



County of Fresno

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

September 11, 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 Negative Declaration for Initial Study Application No. 6908 – Tentative Parcel Map Application No. 8121.

Enclosed Please find the following documents:

1. Reviewing agencies checklist
2. Notice of Completion & Environmental Document Transmittal
3. Notice of Intent to Adopt a Mitigated Negative Declaration, Location Map, and proposed Mitigated Negative Declaration (Draft)/Proposed Notice of Determination (NOD)
4. Fifteen (15) hard copies of the Draft Initial Study and Project Routing
5. One (1) electronic copy of the Draft Initial Study 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 rmckelvey@FresnoCountyCA.gov.

Sincerely,

Ryan McKelvey, Planner
Development Services and Capital Projects Division

RM:
G:\4360Dev_Engr\TPM\8100-8199\8121 Abbate\IS-CEQA\TPM 8121 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: IS 6908 and TPM 8121 (Jim Abbate)Lead Agency: Fresno County, Department of Public Works and PlanningContact Person: Ryan McKelveyMailing Address: 2220 Tulare Street, 6th FloorPhone: (559) 600-4232City: FresnoZip: 93721County: Fresno**Project Location:** County: Fresno City/Nearest Community: Community of FriantCross Streets: One mile northwest of Millerton Road and Winchell Cove Road Zip Code: 93626Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 148.48Assessor's Parcel No.: 300-021-21, 300-021-26, and 321-02 Section: 3 & 4 Twp.: 11S Range: 21E Base: MDB&M

Within 2 Miles: State Hwy #: _____

Waterways: Millerton Lake

Airports: _____

Railways: _____

Schools: Friant Elem./Millerton Se**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 _____ 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: Lot split**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: Greenhouse Gases**Present Land Use/Zoning/General Plan Designation:**Grazing Land/AL-20/Agricultural**Project Description:** (please use a separate page if necessary)

Allow the creation of seven (7) parcels from three (3) existing parcels located in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input checked="" 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 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 type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #8	<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 type="checkbox"/> Health Services, Department of	Other: <u>California Department of Fish & Wildlife #4</u>
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 13, 2019

Ending Date October 14, 2019

Lead Agency (Complete if applicable):

Consulting Firm: County of Fresno

Address: 2220 Tulare St., Suite B

City/State/Zip: Fresno, CA 93721

Contact: Ryan McKelvey

Phone: (559) 600-4232

Applicant: Jim Abbate

Address: P.O. Box 9869

City/State/Zip: Fresno, CA 93794

Phone: (559) 277-2200

Signature of Lead Agency Representative: _____

Date: 9/11/2019

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

IS Application No. 6908 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 Ryan McKelvey, Planner at the addresses above.

For questions please call Ryan McKelvey, Planner (559) 600-4232.

Published: September 13, 2019



E201910000323
County of Fresno

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

FILED

SEP 12 2019

TIME
12:04pm

FRESNO COUNTY CLERK
By *Jessica [Signature]*

DEPUTY

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 6908 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 6908 and **TPM** (*Tentative Parcel Map*) **APPLICATION NO. 8121** filed by **JIM ABBATE**, proposing to allow the creation of seven (7) parcels from three (3) existing parcels located in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The project site is located one mile northwest of the intersection of Millerton Road and Winchell Cove Road, approximately one and three quarter miles northeast of the unincorporated community of Friant (APN: 300-021-21, 300-021-26, & 300-032-03) (Sup. Dist.: 5). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6908, and take action on TPM (*Tentative Parcel Map*) Application No. 8121 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 provide notice of the availability of IS Application No. 6908 and the draft Mitigated Negative Declaration.

Public Comment Period

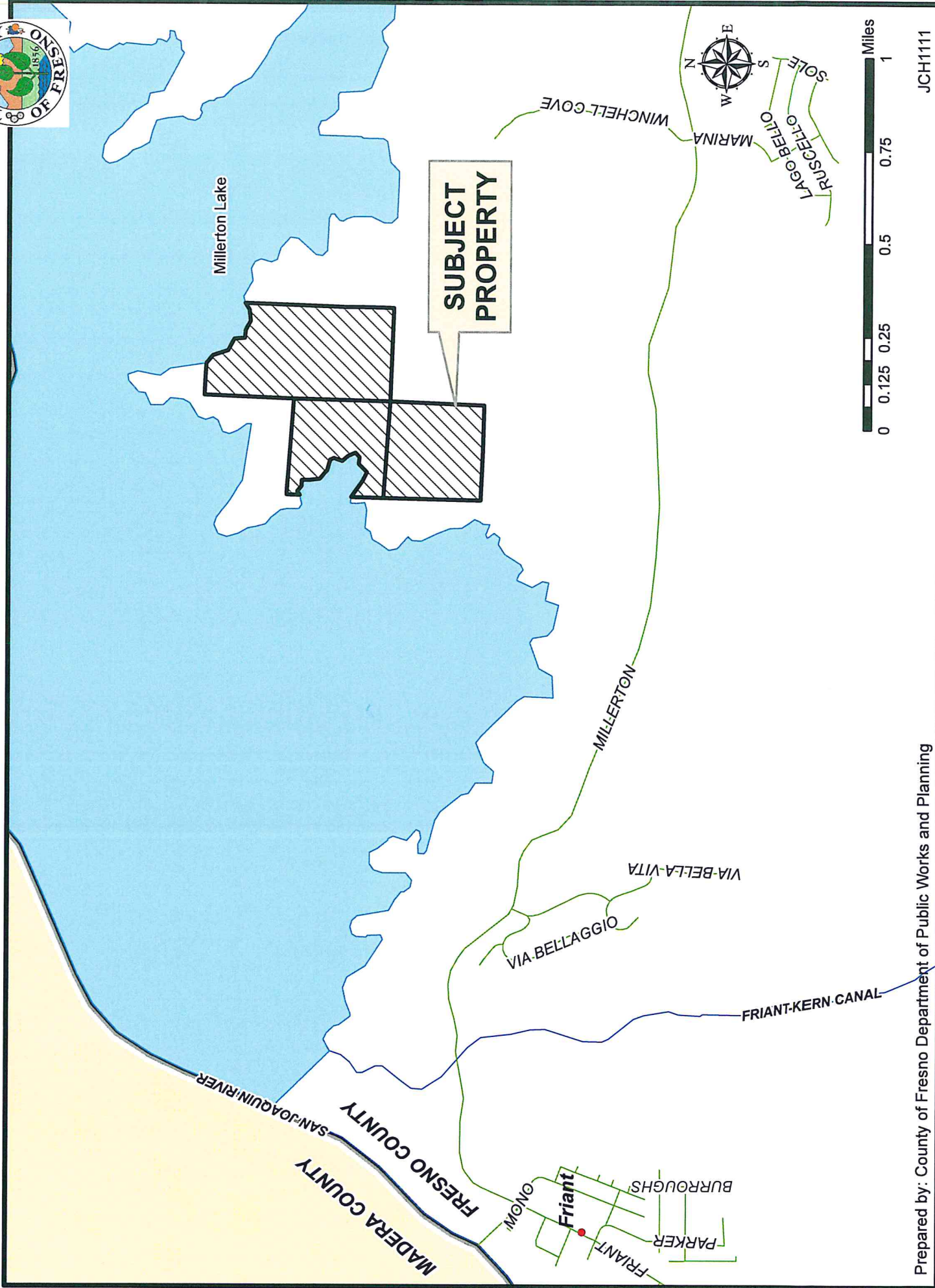
The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from September 13, 2019 through October 14, 2019.

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

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ryan McKelvey
2220 Tulare Street, Suite B
Fresno, CA 93721

E201910000323

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 No. 6908 and Tentative Parcel Map No. 8121: Jim Abbate

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:

Ryan McKelvey, Planner (559) 600-4232

4. Project location:

The subject parcels are located approximately one mile northwest of the intersection of Millerton Road and Winchell Cove Road, approximately one and three quarter miles northeast of the unincorporated community of Friant (Addressed as 6092 Millerton Road and 6100 Millerton Road; APNs: 300-021-21, 300-021-26, and 300-032-03; Sup. Dist.: 5)

5. Project sponsor's name and address:

Jim Abbate
P.O. Box 9869
Fresno, CA 93794

6. General Plan designation:

Agricultural

7. Zoning:

AL-20 (Limited Agricultural, 20-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.)

Allow the creation of seven (7) parcels from three (3) existing parcels.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The subject parcels are located in an area of agricultural grazing land and mixed residential land uses. Millerton Lake is adjacent to both the western boundary of the 36.25-acre parcel identified as APN 300-021-21 and the northern boundary of the 71.00-acre parcel identified as APN 300-032-03. Additionally, the Millerton Lake Marina is located approximately one-quarter mile east of the 71.00-acre parcel identified as APN 300-032-03.

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.?

Per Assembly Bill 52 (AB52), participating California Native American Tribes were notified of the project and given the opportunity to enter into consultation with the County regarding the proposal. The Dumna Wo Wah Tribal Government requested consultation, but ultimately did not meet due to the fact that they did not request a date for consultation.

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.

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:


Ryan McKelvey, Planner
Date: 9/11/2019

REVIEWED BY:


Marianne Mollring, Senior Planner
Date: 9-12-19

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM (Initial Study Application No. 6908 and Tentative Parcel Map Application No. 8121)

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:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 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 a 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?
- 3 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:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 2 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?
- 3 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?
- 2 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?
- 3 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:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 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:

- 3 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:

- 1 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?
- 1 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?
- 1 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:

- 1 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?
- 1 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, 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, 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 groundwater 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?
- 1 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?
 - 1 i) Result in substantial erosion or siltation on or off site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 1 iii) 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
 - 1 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, exposing 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)?

- 2 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:
- 1 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:

- 1 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)?
- 2 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:

- 1 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 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
- 1 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:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 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?
- 1 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:

- 1 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
Millerton New Town Specific Plan
FEMA FIRM Panel
County of Fresno Ordinance Code

Biological Resources Evaluation Report (October 2016)
Fresno County Important Farmland Map (2014)
2010 Fault Activities Map of California
California Code of Regulations Title 24 – Fire Code
Sierra North Regional Plan Document

RM
Document1



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Jim Abbate

APPLICATION NOS.: Initial Study Application No. 6908 and Tentative Parcel Map Application No. 8121

DESCRIPTION: Allow the creation of seven (7) parcels from three (3) existing parcels located in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcels are located approximately one mile northwest of the intersection of Millerton Road and Winchell Cove Road, approximately one and three quarter miles northeast of the unincorporated community of Friant (6092 Millerton Road and 6100 Millerton Road) (SUP. DIST.: 5) (APNs: 300-021-21, 300-021-26, and 300-032-03).

I. AESTHETICS

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcels are located in an area of agricultural grazing land and mixed residential land uses. Millerton Lake is adjacent to both the western boundary of the 36.25-acre parcel identified as APN 300-021-21 and the northern boundary of the 71.00-acre parcel identified as APN 300-032-03. Additionally, the Millerton Lake Marina is located approximately one-quarter mile east of the 71.00-acre parcel identified as APN 300-032-03, and the 41.23-acre parcel identified as APN 300-021-26 is adjacent to the northern boundary of the Millerton New Town Specific Plan. It is noted that none of

the subject parcels are located within the boundaries of the Millerton Specific Plan. Impacts related to visual character are not expected to be significant because the proposed development is to create seven parcels with a minimum parcel size of 20-acres and will not change the allowed land use or result in any increase in permitted density.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposal may result in the establishment of additional residential units by right, and accessory structures thereto. Such uses are not anticipated to cause substantial light or glare in the area. Any future outdoor lighting shall be hooded and directed as not to shine towards adjacent properties and public streets.

* **Mitigation Measure(s)**

1. *Any future outdoor lighting shall be hooded and directed as not to shine towards adjacent properties and public streets.*

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 subject parcels are not located on forest land, are not under Williamson Act Contract, and are classified as Grazing Land on the Fresno County Important Farmland Map (2016). The proposed 20-acre parcels of land meet the County Zoning Ordinance requirements. The project will not be in conflict with existing agricultural zoning nor would result in conversion of farmland to non-agricultural use.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project was referred to San Joaquin Valley Air Pollution Control District, which did not express any concerns regarding the proposed parcel split. However, future development has the potential to contribute to the overall decline in air quality due to construction activities and ongoing operational emissions. The Air District also noted that future development may require further environmental review and mitigation measures.

Future development resulting from this project may be subject to the following Air District rules: Indirect Source Review (Rule 9510), Regulation VIII (PM 10), Nuisance (Rule 4102), Architectural Coatings (Rule 4601), and Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations (Rule 4641). Compliance with Air District Rules will reduce any potential air quality impacts of this proposal to a less than significant level.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:**

By right, the project will allow a single-family residence to be developed on each proposed parcel. Residential construction includes ground-disturbing activities. A Biological Resource Evaluation Report (Report) dated October 2016 was prepared for the parcel map. The Report concluded there are no sensitive habitats including wetland, riparian corridors, native grasslands located on the site. No special status plants occur on the site. There was no indication of breeding or nesting use by any special status species. Use of the site by special status species would likely be limited to potential transient movements or foraging.

The Report was distributed to the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE) for review and comment. According to a comment letter from the USFWS dated May 17, 2017, although the USFWS concurs the probability with encountering a CTS within the proposed project are to be low, it cannot be discounted entirely. The California Department of Fish and Wildlife (CDFW) or the United States Army Corps of Engineers (USACE) did not provide any comments during the review period.

To avoid or offset potential project impacts to biological resources, the following avoidance, minimization and/or mitigation measures will be implemented prior to any ground disturbance to reduce impact to biological resources:

*** Mitigation Measure(s)**

1. *Prior to the start of any ground disturbance activities, consultation with the California Department of Fish and Wildlife (CDFW) and United States Department of Fish and Wildlife (USFWS) shall be required to determine appropriate mitigation for impact to the California Tiger Salamander (CTS) through the Sections 7 and 10 of the Act in order to avoid violation of the Act. Additional mitigation shall be implemented as determined during the Agency Consultation process. CDFW is recommending that the Project proponent apply for incidental take coverage. The ITP requires specific criteria to be met including minimizing and fully mitigating impacts to listed species.*

2. *Prior to work commencing, surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of ground or vegetation disturbance or activities that could displace birds from their nests, and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise, vibration, odors, and movement of workers or equipment. The Department recommends identified nests are continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, continuously monitoring all nests to detect any behavioral changes is advised. If behavioral changes are observed, the work causing that change should cease and the Department consulted for additional avoidance and minimization measures.*
3. *To mitigate for Burrowing Owl, a pre-construction survey of the Biological Study Area shall be conducted by a qualified Biologist no more than 30 days prior to initial ground disturbing activities. Any active burrow found during pre-construction survey efforts shall be recorded with a GPS unit and subsequently identified on a map. A construction-free setback or buffer shall be established around each active nest by means of fencing or stakes with conspicuous flagging. No construction activities shall be permitted within the buffer area until the young have fledged or the adults are no longer attempting to nest. If no active burrows are found, no further measures shall be required. Results from the pre-construction plans shall be provided to the California Department of Fish and Wildlife (CDFW) and the United States Department of Fish and Wildlife (USDFW). If any ground-disturbing activities will occur during the burrowing owl nesting season (approximately April 1 through August 15), implementation of avoidance measures is required. In the event that burrowing owls are found , CDFW shall be consulted for appropriate avoidance measures.*
4. *A formal wetland delineation shall be conducted by a qualified biologist to determine the location and extent of the California Department of Fish and Wildlife jurisdictional and wetland features on or adjacent to the site that may be impacted by Project activities. If Department jurisdictional features may be impacted by Project activities, a Notification of Lake or Streambed Alteration Agreement is warranted to comply with Fish and Game Code 1602.*
5. *To mitigate for nesting birds, if ground-disturbing activities must occur during the breeding season (February through mid-September), the Project applicant is responsible for ensuring that implementation of the Project does not result in any violation of the Migratory Bird Treaty Act or relevant Fish and Game Codes as referenced above. Prior to work commencing, the Department recommends surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of ground or vegetation disturbance or activities that could displace birds from their nests, and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could*

potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise, vibration, odors, and movement of workers or equipment. The Department recommends identified nests are continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, continuously monitoring all nests to detect any behavioral changes is advised. If behavioral changes are observed, the work causing that change should cease and the Department consulted for additional avoidance and minimization measures.

6. The State fully protected white tailed kite (*Elanus /eucurus*) and golden eagle (*Aquila chrysaetos*), and the State endangered and fully protected bald eagle (*Haliaeetus leucocephalus*) may nest and forage in the vicinity of the Site. Projects within occupied territories have the potential to significantly impact these species. CDFW recommends that focused surveys be conducted by experienced biologists prior to Project implementation. To avoid impact to the species, conducting surveys following the survey methodology developed by the Department (CDFG, 2010) is advised. In the event that the species is found within ½-mile of the Site, implementation of avoidance measures are warranted. The Department recommends that a qualified wildlife biologist be on-Site during all ground disturbing/construction related activities and that a 0.5 mile no disturbance buffer be put into effect. If the 0.5 mile no disturbance buffer cannot feasibly be implemented, consultation with the Department is advised to occur well in advance of ground disturbing activities to develop and implement measures to avoid take.
7. The State and Federally endangered Hartweg's golden sunburst (*Pseudobahia bahiifolia*) has the potential to occur on the Project site. CDFW recommends that the Project site be surveyed by a qualified botanist multiple times following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (November 24, 2009). This protocol, which is intended to maximize detectability, includes the identification of reference populations to facilitate the likelihood of field investigations occurring during the appropriate floristic period. In the absence of protocol-level surveys being performed, additional surveys may be necessary. Further, the Department advises that a minimum no-disturbance buffer of at least 50 feet be delineated from the outer edge of the plant population(s) required by special status plant species. If buffers cannot be maintained, then consultation with the Department is advised to determine appropriate minimization and mitigation measures for impacts to special-status plant species. If a State- or federally listed plant species is identified during botanical surveys, then consultation with the Department and/or the USFWS is recommended to determine the need for an Incidental Take Permit (issued by the Department pursuant to Fish and Game Code Section 2081(b)) or a Biological Opinion (issued by the USFWS).
8. If large oak trees, measuring greater than 12 inches in diameter (as measured at breast height) are removed for construction activities, they shall be replaced two (2) to one (1) on the project site and maintained until established. Retaining

large oak trees (greater than 12 inches in diameter as measured at breast height) on the Project site to the maximum extent possible is recommended during any construction activities. Large, acorn-bearing oak trees are a critical source of food for wintering deer and other wildlife. Location and routing of access roads, utility connections, and building sites shall be sited where they will require the minimum amount of disturbance to large oak trees.

- 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project was referred to the United States Army Corps of Engineers and in their comments dated October 31, 2014, the Army Corps of Engineers indicated the potential discharge of dredged or fill material into waters of the United States, in this case the Millerton Lake. A preliminary Delineation of Water of the U.S. and Waters of the State of California was prepared for the project within the Biological Resource Evaluation Report (October 2016). The survey was conducted in accordance with the Corps of Engineer Wetland Delineation Manual and determined ACOE regulatory jurisdiction under Section 404 is not anticipated to be required for the project. The ACOE did not comment or express any concerns with the conclusion of the preliminary report.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

See IV.A and B – Biological Resources

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The proposed project will not conflict with any local policies or ordinances protecting biological resources or any 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:

- 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 scope of this parcel map is to create seven 20-acre parcels from an existing 148.48-acre parcel of land. The subject parcel is located within an area designated to be medium to high sensitive for archeological resources, in the event that such resources are unearthed during grading or construction, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during grading or construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition of the remains. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours. This requirement will be included in the following Mitigation Measure, which will reduce potential impacts to cultural resources to a level of insignificance:

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

A Mitigation Measure reducing the amount of idling of onsite vehicles and equipment to the most possible extent will be incorporated with the project to avoid wasteful and/or inefficient consumption of energy resources during construction and operation.

* **Mitigation Measure(s)**

1. *Idling of onsite equipment and vehicles will be avoided to the most possible extent to avoid wasteful and/or inefficient consumption of energy resources.*

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not 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. 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 area is designated as Seismic Design Category C in the California Geological Survey. Review of the 2010 Fault Activities Map of California indicates that the project site is not located within a fault zone. Per Fresno County General Plan Update Background Report (2000), the project is not located within landslide hazards and areas of subsidence. The project therefore would not expose people or structures to earthquakes, liquefaction or landslides.

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

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

FINDING: NO IMPACT:

Potential future residential construction and paving activities could result in a change to the topography or ground surface relief features of the project site. Consequently, a minimal increase in soil erosion could result from the project. Potential effects related to topsoil runoff are not expected to be significant and will be addressed by mandatory adherence to standard construction practices contained in the Building and Grading Sections of the Fresno County Ordinance Code and Fresno County building permit requirements.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The AL-20 Zone District requires a parcel to have at least 20 acres for each dwelling unit to be permitted by-right. As such, no more than one dwelling unit would be allowed by-right on each parcel. The Fresno County Department of Public Health, Environmental Health Division, which expressed no concerns with the proposal concerning soils or wastewater disposal, reviewed the proposal.

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

FINDING: NO IMPACT:

A unique paleontological resource or site or unique geologic is does not exist on the project site.

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:

The San Joaquin Valley Air Pollution Control District (Air District) has reviewed this proposal and expressed no concerns related to greenhouse gas emissions.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has reviewed the subject application and has included comments regarding hazardous materials and hazardous waste. Facilities 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 6.95m 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 HSC, Division 20, Chapter 6.95. All hazardous waste shall be handling in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

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

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school.

- 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; or

FINDING: NO IMPACT:

According to the NEPAAssist Report generated for the project site, the project site is not located on a listed hazardous materials site and will not create a significant hazard to the public or the environment.

- 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; or

FINDING: NO IMPACT:

There are no private airstrips in the vicinity of the project. The project site is not located within a clear and runway zone, inner or outer approach zone, and traffic pattern zone or horizontal or conical zone.

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

FINDING: NO IMPACT:

This proposal will not impair the implementation of, or physically interfere with an adopted Emergency Response Plan. The Fresno County Fire Protection District did not express any concern with the proposal.

- 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 subject parcels are located within the California Department of Forestry "State Responsibility Area" (SRA) and, therefore, future development would be subject to SRA standards relating to building setbacks, driveway construction, gating, display of street address, disposal of flammable vegetation, water supply facilities for fire protection, and roofing materials. These standards would be addressed at the time a building permit is issued. Any future development shall also comply with the California Code of Regulations Title 24 – Fire Code. These requirements will be included as a Project Notes. Further, this proposal was reviewed by the Fresno County Fire Protection District, which did not express any concerns with the project.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

See Discussion in Section VI Geology and Soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the County records indicates the project site is located in a low water area. A Water Well Yield Certification would be required prior to the issuance of permits for any additional dwelling units.

- 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:
- i. Result in substantial erosion or siltation on or off site?
 - ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 - iii. 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
 - iv. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to the Biological Resource Evaluation Report (Report) dated October 2016, "There are five ephemeral drainages that are located on the property. Three of the ephemeral drainages are isolated, fragmented, or lacking continuity and therefore, in our professional opinion, do not meet the definition for a significant nexus to a water of the US. The fourth ephemeral drainage links to Millerton Lake near Winchell Bay and the fifth ephemeral drainage links to South Bay and these two drainages may potentially meet the definition of a Water of the US. None of the drainages, however, are anticipated to be impacted by the project."

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

FINDING: NO IMPACT:

The subject site is not prone to a seiche, tsunami or mudflow.

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

FINDING: NO IMPACT:

The project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or

FINDING: NO IMPACT:

This proposal will not physically divide a community. The subject parcels are located approximately one and three quarter miles northeast of the unincorporated community of Friant.

- 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:

According to the Policy Planning Section of the Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division, the proposed division of land is compatible with the Specific Plan Reserve designation. Furthermore, Policy 402-01:9.02.a.3.b of the Sierra-North Regional Plan states that a Limited Agricultural Zone District with a minimum parcel size of 20 acres may be established upon recordation of a Covenant to run with the land that binds present and future property owners to participate in a Specific Plan District. With adherence to this requirement, which will be included as a Condition of Approval, staff believes that this proposal is consistent with the land use plans, policies and regulations of Fresno County.

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:

Review of the Fresno County General Plan Update Background Report (2000) indicates that the project is not located within a principal sand and gravel producing location. The project will not extract or excavate mineral resources, and will not result in the loss of any known mineral resources recovery site.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or

FINDING: NO IMPACT:

The proposal would allow, by-right, one single family residential unit per resulting parcel. Potential construction activities for single family residential units would not expose persons to severe noise levels or ground vibration. This will be less than significant due to the adherence with standard construction practices contained in the Noise Ordinance and the Building and Grading Sections of the County of Fresno Ordinance Code and Building Permit requirements.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not 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.

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: LESS THAN SIGNIFICANT IMPACT:

Impacts related to population growth are not expected to be significant. There are no residential houses proposed with this application. Any future development will adhere to the General Plan and Zoning Ordinance and density and will not displace existing housing or people. Development rights would allow the resulting parcels to have a

density of one single family residence per parcel. Future division or development of more than one home per parcel will require further land use and environmental analysis.

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 subject parcels are located within the State Responsibility Area (SRA) boundary. As such, any future development shall be in accordance with applicable SRA Fire Safe Regulations. Additionally, any future development shall also comply with the California Code of Regulations Title 24 – Fire Code. These requirements will be included as a Project Notes. Further, this proposal was reviewed by the Fresno County Fire Protection District, which did not express any concerns with the project.

- 2. Police protection;

- 3. Schools;

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

No impacts on the provision of other services were identified in the project analysis.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

No such impacts were identified in the project analysis.

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; or

FINDING: No Impact:

The project will not conflict with any adopted plan, policies or programs supporting public transit, bicycle or pedestrian facilities. The project has no potential to decrease the performance or safety of any form of transport facilities.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcels have no public road frontage and are accessed from Millerton Road via a paved 60-foot wide non-exclusive access easement. This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning, which did not express any concerns regarding the carrying capacities of the adjacent roadways and did not require a Traffic Impact Study. This proposal was also reviewed by the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning, which also did not express any concerns regarding the proposal.

- D. Result in inadequate emergency access?

FINDING: No Impact:

The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of

the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: NO IMPACT:

See Discussion in Section V Cultural Resources.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI Geology and Soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI 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:

No such impacts were identified in the project analysis.

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:

Fresno County Fire Protection District (CalFire) reviewed the proposal and express no concerns with the project. The project will require compliance with the California Code of Regulations Title 24 – Fire Code and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

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; or

FINDING: NO IMPACT:

The project would not degrade the quality of the environment; 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; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological resources or cultural resources were identified in the 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); or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been analyzed for potential impacts, and appropriate project-specific Mitigation Measures have been developed to reduce project impacts to less than significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. The project analysis identifies no cumulatively considerable impacts other than Aesthetics, Geology and Soils, Hydrology and Water Quality and Transportation/Traffic, which will be addressed with the Mitigation Measures discussed in Section I. D., Section VI. E., Section IX. B. and Section XVI. A. B.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Tentative Parcel Map Application No. 8121, 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 agricultural and forestry resources, greenhouse gas emissions, mineral resources, recreation, and tribal cultural resources.

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

Potential impacts relating to aesthetics, biological resources, cultural resources, and energy 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 B, Lower Level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

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 6908	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): Ryan McKelvey, Planner	Area Code: 559	Telephone Number: 600-4232	Extension: N/A
Applicant (Name): Jim Abbate		Project Title: Tentative Parcel Map Application No. 8121	
Project Description: Allow the creation of seven (7) parcels from three (3) existing parcels located in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: <p>Based upon the Initial Study prepared for Tentative Parcel Map Application No. 8121, 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 agricultural and forestry resources, greenhouse gas emissions, mineral resources, recreation, and tribal cultural resources.</p> <p>Potential impacts related to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, utilities and service systems, and wildfire have been determined to be less than significant.</p> <p>Potential impacts relating to aesthetics, biological resources, cultural resources, and energy have been determined to be less than significant with the identified Mitigation Measures.</p>			
FINDING: <p>The proposed project will not have a significant impact on the environment.</p>			
Newspaper and Date of Publication: Fresno Business Journal – September 13, 2019		Review Date Deadline: October 14, 2019	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Ryan McKelvey Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

ALAN WEAVER

DIRECTOR

DATE: October 22, 2014

TO:

- * Development Services, Attn: William M. Kettler, Division Manager
- * Development Services, Current Planning, Attn: Eric VonBerg
- * Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
- * Development Services, Water/Geology/Natural Resources, Attn: Augustine Ramirez
- * Development Services, Zoning & Permit Review, Attn: Tom Navarro
- * Development Engineering, Grading/Mapping/SPR, Attn: Augustine Ramirez
- * Road Maintenance and Operations, Attn: Robert Palacios
- * Design Division, Transportation Planning, Attn: Mohammad Alimi
- * Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner/Kevin Tsuda
- * Sheriff's Office, Attn: Capt. Greg Gularte (M/S 224)
- US Army Corps of Engineers, Sacramento Dist., Regulatory Division
- * US Department of Interior, Fish and Wildlife Service, Endangered Species Division, Attn: Thomas Leeman
- * CA Regional Water Quality Control Board, Attn: Dale Harvey
- * CALTRANS, Attn: Dave Padilla
- * CA Department of Fish and Wildlife
- State Department of Health Services, Office of Drinking Water, Attn: Betsy Lichti
- Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
- CA State Parks and Recreation, Millertone Lake SRA, Attn: Kent Gresham
- * Clovis Unified School District, Attn:
- * San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
- * Sierra Resource Conservation District
- Consolidated Mosquito Abatement District
- * Fresno County Fire Protection District, Attn: Eric Watkins, Battalion Chief
- * Fresno County Fire Protection District, Attn: Andy Cosentino, Battalion Chief
- * Pacific Gas & Electric Company, Land Services Department, Attn: Dale Overbay

FROM: Roy Jimenez Jr., Planner
Development Services Division

SUBJECT: Initial Study Application No. 6908 and Tentative Parcel Map Application No. 8121

APPLICANT: Jim Abbate

DUE DATE: November 7, 2014

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow the creation of 7 parcels with a minimum parcel size of 20 acres from 3 existing parcels totaling approximately 148.48-acres in the AL-20 (Limited Agriculture, 20-acres minimum parcel size) District.

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
Equal Employment Opportunity • Affirmative Action • Disabled Employer

The subject property is located approximately one mile northwest of the intersection of Millerton Road and Winchell Cove Road, approximately one and three quarter mile northeast of the unincorporated community of Friant. (APN: 300-021-21 & 26 and 300-032-03)

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 7, 2014**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Steven Sopp, Planner, Policy Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4251, or email royjimenez@co.fresno.ca.us.

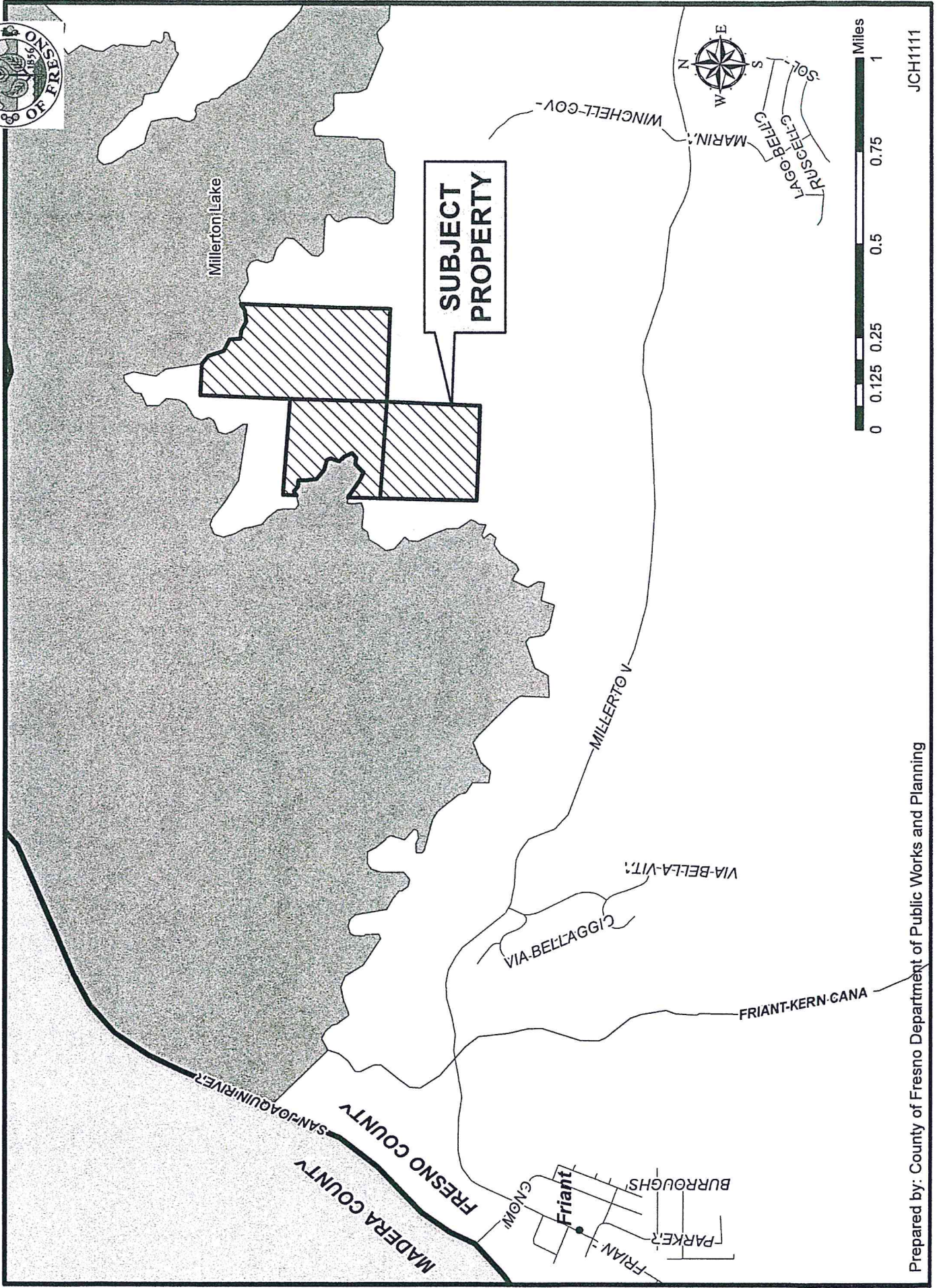
G:\4360Dev_Engr\TPMW\14-13 Abbate\Rtg.docx

Activity Code (Internal Review):2671

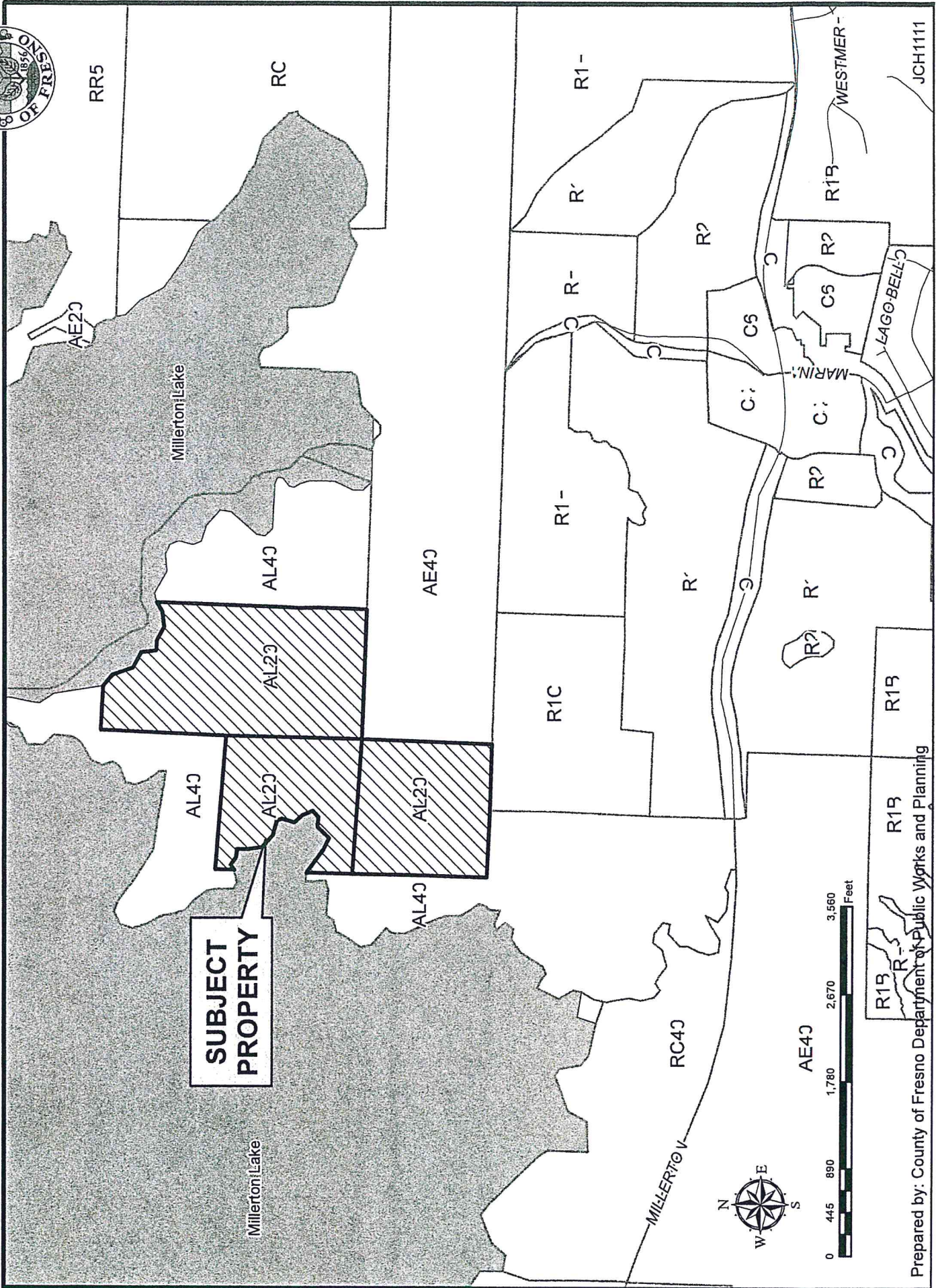
Enclosures

LOCATION MAP

TPMW 14-13 / IS 6908



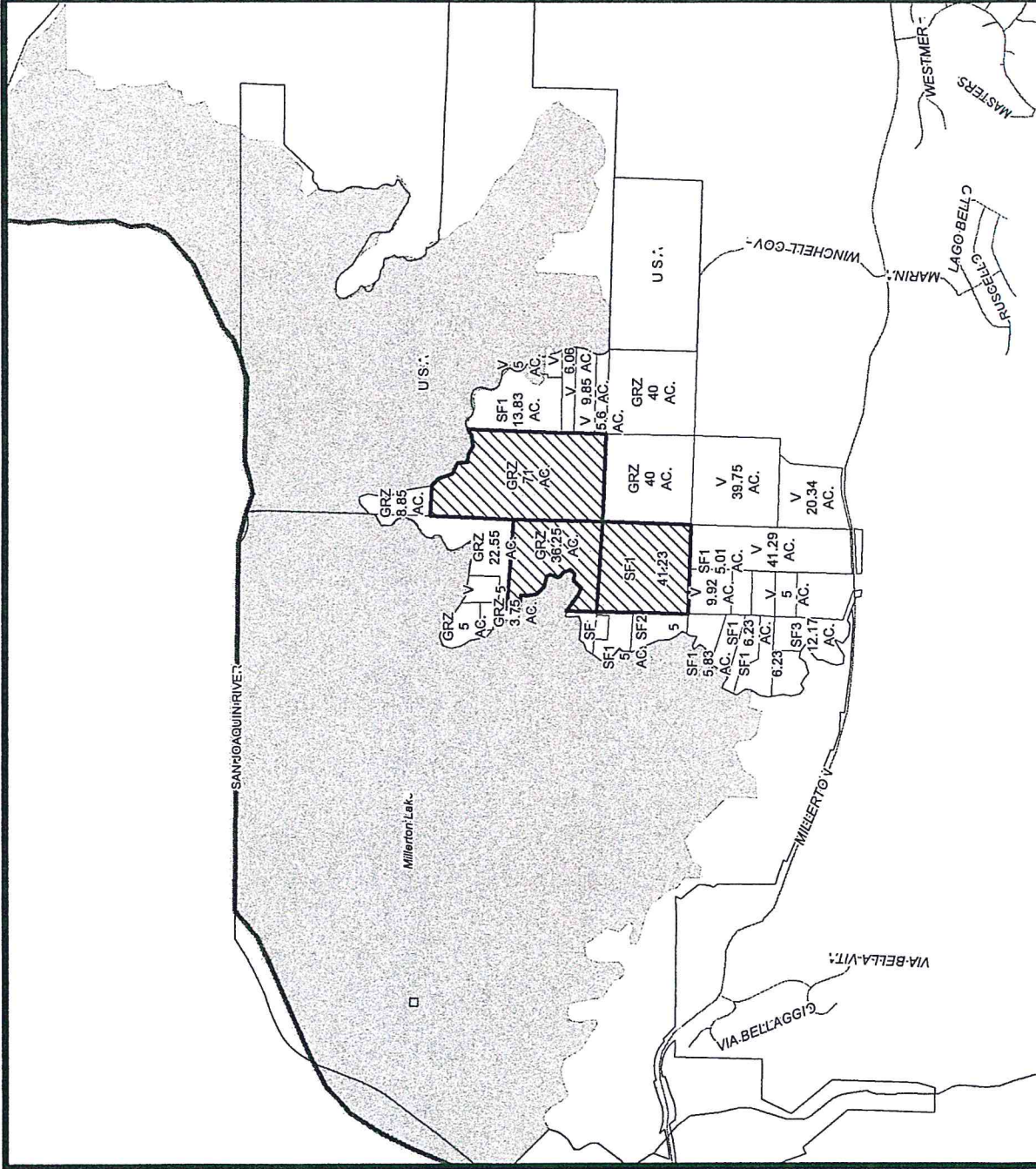
EXISTING ZONING MAP





EXISTING LAND USE MAP

TPMW 14-13



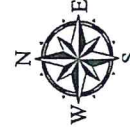
LEGEND

GRZ - GRAZING
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

LEGEND:



Subject Property



0 600 1,200 2,400 3,600 4,800 Feet

Department of Public Works and Planning
Development Services Division

Map Prepared by: JHernandez
J.GIS/CH/Land Use



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

INITIAL STUDY APPLICATION

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).

OFFICE USE ONLY	
IS No.	6908
Project No(s)	TPMW 14-13
Application Rec'd:	10/21/2014

GENERAL INFORMATION

1. Property Owner: Jim Abbate Phone/Fax: (559) 277-2200

Mailing Address: P.O. Box 9869 Fresno CA 93794

Street City State/Zip
2. Applicant: _____ Phone/Fax: _____

Mailing Address: _____

Street City State/Zip
3. Representative: Mark W. Greenwood Phone/Fax: (559) 268-7831

Mailing Address: 2558 E. Olive Ave. Fresno CA 93701

Street City State/Zip
4. Proposed Project: Mapping Procedure to divide 3 existing parcels into 7 proposed parcels, minimum size, 20 acres
5. Project Location: Section 9, T. 11S., R. 21E., see attached Assessor's Maps.
6. Project Address: 100 & 6092 Millerlawn Road
7. Section/Township/Range: 09 / 11 / 21 8. Parcel Size: 36.25, 41.23 & 26.00 acres
9. Assessors Parcel No. 300-021-21, 26 and 300-022-03

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
Equal Employment Opportunity • Affirmative Action • Disabled Employer

10. Land Conservation Contract No. (If applicable): Not Applicable

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

<input type="checkbox"/> LAFCo (annexation)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input 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 District: AL-20

14. Existing General Plan Land Use Designation: Limited agricultural use

ENVIRONMENTAL INFORMATION

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

See attached map, there are approximately 3 wells, one single family residential home and an Ag Shed

Describe the major vegetative cover: grasslands with occasional date trees & brush

Any perennial or intermittent water courses? If so, show on map: none

Is property in a flood prone area? Describe: 06019C103SH - Zone X
06019C0650H - Zone X

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

North: Millerton Lake

South: Agricultural

East: Agricultural / Millerton Lake

West: Millerton Lake

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

18. What land use(s) in the area may impact your project?: none

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

7 Parcels Proposed
20' x 15' aluminum gate each
4/4
N/A

II. Commercial - Number of Employees

Number of Salesmen

Number of Delivery Trucks

Total Square Footage of Building

N/A
N/A
N/A
N/A

III. Describe and quantify other traffic generation activities: Creating 7-20 new
acres for limited agricultural use

20. Describe any source(s) of noise from your project that may affect the surrounding area:

21. Describe any source(s) of noise in the area that may affect your project: _____

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

23. *Proposed source of water:*

~~A~~ private well

() community system³--name: _____

24. Anticipated volume of water to be used (gallons per day)²: 200-300 gal/day per Parcel
per day each; 1400-2100 gal/day total per day
25. Proposed method of liquid waste disposal:
☒ septic system/individual
☐ community system³-name _____
26. Estimated volume of liquid waste (gallons per day): 200-300 gal/day per Parcel per day
27. Anticipated type(s) of liquid waste: household water use
28. Anticipated type(s) of hazardous wastes²: none
29. Anticipated volume of hazardous wastes²: none
30. Proposed method of hazardous waste disposal²: private recycle service
31. Anticipated type(s) of solid waste: household products & packaging
32. Anticipated amount of solid waste (tons or cubic yards per day): 10-15 lbs/day per Parcel
per day each; 70-105 lbs/day total per day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1.5-2.0 lbs/day per Parcel
10.5-14 lbs/day total
34. Proposed method of solid waste disposal: Private Collection Service
35. Fire protection district(s) serving this area: Cal Fire / Fresno County Fire Protection
36. Has a previous application been processed on this site? If so, list title and date: Yes, Tentative
Tract Map No. 4861, 1996, expired; AA 3800 approved 4-1-14
for APN: 300-021-26
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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

[Signature]
 SIGNATURE

10/01/2014
 DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

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



Development

Services

Division

R.W. Greenwood Associates

Attn. Mark Greenwood

2558 E. Olive Ave.

Fresno, Ca. 93701

Pre-Application Review

Department of Public Works and Planning

NUMBER:

38503

APPLICANT: Mark Greenwood

PHONE: 268-7831

300-032-03 d

300-021-21426

PROPERTY LOCATION: S-9, T-11S, R-21E. Also 6100+6092 Millerton Rd.

APN'S: ALCC: No ☒ Yes # VIOLATION NO. ☒CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No ☒ YesZONE DISTRICT: AL-20 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# Initiated In processMap Act: ☐ Lot of Rec. Map; ☐ On '72 rolls; ☒ Other AA3800; ☐ Deeds Req'd (see Form #236)SCHOOL FEES: No ☒ Yes DISTRICT: Clovis Unified PERMIT JACKET: No ☒ YesFMFCD FEE AREA: ☒ Outside ☐ District No.: FLOOD PRONE: No ☒ YesPROPOSAL A mapping procedure to divide three parcels into seven parcels.
20 acre minimum per parcel.

COMMENTS: AA 3800 approved 4-1-14 (zone change from AL-40 to AL-20)

ORD. SECTION(S): 817.5-A BY: Joe Brizzee DATE: 5-19-14

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: SPECIFIC Plan Review

COMMUNITY PLAN: ☐ AA: ☐ HD: ☐ JAG COMM: ☐ JALCC: ☐ JIS (PER): ☐ Viol. (35%): ☐ Other: ☐REGIONAL PLAN: SIERRA NORTH ☐ CUP: ☐ DRA: ☐ VA: ☐ AT: ☐ JT: ☐SPECIFIC PLAN: ☐ DRA: ☐ VA: ☐ AT: ☐ JT: ☐SPECIAL POLICIES: ☐ VA: ☐ AT: ☐ JT: ☐SPHERE OF INFLUENCE: M/A ☐ AT: ☐ JT: ☐ANNEX REFERRAL (LU-G17/MOU): M/A ☐ JT: ☐

PROCEDURES AND FEES:

MINOR VA: TPMW 1329.50

HD: 305.00

JAG COMM: 34.00

JALCC: ☐

JIS (PER): 259.00

Viol. (35%): ☐Other: ☐

Filing Fee: \$ 1927.50

Pre-Application Fee: \$ 247.00

Total County Filing Fee: \$ 1680.50

FILING REQUIREMENTS:

☒ Land Use Applications and Fees☒ This Pre-Application Review form☒ Copy of Deed / Legal Description (15)☒ 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 - (24) copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction☐ Floor Plan & Elevations - 8 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: Henry Kimthia

DATE: 5/22/14

PHONE NUMBER: (559) 600-1425

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)

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.

RECEIVED
COUNTY OF FRESNO

MAY 19 2014

DEPARTMENT OF PUBLIC WORKS AND PLANNING
DEVELOPMENT SERVICES DIVISION



Fresno County Department of Public Works and Planning

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721

LOCATION:

Southwest Corner of Tulare and "M" Streets
Courtyard Level
Fresno Phone: (559) 262-4022
Toll Free Phone: 1 (800) 742-1011

APPLICATION FOR:

_____ Tentative Tract Map
_____ Tentative Parcel Map
XX _____ Waiver of Tentative Parcel Map and Parcel Map
_____ Lot Line Adjustment
_____ Certificate(s) of Compliance
_____ Exception(s)
_____ Miscellaneous (_____)

DESCRIPTION OF REQUEST:

Mapping Procedure to divide 3 existing parcels into 7 proposed parcels, minimum size 20 acres

Please type or print in black ink

Legal Description of Existing Parcel (copy of Deed must be also attached): see attached deeds

Assessor's Parcel Number(s): 300-021-21 & 26, 300-632-03 Qtr. Sec. 3 & 4 Twp. 11S Rg. 21E

Number of parcels proposed: seven (7)

Acreage of Existing Parcel: 71.0, 36.25 & 41.23 acres

Existing Use of Parcel(s): Limited Agricultural, 20 acre minimum parcel size

Proposed Use of Parcel(s): Limited Agricultural, 20 acre minimum parcel size

Source of Domestic Water Supply: private well

Method of Sewage Disposal: private septic system

Signature of Record Owner

Jim Abbate

Name

P.O. Box 9869

Address

Fresno, CA 93794

City State Zip
(559) 277-2200

Phone: Home Business

Signature

Name

Address

City State Zip

Phone: Home Business

Signature of Person Preparing Map

Mark W. Greenwood

Name

2558 E. Olive Avenue

Address

Fresno, CA 93701

City State Zip
(559) 268-7831

Phone: Home Business

OFFICE USE ONLY

Application Type/No.: TPMW 14-13 Fee: _____

Application Type/No.: _____ Fee: _____

Environmental Assessment No.: #6908 Fee: _____

Received by: RJIMEN52 JR.

Related Applications: REZONE AA3800 ON

4-1-14

WHEN VALIDATED
THIS APPLICATION IS YOUR RECEIPT

10-20-2014

INVOICE

County of Fresno
Department of Public Works & Planning
Address: 2220 Tulare Street, 6th Floor Fresno
REG-RECEIPT: 5213 - 60839
CASHIER ID : CIB1113 Oct 20 2014
Date Printed: 10/20/2014 14:59:43

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: 800-742-1011 FAX: 600-4201

**INVOICE TO:**

14106630LU \$3,343.00

SubTotal \$3,343.00

PST

GST

TOTAL DUE

INVOICE NO.: 70718

INVOICE DATE: Oct 20, 2014

PERMIT #: 14 106630 LU

RECEIVED FROM :

REFERENCE #:

ABBATE JAMES L & MARCI S TRUSTEES

CHECK

\$1,680.50

PROJECT LOCATION: S-9, T-11S, R-21E

CHECK

\$1,662.50

PROJECT DESCRIPTION: MAPPING PROCEDURE TO DIVIDE 3 EXISTING PARCELS
INTO 7 PARCELS WITH 20-AC MIN PARCEL SIZE (REFER TO
ORD R-462-3800: REZONE AL-40 TO AL-20 DIST.) (APNS:
300-021-21, 26 AND 300-032-03)

	FEE DESCRIPTION	AMOUNT	COMMENT
TOTAL TENDERED	\$3,343.00		
	Health Department Review (Envir Health R	\$338.00	
	Environmental Assessment (EA) - Class III	\$1,212.00	IS No. 6908
CHANGE DUE	\$0.00	\$1,793.00	TPMW No. 14-13
	Tentative Parcel Map Waiver (TPM/W)		
	TOTAL	\$3,343.00	

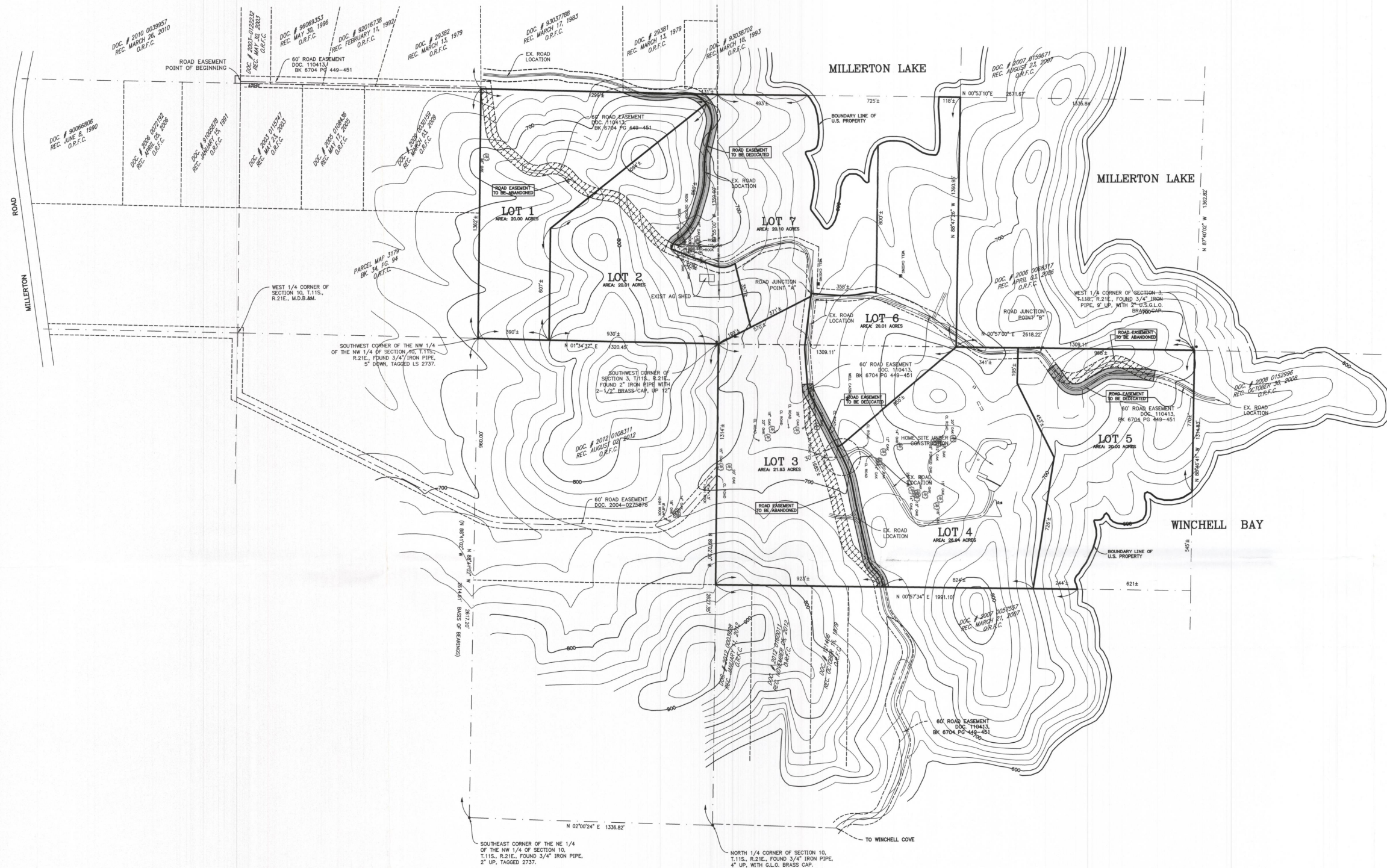
SUMMARY:

Environmental Assessment (EA) - Class III	\$1,212.00
Health Department Review (Envir Health Rev)	\$338.00
Tentative Parcel Map Waiver (TPM/W)	\$1,793.00
TOTAL	\$3,343.00

TOTAL BILLED: \$3,343.00

PAYMENT RECEIVED: \$0.00

BALANCE DUE: \$3,343.00



LEGAL DESCRIPTION

EXISTING PARCEL 1:

LOT 16 IN SECTION 4, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL THAT PART OF LOT 16, ALSO KNOWN AS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, LYING WESTERLY OF A LINE FOLLOWING THE NATURAL SURFACE OF THE GROUND THROUGH THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, AT AN ELEVATION OF 600 FEET ABOVE SEA LEVEL AS DETERMINED FROM THE DATUM OF THE UNITED STATES GEOLOGICAL SURVEY.

TOGETHER WITH THE RIGHT TO USE A 60 FOOT WIDE NON-EXCLUSIVE EASEMENT AND ROAD RIGHT OF WAY, APPURTENANT TO LAND NOW OWNED BY LALBERT G. ABBATE IN SECTIONS 3 AND 4, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, BY INSTRUMENT RECORDED DECEMBER 10, 1976, IN BOOK 6704, PAGE 449, OFFICIAL RECORDS, AS DOCUMENT No. 110413.

ALSO TOGETHER WITH A 60 FOOT NON-EXCLUSIVE EASEMENT SITUATED IN SECTIONS 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT OF BEGINNING BEARS SOUTH 01° 31'17" WEST, 1067.58 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 10, SAID POINT OF BEGINNING ALSO BEING ON THE CENTERLINE OF MILLERTON ROAD; THENCE NORTH 01° 31'17" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, 1067.58 FEET TO SAID WEST QUARTER CORNER; THENCE SOUTH 88° 25'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, 345.74 FEET; THENCE NORTH 26° 19'56" EAST, 1462.505 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS NORTH 88° 41'02" WEST 960.00 FEET.

A.P.N. 300-021-21

EXISTING PARCEL 2:

THE WEST HALF OF THE SOUTHWEST QUARTER IN SECTION 3, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 3, LYING NORTHEASTERLY OF A LINE FOLLOWING THE NATURAL SURFACE OF THE GROUND THROUGH THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, AT AN ELEVATION OF 600 FEET ABOVE SEA LEVEL AS DETERMINED FROM THE DATUM OF THE UNITED STATES GEOLOGICAL SURVEY.

TOGETHER WITH THE RIGHT TO USE A 60 FOOT WIDE NON-EXCLUSIVE EASEMENT AND ROAD RIGHT OF WAY, APPURTENANT TO LAND NOW OWNED BY LALBERT G. ABBATE IN SECTIONS 3 AND 4, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, BY INSTRUMENT RECORDED DECEMBER 10, 1976, IN BOOK 6704, PAGE 449, OFFICIAL RECORDS, AS DOCUMENT No. 110413.

ALSO TOGETHER WITH A 60 FOOT NON-EXCLUSIVE EASEMENT SITUATED IN SECTIONS 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT OF BEGINNING BEARS SOUTH 01° 31'17" WEST, 1067.58 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 10, SAID POINT OF BEGINNING ALSO BEING ON THE CENTERLINE OF MILLERTON ROAD; THENCE NORTH 01° 31'17" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, 1067.58 FEET TO SAID WEST QUARTER CORNER; THENCE SOUTH 88° 25'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, 345.74 FEET; THENCE NORTH 26° 19'56" EAST, 1462.505 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS NORTH 88° 41'02" WEST 960.00 FEET.

A.P.N. 300-032-03

EXISTING PARCEL 3:

LOT 1 IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT:

EXCEPTING THEREFROM ALL THOSE PORTIONS THEREOF LYING BELOW AN ELEVATION OF 600 FEET ABOVE SEA LEVEL, UNITED STATES GEOLOGICAL SURVEY DATUM.

TOGETHER WITH A SIXTY FOOT WIDE NON-EXCLUSIVE EASEMENT AND ROAD RIGHT OF WAY OVER AND ACROSS PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS PREVIOUSLY GRANTED OF RECORD.

A.P.N. 300-021-26

OWNER/DEVELOPER

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ENGINEER

R. W. GREENWOOD ASSOCIATES, INC.
2558 EAST OLIVE AVENUE
FRESNO, CALIFORNIA 93701
Ph. (559) 268-7831

BASIS OF BEARINGS

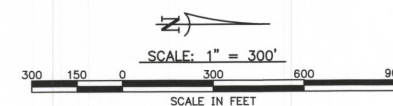
THE NORTH LINE SECTION 10, TOWNSHIP 11 SOUTH, RANGE 21 EAST, WAS TAKEN TO BEAR NORTH 88° 41'02" WEST, AS SHOWN ON PARCEL MAP No. 3179, RECORDED IN BOOK 34 OF PARCEL MAPS AT PAGE 94, FRESNO COUNTY RECORDS.

TENTATIVE PARCEL MAP
No. 8121

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR

JAMES L. ABBATE



R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING — LAND SURVEYING
PLANNING — LANDSCAPE ARCHITECTURE

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Fresno, California 93701

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REV. 07/31/14 MWG
REV. 06/24/13 MWG
REV. 06/11/13 MWG
REV. 06/07/13 MWG
REV. 04/22/13 MWG
REV. 03/29/13 MWG
REV. 03/28/13 MWG
REV. 03/01/13 MWG
REV. 01/09/13 PWL
Pb. 255/62 MC
PLOT VIEW: PLOT TSM
AUTOCAD ID: 120578MDWG
REF: B-11121
REF: D-96135

Date SEPTEMBER 13, 2012

Job No. D-12057

Drawn By. STAFF

Drawing No. 5271-E