



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Charles Johanson

APPLICATION NOS.: Initial Study Application No. 8170 and Tentative Parcel Map Application No. 8240

DESCRIPTION: Allow creation of four (4) parcels from two existing 4.85-acre parcels located in the RR (Rural Residential, 2-acre minimum lot size) Zone District

LOCATION: The subject property is generally located on the east side of McCall Avenue between Bullard Avenue and Herndon Avenue, approximately 1.25 miles northeast of the nearest city limits of the City of Clovis. (SUP. DIST. 5) (APNs 308-231-01S and 308-231-02S).

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on the description of the project, only limited development consisting of a single-family residence could be developed on each of the four created parcels. The project will not impact scenic vistas or resources as the project only divides land, and it does not create structures or features that have a reasonable potential for visual impacts. Other more intensive uses would require a discretionary land-use permit. Therefore, based on the limited scope of the proposed development, the proposal would have a less than significant impact.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal would allow the creation of four approximately 2.5-acre parcels from two existing parcels totaling approximately 10 acres and will allow each parcel to be developed with a single-family residence. The Applicant has stated that development of the new parcels would allow the possibility to develop one single family residence by-right per parcel, which could create a new source of lighting. Such by-right development is not expected to be a source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the project is seen as having a less than significant impact.

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:

Per the 2018 Fresno County Important Farmland Map, the subject site has land designated as Rural Residential Land and is currently zoned as such in the Fresno County General Plan. Therefore, the subject parcels are not being converted to non-agricultural use.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not located on forest land and is not under Williamson Act Contract. The proposed four 2.5-acre parcels meet the County Zoning Ordinance requirements. The project will not be in conflict with existing agricultural zoning nor would result in conversion of farmland to non-agricultural use.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal would allow a single-family residence to be developed on each proposed parcel. Residential construction includes ground-disturbing activities. The subject parcels have been historically utilized for livestock grazing. The project was routed to the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS), and the United States Army Corps of Engineers (USACE) for review and comment. There are no identified sensitive habitats or species nor records from California Natural Diversity Database (CNDDB) identified any issues at the project site. Therefore, the project can be seen as having a less than significant impact.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

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

FINDING: NO IMPACT:

The project will not conflict with any local, state, or federal policies or ordinances protecting biological resources. The project also will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The scope of this parcel map is to create four 2.5-acre parcels from two existing 4.85-acre parcels of land. The subject parcels are not located within an area designated to be sensitive for archeological resources. In the unlikely event resources are discovered, existing State laws including §622 and §622 ½ of the Penal Code and §7050.5-§8011 of the Health and Safety Code provide legislation protection to discarded cultural resources or human remains.

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The project proposes to create four parcels from two existing 4.85-acre parcels. The project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources as there is no project construction or operation proposed. The Applicant has stated that a single-family

residence could be built on each parcel at a later date. If a single-family residence is constructed, the residence will be required to abide by the California Building Code which include meeting energy efficiency standards. Therefore, the project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 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?

FINDING: NO IMPACT:

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

- ii. Strong seismic ground shaking?
- iii. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

According to Figure 9-5 of the FCGPBR, the subject parcel is not located in an area identified as being in a probabilistic seismic hazard area. Based on this, the project site is not likely to be subject to strong seismic ground shaking or seismic-related ground failure due to the strong seismic shaking

- iv. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located in identified Landslide Hazard areas.

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

FINDING: NO IMPACT:

The proposal would result in creation of four parcels from two existing 4.85-acre parcels. In considering the Applicant's intent, development of the proposed parcels will

result in loss of topsoil. A loss of topsoil is considered with the development of the parcel and development will be subject to the most current building code and grading standards, which will negate developmental impacts resulting from the loss of topsoil. The project will not result in substantial soil erosion.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential future residential construction and paving activities could result in a change to the topography or ground surface relief features of the project site. Consequently, a minimal increase in soil erosion could result from the project. Potential effects related to topsoil runoff are not expected to be significant and will be addressed by mandatory adherence to standard construction practices contained in the Building and Grading Sections of the Fresno County Ordinance Code and Fresno County building permit requirements. Per Figure 7-1 of the FCGPBR, the subject parcel is not located in identified Expansive Soil areas.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal is specifically to create four parcels with no development being included in the proposal. If the proposed parcels were to be developed, the project site would be subject to building permits including for any proposed septic system or alternative waste water disposal system. No reviewing agencies and departments indicated that the subject site would not be able to adequately support the use of septic tanks or alternative waste water disposal systems.

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

FINDING: NO IMPACT:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern to indicate that the project will result in impairing implementation of or physically interfere with an adopted emergency response plan or emergency evacuation nor were there expressed concerns that the project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Further, this proposal was reviewed by the Fresno County Fire Protection District, which did not express any concerns with the project.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; or
- 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 Water and Natural Resources Division provided comment, noting that the subject parcel is located within a low water area and that a water supply evaluation would be necessary. The Applicant provided the requested water yield report on March 25, 2022. The Water and Natural Resources Division concurred with the results of the report that the project has an adequate and sustainable supply of groundwater to meet the needs of the proposal and that future groundwater utilization on the property would not result in significant pumping-related impacts to surrounding properties. Therefore, the impacts to groundwater supplies are less than significant.

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

FINDING: NO IMPACT:

The project proposes to create four parcels from two existing 4.85-acre parcels. There is no development being proposed directly with the proposal. The project will not result in the altering of drainage patterns of the site or alter any course of a stream or river. The project will not result in substantial erosion or siltation. The rate or amount of surface runoff will not increase from the project proposal. Per Fresno County standards, stormwater runoff should not be drained across property lines and be kept onsite. There are no planned stormwater drainage systems that service the project area. The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and will not provide additional sources of polluted runoff. Per FEMA FIRM Panel 1605H, the project site is not subject to flooding from the 100-year storm, therefore the project will not impede or redirect flood flow.

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

FINDING: NO IMPACT:

Per FEMA FIRM Panel 1605H, the project site is not subject to flooding from the 100-year storm. There are no bodies of water near the project site that would indicate the site is at increased risk from tsunami or seiche zones.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that the proposal would conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community.

- 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 division of land is compatible with Northeast Rural Residential designation and with the County General Plan. Furthermore, it was determined there are no General Plan issues with TPM Application No. 8240 and associated Initial Study No. 8170.

Additionally, Policy LU-E.17 of the General Plan states that the County shall consider the current inventory of undeveloped parcels when reviewing rezoning and subdivision proposals involving lands currently designated Rural Residential and that such proposals shall generally not be considered appropriate until such time as at least sixty (60) percent of the available lots in the area have been developed.

Historically, the area includes land designated Rural Residential north and east of the Fresno/Clovis Metropolitan Area to the Friant-Kern Canal that forms the boundary of the Sierra-North Regional Plan. Within this area, there are 11 Rural Residential designated areas containing approximately 5,123 rural residential parcels (five acres or less). At last calculation, of these parcels, approximately 79.42% of the parcels are developed with a residence.

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:

According to Figure 7-7 and Figure 7-8 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on or near any identified mineral resource locations. Additionally, the project proposal does not directly indicate development of the project site that would result in the loss of availability of a known mineral resource or resource recovery site.

XIII. NOISE

Would the project result in:

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

There is no project construction or operation proposed. The Applicant has stated that a single-family residence could be built on each parcel at a later date. The proposed use for one single-family residence on each proposed parcel will not expose persons to excessive noise levels or ground vibration. Any use allowed under the Fresno County Zoning Ordinance is regulated by the Fresno County Noise Ordinance and any more intensive use requiring a land-use permit would be reviewed further for noise impacts. The project site is not located within two miles of a public airport or public use airport that would expose people residing or working in the project area to excessive noise levels.

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:

The proposal would allow a single-family residence to be built on each parcel at a later date. Any future development will adhere to the General Plan and Zoning Ordinance and density and will not displace existing housing or people. Development rights would allow the resulting parcels to have a density of one single family residence per parcel under the Fresno County General Plan. Future division or development of more than one home per parcel would require further land use and environmental analysis. Therefore, impacts related to population growth are not expected to be significant.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
1. Fire protection;
 2. Police protection;
 3. Schools;
 4. Parks; or
 5. Other public facilities?

FINDING: NO IMPACT:

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

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

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application proposes to legally create the proposed parcels. There is no new use of development involved with this project. The Applicant has indicated that the subject parcels will be utilized for single-family residential dwellings which is allowed by the underlying zone district. Reviewing agencies and departments did not express concern with the application in terms of trip generation. Any intensive use requiring a land-use permit would be further reviewed for impacts to transportation impacts. The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, and is not in conflict with CEQA Guidelines Section 15064.3. There were no hazards due to design features or incompatible uses identified and no indication by reviewing Agencies and Departments that the project would result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place,

cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The scope of this parcel map is to create four 2.5-acre parcels from two existing 4.85-acre parcels of land. The subject parcels are not located within an area designated to be sensitive for archeological resources. In the unlikely event resources are discovered, existing State laws including §622 and §622 ½ of the Penal Code and §7050.5-§8011 of the Health and Safety Code provide legislation protection to discarded cultural resources or human remains.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to create four parcels from two existing 4.85-acre parcels. There is no development proposed with this project, although the Applicant indicates that future residential development may occur. Future residential development would be subject to all applicable federal, state, and local standards. The proposal will not require the relocation of construction of water, wastewater treatment or storm water draining, electric power, natural gas, or telecommunications facilities. The water yield test performed by Kenneth D. Schmidt and Associates indicated there is adequate water supply to meet the needs of the proposal. The project will not produce wastewater, therefore no impact will occur on capacity. Solid waste generation will not increase as a result of the project, therefore the project will comply with federal, state, and local management and reduction statutes and regulation.

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:

According to the 2007 Fresno County Fires Hazard Severity Zones in SRA Map by the California Department of Forestry and Fire Protection (Cal Fire), the project site is located in or near a state responsibility area or land classified as moderate to high fire hazard severity zone. According to the map, the project site is located on or near area designated as being a high severity zone. If future development of the site were to occur, development would be subject to applicable fire and building code standards. The project will not result in adverse impacts associated with wildfires. The project was routed to Fresno County Fire Protection District who did not express any concerns with the proposal.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or

FINDING: NO IMPACT:

Based on the limited project scope which does not include any construction or earth disturbance, the project does not have the potential to substantially degrade the quality of the environment or reduce the habitat of a fish or wildlife species.

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

FINDING: NO IMPACT:

There are no cumulatively considerable impacts identified from the analysis of the subject proposal.

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

FINDING: NO IMPACT:

There were no identified environmental effects that could substantially cause adverse effects on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Tentative Parcel Map Application No. 8240, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Energy, Hazards and Hazardous Materials, Land Use Planning, Mineral Resources, Noise, Public Services, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population and Housing, Transportation, Tribal Cultural Resources, 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.