



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Edward Barton

APPLICATION NOS.: Initial Study No. 7905; Tentative Tract Map Application No. 6334

DESCRIPTION: Allow the creation of a nine-lot subdivision from a 19.76-acre parcel, with each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of N. Greenwood Avenue approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN: 309-191-85) (2383 N Greenwood Ave.) (SUP. DIST. 5).

I. AESTHETICS

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

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

FINDING: NO IMPACT:

The area is rural residential in character and the creation of the proposed lots and subsequent development would be consistent with the existing land uses in the area and will not degrade the visual character of the neighborhood. No scenic resources or scenic vistas were identified in the analysis, and Greenwood Avenue is not a designated Scenic Drive in the County's General Plan.

- 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:

No specific development is proposed with, nor will any development be approved with the approval of this tract map. However, any new lighting associated with subsequent residential development will be required to comply with applicable County property development standards.

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?

FINDING: NO IMPACT:

The subject property does not contain any active agricultural operation and is zoned for Rural Residential land uses.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The subject parcel is not restricted under Williamson Act Contract.

- 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 forestland to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not zoned as forest land or timberland, or for timberland production therefore it will not result in the conversion of timberland or forestland; nor will it result in the conversion of farmland.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in a cumulatively considerable net increase in criteria pollutants.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

The project proposes the creation of nine lots which could be developed with single family residences in the future. Such construction may require permits from the San Joaquin Valley Air Pollution control district, where applicable. The potential exists for individuals residing nearby to be exposed to emissions from construction equipment and particulate matter from dust created during construction. However, such emissions are not anticipated to result in substantial pollutant concentrations.

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

FINDING: NO IMPACT:

Subsequent residential development of the property is not anticipated to result in any emissions which would adversely affect a substantial number of people.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A search of the US Fish and Wildlife Service IPaC resources database produced a resource list of species, both plant and animal that may have the potential to exist on or in the vicinity of the project site. The IPaC list indicated that the Federally Endangered Fresno Kangaroo Rat and Federally Endangered San Joaquin Kit Fox, the Federally threatened Yellow-Billed Cuckoo, the Federally Endangered Blunt-nosed Leopard Lizard, the Federally threatened Giant Garter Snake, the Federally threatened California Red Legged Frog, the Federally threatened California Tiger Salamander, the Conservancy Fairy Shrimp, and the Vernal pool Fairy Shrimp. Flowering plant species including Fleshy Owl's Clover, and Greene's Tuctoria. A review of the California Department of Fish and Wildlife California Natural Diversity Database (CNDDDB) BIOS Viewer indicate that the subject property is located approximately .4 miles northwest of recorded occurrence of the Federally endangered Greene's Tuctoria. The subject parcel is also located within the range of the Fresno Kangaroo Rat; however, it is not within any predicted habitat or final critical habitat. The subject property is also within the range, and near predicted habit of medium suitability, of the San Joaquin Kit Fox. According to the CDFW RareFind query tool for the CNDDDB there have been approximately eight occurrences of Kit Fox recorded between 1975 and 2002 in geographically dispersed areas of Fresno County; the subject property is located within 3.5 miles of one recorded occurrence within one mile of the City of Sanger between 1980-1989, however there have been no recent occurrences in the vicinity of the project site.

- 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?

FINDING: NO IMPACT:

No State or Federally protected wetlands were identified in the analysis.

- 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?

FINDING: NO IMPACT:

No suitable habitat for migratory fish or wildlife species was identified on the project site through either the CNDDDB or US Fish and Wildlife Service IPaC Resources database. This project involves only the subdivision of land formerly suited to agricultural

purposes. While it is reasonable to anticipate the property will be developed with single-family residences in the future, impacts to potential wildlife habitat or wildlife is a possibility, such impacts would be less than significant.

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

FINDING: NO IMPACT:

No conflicts with local policies or ordinances, habitat conservation plans, or natural community conservation plans were identified which pertain to the subject property or its immediate vicinity.

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: NO IMPACT:

No cultural or historical resources were identified by reviewing agencies, including local tribal governments who were notified under the provisions of AB52.

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The proposal is not anticipated to result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources. Future residential construction will be subject to the applicable energy efficiency provisions of the Green Building Standards Code.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: NO IMPACT:

The project site is not located in an area subject to a substantial risk from seismic activity, according to Figure 9-5 (Probabilistic Seismic Hazards [10% Probability in 50 Years]) of the Fresno County General Plan Background Report (FCGPBR), which indicates that, given a ten percent probability of an earthquake occurrence in within 50 years, the project site is in an area where ground acceleration due to seismic activity has a 10 percent probability of exceeding 0-20 percent of peak horizontal ground acceleration or a maximum of .20 g (percent of the force of gravity) during an earthquake, which is a relatively low probability. However, known fault systems along the eastern and western boundaries of the County, do have the potential to cause high magnitude earthquakes, which could affect other parts of the County. Any subsequent development of the property will be subject to current California Building Code which addresses seismic design standards. The project site is not located in an area prone to liquefaction, or landslides. Therefore, based on the analysis, the potential for the project to cause adverse effects resulting from seismic activity would be less than significant.

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

FINDING: NO IMPACT:

Any grading associated with the subsequent residential development of the new lots proposed with this project will require grading permits or grading vouchers, which will be reviewed to ensure that substantial erosion does not result. Much of the subject parcel

appears to have been graded previously, and any additional grading is not anticipated to result in substantial soil erosion.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

According to Figure 9-6 of the Fresno County General Plan Background Report (FCGPBR) the subject property is not located in an area subject to increased risk of landslide, lateral spreading, subsidence or liquefaction.

- 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: NO IMPACT:

The subject property is not located in an area of expansive soils, as described in Chapter 7 or shown on Figure 7-1 (Expansive Soils) of the Fresno County General Plan Background Report.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed residential lots will be subject to the requirements of the Fresno County Local Area Management Program (LAMP) which regulates septic system density. The proposed two-acre parcels, and less than two-acre parcels would be limited to one onsite wastewater treatment system, subject to applicable permits and inspection. None of the reviewing agencies expressed concern the subject property soils would be incapable of supporting the use of septic tanks or alternative wastewater disposal systems.

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

FINDING: NO IMPACT:

No paleontological resources were identified in the analysis.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The division of land proposed by this application will not itself generate greenhouse gas emissions, however, subsequent development of residential uses on the proposed lots has the potential to generate greenhouse gas emissions both during construction and operation, and as such the project proponent was required to quantify such GHG emissions. A Greenhouse Gas (GHG) Analysis by LSA, dated March 26, 2021, was provided to the County for review. The analysis concluded that several factors including, operation of construction equipment, worker vehicles and vendor supply vehicles both of which involve the consumption of fossil fuels and future residential development, would contribute greenhouse gas to the atmosphere. Long term or operational GHG emissions are typically generated by mobile sources such as residential vehicle traffic; area sources such as landscape maintenance activity, indirect emissions from energy consumption such as water supply and conveyance and treatment, and generation of waste.

The GHG Analysis estimated that approximately 521.6 metric tons of CO₂ e (Carbon Dioxide Equivalent) would be generated by project construction. Operational emission were estimated using California Emissions Estimator (CalEEMod) modeler, which calculated that the project would generate approximately 214.1 metric tons of CO₂e annually, about 87 percent of which is anticipated to be generated by mobile sources.

However, as there are no established thresholds of significance for greenhouse gas emissions, the project was evaluated in terms of whether or not it would generate GHG emissions that would be in conflict with state GHG emissions reduction objectives, or with any applicable GHG reduction plans, or regulations. As such it was determined, based upon the GHG analysis, that the project would cause a less than significant impact with respect to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

The project involves a discretionary land division to create six residential lots and subsequent mapping procedure. It is anticipated that if the land division is approved that the resultant lots will be developed with single-family residences. However, such development is not anticipated to create a hazard to the public or the environment due to the transport or disposal of hazardous materials, as no transport or storage of hazardous materials is proposed nor anticipated with this project.

- 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 involves the division of land, and the project site is not located within one-quarter mile of a school.

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

FINDING: NO IMPACT:

According to the U.S. Environmental Protection Agency's NEPAAssist mapping tool, the subject parcel is not located within the boundaries of a hazardous materials site??

- 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: NO IMPACT:

The subject parcel is not located within the boundaries of an airport land use plan or within two miles of a public airport.

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

FINDING: NO IMPACT:

The road access to the proposed lots will be required to comply with County Subdivision Ordinance Standards, Title 17, of the Fresno County Ordinance Code, and applicable Fire Code Standards. The access road for the project is proposed as an approximately 1,100 +/- foot long cul-de-sac with a 60-foot right-of-way width, and a 74-foot wide, turn around. The road and turn around area will be required to comply with Fire Code, and County standards related to emergency access. The maximum allowable length for a cul-de-sac is 300 feet as per the County Ordinance Code Title 17 Section 17.48.070, unless an additional fire hydrant is placed at the end of the turnaround, in which case a

maximum of 500 feet is allowed. As such the project an exception to the standard was necessary. There are no features of the proposed subdivision which would interfere with an 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 subject property is not located in an area at increased risk from wildland fires, nor is it in a designated State Responsibility Area (SRA). The property is located in an area of flat topography, and surrounded by irrigated agriculture and rural residential development.

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: NO IMPACT:

The proposed lots will have on site drainage/retention facilities and no stormwater discharge will be allowed to be directed off site, in accordance with County standards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed lots will be served by individual private domestic wells. The project is not in an area of the County designated as being water short, however the project was reviewed by the Fresno County Water and Natural Resources Division which determined based upon a 2007 hydrogeological study, there is an adequate supply of groundwater to serve the demands of development of the proposed lots.

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

1. Result in substantial erosion or siltation on or off site?
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project was reviewed by the North Kings Groundwater Sustainability Agency which did not identify any potential conflicts with the Groundwater Sustainability Plan.

XI. LAND USE AND PLANNING

Would the project:

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

FINDING: NO IMPACT:

The proposed residential lots are consistent with the underlying zoning of the property and the creation of said lots will not physically divide an existing community.

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:

The subject property is not located in a mineral resource area as identified by Figure (which one) of the Fresno County General Plan Background Report (FCGPBR).

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- 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: NO IMPACT:

The project proposes the creation of nine residential lots. Any subsequent residential development will be subject to the restrictions of the Noise Ordinance of the Fresno County Ordinance Code Title 8.40.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

While the project does propose to create new residential lots to be developed, and as a result will increase the population and residential density in the area, is not anticipated to result in or induce substantial unplanned growth.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

1. Fire protection;
2. Police protection;
3. Schools;
4. Parks; or
5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not anticipated to require the provision of new or physically altered governmental facilities, including schools, parks, police protection or other public facilities. The proposed nine lot subdivision is located within the jurisdiction of the Fresno County Sheriff's Department and the Fresno County Fire Protection District and will be served by a private road. For the purposes of fire protection, will be required to provide a pressurized fire hydrant system to serve future residential development.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The development of the nine proposed residential lots is not anticipated to result in a substantial increase in the use of any neighborhood or regional parks such that would cause physical deterioration of the facility, and no new recreational facilities nor the expansion of any existing recreational facilities is proposed.

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

The propose private access road (Fairview Avenue) will be required to be developed to the appropriate private road standard and be maintained by the users in a manner that is acceptable to the County.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Vehicle Miles Travelled evaluation was completed for this project by LSA, dated March 26, 2021. Based upon the recommended screening threshold for small projects contained in the Governors Office of Planning and Research (OPR), projects that generate or attract fewer than 110 trips per day, may be assumed to cause a less than significant transportation impact. Additionally, based on the Institute of Traffic Engineers (ITE) Trip Generation Manual for single-family detached housing would generate approximately 85 average daily trips, or 0.99 trips per dwelling unit, which is well below the State's established threshold.

- 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 proposed lots will be served by a private road connecting to N. Greenwood Avenue, a public road for all ingress and egress from the subdivision. No sharp curves or dangerous intersections will be created by this proposed subdivision.

- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed nine lot subdivision will be accessed by a proposed 60-foot-wide by approximately 1,120-foot-long private road easement terminating in a cul-de-sac. Because the proposed cul-de-sac exceeds maximum length of 300 feet allowed by Ordinance, the subdivider was required to submit a design exception request. The design exception was reviewed and granted by the County on December 7, 2021, based on the request's consistency with the required exception Findings. The design of the proposed private road will also be subject to review by the Fresno County Fire Protection District, and must meet current Fire Code with regard to access and turnaround area. Additionally, a requirement was added that would include the provision of a pressurized fire hydrant system, which meets the design standards of the local fire authority and is subject to inspection by the local fire authority in accordance with the requirements of the current Fire Code, prior to any development of the proposed parcels.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

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

FINDING: NO IMPACT:

No cultural or tribal cultural resources were identified by reviewing agencies, including local tribal governments who were notified under the provisions of AB52.

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:

Any residential development that occurs subsequent to the approval of the proposed land division will connect to existing electrical, natural gas and telecommunications facilities. The proposed lots will be served by individual well and septic. No significant environmental effects resulting from the provision of new utilities were identified by any reviewing agencies.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed residential lots will be served individual wells once development takes place. Such development is subject to the County's General Plan Policies addressing water use, especially in areas designated as being water short. Hydrogeologic Investigation may be necessary prior to development to show that subsequent residential use can be adequately served.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed lots will be served by individual septic systems subject applicable permits and inspections at the time that the lots are developed. Any new on-site wastewater treatment systems will also be subject to the applicable provisions of the Fresno County Local Area Management Program (LAMP) pertaining to septic system density.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project involves land division, and no solid waste will result, however, any subsequent development will be subject to Solid Waste provisions of County Ordinance Code Chapter 8.20. and must comply with any applicable federal, state and local solid waste reduction goals.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The subject property is not in an area of the County designated as being at increased risk of wildfire damage. The property is located in an area characterized by irrigated agriculture and low-density residential development.

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: LESS THAN SIGNIFICANT IMPACT:

No impacts to biological resources or special status species were identified in the analysis. Additionally, no potential impacts to historical or cultural resources were identified.

- 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 project entails the creation of nine approximately two-acre residential lots an area designated for rural residential (low density) development, and the lots are anticipated to subsequently be developed with single-family residences. No cumulatively considerable impacts were identified by any reviewing agencies or departments.

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

FINDING: NO IMPACT:

The development of the nine proposed residential parcels in not anticipated to result in substantial adverse effects on human beings directly or indirectly.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Tentative Tract Map Application No. 6334, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to Agricultural and Forestry Resources, Cultural Resources, Energy, Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Recreation, Tribal Cultural Resources, and Wildfire.

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

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

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