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# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED  
JUN 20 2025  
TIME  
11:25am

FRESNO COUNTY CLERK  
By *Cyan Edmisten*  
Cyan Edmisten  
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8565 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 8565, CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3787, and VARIANCE APPLICATION NO. 4177** filed by **Ken Vang** proposing to 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).

The County intends to adopt the Mitigated Negative Declaration based on Initial Study No. 8565 and act on Classified Conditional Use Permit Application No. 3787 and Variance Application No. 4177 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 8565 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from June 25, 2025, through July 28, 2025.

Email written comments to [apretzer@fresnocountyca.gov](mailto:apretzer@fresnocountyca.gov), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
Attn: Alexander Pretzer  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No.8565 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.fresnocountyca.gov/initialstudies](http://www.fresnocountyca.gov/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Alexander Pretzer at the addresses above.

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-5473 or at [soybarra@fresnocountyca.gov](mailto:soybarra@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

### **Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on August 28, 2025, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Alexander Pretzer at (559) 600-4205.

Published: June 25, 2025