



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 6 July 24, 2025

SUBJECT: Classified Conditional Use Permit Application No. 3700 and Initial Study No. 8022

Allow the construction and operation of an agricultural commercial center consisting of an approximately 7,058 square-foot building containing a convenience store and fast foot restaurant, along with separate truck and automobile fueling islands, on a portion of a 3.28-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the southeast corner of the intersection of W. Mountain View Avenue and S. Highland Avenue (State Route 43), approximately on half-mile south of the nearest city limits of the City of Selma (APN 393-101-34S) (9077 E. Mountain View Avenue) (Sup. Dist. 4).

**OWNER/
APPLICANT:** Narinder Sahota

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Tawanda Mtunga, Principal Planner
(559) 600-4052

RECOMMENDATION:

- Deny Classified Conditional Use Permit Application No. 3700; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Zoning Map
4. Land Use Map
5. Site Plan and Floor Plan
6. Elevations
7. Applicant's Operational Statement
8. Letters of support
9. Summary of Initial Study No. 8022
10. Proposed Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agricultural	No change
Zoning	AE-20	No change
Parcel Size	3.28 acres	No change
Project Site	2.24 acres (approximate)	The project proposes to develop the western portion (approximately 2.24 acres) of the 3.28-acre subject parcel.
Structural Improvements	Two existing single-family dwellings located on the eastern portion of the subject parcel.	The project proposes to develop the western portion of the parcel with a 7,058 square-foot building and two fueling canopies
Nearest Residence (on site)	Two existing dwellings on the project site located approximately 50 feet east of the nearest point of the proposed development.	No change
Off site	Approximately 25 feet south of the proposed development; and approximately 15 3.0 feet east off the proposed development.	
Surrounding Development	Agriculture and low density residential.	No change

Criteria	Existing	Proposed
Operational Features	None	Development and operation of an Agricultural Commercial center consisting of an approximately 7,058 square-foot retail store with a fast-food restaurant. Additionally, separate automobile and truck fueling islands with underground fuel storage tanks with a capacity of approximately 36,000 gallons.
Employees	None	Approximately 9 employees.
Customers	None	Approximately 200 per day, with additional customers on the weekends.
Traffic Trips	Mountain View Avenue: Average Annual Daily Traffic count: 4,500 trips (east and west bound). Highland Avenue (SR 43): North bound: Average daily: 6,863 trips South bound: Average daily: 7,036	The traffic impact analysis prepared for the project estimated that the project would generate approximately 2,766 weekday trips (per week); 183 daily A.M. Peak hour; and 305 P.M. peak hour trips per day.
Lighting	Residential	The proposes to add approximately nine, 25-foot-tall light poles in the parking area, as well as some building mounted light fixtures.
Hours of Operation	None	The project proposes to operate seven days per week, approximately 14-16 hours per day: 5:00 A.M. to 12:00 A.M.

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

ENVIRONMENTAL ANALYSIS:

Initial Study No.8022 was prepared for the subject application by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration (Exhibit 9) is appropriate.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: May 26, 2025

PUBLIC NOTICE:

Notices were sent to 44 property owners within 1,320 Feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report. There are letters of support provided by the applicant included as Exhibit 8.

PROCEDURAL CONSIDERATIONS:

A Conditional Use Permit may be approved only if the four Findings specified in the Fresno County Zoning Ordinance, Article 5, Chapter 842.5 are made by the Planning Commission.

The decision of the Planning Commission on a Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The project proposes the construction and operation of an agricultural commercial center consisting of a new convenience store with a quick serve restaurant contained in a 7,058 square-foot building, and fueling islands for trucks and passenger vehicles, with three underground fuel tanks with a capacity of 36,000 gallons total, on an approximately 3.28-acre parcel. The County's General Plan defines an Agricultural Commercial Center as a small commercial center located primarily in areas designated as Agriculture or Rangeland that provide services to the surrounding area. The subject property is located approximately one half-mile south of the City of Selma.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	A-C Zone District (812.2) Front yard: 35 feet Side yard: 10 feet Street side: 35 feet Rear yard: 35 feet (Corner)	Front yard: feet Side yard (east): 150 feet Street side (west): 122 feet Rear yard (south): 65 feet	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Parking	Standards of Article 4, Chapters 828.3 and 812.2.030 apply.	34 spaces are required; the project proposes 45 parking spaces.	Yes
Lot Coverage	No requirements	No change	N/A
Space Between Buildings	6 feet; 40 feet when related to animals	N/A	N/A
Wall Requirements	None	N/A	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic Tank: 100 feet Leaching field: 100 feet Seepage pits: 150 feet	Septic Tank: 312 feet Leach field: 312 feet	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

Development Engineering Section of the Department of Public Works and Planning:
According to FEMA FIRM Panel 2650H, the parcel is not subject to flooding from the 100-year (one-percent chance) storm event.

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

The proposed Agricultural Commercial Center proposed to develop approximately 2.24-acres of the 3.28-acre subject parcel. Based on review of the applicant's site plan, Staff finds that there is adequate space on the subject parcel to accommodate the proposed use in compliance with the submitted design and all applicable development standards and conditions of approval and regulatory notes.

Recommended Conditions of Approval:

Condition No. 2: A Site Plan Review application shall be submitted and approved by the Fresno County Department of Public Works and Planning.

Finding 1 Conclusion:

Staff can recommend that the Commission make Finding 1.

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

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Highland Avenue (SR 43) Mountain View Avenue	No change
Direct Access to Public Road	Yes	Highland Avenue (SR 43): Mountain View Avenue:	The project will be allowed a right turn in only access via the northbound side of Highland Avenue; and both ingress and egress via Mountain View Avenue.
Road ADT (Average Daily Traffic) trips per day.		Highland Avenue: 6,949.5 daily trips Mountain View Avenue: 4,500	Based on the conclusions of the traffic study, the project is not anticipated to add a substantial number of new traffic trips as the majority of the trips to the proposed commercial center are considered to be "pass by" trips.
Road Classification		Highland Avenue: State Highway (SR) 43 Mountain View Avenue: County Arterial Road	No change No change
Road Width		Highland Avenue (SR 43): 50 feet of right-of-way and approximately 42 feet of paved width with dirt shoulders. Mountain View Avenue: 60 feet of right-of-way; paved width of approximately 22 feet with gravel shoulders.	Highland Avenue has an ultimate right-of-way of 210 feet. Mountain View Avenue has an existing right-of-way of 60 feet, and an ultimate right-of-way of 106 feet. An additional 46 feet of right-of-way will be required to be irrevocably offered for

		Existing Conditions	Proposed Operation
			dedication or dedicated by the applicant.
Road Surface		Asphalt paved Pavement Condition Index: 49/100. Roadway is in poor condition	Mountain View Avenue is required to be improved to the County A-4 Standard for an Arterial Road.
Traffic Trips		See road ADT data above	According to the applicant's operational statement and the traffic impact analysis, the project is anticipated to result in a less than significant increase in the daily traffic at the intersection of SR 43 and Mountain View Avenue.
Traffic Impact Study (TIS) Prepared	Yes	The intersection of State Route 43 (Highland Avenue) and Mountain View Avenue is four-way signalized intersection.	No changes to intersection controls are proposed.
Road Improvements Required		Highland Avenue: State Highway 43 Mountain View Avenue:	Additional right-of-way may be required for SR 43 as per Caltrans Transportation Concept Report (TCR). Dedication of 46 feet of right-of-way along the parcel frontage on the south side of Mountain View Avenue. Curb, gutter and sidewalk improvements the subject parcel frontage. Road improvements are required to bring Mountain View Avenue up to Fresno County Improvement Standard A-4 for an Arterial Road.

		Existing Conditions	Proposed Operation

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division of the Department of Public Works and Planning: Mountain View Avenue is a County maintained road classified as an arterial road with an existing 60-foot right-of-way and an ultimate right-of-way of 106 feet according to the Precise Plan Lines (30 feet north and 76 feet south of the section line).

Utilities along Mountain View shall be moved as necessary to accommodate road right-of-way changes and road improvements.

Due to the arterial classification of Mountain View Avenue, the project shall be limited to one driveway off of Mountain View Avenue.

California Department of Transportation: According to the Caltrans Transportation Concept Report (TCR), this segment of SR 43 in the vicinity of the project is currently planned as a four-lane conventional highway and ultimately planned to be a four lane expressway within a total of 210 feet of right-of-way. Additional right-of-way may be needed. A right-of-way dedication to Caltrans would be required to accommodate the ultimate right-of-way.

The above comments provided by reviewing Agencies and Departments will be included as project notes unless stated otherwise. No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Finding 2 Analysis:

The project site is located at the intersection of State Route 43 and Mountain View Avenue

Based on the above analysis and with adherence to the included mitigation measure, Mountain View Avenue and Highland Avenue are adequate to accommodate the proposed use.

Recommended Conditions of Approval:

- An additional 46 feet of right-of-way is required to be dedicated or irrevocably offered for dedication along the property frontage.
- Curb, gutter and sidewalk improvements are required across the subject parcel frontage along Mountain View Avenue.
- The existing left-turn pocket on Mountain View Avenue shall be lengthened to 125 feet.
- The project shall dedicate 23 feet of right-of-way to Caltrans prior to approval of the Site Plan Review.

Finding 2 Conclusion:

With adherence to the included Conditions of Approval staffs recommends that the Commission make Finding 2.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	20.0 acres	Agriculture	AE -20	None
South	2.37 acres	Residential	AE -20	23 feet
East	0.92 acres	Residential	AE -20	32 feet
West	36.27 acres	Agriculture/Residential	AE -20	150 feet

Reviewing Agency/Department Comments:

Department of Public Health, Environmental Health Division: The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the County's Noise Ordinance.

No comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Finding 3 Analysis:

Based on the above information and with adherence to Mitigation Measures, Conditions of Approval, and mandatory Project Notes, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

Mitigation Measure No. 2: The project shall construct a solid Concrete Masonry Unit (CMU) block wall between the proposed truck fueling island and the nearest sensitive receptor.

Finding 3 Conclusion:

Based on the analysis, staff recommends that the Commission make Finding 3.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-A.3: <i>The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally-related activities, including value-added processing facilities,</i>	The project was found to be inconsistent with General Policy LU-A.3.e.2 and 3. Because it is located within one half-mile of the City of Selma

Relevant Policies:	Consistency/Considerations:
<i>and certain non-agricultural uses. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:</i> <i>a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a nonurban area because of unusual site requirements or operational characteristics;</i> <i>b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity;</i> <i>c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius;</i> <i>d. A probable workforce should be located nearby or be readily available;</i> <i>e. For proposed agricultural commercial center uses the following additional criteria shall apply:</i> <i>1. Commercial uses should be clustered in centers instead of single uses.</i> <i>2. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers shall be located a minimum of two (2) miles from a city sphere of influence and four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area.</i> <i>3. New commercial uses should be located within or adjacent to existing centers.</i> <i>4. Sites should be located on a major road serving the surrounding area.</i>	

Relevant Policies:	Consistency/Considerations:
<i>5. Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences;</i> <i>f. For proposed value-added agricultural processing facilities, the evaluation under criteria "a" above, shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services; and</i> <i>g. For proposed churches and schools, the evaluation under criteria LU-A.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.</i> <i>h. When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3b, e2, e4, and e5</i>	
General Plan Policy LU-A.13: <i>The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</i>	Development of the subject parcels will be subject to development standards of the underlying zone district. In this instance, the development standards of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District will apply. Applicable setbacks of the AE-20 Zone District will apply to development of the site. The setbacks will require minimum setbacks are established for development from the parcel line and ensures that a buffer is in place between the project and adjacent agricultural operations.
General Plan Policy LU-A.14: <i>The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.</i>	Review of the project's impact on agricultural land was conducted in the prepared Initial Study and through analysis by the Policy Planning Section. The Initial Study determined that a less than significant impact would occur on agricultural land as the

Relevant Policies:	Consistency/Considerations:
	proposed facility will be sited on land where there is no existing agricultural operation.
General Plan Policy PF-C.16: <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i> <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. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i> <i>c. A determination of the impact that use of 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</i>	The Water and Natural Resources Division conducted a water supply evaluation and determined that the existing groundwater supplies would be adequate to serve the project.

Relevant Policies:	Consistency/Considerations:
<i>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>	
General Plan Policy HS-B.1: <i>The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventative measures to reduce the risk to life and property.</i>	The project proposal was reviewed by the Fresno County Fire Protection District with additional review occurring during the building permit process for the subject facility.
General Plan Policy HS-F.1: <i>The County shall require that facilities that handle hazardous materials or hazardous wastes be designed, constructed, and operated in accordance with applicable hazardous materials and waste management laws and regulations.</i>	Per the Fresno County Department of Public Health, Environmental Health Division, the project is subject to regulatory permit and oversight. Additional regulatory requirements including the preparation and submittal of a Hazardous Materials Business Plan is required by the Environmental Health Division.
General Plan Policy HS-F.2: <i>The County shall require that applications for discretionary development projects that will use hazardous materials or generate hazardous waste in large quantities include detailed information concerning hazardous waste reduction, recycling, and storage.</i>	As noted, there are additional regulatory requirements anticipated for this project in addition to County conditions of approval. Regulatory agencies including the Department of Public Health, the Regional Water Quality Control Board, and the San Joaquin Valley Air Pollution Control District will require further compliance with State and local requirements for the handling and disposal of hazardous materials/wastes.

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: The uses within the proposed agricultural commercial center are uses that are currently provided in the City of Selma located one-half mile north of the subject parcel. Additionally, none of the proposed uses require location in a non-urban area because of unusual site requirements or operational characteristics. As noted, the subject parcel is located one-half mile outside the city limits of the City of Selma, which has established commercial-zoned property located within its incorporated area.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Finding 4 Analysis:

The project is proposing an agricultural commercial center which is an allowed use in the AE-20 Zone District, with approval of a Classified Conditional Use Permit, as per Chapter 806.2 of the Fresno County Zoning Ordinance; an Agricultural Commercial Center is also subject certain

policies and development standards contained in Chapter 834.4.040 (Agricultural Commercial and Rural Commercial Centers).

General Plan Policy LU-A.3 provides for the establishment of special agricultural uses and agriculturally related activities, including value-added processing facilities, and certain non-agricultural uses, subject to certain criteria for such development. Criteria a. states that the proposed use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational Criteria No. e.1. requires that commercial uses be clustered in centers instead of single uses, and Criteria e.2 states that to minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community. Criteria (3) New commercial uses should be located within or adjacent to existing centers.

The project site is located approximately one-half mile south of the City of Selma, wherein there are commercially zoned properties, with existing retail commercial uses, similar to those proposed with this project. The proposed use is therefore not consistent with General Plan Policy LU-A.3. The project proposes to develop the site with a new fueling station, retail convenience store with a fast-food restaurant.

According to a search of web based aerial imagery, there are two locations containing similar uses located approximately one mile north of the project site, at the intersection of SR 43 and E. Nebraska Avenue. At the southwest corner there is a gas station and convenience store on a parcel Zoned C-6 General Commercial and on the northeast corner there is a gas station and convenience store within the City of Selma. Additionally, there are two sites with similar uses located approximately 1.25 miles to the east at Mountain View and SR 99, both in the City of Selma, and another similar use located approximately 2.0 miles to the south at the northeast corner of Highland Avenue and E. Conejo Avenue, a grocery store and gas station which was approved by the Planning Commission under Conditional Use Permit No. 3281 as an agricultural commercial center on April 11, 2019.

Based on these factors, the proposed Agricultural Commercial Center is not consistent with General Plan Policy LU-A.3.

Recommended Conditions of Approval:

None.

Finding 4 Conclusion:

Staff cannot recommend making Finding 4.

Recommended Conditions of Approval:

The applicant shall record a covenant with the County acknowledging the Right to Farm ordinance.

SUMMARY CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the

Conditional Use Permit cannot be made. Staff therefore recommends that the Commission deny Classified Conditional Use Permit Application No. 3700.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that required Finding No. 4 cannot be made and move to deny Classified Conditional Use Permit Application No. 3700; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration based on Initial Study No. 8022; and
- Move to determine the required Findings can be made(state the basis for making the findings) and move to approve Classified Conditional Use Permit No. 3700, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached as Exhibit 1

JS:

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**Mitigation Monitoring and Reporting Program
Initial Study 8022 and Conditional Use Permit No. 3700
(Including Conditions of Approval and Project Notes)**

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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.			During ground-disturbing activities
2.	Noise	Prior to issuance of final occupancy, and final building permits and inspections, the project shall construct a solid wall, composed of concrete blocks, masonry, or stucco over wood or steel studs, seven-feet, six-inches tall along the eastern project boundary adjacent to the proposed truck fueling island and extending from the northern (front yard) setback line and the rear (southern) property line.	Applicant	Applicant/PW&P	Prior to final occupancy

Conditions of Approval	
1.	Construction and operation of the agricultural commercial center shall be substantially in conformance with the approved Site Plan, Floor Plans, Elevation Drawings and Operational Statement.
2.	A Site Plan Review (SPR) Application shall be submitted for approval in accordance with Article 5 Chapter 854.5 of the Fresno County Zoning Ordinance prior to issuance of Building Permits.
3.	Road improvements are required to bring Mountain View Avenue up to Fresno County Improvement standard A-4 for an Arterial Road. Curb, gutter and sidewalk improvements are required across the subject parcel frontage on Mountain View Avenue. The follow additional conditions shall also apply. Road drainage shall be kept on site until drainage infrastructure is available. Appropriate tapers shall be installed at the east end of added pavement to transition to the existing pavement along Mountain View Avenue. Added pavement shall be striped to preclude traffic from using it until Mountain View Avenue is improved. Road improvements shall be constructed prior to approval of the Site Plan Review.
4.	The existing west bound left-turn pocket on Mountain View Avenue shall be lengthened to 125 feet.
5.	Pursuant to General Plan Policy LU-A.15 and California Civil Code 3482.5(a)(1); Prior to occupancy, the applicant shall record a Right-to-Farm Notice acknowledging that residents in an agricultural area should be prepared to accept the inconveniences and discomfort associated with normal farming activities and that an established agricultural operation shall not be considered a nuisance due to changes in the surrounding area.
6.	According to Caltrans Transportation Concept Reports (TCR), this segment of SR 43 is currently a two-lane conventional highway with 50 feet of existing right-of-way from the centerline. It is recommended that a right-of-way dedication of 23 feet be obtained for a future cross-section of 146 feet, 73 feet from the centerline. The project shall dedicate 23 feet of right-of-way to Caltrans prior to approval of the Site Plan Review.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	All propose signs require submittal of plans to the Department of Public Works and Planning to verify compliance with the Zoning Ordinance.

Project Notes	
2.	All external lighting shall be hooded and directed away from the public right-of-way and neighboring property.
3.	Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines or into the County Road right-of-way, and must be retained on-site, per County Standards.
4.	An engineered grading and drainage plan is required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. The grading and drainage plan should provide calculations of the required basin storage capacity and the relocated basin design storage capacity for verification purposes.
5.	A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
6.	Any existing or proposed parking areas shall comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18-feet x 9-feet and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also, five feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall comply with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction. A minimum of two (2) ADA stalls shall be provided and shall be served by an access aisle, a minimum of 96 inches wide. A minimum of one ADA stall shall be van accessible. A four-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards.
7.	Any work done within the County Road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
8.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan electronically pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). This facility may have to comply with either the California Accidental Release Prevention (Cal-ARP) Program or the Federal Risk Management Plan (RMP).
9.	As a measure to protect ground water, any water wells or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project, shall be properly destroyed.

Project Notes	
10.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
11.	No building or structure erected in the AE Zone District shall exceed 35 feet in height.
12.	Prior to operation, the applicants shall apply for and obtain permits to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable.
13.	An encroachment permit shall be obtained from Caltrans for all proposed activities for placement of encroachments within, under or over the State Highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed engineer or architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.
14.	Caltrans recommends that street lightings be installed on SR 43, along the development frontage, for public safety and security.
15.	The site plan shows that the site will have two driveways for access. The first driveway on SR 43 will allow right-in only movement. The second driveway will allow full access and will connect to Mountain View Avenue. The outer edge of curb should be lengthened to prevent wrong way movement exiting the entrance only driveway. Place "Do Not Exit" signs on both sides of the driveway. STAA-56 Truck design vehicles per the current Caltrans HDM should be used at the SR43/Mountain View and at the driveways. State Route 43 is designated as a STAA truck route. The addition of bollards is not recommended. Collisions with the bollards have the potential to cause more damage, so the flexibility of using a 6-inch curb along with additional signage should suffice and deter vehicles from exiting.

EXHIBIT 2

LOCATION MAP

CUP 3700

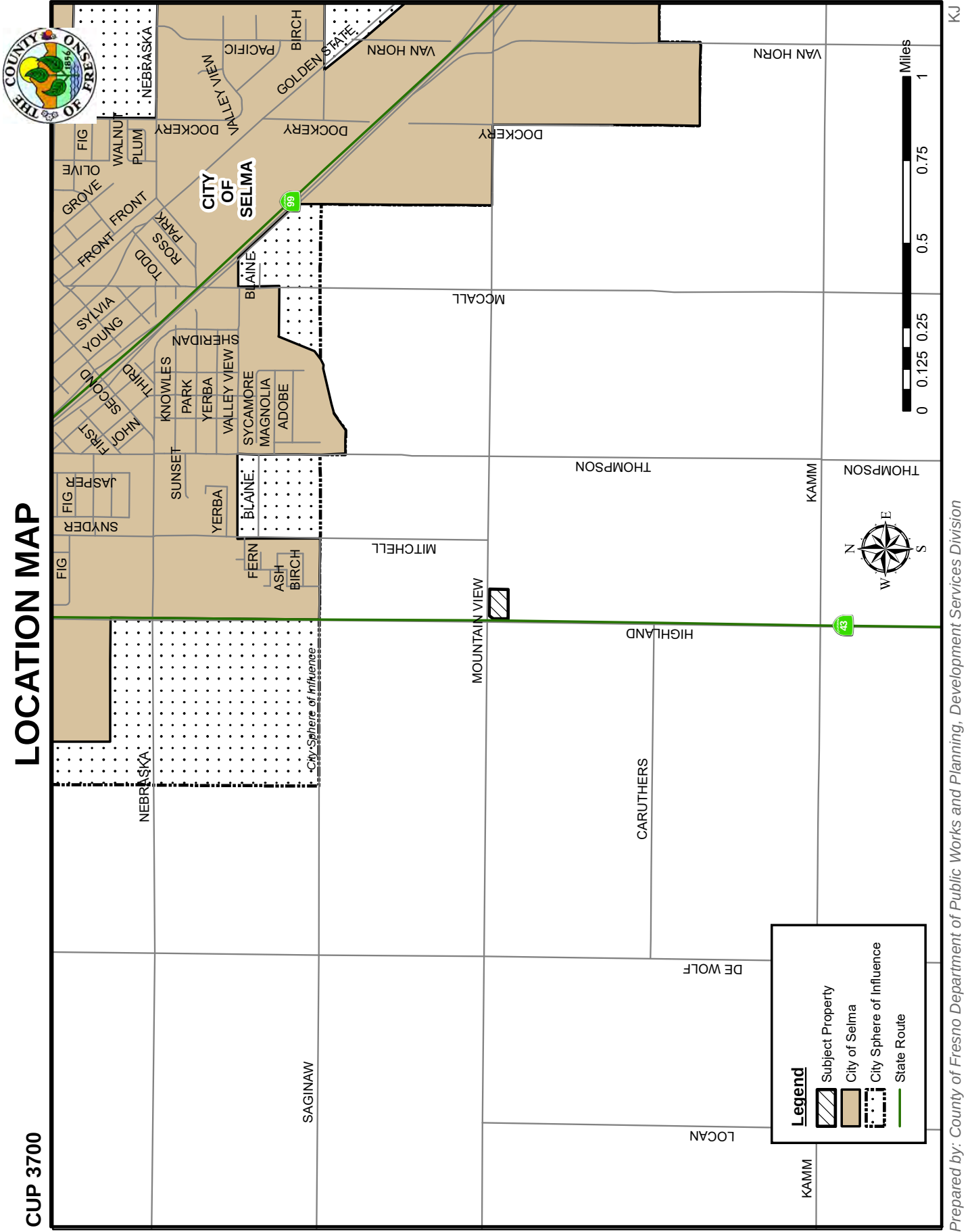
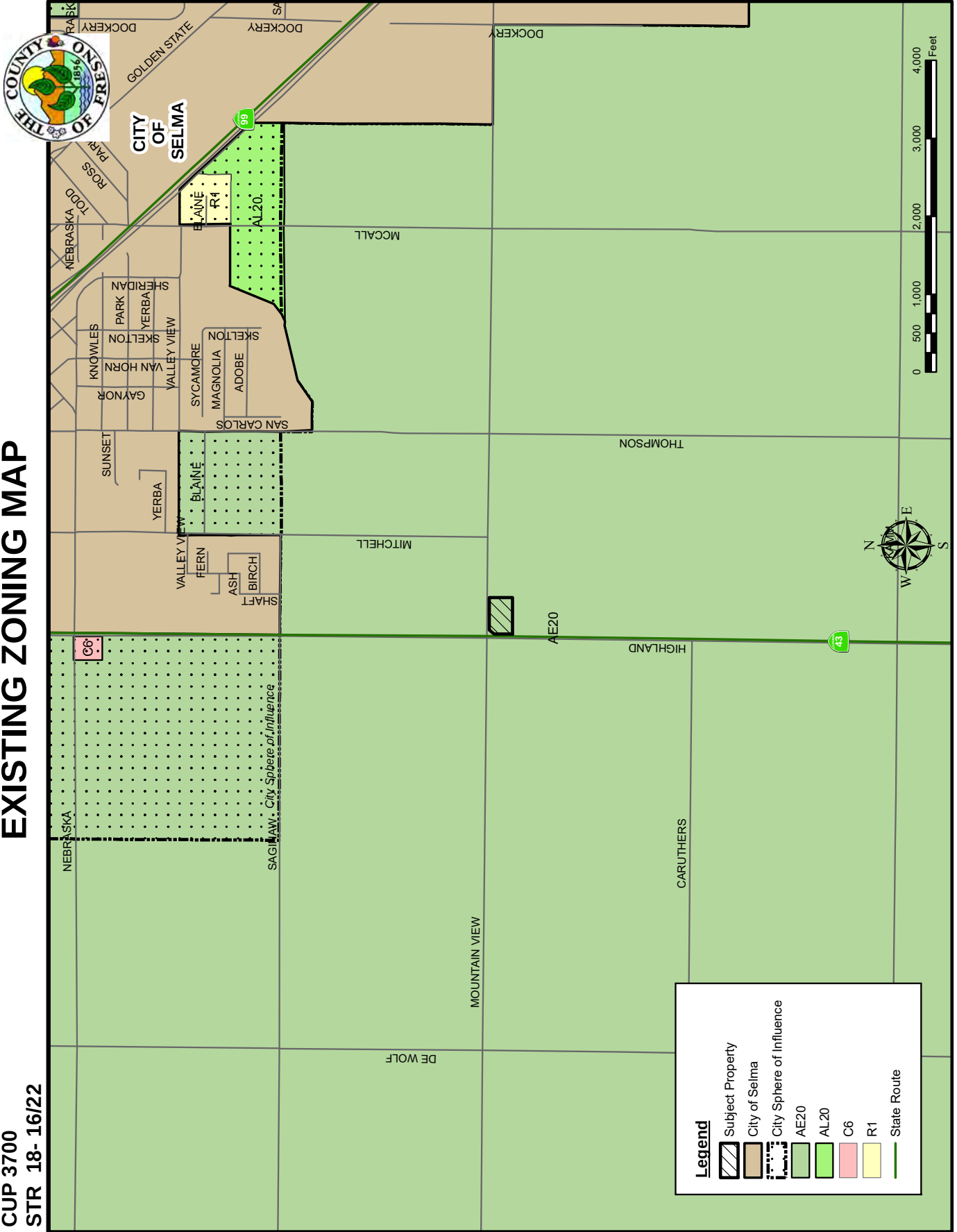


EXHIBIT 3

EXISTING ZONING MAP

CUP 3700
STR 18- 16/22



EXISTING LAND USE MAP

CUP 3700



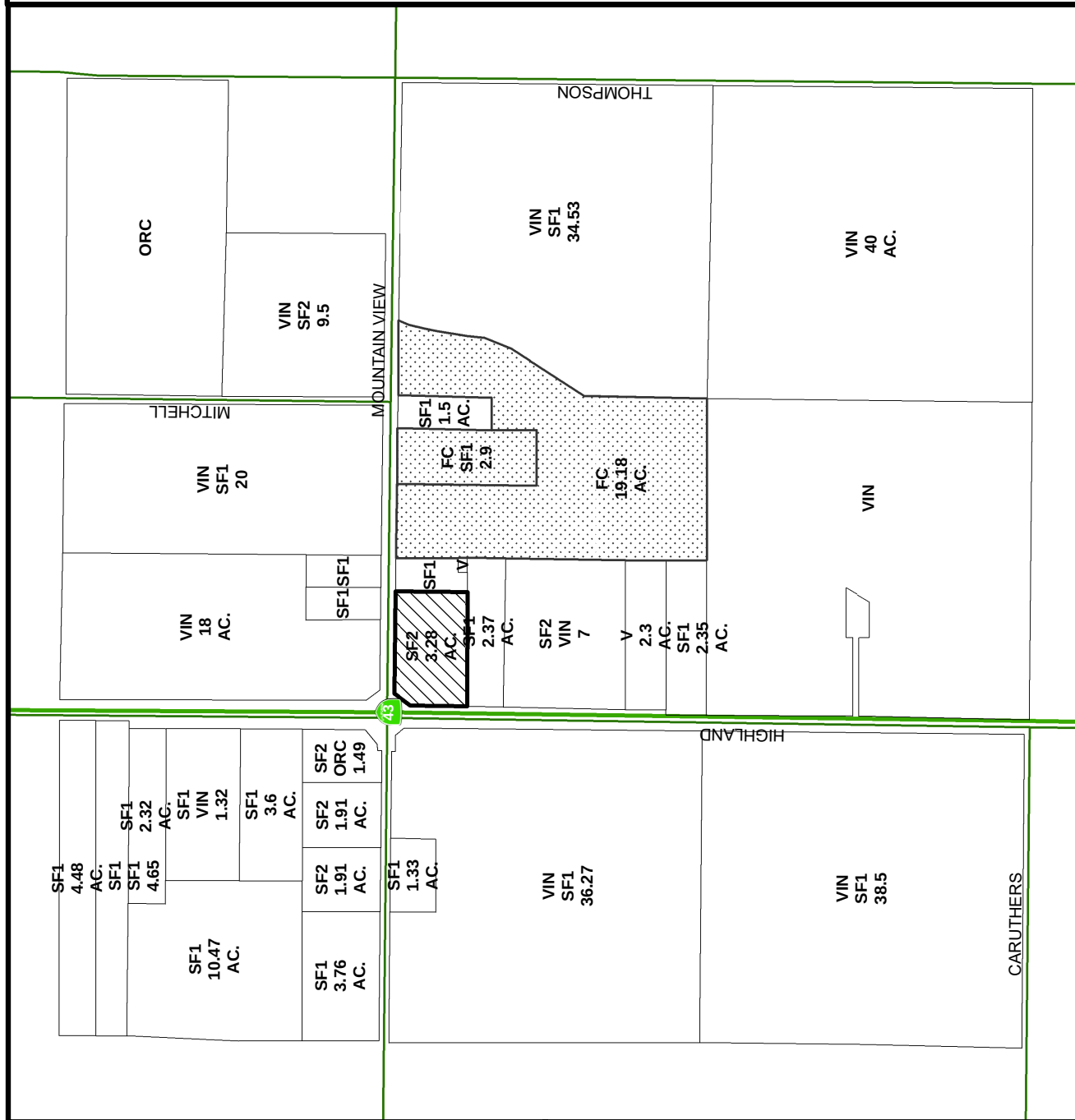
LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

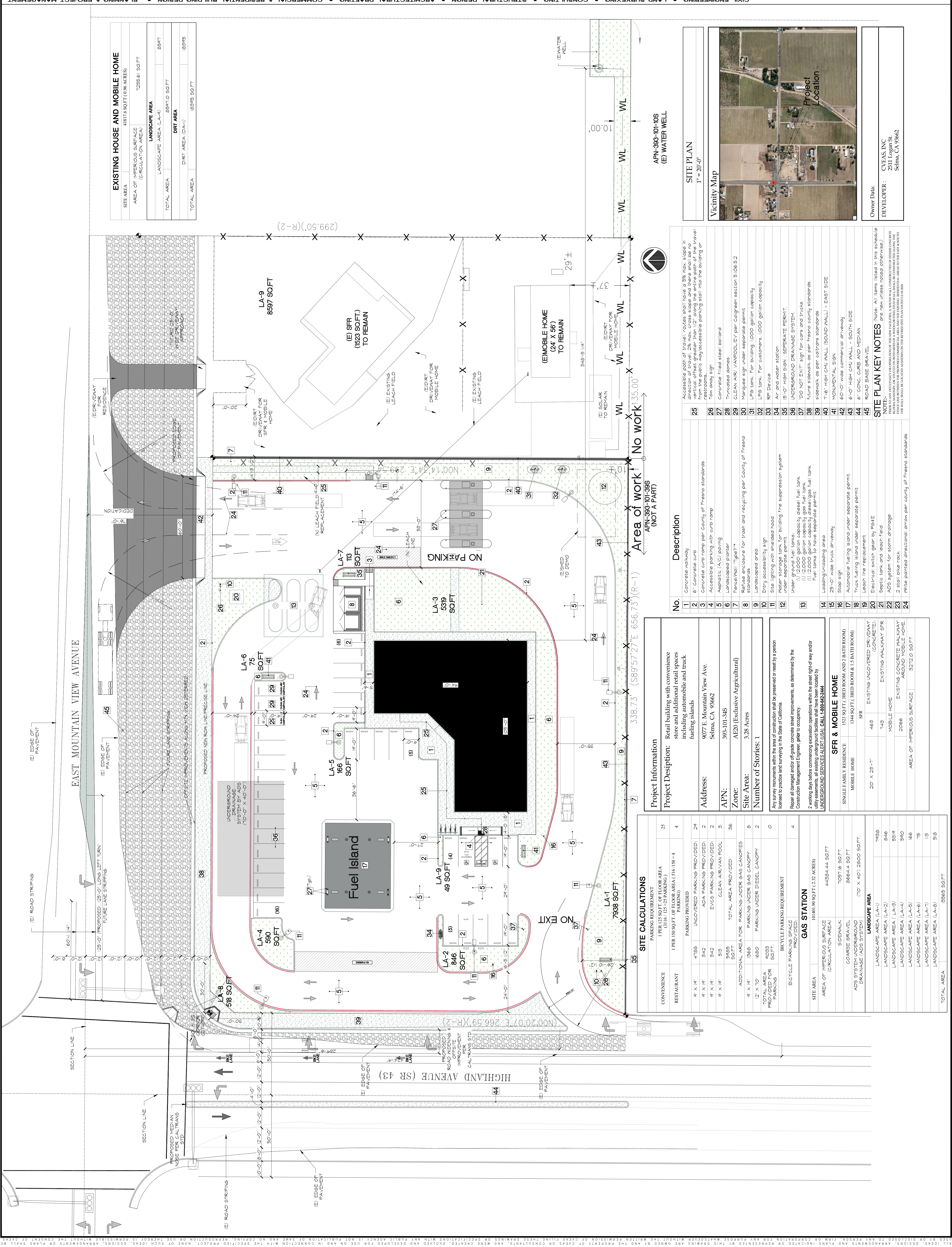
LEGEND:

 Subject Property
 Ag Contract Land



Department of Public Works and Planning
Development Services Division





CENTRAL VALLEY

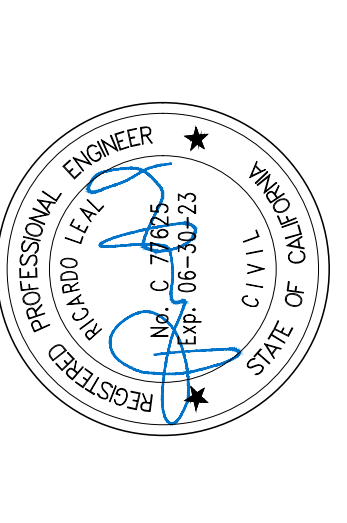
ENGINEERING & SURVEYING, INC.

2511 LOGAN STREET SELMA, CA 95662 WWW.CVEAS.COM

Tel: (559) 841-8811 Fax: (559) 841-6815 Email: info@cveas.com

C-STORE/RETAIL & GAS STATION

9077 E MOUNTAIN VIEW AVENUE



Revision	Date
Revision A	MARCH-2024
Revision B	04-05-2024
Revision C	04-05-2024
Revision D	04-17-2024
Revision E	04-22-2024
Revision F	05-24-2024
Revision G	12-18-2024

SITE PLAN (NEW ROW)

CVEAS JOB #:	16201
DATE:	7/9/2025
PLANNING SUBMITTAL #:	
PLAN CHECK SUBMITTAL #:	
DRAWN BY:	
CHECKED BY:	
SCALE:	

A1.2

No	Description
1	Concrete roadway
2	Concrete curb
3	Concrete curb ramp per County of Fresno standards
4	Accessible parking with curb ramp
5	Asphaltic (A/C) paving
6	Landscaped planter
7	Fence/Wall "Type" **
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11	Site lighting with shielded hood
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18	Truck turning island under separate permit
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20	Electrical switch gear by PG&E
21	Septic tank and each field
22	ADS system for storm drainage
23	2 stall bike rack
24	White painted directional arrow per county of Fresno standards

No	Description
25	Accessible path of travel: routes shall have a 5% max. slope in direction of travel; 2% max. cross slope and there shall be no vertical offset greater than 1/2" along the entire path of the travel
26	Ton only sign
27	Concrete filled steel bollard
28	Truncated domes
29	CLEAN AIR / VANPOOL/ EV per Calgreen section 5.06.5.2
30	Marquee sign under separate permit
31	LPG tank. For building, 1,000 gallon capacity
32	LPG tank. For customers, 1,000 gallon capacity
33	RIP Device
34	AV and meter station
35	15'-0" HIGH SIGN, SEPARATE PERMIT
36	UNDERGROUND DRAINAGE SYSTEM
37	"DO NOT ENTER" sign for cars and trucks
38	Future sidewalk as per Fresno county standards
39	sidewalk as per Caltrans standards
40	7'-6" HIGH CHU WALL BOUND MALL - EAST SIDE
41	MONUMENTAL SIGN
42	60'-0" wide commercial driveway
43	6'-0" HIGH CHU WALL - SOUTH SIDE
44	6' CONC. CURB AND MEDIAN
45	ROAD BASE GRAVEL

No	Description
46	2 stall bike rack
47	White painted directional arrow per county of Fresno standards
48	2 stall bike rack
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Owner Data:	CVEAS, INC
DEVELOPER:	2511 Logan St. Selma, CA 95662

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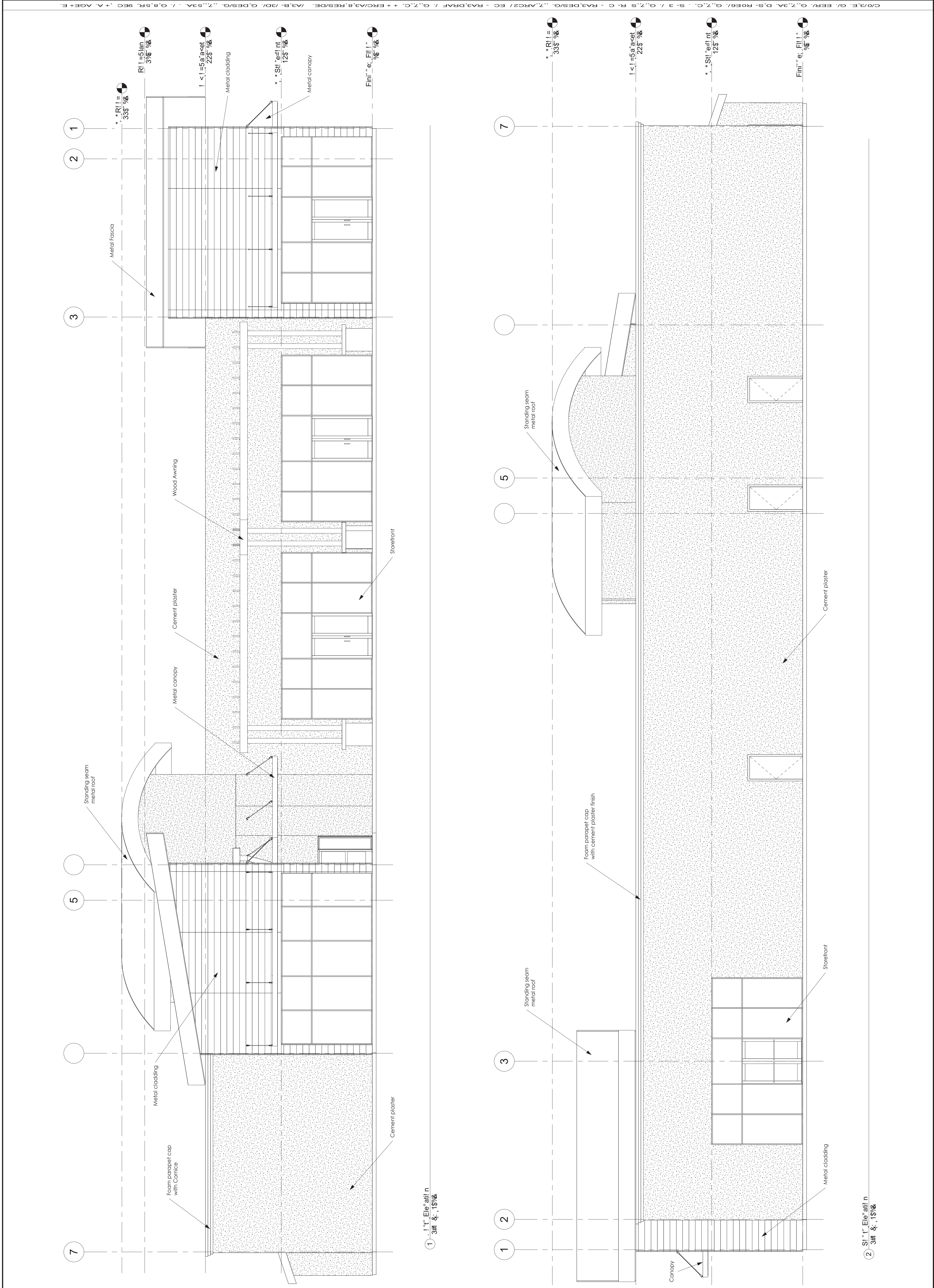
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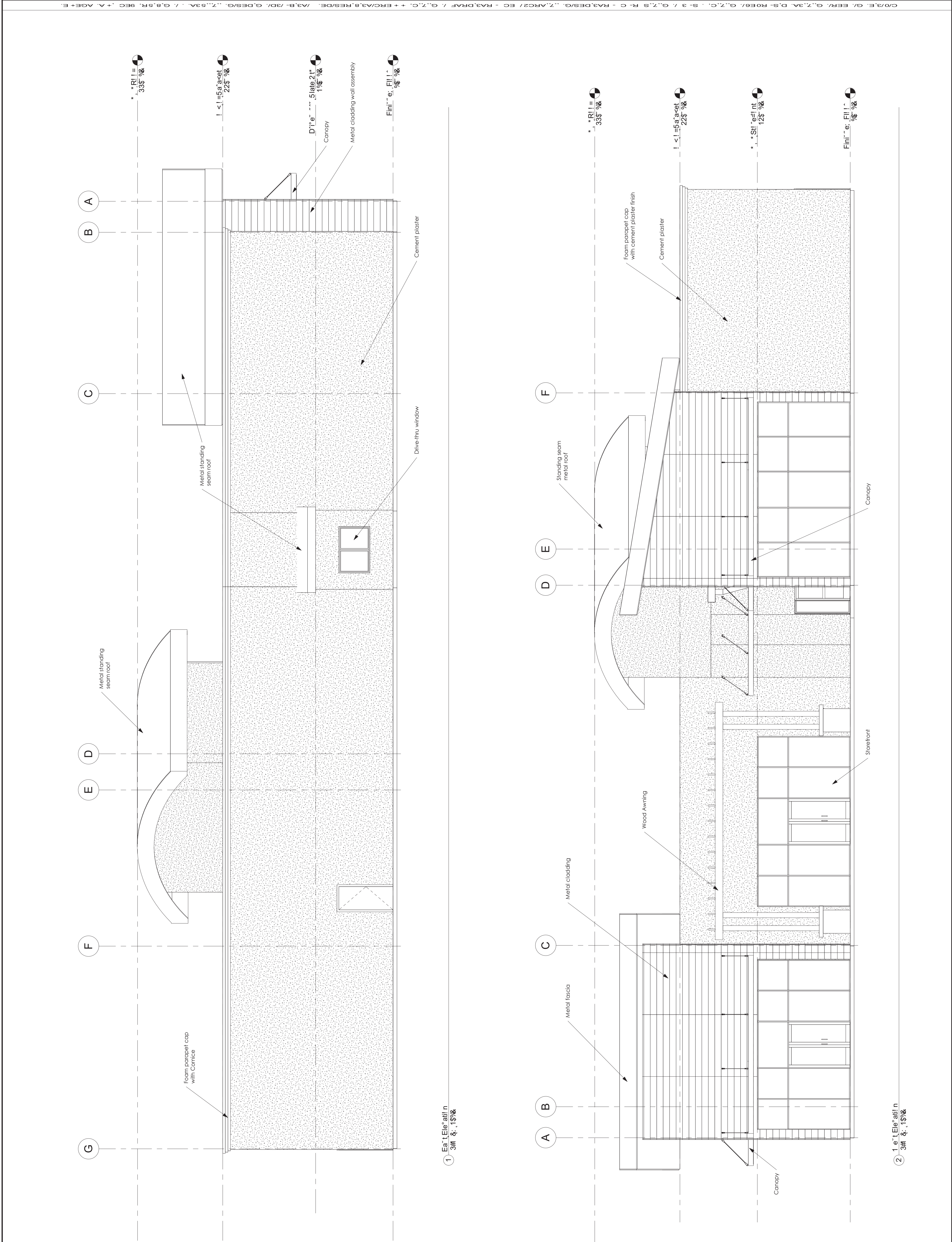
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, OR FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS. ANY REUSE OR MODIFICATION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS IS PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS IS PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS IS PROHIBITED.



Revisions:	Date:

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Current Release Date	1%#13%2%
Planning Submittal No.	#
Plan Check Submittal No.	#
Drawn By:	5. +
Checked By:	5. +
Scale:	3#&.15%&



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

Checked By: 5. +

Drawn By: 5. +

Plan Check Submittal No. #

Planning Submittal No. #

Current Release Date 1/15/2025

CVEAS Job #: 1 2/4 + 4

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Revisions:	Date:
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PROJECT
F*+, - A, 0/E1 A, D2/G23A, D,A0E*,
C,S, RE#E A3 A, D,GAS, S A / ,
9077 E. MOUNTAIN VIEW AVE. - SELMA, CA
APN: 393-101-34S

July 9th, 2025

OPERATIONAL STATEMENT
FOR
PROPOSED C-STORE / RETAIL AND GAS STATION
AT
9077 E. MOUNTAIN VIEW AVE, SELMA CA

The new development will be located at 9077 E. Mountain View Ave. on the Southeast corner of Highland Avenue (SR 43) and E. Mountain View Avenue, approximately half a mile south of the City of Selma. The proposed Ag Commercial Center will be unique business concept from other local Ag Commercial Centers within the community. The Ag Commercial Center will consist of a 7,058 S.F. building, which will include a mini mart (with 20 ABC license) and a restaurant (Mountain View Restaurant), beneficial to surrounding communities of much needed services and the uniqueness the country store concept attracting not only local folks but traveling consumers exploring our farm communities. The unique benefits provided will include an Ag Convenience (County Store Concept) store specializing in various varieties of local produce, fruits and vegetables from local farms that will be on display. The sale of ancillary food such as coffee, prepacked and prepared pastries, candies, soft drinks, beer, wine, etc.

The proposed development also includes automobile and truck fueling islands. Road improvements will be part of the project. The parcel to be developed consists of the southern 3.28 acres at the southeast corner of two arterials, State Highway 43 and East Mountain View Avenue, in an AE-20 Zone District.

1. Nature of the operation: Customer drive or walk to the store for groceries, soda, milk, cigarettes, food, lotto, fuel or check cashing.
2. Operational Time Limits: Open year-round, 7 days/week, 14-16 hours/days. Operational Hours: 5:00am to 12:00midnight. No special activities.
3. Number of Customers: Anticipated 200 customers/day for fueling and food. About 300 customers/day on Friday & Saturday. Customers may drop in any time during working hours.
4. Number of Employees:

C-store/Country Store 2-4 employees
Mountain View Restaurant 4-5 employees
5. Service & Delivery Vehicles: 1-2 delivery/service vehicles per day.
6. Access to the Site: A.C paved road looped from two major arterials, State Highway 43 and E. Mountain View Avenue. Encroachment permits will be obtained from Fresno County. Strips of land are offered for dedication on both streets for widening purposes per county standards. Visibility is excellent to and from the subject property. There are adequate visual references, adequate distance to accommodate the number of vehicles, the high- speed nature of the traffic and special turning conditions associated with truck and car travel common to agricultural traffic.
7. Parking: Proposed 36 regular parking stalls including 2 ADA stalls and 3 electric vehicles.

8. Goods: The C-Store will sell groceries, pre- packaged off-site, dairy products, sweets, fruits, vegetables, beer, wine, check cashing, along with gas and diesel.
The restaurant will serve food related to the brand name.
The Country store will sell typical hardware items.
9. Equipment Used: Walk-in refrigerator (WIC), walk- in freezer (WIF), deli cases, slicers, cash register, soda machine, coffee maker, sandwich / salad units, etc... Office equipment, lotto machine, fuel tanks, pumps, restaurant equipment.
10. Supplies and storage: Canned foods, stored on gondola accessible for aisles. Dairy products stored in WIC, frozen vegetable and pastries in WIF Office supplies, soda cans, chips, cups, etc... in storage.
11. Unightly Appearance of Use: All work to be done indoors with no noise or odors anticipated. Hooded lights will shield glare. Paved roads will prevent any dust. Some odors might be generated associated with the car traffic on site, which will be dissipated up in the atmosphere. The smell from the food from the restaurant will be emitted by the hood exhaust.
12. Solid Wastes: In terms of trash (garbage), solid wastes will include un-eaten/un- used food, wastepaper, and boxes. 30lbs/day of commercial garbage, 5 lbs of paper / card board will be stored in containers surrounded by trash enclosure and hauled by Mid Valley Waste Management to appropriate location (recycling center, land fill) once per week.

Liquid Wastes: This will include waste from the restrooms and the mop sink. Estimated 150-200 gallons per day. This waste is to directed into the septic system on site, there, it will be properly conditioned and treated then pumped to leach areas where shown on site plan.
13. Water Use: The proposed development will be served by an existing water well system. The volume of anticipated water use will be included in a preliminary technical study. The applicant will be required to obtain a permit from the State of California Health Services Department to accommodate the commercial use. The water use estimate is at 150-200 gallons per day. Appropriate water storage for domestic and firefighting will be provided in accordance with applicable standards on the northeast portion of the site. The client will be hiring a third party to monitor and ensure the good quality and performance of the water system if required by the State.
14. Advertising: Free standing marquee sign located on the corner of Mountain View and State Highway 43 to be submitted under another permit
15. Existing or New Building:
Developments exist at all four quadrants of this intersection:
 - West: Rural residency, vineyards.
 - South: Rural residency, vineyards.
 - East: Rural residency, vineyards.
 - North: Rural residency, vineyards.
 - On-Site: Taco truck to be relocated. Storage bin and Metal Shop to be removed once the site work starts. Single family residence and trailer home to remain. A new 7.5-foot CMU wall

will be constructed along the construction limit line between the commercial and residential area as a mitigation measure if recommended by the noise study. The new development consists of a 7,058.13 S.F. building and two gas island canopies. Six gasoline stations and three diesel fueling station. All structures within the subject development will be limited to a maximum of 1 story. Building setback along the streets is 35 feet except existing houses. Landscape setback is 10 feet. Rear yard is 10 feet. Side yard is 20 feet. Project to be completed in a single phase, 12-18 months of construction upon obtaining a building permit.

16. Building Operation For Building: The proposed building will include a 7,058.13 SF, Ag Convenience store consisting of sales area, sales counter, deli area, stock room, work room, office, WIC, Restroom. The store will also include a restaurant with kitchen, sales counter, and dining area.
17. Outdoor Lighting: Lighting fixtures mounted on building wall. About 9, 25 feet tall parking lights poles, all hooded. No sound amplification systems to be used.
18. Landscaping and Fencing: Landscape along State Highway 43 and Mountain View Ave. Also, to have landscape in plaza area. Typical trees and shrubs along with limited grass areas. Some landscape designs with rocks is also to be incorporated. Irrigation for landscape will be drip and use recycled water when available. A 6 feet chain link fence will be provided on the south side of this facility. In addition to this, a 7'-6" feet CMU wall will be constructed along the east side of the property as a mitigation measure if recommended by the noise study.
19. Other Info: Solar panels on fuel canopies and on buildings. See master plan statement for further design details.
20. Owners: Narinder S. Sahota and Manvir K. Sahota

EXHIBIT 8

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

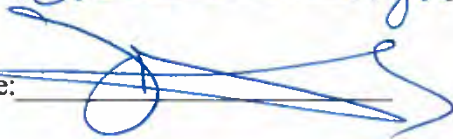
Are you in favor of this project? yes

What type of food would you like me to consider for the restaurant? Indo Indian / Pak Food

Please provide the following information:

Name: Zahir Ahmad, MD / Dami LLC

Address: 13100 South Highland Ave Selma, CA 93662

Signature: 

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? Yes

What type of food would you like me to consider for the restaurant? Italian

Please provide the following information:

Name: Destiny LOPEZ

Address: 8822 E. Mtn View

Signature: 

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? yes

What type of food would you like me to consider for the restaurant? American

Please provide the following information:

Name: SAFEE SAHOTA

Address: 8658 E. MT VIEW SELMA CA 93662

Signature: 

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

If you need help with local produce I can help

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? yes

What type of food would you like me to consider for the restaurant? Sandwiches

Please provide the following information:

Name: JULIA KHASIGIAN

Address: 8657 E. mt. View Ave, Selma

Signature: Julia Khasigian

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? YES

What type of food would you like me to consider for the restaurant? STEAK HOUSE

Please provide the following information:

Name:

Marvir Sahota

Address:

8808 East View Ave

Signature:

Marvir Sahota

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? yes

What type of food would you like me to consider for the restaurant? Steak House

Please provide the following information:

Name: Kenneth Bittner

Address: 9102 E Mt View

Signature: Kenneth Bittner

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? Yes

What type of food would you like me to consider for the restaurant? _____

Please provide the following information:

Name: Irma Ventura Irma Ventura

Address: 12955 S Highland Ave Selma

Signature: Irma Ventura

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

Are you in favor of this project? OK

What type of food would you like me to consider for the restaurant? OK

Please provide the following information:

Name: Diana Laura Sanchez

Address: 8834 E Mountain view Selma CA 93662

Signature: Diana Laura Sanchez

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center

To whom it may concern,

My name is Marvir Sahota I have been a Selma resident for more than 30 years. I'm currently working with County of Fresno on getting a permit to construct a new convenience store/gas station for local farmers and general public, at 9077 E Mountain View Ave in Selma. This new convenience store will feature a unique country design and I will be incorporating local produce/nuts/meats and other such permitted items sold in ag center here. Inside the store you will also find a restaurant.

I would like to get some input from you, please answer the following questions:

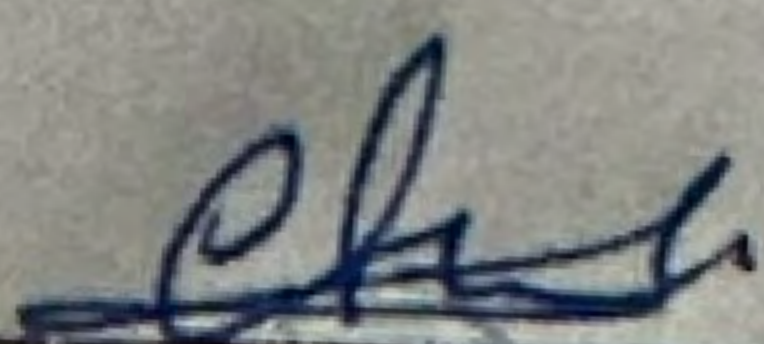
Are you in favor of this project? yes

What type of food would you like me to consider for the restaurant? vegetarian, vegan.

Please provide the following information:

Name: GAGANDEEP THANDJ

Address: 9117 E Mountain View Ave, Selma, 93662

Signature: 

Thank you, your opinion is appreciated.

Marvir Sahota

Central Valley Commerical Ag Center



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Narinder Sahota

APPLICATION NOS.: Initial Study No. 8022 and Classified Conditional Use Permit Application No. 3700

DESCRIPTION: Allow the construction and operation of an Agricultural Commercial Center consisting of an approximately 7,058 square-foot convenience store and restaurant, with truck and automobile fueling islands, on a portion of a 3.28-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the southeast corner of the intersection of W. Mountain View Avenue and S. Highland Avenue (State Route 43), approximately one half-mile south of the nearest city limits of the City of Selma (APN: 393-101-34S) (9077 E. Mountain View Avenue).

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?

FINDING: NO IMPACT:

The project site is not located near a state scenic highway, and no scenic resources or historic buildings were identified on the subject property or in the vicinity.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: NO IMPACT:

The project site is located in a rural area predominately characterized by agricultural and very low-density residential uses, although it is located one half-mile south of the nearest city limits of the City of Selma. The project site is situated at the southeast corner of the intersection of State Route 43 (S. Highland Avenue) and E. Mountain View Avenue. The intersection is currently developed with single-family dwellings on the northwest and southwest corners and undeveloped on the northeast and southeast corners. The project proposes a commercial development at the southeast corner, which once constructed will change the visual character of the intersection.

- 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 will introduce new sources of light which has the potential to impact property in the vicinity. However, the project will be required to comply with Section 820.3.070 of the County Zoning Ordinance which provides in part that any new exterior lighting must be directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare; additionally, exterior lighting shall be installed so that lights do not blink, flash, or be of unusually high intensity or brightness. Lighting fixtures shall be of an appropriate height, intensity, and scale to the structures and uses they are serving.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: NO IMPACT:

According to the 2016 Fresno County Important Farmlands Map, the subject parcel is designated as rural residential land. The property does not contain any Prime, Unique or Farmland of Statewide Importance, and will therefore not result in the conversion of any such designated farmland.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not restricted under Williamson Act Contract and does not contain any land designated as forest land, or timberland and is not zoned for Timberland Production. While the subject parcel is Zoned agriculturally, the 3.28-acre parcel is developed with two single-family residences and contains no designated Farmland or agricultural operation, therefore the project will not result in the conversion of any farmland. The proposed Agricultural Commercial Center is considered an allowed use on agricultural zoned land, with discretionary approval of a Conditional Use Permit.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the guidance published by the San Joaquin Valley Air Pollution Control District (District), projects that do not exceed Air District criteria-pollutant thresholds, would not conflict with or obstruct an identified air quality plan adopted by the Air District.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was reviewed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD (Air District) recommended that the environmental analysis include a summary evaluation detailing estimates of mobile and stationary sources emissions, and the project's proximity to sensitive receptors and existing mobile emissions sources. The Air District also determined that the project was subject to Air District Rule 5910 – Indirect Source Review (ISR) because it is seeking discretionary

approval from a public agency and will equal or exceed 2,000 square-feet of commercial space. In accordance with Rule 5910, the applicant was required to submit an Air Impact Assessment (AIA) application for review and approval by the Air District. The County received notification of Air District's approval of the AIA application on July 19, 2021 (ISR Project Number: C-20210205). The approval of the AIA requires that certain Air District enforced emission reduction measure be taken such as maintenance of construction and operation, improving pedestrian access, and installation of solar panels. An Air Quality and Greenhouse Gas Emissions, and Health Risk Assessment Technical Report was prepared for the project by Johnson-Johnson and Miller Air Quality Consulting Services, dated December 2, 2021 (Technical Report). The Technical Report evaluated the project's potential emissions of criterial pollutants .

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality and Greenhouse Gas Emissions, and Health Risk Assessment Technical Report prepared for this project, included a health risk screening analysis (HSRA).

The HSRA utilized the U.S. EPA AERMOD (version 19191) air dispersion model, to estimate levels of air emissions at sensitive receptor locations from potential sources of project generated Toxic Air Contaminants (TAC's). The modeling analysis included the locations of receptors within 1,000 feet of the project site boundaries. Emissions occurring at or near the project have the potential to create a localized impact. According to the HSRA, localized emissions are considered significant if when combined with background emissions, they would result in exceedance of any health-based air quality standard. In locations that already exceed standards for these pollutants, significance is evaluated based on whether emissions would result in a cumulatively considerable contribution to an existing violation of an air quality standard. Pollutants of concern in the San Joaquin Valley Air Basin are Nitrous Oxide, Sulfur Dioxide and Carbon Monoxide.

The San Joaquin Valley Air Pollution Control District guidance establishes a screening threshold of 100 pounds per day of any criterial pollutant. If a project exceeds this threshold, ambient air quality modeling would be necessary. If a project does not exceed this threshold, it can be assumed that the project would not cause a violation of an ambient air quality standard.

Construction emissions for the project were estimated to be less than 100 pounds per day of any criteria pollutants, and therefore would be considered to have a less than significant impact.

The project would generate air toxics in the form of Diesel Particulate Matter (DPM), from trucks, equipment operating on site. The HSRA determined that the project air toxics emissions would not result in sensitive receptors being exposed to substantial pollutant concentrations. The project is not anticipated to generate substantial pollutant

concentrations; therefore, it is unlikely to expose sensitive receptors in the vicinity to substantial pollutant concentrations.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project may generate diesel emissions or other odors during construction and operation which may be impact surrounding receptors, however, such emissions odors would not affect a substantial number of people, due the low residential density of the surrounding neighborhood.

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?

FINDING: NO IMPACT:

According to the California Department of Fish and Wildlife maintained, California Natural Diversity Database (CNDDDB) BIOS mapping tool there is no predicted habitat for any special status species located in the vicinity of the project site. The project site is located in an area of agriculture and low-density residential development, approximately one half-mile south of the City of Selma.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

A search of the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Wetlands Mapper, no riparian habitat or sensitive natural communities were identified on or in the vicinity of the project site.

- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

A search of the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Wetlands Mapper identified no wetlands on or in the vicinity of the project site.

- 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: NO IMPACT:

The project site is located in an area of highly disturbed agricultural land scattered commercial development and low-density residential development. A review of the California Department of Fish and Wildlife, California Natural Diversity Database CNDDDB BIOS, there is no predicted habitat for any special status species. The project is unlikely to interfere substantially with the movement of any native wildlife species?

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

FINDING: NO IMPACT:

There are no biological resource protection policies or ordinances applicable to the subject property.

- 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 subject property is not affected by any adopted habitat conservation plan, or natural community 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 site is not located in an area of the County identified as having a moderate or high sensitivity to archaeological resources. However, to address the potential for the discovery of previously unknown subsurface cultural or historical resources, the following mitigation measure has been included.

* **Mitigation Measure(s)**

In the event that cultural or tribal 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.

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:

Project construction will commit non renewable resources in the form of fossils fuels for vehicles and on an off-road construction equipment. Additionally, project operation will entail retail sale of gasoline and diesel, and generate new traffic trips which will contribute to further consumption of non-renewable energy resources. However, due to the limited scale of the project, 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:

The project site is not located in an area of increased risk from seismic activity according to Figure 9-6 of the Fresno County General Plan Background Report (FCGPBR)

B. Result in substantial soil erosion or loss of topsoil?

FINDING: NO IMPACT:

The project site will require grading however given the small parcel size of 3.28 acres; the project is unlikely to result in substantial soil erosion or loss of topsoil.

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

FINDING: NO IMPACT:

The project site is not located in an area prone to landslide, lateral spreading, subsidence or liquefaction according to Figures 9-6 of the FCGPBR.

D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

The project site is not located in area of expansive soils as identified by Figure 7-1 (Expansive Soils) of the FCGPBR.

E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: NO IMPACT:

The project will install a new onsite wastewater treatment system for the proposed development. A nitrogen loading analysis was done which determined the soils on site were adequate to support the proposed septic system, subject to the provisions of the Local Area Management Program (LAMP).

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

FINDING: NO IMPACT:

No paleontological resources were identified in the analysis.

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:

An Air Quality, Greenhouse Gas (GHG) Emissions, and Health Risk Assessment Technical Report (AQ GHG & HRA) was prepared for the project by Johnson, Johnson and Miller, dated December 2, 2021. The GHG analysis determined in its conclusions the project is not anticipated to exceed any established thresholds or conflict with any State greenhouse gas emissions reduction goals. The GHG analysis utilized the California Emissions Estimator Model (CalEEMod V. 2020.4.0), which quantifies direct emissions from construction and operation activities, and indirect emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. CalEEMod also identifies potential mitigation measures to reduce criteria pollutants and GHG emissions. Construction emissions considered exhaust emissions from heavy duty construction equipment, motor vehicle operation, and fugitive dust, primarily PM10 from soil disturbance. Operations emissions considered vehicle emissions, road dust disturbance, truck transportation refrigeration units (TRU's), area sources such as consumer products, architectural coatings (painting), landscape emissions, indirect emissions such as those from energy use, off-site electrical generation, and stationary equipment such as fuel pumps. The project fueling station was assumed to have a throughput of 2.7 million gallons of gasoline and 2.7 million gallons of diesel per year.

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?
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes in part, the construction and operation of an automobile and truck fueling station, where the fueling operation or refilling of underground fuel tanks has the potential to result in the accidental spilling of liquid fuels. However, the facility will be required to comply with the applicable provisions of the California Health and Safety Code (HSC), and submit a Hazardous Materials Business Plan pursuant to the HSC. The

project may also be required to submit a Spill Prevention Control and Countermeasure Plan (SPCC) for any above ground petroleum storage tanks with greater to or equal to 1,320 gallons of storage capacity. The project proposes two 1,000 gallon above ground liquid propane gas (LPG) tanks, and three underground fuel storage tanks, each with a capacity of approximately 12,000 gallons.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project is not located within one quarter mile of an existing school. The nearest school sites to the project are Washington Elementary located approximately 1.25 miles northeast, and Eric White Elementary located approximately 1.25 miles north-northeast.

- 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:

According to the NEPAAssist tool the project site is not located on or in within one half-mile of a known 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: NO IMPACT:

The project site is not located within the boundaries of an airport land use plan or within two miles of a public airport.

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

FINDING: NO IMPACT:

The project will not impair or interfere with an adopted emergency response or evacuation plan.

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

FINDING: NO IMPACT:

The project site is not located in an area prone to wildfire, or subject to increased risk from wildfire occurrence.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The project will be required to comply with applicable regulation with regard to stormwater runoff, and be required to submit a storm water pollution prevention plan (SWPPP) and file a Notice of Intent with the State Water Resources Control Board prior to any construction or grading of the project site. A copy of the SWPPP shall also be provided to the Fresno County Department of Public Works and Planning.

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

FINDING: NO IMPACT:

The Project proposes to utilize an existing domestic water well located on an adjacent parcel. The submitted operational statement anticipates that the proposed commercial development would use approximately 500-600 gallons per day. The project was reviewed by the County Water and Natural Resources Division, which indicated that a water supply evaluation concluded that there were adequate groundwater supplies to serve the project. The project is not anticipated to interfere with groundwater recharge.

- 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: NO IMPACT:

Development of the project is not anticipated to substantially alter the existing drainage pattern of the site or surrounding area. The project will be required to retain any additional storm water runoff generated by development on the site, no additional runoff will be allowed to drain onto adjacent property or the public right-of-way.

- 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 from tsunami, or seiche, and not in an area of the County subject to flood inundation as per Figure 7-7 of the Fresno County General Plan Background Report.

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

FINDING: NO IMPACT:

The project is not anticipated to conflict with implementation of a water quality control plan, nor with an adopted sustainable groundwater management plan. The project was reviewed by the Kings Subbasin GSA which did not express any concerns related to water supply. However, the project may in the future be subject to administrative fees, fees on groundwater extractions or other regulated activity, groundwater allocation, pumping restrictions, or other groundwater management actions as adopted by the Central Kings Groundwater Sustainability Agency as in accordance with implementation of the adopted Groundwater Sustainability Plan (GSP). The GSA also requires that a water meter be installed on the domestic well, and that the well be accessible to Central Kings GSA staff to conduct periodic recurring meter readings. The water system will be categorized as a transient non-community public water system, subject to permitting and regulation by the State Water Resources Control Board, Drinking Water. Prior to permitting by the Division, the project proponent will be required to submit a preliminary technical report to the Division for review and approval.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project proposes a commercial establishment, consisting of a fuel station and convenience market, and drive through food restaurant in an area of both agricultural and low-density residential uses. The project does not have any features that would physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposing an agricultural commercial center is an allowed use in the AE-20 Zone District, with approval of a Classified Conditional Use Permit, as per Article 2, Chapter 808.2 Table 2-2 of the Fresno County Zoning Ordinance; an Agricultural Commercial Center is also subject certain policies and development standards contained in Article 4, Chapter 834.4.040 (Regulations for Planned Agricultural Commercial and Rural Commercial Center Development of the County Zoning Ordinance. Agricultural Commercial Centers are intended to provide rural and agricultural communities with the necessary services which may be provided at such commercial centers, in accordance with applicable development standards, and health and safety regulations.

General Plan Policy LU-A.3 provides for the establishment of special agricultural uses and agriculturally related activities, including value-added processing facilities, and certain non-agricultural uses, subject to certain applicable criteria for such development. Criteria a. states that the proposed use shall provide a needed service to the surrounding area. Criteria e.1. requires that commercial uses be clustered in centers instead of single uses, and Criteria e.2 states that to minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community. Criteria (3) New commercial uses should be located within or adjacent to existing centers.

The project site is located approximately one-half mile south of the nearest city limits of the City of Selma wherein there are commercially zoned properties with existing retail commercial development similar to those proposed with this project. General Plan Policy requires that commercial centers be located a minimum of two miles from a City Sphere of Influence and four miles from any existing or approved agricultural or rural commercial center or designated commercial center. The project proposes to develop the site with a new fueling station, retail convenience store and drive through restaurant. According to a search of web based aerial imagery, there are two locations containing similar uses located approximately one mile north of the project site, at the intersection of SR 43 and E. Nebraska, and two sites with similar uses located approximately 1.25 miles to the east, and another similar use located approximately 2.0 miles to the south. While the proposed use is inconsistent with General Plan Policy, the limited scope of this individual project is not anticipated to result in a significant environmental impact.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

The project site is not located in an area of known mineral resources as identified by Figures 7-7 (Mineral Resource Locations), 7-8 (Principal Mineral Producing Locations 1997-1998), or 7-9 (General Mineral Resource Zone Classifications) of the Fresno County General Plan Background Report (FCGPBR).

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Construction of the project may contribute to the generation of temporary increases in ground-borne vibration from heavy construction equipment and during operation from truck traffic. However, they are not expected to be at excessive levels. Construction of the project is expected to generate noise during construction activities, which may temporarily increase ambient noise levels in the vicinity. However, construction activities are generally exempt from the requirements of the County Noise Ordinance, provided that such activities take place during permitted time frames. Project operation does have the potential to result in an increase in ambient noise levels in the vicinity.

* **Mitigation Measure**

Prior to issuance of final occupancy, and final building permits and inspections, the project shall construct a solid wall, composed of concrete blocks, masonry or stucco over wood or steel studs, seven and one-half feet tall along the eastern project development area boundary, adjacent to the proposed truck fueling island, extending from the northern (front yard) setback line and the rear (south) property line, in accordance with the recommendations of the Acoustical Analysis by WJV Acoustics, dated September 6, 2024.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located in the vicinity of a private air strip, within two miles of a public airport, or within an adopted airport land use plan.

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 proposes two full time employees at opening, with up to approximately 16 employees in the future. No new homes or additional businesses are planned, and no new infrastructure is proposed. As such, the project is not anticipated to induce population growth, or displace any people or existing housing.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not require the provision of new or physically altered governmental facilities.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project is not expected to have an appreciable impact on any existing recreational facilities, and will not require the construction or expansion of existing recreational facilities.

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:

The project site is located at the intersection Highland Avenue (State Route 43) and E. Mountain View Avenue. Initial project review elicited comments from the California Department of Transportation (Caltrans), The County Road Maintenance and Operations Division, and the County Transportation Planning Unit. All of the transportation related comments recommend that the project should prepare a traffic impact analysis. A Traffic Impact Study was prepared for the project by Peters Engineering dated April 17, 2023. The findings and conclusions of the TIS determined that, with regard to Level of Service (LOS), the intersection is anticipated to operate at LOS C during the morning peak hours and LOS D during the evening peak hour, in the near term with operation of the project. In the future, 2043 cumulative conditions with project operation, the intersection is anticipated to at LOS C during the morning peak hour and LOS D during the evening peak hour. No conflicts with any programs, plans, ordinances or policy addressing the circulation system were identified in the traffic analysis.

- 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:

As part of the Traffic Impact Study, a Vehicle Miles Travelled (VMT) analysis was prepared for the project. The VMT analysis concluded that the proposed use could be

considered local serving retail and may be presumed to result in a less than significant contribution to cumulative VMT.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Caltrans noted that SR 43 is currently planned as a four-lane conventional highway, and ultimately a four-lane expressway with a total right-of-way of 210 feet. Caltrans cited concerns related to site ingress and egress being in close proximity to the intersection. Caltrans determined that the project should be allowed one point of ingress from northbound SR 43 and no egress, and that the right turn in only access driveway be located approximately 290 feet south of the intersection, consistent with the submitted site plan.

The traffic analysis prepared for the project determined that the intersection of Mt. View and SR 43 (Highland) is anticipated to experience increased vehicle queuing along the eastbound Mt. View approach and along the northbound Highland (SR 43) approach such that the queues would exceed the existing turn land storage capacity.

Review of the project proposal determined that vehicle traffic queuing along the westbound Mountain View could conflict with passing vehicles. In order to minimize the potential disruption to traffic flow in both directions along Mountain View the left turn lane on the westbound approach of Mt. View Avenue to SR 43 will be lengthened from 60 feet to 125 feet.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project was reviewed by the County Fire Protection District, and the Fresno County Department of Public Works and Planning, which did not identify any conflicts related to emergency access. The project site will maintain adequate emergency access in compliance with current standards.

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:

As previously discussed under Section V above, the project site is not located in an area of the County identified as having a moderate or high sensitivity to archaeological resources, and notice of the project was provided to the Tribes who had previously requested notification under the provisions of AB52. None of those tribe responded with any questions or concerns related to the existence of tribal cultural resources. However, to address the potential for the discovery of previously unknown subsurface cultural or historical resources, the following mitigation measure has been included.

* **Mitigation Measure(s)**

1. *See Mitigation Measures under Section V above.*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The project will require the construction of a new on-site storm water drainage system; and will utilize an existing wastewater treatment system to serve the proposed development.

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

FINDING: NO IMPACT:

The project was evaluated by the Water and Natural Resources Division which determined there would be adequate water supplies to serve the project. Additionally, the project site is not located in an area of the County identified as being water short.

- 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: NO IMPACT:

The project will rely on an onsite wastewater treatment system. The system will be required to comply with all applicable provisions of the County Local Area Management Program (LAMP) as is pertains to septic system density, including provision of a nitrogen loading analysis.

- 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:

The project will be subject to applicable Federal, State and local solid waste standards, and regulations, and is expected to be in compliance with such standards and regulations. Additionally, the project is not anticipated to generate solid waste quantities in excess of state or local standards or capacity of local infrastructure.

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:

The project site is not located in an area prone to wildfire risk or in an identified fire hazard severity zone, or state responsibility as per the Office of the State Fire Marshal interactive fire hazard severity zone map, and County GIS; rather it situated on the valley floor in an area of irrigated farmland and low-density residential development.

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: NO IMPACT:

No impacts to wildlife or wildlife habitat were identified by any reviewing agencies, or in the analysis.

- 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 WITH MITIGATION INCORPORATED:

No cumulatively considerable impacts were identified in the analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No environmental impacts that would result in substantial adverse effects on human beings either directly or indirectly were identified.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3700, 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 Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Air Quality, Agriculture and Forestry Resources, Energy, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Transportation and Utilities and Service Systems, have been determined to be less than significant.

Potential impacts relating to Cultural/Tribal Cultural Resources and Noise, have determined to be less than significant with compliance with the included Mitigation Measures.

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

JS:sy;jp

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EXHIBIT 10

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 8022	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner		Area Code: 559	Telephone Number: 600-4207 Extension: 0-4207
Project Applicant/Sponsor (Name): Narinder Sahota		Project Title: Initial Study No. 8022 & Classified Conditional Use Permit Application No. 3700	
Project Description: Allow the construction and operation of an Agricultural Commercial Center consisting of an approximately 7,058 square-foot convenience store and restaurant, with truck and automobile fueling islands, on a portion of a 3.28-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the southeast corner of the intersection of W. Mountain View Avenue and S. Highland Avenue (State Route 43), approximately on half-mile south of the nearest city limits of the City of Selma (APN 393-101-34S) (9077 E. Mountain View Avenue).			
Justification for Negative Declaration: It has been determined that there would be no impacts to Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire. Potential impacts related to Aesthetics, Air Quality, Agriculture and Forestry Resources, Energy, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Transportation and Utilities and Service Systems, have been determined to be less than significant. Potential impacts relating to Cultural/Tribal Cultural Resources and Noise, have determined to be less than significant with compliance with the included Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – May 30, 2025		Review Date Deadline: Planning Commission – July 24, 2025	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY PROPOSED
MITIGATED NEGATIVE DECLARATION**