



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Steve Wood

APPLICATION NOS.: Initial Study Application No. 8184 and TPM Application No. 8233

DESCRIPTION: Allow the creation of two parcels, consisting of a 2.5-acre parcel and a 3.5-acre parcel from an existing 6-acre parcel in the R-R (Rural Residential) Zone District.

LOCATION: The subject parcel is located approximately 300 feet south of East International Avenue, between North Fowler Avenue and North Armstrong Avenue, approximately 1.3 miles north of the City of Clovis. (SUP. DIST. 5) (APN 581-160-65).

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 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. Based on the description of the project, only limited development consisting of a single-family residence could be developed on each of the created parcels. Other more intensive uses would require a discretionary land-use permit. Therefore, based on the limited scope of the proposed development, the proposal would have 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
- 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, is not under a Williamson Act Contract, and is classified as Rural Residential Land on the Fresno County Important Farmland Map (2018). The project will not be in conflict with existing agricultural zoning nor would result in conversion of farmland to non-agricultural use.

The project site configuration, soils, existing floodway features would further limit the ability of the properties to be farmed.

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 proposal does not have any development tied to it. Considering the project scope, the request would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions affecting a substantial number of people. Furthermore, the proposal was referred to San Joaquin Valley Air Pollution Control District, which did not express any concerns regarding the proposed parcel split. Each parcel could develop with a single family residence by-right.

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:

If approved, the proposal would allow a single-family residence to be developed on each proposed parcel. Residential construction includes ground-disturbing activities. The subject parcels have been historically utilized for livestock grazing. 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:

The project site is located approximately 1.3 miles north of the City of Clovis and is surrounded by rural residential development. The site is vacant and disturbed with prior agricultural/rural residential operations and improvements related to a single-family residence, and as such does not provide habitat for state or federally listed species. Furthermore, the site contains no riparian features or wetlands or waters under the jurisdiction of the United States.

- 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.

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

FINDING: NO IMPACT:

The project 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

- 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 two parcels, one 2.5-acre parcels, and a 3.5-acre parcel from an existing 6-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 9-2 of the Fresno County General Plan Background Report (FCGPBR), the parcel is not located in close vicinity to 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 two parcels from an existing 6-acre parcel. Considering the applicant's intent, future development of the proposed parcels will result in loss of topsoil. A loss of topsoil is considered with the development of the parcel 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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Although the project does not propose construction, following an approved parcel map there is the potential to develop a single-family residence on each newly created parcel which will require the installation of a private septic system for each residence. Any proposed septic systems will be subject to the development standards established by the Fresno County Local Area Management Program (LAMP). To ensure that any future on-site septic systems are adequately designed, the following mitigation measure requiring engineered septic systems has been included to reduce potential impacts to less than significant levels.

* **Mitigation Measure(s)**

1. *Engineered individual sewage disposal systems will be required for each proposed parcel. The system must be designed, and installation certified by a California registered geologist, register engineer or registered environmental health specialist who is knowledgeable and experienced in the field of septic tank-leaching system design and installation. This shall be noted on additional map sheet to the map.*

- 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 two parcels. The applicant has indicated that the proposed parcels may 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 NEPAassist database mainlined 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:

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 revised water yield report on October 2021. 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. A Water Well Yield Certification would be required prior to the issuance of permits for any additional dwelling units. Therefore, the impacts to groundwater supplies are 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The County conducted a review of the grading and drainage proposed with the project and determined the grading/drainage to be adequate and will not substantially alter the existing drainage pattern of the site or area. The proposed drainage plan was approved by the County on October 13, 2021. Future on-site development must comply with the approved grading plan (GP No. 16321). As proposed, the grading plan included plans for relocating an on-site rural stream, two building pads and three on-site storage basins. To ensure that future on-site construction activities meet the requirements of GP No. 16321 the following mitigation shall be included:

1. *To mitigate potential impacts to the existing on-site seasonal drainage in compliance with Grading Plan No. 16321 (issued October 13, 2021) the following shall be required of any on-site grading activities or development:*
 - a. *Fill within a designated flood zone must be compacted to a minimum of 95 percent and a certified compaction report shall be required.*
 - b. *Any import of fill material into the flood zone shall be offset by removing an equal amount for a zero-sum gain.*
 - c. *As-built plans will be required prior to final inspection.*

- d. *On-site grading activities will comply with Fresno Metropolitan Flood Control District (FMFCD) requirements.*
- e. *The site developer will contact the Department of Public Works and Planning to schedule rough and final grading inspections.*

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per FEMA FIRM Panel 1045H, some portions of the project site is subject to hazardous flooding from the 100-year storm. There is an existing natural drainage channels adjacent or running through property. There are no bodies of water near the project site that would indicate the site is at increased risk from tsunami, seiche zones or mudflow.

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

FINDING: NO IMPACT:

This proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater 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 one third miles north of the City of Clovis.

- 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, there are no General Plan issues with TPM Application No. 8233. Therefore, the proposed division of land is compatible with the Northeast Rural Residential Regional Plan designation and with the County General Plan.

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 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 be limited in duration and would not expose persons to severe noise levels or ground vibration. Any construction activities would require 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 and is not within the boundary of an airport land use plan.

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 not displace existing housing or people. The existing zoning 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:

This project proposes solely a separation of land and will not affect public services in the area. 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. However, future development resulting from this project is subject to Policy PF-A.1 of the Fresno County General Plan Policy, 2000.

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. There are no neighborhood parks in the vicinity, there would only be limited residential development with the approval of the map, would not create significant pressure to develop additional 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
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The subject application proposes to legally create the proposed parcels. There is no new use of development involved with this project. The Applicant has indicated that the subject parcels will be utilized for single-family residential dwellings which is allowed by the underlying zone district. Reviewing agencies and departments did not express concern with the application in terms of trip generation. Any intensive use requiring a land-use permit would be further reviewed for impacts to transportation impacts. 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.

This project may result in future limited residential development that could occur after the approval of the map. This development would not significantly impact existing roads or significantly increase vehicle miles traveled on roads adjacent to the project site. 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 but indicated that an access easement to allow access to County maintained roads will be required. There were no hazards due to design features or incompatible uses identified or indicated 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 January 11, 2022, 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 May 18, 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 June 10, 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 two parcels from two existing 6-acre parcels. 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 of construction of water, wastewater treatment or storm water draining, electric power, natural gas, or telecommunications facilities. The water yield test performed by Ken 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.

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:

Per the 2007 Fire Hazard Severity Zones in LRA Map produced by the California Department of Forestry and Fire Protection, the project site is not located in any identified fire hazard severity zones. 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 biological resources or 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. Mitigation has been included to address cultural resources and the use of on-site septic systems.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Tentative Parcel Map Application No. 8233, 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, Energy, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation, and Wildfire.

Potential impacts related to Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Population and Housing, Tribal Cultural Resources, and Utilities and Service Systems have been determined to be less than significant.

Potential impacts related to Cultural Resources, Geology and Soils, and Hydrology and Water Quality have been determined to be less than significant with Mitigation Measures incorporated into the project.

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

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