



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Joseph Kalpakoff

APPLICATION NOS.: Amendment Application No. 3878 and Initial Study No. 8664

DESCRIPTION: Rezone an existing 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District for limited industrial uses as requested by the applicant, including an office building, a truck maintenance building, a fueling station, and a truck wash station.

LOCATION: The subject parcel is located on the northeast corner of Valentine Avenue and Whitesbridge Road on the south side of State Route 180 (APN: 326-150-21) (116 N. Valentine Avenue) (Sup. Dist. 1).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located on the northeast corner of Valentine Avenue and Whitesbridge Road, within the unincorporated Edison Community area and within the City of Fresno's Sphere of Influence. The site is currently undeveloped and zoned AL-20 (Limited Agricultural). The property is designated for Limited Industrial Reserve by the Edison Community Plan.

The project site is not located within a State Scenic Highway corridor as designated by the California Department of Transportation (Caltrans). Valentine Avenue, Whitesbridge Road, and other roadways in the immediate project vicinity are not designated as scenic drives, scenic highways, or landscaped drives. The project site does not contain rock outcroppings, historic buildings, or other scenic resources.

The proposed development would alter the existing visual character of the site from undeveloped land to light industrial uses. However, the Edison Community Plan designates the site for Limited Industrial Reserve, and the proposed M-1(c) zoning would be consistent with that designation. The project would also be subject to the development standards of the Fresno County Zoning Ordinance applicable to the M-1 Zone District, including setbacks, screening, landscaping, and other applicable site development requirements.

Chapter 820.3.080 of the Fresno County Zoning Ordinance requires exterior lighting to be directed downward and shielded so that direct light and glare are confined within the boundaries of the subject parcel. Exterior lighting must not blink, flash, or produce unusually high intensity brightness and must be of an appropriate height, intensity, and scale for the structures and uses served. Compliance with applicable lighting standards would reduce the potential for light spillover or glare onto adjacent properties and public roadways.

Based on the above discussion, the project would not have a substantial adverse effect on a scenic vista, damage scenic resources within a State Scenic Highway corridor, substantially degrade the existing visual character or quality of public views of the site and its surroundings, or create a substantial new source of light or glare. Therefore, impacts would be less than significant.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the 2022 California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), approximately half of the project site is designated as Semi-agricultural and Rural Commercial Land. The remainder is designated as Prime Farmland, except for approximately 1.2 acres designated as Farmland of Statewide

Importance. The 7.79-acre site, including all mapped Important Farmland, is below the 20-acre threshold for agricultural mitigation. Although the proposed rezone would convert agriculturally zoned land to light industrial use, it would implement the Limited Industrial Reserve designation of the Edison Community Plan. Therefore, impacts related to farmland conversion and agricultural zoning would be less than significant.

B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The project site is not enrolled under a Williamson Act contract. Therefore, the project would not conflict with an existing Williamson Act contract, and no cancellation of a Williamson Act contract would be required.

C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or

D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site does not contain forest land, timberland, or land zoned Timberland Production. The project site and surrounding area are not designated or used for forest land or timberland production.

E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone is limited to the 7.79-acre subject parcel, which is designated for Limited Industrial Reserve by the Edison Community Plan. The project would not extend new growth-inducing infrastructure into surrounding agricultural areas or change the land use designations of adjacent properties. Because the site is already planned for limited industrial development, the project would not indirectly result in the conversion of surrounding farmland to non-agricultural use or forest land to non-forest use.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Impact Assessment was prepared for the project by VRPA Technologies, Inc., dated November 3, 2025. The study evaluated the project's consistency with applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) air quality planning documents and significance thresholds.

The study determined that project construction and operational emissions would remain below applicable SJVAPCD thresholds and would not conflict with or obstruct implementation of applicable air quality plans. The project would also be required to comply with applicable SJVAPCD rules, including Regulation VIII for fugitive dust control and Rule 8021, which requires a Dust Control Plan for qualifying construction activities. With compliance with applicable SJVAPCD requirements, impacts would be less than significant.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Impact Assessment was prepared for the project by VRPA Technologies, Inc., dated November 3, 2025. The study evaluated project-related construction and operational emissions using CalEEMod and the San Joaquin Valley Air Pollution Control District (SJVAPCD) thresholds of significance. The study analyzed a development scenario that included an approximately 22,000-square-foot corporate office building, an approximately 10,000-square-foot vehicle service station, and associated parking areas. The Assessment concluded that both construction and operational emissions would remain below applicable SJVAPCD thresholds.

Construction emissions would be temporary and would result from grading, equipment use, worker trips, and material hauling. The study estimated annual construction emissions at 1.70 tons per year of CO, 1.27 tons per year of NO_x, 0.16 tons per year of ROG, 0.01 tons per year of SO_x, 0.17 tons per year of PM₁₀, and 0.09 tons per year of PM_{2.5}, all of which are below SJVAPCD thresholds.

Long-term operational emissions would result primarily from vehicle trips, service activities, area sources, and building energy use. The study estimated annual operational emissions at 9.99 tons per year of CO, 1.49 tons per year of NO_x, 2.13 tons per year of ROG, 0.02 tons per year of SO_x, 1.79 tons per year of PM₁₀, and 0.47 tons per year of PM_{2.5}. These emissions would also remain below SJVAPCD significance thresholds.

The study further determined that the project would not expose sensitive receptors to substantial pollutant concentrations. The proposed facility is not a materials transfer

station and is not expected to generate substantial objectionable odors. Temporary odors from construction equipment or paving may occur but would be short-term. Operational activities would be subject to applicable SJVAPCD rules and permit requirements.

Based on the study findings, the project would not result in a cumulatively considerable net increase of criteria pollutants, expose sensitive receptors to substantial pollutant concentrations, or generate odors or other emissions adversely affecting a substantial number of people. Impacts would be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

FINDING: LESS THAN SIGNIFICANT IMPACT

The subject parcel consists of previously disturbed agricultural land located in an area characterized by agricultural fields, paved roadways, State Route 180, and existing developed uses. The site does not contain native vegetation, riparian habitat, wetlands, watercourses, or other sensitive natural communities, and no candidate, sensitive, or special-status species have been identified on the project site. Due to the disturbed condition of the site, absence of native vegetation, and surrounding landscape of agricultural fields and paved roadways, the potential for sensitive biological resources to occur on the site is low. The site also does not contain waterways, riparian corridors, or other features that would function as a substantial wildlife movement corridor or nursery site. Therefore, the project would not substantially affect special-status species, sensitive habitat, wetlands, or wildlife movement. Impacts would be less than significant.

- E. Conflict with any local policies or ordinances protecting biological resources , such as a tree preservation policy or ordinance? or

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project site is not located within an area covered by an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved conservation plan. Additionally, no trees, oak woodland, riparian habitat, wetlands, or other biological resources protected by an applicable local policy or ordinance have been identified on the project site. Therefore, implementation of the proposed project would not conflict with any applicable local biological resource policy or adopted conservation plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED

The project was routed for comment to local Tribal governments under the provisions of AB 52. However, in the unlikely event that cultural resources are unearthed during future construction activities on the site, the following action shall be required to ensure that impacts to such cultural resources remain less than significant.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Heritage Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction would require temporary fuel and energy use for equipment, worker trips, and material deliveries. This use would be short-term and would not involve unusual construction methods or equipment.

Operation would require energy for office, service/maintenance, fueling, lighting, vehicle circulation, and related site improvements. The project includes a 4-station CNG/RNG fueling facility, which supports cleaner fleet operations and reduces fossil fuel consumption compared to conventional diesel fueling. All new construction must comply with California Building Standards Code (Title 24) energy efficiency requirements. The project does not propose any energy-intensive industrial process. No conflict with state or local energy plans is anticipated. Therefore, the project would not result in wasteful, inefficient, or unnecessary energy consumption and would not conflict with a state or local energy efficiency or renewable energy plan. Impacts would be less than significant.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: NO IMPACT:

According to the California Department of Conservation, Earthquake Hazard Zone Application (EQ Zapp), the project site is not located within or near an Earthquake Fault Zone or known earthquake fault.

- B. Result in substantial soil erosion or loss of topsoil; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction activities associated with this proposal could temporarily expose soils to erosion from wind or stormwater runoff. However, erosion control measures would be implemented during construction in accordance with Fresno County grading requirements and applicable stormwater regulations. These measures would minimize the potential for soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development on the project site would be required to comply with the California Building Code, which contains engineering and construction standards intended to address potential hazards associated with unstable or expansive soils. Compliance with these standards would minimize potential risks to structures and occupants associated with unstable soil conditions. Therefore, impacts related to unstable or expansive soils would be less than significant.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Public sewer service is not currently available to the project site. The City of Fresno Department of Public Utilities has indicated that a private septic system may be used to serve the project until a City sewer main becomes available. Once sewer service is available, the project would be required to connect to the City sewer system within three years, consistent with the City's Mandatory Sewer Connection Policy. The septic system would be subject to review and approval by the appropriate local agencies prior to construction. With required agency review of the on-site wastewater system and future connection to public sewer when available, impacts would be less than significant.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The project site is not known to contain significant paleontological resources or unique geologic features, and the area has not been identified as having high paleontological sensitivity. Therefore, implementation of the proposed project would not result in impacts to unique paleontological resources or geologic features.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality and Greenhouse Gas Impact Assessment estimated project operational greenhouse gas emissions, including amortized construction emissions, at approximately 2,137.63 MTCO₂e per year. The project would be required to comply with applicable state energy efficiency and greenhouse gas reduction requirements, including California Building Standards Code Title 24 energy efficiency standards, state vehicle emissions standards, and low-carbon fuel requirements. The project also includes CNG/RNG fueling, electric vehicle charging, and infrastructure to support future fleet electrification, which would support reduced transportation-related emissions.

The project would not conflict with applicable greenhouse gas reduction measures or regulations. Based on the project-level greenhouse gas analysis, required compliance with applicable state standards, and project features supporting cleaner fleet operations, impacts related to greenhouse gas emissions would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility would include vehicle service and maintenance activities, vehicle parking, and a CNG/RNG fueling area. Hazardous materials associated with the use would be typical of vehicle maintenance operations, including automotive fluids, tires, cleaning materials, and related service products. Hazardous materials generated by the facility are expected to meet Fresno County's small quantity generator threshold, and the facility would not operate as a materials transfer station. All hazardous materials, fueling equipment, storage areas, and maintenance activities would be required to comply with applicable federal, state, and local regulations, including Fresno County Environmental Health, Fire Code, spill prevention, storage, handling, and disposal requirements. Compliance with these requirements would reduce potential impacts related to routine use or accidental release of hazardous materials to a less than significant level.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?; or
- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Madison Elementary School, approximately 0.68 miles southwest of the project site. The project site has not been identified as being included on a list of hazardous materials sites.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located within an airport land use plan area, however, it is located approximately 1.42 miles west of Fresno Chandler Airport. The project would not include other noise-sensitive land uses, and the proposed office, service, fueling, and vehicle parking activities would not introduce a use that would be unusually sensitive to airport operations.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed development would be served by the existing roadway network in the project vicinity and would not result in closure or obstruction of public roadways used for emergency access or evacuation. Project construction and operation would be required to maintain adequate emergency access and comply with applicable Fire Code requirements.

The site is located in an area characterized by agricultural, roadway, and urbanizing land uses. It is not located in a wildland setting and would not expose people or structures to a substantial risk from wildland fires. Compliance with applicable fire protection, emergency access, and building code requirements would reduce impacts to a less than significant level.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED

Construction and operation of the project would be required to comply with applicable County grading, drainage, and stormwater quality requirements. Because the project would include vehicle service, fueling, parking, and circulation areas, site design would be required to include appropriate drainage controls and best management practices to prevent sediment, automotive fluids, trash, or other pollutants from entering stormwater runoff.

The City of Fresno Department of Public Utilities, in its Water and Sewer Service Availability letter dated April 10, 2026, has identified the water infrastructure required to serve the site, including extension of a 16-inch domestic water main and submittal of a recycled water application to the State for irrigation service. The project would not substantially decrease groundwater supplies or interfere with groundwater recharge such that sustainable groundwater management of the basin would be impeded. With implementation of the mitigation measures identified under Section XIX, Utilities and Service Systems, and compliance with applicable requirements, impacts would be less than significant.

*** Mitigation Measure(s)**

See Mitigation Measures under Section XIX, Utilities and Service Systems.

C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site?
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would convert vacant land to an industrial office and service campus, increasing impervious surface area from buildings, parking, drive aisles, and service areas. Future development would be required to comply with applicable Fresno County drainage, grading, and stormwater management requirements, which are intended to ensure that post-development runoff does not result in erosion, flooding, or exceed the capacity of existing drainage systems. Implementation of these requirements would minimize the potential for erosion, increased runoff, or drainage system capacity issues.

Therefore, the project would not substantially alter existing drainage patterns in a manner that would cause erosion, flooding, exceed drainage system capacity, or impede flood flows, and impacts would be less than significant.

D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

The project site is not located in an area at risk for tsunami, or seiche. Additionally, the project site is not in a flood hazard zone.

E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would be required to comply with applicable stormwater, grading, drainage, water quality, and wastewater requirements. Wastewater would be handled by a private septic system until public sewer becomes available. The City of Fresno Department of Public Utilities has indicated that a private septic system may be used to serve the project at this time, and that connection to a future City sewer main would be required within three years of sewer service becoming available, consistent with the City's

Mandatory Sewer Connection Policy. With compliance with applicable water quality, stormwater, and wastewater requirements, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The project would be developed on the subject parcel and would not introduce a new physical barrier that would divide an established community. The surrounding area includes agricultural land, roadway facilities, rural residential uses, and existing Mid Valley Disposal operations west of Valentine Avenue. The project would not sever existing neighborhood connections or isolate any existing land use.

The proposed M-1(c) zoning would implement the site's Limited Industrial Reserve designation and would allow the County to apply project-specific conditions to address land use compatibility, access, screening, lighting, drainage, and other development requirements. The facility would not operate as a materials transfer station. Therefore, the project would not physically divide an established community or conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area identified in Policy OS-C.2 of the General Plan, or by Figures 7-7, 7-8, and 7-9 of the General Plan Background Report (FCGPBR), therefore there would be no impacts to mineral resources.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone would allow development of a corporate office and service center campus, including office, service/maintenance, fueling, vehicle parking, and related support uses. Operations are proposed seven days per week between 3:30 a.m. and 11:00 p.m., and the facility would not operate as a materials transfer station.

Construction noise would be temporary and would be subject to applicable Fresno County noise standards, including construction-hour limitations. Operational noise would primarily result from vehicle circulation, fueling, parking, and service/maintenance activities. Vehicle repair and maintenance activities would be required to comply with applicable M-1(c) use limitations and County noise standards.

The site is not located within an airport land use plan area, however, it is approximately 1.42 miles west of Fresno Chandler Airport. The project would not include residential or other noise-sensitive uses and is not expected to expose people working at the site to excessive airport noise levels.

Therefore, impacts related to noise, vibration, and airport noise exposure would be less than significant.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project is a light industrial corporate headquarters and service center. No residential construction is proposed and no existing housing or residents would be displaced. The project employs approximately 60 employees on-site daily and does not independently induce population growth.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. Given the limited scale of the proposal, the project would not substantially increase the demand for public services or require the construction of new or expanded public facilities.

Therefore, impacts related to public services would be less than significant.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

No residential uses or public recreational facilities are proposed. The office and service center use would not generate a population increase that would substantially increase demand for neighborhood parks, regional parks, or other recreational facilities. Any landscaped or employee amenity areas would be private and internal to the facility and would not require construction or expansion of public recreational facilities. Therefore, no impact would occur.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Traffic Impact Study was prepared by VRPA Technologies, Inc., dated October 31, 2025. The study evaluated traffic operations at six study intersections: Whitesbridge Avenue/Valentine Avenue, Whitesbridge Avenue/Project Access, Whitesbridge Avenue/Marks Avenue, SR 180 eastbound ramps/Marks Avenue, SR 180 westbound ramps/Marks Avenue, and Marks Avenue/Kearney Boulevard.

The study estimated project trip generation at 153 daily auto trips, 90 daily truck trips, 243 total daily vehicle trips, and 333 passenger car equivalent daily trips. During the peak hours, the project would generate 44 passenger car equivalent trips in the AM peak hour and 38 passenger car equivalent trips in the PM peak hour. The study found that all study intersections would operate at LOS D or better under existing and opening-year conditions, including with project traffic. Under horizon-year conditions, the Marks Avenue/Kearney Boulevard intersection would exceed LOS D with and without the project; however, the intersection does not meet peak-hour signal warrants. No traffic mitigation was required.

Based on the Traffic Impact Study, the project would not conflict with applicable circulation policies or require traffic mitigation. Impacts would be less than significant.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Vehicle Miles Traveled analysis prepared for the project evaluated project-generated auto trips against the Fresno COG 500 daily-trip screening criterion. The analysis determined that the project would generate 153 daily auto trips, which is below the 500 daily-trip screening level. Therefore, the project would not result in a significant VMT impact, and no VMT mitigation is required. Impacts would be less than significant..

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Traffic Impact Study evaluated project access and study area operations. Access would be provided from Valentine Avenue and Whitesbridge Avenue, with the Whitesbridge Avenue access located approximately 300 feet east of the Whitesbridge Avenue/Valentine Avenue intersection.

Final access design, driveway improvements, and emergency access would be required to comply with applicable County, Fire Code, and roadway improvement standards. The project would not substantially increase hazards due to a design feature or result in inadequate emergency access. Impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 - 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED

Under the provisions of Assembly Bill 52 (AB 52), participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential tribal cultural resources.

No concerns were expressed by notified California Native American Tribes and no consultation request was received. However, mitigation will be implemented to address

tribal cultural resources in the unlikely event they are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

1. *See Mitigation Measures under Section V Cultural Resources.*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

Utility improvements would be required to serve the proposed use. The City of Fresno Department of Public Utilities, has indicated that no domestic water or sewer facilities currently front the property along W. Whitesbridge Avenue or N. Valentine Avenue. Potable water service would require extension of a 16-inch domestic water main, and recycled water service for irrigation is available from an existing 16-inch recycled water main along the W. Whitesbridge Avenue frontage, subject to applicable State and City requirements. Connections to the City's potable and recycled water systems would require an executed Extraterritorial Agreement and payment of applicable connection charges and fees.

Public sewer service is not currently available at the project frontage. The City has indicated that a private septic system may be used to serve the site until a future City sewer main becomes available, at which point connection would be required within three years pursuant to the City's Mandatory Sewer Connection Policy.

Required water, wastewater, drainage, and utility improvements would be reviewed by the County, City of Fresno, and other applicable service providers prior to construction. With implementation of the following measures and compliance with applicable utility, drainage, and wastewater requirements, impacts would be less than significant.

* **Mitigation Measure(s)**

1. *Until a City sewer main becomes available to serve the subject property, wastewater shall be served by a private septic system approved by the appropriate agencies. When a future City sewer main becomes available, the property owner shall connect to the City sewer system within three (3) years of its becoming available, consistent with the City of Fresno's Mandatory Sewer Connection Policy.*
 2. *Connection to the City of Fresno's potable and recycled water systems shall not occur until an Extraterritorial Agreement has been fully executed and all applicable water connection charges and related fees have been paid to the City of Fresno.*
 3. *Prior to potable water service connection, the property owner shall construct a segment of 16-inch domestic water main in W. Whitesbridge Avenue, in accordance with City of Fresno standards and at the property owner's expense, extending westerly from the existing 16-inch water main at the intersection of W. Whitesbridge Avenue and N. Marks Avenue, across the entire frontage of the subject property, to the intersection of W. Whitesbridge Avenue and N. Valentine Avenue.*
 4. *Prior to recycled water service connection for irrigation, the applicant shall submit an application to the State Water Resources Control Board, Division of Drinking Water, through the City of Fresno Water Division.*
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Solid waste generated by the office and service center use would be limited to typical operational waste and materials associated with vehicle service activities. Solid waste and recyclable materials would be required to be handled, recycled, and disposed of in accordance with applicable federal, State, and local regulations. The project would not generate solid waste in quantities requiring new or expanded solid waste facilities or impair attainment of solid waste reduction goals. Impacts would be less than significant.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

According to the Fire Hazard Severity Map, the project site is not located within the State Responsibility Area and is not designated very high fire hazard severity zone. The surrounding landscape does not present conditions that would exacerbate wildfire risk.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The site is located in an area planned for limited industrial development and does not contain identified riparian habitat, wetlands, watercourses, native plant communities, or other sensitive biological resources. No historical resources, archaeological resources, tribal cultural resources, unique paleontological resources, or unique geologic features have been identified on the site. Standard County requirements would apply if previously unknown cultural, tribal cultural, paleontological resources, or human remains are discovered during ground-disturbing activities.

Based on the analysis in this Initial Study, the project would not substantially degrade the quality of the environment, substantially affect fish or wildlife habitat, threaten plant or animal communities, or eliminate important examples of California history or prehistory. Impacts would be less than significant.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project impacts would be limited to the subject parcel and related improvements needed to serve the proposed use. The Air Quality and Greenhouse Gas Impact Assessment determined that construction and operational emissions would remain below applicable SJVAPCD thresholds and that no air quality mitigation measures were required. The Traffic Impact Study also determined that study intersections would operate at acceptable levels under existing and opening-year conditions, and the VMT analysis found the project below the applicable daily-trip screening level.

The project would be required to comply with applicable County, City, SJVAPCD, Fire Code, stormwater, wastewater, and utility requirements. With compliance with applicable standards, the project would not result in cumulatively considerable impacts. Impacts would be less than significant.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential effects on human beings, including air quality, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, hydrology and water quality, utilities, and public services, have been evaluated in this Initial Study. The facility would not operate as a materials transfer station, and hazardous materials associated with vehicle maintenance would be subject to applicable handling, storage, and disposal requirements. Water and wastewater service requirements have been identified by the City of Fresno, including interim use of a private septic system until future sewer service becomes available.

Based on the analysis above and required compliance with applicable regulatory requirements, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3878, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services, and Transportation have been determined to be less than significant.

Potential impacts related to Cultural Resources, Hydrology and Water Quality, Tribal Cultural Resources, and Utilities and Service Systems have been determined to be less than significant with incorporation of mitigation measures.

A Mitigative Negative Declaration is therefore recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare Street and "M" Street, Fresno, California.

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