



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Strahm Family, Limited Partnership
- APPLICATION NOS.: Initial Study No. 7847 & Tentative Tract Map Application No. 6323,
- DESCRIPTION: Allow the creation of a five-lot subdivision consisting of four, 2.0-acre parcels and one 3.79-acre parcel, from a 12.20-acre parcel, within the R-R (Rural Residential, two-acre minimum parcel size) Zone District.
- LOCATION: The subject property is located on N. Adair Avenue adjacent to its intersection with E. Ashlan Avenue; and approximately 3.6 miles east of the City of Clovis (308-390-75) (13532 Ashlan 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: LESS THAN SIGNIFICANT IMPACT:

A portion of the subject parcel borders Ashlan Avenue which is designated as a Scenic Drive according to Figure 2 of the County General, Plan Open Space and Conservation Element. Lot No. 1 of the proposed five lot subdivision would have a street side property line with frontage along East Ashlan Avenue. Policy OS-L.3 provides that the County manage the use of land adjacent to scenic drives and scenic highways based on a number of principles; OS-L.3.d requires that intensive land development proposals, including but not limited to, subdivisions of more than four (4) lots ..., be designed to

blend into the natural landscape and minimize visual scaring of vegetation and terrain. The design of said development shall provide for maintenance of a natural open space area two hundred (200) feet in depth parallel to the right-of-way. Modification of the setback requirement may be appropriate under certain enumerated circumstances and conditions including when property dimensions preclude such a setback. In this case, the size of the proposed parcels at two-acres would preclude practical application of this policy. The subject property is adjacent to an existing four lot residential development along the west side of Adair Avenue, and if approved the five proposed lots will appear to be part of the existing subdivision. The area is rural residential in character and the proposed development is consistent with that land use. The addition of the proposed lots and subsequent development will be consistent with the existing land uses in the area and will not degrade the visual character of the neighborhood, therefore no natural open space adjacent to the right of way is warranted.

- 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 development is proposed with, nor will any development be authorized with the approval of this tract map. However, any new lighting associated with subsequent development of the proposed lots will be required to be directed away from neighboring property and the public right of way.

## 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 farmland 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 any criteria pollutant, or exceed any thresholds for criteria pollutants established by the San Joaquin Valley Air Pollution Control District (Air District), nor conflict with or interfere with implementation of any air quality management plan identified by the Air District.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

The project proposes the creation of five lots which are anticipated to be developed with single-family dwellings, if the proposed subdivision is approved. Such construction may require permits from the San Joaquin Valley Air Pollution control district, where applicable. As there are existing residences along the west side of N. Adair Avenue, the

potential exists for individuals residing there 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 review of the California Department of Fish and Wildlife California Natural Diversity Database did not indicate the presence of any special statue species, riparian habitat or sensitive natural community.

- 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: LESS THAN SIGNIFICANT IMPACT:

No State of Federally protected wetlands were identified on or near the subject parcel, 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: LESS THAN SIGNIFICANT IMPACT:

No wildlife corridors or native wildlife nursery sites were identified. No migratory fish will be impacted.

- 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** LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

\* **Mitigation Measure(s)**

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

## VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The 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:

According to Figure 9-5 (Probabilistic Seismic Hazards) of the Fresno County General Plan Background Report, the project site is not located in an area subject to substantial risk from seismic activity, (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:

The subject parcel is not located in an area of the County identified as being subject to landslide, lateral spreading, subsidence, liquefaction or collapse.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property may be located in an area of expansive soils with moderately high to high expansion potential, as identified by Figure 7-1 (Expansive Soils) of the Fresno County General Plan Background Report due to its proximity to the Friant Kern Canal which has a large, generalized area of expansive soils both east and west of the canal in the vicinity of the subject property, though the boundaries of the area are not precisely represented on the map. Expansive soils tend to increase in volume (expand) when they absorb water and shrink when they dry out. If shrink-swell potential is rated moderate to high damage to buildings, roads and other structures can occur. No reviewing agency or County department expressed any concerns with impacts to the project from expansive soils. The project entails a property subdivision, with any residential development occurring subsequent to the mapping procedure to create the proposed lots.; furthermore, any future residential development will be subject to the requirements of the current building code.

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. Each of the proposed parcels would be limited to one onsite wastewater treatment (septic) 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. The on-site wastewater treatment system shall be designed and installed in accordance with California Well Standards, California Plumbing Code.

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

FINDING: NO IMPACT:

No paleontological resources were identified by any reviewing agencies 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 generate greenhouse gas emissions. Subsequent development of residential uses on the proposed lots has the potential to generate greenhouse gas emissions both during construction and due the increased residential density and commensurate increase in residential vehicle traffic, landscape maintenance and water use. However, such development is not anticipated to exceed any established thresholds of significance for greenhouse gas emissions, nor be in conflict with any existing greenhouse gas reduction goals or policies. A Greenhouse Gas Technical Memorandum was prepared for the project by Johnson-Johnson and Miller Air Quality Consulting Services, dated May 14, 2021. The memorandum utilized the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 to evaluate the project. The modeling assumptions were that construction of new single-family dwellings would occur immediately following the approval of the subdivision and subsequent parcel creation by mapping procedure, but that construction emissions estimates may decrease if construction were to start later or be phased. The analysis also considered vehicle trips during construction, and vehicle trips generated by residential use. Because Fresno County does not have established GHG thresholds of significance, the GHG Memorandum referenced the Sacramento Metropolitan Air Quality Management District (SMAQMD) threshold for annual GHG emissions, and



concluded that the project would generate GHG emissions, however not in quantities which would exceed that established threshold, of 1,100 metric tons of CO<sub>2</sub> equivalent; whereas, it was estimated that the project would generate approximately 487 metric tons of CO<sub>2</sub>e. Additionally, it was determined that the project would achieve a 31.8 percent reduction from business as usual levels, exceeding the San Joaquin Air Pollution Control District's established significance threshold of a 29 percent reduction from business as usual.

## 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 five residential lots and will, if approved, require a subsequent mapping procedure to create the lots. 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 site is not located within one quarter mile of an existing school. The nearest school to the project site is Fairmont Elementary, located approximately 1.35 miles southwest. The project involves the creation of a nine-lot subdivision which will presumably be developed with single family dwellings. Such construction is not anticipated to involve the handling of acutely hazardous materials or waste, or the generation of hazardous emission.

- 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 on or in the vicinity of a hazardous materials site or included on a list of hazardous materials sites compiled by the Department of Toxic Substances Control.

- 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. The nearest identified airport to the project site is Fresno Yosemite International located approximately 8.5 miles west.

- 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 and applicable Fire Code Standards. The access road for the project is existing and no alterations to the road are proposed which would interfere with an emergency access.

- 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 of wildland fires, nor is in a designated State Responsibility Area (SRA).

## 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 project will not involve any waste discharge and the subdivision of the property and subsequent construction of single-family dwellings is not anticipated to result in degradation of surface or ground water quality.

- 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 project was reviewed by the Fresno County Water and Natural Resources Division and the North Kings Groundwater Sustainability Agency (GSA). The North Kings GSA commented that based upon the anticipated water use and the additional demands placed on groundwater supply, an evaluation of current and future water demands should be undertaken. The Water and Natural Resources Division indicated that the project site is located in an area of the County designated as being water short, and also that General Plan Policy PF-C.17, which applies to discretionary land use projects, requires that a water supply evaluation be undertaken, which may include a hydrogeological investigation in accordance with County Improvement standards. A Groundwater Supply Report was prepared for the project by Kenneth D. Schmidt and Associates Groundwater Quality Consultants dated March 2022. The groundwater supply report was reviewed by the Water and Natural Resources Division which concluded that there will be an adequate and sustainable water supply to serve the project, and that future utilization would not result in significant groundwater pumping related impacts to surrounding properties. Subsequent review by the County determined that the findings of the groundwater supply report were adequately supported.

- 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 (GSA). The GSA does not identify any potential conflicts with sustainable groundwater management plans.

#### 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 project will not physically divide an established community and no conflicts with any land use plans, policies or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect, were identified. The project is consistent with applicable General Plan Land Use Policies. The project is not located within the boundaries of a specific or community plan or other land use plan area.

#### 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 project site is not located in an area of known mineral resources as identified by Figures 7-8 (Principal Mineral Producing Locations [1997-98]), and 7-9 (Generalized Mineral Resource Zone Classification) of the Fresno County General Plan Background Report (FCGBR).

#### XIII. NOISE

Would the project result in:

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

- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future residential construction on the proposed lots may result in some temporary ambient noise level increases and ground-borne vibration; however, such noise impacts would be limited in scope and duration, and would therefore constitute a less than significant impact.

- 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: NO IMPACT:

The project site is not located in the vicinity of a private airstrip, or within the boundaries of an airport land use plan, nor is it within two miles of a public airport.

#### 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 project entails the creation of five parcels from an existing 12.20-acre parcel, which are intended for future residential development, according to the subdividers operational statement . There are no zoning or density changes proposed with this application, and based on the relatively small scale of the proposed subdivision, this proposal unlikely to induce substantial population growth, nor displace any people or existing housing.

#### 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:

The project is not anticipated to result in the need for new or physically altered existing governmental facilities. With regard to fire protection, the subject property is within the jurisdiction of the Fresno County Fire Protection District, as such the proposed subdivision will, prior to any development, will be required to annex into a community facilities district for the provision of fire protection services, and provide on site fire suppression facilities, comprised water storage tanks with a combined capacity of approximately 15,000 gallons, located on easements within proposed lot 2 and lot 4 respectively, and within 250 feet of each of the other proposed parcels, along with dedicated wells to supply the water storage.

#### 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 is not anticipated to result in appreciable increased use of existing parks or recreational facilities, nor include the construction of new or expansion of existing recreational facilities, which may result in an adverse physical impact on the environment.

#### 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 proposed subdivision will take access via a private road which connect to Ashlan Avenue, a public road that is County maintained. Ashlan Avenue is classified in the County General Plan Transportation Element as a collector road requiring 84 feet of right of way. The segment of Ashlan Avenue along the subject property frontage, currently has 30 feet of right-of-way along the subject property frontage, north of the section line. The proposed subdivision will offer an additional 12 feet of right of way which will satisfy the ultimate right of way requirement for Ashlan Avenue, consistent with the requirements of the County General Plan.

- 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 Traveled (VMT) Impact Analysis was prepared for the project by Peters Engineering Group, dated May 28, 2022. The analysis referenced the State Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, 2018 which states that a proposed project exceeding a level of 15 percent below existing VMT per capita may indicate a significant transportation impact, and that existing VMT can per capita can be measured as regional VMT per capita or as city VMT per capita. For small projects, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy or general plan, projects that generate fewer than 110 trips per day, generally may be assumed to cause a less than significant transportation impact.

The project's potential contribution to VMT was evaluated utilizing the Institute of Transportation Engineers (ITE) Manual 10<sup>th</sup> Edition, land use designation of single-family detached housing, with the input data of six units to reflect the project's six proposed parcels, and concluded that the project would contribute approximately 57 trips per day, which is below the States suggested threshold of 110 trips. Since that evaluation the project has been modified to propose the creation of five lots; the project as modified is expected to have a less than significant impact on Vehicle Miles Travelled.

- 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 proposed five lot subdivision will have accessed to a public road via N. Adair Avenue, a private road, which currently provides access to four existing lots on the west side of the road, adjacent to the proposed subdivision. The creation of the proposed subdivision would not change the existing configuration of the road's connection to

Ashlan Avenue, therefore the project is not anticipated to result the creation of a dangerous intersection or sharp curves. The project was reviewed by the Fresno County Fire Protection District, which did not express any concerns related to inadequate access. The project will be required to comply with the applicable requirements of the current Fire Code.

## 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 tribal cultural resources were identified in the analysis, and no request for consultation was made by any of the Tribes who had previously requested notification of projects subject to CEQA, under the provisions of Assembly Bill (AB) 52.

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The proposed lots will utilize individual onsite septic systems, and have individual on site storm water drainage basins, and no relocation of existing or construction of new or expanded water or wastewater treatment of stormwater drainage or other related facilities will be necessary.



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

FINDING: NO IMPACT:

A water supply evaluation was conducted for the project by Kenneth D. Schmidt and Associates Groundwater Quality Consultants; and based on a Groundwater Supply Report dated March 31, 2022, consisting of a well pump test and water quality evaluation; the water supply evaluation determined that the project would have an adequate sustainable water supply to support development and would not adversely affect other water users in the vicinity.

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

FINDING: NO IMPACT:

The proposed five lot subdivision will utilized individual on site septic systems for each lot upon development.

- 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?

FINDING: NO IMPACT:

Development of the proposed parcels is anticipated to follow standard construction practices and will be required to comply with all applicable solid waste standards, and reduction goals.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of the resultant parcels will be required to comply with all applicable statutes related to solid waste disposal.

## 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 project is not located in an area at increased risk of wildfire, as per the California Fire Hazard Severity Zone Mapping application.

## 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: NO IMPACT:

No environmental effects were identified which would result in substantial effects on human beings.

## CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Tentative Tract Map Application No. 6323, 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 Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Hazards and Hazardous

Materials, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

Potential impacts related to Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population and Housing, Recreation, 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.

JS

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