



# County of Fresno

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

August 7, 2019

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

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for Initial Study Application No. 7517 (Jason Higton on behalf of Higton Investment Group)

Enclosed Please find the following documents:

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

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

Sincerely,

Ejaz Ahmad, Planner  
Development Services and Capital Projects Division

EA:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3833 - See GPA 556\IS-CEQAAA 3833 SCH Letter.docx

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 7517 (Jason Higton on behalf of Higton Investment Group)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Fresno
Cross Streets: Northeast corner of N. Fine and E. Washington Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 0.34
Assessor's Parcel No.: 462-132-10 Section: 6 Twp.: 14S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: - 180 Waterways:
Airports: - Railways: - Schools: -

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [X] Rezone [ ] Annexation
[X] 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:

- [X] Residential: Units 6 Acres 0.34
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Single-Family dwellings /R-1-B (Single-Family Residential)/Low Density Residential in the Roosevelt Community Plan

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

Amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to the R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District to allow those uses permitted in the R-1 Zone District (Section 827.1-A.), and one-family or multiple-family dwellings (Section 827.1-D). The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County island in the City of Fresno (SUP. DIST. 3) (4955 E. Washington Ave., Fresno) (APN 462-132-10).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**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 checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u>                | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <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 type="checkbox"/> San Joaquin River Conservancy  |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Other: <u>US Fish &amp; Wildlife</u>                            |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development                        |   |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

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

Starting Date August 9, 2019 Ending Date September 9, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Jason Higton</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>7445 N. Laguna Vista Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 978-8586</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 08-07-19

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

**REVIEWING AGENCIES CHECKLIST**

**KEY**  
 S = Document sent by lead agency  
 X = Document sent by SCH  
 ✓ = Suggested distribution

**Resources Agency**

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

**Business, Transportation & Housing**

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

**Health & Welfare**

- Health Services, Fresno County

**State & Consumer Services**

- General Services
- OLA (Schools)

**Environmental Protection Agency**

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

**Youth & Adult Corrections**

- Corrections

**Independent Commissions & Offices**

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

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

Starting Date: August 9, 2019

Ending Date: September 9, 2019

Signature \_\_\_\_\_



Date \_\_\_\_\_

08-07-19

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

**Applicant:** Jason Higton  
 Address: 7445 N. Laguna Vista Avenue  
 City/State/Zip: Fresno, CA 93711  
 Phone: (559) 978-8586

**For SCH Use Only:**  
 Date Received at SCH: \_\_\_\_\_  
 Date Review Starts: \_\_\_\_\_  
 Date to Agencies: \_\_\_\_\_  
 Date to SCH: \_\_\_\_\_  
**Clearance Date:** \_\_\_\_\_  
 Notes:



E201910000283

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**FILED**  
AUG 07 2019 TIME 1:55pm  
FRESNO COUNTY CLERK  
By *[Signature]* DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7517 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7517 and GENERAL PLAN AMENDMENT APPLICATION NO. 556 and AMENDMENT APPLICATION NO. 3833** filed by **JASON HIGTON** on behalf of **HIGTON INVESTMENT GROUP** proposing to amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to an R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District to allow those uses permitted in the R-1 Zone District (Section 827.1-A.) and one-family or multiple-family dwellings (Section 827.1-D). The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County island in the City of Fresno (4955 E. Washington Avenue, Fresno) (SUP. DIST. 3) (APN 462-132-10). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7517, and take action on General Plan Amendment Application No. 556 and Amendment Application No. 3833 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7517 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from August 9, 2019 through September 9, 2019.

Email written comments to [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov) or mail comments to:

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

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IS Application No. 7517 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](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

**Public Hearing**

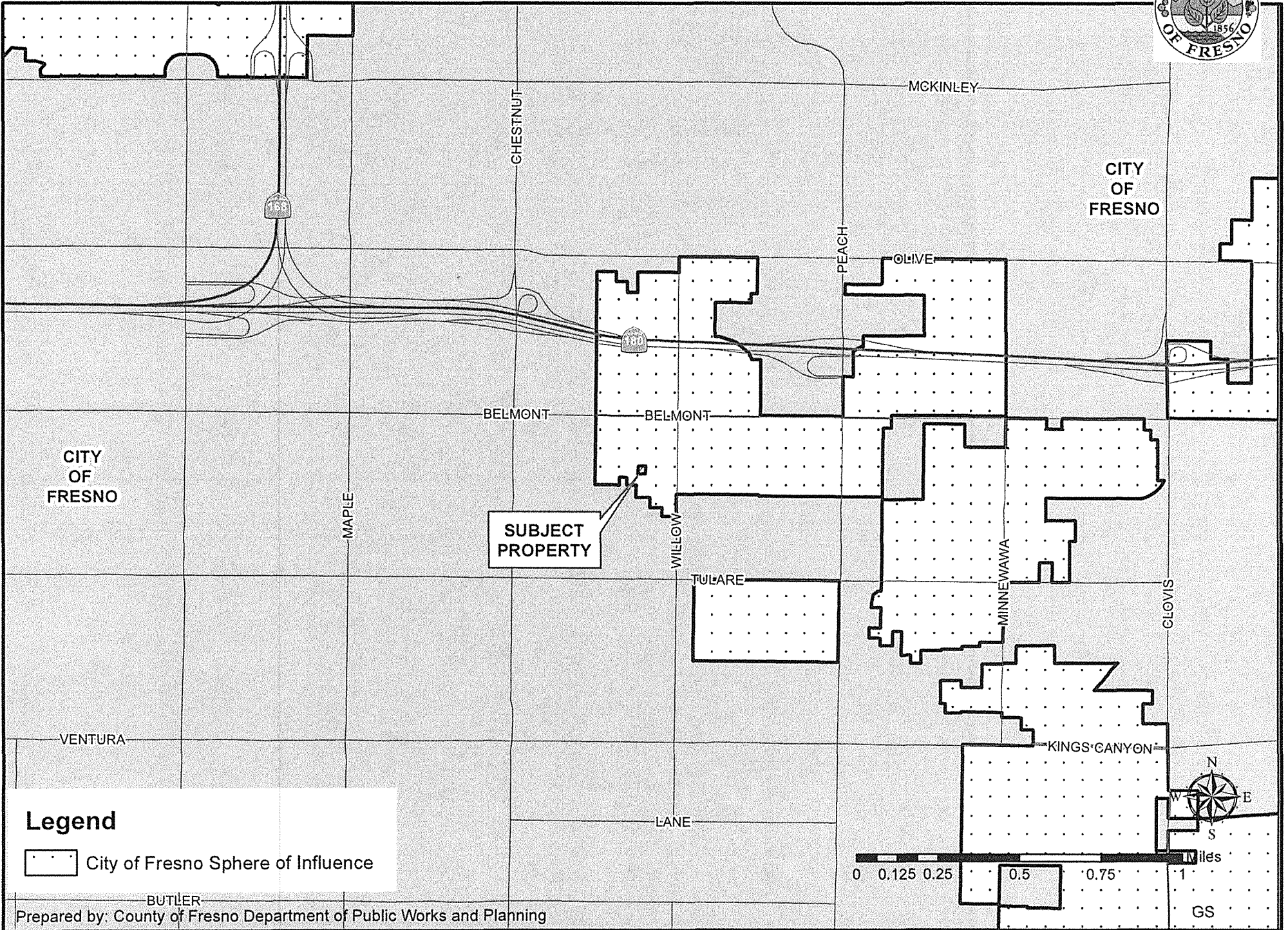
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on September 12, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.


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

Published: August 9, 2019

# LOCATION MAP



## Legend

 City of Fresno Sphere of Influence



# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**  
Initial Study Application No. 7517, General Plan Amendment Application No. 556, Amendment Application No. 3833.
2. **Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
3. **Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**  
The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County Island in the City of Fresno (SUP. DIST. 3) (4955 E. Washington Ave., Fresno) (APN 462-132-10).
5. **Project sponsor's name and address:**  
Jason Higton for Higton Investment Group  
7445 N. Laguna Vista Avenue  
Fresno, CA 93711
6. **General Plan designation:**  
Low-Density Residential in Roosevelt Community Plan
7. **Zoning:**  
R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay)
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.)**  
Amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to the R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District, to allow those uses permitted in the R-1 Zone District (Section 827.1-A.), and one-family or multiple-family dwellings (Section 827.1-D).
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The project site is developed with multi-family residential units and related improvements. The site, located in an established residential neighborhood in a County Island in the City of Fresno, is served by public utilities and paved streets.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
None



**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

The project site is located in a County island in the City of Fresno. The project/area is not sensitive to archeological or historical resources. Local tribes (Santa Rosa Rancheria Tachi Yokut Tribe and Picayune Rancheria of the Chukchansi Indians) reviewed the proposal and expressed no concerns with the project. The comments provided by Table Mountain Rancheria are discussed and addressed in Section V., CULTURAL RESOURCES in the Environmental document.

**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:**

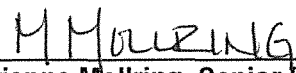
On the basis of this initial evaluation:

- 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:**

**REVIEWED BY:**

  
Ejaz Ahmad, Planner

  
Marianne Mollring, Senior Planner

Date: 08-07-19

Date: 8-7-19

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**  
(Initial Study Application No. 7517,  
General Plan Amendment Application No. 556,  
Amendment Application No. 3833)

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. ENERGY**

Would the project:

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

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

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

#### VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:  
1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  
1 ii) Strong seismic ground shaking?  
1 iii) Seismic-related ground failure, including liquefaction?  
1 iv) Landslides?  
2 b) Result in substantial soil erosion or loss of topsoil?  
2 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?  
2 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?  
1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?  
2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

#### VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

#### IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  
1 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, would it create a significant hazard to the public or the environment?  
2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

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

#### XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?  
2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

#### XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?  
1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

#### XIII. NOISE

Would the project result in:

- 1 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?  
1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?

- 2 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?

Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

**XIV. POPULATION AND HOUSING**

Would the project:

- 2 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

**XV. PUBLIC SERVICES**

Would the project:

- 1 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?
- 2 iii) Schools?
- 2 iv) Parks?
- 2 v) Other public facilities?

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

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

**XVI. RECREATION**

Would the project:

- 2 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?
- 2 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

**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?
- 1 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?

**XVII. TRANSPORTATION**

Would the project:

- 2 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 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?

**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

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

- 2 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public

restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when

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

**Documents Referenced:**

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Jason Higton on behalf of Higton Investment Group
- APPLICATION NOS.: Initial Study Application No. 7517, General Plan Amendment No. 556, Amendment Application No. 3833
- DESCRIPTION: Amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to the R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District to allow those uses permitted in the R-1 Zone District (Section 827.1-A.), and one-family or multiple-family dwellings (Section 827.1-D).
- LOCATION: The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County island in the City of Fresno (SUP. DIST. 3) (4955 E. Washington Ave., Fresno) (APN 462-132-10).

### I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The subject 0.34-acre project site, improved with multi-family residential units, is located in an established residential neighborhood served by public utilities and paved streets. The site is not located along a designated Scenic Highway, nor are there any identifiable scenic vistas or scenic resources in the vicinity. The subject proposal will not have an impact on scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are

experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an established residential neighborhood in a County island in the City of Fresno. The site is developed with three residential units in the R-1-B Zone District and is designated Low-Density Residential in the County-adopted Roosevelt Community Plan, as are other properties in the vicinity. The R-1-B Zone District allows no more than one residential unit by right and one by discretionary land use approval.

Should this proposal be granted approval, all three residential units, along with related improvements, will remain on site while meeting R-2 property development standards for population density, building height and setbacks. The property could ultimately be developed with up to six residential units, as allowed by this conditional R-2 Zoning.

The existing improvements on the property meet building height and setbacks required of the R-2 Zone District. These improvements are single story and maintain the same height (up to 25 feet) as maintained by other single-family homes on neighboring parcels. The main dwelling unit (Unit A) on the property maintains a 35-foot setback from Washington Avenue. This setback is comparable to the average setback of 22 feet to 30 feet maintained by other properties along Washington Avenue, and appears cohesive with the aesthetics of the neighborhood.

The project site is located in an urbanized area within the City of Fresno. The project is not in conflict with the proposed R-2 zoning or any other regulation governing scenic quality.

- 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:

Future redevelopment of the site in the R-2 Zone District may result in the creation of new sources of light and glare in the area, which could affect the surrounding residential development. To reduce such impacts, a Mitigation Measure would require that all outdoor lighting be hooded and directed downward to not shine toward adjacent property and public streets.

\* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward 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 project site is not a farmland and not subject to a Williamson Act Contract. The site is currently zoned R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size) and developed with multi-family dwelling units. Approval of the subject proposal will make the existing use be consistent with population density and other property development standards allowed by the R-2 Zone District. As the existing improvements match in design, construction and building height with other residential dwellings in the vicinity, no significant changes to the character and environment of the area development will occur from this proposal.

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## 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?

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District expressed no concerns with the project. The existing or future residential uses on the property will not affect the air quality or expose sensitive receptors to substantial pollutant concentrations.

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

FINDING: NO IMPACT:

The project will not emit any odor to impact people in the area.

#### IV. BIOLOGICAL RESOURCES

Would the project:

A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or

D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or

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

FINDING: NO IMPACT:

The project was routed to the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) for review and comments. No concerns were expressed by either agency. Given the subject property is pre-disturbed with the

existing residential uses and is located in an urbanized area comprised of residential uses, no impacts were identified in regard to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) federally-protected wetlands as defined by Section 404 of the Clean Water Act; and 4) the movement of any native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery site use.

- 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 proposal will not conflict with any biological resources related to a tree preservation policy or any adopted 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 project site is not located in an area of known archeological resources or historical activities. The site has been disturbed with the existing improvements related to multi-family residential units.

Both the Fresno County Historic Council (FCHC) and Table Mountain Rancheria (TMR), Tribal Government Office reviewed the proposal. The FCHC determined that the project would not affect any historic properties and TMR expressed no concerns with the proposal except that the tribe shall be notified in the unlikely event that cultural resources are identified on the property. The following Mitigation Measure will ensure that no resources are impacted.

\* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activities related to this project, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during*

*ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As this proposal involves no new development, the energy consumption of the onsite residential development will not change. In the event new development occurs on the property, it will either be single- or multi-family housing, and will be subject to the current California Building Codes.

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

FINDING: NO IMPACT:

The project is not located within a fault zone or area of known landslides and would not create a risk or expose people or structures to earthquake rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal involves no new development. In the event redevelopment occurs on the property, grading plans and grading permits will be required by the County of Fresno Department of Public Works and Planning to ensure that there is no substantial soil erosion or loss of topsoil.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area of expansive soils or steep slopes according to the Fresno County General Plan Background Report. All development on the property is subject to California Building Codes, soil testing, and engineered plans according to Fresno County policies.

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

FINDING: NO IMPACT:

The existing improvements on the property are connected to the City of Fresno sewer system, and any future improvements resulting from this proposal would require connecting as well. No impact to City services are expected from this proposal.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section V. CULTURAL RESOURCES. There are no unique geologic features on the subject property, which is flat and developed.

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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 project site is developed with multi-family residential units. The existing use will not change due to the rezone of the property from R-1-B to an R-2 Zone District.

Greenhouse gas emissions resulting from the increased population density that may occur in the future (up to six units allowed in the R-2 Zone District) would likely relate to the number of car trips resulting from the increased number of residents. However, the project site is not located in a fringe area of the City of Fresno, and increasing the density of housing in this location could have a positive impact on greenhouse gas emissions when considered cumulatively with new housing development trends.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

FINDING: NO IMPACT:

The project does not involve transport, use, disposal, release, or handling of hazardous materials. No concerns were expressed by the Fresno County Department of Public Health, Environmental Health Division.

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

FINDING: NO IMPACT:

The project site is not a hazardous materials site and has been in residential use since 1942.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Though not located within an airport land use plan area, the project site is approximately 1.8 miles southeast of the Fresno-Yosemite International Airport. Given the distance, the site is not impacted by air traffic hazards.

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

FINDING: NO IMPACT:

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

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is located in a County island in the City of Fresno. The area is not prone to wildland fire.

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not violate any water quality standards or waste discharge requirements. The project site is connected to the City of Fresno community water and sewer systems and will continue receiving City services for the existing or the future development on the property in the R-2 Zone District.

The Regional Water Quality Control Board, Central Valley Region expressed no concerns regarding the project's impact on groundwater.

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

FINDING: NO IMPACT:

No groundwater supplies will be impacted by this proposal. As noted above, the project site is connected to the City of Fresno community water system, and any increase in population density resulting from the proposed rezone will rely on City water. The City of Fresno Utility Department expressed no water-related concerns with the proposal.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
  3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

Redevelopment of the property in the R-2 Zone District could result in changes in absorption rates, drainage patterns and the rate and amount of surface run-off in the form of drainage from grading activities. However, these effects are common and are not considered significant. The project would require adherence to the County Grading and Drainage Ordinance, Building Code, and permit requirements. Per the Development Engineering Section of the Development Services Division comments on the project, a Project Note would require a grading permit/voucher for all unpermitted work related to existing improvements on the property.

The Fresno Metropolitan Flood Control District (FMFCD) reviewed of the proposal and indicated that the District's Master Plan can accommodate the uses proposed by the subject applications. To accommodate FMFCD comments on the project, a Project Note would require that a drainage fee shall be paid based on the fee rates in effect at the time of building entitlement of the site grading plan.

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

FINDING: NO IMPACT:

The project site is not located in flood hazard, tsunami, or seiche zones. According to FEMA FIRM Panel 2130H, the parcel is not subject to flooding from the 100-year storm and is located in Zone X for 0.2 percent annual chance of rain.

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



FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan. The Water and Natural Resources Division of the Department of Public Works and Planning expressed no concerns related to this matter.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The proposal will not physically divide an established community. The project is located within the boundaries of the City of Fresno.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is located in a County island in the City of Fresno and is designated Low-Density Residential in the County-adopted Roosevelt Community Plan. This designation permits a maximum of 3.4 units (12,500 square feet per unit) per acre. The Medium-High-Density Residential designation proposed by this application permits a maximum of 18 units (2,400 square feet) per acre.

Per the City of Fresno Planning and Development Department review of the proposal, the City General Plan designates the site as Medium-Low-Density Residential planned land use, which permits a maximum density of 6 units (7,260 square feet per unit) per acre. The existing land uses would equate to 9 units (4,840 square feet per unit) per acre development. Pursuant to County General Plan Policy LU-G.7, the City did not require the property to be annexed with the City at this time, and allowed the County to process the subject General Plan and Rezone requests. However, the City did express its opposition to the proposal and offered Conditions of Approvals in the event the County approves the requests.

County General Plan Policy LU-F.13 may permit land designated Low- and Medium-Density Residential to develop to the next higher density when such development will not have an adverse impact on surrounding land uses subject to criteria a. and b. of the said Policy. The subject proposal does not meet those criteria. The subject property is not contiguous to a higher density residential, and the parcel shape or size does not make the site difficult to develop in a manner similar to other surrounding properties.

The subject proposal meets Policy LU-F.21 in that the project site is located in an urbanized area within City of Fresno and connected to the City's community sewer and water system. Policy PF-E.6 is met in that the project site is located in an established residential neighborhood and connected to the Fresno Metropolitan Flood Control District drainage facilities in the area. Policy PF-H.2 is met in that the site lies within the jurisdiction of the City Fire District and is connected to City fire protection services.

## 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:

No mineral resource impacts were identified in the analysis. The site is not located in an identified mineral resource area identified in Policy OS-C.2 of the General Plan.

## XIII. NOISE

Would the project result in:

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

FINDING: NO IMPACT:

The project will not expose people to severe noise levels or create substantial increases in ambient noise levels. The Fresno County Department of Public Health, Environmental Health Division expressed no concerns related to noise.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located approximately 1.8 miles southwest of the Fresno-Yosemite International Airport and is not exposed to air traffic hazards. The impacts would be less than significant.

#### 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Redevelopment of the site in the R-2 Zone District would add approximately 20 inhabitants (averaging four persons per household) to the area population. This addition is less than significant and not a substantial population growth in the area.

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

No housing will be displaced. Approval of this proposal will allow the existing residential development to remain and additional housing to be built in the future.

#### 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: NO IMPACT:

Due to the property location in the City of Fresno, the City of Fresno Fire Department has jurisdiction over the project area. This application does not authorize any new development, but in the event of redevelopment, the City of Fresno Fire Department's plan review would ensure compliance with their plans and standards. The project routed to the City Fire Department for comments resulted in no concerns expressed by that agency.

- 2. Police protection?

FINDING: NO IMPACT:

The Fresno County Sheriff's office reviewed the subject proposal and expressed no concerns related to police protection.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Increase in population due to multi-family residential development of the property could have a small impact on local schools and parks, but not enough to require the construction of new schools or parks to accommodate the growth. No concerns were expressed by any reviewing agency.

#### 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: LESS THAN SIGNIFICANT IMPACT:

The increase in population due to multi-family residential development of the property is unlikely to affect the quality or use of public parks, or require additional recreational facilities to be constructed to accommodate this minor increase in the neighborhood's population.

#### XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no bicycle or pedestrian facilities in the neighborhood, but there is enough road right-of-way to accommodate such facilities in the future. Allowing multi-family

residential development (up to six residential units) on a 0.34-acre parcel will have a less than significant impact on the area's traffic circulation system.

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

FINDING: NO IMPACT:

When compared to residential development that could occur in other parts of the County, increased housing density in the project area would result in fewer vehicle miles traveled due to its central location in the Fresno Metropolitan area. Given that, the increased housing resulting from this proposal would not conflict or be inconsistent with the above CEQA Guidelines.

- C. Substantially increase hazards due to a geometric design feature (*e.g.*, sharp curves or dangerous intersections) or incompatible uses (*e.g.*, farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal involves no new development. As such no impact to the current road access or road design would occur. Per the comments provided by the Development Engineering Section of the Department of Public Works and Planning, the project may require a 30-foot by 30-foot corner cutoff at the intersection of Washington and Fine Avenues for site distance purposes.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site fronts on Fine and Washington Avenues. These local roads provide adequate fire access during emergencies.

## 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:

The project site is located in a County island in the City of Fresno. The project site/area is not sensitive to archeological or historical resources. Local tribes (Santa Rosa Rancheria Tachi Yokut Tribe and Picayune Rancheria of the Chukchansi Indians) reviewed the proposal and expressed no concerns with the project. The comments provided by Table Mountain Rancheria are discussed and addressed in Section V., CULTURAL RESOURCES above.

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS and Section X. B. HYDROLOGY AND WATER QUALITY. Future development on the property may result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities.

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

FINDING: NO IMPACT:

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

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

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

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal will result in no impact on solid waste. There is no increase to solid waste already being generated by the multi-family residential units on the property. Solid waste generated by three additional units in the future (total six allowed by R-2 Zoning) would be minimal and the overall impact on the local landfill site will be less than significant.

## 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?

FINDING: NO IMPACT:

The project site is not located in a fire hazard area.

- 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:

The project site is flat, developed, and not prone to landslide or drainage hazard.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to

drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: NO IMPACT:

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

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The multi-family residential development resultant of the proposed R-2 Zoning will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than Aesthetics and Cultural Resources. These impacts will be addressed with the Mitigation Measures discussed in Section I. C. and Section V. of this analysis.

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

FINDING: NO IMPACT:

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

## CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7517 prepared for General Plan Amendment Application No. 556 and Amendment Application No. 3833, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, mineral resources, noise, or wildfire.

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

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



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

EA:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3833 - See GPA 556, VA 4057\IS-CEQA\AA 3833 IS wu.docx

**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 7517; General Plan Amendment Application No. 556; Amendment Application No. 3833**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties and public streets	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	As noted
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities related to this project, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted

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

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3833 - See GPA556\IS-CEQA\AA 3833 MMRp-Draft.docx

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7517</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Project Applicant/Sponsor (Name): John J. Shields	Project Title: General Plan Amendment (GPA) Application No. 556; Amendment Application (AA) No. 3833		
Project Description: Amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to an R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District to allow those uses permitted in the R-1 Zone District (Section 827.1-A.) and one-family or multiple-family dwellings (Section 827.1-D). The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County island in the City of Fresno (4955 E. Washington Avenue, Fresno) (SUP. DIST. 3) (APN 462-132-10).			
Justification for Negative Declaration: Based upon the Initial Study (IS 7517) prepared for General Plan Amendment (GPA) Application No. 556 and Amendment Application (AA) No. 3833, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, mineral resources, noise, or wildfire.  Potential impacts related to aesthetics, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, public services, transportation, tribal cultural resources, and utilities and service systems have been determined to be less than significant.  Potential impact related to aesthetics and cultural resources have been determined to be less than significant with the identified mitigation measure.  The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – August 9, 2019		Review Date Deadline: Planning Commission – September 12, 2019	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Ejaz Ahmad	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**



# County of Fresno

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

DATE: December 4, 2018

TO: Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director  
Development Services, Attn: William M. Kettler, Division Manager  
Development Services, Attn: Chris Motta, Principal Planner  
Development Services, Attn: Marianne Mollring, Senior Planner  
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand  
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services, Site Plan Review, Attn: Hector Luna  
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Water and Natural Resources, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Sheriff's Office, Attn: Captain John Zanoni, Lt. John Reynolds, Lt. Louie Hernandez, Lt. Kathy Curtice, Lt. Ryan Hushaw  
City of Fresno, Planning & Development Department, Attn: Mike Sanchez/Dan Zack  
City of Fresno, Public Utilities Department, Attn: Scott Mozier  
City of Fresno Fire, Attn: Laurie Sawhill  
Fresno Irrigation District  
Fresno Metropolitan Flood Control District  
U.S. Department of Interior, Fish & Wildlife Service, Attn: Sarah Yates  
CA Department of Fish and Wildlife  
CA Regional Water Quality Control Board  
San Joaquin Valley Air Pollution Control District  
Historical Landmarks Commission, Fresno County Library, Attn: Karen Coletti

FROM: Danielle Crider, Planner  
Development Services Division

SUBJECT: Amendment Application No. 3833, General Plan Amendment No. 556 & ~~Variance~~  
~~Application No. 4057~~

APPLICANT: Higon Investment Group

DUE DATE: December 19, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to conditionally rezone a 0.34-acre parcel from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to the R-2(nb) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District, allowing only those uses permitted in the R-1 Zone District and one-family or multiple family dwellings. Also to allow a General Plan Amendment to change the land use designation of the parcel from Low-Density Residential to Medium-Density Residential, ~~and to allow the reduction of the interior side yard, exterior side yard, and rear yard setbacks to 0 feet in order to allow all existing improvements to remain onsite.~~ (APN: 462-132-10) (4955 E. Washington Avenue).

*Not applicable anymore*

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 **December 19, 2018**. If your department does not have any comments on this project, please return a "no comments" response.

Please address any correspondence or questions related to environmental, policy, or design issues to Danielle Crider, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email [dacrider@co.fresno.ca.us](mailto:dacrider@co.fresno.ca.us).

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3833 - See VA 4057\ROUTING\AA3833 Rtg ltr.doc

*Activity Code (Internal Review): 2369*



Fresno County Department of Public Works and Planning

Date Received: 9/6/18

AA 3833  
VA 4057  
15 7517  
(Application No.)

MAILING ADDRESS:  
Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

LOCATION:  
Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497  
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Conditionally  
Rezone the parcel from R-1-B  
to R-2 (to allow multiple  
family dwellings) and reduce  
required side and rear yard  
setbacks } Not applicable.

CEQA DOCUMENTATION:  Initial Study  PER  N/A

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

LOCATION OF PROPERTY: North side of Washington Avenue  
between Fine Street and Willow Avenue  
Street address: 4955 E. Washington Avenue

APN: 462-132-10 Parcel size: 15000 SQFT (0.34 acres) Section(s)-Twp/Rg: S 0 - T 14 S/R 21 E

ADDITIONAL APN(s):

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

Owner (Print or Type) Higton Investment Group Address 7445 N. Laguna Vista City Fresno Zip CA 93711 Phone (559) 978-8586

Applicant (Print or Type) Higton Investment Group Address " City " Zip " Phone "

Jason Higton 7445 N. Laguna Vista Fresno 93711 559-978-8586

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: JH@Realtyconcepts.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: <u>AA 3833 + 351 violation</u>	Fee: \$ <u>0,214.00</u>
Application Type / No.: <u>VA 4057</u>	Fee: \$ <u>3,024.00</u>
Application Type / No.: <u>N/A</u>	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.: <u>157517</u>	Fee: \$ <u>5,151.00</u>
Ag Department Review: <u>- Pre-app fee</u>	Fee: \$
Health Department Review: <u>LD \$-247.00</u>	Fee: \$ <u>1,545.00</u>
Received By: <u>Danielle C.</u> Invoice No.:	TOTAL: \$ <u>98,109.00</u>

UTILITIES AVAILABLE:  
WATER: Yes  / No   
Agency: City  
SEWER: Yes  / No   
Agency: City

STAFF DETERMINATION: This permit is sought under Ordinance Section:

827.1.D  
Related Application(s): GPA  
Zone District: R-1-B (nb)  
Parcel Size: 0.34 acres

Sect-Twp/Rg: 0 - T 14 S/R 21 E  
APN # 462-132-10  
APN # ~~---~~  
APN # ~~---~~  
APN # ~~---~~



Development Services

and

Capital Projects Division

Mail to:

Higton Investment Group LLC

7081 N. Marks Ave

Fresno, CA 93711

Department of Public Works and Planning

NUMBER: 39503

APPLICANT: Higton Inv. Group LLC

PHONE: (559)978-8586

PROPERTY LOCATION: 4955 E. Washington Ave
APN: 462 - 132 - 10 ALCC: No X Yes # VIOLATION NO. 18-101815
CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No Yes X
ZONE DISTRICT: R-1-B(NB); SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes
LOT STATUS:

Zoning: (X) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No X Yes ZM# Initiated In process
Map Act: (X) Lot of Rec. Map; ( ) On '72 rolls; (X) Other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes X DISTRICT: Fresno Unified PERMIT JACKET: No Yes X
FMFCD FEE AREA: ( ) Outside (X) District No.: Z FLOOD PRONE: No X Yes
PROPOSAL for an Amendment Application proposing to rezone APN 462-132-10 from R-1-B(NB) to R-2. If the existing unpermitted structures remain, a variance will be required to waive the setback requirements for the R-2 district.
COMMENTS: This rezone application is to correct violation # 18-101815.

ORD. SECTION(S): 827 & 878 BY: Tawanda Mtunga DATE: 07/24/2018

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Low-density res. ( ) GPA:
COMMUNITY PLAN: Roosevelt (X) AA: \$6,214.00
REGIONAL PLAN: ( ) CUP:
SPECIFIC PLAN: ( ) DRA:
SPECIAL POLICIES: (X) VA: \$3,024.00
SPHERE OF INFLUENCE: Fresno ( ) AT:
ANNEX REFERRAL (LU-G17/MOU): 1004 ( ) JT:

PROCEDURES AND FEES:

( ) MINOR VA:
(X) JHD: \$1,545.00
( ) AG COMM:
( ) ALCC:
(X) IS/PER\*: \$6,161.00
(X) Viol. (35%): \$2,175.00
( ) Other:
Filing Fee: \$18,109.00
Pre-Application Fee: \$247.00
Total County Filing Fee: \$17,862.00

COMMENTS: GP- conditionally compatible

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
(X) This Pre-Application Review form
(X) Copy of Deed / Legal Description
(X) Photographs
( ) Letter Verifying Deed Review
(X) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
(X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
(X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
(X) Project Description / Operational Statement (Typed)
(X) Statement of Variance Findings
( ) Statement of Intended Use (ALCC)
( ) Dependency Relationship Statement
(X) Resolution/Letter of Release from City of Fresno
Referral Letter # 1004

OTHER FILING FEES:

- ( ) Archaeological Inventory Fee: \$75 at time of filing
( ) (Separate check to Southern San Joaquin Valley Info. Center)
(X) CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,280.75)
( ) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

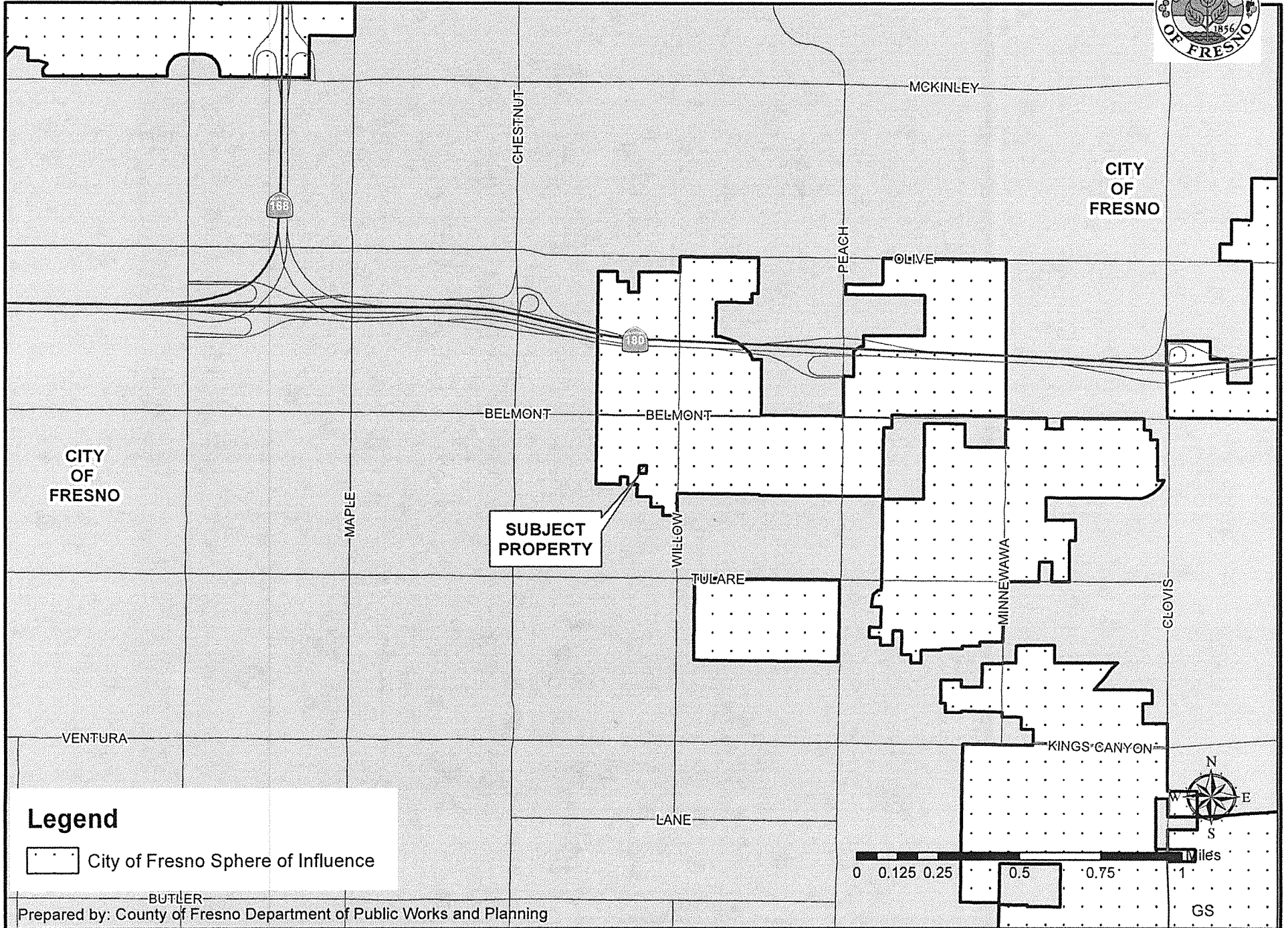
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: Danielle Crider DATE: 7/30/18
PHONE NUMBER: (559) 000 - 9109


- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
( ) COVENANT ( ) SITE PLAN REVIEW
( ) MAP CERTIFICATE ( ) BUILDING PLANS
( ) PARCEL MAP ( ) BUILDING PERMITS
( ) FINAL MAP ( ) WASTE FACILITIES PERMIT
( ) FMFCD FEES ( ) SCHOOL FEES
( ) ALUC or ALCC ( ) OTHER (see reverse side)

OVER.....

# LOCATION MAP



## Legend

 City of Fresno Sphere of Influence



SUBDIVIDED LAND IN POR. SEC. 6, T.14 S., R. 21 E., M.D.B. & M.

462-13

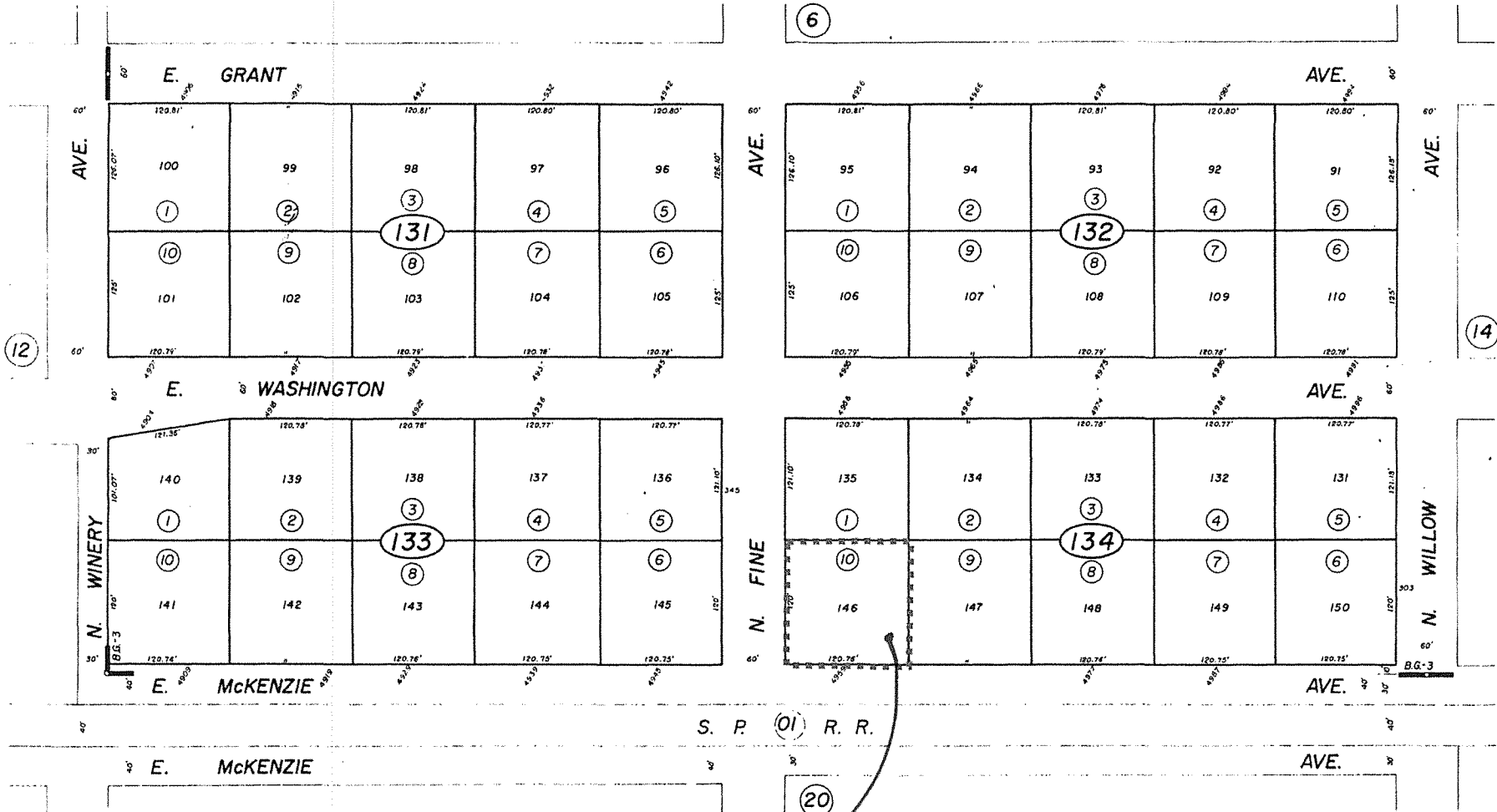
Tax Area  
5-127 5-979  
98-186

— NOTE —

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



1"=100'



Belmont Gardens No. 3 - Plat Bk. 12, Pg. 36

Assessor's Map Bk. 462 - Pg. 13

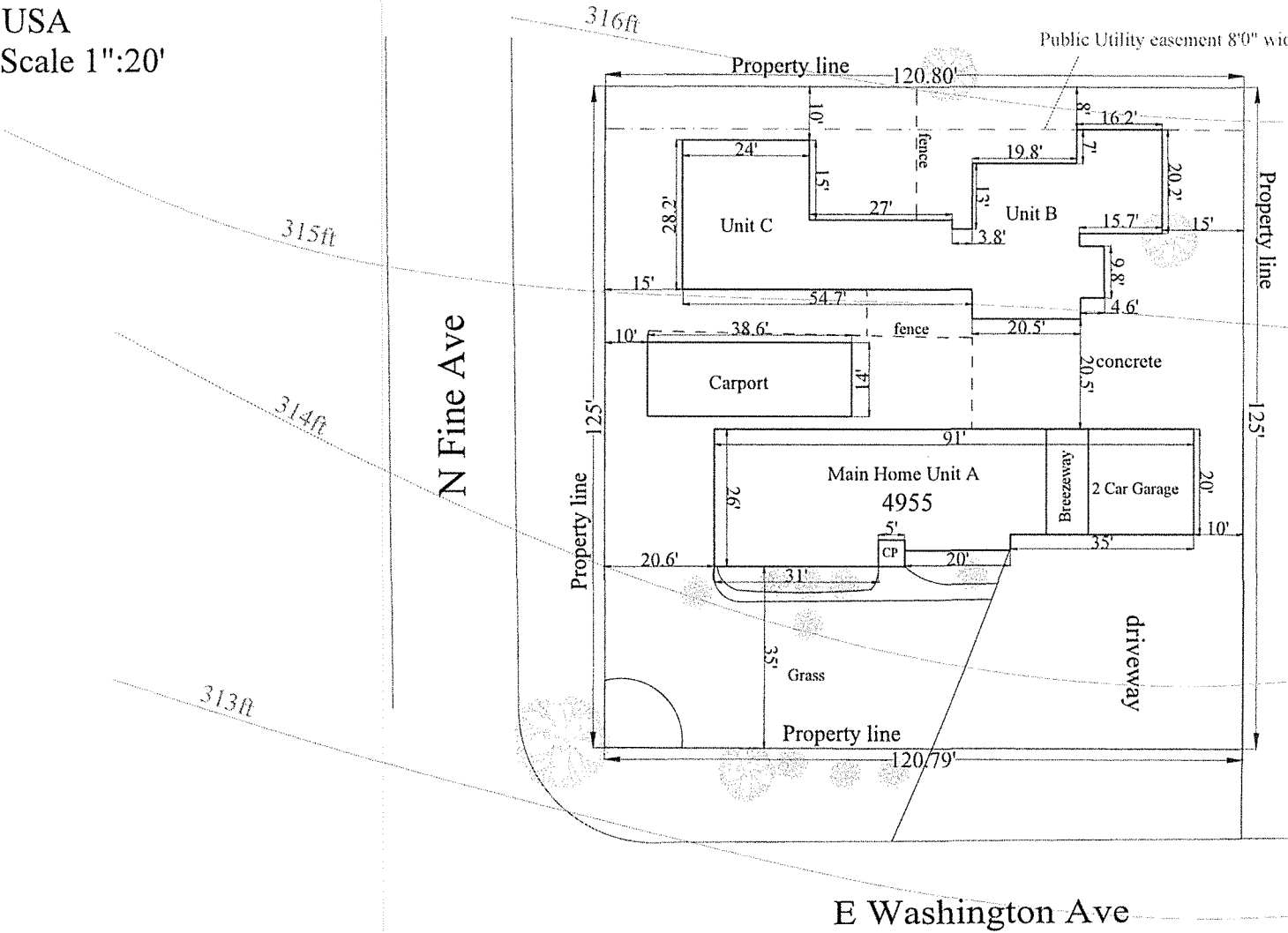
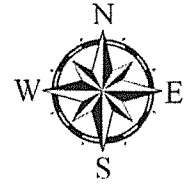
County of Fresno, Calif.

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

SUB-PARCEL-

# FUTURE SITE PLAN

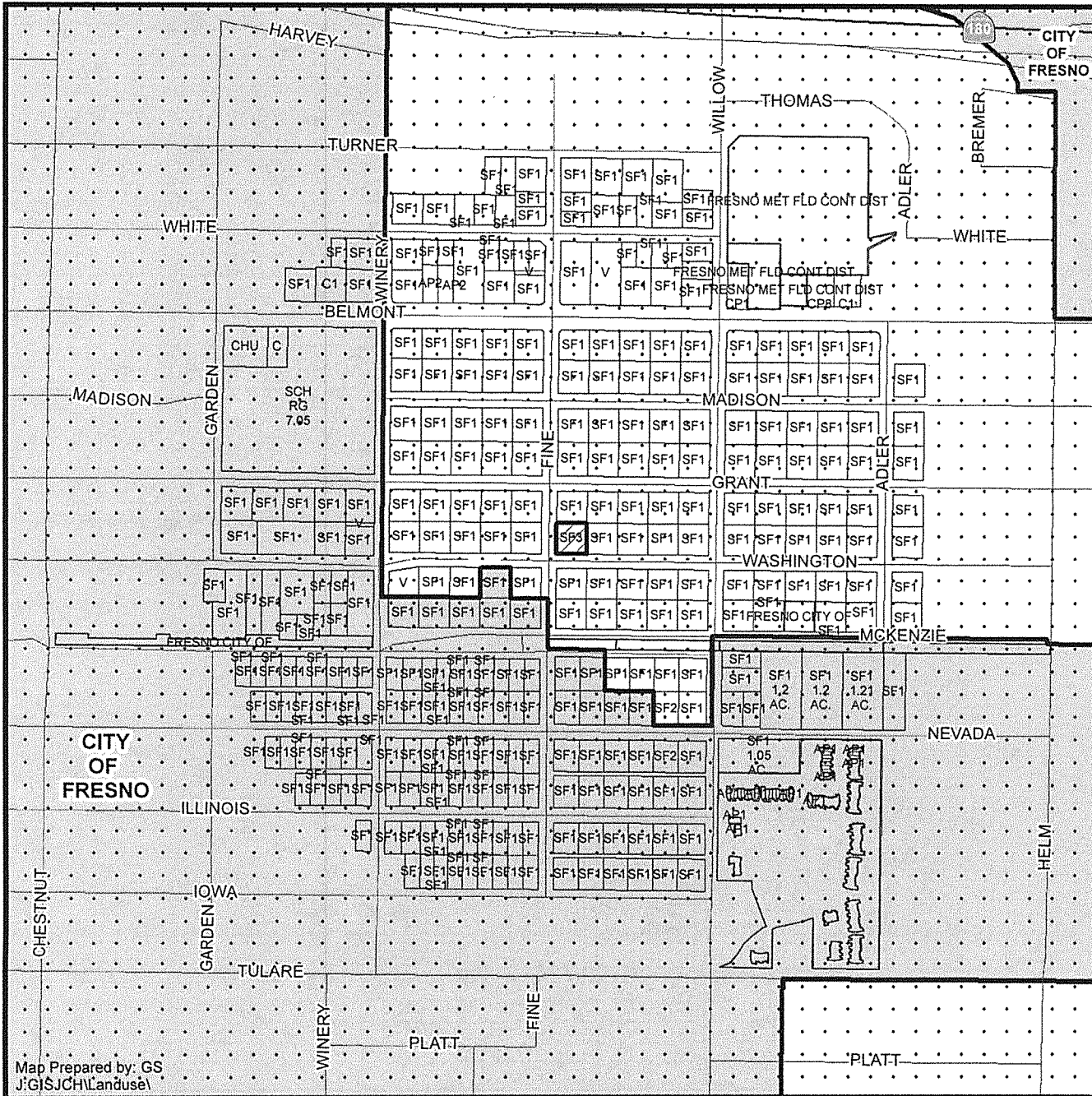
4955 E Washington  
Fresno, CA 93727  
USA  
Scale 1":20'



\*All carports located in setbacks and easements will be removed.  
\*Northern most wall in Unit B will be removed on the northern boundary Property line.





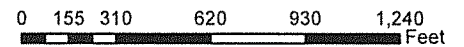
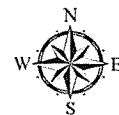
# EXISTING LAND USE MAP



LEGEND	
RG	RESIDENTIAL GROUP FACIL
AP1	APARTMENT
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
CP#	OFFICE COMM./PROF
SCH	SCHOOL
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

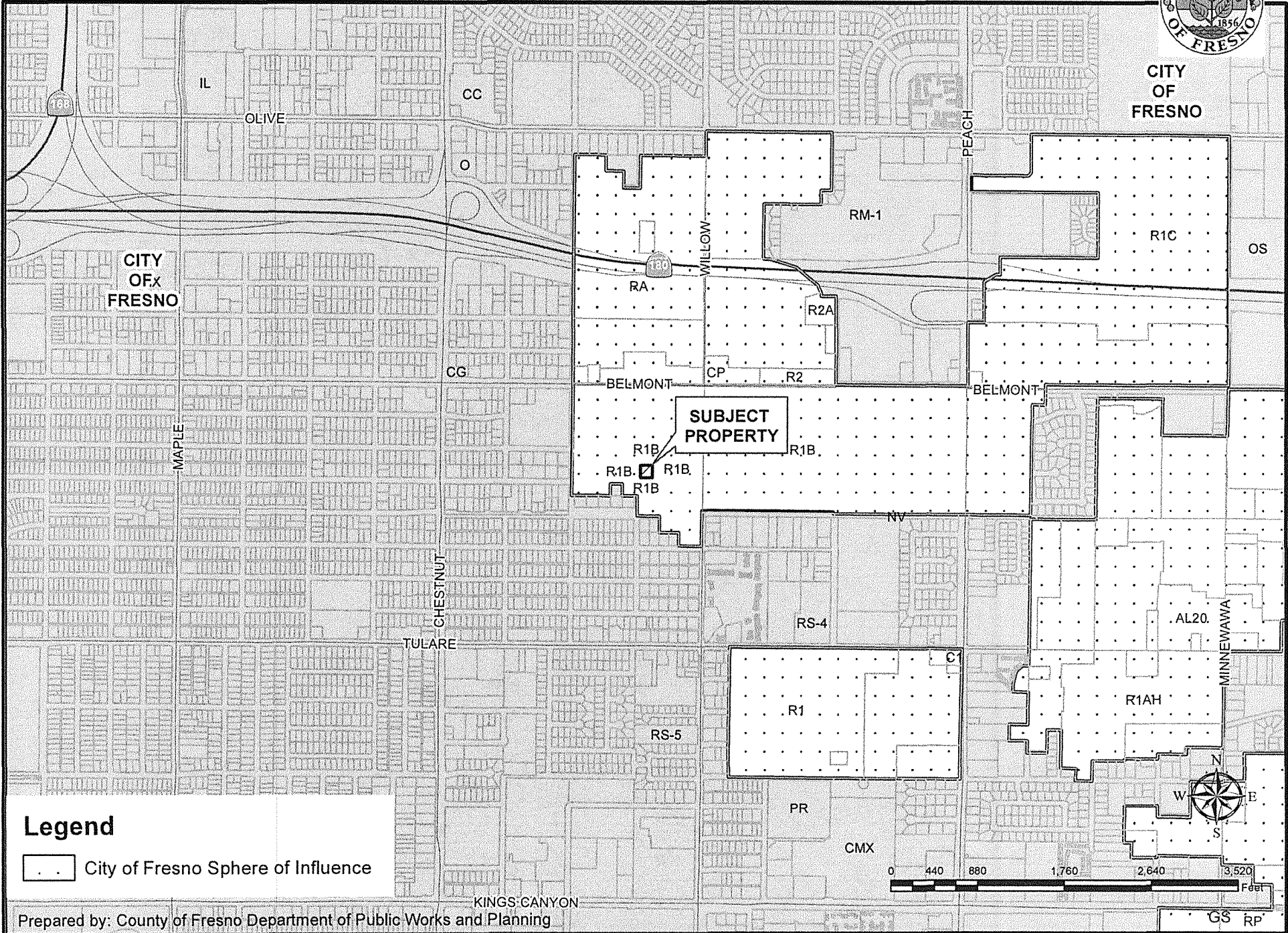
## Legend

-  Subject Property
-  City of Fresno Sphere of Influence




Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP



## Legend

 City of Fresno Sphere of Influence



# County of Fresno

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

## 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.	7517
Project No(s)	AA 3833, VA 4057 GPA 550
Application Rec'd.:	9/12/18

### GENERAL INFORMATION

- Property Owner: Higton Investment Group Phone/Fax: 559-978-8586

Mailing Address: 7445 N. Laguna Vista Fresno, Ca 93711

*Street City State/Zip*
- Applicant: Higton Investment Group Phone/Fax: 559-978-8586

Mailing Address: 7445 N. Laguna Vista Fresno, Ca 93711

*Street City State/Zip*
- Representative: Jason Higton Phone/Fax: 559-978-8586

Mailing Address: 7445 N. Laguna Vista Fresno, Ca 93711

*Street City State/Zip*
- Proposed Project: Rezoning from R-1-B to R-2 (conditional, only §27.1 A & D), General Plan Amendment, ~~variance to waive rear yard and side yard setbacks~~
- Project Location: SE Fresno

↓ from low-density residential to medium density residential
- Project Address: 4955 E. Washington
- Section/Township/Range: 0 / 14S / 21E 8. Parcel Size: 15,000 sq. ft.
- Assessor's Parcel No. 462-132-10

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

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

<input type="checkbox"/>	LAFCo (annexation or extension of services)	<input 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<sup>1</sup>: R-1-B(nb)

14. Existing General Plan Land Use Designation<sup>1</sup>: Low Density Residential

**ENVIRONMENTAL INFORMATION**

15. Present land use: 3 residential buildings with residential lighting  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

See site plan: 3 units, 4 carports, 4 property access points, 1 shed

Describe the major vegetative cover: 2 trees

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

Is property in a flood-prone area? Describe:

No, it is in an area of minimal flood hazard

No, it is in an area of minimal flood hazard

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

North: Residential

South: Residential

East: Residential

West: Residential

17. What land use(s) in the area may be impacted by your Project?: Residential

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   x   No

B. Daily traffic generation:

I. Residential - Number of Units       3        
Lot Size       15000        
Single Family       \_\_\_\_\_        
Apartments       \_\_\_\_\_      

II. Commercial - Number of Employees       \_\_\_\_\_        
Number of Salesmen       \_\_\_\_\_        
Number of Delivery Trucks       \_\_\_\_\_        
Total Square Footage of Building       \_\_\_\_\_      

III. Describe and quantify other traffic generation activities:       \_\_\_\_\_        
      Weekly yard maintenance (1 round trip / week)      

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

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

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

23. Proposed source of water:  
( ) private well  
 community system<sup>3</sup>—name: City of Fresno  
      Existing source

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: typ. Residential
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name City of Fresno
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: typ. Residential
27. Anticipated type(s) of liquid waste: Residential
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: N/A
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: typ. residential
32. Anticipated amount of solid waste (tons or cubic yards per day): typ. Residential
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): typ. Residential
34. Proposed method of solid waste disposal: Contracted trash pickup
35. Fire protection district(s) serving this area: City of Fresno Fire Dept.
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No \_\_\_\_\_
38. If yes, are they currently in use? Yes \_\_\_\_\_ No

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

SIGNATURE

DATE

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

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



## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE

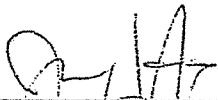
State law requires that specified fees (effective January 1, 2017: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

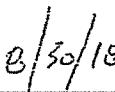
The following projects are exempt from the fees:

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

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

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

  
\_\_\_\_\_  
Applicant's Signature

  
\_\_\_\_\_  
Date



**Development and Resource Management Department**

2600 Fresno Street, Third Floor  
Fresno, California 93721-3604  
(559) 621-8003 FAX (559) 498-1012  
www.fresno.gov

Jennifer K. Clark  
Director

August 13, 2018

Danielle Crider  
Public Works and Development Services Division  
2220 Tulare Street, Suite A, First Floor  
Fresno, California 93721

Dear Ms. Crider:

**SUBJECT: FRESNO COUNTY REFERRAL NO. 1004 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF EAST WASHINGTON AND NORTH FINE AVENUES AT 4955 EAST WASHINGTON AVENUJE COVERING 0.35 ACRES (APN: 462-132-10)**

County Referral No. 1004 relates to an approximately 0.35 acre property located on the northeast corner of East Washington and North Fine Avenues in Fresno County. The applicants are proposing to file a Rezone and Variance applications to allow development for a change in zoning from R-1-B (Single family Residential, 12,500 sf minimum) zone district to the R-2 (Low Density Multiple Family, 6,600 sf minimum lot size) zone district. The Variance request will be to waive the minimum 6,600 square-foot minimum lot size for the project. There are currently three (3) dwelling units on the subject site. The City of Fresno General Plan designates the site as Medium Low Density Residential planned land use. This designation permits a maximum density of 6 units per acre. The exiting land uses would equate to a 9 unit to the acre development.

Pursuant to Section 4.1 of the MOU between the City of Fresno and County of Fresno an application that is within one mile of the city limits of the City of Fresno and within the City's Sphere of Influence shall first be referred to the City for possible annexation. The City of Fresno elects to **not** pursue annexation of the subject property and therefore release the project back to the County of Fresno for further processing. The City of Fresno is on record of opposing both the Rezone and Variance applications.

Should the County opt to recommend approval of the project; the City recommends that the following items be made conditions of approval:

1. The project shall hook up to both City of Fresno sewer and water services.
2. The installation of curbs and gutters is to City of Fresno Standards.

Please contact this office at (559) 621-8040, if you have any further questions regarding this document.

Sincerely,  
  
Mike Sanchez, AICP, MCRP  
Assistant Director

c: Bernard Jimenez