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<p align="center"><b>CITY OF FRESNO</b></p> <p align="center"><b>NOTICE OF INTENT TO ADOPT A</b></p> <p align="center"><b>MITIGATED NEGATIVE DECLARATION</b></p> <p align="center"><b>ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT</b></p> <p align="center"><b>PERMIT APPLICATION NO. P21-01833</b></p>	<p align="center">Filed with the FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721</p> <p align="center"><b>FILED</b></p> <p align="center">JUL 21 2023</p> <p align="center">TIME 12:27 pm</p> <p align="center">FRESNO COUNTY CLERK</p> <p>By  DEPUTY</p>
<p><b>APPLICANT:</b></p> <p>Inderjit "Indy" Sangha Sangha Carriers 5812 W Bedford Ave Fresno, CA, 93722</p>	
<p><b>PROJECT LOCATION:</b></p> <p>6050 West Barstow Avenue; located on the northeast corner of West Barstow and North Contessa Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)</p> <p>APN: 505-070-44</p> <p>Site Latitude: 36° 48' 58.54" N &amp; Site Longitude: -119° 53' 57.67" W Mount Diablo Base &amp; Meridian, Township 13S, Range 19E, Section 9 &amp; 10</p>	
<p>The full Initial Study and the Fresno General Plan Program Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, 3<sup>rd</sup> Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.</p> <p><b>PROJECT DESCRIPTION:</b></p> <p>Development Permit Application No. P21-01833 was filed by Sangha Carrier (Project Applicant). The Project Applicant proposes to construct a truck parking facility with approximately 374 parking stalls, a 5,400 square-foot Office/Truck Repair Service Center, a 5,400 square-foot Truck Wash facility, and associated infrastructure and circulation improvements on the approximately 18.87-acre project site. The property is zoned BP/UGM/cz (<i>Business Park/Urban Growth Management/conditions of zoning</i>).</p> <p><u>Project Characteristics</u></p> <p>The proposed project would result in the development of a truck parking facility with associated uses and infrastructure improvement at the project site. The proposed project would be constructed in four phases, described below.</p> <ul style="list-style-type: none"> <li>• <b>Phase 1</b> of the proposed project would result in the development of ±7.61 acres in the southern portion of the project site. Phase 1 would construct 132 truck parking stalls and nine standard vehicle-parking stalls in the project site, including two electrical vehicle (EV) stalls and one Americans with Disabilities Act (ADA) compliant parking space.</li> <li>• <b>Phase 2</b> of the proposed project would result in the development of ±5.0 acres in the middle</li> </ul>	

portion of the project site. Phase 2 would construct 138 truck parking stalls and five standard vehicle-parking stalls on the project site, including one ADA-compliant parking space.

- **Phase 3** of the proposed project would result in the development of  $\pm 5.7$  acres in the northern portion of the project site. Phase 3 would construct 122 truck parking stalls and 39 regular vehicle-parking stalls on the project site, including three ADA-compliant parking spaces.
- **Phase 4** of the proposed project would result in the re-development of  $\pm 1.3$  acres in the southern portion of the project site developed under Phase 1. Phase 4 would require the removal of 18 truck parking stalls constructed under Phase 1. Phase 4 would result in the construction of two buildings: a 5,400 square-foot office/truck repair service center, which would include a 1,800 square-foot office, and a four-bay, 3,600 square-foot truck repair service center; and a two-tunnel, 5,400 square-foot truck wash facility. Additionally, this phase would construct six standard vehicle-parking stalls on the project site, including two EV stalls.

The hours of operation for the proposed office/truck repair service center would be Monday through Saturday from 8:00 AM to 10:00 PM, and the facility would employ approximately 18 to 20 staff members. The proposed truck wash and parking facilities would operate 24 hours a day, seven days a week, and would be self-service facilities. The proposed project would introduce approximately 15.91 acres of impervious surfaces into the project site.

The proposed project would include new exterior lighting, with the installation of approximately 30 new lights around the perimeter of the project site and 11 new lights within the project site. The proposed project would install a 6-foot-high chain link fence along the northern and eastern boundaries of the project site and would construct a six-foot-high vinyl privacy fence along the southern boundary of the site during Phase One. The western boundary of the project site is bordered by an existing eight-foot-high block wall. The proposed project would install 11 fire hydrants along the perimeter of the project site. In addition, the proposed project would comply with the latest CALGreen standard building measures and Title 24 standards. The proposed truck washing facility would primarily utilize recycled water, with approximately 10 percent nonrecycled water or approximately 7,000 to 10,000 gallons of potable water used per month. At the end of each truck wash, used water would be discharged to an underground tank to undergo a degreasing/filtration process to be used again as part of the truck wash cycle.

#### Access, Circulation, and Parking

As described above, the proposed project would include 374 truck parking stalls and 59 standard vehicle parking stalls. The proposed project would also include a truck unloading zone in the site's southern portion. The proposed project would also include five bicycle parking spaces. Vehicle access to the project site would be provided through one 48-foot-wide gated ingress and egress driveway along West Barstow Avenue. Vehicle circulation within the project site would be provided by a network of 50-foot drive aisles. The proposed project would also include a 24-foot-wide gated emergency access drive approach along West Barstow Avenue with a fire department-accessible padlock, per the City's P-67 *Standard Drawings* requirements. A dedicated fire lane would also be included on the southwest corner of the project site. Concrete sidewalks along the project frontage with West Barstow Avenue for pedestrian circulation will also be constructed. An existing pedestrian sidewalk along the project's western boundary would allow pedestrian circulation on the project's frontage with North Contessa Avenue.



### Landscaping

The proposed project would include approximately 2.53 acres (110,181 square feet) of landscaped areas on the perimeter of the project site.

### Utilities and Infrastructure

The project site is located in an urban area and is currently served by existing utilities, including water, sanitary sewer, storm drainage, electricity, and natural gas infrastructure. Proposed utility connections are discussed below.

### Water and Wastewater

The Department of Public Utilities would provide water supply and wastewater services for the proposed project. The proposed project would connect to existing 14-inch and 8-inch water mains along West Barstow and North Contessa Avenue, respectively. Additionally, the proposed project would connect to existing 8-inch wastewater service lines located along West Barstow and North Contessa Avenue.

### Stormwater

The Fresno Metropolitan Flood Control District (FMFCD) would provide flood control and urban stormwater services to the project site. Stormwater from the project site would be drained through surface drainage infrastructure along West Barstow and North Contessa Avenue and redirected towards a nearby ponding basin.

### Electricity and Natural Gas

Electricity and natural gas services to the site are provided by Pacific Gas and Electric Company (PG&E). PG&E has an existing electric tower located on the project frontage with North Contessa Avenue and an existing 137.5-foot easement that extends inwards from the site's western boundary and crosses the project site from north to south. Existing underground utility connections and gas mains provide electricity and gas to the project site. The proposed project would connect to existing service lines in the vicinity of the project site.

### Grading and Construction

Construction of the proposed project is expected to occur over a period of 10 months, starting in June 2023. Site preparation would include the removal of rocks, debris, and vegetation from the project site. Construction of the proposed project would comply with City standards, including the City's current building code, landscape standards, and lighting standards. In addition, the project site would be graded similarly to other developments throughout the City.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration. The environmental analysis contained in the Initial Study is tiered from the PEIR State Clearinghouse No. 2019050005 prepared for the Fresno General Plan pursuant to CEQA Guidelines § 15152 and incorporates the PEIR by reference pursuant to CEQA Guidelines § 15150.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment, which



was not previously examined in the PEIR. After conducting a review of the adequacy of the PEIR pursuant to PRC § 21157.6(b)(1) and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete, has become available.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies, and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments combined to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines and the CEQA.

All new development activities and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered significant in itself and/or that cumulative impacts accruing from this project may be mitigated to less than significant with the application of feasible mitigation measures.

With mitigation imposed under the PEIR and project-specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect, or cumulative effects on the environment that are significant and that were not identified and analyzed in the PEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project-specific foreseeable impacts that require project-level mitigation measures.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the PEIR, proposed environmental finding of a Mitigated Negative Declaration, and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Thomas Veatch at (559) 621-8076 or via email at [Thomas.Veatch@fresno.gov](mailto:Thomas.Veatch@fresno.gov) for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any

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comments may be submitted at any time between the publication date of this notice and close of business on August 21, 2023). Please direct comments to Thomas Veatch, Planner City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604, or by email to [Thomas.Veatch@fresno.gov](mailto:Thomas.Veatch@fresno.gov).

INITIAL STUDY PREPARED BY:

Thomas Veatch, Planner

SUBMITTED BY:



DATE: July 21, 2023

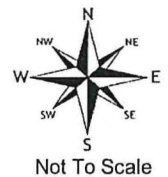
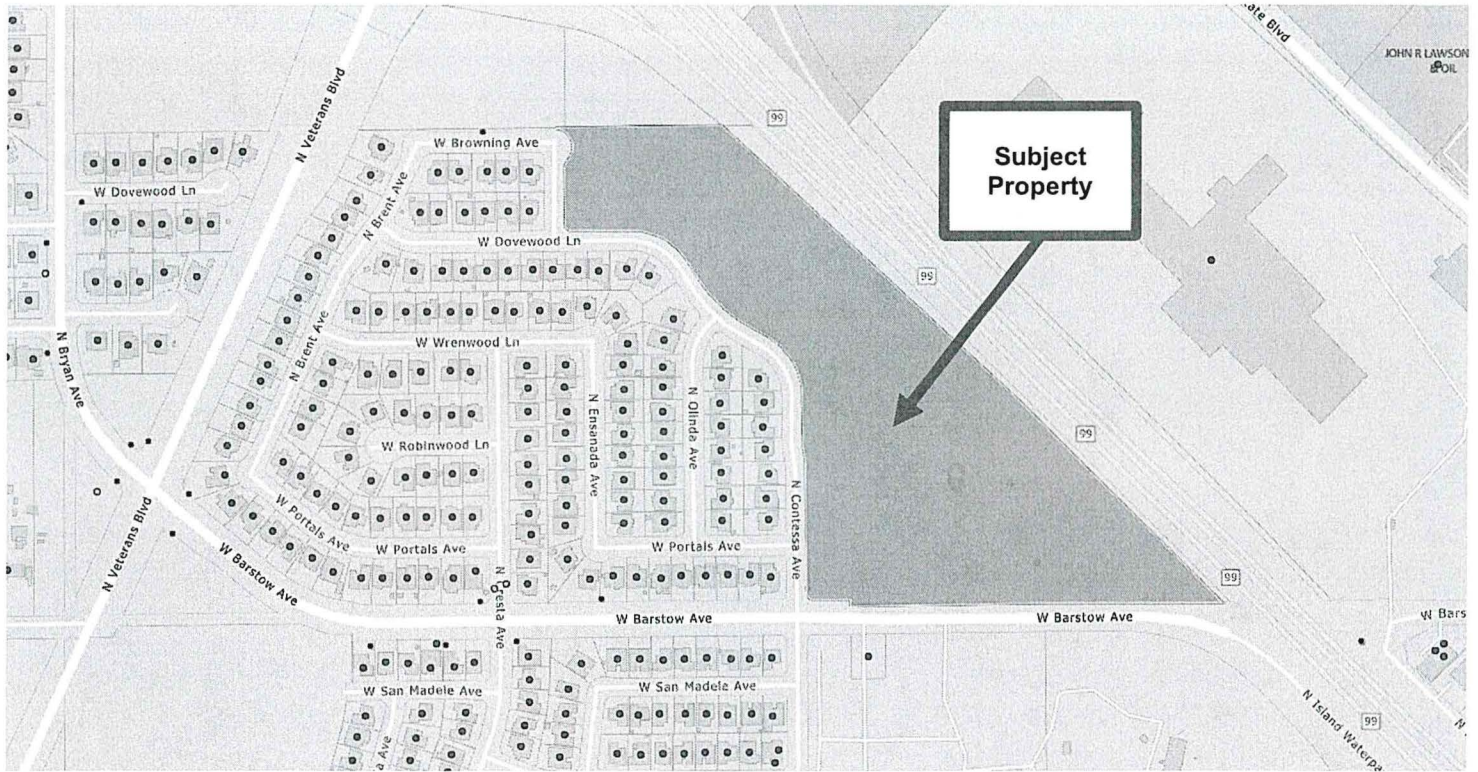
Jose Valenzuela, Supervising Planner  
CITY OF FRESNO  
PLANNING AND DEVELOPMENT  
DEPARTMENT

Attachments:

Exhibit A – Vicinity Map



## Vicinity Map



Subject property to developed:  
18.87-acres

### PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.  
P21-01833  
Development Permit Application  
No. P21-01833

#### PROPERTY ADDRESS

6050 West Barstow Avenue  
APN: 505-070-44

**Planned Land Use:** Employment – Heavy Industrial

**Zone District:** BP/UGM/cz (*Business Park/Urban Growth Management/conditions of zoning*)

**By:** T. Veatch  
July 21, 2023