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| 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: Initial Study (IS) No 7054 | LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION | | County Clerk File No: E-20261000072 |
| Responsible Agency (Name): Fresno County | Address (Street and P.O. Box): 2220 Tulare St. | City: Fresno | Zip Code: 93721 |
| Agency Contact Person (Name and Title): Alyce Alvarez, Planner | Area Code: 559 | Telephone Number: 600-9669 | Extension: N/A |
| Project Applicant/Sponsor (Name): Roger Van Groningen | Project Title: General Plan Amendment Application No. 555; Amendment Application No. 3832 | | |
| Project Description: 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). | | | |
| Justification for Negative Declaration: Based upon the Initial Study No 7054 prepared for General Plan Amendment Application No. 555 and Amendment Application No. 3832, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to Population and Housing, Recreation or Wildfire Potential impacts related to Agricultural and Forestry Resources, Air Quality, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Utilities and Service Systems have been determined to be less than significant. Potential impacts to Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Mineral Resources, and Transportation have been determined to be less than significant with mitigation incorporated. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California. | | | |
| FINDING: The proposed project will not have a significant impact on the environment. | | | |
| Newspaper and Date of Publication: Fresno Business Journal – March 20, 2026 | | Review Date Deadline: Planning Commission – April 23, 2026 | |
| Date: | Type or Print Signature: Tawanda Mtunga Principal Planner | Submitted by (Signature): Alyce Alvarez, Planner | |

State 15083, 15085

County Clerk File No.:e20261000072

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**