



County of Fresno

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

FILED

MAR 18 2026

TIME 4:00pm

FRESNO COUNTY CLERK
BY [Signature] DEPUTY

For County Clerk's Stamp

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7504 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 7504, GENERAL PLAN AMENDMENT NO. 555 and AMENDMENT APPLICATION NO. 3832 filed by **ROGER VAN GRONINGEN** proposing to amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 0.5-miles west of the city limits of the City of Fowler and 0.75-miles north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue) (Sup. Dist. 4).

(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. 7504 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 March 20, 2026, through April 20, 2026.

Email written comments to alyalvarez@fresnocountyca.gov, or mail comments to:

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

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IS Application No. 7504 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. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Alyce Alvarez at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 23, 2026 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.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval and if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions, please call Alyce Alvarez at (559) 600-9669.

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