

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 8565, Classified Conditional Use Permit No. 3787, Variance Application No. 4177

Lead Agency: Fresno County Department of Public Works and Planning Contact Person: Alexander Pretzer
 Mailing Address: 2220 Tulare Street 6th Floor Phone: (559) 600-4205
 City: Fresno Zip: 93720 County: Fresno

Project Location: County: Fresno City/Nearest Community: Selma
 Cross Streets: E. Manning Ave. and S. McCall Ave. Zip Code: 93662
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 36 ' 20.38" N / 119 ° 36 ' 41.4 " W Total Acres: 1.31
 Assessor's Parcel No.: 353-050-56 and 353-050-65 Section: 19 Twp.: 15S Range: 22E Base: MDBM
 Within 2 Miles: State Hwy #: N/A Waterways: Fowler Switch and Kirby Ditch Canal
 Airports: N/A Railways: N/A Schools: Andrew Jackson Elementary

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 2242 Acres 1.31 Employees 5
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Convenience Store/AC (Agricultural Commercial Center)/Agriculture

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

Allow the addition of a gas station (fuel canopy with eight fueling positions, parking, and related improvements) to an existing convenience market and allow the fuel canopy to encroach approximately 27.8 feet into 35-foot street side yard setback on two contiguous parcels totaling 1.31 acres in the AC (Agricultural Commercial Center) Zone District. The subject parcels are located on the northwest corner of E. Manning Avenue and S. McCall Avenue approximately 0.9 mile north of the City of Selma (9882 & 9942 E. Manning Avenue) (APNs 353-050-56 & 65) (Sup. Dist. 4).

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

Reviewing Agencies Checklist

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

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 25, 2025 Ending Date July 28, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Ken Vang</u>
Address: _____	Address: <u>4010 N. Chestnut Ave #101</u>
City/State/Zip: _____	City/State/Zip: <u>Clovis/CA/93611</u>
Contact: _____	Phone: <u>559-775-0023</u>
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 06/20/25

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