



County of Fresno

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

January 30, 2019

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for Initial Study Application No. 7543 (John J. Shields on behalf of Arlan J. & Eileen Haroldsen)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@fresnocountyca.gov

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:
60Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3835\IS-CEQAAA 3835 SCH Letter.docx

Enclosures

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. 7543 (John J. Shields on behalf of Arlan J. & Eileen Haroldsen)

Lead Agency: County of Fresno

Contact Person: Ejaz Ahmad

Mailing Address: 2220 Tulare Street, Sixth Floor

Phone: (559) 600-4204

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno City/Nearest Community: Squaw Valley

Cross Streets: South side of SR 180 approx. 2,540 feet east of its intersection with George Smith Road Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: Five

Assessor's Parcel No.: 185-450-14

Section: 4

Twp.: 14S

Range: 25E

Base: Mt. Diablo

Within 2 Miles: State Hwy #: - 180

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

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: _____

☐ FONSI

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: _____

Development Type:

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☒ Commercial: Sq.ft. _____ Acres Five Employees _____

☐ 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: _____

Present Land Use/Zoning/General Plan Designation:

Undeveloped / (Rural Residential, two-acre minim. parcel size) Zone District/Mountain Urban in Sierra-South Regional Plan

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

Rezone a five-acre parcel from the RR (Rural Residential) Zone District to a C-6(c) (General Commercial, Conditional) Zone District limited to variety stores, automobile parts sales (new) and hardware stores. The project site is located on the south side of State Route (SR) 180 approximately 2,540 feet east of its intersection with George Smith Road within the unincorporated community of Squaw Valley (Sup. Dist. 5) (APN 185-450-14).

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".

<input checked="" 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 checked="" 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 checked="" type="checkbox"/> San Joaquin River Conservancy
<input checked="" 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 checked="" 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 #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: US Fish & Wildlife
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: San Joaquin Valley Air Pollution Control District
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 4, 2019 Ending Date March 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>John J. Shields</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>2355 E. Camelback Road 315</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Phoenix, AZ 85016</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(602) 812-3489</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 01-30-19

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

REVIEWING AGENCIES CHECKLIST

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

Resources Agency

- ☐ Boating & Waterways
- ☐ Coastal Commission
- ☐ Coastal Conservancy
- ☐ Colorado River Board
- ☒ Conservation
- ☒ Fish & Wildlife
- ☒ Forestry
- ☐ Office of Historic Preservation
- ☐ Parks & Recreation
- ☐ Reclamation
- ☐ S.F. Bay Conservation & Development Commission
- ☐ Water Resources (DWR)

Business, Transportation & Housing

- ☐ Aeronautics
- ☐ California Highway Patrol
- ☒ CALTRANS District # 6
- ☐ Department of Transportation Planning (headquarters)
- ☐ Housing & Community Development
- ☐ Food & Agriculture

Health & Welfare

- ☒ Health Services, Fresno County

State & Consumer Services

- ☐ General Services
- ☐ OLA (Schools)

Environmental Protection Agency

- ☒ Air Resources Board
- ☒ APCD/AQMD
- ☐ California Waste Management Board
- ☐ SWRCB: Clean Water Grants
- ☐ SWRCB: Delta Unit
- ☒ SWRCB: Water Quality
- ☐ SWRCB: Water Rights
- ☒ Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- ☐ Corrections

Independent Commissions & Offices

- ☐ Energy Commission
- ☐ Native American Heritage Commission
- ☐ Public Utilities Commission
- ☐ Santa Monica Mountains Conservancy
- ☒ California Highway Patrol
- ☒ U.S. Fish & Wildlife Service

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

Starting Date: February 4, 2019

Ending Date: March 5, 2019

Signature _____

Date _____

01-30-19

Lead Agency: Fresno County
Address: 2220 Tulare Street, 6th Floor
City/State/Zip: Fresno, CA 93721
Contact: Ejaz Ahmad, Planner
Phone: (559) 600-4204

Applicant: John J. Shields
Address: 2355 E. Camelback Road 315
City/State/Zip: Phoenix, AZ 85016
Phone: (602) 812-3489

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

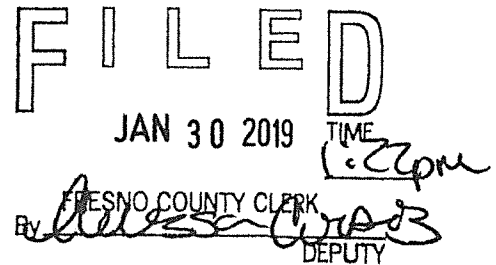
Notes:



County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



E201910000041

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7543 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7543 and **AMENDMENT APPLICATION NO. 3835** filed by **JOHN J. SHIELDS** on behalf of **ARLAN J. & EILEEN HAROLDSEN** proposing to rezone a five-acre parcel from the RR (Rural Residential) Zone District to a C-6(c) (General Commercial, Conditional) Zone District limited to variety stores, automobile parts sales (new) and hardware stores. The project site is located on the south side of State Route (SR) 180 approximately 2,540 feet east of its intersection with George Smith Road within the unincorporated community of Squaw Valley (Sup. Dist. 5) (APN 185-450-14). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7543, and take action on Amendment Application No. 3835 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 Application No. 7543 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 February 4, 2019 through March 5, 2019.

Email written comments to eahmad@fresnocountyca.gov or mail comments to:

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

IS Application No. 7543 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.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

Public Hearing

E201910000041

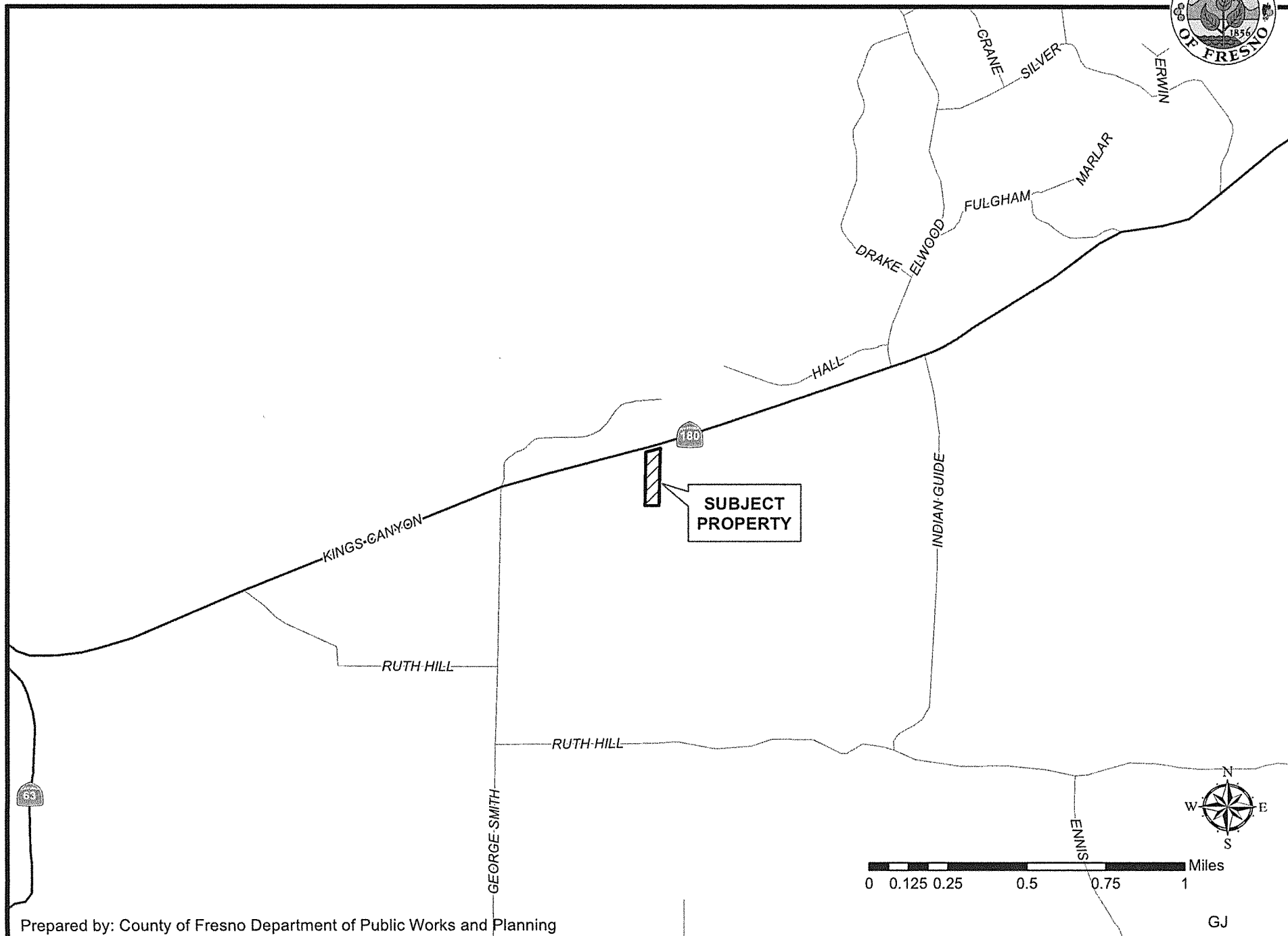
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 7, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited 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 or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: February 4, 2019

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7543, Amendment Application No. 3835
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The project site is located on the south side of State Route (SR) 180 approximately 2,540 feet east of its intersection with George Smith Road within the unincorporated community of Squaw Valley (Sup. Dist. 5) (APN 185-450-14).
5. **Project sponsor's name and address:**
John J. Shields
2355 E. Camelback Road, Suite 315
Phoenix, AZ 85016
6. **General Plan designation:**
Mountain Urban in Sierra-South Regional Plan
7. **Zoning:**
RR (Rural Residential, two-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Rezone a five-acre parcel from the RR (Rural Residential) Zone District to a C-6(c) (General Commercial, Conditional) Zone District limited to variety stores, automobile parts sales (new) and hardware stores.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is currently undeveloped. The surrounding developed parcels contain industrial, commercial and rural residential uses. Parcels to the north and east contain offices, a hardware store and lumberyard, and single-family residences, while parcels to the east contain a public library, County Sheriff's office, and single-family residences. Parcels to the south are undeveloped.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that**

includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The project site is located in an area designated to be highly sensitive for archeological resources. Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, and Picayune Rancheria of Chukchansi Indians reviewed the proposal and expressed no concerns with the project. Dumna Wo Wah Tribal Governments requested a consultation and was invited to meet with the staff. However, in the absence of any communication from the tribe, staff was unable to come to a consensus on the presence of Tribal Cultural Resources (TCRs) on the property and concluded consultation. A letter to the tribe concluding consultation also included a copy of the Cultural Resources Assessment prepared for the project and letters from the Native American Heritage Commission (NAHC) and Southern San Joaquin Valley Information Center (SSJVIC) documenting no cultural resources on the property. The mitigation measures included in Section V. CULTURAL RESOURCES of this report will further safeguard Tribal Cultural Resources (TCRs) in case unexpected resources are discovered on the property.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

Ejaz Ahmad, Planner

REVIEWED BY:

Marianne Mollring, Senior Planner

Date: 01-30-2019

Date: 1-30-19

EA:ksn

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INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

(Initial Study Application No. 7543 and
Amendment Application No. 3835)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

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 Dept. 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:

- 1 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 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 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:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 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?
- 1 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?
- 1 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?
- 1 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 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?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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 i) 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?
- 1 ii) Strong seismic ground shaking?
- 1 iii) Seismic-related ground failure, including liquefaction?
- 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?
- 1 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?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 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?
- 1 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 2 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 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 result in substantial erosion or siltation on or off site?
- 2 i) Result in substantial erosion or siltation on- or off-site;
- 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
- 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
- 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 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?

XII. MINERAL RESOURCES

Would the project:

- 1 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?
- 1 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?

XIII. NOISE

Would the project result in:

- 1 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?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?

- 1 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?

XIV. POPULATION AND HOUSING

Would the project:

- 1 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)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 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 public services:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 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?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 2 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 a) Would the project 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:

- 2 i) 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 ii) 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?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 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?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 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?
- 1 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?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

- 2 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 2 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?
- 2 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?
- 2 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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 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?

- 2 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)

- 1 c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Traffic Impact Analysis by KD Anderson & Associates, Inc., dated Jan. 10, 2019
Cultural Resources Assessment by Rincon Consultants, Inc., dated January 24, 2019

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: John J. Shields on behalf of Arlan J. & Eileen Haroldsen

APPLICATION NOS.: Initial Study Application No. 7543 and Amendment Application No. 3835

DESCRIPTION: Rezone a five-acre parcel from the RR (Rural Residential) Zone District to a C-6(c) (General Commercial, Conditional) Zone District limited to variety stores, automobile parts sales (new) and hardware stores.

LOCATION: The project site is located on the south side of State Route (SR) 180 approximately 2,540 feet east of its intersection with George Smith Road within the unincorporated community of Squaw Valley (Sup. Dist. 5) (APN 185-450-14).

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is currently undeveloped and located within the unincorporated community of Squaw Valley. The surrounding land uses are industrial, commercial and rural residential. Although the project area contains some scenic qualities, no known designated scenic vista or scenic resources exist in the immediate vicinity of the site that will be impacted by the subject proposal.

The project site fronts State Route (SR) 180, which is identified as a scenic highway in the County General Plan. General Plan Policy OS-L.3 requires that commercial developments adjacent to scenic drives provide for maintenance of natural open space area 200 feet in depth parallel to the road right-of-way. This policy also provides for flexibility if the project dimensions preclude such setback. Although the strict application of this policy requires a 200-foot setback along SR 180, building setbacks maintained by the existing developments on the north and south sides of SR 180 range from 5 feet to 180 feet, excluding the ultimate right-of-way for SR 180 (60 feet north and 60 feet south of the centerline). The most recent development (public library) on the adjacent westerly

parcel maintains an approximately 180-foot setback from the SR 180 right-of-way, and the parcel depth matches with the depth of the subject property. Considering the prevailing setbacks in the area (maximum 180 feet), the future commercial development on the property will also maintain a minimum 180-foot setback from SR 180 right-of-way. As such, the proposed 180-foot scenic highway setback verses the 200-foot required is consistent with the flexibility identified in General Plan Policy OS-L.3.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is currently undeveloped. The surrounding developed parcels contain industrial, commercial and rural residential uses. Parcels to the north and east contain offices, a hardware store and lumberyard, and single-family residences, while parcels to the east contain a public library, County Sheriff's office, and single-family residences. Parcels to the south are undeveloped. The developed parcels are zoned C-6(mc) (General Commercial, Mountain Overlay, Conditional), M-3(mc) (Heavy Industrial; Mountain Overlay, Conditional), and C-M (Commercial and Light Manufacturing).

Per County Zoning Ordinance, the RR zoning is intended to create or preserve rural or very large lot residential homesites where a limited range of agricultural activities may be conducted. By-right uses allowed in the RR Zone District include single-family residences, greenhouses, bovine animals, home occupations, boat and trailer storage facilities, small-scale poultry operations, and plant nurseries. Likewise, C-6 (General Commercial) zoning is intended to serve as sites for the many uses in the commercial classifications, which do not belong in either the Neighborhood, Community or Central Trading District. By-right uses allowed in the C-6 Zone District include retail shops, automobile service stations, storage yards, restaurants, banks, offices, driving schools, laboratories and variety stores.

The subject property is designated Mountain Urban in the County-adopted Sierra-South Regional Plan to provide for concentration of residential development, and various intensities of commercial activities and industrial uses where appropriate. As such, the proposed rezone of the subject property from the RR (Rural Residential) Zone District to a C-6 (General Commercial) Zone District to allow variety stores, automobile parts sales (new) and hardware stores is consistent with other uses currently established on C-6, C-4 and C-M zoned parcels in the area and will not degrade the existing visual character or quality of public views of the site and its surroundings

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: NO IMPACT:

The subject application involves no development and therefore no lighting impacts will result from this proposal. The proposed commercial development in the C-6(c) Zone District requires a Site Plan Review (SPR). The lighting requirements will be addressed through SPR at the time use is established on the property.

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; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- 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; or
- 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 forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not a forest land, timberland, or restricted by a Williamson Act Land Conservation Contract. The Department of Conservation's Important Farmland Map (2014) classifies the site as Grazing Land. Per the County Zoning Ordinance, the project site is currently zoned RR (Rural Residential, two-acre minimum parcel size) and designated Mountain Urban in the County-adopted Sierra-South Regional Plan. The subject rezoning from the RR Zone District to a C-6 (General Commercial) Zone District is conditionally compatible with the Mountain Urban designation in the Sierra-South Regional Plan and allows variety stores, automobile parts sales (new) and hardware stores as by-right uses in the C-6 Zone District.

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; or
- B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the San Joaquin Valley Air Pollution Control District (Air District) the subject proposal will have no impact on air quality. However, future on-site development proposals will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emission, and be subject to Air District Rule 9510 (Indirect Source Review).

This rule requires that the applicant shall submit an Air Impact Assessment (AIA) Application with the Air District prior to applying for the final discretionary approval and shall pay applicable off-site Mitigation Fees prior to issuance of the first Grading/ Building Permit. The Applicant is working on the AIA Application and will submit it to the District prior to the final decision made by the decision-making body on the subject proposal.

Other Air District rules that may apply to the proposed development are: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance and Operations), and District Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed. These requirements will be included as Project Notes.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

There are no sensitive receptors near the property. The Air District expressed no concerns in that regard.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The project will not produce emissions such as those leading to odors that will adversely affect people on or around the project site.

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: NO IMPACT:

The project area entails commercial, industrial and rural residential uses. The site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

The project was routed to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) for review and comments. Neither agency expressed any concerns related to impact on biological resources. As such, no impacts were identified on: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4) the movement of any native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites.

- 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:

There are no conservation plans that apply to the project area. The subject proposal and the resultant development will not conflict with any relevant local or regional conservation policies.

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 area is designated as highly sensitive for archeological resources. The Southern San Joaquin Valley Information Center (SSJVIC) reviewed the subject proposal and recommended a new archeological survey, as the area was last surveyed over five years ago (1991) and found to have no cultural resources. The Native Americans Heritage Commission (NAHC) also conducted a Sacred Lands Search for the project site and reported negative results in its search for any sacred sites.

A Cultural Resource Assessment (Study) was prepared for the project by Rincon Consultants, Inc. and dated January 24, 2019. According to the Study, a cultural resources survey of the project site was conducted by an archeologist to identify potential significant cultural resources located within the subject property boundaries, as well as document the results of a cultural resources records search conducted at SSJVIC and Native American outreach.

According to the Study, no archeological resources were found on the project site; the NAHC Sacred Lands File Search (SFR) were negative; and the SSJVIC records search identified no previously-recorded cultural resources within the project site and a 0.25 mile radius surrounding it. The SSJVIC records search identified six previously-conducted cultural resources studies within a 0.25-mile radius of the project site, one of which was conducted in 1991 for a parcel adjacent to and west of the project site covering a 10-mile radius. This study recorded the presence a large burial site outside the current project site but within a 0.5-mile radius suggesting high archaeological sensitivity of the project site and vicinity. Although, the project site survey did not identify any surface indication of archaeological deposits, the record search yielded anecdotal evidence of a possible bedrock milling feature and a recorded burial site outside but near the project site. Based on the sensitivity of the project site, the Study recommended a Worker's Environmental Awareness Program training in archaeological sensitivity for all construction personnel. The Study also recommended that in the case of unanticipated discovery of archeological resources and/or human remains, all

activities should be halted and proper authorities be called in to evaluate the find and make recommendations. Adherence to these requirements, included as Mitigation Measures, will reduce impact to historical, archeological or paleontological resources to less than significant:

* **Mitigation Measures:**

1. *A qualified archaeologist shall be retained to conduct a Worker's Environmental Awareness Program training in archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.*
2. *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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American 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?
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The subject proposal involves no development and therefore will not conflict with any state or local plans for renewable energy. Should this rezone application be approved, it is reasonable to expect that electricity conservation measures and/or renewable energy measures (e.g., solar) will be incorporated in the design of the proposed commercial uses.

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:

The project site is flat, and is not located near a fault line or an area of known landslides. The nearest earthquake fault is approximately 40 miles east of the project site. The project will not adversely affect any earthquake fault and will not cause seismic ground shaking, ground failure due to liquefaction, or landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal involves no development and will not result in substantial erosion or loss of topsoil. Any site grading and drainage associated with future commercial development will adhere to the Grading and Drainage Sections of the County Ordinance Code.

- 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?

FINDING: NO IMPACT:

See discussion above in Section VII. A. Future development on the property will implement all applicable requirements of the most recent California Building Standards Code, and will consider hazards associated with seismic design of buildings and shrinking and swelling of expansive soils.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future commercial development on the property will be served by an individual sewage disposal system.

According to the Fresno County Department of Public Health, Environmental Health Division, the subject property can accommodate the sewage disposal system and expansion area, meeting the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. Also, a test hole and inspection shall be required prior to the issuance of construction permits. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section V. CULTURAL RESOURCES

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: NO IMPACT:

No impacts identified in the project analysis related to greenhouse gas emission. The subject proposal involves no development on the property at this time. However, the future development proposals on the property in the C-6(c) Zone District will require a Site Plan Review and review of the project by the Air District for any issues related to greenhouse gas emission.

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; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not involve transport, use, disposal, release, or handling of hazardous materials. Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and stated that future tenants proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507. These requirements will be included as Project Notes.

The project is not located within one quarter-mile of a school. The nearest school, Squaw Valley Christian School, is over one half-mile southwest of the project site.

- 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 a hazardous materials site. No impacts would occur.

- 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: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or near a private airstrip. The nearest, Peg Field Airport, is approximately 8.6 miles west of the site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project will not impair implementation or physically interfere with an adopted emergency response plan.

- 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 project site is within a wildland area and will be subject to applicable SRA (State Responsibility Area) Fire Safe Regulations. The future commercial development on the

property will be subject to the Fresno County Fire Protection District requirements as noted in Section XV. A. 1. PUBLIC SERVICES of this report.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS concerning waste discharge requirements.

Concerning impact on groundwater quality, the Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following: 1) in an effort to protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction; and 4) the “oily water” removed from the well must be handled in accordance with federal, state and local government requirements; and 5) if any underground storage tank(s) are found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Health Department. These requirements will be included as Project Notes.

The Regional Water Quality Control Board, Central Valley Region also reviewed the subject proposal and expressed no concerns with the project.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in a water-short area. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water availability or sustainability for the project.

The future commercial development will either use groundwater via an existing on-site well, or will connect to a community water system. The State Water Resources Control Board, Division of Drinking Water reviewed water quality data for the well water and determined that it meets the State-mandated drinking water standards. Permits would

be required from the State Water Resources Control Board – Division of Drinking Water (SWRCB-DDW) to operate the well as a public water system.

SWRCB-DDW also noted that per Senate Bill (SB) 1263, an applicant submitting an application for a permit for a proposed new public water system (PWS) must first submit a preliminary technical report to SWRCB-DDW at least six months prior to initiating any water related improvements to look at consolidating with nearby existing water systems in the project area. In compliance of the Bill, a Condition of Approval would require that the applicant submit a preliminary technical report to SWRCB-DDW six months prior to any water-related construction for the future development on the property. Likewise, a Project Note from Fresno County Department of Public Health, Environmental Health Division would require that the applicant shall submit an application for a permit to operate a Public Water System and supporting information, in the form of a technical report, to the California Department of Health Services, Drinking Water Field Operations Branch for review.

- 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; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 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:

According to the United States Geological Survey Quad Maps, no natural drainage channels run adjacent to or through the subject property. No impact on water channels would occur.

Future commercial development on the property will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. Site drainage requirements appropriate to the proposed uses will be addressed through mandatory Site Plan Review. According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, such development shall require: 1) an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties; 2) a Grading Permit or Voucher; and 3) disposal of storm water runoff per County Standards. These requirements will be included as Project Notes.

- 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 flood hazard, tsunami, or seiche zones. According to FEMA FIRM Panel 2250H, the parcel is not subject to flooding from the 100-year storm.

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

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan. No concerns in that regard were expressed by the Water and Natural Resources Division of the Department of Public Works and Planning.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project is located within the unincorporated community of Squaw Valley and will not physically divide the community.

- 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: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated as Mountain Urban in the County-adopted Sierra-South Regional Plan and located within the unincorporated community of Squaw Valley. The subject proposal is limited to the rezoning of a five-acre parcel from the RR (Rural Residential) Zone District to a C-6(c) (General Commercial; Conditional) Zone District limited to variety stores. The proposal will not be in conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project other than the County, and complies with the following General Plan policies:

Regarding Policy 406-01:11.03.a. of the Sierra-South Regional Plan, the subject parcel is located along a major thoroughfare (State Route 180). Future commercial development will require a single site access off SR 180 and be approved by the California Department of Transportation, will allow multiple retail uses under one roof, and will maintain sufficient on-site area for water and sewage facilities and parking.

Regarding Policy 406-01:11.03.b. of the Sierra-South Regional Plan, the future commercial development will either connect to a community water system or be served by an on-site well and individual sewage disposal system.

Regarding Policy 406-01:11.03.d. of the Sierra-South Regional Plan, future commercial development will subject to Site Plan Review to address the following: adequate on-site parking, a 50-foot front-yard setback (either open space or landscaped), and driveway access off SR 180, meeting California Department of Transportation permit requirements.

Regarding General Plan Policy OS-L.3, the proposed 180-foot scenic highway setback of natural open space along State Route 180 versus the recommended 200-foot setback is consistent with the setbacks maintained by development on other parcels in the vicinity.

Regarding General Plan Policy LU-F.23, future commercial development will either utilize an on-site water well or consolidate with an existing community water system in the area.

Regarding General Plan Policy LU-F.24, the future commercial development will require landscaping along the property frontage to minimize the visual impact of development on the property from State Route 180.

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:

The project site is not located in a mineral resources area identified in Policy OS-C.2 of the General Plan. No impact would occur.

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?

FINDING: NO IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise. The proposed commercial development of the property will adhere to the provisions of the Fresno County Noise Ordinance.

- 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?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or near a private airstrip. The nearest, Peg Field Airport, is approximately 8.6 miles west of the site.

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 site is currently undeveloped. The proposed rezone or the resultant commercial development will not contribute to 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within a wildland area. Future site development will be subject to the California Code of Regulations Title 24 – Fire Code, approval of County-approved site plans by the Fire District prior to issuance of building permits by the County, annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District, and compliance with the California Code of Regulations Title 14 – Natural Resources 1272.00 Maintenance of Defensible Space Measures. These requirements will be addressed through mandatory Site Plan Review at the time the proposed use is established on the property.

2. Police protection; or
3. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The Fresno County Sheriff expressed no concerns with the subject proposal. The project will not impact schools, parks or other public facilities.

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:

The project will not require the construction or expansion of recreational facilities, or the use of existing neighborhood parks.

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:

As required by the Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning and the California Department of Transportation, a Traffic Impact Analysis (TIA) was prepared for the project by K. D. Anderson & Associates, Inc., and dated January 10, 2019. The TIA analyzed the traffic impacts associated with developing variety stores and other less intense uses as future development proposals on the property. To assess traffic impacts, the TIA determined the characteristics of the proposed project, including estimated trip generation and the directional distribution/assignment of project-generated traffic, and quantified impacts at the Kings Canyon Road/George Smith Road and Kings Canyon Road/Elwood Road intersections.

According to the Traffic Impact Analysis (TIA), development of the project alone does not result in a significant impact to traffic based on the criteria adopted by Fresno County. Satisfactory operations are currently experienced at the study intersections and no changes to existing Levels of Service (LOS) are projected with the development of the site. Traffic signals are not warranted. The project access will be improved to Caltrans encroachment permit standards and the traffic volume associated with the project does not result in conditions that satisfy a separate left turn lane on State Route 180.

In terms of long-term Cumulative Traffic Impacts, the TIA noted the study intersections are projected to operate in the future without significant delays utilizing existing traffic controls. The average delay for all vehicles would not exceed the County's LOS (Level of Service) 'C' minimum standards with or without development of the proposed project. The proposed project would contribute its fair share to the cost of regional circulation improvements by paying adopted fees, but no additional mitigation related to roadway capacity and LOS is required.

The California Department of Transportation (Caltrans) and the Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning concurred with the findings of the Traffic Impact Analysis (TIA) and expressed no concerns with the project. A Condition of Approval would require that at the time of development, the project shall pay into the Fresno County Regional Transportation Mitigation Fee (RTMF) through the Fresno County Council of Government. Additionally, another Condition of Approval would require that design of the site access off State Route 180 shall meet Caltrans encroachment permits standards.

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

FINDING: NO IMPACT:

The Design Division of the Fresno County Department of Public Works and Planning and California Department of Transportation reviewed the subject proposal and expressed no concerns about the CEQA Guidelines Section 15064.3, subdivision (b) noted above.

The subject property is located in the unincorporated community of Squaw Valley several miles away from any major urban development. The closest city, Orange Cove, is approximately 7.6 miles southwest of the project site. Other major cities (Sanger, Parlier, Reedley) are located southwest of the site farther than the City of Orange Cove.

Should the subject rezone application be approved, the project site could be developed with a variety store, automobile parts sales store or a hardware store. With limited or no similar facilities currently available in Squaw Valley or the nearby unincorporated communities of Dunlap and Miramonte, the residents of Squaw Valley currently are, and will continue, driving out of town for such facility located within the City of Orange Cove and other cities and adding miles travelled across rural areas of the County. In contrast, it is reasonable to expect that the proposed facility will serve the local residents and help reduce total vehicle miles travelled out of town. Given this scenario, staff believes the proposed development would not conflict or be inconsistent with above-noted CEQA Guidelines.

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

FINDING: NO IMPACT:

The subject rezone application involves no development. The California Department of Transportation will review site access for future commercial development and Fresno County Fire Protection District will analyze any emergency fire access prior to the issuance of building permits. All of these will be addressed through mandatory Site Plan Review in the C-6(c) Zone District.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project 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:

The project site is located in an area designated to be highly sensitive for archeological resources. Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, and Picayune Rancheria of Chukchansi Indians reviewed the proposal and expressed no concerns with the project. Dumna Wo Wah Tribal Governments, requested a consultation and was invited to meet with the staff. However, in the absence of any communication from the tribe, staff was unable to come to a consensus on the presence of Tribal Cultural Resources (TCRs) on the property and concluded consultation. A letter to the tribe concluding consultation also included a copy of the Cultural Resources Assessment prepared for the project and letters from the Native American Heritage Commission (NAHC) and Southern San Joaquin Valley Information Center (SSJVIC) documenting that no cultural resources were found on the property. The Mitigation Measures included in Section V. CULTURAL RESOURCES of this report will further safeguard Tribal Cultural Resources (TCRs) in case unexpected resources are discovered on the property.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS and Section X. B. HYDROLOGY AND WATER QUALITY. Additionally, the project would not result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY.

- 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:

See discussion above in Section VII. E. GEOLOGY AND SOILS.

- 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: NO IMPACT:

The subject rezoning will result in no impact on solid waste. Impacts related to future commercial development will be addressed through mandatory Site Plan Review in the C-6(c) Zone District.

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: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section XV. A. 1. PUBLIC SERVICES

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 project will have no impact on sensitive biological resources. Impacts on cultural resources will be addressed with the Mitigation Measure discussed in Section V. A. B. C. D. of this analysis.

- 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:

The commercial development resultant of the subject proposal will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than cultural resources and transportation. These impacts will be addressed with the Mitigation Measures discussed in Section V. A. B. C. D. and Section XVII. A. of this analysis.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7543 prepared for Amendment Application No. 3835, 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 agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, mineral resources, noise, population and housing, or recreation.

Potential impacts related to aesthetics, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, transportation, tribal cultural resources, utilities and service systems and wildfire have been determined to be less than significant.

Potential impacts to cultural resources have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is 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 and “M” Streets, Fresno, California.

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7543; Amendment Application No. 3835

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Cultural Resources	A qualified archaeologist shall be retained to conduct a Worker's Environmental Awareness Program training in archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	As noted
*2.	Cultural Resources	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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

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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: IS 7543	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner		Area Code: 559	Telephone Number: 600-4204
		Extension: N/A	
Project Applicant/Sponsor (Name): John J. Shields		Project Title: Amendment Application (AA) No. 3835	
Project Description: Rezone a five-acre parcel from the RR (Rural Residential) Zone District to a C-6(c) (General Commercial, Conditional) Zone District limited to variety stores, automobile parts sales (new) and hardware stores. The project site is located on the south side of State Route (SR) 180 approximately 2,540 feet east of its intersection with George Smith Road within the unincorporated community of Squaw Valley (Sup. Dist. 5) (APN 185-450-14).			
Justification for Negative Declaration: Based upon the Initial Study (IS 7543) prepared for Amendment Application No. 3835, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, mineral resources, noise, population and housing, or recreation.. Potential impacts related to aesthetics, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, transportation, tribal cultural resources, utilities and service systems and wildfire have been determined to be less than significant. Potential impact related to cultural resources have been determined to be less than significant with the identified mitigation measure. 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 – February 4, 2019		Review Date Deadline: Planning Commission – March 7, 2019	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Ejaz Ahmad	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: October 26, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Molring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Department of Interior, Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
California Department of Transportation, Attn: Dave Padilla
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robledo
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
Table Mountain Rancheria, Attn: Robert Pennell
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Initial Study Application No. 7543; Amendment Application (AA) No. 3835

APPLICANT: John J. Shields.

DUE DATE: November 9, 2018 *(General Commercial)*

The Department of Public Works and Planning, Development Services Division is reviewing the subject application(s) proposing to rezone a five-acre parcel from the RR (Rural Residential) Zone District to the C-~~6~~ *(Neighborhood Shopping Center)* Zone District to allow a ~~Dollar General store~~ *Varicly stores, automobile parts sales (new) and hardware stores.*

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County. Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **November 9, 2018**. Any comments received after this date may not be used.

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

EA:

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Activity Code (Internal Review): 2384

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 10/18/18

AA3835

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- ☐ Pre-Application (Type) _____
- ☒ Amendment Application ☐ Director Review and Approval
- ☐ Amendment to Text ☐ for 2nd Residence
- ☐ Conditional Use Permit ☐ Determination of Merger
- ☐ Variance (Class)/Minor Variance ☐ Agreements
- ☐ Site Plan Review/Occupancy Permit ☐ ALCC/RLCC
- ☐ No Shoot/Dog Leash Law Boundary ☐ Other _____
- ☐ General Plan Amendment/Specific Plan/SP Amendment)
- ☐ Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Rezone a 5.00-acre Parcel
from RR Zone District to
C-6 Zone District to allow
a Dollar General store,
variety stores, automobile parts
sales and hardware stores.

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of State Route 190
between George Smith Rd. and Indian Guide Rd.
Street address: _____

APN: 185-450-14 Parcel size: 4.825 acres Section(s)-Twp/Rg: S 4 - T14S/R 25 E

ADDITIONAL APN(s): ☒ Eileen Haroldsen

Arlan J. Haroldsen (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Arlan J. Haroldsen 2514 21st Ave Kingsburg, CA 93631
Owner (Print or Type) Address City Zip Phone

John J. Shields 2355 E. Camelback Rd 315 Phoenix AZ 85016 (520) 767-1155
Applicant (Print or Type) Address City Zip Phone

Brady McGuinness 499 W. Shaw Ave Ste 116 Fresno, CA 93704
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: jshields@embreegroup.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3835 → Fee: \$ 6,214.⁰⁰

Application Type / No.: Pre-APP Credit → Fee: \$ -247.⁰⁰

Application Type / No.: _____ → Fee: \$ _____

PER/Initial Study No.: IS 7543 → Fee: \$ 3,901.⁰⁰

Ag Department Review: _____ → Fee: \$ 721.⁰⁰

Health Department Review: _____ → Fee: \$ _____

Received By: EJAZ Invoice No.: _____ TOTAL: \$ 10,589.⁰⁰

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒

Agency: _____

SEWER: Yes ☐ / No ☒

Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): - NONE -

APN # _____

APN # _____

APN # _____

APN # _____

Zone District: RR

Parcel Size: 5.00 acres

over.....



Development
Services
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39455
APPLICANT: JASDA BENNA
PHONE: (512) 819-4992

PROPERTY LOCATION:

APN: 185 - 450 - 14 ALCC: NO Yes # NO VIOLATION NO. NO
CNEL: NO Yes (level) LOW WATER: No YES WITHIN 1/2 MILE OF CITY: NO Yes
ZONE DISTRICT: RR; SRA: No YES HOMESITE DECLARATION REQ'D.: NO Yes
LOT STATUS:

Zoning: ☒ Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: NO Yes ZM# 1810.0 Initiated NO In process NO

Map Act: () Lot of Rec. Map; () On '72 rolls: YES Other NO; () Deeds Req'd (see Form #236)

SCHOOL FEES: NO Yes DISTRICT: KINGS CANYON PERMIT JACKET: No YES

FMFCD FEE AREA: () Outside District No.: NO FLOOD PRONE: No YES

PROPOSAL REZONE (AA) FROM RR ZONE DISTRICT TO C-6 ZONE
DISTRICT TO ALLOW A Dollar General Store Variety Store,
automobile parts sales (new) and Hardware stores.

COMMENTS: C-6 is conditionally compatible with Mountain Urban in Sierra South R. Plan.

ORD. SECTION(S): 838.1-38 BY: [Signature] DATE: 5/9/18
838.1-94, 1, 42

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Mountain Urban () GPA: NO () MINOR VA: NO
COMMUNITY PLAN: NO () AA: \$1,214.00 () JD: NO
REGIONAL PLAN: Sierra-South () JCUP: NO () JAG COMM: \$721.00
SPECIFIC PLAN: NO () JDRA: NO () JALCC: NO
SPECIAL POLICIES: NO () JVA: NO () JISPER*: \$3,901.00
SPHERE OF INFLUENCE: NO () JAT: NO () Viol. (35%): NO
ANNEX REFERRAL (LU-G17/MOU): NO () JT: NO () Other: NO

COMMENTS: Low Water Area

PROCEDURES AND FEES:

Filing Fee: \$ 10,636.00
Pre-Application Fee: \$247.00
Total County Filing Fee: \$10,883.00

FILING REQUIREMENTS:

- ☒ Land Use Applications and Fees
- ☒ This Pre-Application Review form
- ☒ Copy of Deed / Legal Description
- ☒ Photographs

() Letter Verifying Deed Review

☒ IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.

() Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

() Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

() Project Description / Operational Statement (Typed)

() Statement of Variance Findings

() Statement of Intended Use (ALCC)

() Dependency Relationship Statement

() Resolution/Letter of Release from City of

Referral Letter #

BY: [Signature] EJAZ DATE: 06/11/18

PHONE NUMBER: (559) 6000-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- ☒ SITE PLAN REVIEW
- ☒ BUILDING PLANS
- ☒ BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- ☒ SCHOOL FEES
- () OTHER (see reverse side)

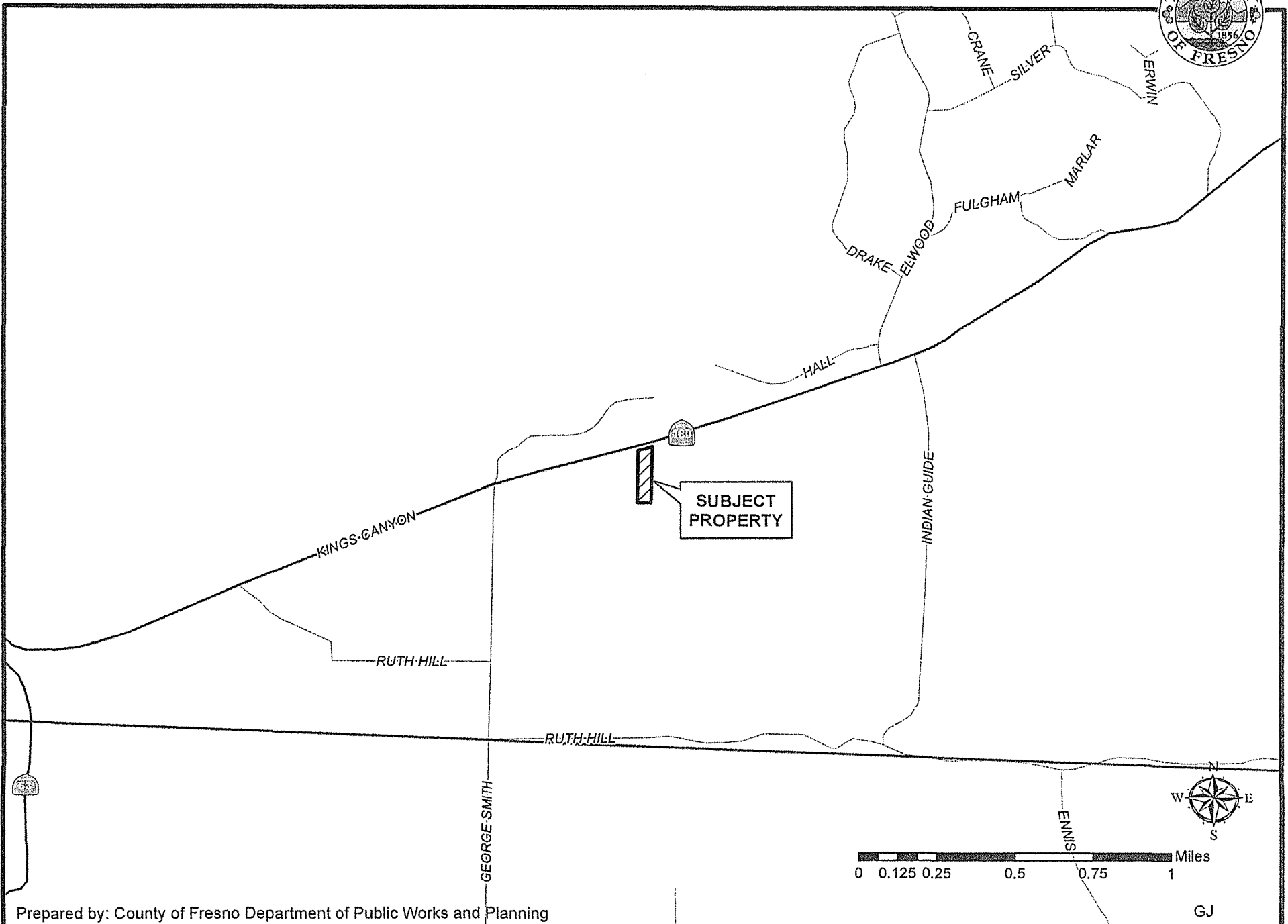
OTHER FILING FEES:

- ☒ Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- ☒ CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25)
(Separate check to Fresno County Clerk for pass-thru to DFW.
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

LOCATION MAP



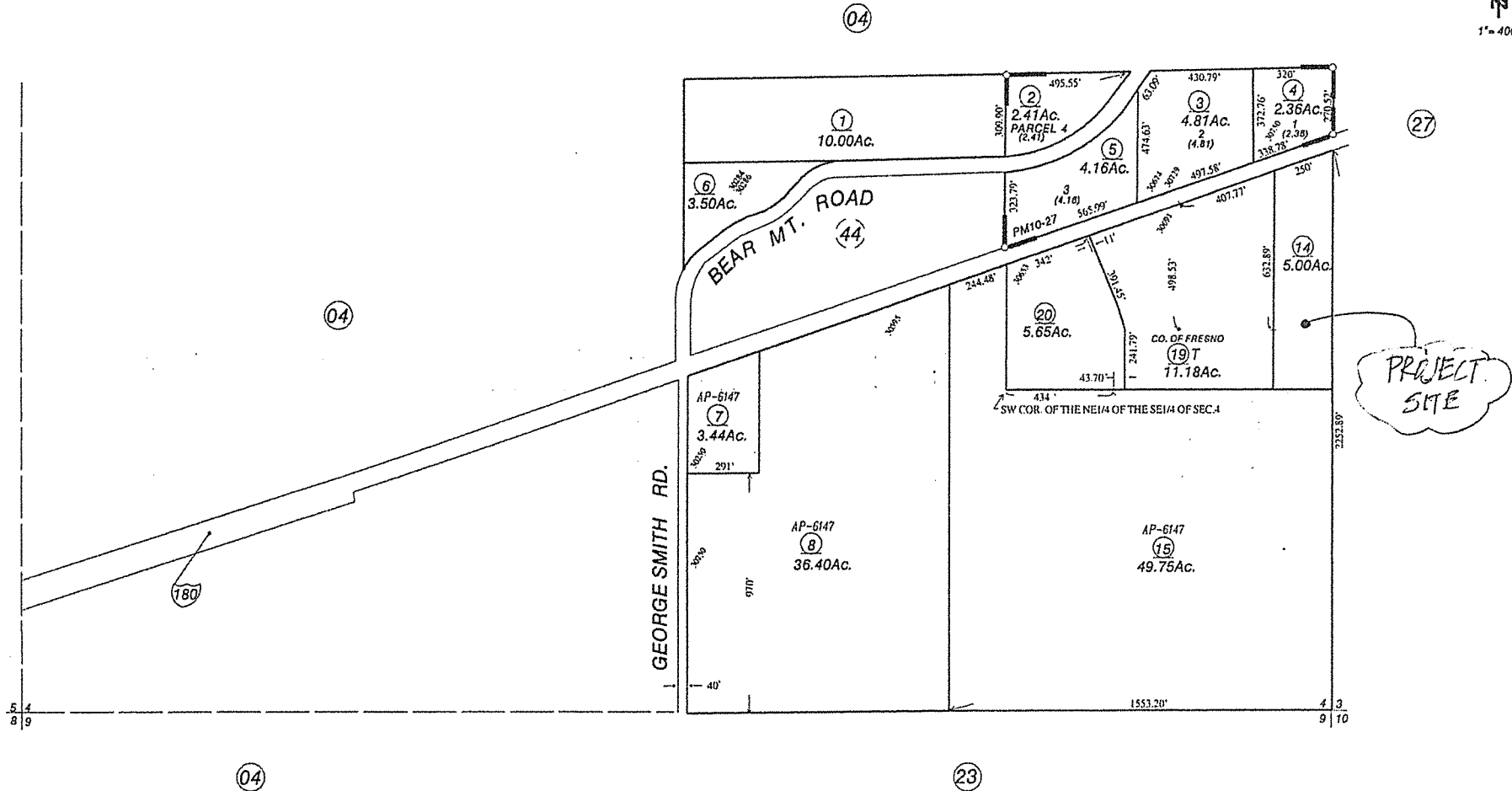
--- NOTE ---

This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

POR. SEC. 4, T.14S., R.25E., M.D.B.&M.

Tax Rate Area
169-020

185-45



Agricultural Preserve
Parcel Map No.951 - Bk.10, Pg.27

9-26-2014 VQ

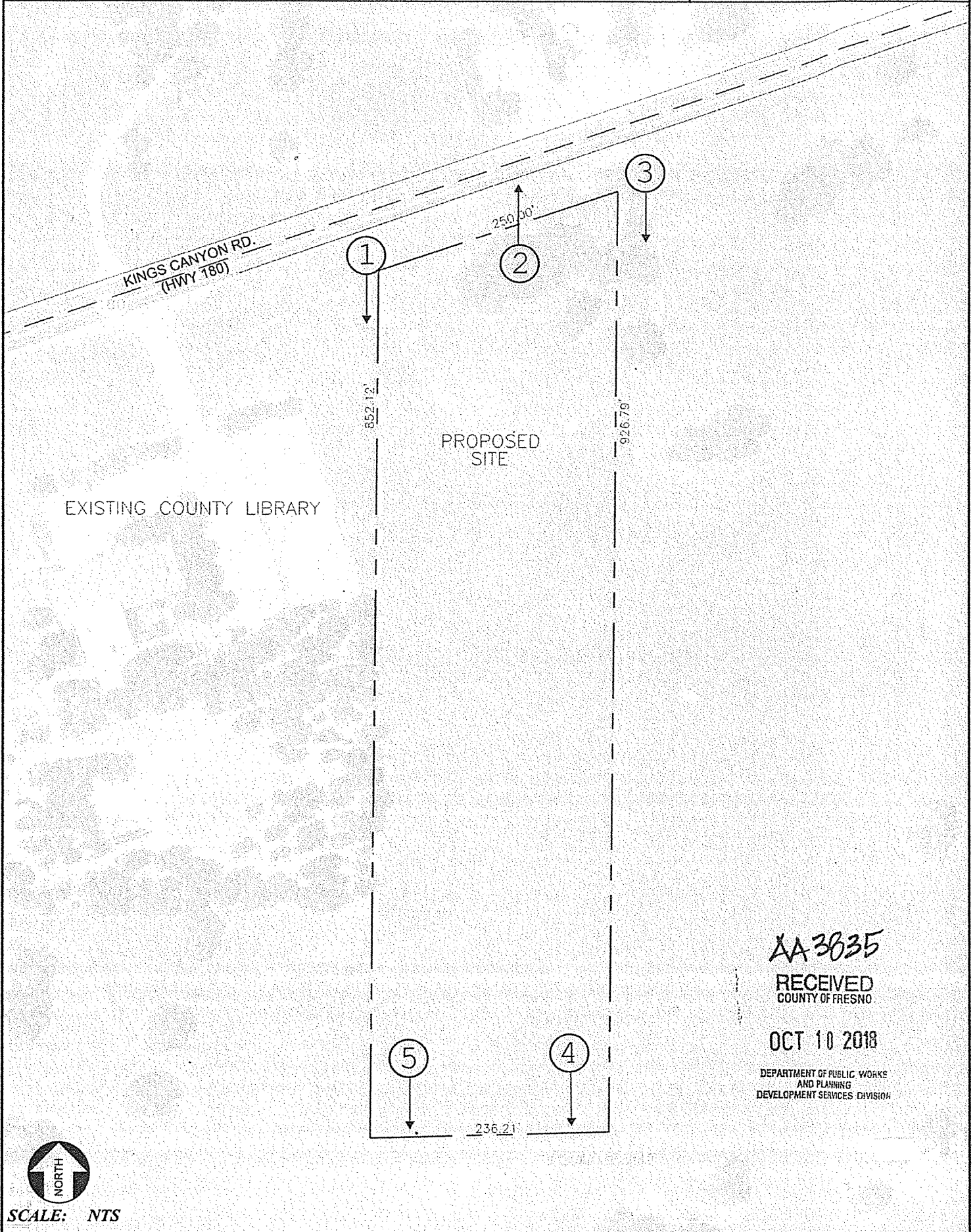
Assessor's Map Bk.185 - Pg. 45
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

PHOTO SITE PLAN

SQUAW VALLEY, CA
KINGS CANYON RD.

DATE: OCTOBER 4, 2018





County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE
COUNTY OF FRESNO

AA 3835

INITIAL STUDY APPLICATION

OCT 10 2018

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

OFFICE USE ONLY

IS No. 7543

Project No(s) AA 3835

Application Rec'd: 10/12/18

GENERAL INFORMATION

- Property Owner: Arland, Eileen Haroldsen Phone/Fax (559) 320-5883
Mailing Address: 2514 21st Ave. Kingsburg CA 93631
Street City State/Zip
- Applicant: John J. Shields Phone/Fax: (512) 876-7155
Mailing Address: 2355 E. Camelback Rd Ste 315, Phoenix, AZ 85016
Street City State/Zip
- Representative: Brady Mc Guinness Phone/Fax: (559) 248-4820
Mailing Address: 499 W. Shaw Ave Ste 116, Fresno, CA 93704
Street City State/Zip
- Proposed Project: Amendment Application from RR to C6
Construction of a 9,100 sf Dollar General retail building w/ associated improvements, including (VARIETY STORE) automobile parts sales (new) and hardware stores
- Project Location: South side of State Route 180 between George Smith and Indian Guide Roads
- Project Address: Not yet assigned
- Section/Township/Range: 4 / 14S / 25E 8. Parcel Size: 4.82⁵ acres
- Assessor's Parcel No. 185-450-14 OVER.....

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input checked="" type="checkbox"/>	SJVUAPCD (Air Pollution Control District)
<input checked="" type="checkbox"/> CALTRANS	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/>	Department of Energy
<input checked="" type="checkbox"/> Water Quality Control Board	<input type="checkbox"/>	Airport Land Use Commission
<input type="checkbox"/> Other _____		

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes ☒ No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: RR (Rural Residential)

14. Existing General Plan Land Use Designation¹: Mountain Urban

ENVIRONMENTAL INFORMATION

15. Present land use: Undeveloped
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Existing well onsite

Describe the major vegetative cover: grass

Any perennial or intermittent water courses? If so, show on map: No

Is property in a flood-prone area? Describe:

No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Commercial

South: Undeveloped

East: Undeveloped

West: County Library

17. What land use(s) in the area may be impacted by your Project?: None we are aware of

18. What land use(s) in the area may impact your project?: None we are aware of

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
☒ Yes ☐ No

B. Daily traffic generation:

I. Residential - Number of Units _____
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees 8
Number of Salesmen N/A
Number of Delivery Trucks 2
Total Square Footage of Building 9,100

III. Describe and quantify other traffic generation activities: N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area:
General operations of a Dollar General retail facility

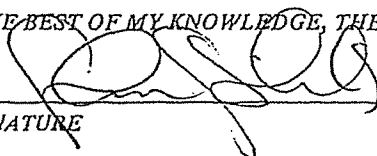
21. Describe any source(s) of noise in the area that may affect your project: None we are aware of

22. Describe the probable source(s) of air pollution from your project: Delivery trucks and automobiles

23. Proposed source of water:
☒ private well
☐ community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 84 gpd (w/o landscaping)
25. Proposed method of liquid waste disposal:
☒ septic system/individual
☐ community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 80 gpd
27. Anticipated type(s) of liquid waste: restrooms (toilets, sinks), mop sink and drinking fountains
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: restrooms (toilets)
32. Anticipated amount of solid waste (tons or cubic yards per day): _____
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): None
34. Proposed method of solid waste disposal: Septic system
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: Not that we are aware of
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No ☒
38. If yes, are they currently in use? Yes _____ No N/A

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


 SIGNATURE

10/3/18
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

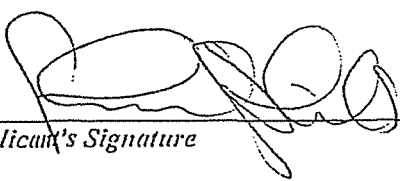
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFG to the County at the request of the applicant. You may wish to call the local office of CDFG at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.


Applicant's Signature


Date