



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: **Peter Moua**
- APPLICATION NOS.: **Initial Study Application No. 8065 and Unclassified DRA No. 4660**
- DESCRIPTION: **The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25 -acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.**
- LOCATION: **The project site is located on the Northwest corner of Brawley Avenue and California Avenue, and approximately 2,100 feet south of the city limits of Fresno (APN: 326-030-54) (713 S. Brawley Ave.) (Sup. Dist.: 1)**

### 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

FINDING: **NO IMPACT:**

Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site. The development of the project will not be impacted by the project. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in a predominately agricultural area located throughout the region. The unincorporated community of Three Rocks is located southeast of the project site where a change in visual characteristics change to a more urban setting. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact where public views and the existing visual character would be substantially degraded.

- 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 MEASURES:

The only lighting for the project is two shielded, down tilted lights on the outside of the proposed equipment closet equipped with motion sensing and auto shut off timers. These lights are intended to provide light to technicians should a night visit for repair be required.

**Mitigation Measure**

*Outdoor lighting will be limited to building and covered parking security lighting, with controlled light sources by requiring all lighting to be hooded and directed downward as to not shine towards adjacent property 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

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated "D" Urban and Built-Up Land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). The subject parcel is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the 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

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

### 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation and grading of the proposed equipment area. While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease areas.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard.

- 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been routed to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. The SJVAPCD did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant. Project construction is anticipated to result in minor temporary increases in criteria pollutants, however, the minor increases resulting from construction are not anticipated to result in a significant impact.

- 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 entire San Joaquin Valley is classified non-attainment for ozone and fine particulate matter. This project would contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. Although this project alone would not generate significant air emissions, the increase in emissions from this project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley.

San Joaquin Valley Air Pollution Control District states the Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). The project is not expected to create objectionable odors affecting any employees, visitors, or adjacent properties.

The Fresno County Department to Public Health, Environmental Health Division and San Joaquin Valley Air Pollution Control District reviewed the project and did not express any concerns related to odor.

#### 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is within an area identified as San Joaquin Kit Fox (*Vulpes Macroits Mutica*), however the proposed project will remain within existing facilities imprint and will have less than significant impact on habitat.

- 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

FINDING: NO IMPACT:

According to the National Wetlands Inventory mapper web application, the project site does not contain wetlands. The project will not be located or affect any wetlands. No riparian habitat or other sensitive natural community was identified on the project site.

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

FINDING: NO IMPACT:

The project intends to construct a communications tower and communications shelter on the subject parcel. The project does not cut off movement of the site for any wildlife resident. No migratory wildlife corridor or native wildlife nursery site was identified on the project 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: LESS THAN SIGNIFICANT IMPACT:

According to the California Natural Diversity Database, the subject property was not identified as having endangered species, wetlands, or waters under the jurisdiction of the US. The project was routed to the CA Department of Fish and Game and did not

identify any concerns with the proposal. The subject property does not contain any riparian features, therefore, impacts related to sensitive natural community in local or regional plans are not considered significant, therefore, no impacts were found related to adverse effect on federal protected wetlands.

## 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:

According to County records, the subject property is not located in a moderate or highly sensitive area for archeological artifacts. In addition, the subject property has already been developed; therefore, a Cultural Resource Study was not required for the proposal.

*A mitigation measure will be implemented to address cultural resources in the unlikely event that they are unearthed during ground-disturbing activities related to the project.*

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Traffic Impact Study was conducted which determined that although the project will increase the amount of energy used (i.e. via combustion engines/ vehicles) to enter and exit the facility, the energy expended will not be expected to have a significant impact on energy resources. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

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

Finding: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR) the project is not located in a probabilistic seismic hazard zone with a 40% – 60% peak horizontal ground acceleration. With adherence to Californian building standards to be followed, effects of strong seismic ground shaking will be minimized to the greatest extent therefore posing a less than significant impact.

- 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the FCGPBR, the project site is located in a probabilistic seismic hazard zone with a 10-20 percent peak horizontal ground acceleration. The FCGPBR also suggests that soil types within County are not conducive to liquefaction due to soils being either too coarse or too high in clay content. Additionally, the project proposal will be an unmanned structure reducing the risk of loss, injury or death. Reviewing Agencies and Departments did not express any concerns with regards to seismic-related ground failure

- 4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Figure 9-6 of the FCGPBR, the project is not located within an area of shallow subsidence landslide hazard area. The project will be built within California

Building Code standards. Review Agencies and Departments did not express any concerns with regards to landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on Figure 7-4 of the FCGPBR, the project site is not located in an identified erosion hazard area. The Development Engineering Section of the Development Services and Capital Projects Division and they expressed no concerns with regards to soil erosion or loss of topsoil. Additionally, the Development Engineering Section will require that a grading permit be issued to verify compliance with County Standards so as to reduce impacts in 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-6 of the FCGPBR. The project site is not located in an identified shallow subsidence area. Although the FCGPBR identifies this area as being in a shallow subsidence area, the U.S. Geological Survey (USGS) maintains a map of areas of land subsidence in California. Based on the map provided by the USGS, the project site is not located in an area of recorded subsidence. The project will be built to current California Building Code Standards and will account for soil conditions of the proposed site. Additionally, the operational aspects of the proposal will not increase the amount of groundwater usage which has been identified as a key factor in land subsidence. As the project is located in the identified shallow subsidence area, considering the standards and regulations in place, the operational aspects of the proposal, and USGS records stating that the project site is not located in recorded land subsided areas, the project will have a less than significant impact.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; or

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on identified areas having expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**FINDING: NO IMPACT:**

The operational characteristics of the proposal will not require a septic system or alternative wastewater disposal system to be installed. No unique paleontological or unique geologic features were identified on the project site.

**FINDING: NO IMPACT:**

Landslides and other forms of slope failure form in response to long-term uplift, mass wasting, and disturbance of slopes. The project site contains naturally flat relief (slopes of no more than three percent), which precludes the possibility of land sliding on-site. The potential for seismic-related ground failure (lateral spreading and liquefaction) occurring on the project site is minimal because of the absence of high groundwater levels and saturated loose granular soil. The project site is not in an area identified by Fresno County as being susceptible to liquefaction. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on-site.

The San Joaquin Valley in which Fresno County is located is known to experience subsidence. However, the Water, Geology, and Natural Resources Section of the Fresno County Department of Public Works and Planning reviewed the project and expressed no concerns, stating that the proposal to add a fuel island would generate the need for a negligible amount of additional water.

**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

**FINDING: LESS THAN SIGNIFICANT IMPACT**

Ambient Air Quality Analysis Johnson Johnson and Miller Air Quality Consulting Services dated August 2, 2022, the project's construction and operational emissions would not exceed the applicable 100-pound-per-day screening thresholds for any criteria pollutant. Based on the SJVAPCD's guidance, the project's emissions would not cause an ambient air quality standard violation. Therefore, the project's localized criteria pollutant impacts from construction and long-term operations would be less than significant.

In addition, the project would generate passenger vehicle and truck trips from visitors traveling to and from the project site. The main source of DPM from the long-term operations of the proposed project would be from combustion of diesel fuel in diesel-powered engines in on-road trucks, while additional DPM would be emitted from TRUs. On-site motor vehicle emissions refer to DPM exhaust emissions from the motor vehicle traffic that would travel and idle within the project site each day.

- 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 WITH MITIGATION INCORPORATED:

Senate Bill 743 (SB 743) was approved September 27, 2013, and statewide implementation is targeted for July 1, 2020. SB 743 requires land use projects under CEQA analyze the projects impacts and mitigation measures based on Vehicle Miles Traveled (VMT). This report provides a quantitative analysis of VMT utilizing CALEEMOD version 2020.4.0.

The total annual un-mitigated VMT for this project is 308,503 and the total annual mitigated VMT is 265,711 utilizing CALEEMOD version 2020.4.0. The project has an 13.9% reduction in VMT, which complies with California 15% threshold reduction requirement.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:  
Fresno County Environmental Health department has reviewed the project and determined environmental impacts related to the project is deemed less than significant.

- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The nature of the proposed operation is for the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment. As such the applicant shall conform to any environmental health standards proposed to meet Californian Health standards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Madison Elementary, located approximately 0.50-milesnorth from the project.

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

FINDING: NO IMPACT:

According to the NEPAssist Database, the project site is not located on a listed hazardous materials site and the project would not result or create a significant hazard to the public or the 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:

Per the Fresno County Airport Land Use Compatibility Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the project is located outside the two-mile radius of a public airport and is not a part of any Airport Land Use Plan. The nearest public airport or public use airport is Fresno Chandler Downtown Airport, located approximately 2.11- miles northeast from the project.

- 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:

The Fresno County Department of Public Health, Environmental Health Division which administers the Office of Emergency Services to coordinate planning and preparedness, response and recovery efforts for disasters did not express any concerns regarding emergency response or evacuation plans nor expose people or structures to risk of life for forest fires.

## 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; or

FINDING: NO IMPACT:

The proposed wireless communication facility will be unmanned, will not require any water usage other than during construction, nor will it generate any waste discharge that would otherwise degrade surface water quality or violate quality standards or waste discharge requirements. The project will not affect groundwater supplies or recharge as no use of groundwater is proposed.

- 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

FINDING: NO IMPACT:

The project site is not located near a body of water of sufficient size to cause seiche (such as a large lake) or tsunami (such as the ocean). Figure 9-6 shows that the parcel is not located in an area of moderate or high landslide hazard and local topography is generally flat. There will be no impacts to risk of seiche, tsunami, or mudflow based on the parcel's location. In addition, according to FEMA FIRM Map No. 2105 H, the parcel is not subject to the 100-year flood storm. Additionally, the proposed project does not have any ground disturbing activities nor any negative water effects detrimental to the groundwater management plan.

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

FINDING: NO IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting one to two monthly visits by a technician. No sanitary facilities or potable water supplies are required. Project runoff will be retained on site or disposed of per County standards.

## 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: LESS THAN SIGNIFICANT IMPACT:

The project site is zoned AE-20 (Agriculture). The type of use is allowed in the current zoning district and General Plan (LU-A.3) subject to criteria listed in the policy and approval of Directors Review and Approval application. The surrounding properties are developed with commercial, industrial, and agricultural uses. The proposed expansion will not divide nor conflict with any land use plan, policy, or regulations.

## 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 mining or mineral resource extractions are proposed. According to the Principal Mineral Producing Locations, (Figure 7-8 and 7-9 of the General Plan), the subject area is not located in any mineral producing locations.

## 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*Fresno County Environmental Health Division states the proposed project shall comply with the Fresno County and City of Fresno Noise Ordinance Codes. Due to the location of the proposed project near residential uses, all equipment shall be maintained according to the manufacturer's specifications, and that noise generating equipment be equipped with mufflers. Should the project change to include parking of refrigerated trucks or idling of trucks for prolonged periods, a noise study is recommended that can offer mitigation measures.*

*Office building and truck repair and maintenance will be operated Monday through Saturday (8:00 a.m. to 5:00 p.m.). Repairs and maintenance shall be for owner's trucks, no external customers will be serviced.*

**Mitigation Measure(s)**

*"Noise Ordinance of the City of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. (Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b). No refrigeration trucks shall be operated onsite unless an amended DRA is applied for with an acoustical analysis of the operation and impacts on surrounding properties, and the amendment is subsequently approved.*

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: NO IMPACT:

*There is no residential growth associated with the project, therefore no impact can be identified. The project will not construct or displace housing and will not otherwise induce population 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 proposed project is for the maintenance and storage of agricultural trucks and equipment devoted exclusively to the transportation of agricultural products, supplies, and equipment. This proposal will minimally affect public services. No impacts on provision of other services were identified in the analysis.*

## 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 proposed project is for the maintenance and storage of agricultural trucks and equipment devoted exclusively to the transportation of agricultural products, supplies, and equipment. This proposal will not increase the use of existing neighborhood and regional parks nor require the construction of 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 WITH MITIGATION INCORPORATED:

According to the Traffic Impact Study conducted by Vang Inc. Engineers on March 25<sup>th</sup>, 2022 revised on July 11<sup>th</sup>, 2022 the project would generate 378 weekday project trips, 51 new AM peak hour project trips, and 53 net new PM peak hour project trips. The study recommends mitigation measures to be implemented to reduce the amount of impact towards to Level of Service (LOS) resulted from this project.

Adherence to these measures will not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities nor be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision nor substantially increase hazards due to a geometric design feature.

\* **Mitigation Measure(s)**

1. *Operation of the proposed project shall be in conformance with the Traffic Impact Study approved by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division dated March 25<sup>th</sup> 2022.*

*The project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact (FMSI) Fee, a Traffic Signal Mitigation Impact (TSMI) Fee, and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.*

*The County and Caltrans shall continue to monitor traffic operations at Brawley/SR 180 intersection and this intersection be modified to be a grade separated interchange, as needed.*

## 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 WITH MITIGATION INCORPORATED:**

*According to County records, the subject property is not located in a moderate or highly sensitive area for archeological artifacts. In addition, the subject property has already been developed; therefore, a Cultural Resource Study was not required for the proposal.*

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

*Forty-eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor inspect the site prior to and be present during all ground-disturbing activities both during construction and decommissioning. The certified Native American Monitor may provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and on the procedures to be enacted if resources are found. The notification shall be by email to the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at [spowers@tachi-yokut-nsn.gov](mailto:spowers@tachi-yokut-nsn.gov). The tribal monitors shall be independently insured in order to enter the construction zone.*

*See the Archeological Analysis (if completed) and correspondence with the Tribes (AB 52). Taylor the discussion in this section to specifically mention impacts to Tribes.*

## 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:

*According to the Water and Natural Resources Division from Fresno County, the project will not exceed wastewater treatment requirements nor require construction of or the expansion of a new water or wastewater treatment facilities. No construction or expansion of new stormwater drainage facilities is anticipated. The project will have sufficient water supplies available from existing entitlements and resources. The project will comply with federal, state, and local statutes and regulations related to solid waste and be served by a landfill with sufficient capacity.*

## 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 Fire Hazard Severity Zones in LRA Map, the project site is not located in an area designated as moderate fire hazard. Per County records, the project site is not located within a State Responsibility Area and would not be subject to additional standards required by the fire authority. The Fresno County Fire Protection District did not express concern with the project. The project does not substantially impair an adopted emergency response plan or evaluation plan, does not exacerbate wildfire risks and does not require infrastructure to mitigate wildfires.*

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or
- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); or
- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The project does not have the potential to 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, 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 prehistory or history nor have impacts that are individually limited, but cumulatively considerable nor will the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly.*

## **CONCLUSION/SUMMARY**

Based upon the Initial Study Application No. 8065 prepared for DRA 4660, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to agricultural resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology, land use and planning, mineral resources, population and housing, and recreation.

Potential impacts related to air quality, hazards and hazardous materials, public services, utilities and service systems, and mandatory findings of significance have been determined to be Less Than Significant impact.

Potential impacts with mitigation measures incorporated related to aesthetics, noise and transportation have been determined to be Less Than Significant impact with mitigation incorporated.

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

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