



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Gwenlee Cedar

APPLICATION NOS.: Initial Study Application No. 8177 and Tentative Parcel Map Application No. 8235

DESCRIPTION: Allow creation of four (4) parcels, three 5.01-acre parcels and one 5.03-acre parcel from an existing 23-acre parcel in the located in the RR - 5 (Rural Residential, 5-acre minimum lot size) Zone District .

LOCATION: The subject property is generally located on the east side of Millerton Lake, west of Sky Harbor Road, approximately 4.75 miles northeast of the nearest city limits of the City of Clovis. (SUP. DIST. 5) (APN 300-330-17).

### 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 designated as rural residential in the Sierra North Regional Plan. Impacts related to visual character are not expected to be significant because the proposed development is to create four parcels with a minimum parcel size of 5-acres and will not change the allowed land use or result in any increase in permitted density.

Based on the description of the project, only limited development consisting of a single-family residence could be developed on each of the four created parcels. The project will not impact scenic vistas or resources as the project only divides land, and it does not create structures or features that have a reasonable potential for visual impacts. Other

more intensive uses would require a discretionary land-use permit. Therefore, based on the limited scope of the proposed development, the proposal is seen as having a less than significant impact.

- 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 would allow the creation of new parcels from the existing parcel and will allow each parcel to be developed with a single-family residence by right. This may result in the establishment of additional residential units, and accessory structures thereto. Such uses may cause substantial light or glare in the area.

\* **Mitigation Measure(s)**

1. *Any future outdoor lighting shall be hooded and directed so as not to shine toward public roads or surrounding properties.*

## 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

FINDING: NO IMPACT:

The subject parcel is not located on forest land, is not under Williamson Act Contract, and is classified as Grazing Land on the Fresno County Important Farmland Map (2018). The proposed 5-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.

- 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 parcel is not located on forest land and is not under Williamson Act Contract. The proposed 5-acre parcels 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.

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:**

The project will allow a single-family residence to be developed by right on each of the proposed parcels. Residential construction includes ground-disturbing activities. The project was routed 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. There are no identified sensitive habitats or species nor records from California Natural Diversity Database (CNDDDB) identified any issues at the project site. Therefore, the project can be seen as having a less than significant impact.

- 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: NO IMPACT:**

According to the National Wetlands Inventory, the subject parcel is not located along the boundary of identified wetlands. There are no riparian or other sensitive natural community identified on or near the subject parcel.

- 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: NO IMPACT:**

The project will not interfere with the movement of any native resident or migratory fish or wildlife species. No native resident or migratory wildlife corridor or native wildlife nursery site has been identified on the subject parcel. The subject parcel is currently being utilized for grazing and disturbance of the site has deterred wildlife species from inhabiting the site.

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

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



The project site is in an Oakland Woodland Management Plan area and contains existing oak trees that may be impacted by future development.

The Policy Planning Section of the Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division, indicated that the proposed division of land is compatible with the County General Plan. This is supported by the following policies:

Policy OS-F.3            The County shall support the preservation of significant areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.

Policy OS-F.11        Fresno County Oak Woodlands Management Guidelines:

**1. When Building Within Oak Woodlands:**

- Develop an Oak Woodland Management Plan to retain existing oaks, preserve agriculture, retain wildlife corridors, and enhance soil and water conservation practices.
- Avoid tree root compaction during construction by limiting heavy equipment in root zones.
- Carefully plan roads, cuts and fills, building foundations, and septic systems to avoid damage to tree roots. Design roads and consolidate utility services to minimize erosion and sedimentation to downstream sources. Also, consider reseeded any disturbed ground.
- Avoid landscaping which requires irrigation within ten (10) feet of the trunk of an existing oak tree to prevent root rot.
- Consider replacing trees whose removal during construction was avoidable.
- Use fire-inhibiting and drought-tolerant and oak-compatible landscaping wherever possible.

**2. Take Steps to Increase Fire Safety on Wooded Parcels:**

- Recognize fire as a natural feature of the oak woodland landscape and plan accordingly.
- Set up a continuous management program as a part of your Oak Woodland Management Plan to maintain a fire-safe property environment.
- Identify and manage trees to be fire-safe.
- Recognize the impact of steep slopes on fire safety.
- Develop a fire-safe and oak-friendly landscape plan for your home or business.
- Create "Defensible Space" around buildings. Defensible space is that area which lies between a structure and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and which provides an opportunity for firefighters to safely defend a structure.

**3. When Implementing Range Improvement Practices in Oak Woodlands:**

- When using prescribed fire as a range improvement practice, obtain

- professional assistance to maximize benefits and minimize risk.
- When converting oak woodlands to other agricultural uses, consider incorporating an oak retention component or a conservation easement in your Oak Woodland Management Plan.
- Develop water sources--ponds, troughs, seeps, and springs for livestock and wildlife.
- 4. **When Harvesting Oaks for Fuel or Range Improvement, Plan Your Harvest to:**
  - Maintain an average canopy cover of 10 to 30 percent depending on site, elevation, and precipitation.
  - Retain some oak trees of all sizes and species represented at the site and in clusters where possible.
  - When safety permits, leave old hollow trees and those actively being used for nesting, roosting, or feeding.
  - Where low fire risk and aesthetics allow, pile limbs and brush to provide wildlife cover.
  - Where commercial or extensive harvest is being contemplated, seek professional advice.

*Adopted by the Fresno County Board of Supervisors on March 10, 1998 (Resolution # 98-150) and incorporated into the County-adopted 2000 General Plan.*

To address potential impacts to existing oak resources due to future development, the following mitigation measure has been included:

\* **Mitigation Measure(s)**

1. *Prior to recordation of the Parcel Map an Oak Woodland Management Plan consistent with the policies of the Fresno County Oak Woodland Management Guidelines, shall be prepared by one of the following professionals: Biologist, Registered Forester, Arborist, Horticulturalist or any other professionals experienced in the management of Oak tree habitat. The Plan shall contain provisions for preserving, maintaining and replacing Oak trees currently existing on the project site at an acceptable ratio and maintenance of plantings for seven years. The plan shall be submitted to and approved by the Fresno County Department of Public Works and Planning in consultation with other agencies including the Sierra Resource Conservation District.*

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

FINDING: NO IMPACT:

The project will not conflict with any local, state, or federal policies or ordinances protecting biological resources. The project also will not 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:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or

FINDING: NO IMPACT:

No historical resources were noted during the project analysis.

- 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 four parcels, three 5.01-acre parcels, and a 5.03-acre parcel from an existing 23-acre parcel of land. The subject parcel is located within an area designated to be medium to highly 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



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

FINDING: NO IMPACT:

The project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources as there is no project construction or operation proposed. If in the future a single-family residence is constructed, the residence will be required to abide by the California Building Code which include meeting energy efficiency standards. Therefore, 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?

FINDING: NO IMPACT:

According to the Earthquake Zone Application administered by the California Department of Conservation, the proposed parcels are not located within a rupture of a known earthquake fault. Additionally, per Figure 9-3 of the Fresno County General Plan Background Report (FCGPBR), the parcel is not located near any other identified Earthquake Hazard Zones

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The proposal would result in creation of a four parcels from an existing 23-acre parcel. In considering the Applicant's intent, development of the proposed parcels will result in loss of topsoil. A loss of topsoil is considered with the development of the parcel and development will be subject to the most current building code and grading standards, which will negate developmental impacts resulting from the loss of topsoil. The project will not result in substantial soil erosion,

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

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. Per Figure 7-1 of the FCGPBR, the subject parcel is not located in identified Expansive Soil areas.

- 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
- 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. There is no known unique paleontological resource, site, or geologic feature. The project is for the subdivision of land and subsequent residential development will unlikely increase the risk of disturbing any unknown paleontological or geologic resource or features

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal will allow creation of four parcels and a remainder parcel. The Applicant has indicated that the proposed parcels will be improved with a single-family residence but currently, there are no plans for development of the site. The project proposal will not directly generate greenhouse gas emissions, but if development of the parcel were to occur, by-right uses under the Rural Residential Zone District are not expected to generate greenhouse gas emissions that would have a significant impact on the environment. San Joaquin Valley Air Pollution Control District (SJVAPCD) has been given the opportunity to review and provide comments on the project. There were no expressed concerns from SJVAPCD to indicate that the project proposal would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of 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: NO IMPACT:

The project proposes to legally create the subject parcels. There is no specific development or operation involved with the project that would create a significant hazard to the public or environment through the transport, use or disposal of hazardous materials or a hazard through upset or accident conditions involving the release of hazardous materials into the environment.

- 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 does not emit hazardous emissions or handle hazardous materials and is not located within one-quarter mile of an existing or proposed school site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment; or



FINDING: NO IMPACT:

Per the NEPAssist database maintained by the U.S. Environmental Protection Agency, the subject site is not located on a listed hazardous materials site nor would it result in creation of a significant hazard to the public or 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:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. 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: NO IMPACT:

Reviewing agencies and departments did not express concern to indicate that the project will result in impairing implementation of or physically interfere with an adopted emergency response plan or emergency evacuation nor were there expressed concerns that the project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires. 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:

The Water and Natural Resources Division provided comment, noting that the subject parcel is located within a low water area and that a water supply evaluation would be necessary. The Applicant provided the requested water yield report on January 2022. The Water and Natural Resources Division concurred with the results of the report that the project has an adequate and sustainable supply of groundwater to meet the needs of the proposal and that future groundwater utilization on the property would not result in significant pumping-related impacts to surrounding properties. Therefore, the impacts to groundwater supplies can be seen as less than significant.

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

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

FINDING: NO IMPACT:

The project proposes to create four parcels from an existing 23-acre parcel. There is no development being proposed directly with the proposal. The project will not result in the altering of drainage patterns of the site or alter any course of a stream or river. The project will not result in substantial erosion or siltation. The rate or amount of surface runoff will not increase from the project proposal. Per Fresno County standards, stormwater runoff should not be drained across property lines and be kept onsite. There are no planned stormwater drainage systems that service the project area. The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and will not provide additional sources of polluted runoff. Per FEMA FIRM Panel 0650H, the project site is not subject to flooding from the 100-year storm, therefore the project will not impede or redirect flood flow.

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

FINDING: NO IMPACT:

The project site is not subject to flooding from the 100-year storm per FEMA FIRM Panel 0650H. There are no bodies of water near the project site that would indicate the site is at increased risk from tsunami or seiche zones. 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:

Reviewing agencies and departments did not express concern with the project to indicate that the proposal would conflict with or obstruct implementation of a water quality control plan or sustainable management plan. 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 three and a half 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: NO 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 Sierra-North Regional Plan designation and with the County General Plan. This is supported by the following policies:

Policy 402-01:1.00e: Foothill Rural Residential shall mean land designated for rural homesites at a net density not to exceed 1 dwelling unit per acres.

Policy 402-01:10.02a1: A Rural Residential (RR) zone district. The provisions of 10.02b shall apply:

The minimum lot size shall be 2 acres (net) for parcels with public road frontage (exclusive of all road rights-of-way, permanent water bodies, and common use areas) and 5 acres (gross) for parcels without public road frontage, provided:



- a. The physical characteristics of the site do not preclude development in accordance with County development standards.
- b. Development proposals (Subdivisions, Parcel Maps, Conditional Use Permits, Director Review and Approvals) shall show that water quality and quantity are adequate to serve domestic and fire protection needs.
- c. The installation of individual sewage systems will not degrade the environment.

The above-mentioned policies are intended to address the environmental concerns that an increase in the number of homesite parcels and decrease in parcel size in Fresno County could lead to higher density uses.

## 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 who reside or work 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. The proposed use for one single-family residence on each proposed parcel will not expose persons to excessive noise levels or ground vibration. Any use allowed under the Fresno County Zoning Ordinance is regulated by the Fresno County Noise Ordinance and any more intensive use requiring a land-use permit would be reviewed further for noise impacts

#### 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;

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. Reviewing Agencies and Departments did not express concern with the project proposal to indicate that provision of new or physically-altered governmental facilities are needed to maintain acceptable service ratios, response times, or other performance objectives.

The proposed division of land does not pose any increase in demands for services or impede delivery of services.

## 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. The project will not result in an increased use of existing neighborhood and regional parks or other recreational facilities and will not require the construction or expansion of recreational facilities.

## 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
- 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: NO IMPACT:

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. Any future intensive use requiring a land-use permit would be further reviewed for impacts to transportation impacts.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not result in inadequate emergency access. The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, and is not in conflict with CEQA Guidelines Section 15064.3. There were no hazards due to design features or incompatible uses identified and no indication by reviewing Agencies and Departments that the project would 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: LESS THAN SIGNIFICANT IMPACT:

Per Assembly Bill 52 (AB 52) participating California Native American Tribes in the vicinity were notified December 28, 2021, of the subject application and given the opportunity to enter into consultation with the County on discussing the presence of tribal cultural resources on or near the project site. Table Mountain Rancheria expressed interest in the project proposal and requested consultation. A records search conducted by the Southern San Joaquin Valley Information Center was provided to

Table Mountain Rancheria (TMR) representatives, followed by an onsite visit on June 10, 2022. Following the onsite visit, it was determined that no cultural resources were present or at risk of being disturbed by the proposed project. TMR representatives indicated via an email to the County on May 23, 2022, that the consultation was completed pursuant to AB 52.

## 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
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- 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
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

### FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to create four parcels from an existing 23-acre parcel. There is no development proposed with this project, although the Applicant indicates that future residential development may occur. Future residential development would be subject to all applicable federal, state, and local standards. The proposal will not require the relocation or construction of water, wastewater treatment or storm water draining, electric power, natural gas, or telecommunications facilities. The water yield test performed by Kenneth D. Schmidt and Associates indicated there is adequate water supply to meet the needs of the proposal. The project will not produce wastewater; therefore, no impact will occur on capacity. Solid waste generation will not increase as a result of the project; therefore, the project will comply with federal, state, and local management and reduction statutes and regulation.

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: NO IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the proposal and express no concerns with the project. According to the 2007 Fresno County Fires Hazard Severity Zones in SRA Map by the California Department of Forestry and Fire Protection (Cal Fire), the project site is located in or near a state responsibility area or land classified as moderate to high fire hazard severity zone. According to the map, the project site is located on or near area designated as being a high severity zone. If future development of the site were to occur, development would be subject to applicable fire and building code standards. 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 not result in adverse impacts associated with wildfires.

## 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
- 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



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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No substantial adverse impacts on human beings, either directly or indirectly, were identified in the analysis. There are no cumulatively considerable impacts identified from the analysis of the subject proposal.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Tentative Parcel Map Application No. 8235, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population and Housing, Transportation, and Utilities and Service Systems have been determined to be less than significant.

Potential impacts related to Cultural Resources and Tribal Cultural Resources have been determined to be less than significant with Mitigation Measures incorporated into the project.

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, below street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.