



2019070107

County of Fresno

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

NOTICE OF EXEMPTION

- TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721



For County Clerk's Stamp

FROM: Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

PROJECT TITLE: Environmental Review Application No. 7643

PROJECT APPLICANT/SPONSOR: Diana Nuttman

PROJECT LOCATION – COUNTY: The project site is the public road right-of-way of Riverside Avenue from W. Mountain View Avenue approximately 1,608 feet north to the southerly right-of-way of the San Luis Canal.

DESCRIPTION OF PROJECT: Vacate the public right-of-way within the project location.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Fresno County Board of Supervisors

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: County of Fresno

EXEMPT STATUS: Categorical exemption: Section 15061(b)(3)

REASONS WHY THE PROJECT IS EXEMPT: The proposed vacation will result in no physical changes in the environment. An easement will be maintained to ensure that PG&E continues to have access to their existing services. The subject right-of-way ends at the San Luis Canal and is not included in the County's maintained mileage system, therefore the project will have minimal impacts on level of service and miles traveled.

LEAD AGENCY

CONTACT PERSON: Thomas Kobayashi AREA CODE/TELEPHONE: (559) 600-4224

<p>If filed by the applicant:</p> <p>1. Attach certified document of exemption finding.</p> <p>2. Has a Notice of Exemption been filed by the public agency approving the project? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

Signature: M. MOLLRING
Marianne Mollring, Senior Planner

Date: 6-3-19

Governor's Office of Planning & Research

- Signed by Lead Agency Date received for filing at OPR: _____
- Signed by Applicant

June 3, 2019

STATE CLEARINGHOUSE

G:\4360Devs&PIn\PROJSEC\PROJDOCS\Environmental\Exemptions - Exclusions - CE(N)ST Avenue Road Vacation\ER 7643 NOE.docx



Inter Office Memo

DATE: June 3, 2019

TO: Diana Nuttman, Design Division

FROM: Thomas Kobayashi, Development Services and Capital Projects

Subject: ER No. 7643 – Riverside Avenue Road Vacation from W. Mountain View Avenue to the San Luis Canal.

PROJECT DESCRIPTION:

Vacate the public road right-of-way (ROW) of Riverside Avenue from West Mountain View Avenue approximately 1,608 feet north to the southerly right-of-way line of the San Luis Canal. The subject ROW was dedicated as part of the California Land Investment Co. Tract No 1 in 1912. The applicant owns the surrounding parcels and has existing irrigation facilities encroaching within the public ROW. The applicant plans to construct additional improvements. The ROW must be vacated, or the existing irrigation facilities must be relocated outside the public ROW. The subject ROW is a dirt road used primarily as an agricultural access to irrigation facilities and adjoining farmland. The road is not included in the County's maintained mileage system, and public use is primarily limited to the property owner. This indicates that the subject ROW may not be essential for transportation purposes. All adjoining parcels along the ROW are owned by the applicant and the vacation would not have an adverse impact on neighboring parcels.

Determination:

The proposed project is categorically exempt from the provisions of California Environmental Quality (CEQA) under Section 15061(b)(3) *Common Sense Exemption*.

The following support this determination:

- Section 15061 indicates that a project is exempt from CEQA when the activity is covered by the common sense exemption that CEQA only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is not possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- At this location, Riverside Avenue is a dirt road that ends at the San Luis Canal. This part of the road is not included in the County's maintained mileage system, and public use is primarily limited to the property owner. Therefore, the proposed vacation will not cause adverse impacts to the existing circulation system.
- The approval of this proposal will result in a change of the legal status of land upon which the area dedicated for road purposes will become privately owned.
- An easement will be retained for the Pacific Gas and Electric Company (PG&E) to provide and maintain facilities and services for the area.
- According to FEMA FIRM Panel C2500H, a portion of the project site may be in or near a Zone A Flood Hazard Area. Although the project site may be in or near the flood hazard area,

June 3, 2019

ER 7643 – Riverside Avenue Road Vacation from W. Mountain View Avenue to the San Luis Canal
Page 2 of 2

the project is changing the legal status of the dedicated ROW to private land and no construction is proposed. Therefore, the project will not affect the flood hazard area.

- No ground-disturbance is associated with the project, therefore no impacts to cultural or historical resource. There will be no impacts to aesthetics as no construction is proposed and no scenic resources are identified on or near the project site.
- A NEPAssist report produced for the subject area indicates that there is not a hazardous waste facility within the vicinity of the project site.

Therefore, it can be determined that vacation of Riverside Avenue from W. Mountain View Avenue to the San Luis Canal is not expected to have a significant impact on the environment and is exempt from the provisions of CEQA. If you have any questions, please call me at 600-4224.



Fresno County Department of Public Works and Planning

ER 7043 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services 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 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Vacation of Riverside Avenue Public Road Right-of-Way

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: side of Riverside Avenue between Mountain View Avenue and San Luis Canal Street address: N/A

APN: N/A Parcel size: 2.190 acres Section(s)-Twp/Rg: S 10 - T 16 S/R 14 E

ADDITIONAL APN(s):

I, Diana Nuttman (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows for County of Fresno, PWP Design Division, Applicant Diana Nuttman, and Representative Diana Nuttman.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
PER/Initial Study No.: ER7043 Fee: \$259.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Thomas K. Invoice No.: 119258 TOTAL: \$259.00

C:\Users\dnuttman\Desktop\WILSON VACATION\PWandPlanningApplicationF-88\vsd-20141110.docm

(PRINT FOR

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s):
Zone District:
Parcel Size:

County of Fresno
 REG-RECEIPT: 9499-119292
 CASHIER ID: RFINNEY May 23, 2019
 Date Printed: May 23, 2019 1:26 PM

Invoice
 County of Fresno
 Department of Public Works & Planning
 Mailing Address: 2220 Tulare Street, 6th Floor Fresno, CA 93721
 24-HR REQUEST LINE: 600-4131 LOCAL: 600-4560
 TOLL FREE: 800742-1011 FAX: 600-4201



INVOICE TO: County of Fresno Design

19103817 LU \$259.00

 SubTotal \$259.00
 GST \$0.00
 PST \$0.00
 TOTAL DUE \$259.00

INVOICE NO: 119258
 INVOICE DATE: May 23, 2019
 PERMIT #: Folder 19 103817 000 00 LU
 REFERENCE #: ER 7643

RECEIVED FROM:
 COUNTY OF FRESNO (Mr. JOHN THOMPSON)
 ACCOUNT \$259.00
 ACCOUNT 999

PROJECT LOCATION: 0 FRESNO CA

PROJECT DESCRIPTION: RIVERSIDE AVENUE PUBLIC ROAD
 RIGHT-OF-WAY VACATION FROM MOUNTAIN VIEW AVENUE
 TO THE SAN LUIS CANAL

TOTAL TENDERED \$259.00

 CHANGE DUE \$0.00

FEE DESCRIPTION	AMOUNT	COMMENT
Environmental Review	\$259.00	ER 7643
<hr/>		
TOTAL	\$259.00	
SUMMARY		
OTHER	\$259.00	
<hr/>		
TOTAL	\$259.00	
Total Billed:	\$259.00	
Payment Received:	\$0.00	
<hr/>		
Balance Due:	\$259.00	

FORM OF PAYMENT:

_____ Check
 _____ Credit Card
 _____ Cash
 _____ Roads Charge-Acct#
 _____ DrawDown-Acct#
 Submitted by: _____ Ext: _____



DEPARTMENT OF PUBLIC WORKS AND PLANNING
COUNTY CHARGE FORM

NAME: DIANA NUTTMAN PHONE: 04508
DIVISION: Design
PROJECT NAME: VACATION OF RIVERSIDE AVENUE PUBLIC ROAD RIGHT-OF-WAY
PROJECT #: N/A
ACTIVITY CODE #: 4701
FUNDING BUDGET #: 4510
ACCOUNT #: 7295
MEMO/PROGRAM #: 102

Take a copy of this form along with a copy of your cash register validated fee form to Financial Services within 48 hours. Financial Services will prepare and process the paperwork to pay this charge.

Vacation of Riverside Avenue Public Right-of-Way
(Vacation Application No. V17-03)

The County of Fresno proposes to vacate the public road right-of-way of Riverside Avenue from Mountain View Avenue, northerly approximately 1608-feet to the southerly right-of-way line of the San Luis canal (see attached map). The subject right-of-way was dedicated as part of the California Land investment Co. tract No. 1 in 1912. The applicant, Granville Farms LLC, has existing irrigation facilities encroaching within the public right-of-way and plans to construct additional improvements. The right-of-way must be vacated, or the existing irrigation facilities must be relocated outside the public right-of-way.

The subject right-of-way is a dirt road used primarily as an agricultural access to irrigation facilities and adjoining farmland. The road is not included in the County's maintained mileage system, and public use is primarily limited to the property owner. This indicates that it may not be essential for transportation purposes. All adjoining parcels along this right-of-way are owned by the applicant, and the vacation would not have an adverse impact on neighboring parcels.

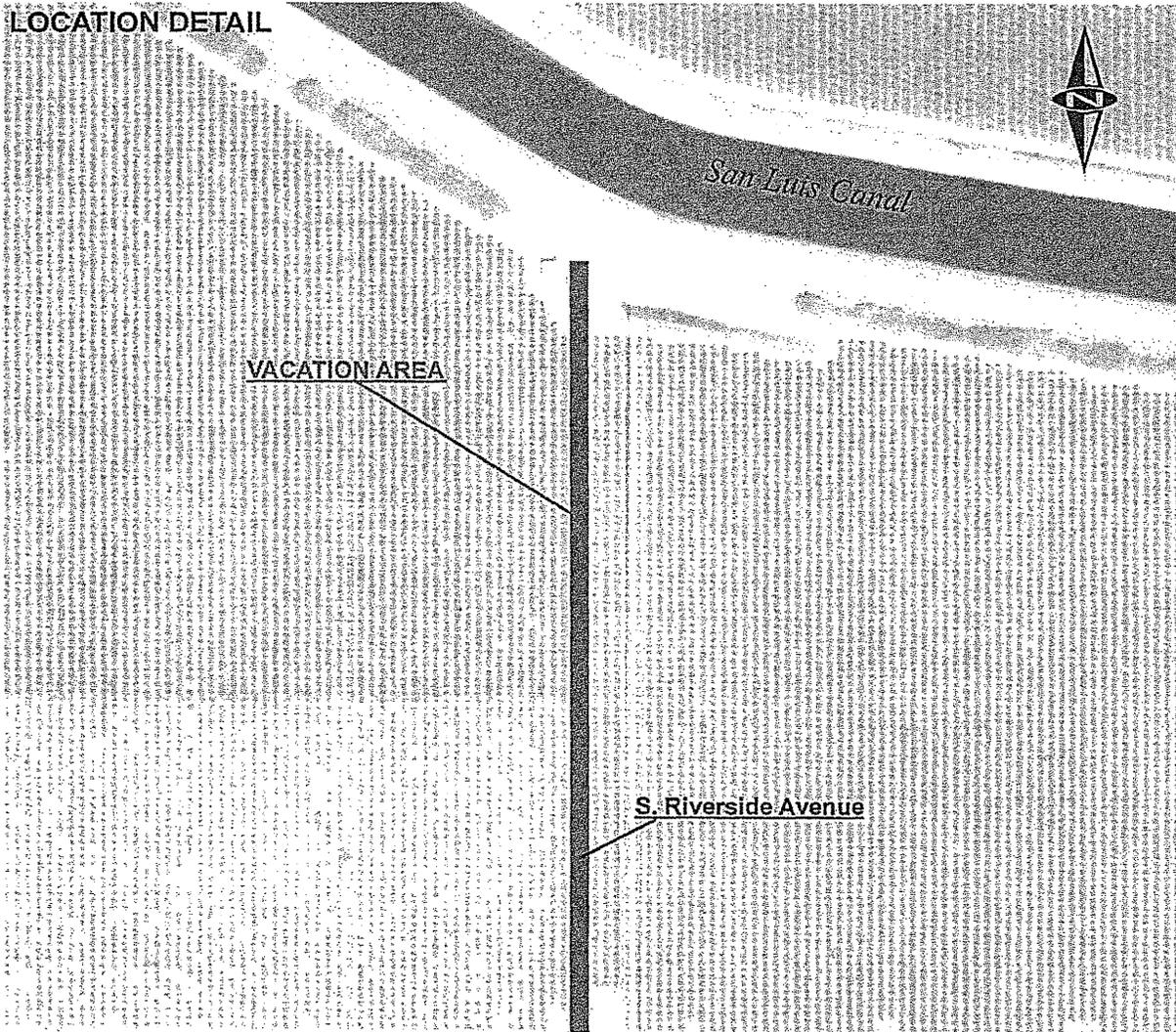
The project does not involve a well or sewage disposal and would not result in a threat of aquifer contamination or a hazard to public health.

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time.

No construction activities are anticipated.

Public controversy is not anticipated.

LOCATION DETAIL



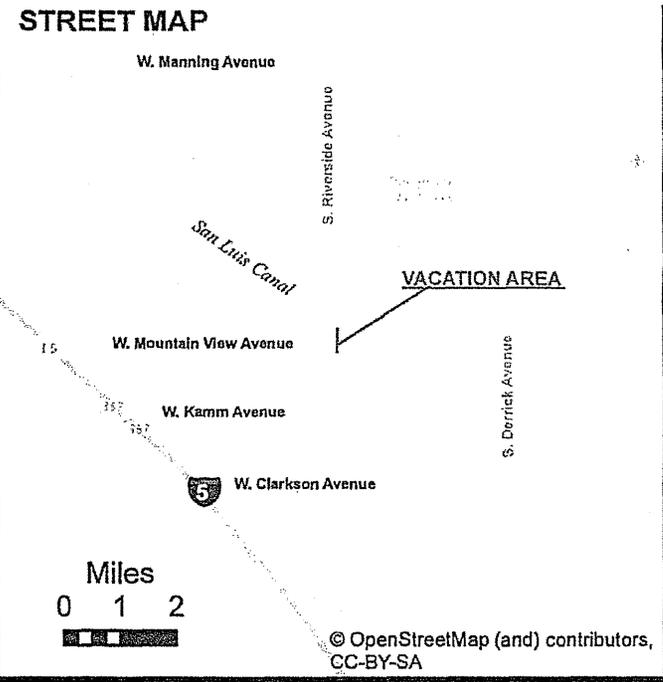
VACATION AREA

S. Riverside Avenue

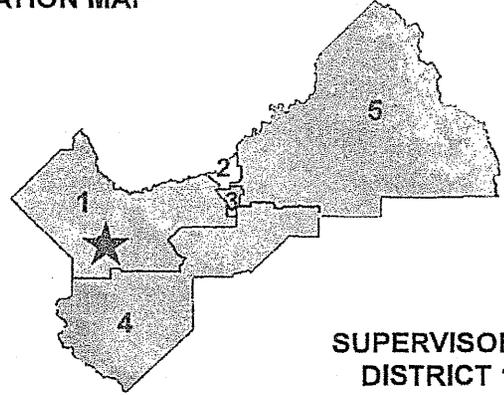
West Mountain View Avenue

© OpenStreetMap (and) contributors, CC-BY-SA. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

STREET MAP



FRESNO COUNTY LOCATION MAP



SUPERVISOR'S DISTRICT 1

	DATE:	SCALE IN YARDS
DESIGNED: D.N.	05/17/2019	
DRAWN: D.N.	05/17/2019	

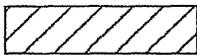


DEPARTMENT OF PUBLIC WORKS & PLANNING

**VACATION OF RIVERSIDE AVENUE
PUBLIC ROAD RIGHT-OF-WAY**

STATE BRIDGE NO. N/A

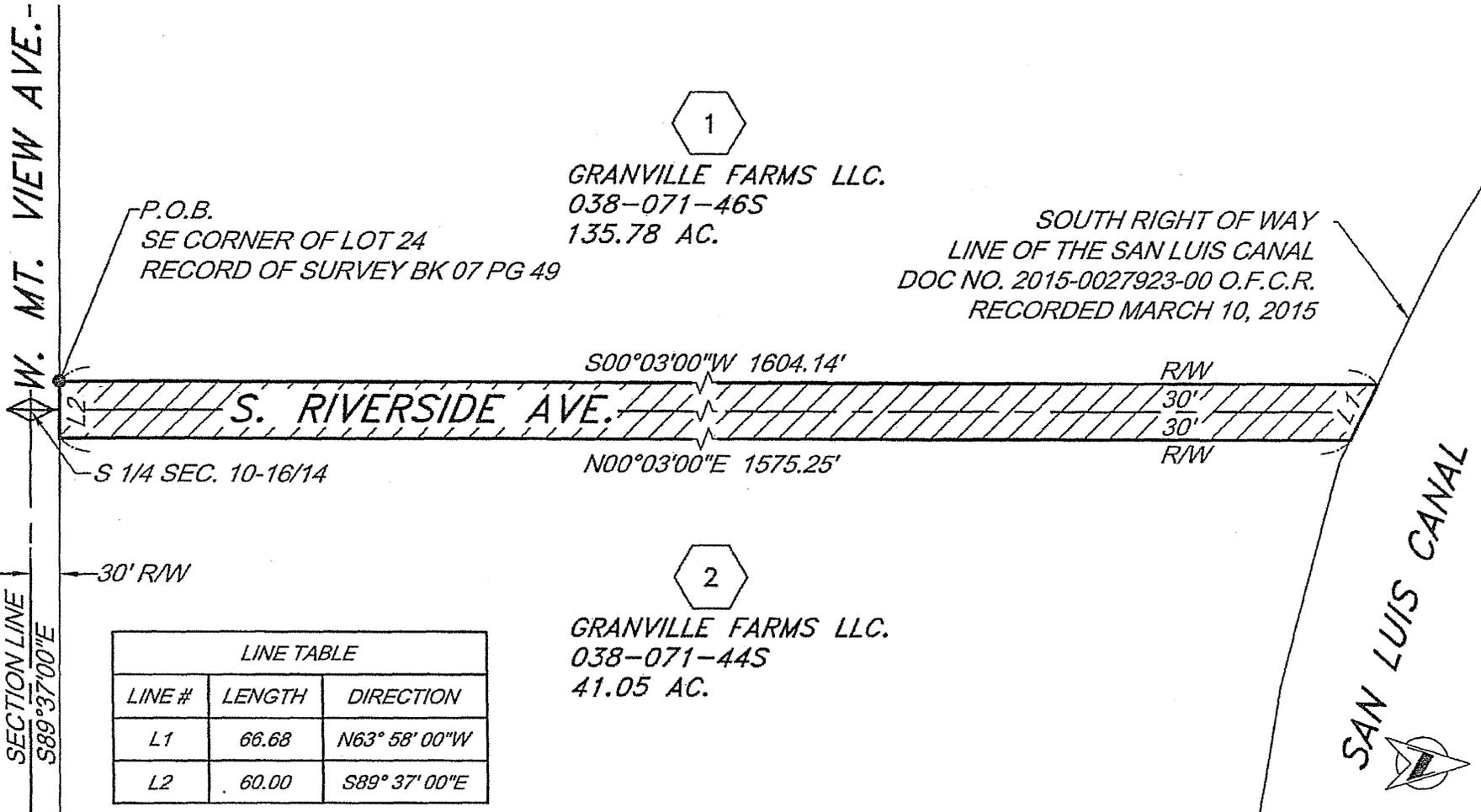
LEGEND



PROPOSED RIGHT OF
WAY VACATION
AREA = 2.190 ACRES

T. 16 S., R. 14 E., M.D.B.& M.

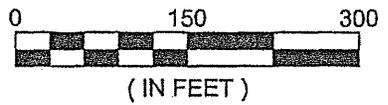
EXHIBIT B



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	66.68	N63° 58' 00"W
L2	60.00	S89° 37' 00"E

NAME:	DATE:
DRAWN: M.RUIZ	05/09/19
CHECKED: M.RUIZ	05/09/19
REVISION: XX	XX/XX/XX



DEPARTMENT OF PUBLIC WORKS AND PLANNING
RIVERSIDE AVE. PROPOSED R/W VACATION W. MT. VIEW AVE. TO SAN LUIS CANAL
PROJECT NO. V17-03
SHEET NO. 1

VACATION – Riverside Avenue from
Mt. View Ave. to San Luis Canal

Exhibit "A"

That portion of the South Half of Section 10, Township 16 South, Range 14 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

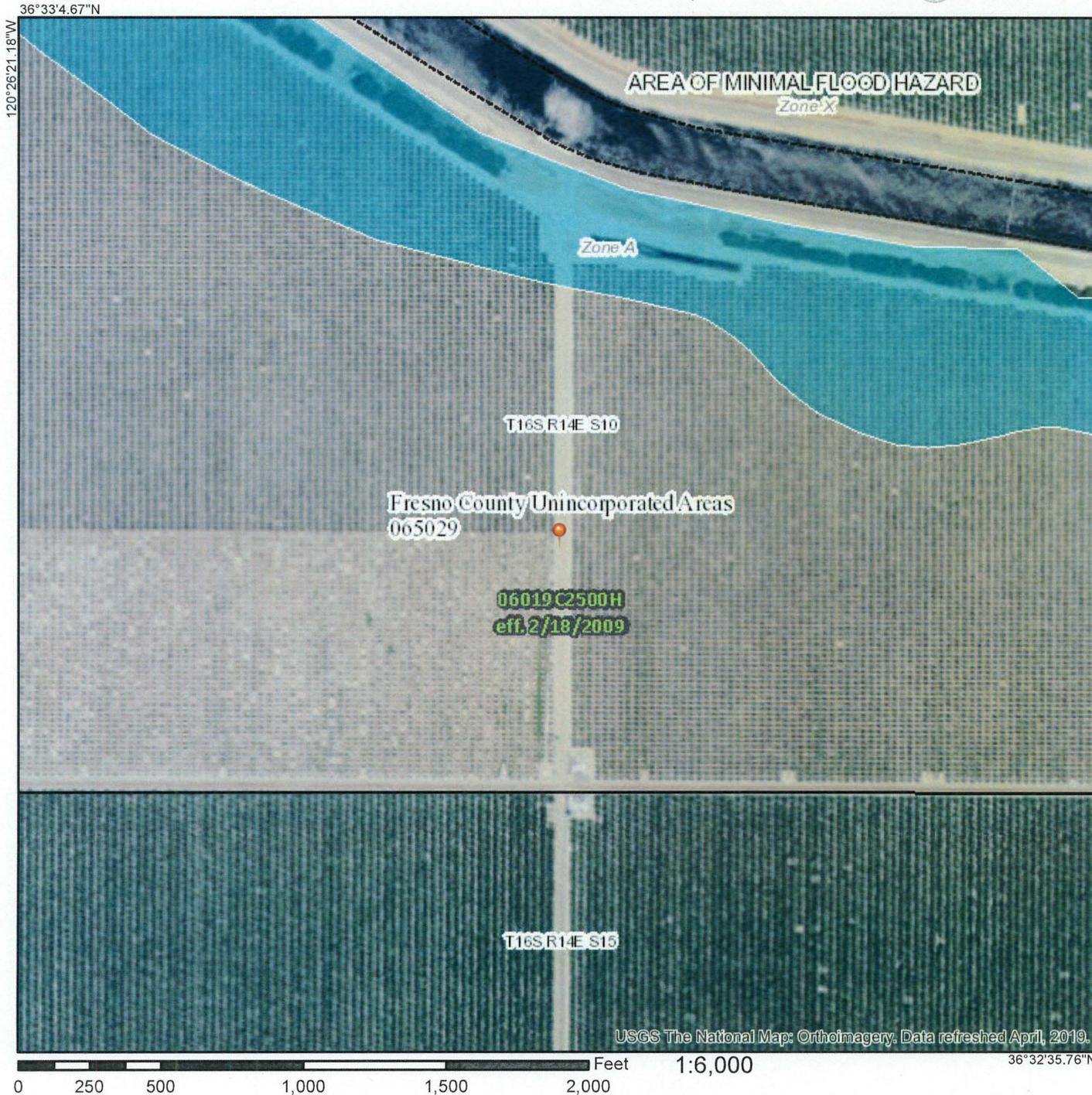
BEGINNING at a point at the intersection of the West Right of Way line of Riverside Avenue and the North Right of Way line of Mt. View Avenue, that point being the Southeast corner of Lot 24 of CALIFORNIA LAND INVESTMENT COMPANY TRACT No. 1, in the County of Fresno, State of California, Recorded May 8, 1912, in Book 7 of Record of Surveys at Page 49, F.C.R., said point being the TRUE POINT OF BEGINNING; thence,

- 1) Along the North Right of Way line of Mt. View Avenue, South 89°37'00" East, a distance of 60.00 feet more or less to a point on the East Right of Way line of Riverside Avenue; thence,
- 2) Leaving said North Right of Way line, North 00°03'00" East, a distance of 1575.25 feet more or less to a point on the South Right of way line of the San Luis Canal as described in Documen No. 2015-0027923-00 of Fresno County Records; thence,
- 3) Along the South Right of Way line of the San Luis Canal, North 63°58'00" West, a distance of 66.68 feet more or less to a point on the West Right of Way line of Riverside Avenue; thence
- 4) South 00°03'00" West, a distance of 1604.14 feet more or less to the TRUE POINT OF BEGINNING.

Containing 2.190 acres of land, more or less.

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of **Pacific Gas and Electric Company**, the permanent easement and the right at anytime to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



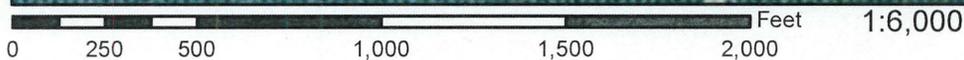
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/31/2019 at 6:14:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery, Data refreshed April, 2019.



36°32'35.76"N

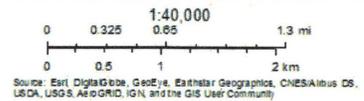
120°25'43.73"W

NEPAssist Report



May 31, 2019

- Project 1
- Buffer Area



Input Coordinates: 36.545366,-120.434007,36.549495,-120.433985,36.549512,-120.434007	
Length of digitized line	0.29 mi
Within 0.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	yes
Within 0.5 miles of a Federal Land?	no
Within 0.5 miles of an impaired stream?	no
Within 0.5 miles of an impaired waterbody?	no
Within 0.5 miles of a waterbody?	yes
Within 0.5 miles of a stream?	yes
Within 0.5 miles of an NWI wetland?	Available Online
Within 0.5 miles of a Brownfields site?	no
Within 0.5 miles of a Superfund site?	no
Within 0.5 miles of a Toxic Release Inventory (TRI) site?	no
Within 0.5 miles of a water discharger (NPDES)?	no
Within 0.5 miles of a hazardous waste (RCRA) facility?	no
Within 0.5 miles of an air emission facility?	no
Within 0.5 miles of a school?	no

Within 0.5 miles of an airport?	no
Within 0.5 miles of a hospital?	no
Within 0.5 miles of a designated sole source aquifer?	no
Within 0.5 miles of a historic property on the National Register of Historic Places?	no
Within 0.5 miles of a Toxic Substances Control Act (TSCA) site?	no
Within 0.5 miles of a RADInfo site?	no

Created on: 5/31/2019 6:02:04 PM