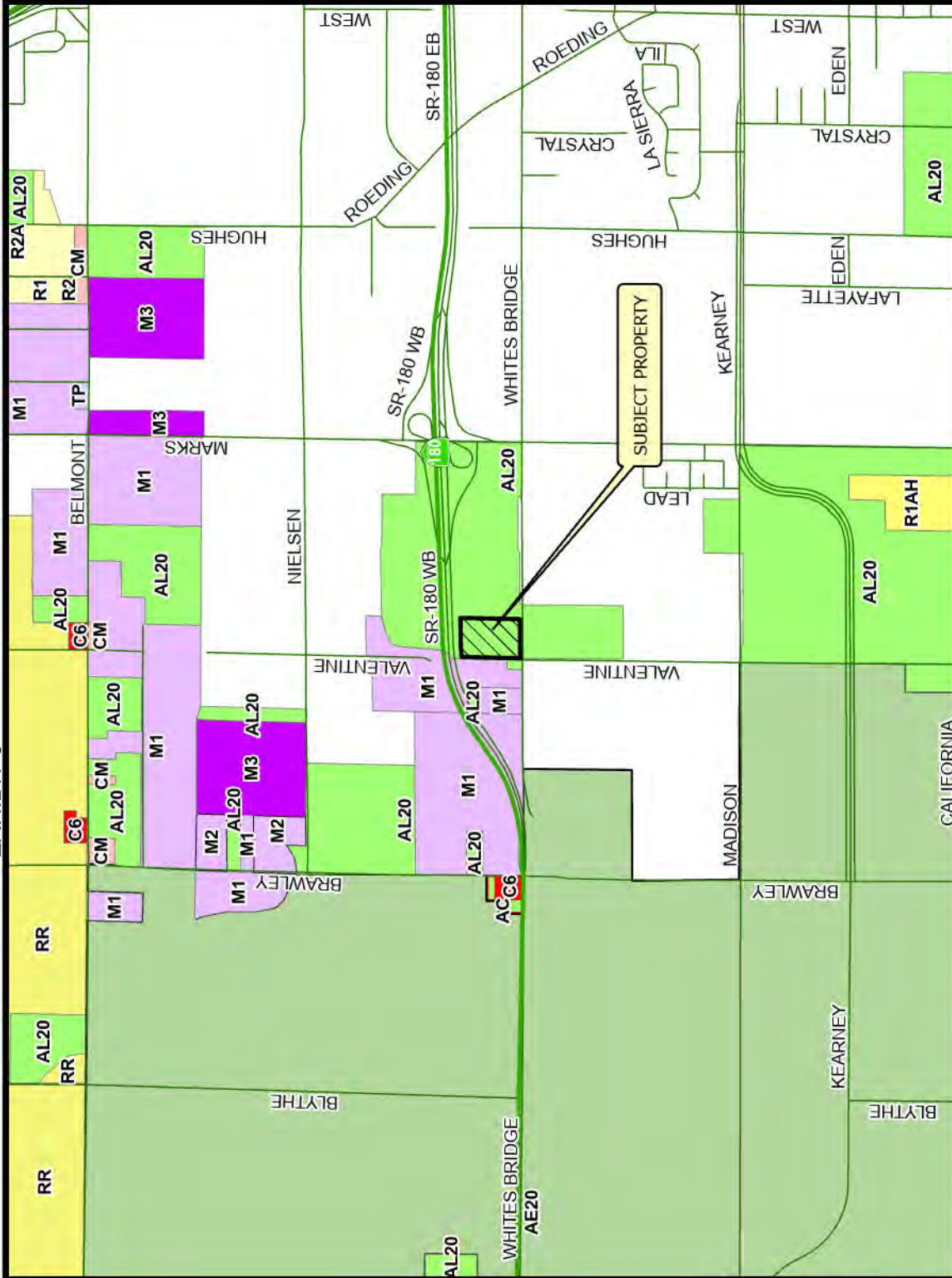
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 1/28/2025

Legend



Subject Property





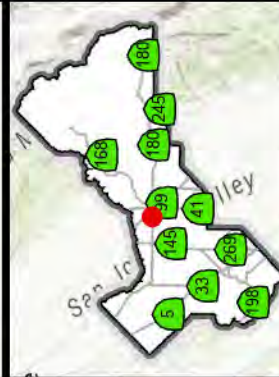
Existing Zoning Map

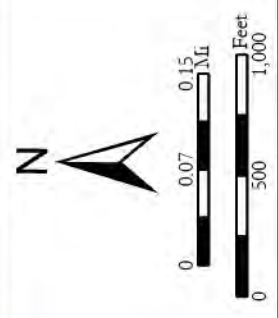
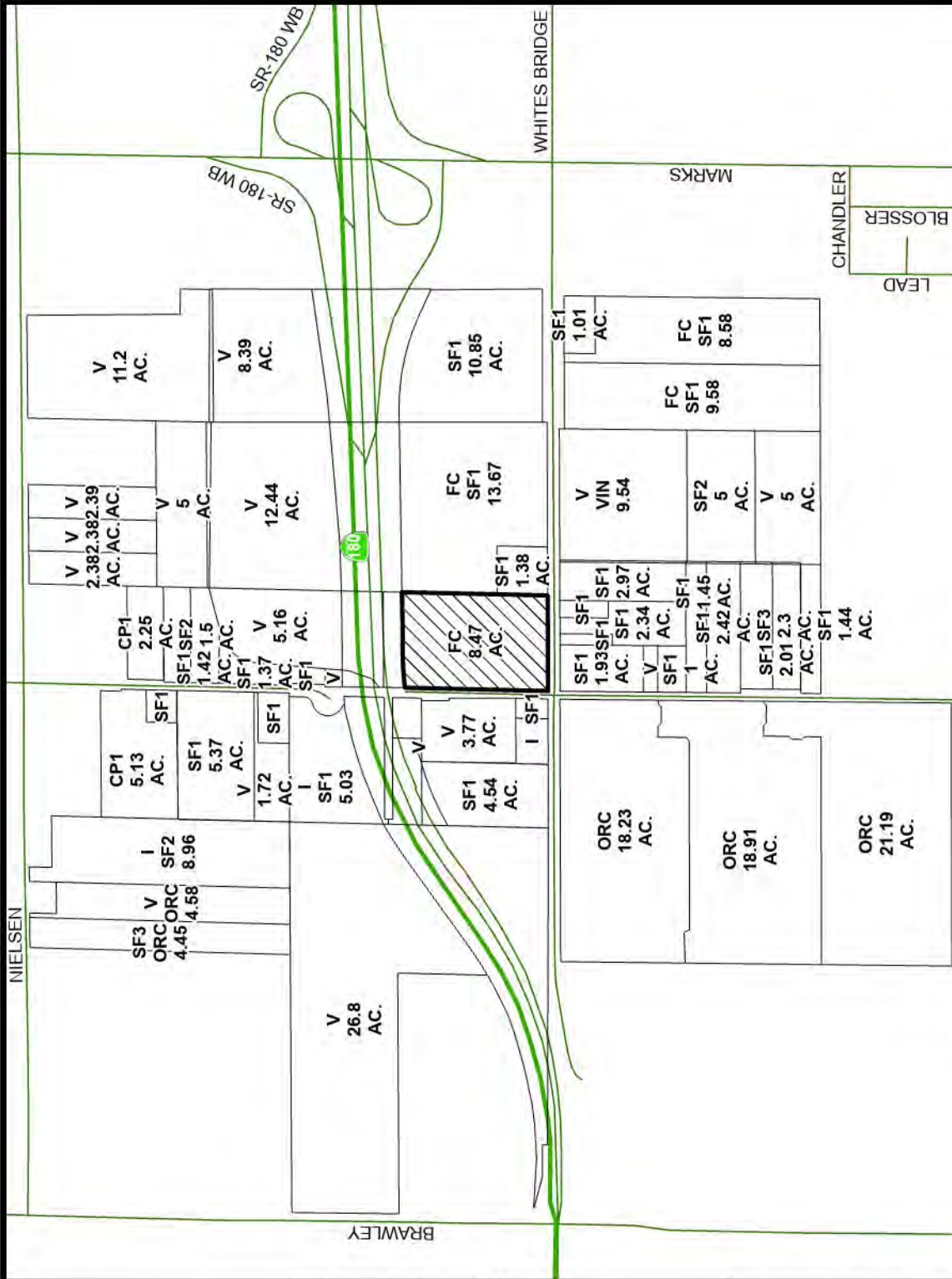
2025

AA3878
STR 13 - 15S / 20E

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 1/28/2025

Legend





Existing Land Use Map

AA3878 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 1/28/2025

LEGEND:

Subject Property

LEGEND

- SF# - SINGLE FAMILY RESIDE
- V - VACANT
- CP# - OFFICE COMM./PROF
- I - INDUSTRIAL
- VIN - VINEYARD
- FC - FIELD CROP
- ORC - ORCHARD

VICINITY MAP

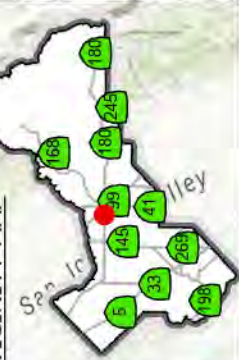


EXHIBIT 5

**AMENDMENT APPLICATION NO. 3878
M-1(c) (LIGHT INDUSTRIAL, CONDITIONAL) ZONE DISTRICT
PERMITTED USES**

- Welding
- Motor Vehicle Repair and Maintenance (Only Within an Enclosed Structure)
- Motor Vehicle Service Stations
- Motor Vehicle Washes, All
- Truck Repairing and Overhauling (Only Within Completely Enclosed Structure)
- Equipment Rental/Sales Establishment
- Offices, Business
- Offices, Corporate
- Storage Yards
- Vehicle and Freight Terminals
- Parking Lots/Garages
- Public Utility Facilities



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Joseph Kalpakoff

APPLICATION NOS.: Amendment Application No. 3878 and Initial Study No. 8664

DESCRIPTION: Rezone an existing 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District for limited industrial uses as requested by the applicant, including an office building, a truck maintenance building, a fueling station, and a truck wash station. Also included in this proposal is vacationing of Valentine Avenue which borders with the westerly property line.

LOCATION: The subject parcel is located on the northeast corner of Valentine Avenue and Whitesbridge Road on the south side of State Route 180 (APN: 326-150-21) (116 N. Valentine Avenue) (Sup. Dist. 1).

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?
- 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:

The project site is located on the northeast corner of Valentine Avenue and Whitesbridge Road, within the unincorporated Edison Community area and within the City of Fresno's Sphere of

Influence. The site is currently undeveloped and zoned AL-20 (Limited Agricultural). The property is designated for Limited Industrial Reserve by the Edison Community Plan.

The project site is not located within a State Scenic Highway corridor as designated by the California Department of Transportation (Caltrans). Valentine Avenue, Whitesbridge Road, and other roadways in the immediate project vicinity are not designated as scenic drives, scenic highways, or landscaped drives. The project site does not contain rock outcroppings, historic buildings, or other scenic resources.

The proposed development would alter the existing visual character of the site from undeveloped land to light industrial uses. However, the Edison Community Plan designates the site for Limited Industrial Reserve, and the proposed M-1(c) zoning would be consistent with that designation. The project would also be subject to the development standards of the Fresno County Zoning Ordinance applicable to the M-1 Zone District, including setbacks, screening, landscaping, and other applicable site development requirements.

Chapter 820.3.080 of the Fresno County Zoning Ordinance requires exterior lighting to be directed downward and shielded so that direct light and glare are confined within the boundaries of the subject parcel. Exterior lighting must not blink, flash, or produce unusually high intensity brightness and must be of an appropriate height, intensity, and scale for the structures and uses served. Compliance with applicable lighting standards would reduce the potential for light spillover or glare onto adjacent properties and public roadways.

Based on the above discussion, the project would not have a substantial adverse effect on a scenic vista, damage scenic resources within a State Scenic Highway corridor, substantially degrade the existing visual character or quality of public views of the site and its surroundings, or create a substantial new source of light or glare. Therefore, impacts would be less than significant.

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: LESS THAN SIGNIFICANT IMPACT:

According to the 2022 California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), approximately half of the project site is designated as Semi-agricultural and Rural Commercial Land. The remainder is designated as Prime

Farmland, except for approximately 1.2 acres designated as Farmland of Statewide Importance. The 7.79-acre site, including all mapped Important Farmland, is below the 20-acre threshold for agricultural mitigation. Although the proposed rezone would convert agriculturally zoned land to light industrial use, it would implement the Limited Industrial Reserve designation of the Edison Community Plan. Therefore, impacts related to farmland conversion and agricultural zoning would be less than significant.

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

FINDING: NO IMPACT:

The project site is not enrolled under a Williamson Act contract. Therefore, the project would not conflict with an existing Williamson Act contract, and no cancellation of a Williamson Act contract would be required.

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?

FINDING: NO IMPACT:

The project site does not contain forest land, timberland, or land zoned Timberland Production. The project site and surrounding area are not designated or used for forest land or timberland production.

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: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone is limited to the 7.79-acre subject parcel, which is designated for Limited Industrial Reserve by the Edison Community Plan. The project would not extend new growth-inducing infrastructure into surrounding agricultural areas or change the land use designations of adjacent properties. Because the site is already planned for limited industrial development, the project would not indirectly result in the conversion of surrounding farmland to non-agricultural use or forest land to non-forest use.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Impact Assessment was prepared for the project by VRPA Technologies, Inc., dated November 3, 2025. The study evaluated the project's consistency with applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) air quality planning documents and significance thresholds.

The study determined that project construction and operational emissions would remain below applicable SJVAPCD thresholds and would not conflict with or obstruct implementation of applicable air quality plans. The project would also be required to comply with applicable SJVAPCD rules, including Regulation VIII for fugitive dust control and Rule 8021, which requires a Dust Control Plan for qualifying construction activities. With compliance with applicable SJVAPCD requirements, impacts would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Impact Assessment was prepared for the project by VRPA Technologies, Inc., dated November 3, 2025. The study evaluated project-related construction and operational emissions using CalEEMod and the San Joaquin Valley Air Pollution Control District (SJVAPCD) thresholds of significance. The study analyzed a development scenario that included an approximately 22,000-square-foot corporate office building, an approximately 10,000-square-foot vehicle service station, and associated parking areas. The Assessment concluded that both construction and operational emissions would remain below applicable SJVAPCD thresholds.

Construction emissions would be temporary and would result from grading, equipment use, worker trips, and material hauling. The study estimated annual construction emissions at 1.70 tons per year of CO, 1.27 tons per year of NOx, 0.16 tons per year of ROG, 0.01 tons per year of SOx, 0.17 tons per year of PM10, and 0.09 tons per year of PM2.5, all of which are below SJVAPCD thresholds.

Long-term operational emissions would result primarily from vehicle trips, service activities, area sources, and building energy use. The study estimated annual operational emissions at 9.99 tons per year of CO, 1.49 tons per year of NOx, 2.13 tons per year of ROG, 0.02 tons per year of SOx, 1.79 tons per year of PM10, and 0.47 tons per year of PM2.5. These emissions would also remain below SJVAPCD significance thresholds.

The study further determined that the project would not expose sensitive receptors to substantial pollutant concentrations. The proposed facility is not a materials transfer station and is not expected to generate substantial objectionable odors. Temporary odors from construction equipment or paving may occur but would be short-term. Operational activities would be subject to applicable SJVAPCD rules and permit requirements.

Based on the study findings, the project would not result in a cumulatively considerable net increase of criteria pollutants, expose sensitive receptors to substantial pollutant concentrations, or generate odors or other emissions adversely affecting a substantial number of people. Impacts 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; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

FINDING: LESS THAN SIGNIFICANT IMPACT

The subject parcel consists of previously disturbed agricultural land located in an area characterized by agricultural fields, paved roadways, State Route 180, and existing developed uses. The site does not contain native vegetation, riparian habitat, wetlands, watercourses, or other sensitive natural communities, and no candidate, sensitive, or special-status species have been identified on the project site. Due to the disturbed condition of the site, absence of native vegetation, and surrounding landscape of agricultural fields and paved roadways, the potential for sensitive biological resources to occur on the site is low. The site also does not contain waterways, riparian corridors, or other features that would function as a substantial wildlife movement corridor or nursery site. Therefore, the project would not substantially affect special-status species, sensitive habitat, wetlands, or wildlife movement. Impacts would be less than significant.

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

FINDING: NO IMPACT:

The project site is not located within an area covered by an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved conservation plan. Additionally, no trees, oak woodland, riparian habitat, wetlands, or other biological resources protected by an applicable local policy or ordinance have been identified on the project site. Therefore, implementation of the proposed project would not conflict with any applicable local biological resource policy or adopted conservation plan.

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

The project was routed for comment to local Tribal governments under the provisions of AB 52. However, in the unlikely event that cultural resources are unearthed during future construction activities on the site, the following action shall be required to ensure that impacts to such cultural resources remain less than significant.

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction would require temporary fuel and energy use for equipment, worker trips, and material deliveries. This use would be short-term and would not involve unusual construction methods or equipment.

Operation would require energy for office, service/maintenance, fueling, lighting, vehicle circulation, and related site improvements. The project includes a 4-station CNG/RNG fueling facility, which supports cleaner fleet operations and reduces fossil fuel consumption compared to conventional diesel fueling. All new construction must comply with California Building Standards Code (Title 24) energy efficiency requirements. The project does not propose any energy-intensive industrial process. No conflict with state or local energy plans is anticipated. Therefore, the project would not result in wasteful, inefficient, or unnecessary energy consumption and would not conflict with a state or local energy efficiency or renewable energy plan. Impacts would be less than significant.

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: NO IMPACT:

According to the California Department of Conservation, Earthquake Hazard Zone Application (EQ Zapp), the project site is not located within or near an Earthquake Fault Zone or known earthquake fault.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction activities associated with this proposal could temporarily expose soils to erosion from wind or stormwater runoff. However, erosion control measures would be implemented during construction in accordance with Fresno County grading requirements and applicable stormwater regulations. These measures would minimize the potential for soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

- 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; or
- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development on the project site would be required to comply with the California Building Code, which contains engineering and construction standards intended to address potential hazards associated with unstable or expansive soils. Compliance with these standards would minimize potential risks to structures and occupants associated with unstable soil conditions. Therefore, impacts related to unstable or expansive soils would be less than significant.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Public sewer service is not currently available to the project site. The City of Fresno Department of Public Utilities has indicated that a private septic system may be used to serve the project until a City sewer main becomes available. Once sewer service is available, the project would be required to connect to the City sewer system within three years, consistent with the City's Mandatory Sewer Connection Policy. The septic system would be subject to review and approval by the appropriate local agencies prior to construction. With required agency review of the on-site wastewater system and future connection to public sewer when available, impacts would be less than significant.

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

FINDING: NO IMPACT:

The project site is not known to contain significant paleontological resources or unique geologic features, and the area has not been identified as having high paleontological sensitivity. Therefore, implementation of the proposed project would not result in impacts to unique paleontological resources or geologic features.

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; or
- 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:

The Air Quality and Greenhouse Gas Impact Assessment estimated project operational greenhouse gas emissions, including amortized construction emissions, at approximately 2,137.63 MTCO₂e per year. The project would be required to comply with applicable state energy efficiency and greenhouse gas reduction requirements, including California Building Standards Code Title 24 energy efficiency standards, state vehicle emissions standards, and low-carbon fuel requirements. The project also includes CNG/RNG fueling, electric vehicle charging, and infrastructure to support future fleet electrification, which would support reduced transportation-related emissions.

The project would not conflict with applicable greenhouse gas reduction measures or regulations. Based on the project-level greenhouse gas analysis, required compliance with applicable state standards, and project features supporting cleaner fleet operations, impacts related to greenhouse gas emissions 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 proposed facility would include vehicle service and maintenance activities, vehicle parking, and a CNG/RNG fueling area. Hazardous materials associated with the use would be typical of vehicle maintenance operations, including automotive fluids, tires, cleaning materials, and related service products. Hazardous materials generated by the facility are expected to meet Fresno County's small quantity generator threshold, and the facility would not operate as a materials transfer station. All hazardous materials, fueling equipment, storage areas, and maintenance activities would be required to comply with applicable federal, state, and local regulations, including Fresno County Environmental Health, Fire Code, spill prevention, storage, handling, and disposal requirements. Compliance with these requirements would reduce potential impacts related to routine use or accidental release of hazardous materials to a less than significant level.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?; or
- D. 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 located within one-quarter mile of an existing or proposed school. The nearest school is Madison Elementary School, approximately 0.68 miles southwest of the project site. The project site has not been identified as being included on a list of hazardous materials sites.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not located within an airport land use plan area, however, it is located approximately 1.42 miles west of Fresno Chandler Airport. The project would not include other noise-sensitive land uses, and the proposed office, service, fueling, and vehicle parking activities would not introduce a use that would be unusually sensitive to airport operations.

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

The proposed development would be served by the existing roadway network in the project vicinity and would not result in closure or obstruction of public roadways used for emergency access or evacuation. Project construction and operation would be required to maintain adequate emergency access and comply with applicable Fire Code requirements.

The site is located in an area characterized by agricultural, roadway, and urbanizing land uses. It is not located in a wildland setting and would not expose people or structures to a substantial risk from wildland fires. Compliance with applicable fire protection, emergency access, and building code requirements would reduce impacts to a less than significant level.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED

Construction and operation of the project would be required to comply with applicable County grading, drainage, and stormwater quality requirements. Because the project would include vehicle service, fueling, parking, and circulation areas, site design would be required to include appropriate drainage controls and best management practices to prevent sediment, automotive fluids, trash, or other pollutants from entering stormwater runoff.

The City of Fresno Department of Public Utilities, in its Water and Sewer Service Availability letter dated April 10, 2026, has identified the water infrastructure required to serve the site, including extension of a 16-inch domestic water main and submittal of a recycled water application to the State for irrigation service. The project would not substantially decrease groundwater supplies or interfere with groundwater recharge such that sustainable groundwater management of the basin would be impeded. With implementation of the mitigation measures identified under Section XIX, Utilities and Service Systems, and compliance with applicable requirements, impacts would be less than significant.

*** Mitigation Measure(s)**

See Mitigation Measures under Section XIX, Utilities and Service Systems.

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?
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
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:

The project would convert vacant land to an industrial office and service campus, increasing impervious surface area from buildings, parking, drive aisles, and service areas. Future development would be required to comply with applicable Fresno County drainage, grading, and stormwater management requirements, which are intended to ensure that post-development runoff does not result in erosion, flooding, or exceed the capacity of existing drainage systems. Implementation of these requirements would minimize the potential for erosion, increased runoff, or drainage system capacity issues.

Therefore, the project would not substantially alter existing drainage patterns in a manner that would cause erosion, flooding, exceed drainage system capacity, or impede flood flows, and impacts would be less than significant.

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

FINDING: NO IMPACT:

The project site is not located in an area at risk for tsunami, or seiche. Additionally, the project site is not in a flood hazard zone.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would be required to comply with applicable stormwater, grading, drainage, water quality, and wastewater requirements. Wastewater would be handled by a private septic system until public sewer becomes available. The City of Fresno Department of Public Utilities has indicated that a private septic system may be used to serve the project at this time, and that connection to a future City sewer main would be required within three years of sewer service becoming available, consistent with the City's

Mandatory Sewer Connection Policy. With compliance with applicable water quality, stormwater, and wastewater requirements, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- 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: NO IMPACT:

The project would be developed on the subject parcel and would not introduce a new physical barrier that would divide an established community. The surrounding area includes agricultural land, roadway facilities, rural residential uses, and existing Mid Valley Disposal operations west of Valentine Avenue. The project would not sever existing neighborhood connections or isolate any existing land use.

Vacation Application No. V26-01 is being processed concurrently with the rezone. The Fresno County Design Division determined that the road-vacation application is feasible and may proceed through the General Vacation process. The affected segment of Valentine Avenue extends north from W. Whitesbridge Avenue and ends at the State Route 180 right-of-way, it does not provide a through connection to another public roadway or to State Route 180. Following the vacation, the former roadway alignment would remain available as private access, and the subject parcel would also retain a separate access point on W. Whitesbridge Avenue approximately 300 feet east of the Valentine Avenue intersection. Therefore, the vacation would not eliminate physical access to the parcel proposed for rezoning. Prior to recordation of the Resolution to Vacate, the County would confirm that each affected parcel retains adequate legal and physical access. Any necessary private, reciprocal, or cross-access easements would be recorded in conjunction with the vacation. The vacation would not merge the adjoining parcels, and existing property lines and applicable setbacks would remain in effect.

The proposed M-1(c) zoning would implement the site's Limited Industrial Reserve designation and would allow the County to apply project-specific conditions to address land use compatibility, access, screening, lighting, drainage, and other development requirements. The facility would not operate as a materials transfer station.

Although Valentine Avenue is identified as a collector roadway, vacation of this dead-end segment is consistent with the General Plan Circulation Diagram, and does not require a roadway reclassification. The Fresno County General Plan Transportation and Circulation Element's Goal TR-A calls for a unified, multimodal, coordinated, and cost-

efficient countywide street and highway system. Relevant policies include Policy TR-A.4, which requires new or modified roadway access to conform to applicable access standards; Policy TR-A.6, which requires dedication or construction of planned roadway facilities and analysis of development-related traffic impacts; and Policy TR-A.14, which directs the County to coordinate the multimodal use of streets and highways and consider transit, bicycle, and recreational trail needs. The project supports these policies by retaining two access points, preserving the ultimate W. Whitesbridge Avenue right-of-way and requiring the additional 23-foot dedication, maintaining the former Valentine Avenue alignment for private circulation, and requiring applicable frontage and roadway improvements.

With preservation of access for all affected parcels, retention of the ultimate W. Whitesbridge Avenue right-of-way, the concurrent rezone and road vacation would not physically divide an established community or conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, no impact would occur.

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:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area identified in Policy OS-C.2 of the General Plan, or by Figures 7-7, 7-8, and 7-9 of the General Plan Background Report (FCGPBR), therefore there would be no impacts to mineral resources.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone would allow development of a corporate office and service center campus, including office, service/maintenance, fueling, vehicle parking, and related support uses. Operations are proposed seven days per week between 3:30 a.m. and 11:00 p.m., and the facility would not operate as a materials transfer station.

Construction noise would be temporary and would be subject to applicable Fresno County noise standards, including construction-hour limitations. Operational noise would primarily result from vehicle circulation, fueling, parking, and service/maintenance activities. Vehicle repair and maintenance activities would be required to comply with applicable M-1(c) use limitations and County noise standards.

The site is not located within an airport land use plan area, however, it is approximately 1.42 miles west of Fresno Chandler Airport. The project would not include residential or other noise-sensitive uses and is not expected to expose people working at the site to excessive airport noise levels.

Therefore, impacts related to noise, vibration, and airport noise exposure would be less than significant.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project is a light industrial corporate headquarters and service center. No residential construction is proposed and no existing housing or residents would be displaced. The project employs approximately 60 employees on-site daily and does not independently induce population growth.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. Given the limited scale of the proposal, the project would not substantially increase the demand for public services or require the construction of new or expanded public facilities.

The concurrent vacation of Valentine Avenue would change the affected segment from public right-of-way to private access and circulation but would not eliminate access to surrounding parcels. The subject parcel would retain access through the former Valentine Avenue alignment and through the separate project entrance on W. Whitesbridge Avenue. Existing utility and maintenance rights within the vacation area would be retained separately through the Resolution to Vacate and any provider-specific easements. These easements would preserve utility-provider access but would not substitute for any emergency-access easement determined necessary through final site plan review. Because the project would retain more than one means of access, final access would be reviewed for Fire Code compliance, and the vacation would not require construction of a new fire, police, school, park, or other governmental facilities, impacts related to public services would be less than significant.

Therefore, impacts related to public services would be less than significant.

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:

No residential uses or public recreational facilities are proposed. The office and service center use would not generate a population increase that would substantially increase

demand for neighborhood parks, regional parks, or other recreational facilities. Any landscaped or employee amenity areas would be private and internal to the facility and would not require construction or expansion of public recreational facilities. Therefore, no impact would occur.

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:

A Traffic Impact Study was prepared by VRPA Technologies, Inc., dated October 31, 2025. The study evaluated traffic operations at six study intersections: Whitesbridge Avenue/Valentine Avenue, Whitesbridge Avenue/Project Access, Whitesbridge Avenue/Marks Avenue, SR 180 eastbound ramps/Marks Avenue, SR 180 westbound ramps/Marks Avenue, and Marks Avenue/Kearney Boulevard.

The study estimated project trip generation at 153 daily auto trips, 90 daily truck trips, 243 total daily vehicle trips, and 333 passenger car equivalent daily trips. During the peak hours, the project would generate 44 passenger car equivalent trips in the AM peak hour and 38 passenger car equivalent trips in the PM peak hour. The study found that all study intersections would operate at LOS D or better under existing and opening-year conditions, including with project traffic. Under horizon-year conditions, the Marks Avenue/Kearney Boulevard intersection would exceed LOS D with and without the project; however, the intersection does not meet peak-hour signal warrants. No traffic mitigation was required.

Vacation Application No. V26-01 is being processed concurrently with the rezone application. County Roads identifies Valentine Avenue as a County-maintained collector roadway with 40 feet of existing right-of-way and 84 feet of ultimate right-of-way. W. Whitesbridge Avenue is classified as an arterial roadway with 60 feet of existing right-of-way and 106 feet of ultimate right-of-way.

The affected Valentine Avenue segment ends at the State Route 180 right-of-way and does not provide a through public connection to State Route 180 or another roadway north of the project. The existing intersection of W. Whitesbridge Avenue and Valentine Avenue would remain. South of this intersection, the full width of Valentine Avenue is within the City of Fresno's jurisdiction. The southerly limit of the County vacation would be set back 53 feet north of the W. Whitesbridge Avenue section line, preserving the right-of-way needed for any future widening of W. Whitesbridge Avenue.

The vacation would therefore remove the public-road status of the affected Valentine Avenue segment but would not remove a through route, intersection leg, or capacity-bearing connection from the public circulation network.. The subject parcel would retain the separate W. Whitesbridge Avenue access approximately 300 feet east of the

intersection. Before recordation of the vacation, the County would confirm legal and physical access for any additional parcel that presently relies upon the public segment and would require any necessary access easements to be recorded.

The Fresno County General Plan's Transportation and Circulation Element's Goal TR-A calls for a "unified, multi-modal, coordinated, and cost-efficient countywide street and highway system." Relevant policies address acceptable roadway operations, safe access, dedication and construction of planned roadway facilities, preservation of future rights-of-way, and consideration of pedestrian, bicycle, transit, and trail needs. Specifically, Policy TR-A.2 requires VMT evaluation for General Plan land use designation changes, zone changes, and discretionary development; Policy TR-A.3 establishes LOS D as the roadway target within the Fresno and Clovis spheres of influence; Policy TR-A.4 requires new or modified access to conform to applicable access standards; Policies TR-A.6 and TR-A.10 require dedication and construction of planned roadway facilities and improvements associated with development. Policy TR-A.14 requires consideration of transit, bikeway, and recreational trail facilities; and Policy TR-A.22 addresses future road rights-of-way consistent with adopted functional classifications. The project supports these objectives by retaining two project site access points, preserving the ultimate W. Whitesbridge Avenue right-of-way, requiring frontage and roadway improvements, retaining necessary utility rights, and converting the former Valentine Avenue alignment to controlled private circulation rather than eliminating access.

Based on the Traffic Impact Study, preservation of the W. Whitesbridge Avenue arterial right-of-way, continued private access along the former Valentine Avenue alignment, required access protection for all affected parcels, the project would not conflict with an applicable circulation program, plan, ordinance, or policy. Impacts would be less than significant.

Based on the Traffic Impact Study, the project would not conflict with applicable circulation policies or require traffic mitigation. Impacts 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:

The Vehicle Miles Traveled analysis prepared for the project evaluated project-generated auto trips against the Fresno COG 500 daily-trip screening criterion. The analysis determined that the project would generate 153 daily auto trips, which is below the 500 daily-trip screening level. Therefore, the project would not result in a significant VMT impact, and no VMT mitigation is required.

The Valentine Avenue vacation would not increase the number or length of project trips evaluated in the VMT analysis. The former Valentine Avenue alignment would remain available for project access, and the separate W. Whitesbridge Avenue access would remain part of the project. The vacation would therefore not result in a separate or additional VMT impact. Impacts would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Traffic Impact Study evaluated project access and study area operations. Access would be provided from Valentine Avenue and Whitesbridge Avenue, with the Whitesbridge Avenue access located approximately 300 feet east of the Whitesbridge Avenue/Valentine Avenue intersection.

The post-vacation site plan retains the former Valentine Avenue alignment as an access point for the proposed operation. The vacation would not close the alignment to project vehicles; rather, it would change the alignment from a public roadway to private driveway.

Prior to recordation of the vacation, the County would confirm that all parcels affected by the change from public to private access retain legally enforceable and physically adequate access. Final access design, driveway and drive-approach improvements, gate placement, signage, striping, and emergency access would be required to comply with applicable County, Fire Code, and roadway improvement standards.

With retention of the two proposed project access points, confirmation of adequate legal access for all affected parcels, preservation of any required emergency-access easements, and compliance with applicable design standards, the project would not substantially increase hazards due to a geometric design feature or result in inadequate emergency access. Impacts would be less than significant.

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 WITH MITIGATION
INCORPORATED

Under the provisions of Assembly Bill 52 (AB 52), participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential tribal cultural resources.

No concerns were expressed by notified California Native American Tribes and no consultation request was received. However, mitigation will be implemented to address tribal cultural resources in the unlikely event they are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

1. *See Mitigation Measures under Section V Cultural Resources.*

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

Utility improvements would be required to serve the proposed use. The City of Fresno Department of Public Utilities, has indicated that no domestic water or sewer facilities currently front the property along W. Whitesbridge Avenue or N. Valentine Avenue. Potable water service would require extension of a 16-inch domestic water main, and recycled water service for irrigation is available from an existing 16-inch recycled water main along the W. Whitesbridge Avenue frontage, subject to applicable State and City requirements. Connections to the City's potable and recycled water systems would require an executed Extraterritorial Agreement and payment of applicable connection charges and fees.

Public sewer service is not currently available at the project frontage. The City has indicated that a private septic system may be used to serve the site until a future City sewer main becomes available, at which point connection would be required within three years pursuant to the City's Mandatory Sewer Connection Policy.

Existing utility facilities are also located within or immediately adjacent to the segment of Valentine Avenue proposed for vacation under Vacation Application No. V26-01. These include an existing 60-inch FMFCD storm-drain facility and FID's 30-inch Mortensen No. 80 pipeline. Also identified are a natural-gas line and overhead electrical facilities within the Valentine Avenue corridor.

As part of the vacation process/application, the County will verify that all necessary utility easements, access rights, and maintenance provisions are established or reaffirmed before the Resolution to vacate is recorded. The vacation will not be completed until these requirements are in place, and any future work involving these facilities will continue to be subject to the applicable reviewing agency's permitting, access, and approval procedures.

Required water, wastewater, drainage, and utility improvements would be reviewed by the County, City of Fresno, and other applicable service providers prior to construction. With implementation of the following measures and compliance with applicable utility, drainage, and wastewater requirements, impacts would be less than significant.

*** Mitigation Measure(s)**

- 1. Until a City sewer main becomes available to serve the subject property, wastewater shall be served by a private septic system approved by the appropriate agencies. When a future City sewer main becomes available, the property owner shall connect to the City sewer system within three (3) years of its becoming available, consistent with the City of Fresno's Mandatory Sewer Connection Policy.*
- 2. Connection to the City of Fresno's potable and recycled water systems shall not occur until an Extraterritorial Agreement has been fully executed and all applicable water connection charges and related fees have been paid to the City of Fresno.*
- 3. Prior to potable water service connection, the property owner shall construct a segment of 16-inch domestic water main in W. Whitesbridge Avenue, in accordance with City of Fresno standards and at the property owner's expense, extending westerly from the existing 16-inch water main at the intersection of W. Whitesbridge Avenue and N. Marks Avenue, across the entire frontage of the subject property, to the intersection of W. Whitesbridge Avenue and N. Valentine Avenue.*
- 4. Prior to recycled water service connection for irrigation, the applicant shall submit an application to the State Water Resources Control Board, Division of Drinking Water, through the City of Fresno Water Division.*

- 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:

Solid waste generated by the office and service center use would be limited to typical operational waste and materials associated with vehicle service activities. Solid waste and recyclable materials would be required to be handled, recycled, and disposed of in accordance with applicable federal, State, and local regulations. The project would not generate solid waste in quantities requiring new or expanded solid waste facilities or impair attainment of solid waste reduction goals. Impacts would be less than significant.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

According to the Fire Hazard Severity Map, the project site is not located within the State Responsibility Area and is not designated very high fire hazard severity zone. The surrounding landscape does not present conditions that would exacerbate wildfire risk.

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 site is located in an area planned for limited industrial development and does not contain identified riparian habitat, wetlands, watercourses, native plant communities, or other sensitive biological resources. No historical resources, archaeological resources, tribal cultural resources, unique paleontological resources, or unique geologic features have been identified on the site. Standard County requirements would apply if previously unknown cultural, tribal cultural, paleontological resources, or human remains are discovered during ground-disturbing activities.

Based on the analysis in this Initial Study, the project would not substantially degrade the quality of the environment, substantially affect fish or wildlife habitat, threaten plant or animal communities, or eliminate important examples of California history or prehistory. Impacts would be less than significant.

- 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:

Project impacts would be limited to the subject parcel and related improvements needed to serve the proposed use. The Air Quality and Greenhouse Gas Impact Assessment determined that construction and operational emissions would remain below applicable SJVAPCD thresholds and that no air quality mitigation measures were required. The Traffic Impact Study also determined that study intersections would operate at acceptable levels under existing and opening-year conditions, and the VMT analysis found the project below the applicable daily-trip screening level.

The project would be required to comply with applicable County, City, SJVAPCD, Fire Code, stormwater, wastewater, and utility requirements. With compliance with applicable standards, the project would not result in cumulatively considerable impacts. Impacts would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential effects on human beings, including air quality, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, hydrology and water quality, utilities, and public services, have been evaluated in this Initial Study. The facility would not operate as a materials transfer station, and hazardous materials associated with vehicle maintenance would be subject to applicable handling, storage, and disposal requirements. Water and wastewater service requirements have been identified by the City of Fresno, including interim use of a private septic system until future sewer service becomes available.

Based on the analysis above and required compliance with applicable regulatory requirements, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3878, 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 Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services, and Transportation have been determined to be less than significant.

Potential impacts related to Cultural Resources, Hydrology and Water Quality, Tribal Cultural Resources, and Utilities and Service Systems have been determined to be less than significant with incorporation of mitigation measures.

A Mitigative Negative Declaration is therefore 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 Street and "M" Street, Fresno, California.

AA
G:\4360Devs&P\In\PROJSEC\PROJDOCS\AA\3800-3899\3878\IS-CEQA\AA_TM edits 3878 WU REVISED 7.2026.docx

EXHIBIT 7

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 8664	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E- 202610000209	
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): Alyce Alvarez, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Applicant (Name): Joseph Kalpakoff	Project Title: Initial Study No. 8664 and Amendment Application No. 3878		
Project Description: Rezone an existing 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District for limited industrial uses as requested by the applicant, including an office building, a truck maintenance building, a fueling station, and a truck wash station. Also included in this proposal is vacationing of Valentine Avenue which borders with the westerly property line.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Amendment Application No. 3878, 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 Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Wildfire. Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services, and Transportation have been determined to be less than significant. Potential impacts related to Cultural Resources, Hydrology and Water Quality, Tribal Cultural Resources, and Utilities and Service Systems have been determined to be less than significant with incorporation of mitigation measures. The Initial Study and MND are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – July 24, 2026		Review Date Deadline: August 24, 2026	
Date: July 22, 2026	Type or Print Signature: Tawanda Mtunga Principal Planner	Submitted by (Signature): Alyce Alvarez Planner	

State 15083, 15085

County Clerk File No.: E202610000209

**LOCAL AGENCY
PROPOSED MITIGATED NEGATIVE DECLARATION**